VILLAGE OF Hinsdale Est. 1873

MEETING AGENDA

REGULAR MEETING OF THE
VILLAGE BOARD OF TRUSTEES
Tuesday, June 13, 2023
7:00 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois
(Tentative & Subject to Change)

1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**
   a) Regular meeting of May 16, 2023

4. **VILLAGE PRESIDENT'S REPORT**
   a) Appointment of Chris Elder, Historic Preservation Commission

5. **CITIZENS' PETITIONS*** (Pertaining to items appearing on this agenda)

6. **FIRST READINGS – INTRODUCTION****
   *Items included for First Reading - Introduction may be disposed of in any one of the following ways: (1) moved to Consent Agenda for the subsequent meeting of the Board of Trustees; (2) moved to Second Reading/Non-Consent Agenda for consideration at a future meeting of the Board of Trustees; or (3) referred to Committee of the Whole or appropriate Board or Commission. (Note that zoning matters will not be included on any Consent Agenda; all zoning matters will be afforded a First and a Second Reading. Zoning matters indicated below by **.)*

Administration & Community Affairs (Chair Posthuma)

a) Award the KLM cleaning and event set-up/breakdown bid to Certiclean for the remainder of 2023 at a prorated six-month contract in the amount of $12,375 from July 1st, 2023-Dec 31st, 2023.

Zoning and Public Safety (Chair Stifflear)

b) Approve an Ordinance Amending Section 6-12-3 ("Schedule III D; Four-way Stop Intersections"), Section 6-12-3 ("Schedule III B; Two-Way Stop Intersections) and Section 6-12-8 (Schedule VIII; No Parking Zones) of the Village Code of Hinsdale.

150 HINSDALE SESQUICENTENNIAL 1873 2023

c) Approve an Ordinance Approving an Exterior Appearance Plan and Site Plan to Allow for the Installation of an Entrance Gate Across Foxgate Lane for the Existing Foxgate Subdivision in the Village of Hinsdale.

7. CONSENT AGENDA

*All items listed below have previously had a First Reading of the Board or are considered Routine*** and will be moved forward by one motion. There will be no separate discussion of these items unless a member of the Village Board or citizen so request, in which event the item will be removed from the Consent Agenda.*

Administration & Community Affairs (Chair Posthuma)

a) Approve payment of the accounts payable for the period of May 11, 2023 through June 7, 2023 in the aggregate amount of $1,643,689.08 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the file with the Village Clerk***

b) Approve an Ordinance Authorizing the Sale by Auction or Disposal of Personal Property Owned by the Village of Hinsdale. ***

Environment & Public Services (Chair Byrnes)

c) Award the 2023 Sidewalk/Curb Maintenance Program to Strada Construction in the amount of $26,636.00. ***

Zoning and Public Safety (Chair Stifflear)

d) Approve the Intergovernmental Agreement with Hinsdale Township High School District No. 86 for School Resource Officer Services. (*First Reading – May 16, 2023*)

8. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

*These items require action of the Board. Typically, items appearing for Second Reading have been referred for further discussion/clarification or are zoning cases that require two readings. In limited instances, items may be included as Non-Consent items and have not had the benefit of a First Reading due to emergency nature or time sensitivity, or when the item is a referral to another Board or Commission*****

Zoning and Public Safety (Chair Stifflear)

a) Approve the Intergovernmental Agreement (IGA) between the Village of Clarendon Hills and the Village of Hinsdale in relation to the billing of ambulance calls. (*First Reading – May 16, 2023*)

b) Approve an Ordinance Approving an Exterior Appearance and Site Plan for improvements to an Existing Building – 36 E. Hinsdale Avenue – Performance Wealth Management. (*First Reading – May 16, 2023*)

c) Approve a temporary use permit to allow for outdoor dining on private property until November 1, 2023, and to allow for live outdoor music every Wednesday from June 14, 2023 to September 28, 2023, for Fuller House located at 50 S. Garfield Avenue, subject to conditions to be set forth by the Building Commissioner. (*First Reading – May 16, 2023*)

d) Approve an Ordinance Approving Various Additional Properties within the Historic Overlay Zoning District for Inclusion on the Historically Significant Structures Property List. (*First Reading – May 16, 2023*)

e) Approve an Ordinance Approving a Property within the Historic Overlay Zoning District

for Inclusion on the Historically Significant Structures Property List – 309 E. Chicago Avenue. (*First Reading – May 16, 2023*)

f) Approve an Ordinance Amending the Official Zoning Map of the Village of Hinsdale Relative to Property Located at 2 Salt Creek Lane – Mouse Automotive; **and** Approve an Ordinance Approving an Exterior Appearance Plan and Site Plan for Development of a Luxury Auto Dealership at 2 Salt Creek Lane – Mouse Automotive. (*First Reading – May 16, 2023*)

g) Approve an Ordinance Approving a Parking Variation at 2 Salt Creek Lane – Mouse Automotive, Case Number V-05-22. (*First Reading – May 16, 2023*)

h) Approve a Temporary Use Permit and Related License and Indemnification Agreement for Outdoor Seating until October 31, 2023 for Casa Margarita located at 25 E. Hinsdale Avenue, subject to conditions to be set forth by the Building Commissioner. ****

9. DISCUSSION ITEMS

a) Memorial Building Patio

10. DEPARTMENT AND STAFF REPORTS

a) Fire

11. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

12. CITIZENS' PETITIONS* (Pertaining to any Village issue)

13. TRUSTEE COMMENTS

14. CLOSED SESSION– 5 ILCS 120/2(c) (1)/(2)/(3)/(5)/(8)/(11)/(21)

15. ADJOURNMENT

*The opportunity to speak to the Village Board pursuant to the Citizens' Petitions portions of a Village Board meeting agenda is provided for those who wish to comment on an agenda item or Village of Hinsdale issue. The Village Board appreciates hearing from our residents and your thoughts and questions are valued. The Village Board strives to make the best decisions for the Village and public input is very helpful. Please use the podium as the proceedings are videotaped. Please announce your name and address before commenting.

*****The Village Board reserves the right to take final action on an Item listed as a First Reading if, pursuant to motion, the Board acts to waive the two reading policy.***

******Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously budgeted items that fall within budgetary limitations, has been competitively bid or is part of a State Contract, and have a total dollar amount of less than $100,000.***

*******Items included on the Non-Consent Agenda due to "emergency nature or time sensitivity" are intended to be critical business items rather than policy or procedural changes. Examples might include a bid that must be awarded prior to a significant price***

increase or documentation required by another government agency to complete essential infrastructure work.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to promptly contact Andrianna Peterson, ADA Coordinator, at 630-789-7005 to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Website: www.villageofhinsdale.org

VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE REGULAR MEETING
May 16, 2023

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village Trustee Luke Stifflear in Memorial Hall of the Memorial Building on Tuesday, May 16, 2023 at 7:00 p.m. Roll call was taken.

Present: Trustees Matthew Posthuma, Alexis Braden, Luke Stifflear, Michelle Fisher, Neale Byrnes, and Scott Banke

Absent: President Tom Cauley

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager Andrianna Peterson, Police Chief Brian King, Deputy Fire Chief Jon Carlson, Director of Community Development Robb McGinnis, Finance Director Alison Brothen, Director of Public Services George Peluso, Village Planner Bethany Salmon, Village Clerk Emily Tompkins

Present electronically: Human Resources Director Tracy McLaughlin, Parks and Recreation Superintendent Mike Hayes

Trustee Posthuma stated President Cauley would not be in attendance.

Trustee Posthuma moved to **appoint Trustee Stifflear as President Pro Tem**. Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes, Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried

PLEDGE OF ALLEGIANCE

Trustee Stifflear led those in attendance in the Pledge of Allegiance.

APPROVAL OF MINUTES

a) **Special meeting of April 18, 2023**
Trustee Banke moved to **approve the minutes of the special meeting of April 18, 2023, as presented.** Trustee Fisher seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

b) **Regular meeting of May 2, 2023**
Trustee Byrnes moved to **approve the minutes of the regular meeting of May 2, 2023, as presented.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

VILLAGE PRESIDENT'S REPORT

Trustee Stifflear stated the Village of Hinsdale, supporting the Hinsdale American Legion Post 250, would host a Memorial Day procession on Monday, May 29, and the Farmer's Market starts Monday, June 5 and runs every Monday through October 9.

PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE TEXT OF THE VILLAGE CODE AND HINSDALE ZONING CODE RELATIVE TO GROUP HOMES WITHIN THE VILLAGE

Trustee Posthuma moved to open the Public Hearing to receive public comments on the Village's proposed amendments to the text of the Village Code and Hinsdale Zoning Code relative to group homes within the Village. Trustee Banke seconded the motion. A roll call vote was taken.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes, Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

Trustee Stifflear stated that although a hearing is required by law for zoning text amendments, the Village is essentially bound by the Consent Decree the Village entered into with the federal government to make the changes so it made sense for the Board to hold the hearing as opposed to the Plan Commission. He explained the Consent Decree requires certain actions be taken by the Village Board related to its policies and procedures. Sections II.7. and II.8. require that within 120 days of entry of the Consent Decree, the Village shall amend the Village Code and Zoning Code to delete the existing chapter on Group Homes, and to instead provide that group homes serving persons with disabilities shall be a permitted use in any residential zoning district provided that the number of unrelated residents in the home does not exceed the Village's limit on unrelated residents for persons without a disability. He stated the Board would vote on the amendment to the Village Code in Item 9b.

There were no members from the public wanting to speak on this matter.

Trustee Banke moved to close the Public Hearing. Trustee Fisher seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes, Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION

Zoning and Public Safety (Chair Stifflear)

a) Approve the Intergovernmental Agreement with Hinsdale Township High School District No. 86 for School Resource Officer Services.

Trustee Stifflear introduced the item. He explained the Village of Hinsdale Police Department provides Hinsdale Township High School District 86 with a School Resource Officer (SRO) and the agreement details the responsibilities of the SRO and ensures compliance with applicable federal and state laws. The current agreement will expire on June 30th and the renewal extends the agreement into the future unless terminated by either party with thirty (30) days written notice. He stated the District 86 Board is expected to approve this agreement at their May board meeting and both parties will review the agreement every two years.

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

b) Approve a Resolution authorizing the execution of an Intergovernmental Agreement between the Villages of Clarendon Hills and Hinsdale in regard to the sharing of certain Fire Department services.

Trustee Stifflear introduced the item. He explained the Village of Hinsdale adopted the Ground Emergency Medical Transportation (GEMT) process in Fall of 2022 to set ambulance billing rates. Due to the operational responses where Clarendon Hills and Hinsdale respond to each other's calls for service, Village staff has worked with Clarendon Hills to develop an IGA that recognizes residents in both communities as residents for the purposes of ambulance billing, regardless of where the service is provided.

Trustee Posthuma questioned why the resolution was being approved and not the agreement itself. Village Manager Kathleen Gargano stated the motion would be changed when the item is on the agenda at the next meeting.

The Board agreed to move this item forward for a second reading at their next meeting.

c) Approve an Ordinance Approving an Exterior Appearance and Site Plan for improvements to an Existing Building – 36 E. Hinsdale Avenue – Performance Wealth Management.

Trustee Stifflear introduced the item. He explained the applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to the rear façade of the existing two-story, multi-tenant building for Performance Wealth Management located at 36 E. Hinsdale Avenue in the B-2 Central Business District. The building is classified as a Contributing Structure in the Historic District. In 2018, the Village Board approved an Exterior Appearance Plan to modify the front and rear façade, and the applicant is requesting to make changes in the rear of the building. On the rear façade, one of the two awnings will be removed and new decorative trim will be installed around the entrance doors for Performance Wealth Management. The design is intended to match the entrance trim installed in 2022 on the front facade for Performance Wealth Management. The trim will be constructed of wood and painted white. Based on the recommendation from the Historic Preservation Commission, the design of the pilasters, bases of the pilasters, header, and trim was revised for the Plan Commission to review so that the proposed entrance surround would be proportioned and scaled appropriately, in addition to removing the exposed brick area between the pilasters and the doorway. The applicant also revised the plans to include three (3) black gooseneck lights above the entrance to illuminate the proposed wall sign below. The overall height of the door surround from grade to the top trim will be 10'-7", which is shown to align with the height of the adjacent awning. The existing Salon Lofts sign on the rear elevation will be removed.

The general contractor for the project, Michael Zalud, provided a short overview of the proposed changes.

The Board agreed to move this item forward for a second reading at their next meeting.

d) Approve a temporary use permit to allow for outdoor dining on private property until November 1, 2023, and to allow for live outdoor music every Wednesday from June14, 2023 to September 28, 2023, for Fuller House located at 50 S. Garfield Avenue, subject to conditions to be set forth by the Building Commissioner.

Trustee Stifflear introduced the item. He explained the applicant, Patricia Vlahos representing Fuller House at 35 E. First Street, submitted a Temporary Use Permit application requesting approval to allow for an outdoor dining area and live outdoor music at 50 S. Garfield Avenue. The property is located in the B-2 Central Business District. Fuller House has operated an outdoor dining area on the adjacent property to the east of its restaurant since 2009. Staff is working with the applicant on a permanent plan for the Former Dips & Dogs building and site, which will entail the submittal of an Exterior Appearance / Site Plan Review application.

Trustee Stifflear stated the proposed outdoor dining area is located on private property and is required to obtain a Temporary Use Permit in accordance with Section 9-103 of the Zoning Code. Outdoor dining areas for restaurants located on Village streets and sidewalks in the right-of-way are subject to the requirements in Section 7-1-5.1 of the Village Code and the Outdoor Dining Design Standards, which does not apply to private property. Separate approval has been granted to Fuller House to allow for the operation of their outdoor dining area in the public right-of-way on First Street. Fuller House is also proposing live music in their outdoor dining area every Wednesday night from 6 p.m. to 9 p.m. between June 14, 2023 to September 28, 2023. Performers for live acoustic music would be located to the south of the

former Dips and Dogs building. According to the applicant, the noise levels would be within reason and the volume can be adjusted to ensure neighbors are not disrupted. No lighting or stages will be set up. The proposed outdoor music will not interfere with other live music previously approved for Nabuki on Tuesdays and Thursdays in the downtown.

Trustee Stifflear questioned whether there had been any noise complaints last year with Nabuki and Police Chief Brian King stated he does not recall any specific complaints.

Sam Vlahos, representing Fuller House, stated the music would be acoustic and Fuller House has previously had live music indoors with great success.

Trustee Posthuma clarified the music would be on the east patio.

The Board agreed to move this item forward for a second reading at their next meeting.

e) Approve an Ordinance Approving Various Additional Properties within the Historic Overlay Zoning District for Inclusion on the Historically Significant Structures Property List.

Trustee Stifflear introduced the item. He explained the purpose of this request is to consider approval of various properties for inclusion on the Historically Significant Structures Property List within the Historic Overlay District from the Village of Hinsdale, in accordance with the regulations listed in Section 14-7-3 of Title 14 of the Village Code. Last year, the Board voted to create a Historic Overlay District to provide economic and zoning incentives to property owners to rehab and preserve historically significant homes. Earlier this year 46 properties were approved for the list. The Historic Preservation Commission reviewed the properties and recommended they be included on the list and the property owners gave their consent. Trustee Stifflear noted the list does not only include single-family homes; Immanuel Hall and the Hinsdale History Museum are included as well.

The Board agreed to move this item forward for a second reading at their next meeting.

f) Approve an Ordinance Approving a Property within the Historic Overlay Zoning District for Inclusion on the Historically Significant Structures Property List – 309 E. Chicago Avenue.

Trustee Stifflear introduced the item. He explained 309 E. Chicago Avenue was originally included on the first Historically Significant Structures List, but needed additional review by the Historic Preservation Commission due to substantial exterior renovations. After discussion, the Commission recommended 309 E. Chicago Avenue to the Village Board for approval for inclusion on the Historically Significant Structures List.

The Board agreed to move this item forward for a second reading at their next meeting.

g) Approve an Ordinance Amending the Official Zoning Map of the Village of Hinsdale Relative to Property Located at 2 Salt Creek Lane – Mouse Automotive; and

Approve an Ordinance Approving an Exterior Appearance Plan and Site Plan for Development of a Luxury Auto Dealership at 2 Salt Creek Lane – Mouse Automotive

h) Approve an Ordinance Approving a Parking Variation at 2 Salt Creek Lane – Mouse Automotive, Case Number V-05-22.

Trustee Stifflear introduced items 7g and 7h. The items will be discussed together but will be voted on separately. He explained item 7g is to approve a map amendment and exterior appearance plan and site plan and item 7h is to approve a parking variation. The applicant, Mouse Automotive, requests relief from the parking requirements set forth in Section 9-104(J) of the Hinsdale Zoning Code in order to construct a new luxury auto dealership.

Trustee Stifflear noted Mouse Automotive requests approval of an Exterior Appearance / Site Plan Review and Map Amendment to allow for the development of a 2.2-acre property located at 2 Salt Creek Lane into a luxury car dealership for McLaren Chicago. The proposed Map Amendment will entail the rezoning of the property from the O-3 General Office District to the B-3 General Business District to allow for new and used motor vehicle dealers on lots abutting Ogden Avenue, which are classified as a permitted use in the B-3 District. Permitted uses in the B-3 District include not only auto dealerships but also restaurants and grocery stores and the B-3 District is intended to serve the Hinsdale community with a full range of locally oriented businesses and is a more generalized commercial district designed for established areas of heavier vehicular traffic. The current O-3 District is intended to accommodate the needs of business and professional offices and related business uses requiring a somewhat wider range of office space with a somewhat higher intensity of pedestrian and vehicular traffic. There are no properties in a Single-Family Residential District located within 250 feet of the site. The closest single-family property is located in the R-4 District approximately 475 feet to the south. Trustee Stifflear explained the map amendment would apply to the property in perpetuity.

Trustee Stifflear stated the property is located in the Hinsdale Office Park and is subject to private covenants controlled by the Owners Association. The Office Park of Hinsdale Owners Association has provided a no objection letter to the Village and is working with the applicant to finalize an easement and encroachment agreement with 901 N. Elm street for the shared access drive and the encroachment of the parking areas.

Trustee Stifflear explained the site plan consists of a two-story, 38,367 square foot building to be used as a luxury automobile dealership with interior showrooms, automobile repair services, offices, and an interior parking garage for vehicle storage. The site will be accessible from two curb cuts on the north property line off of Tower Drive, a private road in the Office Park of Hinsdale. He stated with the exception of parking, the property is code compliant. He explained the Code requires one (1) parking space for each 275 square feet of net floor area. With 32,619 square feet of net floor area, 119 parking spaces are required for the proposed development. A total of 46 spaces are proposed in the exterior parking lot. Approval of a variation by the Zoning Board of Appeals and Board of Trustees will be required to allow for a deficiency of 73 spaces. Per the applicant, exterior parking spaces will not be used to display or store vehicles outdoors. All vehicle inventory will be contained inside the building. An additional 65 parking spaces are proposed inside the building for vehicle inventory, service, and showroom purposes, which are not counted toward required parking. A second-floor

parking garage will contain 34 spaces for vehicle inventory storage, the first and second floor showroom will contain about 19 spaces, and the service area includes 12 spaces. The applicant has indicated that off-site parking can be accommodated at their existing service facility at 5758 W. Fillmore Street in Chicago if necessary and can provide 36 additional spaces. The Zoning Board of Appeals recommended approval of the requested variation.

Mr. Anastas Shkurti, representing Mouse Automotive, gave a brief overview of the project. Mr. Shkurti questioned the timeframe to receive a Certificate of Occupancy and stated he felt the one-year timeframe was too optimistic and 36 months was more realistic. He also explained they were working on finalizing the private easement and encroachment agreement with 901 N. Elm Street for the shared access drive and the encroachment of the parking areas on 2 Salt Creek Lane.

Mr. Michael Marzano, representing Mouse Automotive, explained the dealership would be a small operation, with 10-20 employees and a low volume of daily customers.

Trustee Braden questioned whether the car transport would be staged on Ogden Avenue. Mr. Marzano stated the car transport would have no issue safely navigating the space and would not need to stage on Ogden.

Trustee Stifflear asked about security measures. Mr. Marzano stated there would be a gate and retractable bollards and the vehicles would be indoors.

Trustee Byrnes questioned if vehicles would be outside overnight and Mr. Marzano said they would not be.

Trustee Posthuma questioned the sales tax on online sales. Village Manager Kathleen Gargano explained per the Department of Revenue if the buyer is a resident of Illinois, the sales tax would be based on the location of the dealership. If the buyer is from outside Illinois and the dealership delivers the vehicle out of state, the tax will fall under the out of state's jurisdiction. If a non-resident comes into Illinois and picks up the vehicle, the taxation is based on whether the state they reside in has reciprocity with Illinois.

Trustee Banke asked if there would be an opportunity to get the service department running during the build. Community Development Director Robb McGinnis stated they could look into a phased occupancy with the architect.

The Board agreed to move these items forward for a second reading at their next meeting.

CONSENT AGENDA

Administration & Community Affairs (Chair Posthuma)

a) Trustee Posthuma moved to **Approve payment of the accounts payable for the period of April 27, 2023 through May 10, 2023 in the aggregate amount of $692,254.13 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes, Banke
NAYS: None
ABSTAIN: None
ABSENT: None

The following items were approved by omnibus vote:

Environment & Public Services (Chair Byrnes)

b) Award the 2023 50/50 Sidewalk Program to Strada Construction Company in the amount not to exceed $108,830. *** Please note that while this expense in the aggregate is $108,830, the actual impact to the Village budget is $90,780, which is under the $100,000 threshold set by Village policy.
c) Award the Elm Street Sidewalk Project to Strada Construction Company in the amount not to exceed $35,325. ***
d) Accept proposal from Keller Heartt Co. Inc. for the removal and replacement of the oil storage tanks at the Public Services Facility in the amount of $29,870.89.
e) Approve DuPage County joint bid purchase of bulk winter de-icing salt to Compass Minerals, in the amount of $46,986.
f) Accept a proposal from Semmer Landscape for the Woodland Rain Garden Reconstruction Program in the amount of $34,700.

Trustee Byrnes moved to **approve the Consent Agenda, as presented**. Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes, Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Zoning and Public Safety (Chair Stifflear)

a) Approve an amendment to Chapter 6 of the Village Code "Limited Parking Zones" creating a six-hour time zone in the lower level parking deck with the exception of purple permit holders and amending the Central Business District Time Limit Parking Zone to the north drive of the parking deck. (First Reading – May 2, 2023)

A motion was made by Trustee Stifflear to Approve an amendment to Chapter 6 of the Village Code "Limited Parking Zones" creating a six-hour time zone in the lower level parking deck with the exception of purple permit holders and amending the Central Business District Time Limit Parking Zone to the north drive of the parking deck., Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes, Banke
NAYS: None

ABSTAIN: None
ABSENT: None

Motion carried

b) Approve an Ordinance amending the Village Code and Zoning Ordinance Of Hinsdale, Illinois Relative to Group Homes. (First Reading – April 18, 2023)

A motion was made by Trustee Stifflear to Approve an Ordinance amending the Village Code and Zoning Ordinance of Hinsdale, Illinois Relative to Group Homes, Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes, Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried

b1) Approve a revised Reasonable Accommodation Policy.

A motion was made by Trustee Stifflear to Approve a revised Reasonable Accommodation Policy, Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes, Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried

DISCUSSION ITEMS

None.

DEPARTMENT AND STAFF REPORTS

a) Community Development
b) Fire

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board, Trustee Stifflear asked for a motion to adjourn the meeting. Trustee Fisher moved to adjourn the meeting. Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Braden, Stifflear, Fisher, Byrnes, and Banke
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

Meeting adjourned at 8:01 p.m.

ATTEST : _____
Emily Tompkins, Village Clerk

AGENDA ITEM # 4a

REQUEST FOR BOARD ACTION

Administration

AGENDA SECTION: Village President's Report

SUBJECT: Appointment to the Historic Preservation Commission

MEETING DATE: June 13, 2023

FROM: Emily Tompkins, Village Clerk

Recommended Motion

Approve the appointment to the Historic Preservation Commission, as recommended by the Village President.

Background

Due to the expiration of terms and/or resignations, vacancies can occur on any given Board or Commission. The Village President, with the advice and consent of the Village Board, has the authority to make appointments, and makes every effort to fill these vacancies in a timely fashion with qualified, committed volunteers. There is a current vacancy on the Historic Preservation Commission.

Discussion & Recommendation

Mr. Chris Elder has agreed to serve on the Historic Preservation Commission to fill an unexpired term ending April 30, 2024.

Budget Impact

N/A

Village Board and/or Committee Action

N/A

Documents Attached

1. Application (provided confidentially to Village Board of Trustees)

AGENDA ITEM # 6a

REQUEST FOR BOARD ACTION

Parks and Recreation

AGENDA SECTION:	First Reading - ACA
SUBJECT:	KLM Cleaning and Event Set-up/Breakdown Bid
MEETING DATE:	June 13, 2023
FROM:	Michael Hayes, Parks and Recreation Superintendent; CPRP, CPO

Recommended Motion

Award the KLM cleaning and event set-up/breakdown bid to Certiclean for the remainder of 2023 at a prorated six-month contract in the amount of $12,375 from July 1st, 2023-Dec 31st, 2023.

Background

KLM offers over 100 events annually, all of them unique in their own floor plan set-up and with time sensitive cleaning deadlines. Due to a lack of consistency in event times and the need with unique furniture arrangements, KLM has bid its cleaning out separate from the January 2023 Village general cleaning contract.

In January, 2023, Trustworthy Cleaning Service terminated their services as they were no longer physically able to provide the quality of service that KLM needs for their events.

Discussion & Recommendation

The Village issued bids on March 5th, 2023 for the scope of the services required which includes cleaning all interior areas of the building, setting up/tearing down furniture both before and after events, being able to service multiple events per day and providing regular facility cleaning.

The bid asked for vendors to provide a monthly and annual cost for services. Due to the uniqueness of the services, not all vendors provided an annual cost. Staff has provided an outline below showing projected contractual costs for 2023 for each bidder based on average rentals since 2018.

Company	**Avg Rental** *2018 - 141* *2021 - 101* *2022 - 129*	**Yearly Cost**	**Per Visit Cost**	**Est Annual Cost**
Certiclean Team LLC	123	$24,750		$24,750
Blooming Facility LLC	123		$285	$35,055
Chi Town Cleaning Services	123		$360	$44,280
Multi System Managements Co	123		$325	$39,975

After reviewing the bid responses, Certiclean is the most favorable financially and meets the needs of KLM going forward for the 2023 calendar. They know our facility as they have been performing services on a temporary basis and have performed satisfactorily. In addition, staff contacted references for work performed in similar facilities as KLM, which were positive.

Budget

The CY 2023 Budget includes $19,750 for KLM cleaning services. In a post COVID environment, we are experiencing more rental demand, and labor costs have increased significantly in the past year. Staff is generally anticipating approximately 125 rentals in 2023, which is approximately a 13% increase from last year. Rental fees and cleaning services will be evaluated further in the context of the CY 2024 Budget.

Village Board Action and/or Committee Action

Staff is proposing to award the bid to Certiclean for the remainder of 2023 at a prorated six-month contract amount of $12,375 from July 1st, 2023-Dec 31st, 2023. The Village has expended $8,230 to date for KLM cleaning services, and as a result, staff anticipates that expenses for this line item will exceed budget in 2023 by $5,000. The increased cost is proposed to be offset by the associated increase in rental income.

Documents Attached

None

AGENDA ITEM # 6b

REQUEST FOR BOARD ACTION

Police Department

AGENDA SECTION:	First Reading– ZPS
SUBJECT:	Installation of an All Way Stop Intersection at Monroe at Chestnut and associated parking restrictions
MEETING DATE:	June 13, 2023
FROM:	Thomas Lillie, Deputy Chief of Police

Recommended Motion

Approve an Ordinance Amending Section 6-12-3 ("Schedule III D; Four-way Stop Intersections"), Section 6-12-3 ("Schedule III B; Two-Way Stop Intersections) and Section 6-12-8 (Schedule VIII; No Parking Zones) of the Village Code of Hinsdale.

Background

A recent review of crash data revealed that seven (7) right-angle collisions have occurred in the past 14 months, meeting the threshold for installation of an all-way stop at the intersection of Chestnut and Monroe. Five (5) of these crashes have occurred within a 12 month period. The intersection currently has a two-way stop condition at the east and west corners of the intersection.

Discussion & Recommendation

When considering the addition of traffic control devices, staff relies on the Manual on Uniform Traffic Control Devices (MUTCD). The MUTCD, under the authority of the U.S. Department of Transportation, provides warrants or requirements that must be met prior to the installation of any traffic controlling device or signage. After studying the gradual increase in crashes and a review of the federal warrants, staff recommends the installation of stop signs for north and southbound Monroe Street at Chestnut. This recommendation is based on 12-month crash history as required warrants outlined in the MUTCD to include five (5) right-angle collisions, which may be correctable by an all-way stop installation.

The Bureau of Local Roads and Streets recommends that an intersection design within 200' feet of a railroad crossing should address efforts to keep vehicles from stopping or storing on the tracks. Although the Chestnut intersection is 300' from the rail crossing, staff recommends that the Board approve a parking prohibition on the east side of Monroe Street between Chestnut Street and the Burlington Railroad right-of-way. This prohibition would be in line with the parking prohibition that is already in effect on the west side of Monroe Street.

Monroe Street is a bidirectional road divided by double-yellow road markings and currently, the presence of parked vehicles on the east side forces northbound traffic partially into the southbound lane to bypass parked cars.

The addition of the stop sign at Chestnut will create a new traffic pattern that will result in a short back up for northbound Monroe traffic at the stop sign, especially after a long train

delay. This is due to the vehicles that have queued south of the tracks on Hinsdale Avenue and are being released after the gate. To ensure a safer and more efficient traffic pattern, a parking prohibition on the east side of Monroe is necessary. This will help to ensure that the tail end of the short back up is not impeding into the southbound lane of Monroe due to parked vehicles.

Staff has met or spoken to all the residents who live on Monroe Street between Chestnut and Monroe and received no objections or concerns regarding both the installation of the stop sign and parking recommendations.

Budget Impact

The budget impact will be minimal based on minor equipment and labor costs to install the signs and posts.

Village Board and/or Committee Action

N/A

Documents Attached

1. Proposed Ordinance

VILLAGE OF HINSDALE

AN ORDINANCE AMENDING SECTION 6-12-3 ("SCHEDULE III D; FOUR-WAY STOP INTERSECTIONS"), SECTION 6-12-3 ("SCHEDULE III B; TWO-WAY STOP INTERSECTIONS") AND SECTION 6-12-8 ("SCHEDULE VIII; NO PARKING ZONES") OF THE VILLAGE CODE OF HINSDALE

WHEREAS, the President and Board of Trustees of the Village of Hinsdale determined it is in the best interest of public safety to convert the intersection of Monroe and Chestnut from a two-way stop intersection, into a four-way stop intersection and to establish a parking prohibition on the east side of Monroe Street from Chestnut Street to the Burlington Northern Railroad right-of-way.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties of the State of Illinois, as follows:

SECTION 1: Section 6-12-3 ("Schedule III D; Four-Way Stop Intersections") of the Village Code of Hinsdale is hereby amended by adding thereto:

D.	Monroe Street	Chestnut Street	West/south/north & eastbound

SECTION 2: Section 6-12-3 ("Schedule III B; Two-Way Stop Intersections") of the Village Code of Hinsdale is hereby amended by removing thereto:

B.	~~Monroe Street~~	~~Chestnut Street~~	~~West & eastbound~~

SECTION 3: Section 6-12-8 ("Schedule VIII; No Parking Zones") of the Village Code of Hinsdale is hereby amended by adding thereto:

Monroe Street	East side, from Chestnut Street to Burlington Northern Railroad right-of-way

SECTION 4: Signs. The Public Services Department is hereby authorized and directed to erect the appropriate signs on the above-named street in compliance with the guidelines established within the Manual on Uniform Traffic Control Devices.

SECTION 5: Effective Date. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law and after the erection of the appropriate signs in accordance with Section 4 above.

PASSED this _____ day of _____ 2023.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2023, and attested to by the Village Clerk this same day.

_____
Thomas K. Cauley, Jr., Village President

ATTEST:

_____
Emily Tompkins, Village Clerk

AGENDA ITEM # 6c

REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION:	First Reading – ZPS
SUBJECT:	Exterior Appearance and Site Plan Review to allow for the installation of an entrance gate across Foxgate Lane for the Foxgate Subdivision located at 5700-5717 Foxgate in the R-5 Multiple Family Residential District – Case A-13-2023
MEETING DATE:	June 13, 2023
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Approving an Exterior Appearance Plan and Site Plan to Allow for the Installation of an Entrance Gate Across Foxgate Lane for the Existing Foxgate Subdivision in the Village of Hinsdale

Project Overview

Applicant: Foxgate Homeowners Association

Subject Property: 5700-5717 Foxgate Lane (PINs: 09-13-103-092; 09-13-103-093; 09-13-103-094; 09-13-103-095; 09-13-103-096; 09-13-103-097; 09-13-103-098; 09-13-103-099; 09-13-103-100; 09-13-103-101; 09-13-103-102; 09-13-103-103; 09-13-103-104; 09-13-103-105; 09-13-103-106; 09-13-103-107; 09-13-103-108)

Existing Zoning & Land Use: R-4 Single Family Residential District – Single-Family Attached (Townhomes)

Surrounding Zoning & Land Use:
North: IB Institutional Buildings District – (across 57th Street) Hinsdale Central High School
South: R-5 Multiple Family Residential District – Hinsdale Racquet Club / Single-Family Attached Homes
East: R-3 Single Family Residential District – Single-Family Detached Homes
West: R-3 Single Family Residential District – Single-Family Detached Homes

Required Approvals: Exterior Appearance / Site Plan Review (Section 11-604 / Section 11-606 of the Zoning Code)

Project Summary

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for the installation of an entrance gate across Foxgate Lane, a private street that terminates in a cul-de-sac and serves the Foxgate Subdivision located at 5700-5717 Foxgate Lane in the R-5 Multiple Family Residential District. The proposed gate is intended to limit traffic from Hinsdale Central High School located to the north, as vehicles reportedly use the private subdivision as a turn-around area. The Foxgate subdivision was constructed in the 1980s and consists of sixteen (16) townhomes located on a private street, Foxgate Lane.

Project Details

The proposed electronic gate will be constructed across Foxgate Lane, a private street that intersects with 57th Street. The gate will be entirely located on private property within the common area for the subdivision and will swing inward so as to not encroach into the 57th Street right-of-way.

The black wrought iron open gate will measure four (4) feet tall and twenty-eight (28) feet wide. The six (6) inch square gate posts will be placed adjacent to the existing stone piers and black metal perimeter fencing at the entrance of the subdivision. A space will be left between the existing stone piers and the entrance gate posts to provide a walkway for pedestrians.

Per Section 9-12-3 of the Village Code, driveway entry gates, and any parapet or column utilized in a fence design may be eight (8) feet in height. As proposed, the entrance gate meets all code requirements. No trees are to be removed and no signage is to be installed as part of this project.

Meeting History

Plan Commission - May 10, 2023: On May 10, 2023, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Dominic Mancini, the attorney representing the Foxgate Homeowners Association, Bonnie Sartore, representing the Foxgate Homeowners Association, and Mike Newman from Peerless Fence, were present at the meeting and answered questions from the Commissioners. No members of the public provided comment at the meeting. Staff did not receive feedback from members of the public prior to the meeting.

The applicant stated that the proposed gate is intended to limit traffic from Hinsdale Central High School located to the north, as vehicles are reportedly using the private subdivision as a turn-around area. The intent of the gate is not to make the subdivision a private gated community, but to deter high school students from using the private street as a turnaround area or parking lot after school as this has created safety issues for residents. The Homeowners Association will leave the gate open the majority of the time and it will only be closed after school or during events. Police and Fire Departments will have access to open the gate. A pedestrian walkway will be left open between the proposed entrance gate and the existing fence and piers. One Commissioner recommended that the HOA look into installing a sidewalk in this area because there could be issues with pedestrians using the walkway during the winter.

There was a discussion about whether the Association had tried any other alternative methods to attempt to deter high school drivers from using Foxgate Lane after school. It was stated that the Homeowners Association has used traffic cones and signage, but these strategies have not been effective.

Some Commissioners noted possible concerns over Amazon or UPS delivery trucks having to load on 57th Street and block traffic if they are unable to use Foxgate Lane because the gate is closed. The applicant said residents can look at limiting delivery times. Commissioners recommended the Association consider installing an automatic timer system for the gate to open and close, as well as communicate delivery windows with companies like Amazon and UPS to ensure there are no issues with blocking traffic on 57th Street when the gate is closed.

The Commission expressed general support for the project and several Commissioners stated that they hope the gate helps eliminate traffic issues for the subdivision.

By a vote of eight (8) ayes and zero (0) nays, with one (1) absent, recommended approval of Case A-13-2023, an Exterior Appearance and Site Plan Review to allow for the installation of an entrance gate across Foxgate Lane for the Foxgate Subdivision located at 5700-5717 Foxgate in the R-5 Multiple Family Residential District, as submitted.

Village Board and/or Committee Action

N/A

Review Process

Exterior Appearance / Site Plan Review - Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

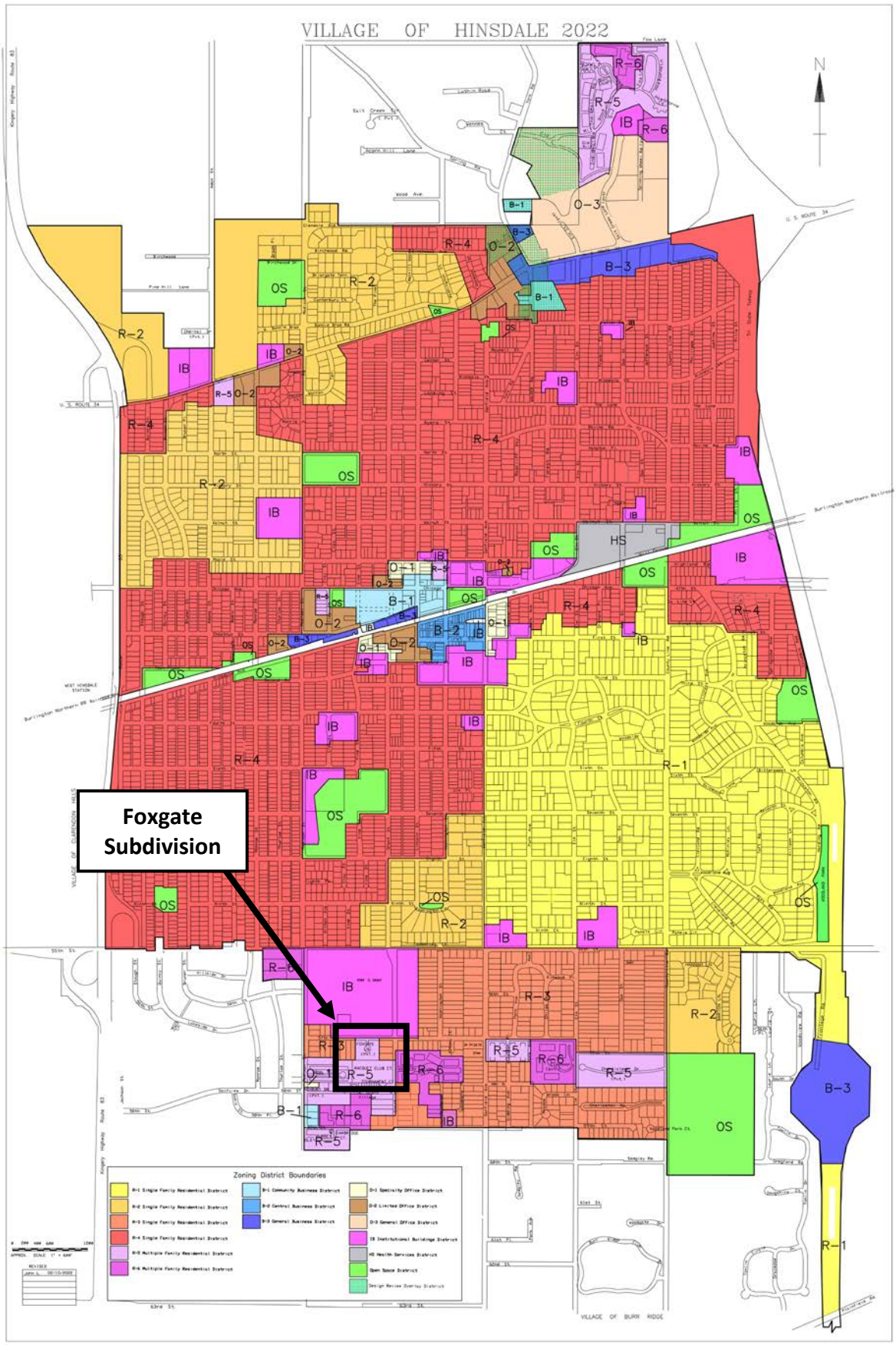
Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

The subject property is residential and therefore public notice via the newspaper, certified mail, or signage is not required for this project.

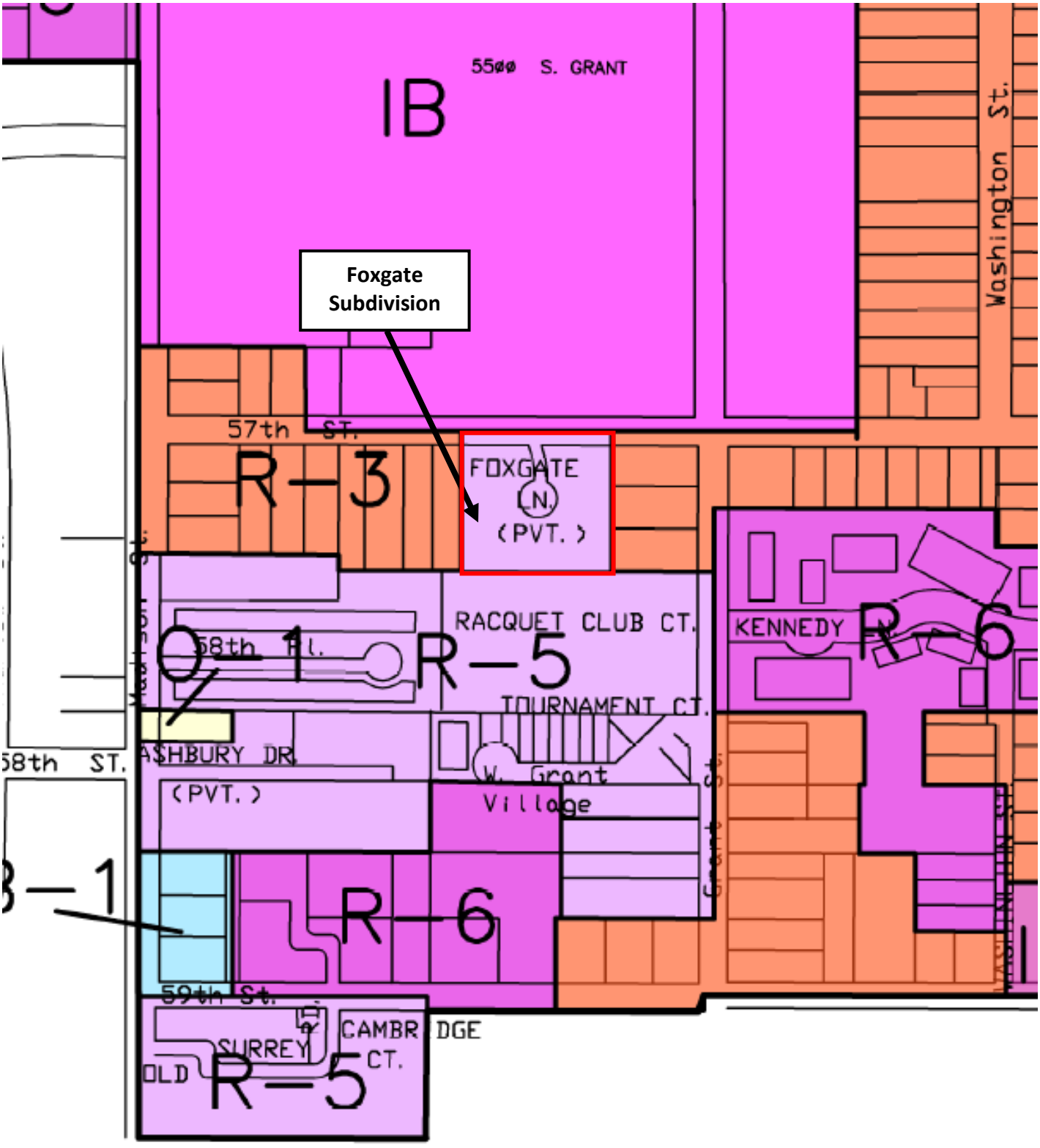
Documents Attached

1. Zoning Map and Project Location
2. Aerial View
3. Street View
4. Birds Eye View
5. Application and Exhibits
6. Draft Ordinance
7. Draft Plan Commission Findings and Recommendations

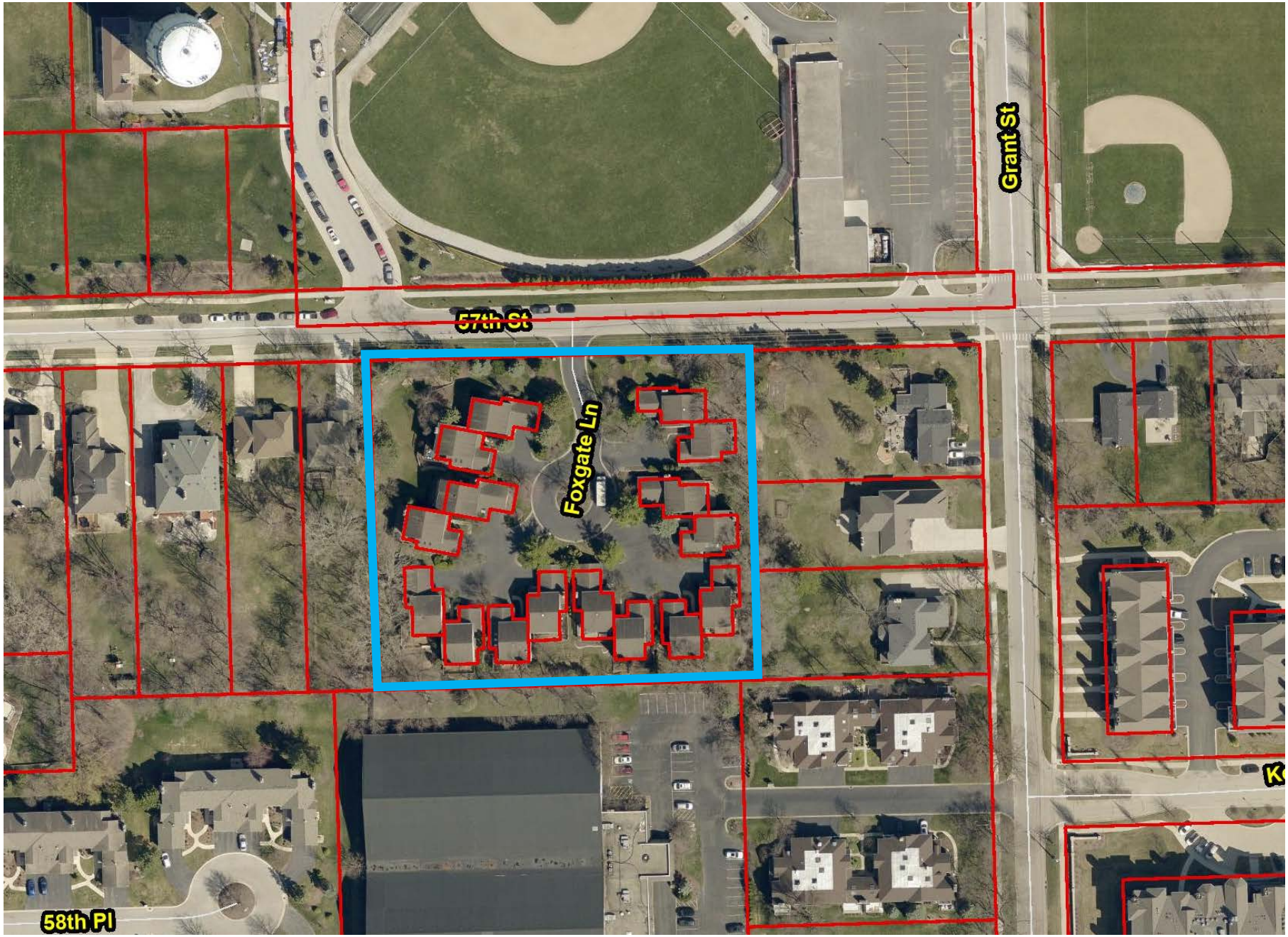
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – Foxgate Subdivision



Street View – Foxgate Subdivision



Birds Eye View – Foxgate Subdivision



VILLAGE OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Foxgate Homeowners Association
Address: 5700 Foxgate Lane
City/Zip: Hinsdale
Phone/Fax: (630) 207-6034 /
E-Mail: JackSartorel@sbcGlobal.Net

Owner

Name: SAME as applicant
Address:
City/Zip:
Phone/Fax: (___) ___ / ___
E-Mail:

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

Name: Mike Newman
Title: Peerless Fence
Address: 5009 W Lake Street
City/Zip: Melrose Park, IL 60160
Phone/~~Fax~~: (630) 877 / 2720
E-Mail: Mike@PeerlessFence.com

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

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

1) NONE
2)
3)

II. SITE INFORMATION

Address of subject property: 5700 Foxgate Lane

Property identification number (P.I.N. or tax number): See attached list of PINs

Brief description of proposed project: Gate at entrance of Foxgate Homeowner townhome complex.

General description or characteristics of the site: Front Drive to complex

Existing zoning and land use: Residential

Surrounding zoning and existing land uses:

North: Hinsdale Central H.S. South: Hinsdale Racquet Club

East: Single Family Home West: Single Family Home

Proposed zoning and land use: TOWN HOMES

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

- [x] Site Plan Approval 11-604
- [ ] Design Review Permit 11-605E
- [x] Exterior Appearance 11-606E
- [ ] Special Use Permit 11-602E
  Special Use Requested: _____
- [ ] Map and Text Amendments 11-601E
  Amendment Requested: _____
- [ ] Planned Development 11-603E
- [ ] Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 5700 Foxgate Lane, Hinsdale

The following table is based on the R5 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	7500 sf per unit	No change
Minimum Lot Depth	125 ft	
Minimum Lot Width	70 ft.	Proposed for
Building Height	30 ft.	
Number of Stories	2	existing development
Front Yard Setback	35 ft.	
Corner Side Yard Setback	35 ft.	
Interior Side Yard Setback	8-18	
Rear Yard Setback	25 ft	
Maximum Floor Area Ratio (F.A.R.)*	.45	
Maximum Total Building Coverage*	25 %	
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.

B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:

1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.

2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.

3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.

4. Location, size, and arrangement of all outdoor signs and lighting.

5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.

6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.

7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 10th, day of March, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

Bonnie Sartore, President
Signature of applicant or authorized agent

Signature of applicant or authorized agent

Bonnie Sartore
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this 10 day of March, 2023.

Notary Public

Official Seal
Dominic J Mancini
Notary Public State of Illinois
My Commission Expires 3/22/2026

VILLAGE OF HINSDALE

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Foxgate Homeowners Assoc.

Owner's name (if different): _____

Property address: 570W Foxgate Lane Hinsdale

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: ____ x ____

Current use of property: townhomes

Proposed use:
- ☐ Single-family detached dwelling
- ☐ Other: _____

Approval sought:
- ☐ Building Permit
- ☐ Special Use Permit
- ☒ Site Plan
- ☐ Design Review
- ☐ Other: _____
- ☐ Variation
- ☐ Planned Development
- ☐ Exterior Appearance

Brief description of request and proposal:
to install a black wrought iron gate to prevent unwanted traffic

Plans & Specifications: [submit with this form]

	Provided:	**Required by Code:**
Yards:		
front:	_____	_____
interior side(s)	____ / ____	____ / ____

	Provided:	Required by Code:
corner side	_____	_____
rear	_____	_____
Setbacks (businesses and offices):		
front:	_____	_____
interior side(s)	____/____	____/____
corner side	_____	_____
rear	_____	_____
others:	_____	_____
Ogden Ave. Center:	_____	_____
York Rd. Center:	_____	_____
Forest Preserve:	_____	_____
Building heights:		
principal building(s):	_____	_____
accessory building(s):	_____	_____
Maximum Elevations:		
principal building(s):	_____	_____
accessory building(s):	_____	_____
Dwelling unit size(s):	_____	_____
Total building coverage:	_____	_____
Total lot coverage:	_____	_____
Floor area ratio:	_____	_____

Accessory building(s): _____

Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required: _____
Number of loading spaces required: _____

Statement of applicant:

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

By: Bonnie Sartore / President
Applicant's signature

Bonnie Sartore
Applicant's printed name

Dated: 3-10, 2023

LEGAL DESCRIPTION

Lots 1 through 17 of Foxgate of Hinsdale, being a Resubdivision of Lot 1, in Block 6 (except the East 210.0 feet and except the West 65.19 feet thereof) in Branigar Brothers Hinsdale Farms, being a Subdivision of the Southwest Quarter and the Northwest Quarter (Except the East one half of the Northwest Quarter of the said Northwest Quarter) of Section 13, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded April 5, 1920 as Document number 141390, in DuPage County, Illinois.

FOXGATE PINS

5700 Foxgate Lane, Hinsdale	09-13-103-092
5701 Foxgate Lane, Hinsdale	09-13-103-108
5702 Foxgate Lane, Hinsdale	09-13-103-093
5703 Foxgate Lane, Hinsdale	09-13-103-107
5704 Foxgate Lane, Hinsdale	09-13-103-094
5705 Foxgate Lane, Hinsdale	09-13-103-106
5706 Foxgate Lane, Hinsdale	09-13-103-095
5707 Foxgate Lane, Hinsdale	09-13-103-108
5708 Foxgate Lane, Hinsdale	09-13-103-096
5709 Foxgate Lane, Hinsdale	09-13-103-104
5710 Foxgate Lane, Hinsdale	09-13-103-097
5711 Foxgate Lane, Hinsdale	09-13-103-103
5712 Foxgate Lane, Hinsdale	09-13-103-098
5714 Foxgate Lane, Hinsdale	09-13-103-099
5715 Foxgate Lane, Hinsdale	09-13-103-102
5716 Foxgate Lane, Hinsdale	09-13-103-100
5717 Foxgate Lane, Hinsdale	09-13-103-101

VILLAGE OF HINSDALE FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT
EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: ENTRANCE to FOXGATE Homeowner COMPLEX
5700 FOXGATE LANE, HINSDALE, IL

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.
PLEASE NOTE **If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

FEES for Exterior Appearance/Site Plan Review:
Standard Application: $600.00
Within 250 feet of a Single-Family Residential District: $800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

   The see through wrought iron gate will not impair any open space between the buildings and set back lines.

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

   The gate is a high quality black wrought iron gate

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

   The gate is a coated black wrought iron gate which will merge nicely with the surrounding area.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

The addition of the gate will beautify the existing complex and prevent unwanted vehicles from entry during the school day. The police and fire department will have access fobs or codes to enter.

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

The gate is approximately 48" inches tall and will not interfere with any buildings or structures. The gate and the fence on 57th Street will blend in nicely because they will be the same height and look.

6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

The width of the gate is twenty-six (26) feet wide so that when the gates open they will open at 13 feet and open inward.

7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

The see through wrought iron gate will be compatible with all the windows and buildings and will not interfere with any views the residents may have.

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

The see through wrought iron gate will be pleasing to look at and will not interfere with any of the residents or public view of the premises.

9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

There will be a smooth transition between the gate and the adjoining buildings so they will look compatible.

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

The gates will open in and not over or across any sidewalks or other public ways.

11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

The wrought iron black gate will be visually compatible with the surrounding area.

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

The gate will not have any effect on the roof tops of the buildings.

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

The black wrought iron gate will form a cohesive wall of see through enclosure and will be visually compatible with the houses and public way.

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

The gate will have no impact on the houses or open spaces because it is a see through picket gate through out.

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

The picketed black gate will be visually compatible in size and character with the surrounding area and public ways.

16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

The see through gate will protect the existing buildings from uninvited vehicles entering from the high school across the street from the premises.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

   The black wrought iron gate will meet all standards required by the zoning code.

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

   The proposed installation of the gate will not interfere with any easements or rights-of-way.

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

   The proposed gate will beautify the existing complex and will not destroy any use or enjoyment of the property.

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

   The proposed gate will improve the use and enjoyment of the surrounding property and will beautify the neighborhood.

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

   The proposed gate will not cause any undue traffic congestion or hazard and will, in fact, prevent hazards from incurring from within the premises sought to be protected from the intrusion of automobiles from students using the premises to turn around.

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

   Existing screening does not present vehicles from entering the premises and this causes hazardous conditions within the complex.

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

   The proposed gate blends in with the existing landscaping and nearby structures.

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

   The proposed gate does not interfere with any open spaces because it is a see through picketed gate.

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

   The proposed gate does not interfere with any drainage or erosion problems.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

The proposed gate does not increase any existing public system and it will not interfere with any utilities systems.

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

The proposed gate does not interfere with the Official Map.

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

The proposed gate will not adversely affect the public health, safety, or general welfare and will in fact improve the residents health, safety and general welfare because it will limit the time and number of vehicles entering the premises prior to school and after school.

SITE PLAN REVIEW: FOXGATE HOMEOWNER COMPLEX

1. **The see through wrought iron gate will not impair any open spaces between the buildings and set back lines.**

2. **The gate is a high quality black wrought iron gate**

3. **The gate is a coated black wrought iron gate which will merge nicely with the surrounding area.**

4. **The addition of the gate will beautify the existing complex and prevent unwanted vehicles from entry during the school day.**

5. **The gate is approximately 48" tall and will not interfere with any buildings or structures.**

6. **The width of the gate is twenty-six (26) feet wide so that when the gate opens they will open at 13 feet and open inward.**

7. **The see through wrought iron gate will be compatible with all the windows and buildings and will not interfere with any views the residents may have.**

8. **The see through wrought iron black gate will be pleasing to look at and will not interfere with any of the residents or public view of the premises.**

9. **There will be smooth transition between the gate and the adjoining buildings so they will look compatible.**

10. **The gates will open in and not over or across any sidewalks or other public ways.**

11. **The wrought iron black gate will be visually compatible with the surrounding area.**

12. **The gate will not have any effect on the roof tops of the buildings.**

13. **The black wrought iron gate will form a cohesive wall of see through enclosure and will be visually compatible with the houses and public way.**

14. **The gate will have so impact on the houses or open spaces because it is a see through picket gate throughout.**

15. **The picketed black gate will be visually compatible in size and character with the surrounding area and public ways.**

16. **The see through gate will protect the existing buildings from uninvited (unwanted) vehicles from entering the high school across the streets from the premises.**

1. Page 4: The black wrought iron gate will meet all standards required by the zoning code.

2. The proposed installation of the gate will not interfere with any easements or rights of way.

3. The proposed gate will beautify the existing complex and not destroy any use or enjoyment of the property.

4. The proposed gate will improve the use and enjoyment of the surrounding property and will beautify the neighborhood.

5. The proposed gate will not cause any undue traffic congestion or hazard and will, in fact, prevent hazards from incurring from within the premises sought to be protected from the intrusion of automobiles from students using the premises to turnaround.

6. Existing screening does not prevent vehicles from entering the premises and this causes hazardous conditions within the complex.

7. The proposed gate blends in with the existing landscaping and nearby structures.

8. The proposed gate does not interfere with any open spaces because it is a see through picketed gate.

9. The proposed gate does not interfere with any drainage or erosion problems.

10. The proposed gate does not increase any existing public system and it will not interfere with any utilities systems.

11. The proposed gate does not interfere with the Official Map.

12. The proposed gate will not adversely affect the public health, safety, or general welfare and will in fact improve the residents health, safety and general welfare because it will limit the time and number of vehicles entering the premises prior to school and after school.

Gate Options
AUTOMATED GATE SYSTEMS
866-GO-GATES

Foxgate Lane Townhome Assn.
5716 Foxgate Ln.
Hinsdale, Illinois 60521

This letter is included to help explain the intention of our proposal, material, and installation.

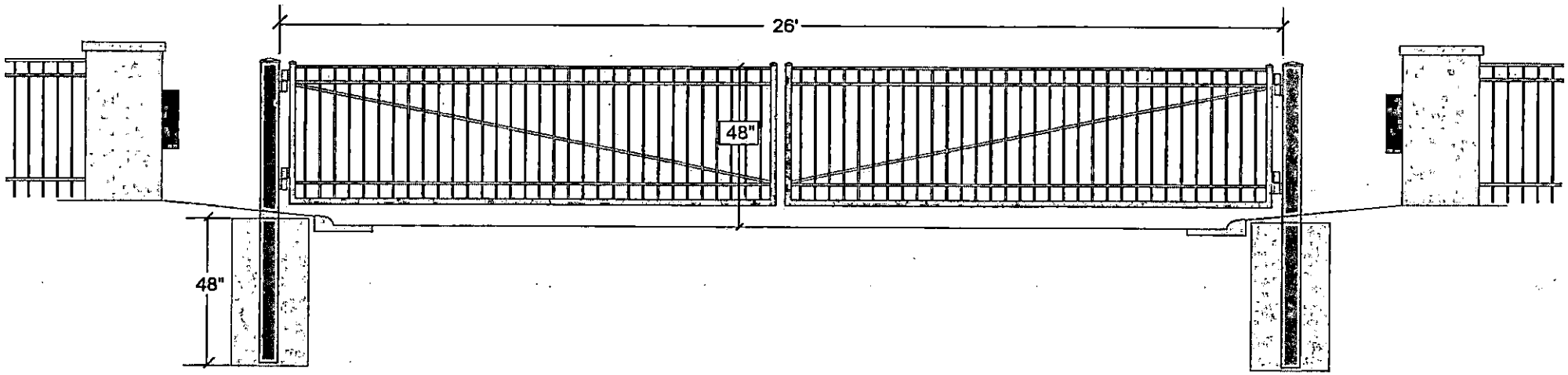
Included in the proposal is a 4' high by 28 ft. wide welded iron gate. The gate would have a simple aesthetical appearance. It would have only horizontal and vertical lines, and would be mostly see through. The gate would be hinged on 6" square steel posts. All of the gate parts would be powder coated black. The posts would be set in concrete footings in the lawn area on each side of the entryway drive. It would be installed in line with the existing masonry pillars and perimeter fencing. Therefor it would be within the property of the association, not in the parkway. The gate would swing inward when opened. Spaces would remain between the gate posts and masonry pillars. This would allow pedestrians to pass without going through the gate.

An electric operating system would be installed to open and close the gate. The gate and operators would be built to remain open most of the time. Only during the hours when the school is letting in for the day, and letting out for the day, would the gate be closed. Every residence would be given push button remotes to open or close when needed. The gate would not open or close on a timer.

Also, to allow for emergency access, a command keypad would be mounted on the adjacent fence. The keypad is capable of holding multiple codes. So, unique codes could be given to any emergency provider if necessary.

Thank you for your consideration,
Michael R. Newman
Design, Estimating, and Sales

3N381 Powis Rd, West Chicago, IL 60185 - Office (630)584-1814, Fax (630)443-4905



Hinge upright: 2" x 2" x 1/4" wall square steel tube
Latch upright: 2" x 2" x 14ga. square steel tube
Bottom rail: 2" x 2" x 14ga. square steel tube
Top rail: 2" x 1" channel (flat top)
Mid rails: 2" x 1" punched channels (pickets welded on underside)
Picket: 5/8" x 5/8" x 16ga. square steel tube spaced 4" apart
Truss bars: 1/4" x 1" steel flatbar stitch welded to inside face of pickets
Hinges: Safe glide, sealed bearing barrel hinges (rated 300 lbs per pair)
Posts: 6" x 6" x 3/16" wall square steel tube with pyramid caps
Posts to be set in 24" diameter x 48" deep concrete footings
Finish: All material to be primed and powder coated black

5701-5702 Fox Gate Lane








Private



FOX GATE OF HINSDALE PLAT OF SUBDIVISION

LOTS 1 THROUGH 17 OF FOX GATE OF HINSDALE, BEING A RESUBDIVISION OF LOT 1, IN BLOCK 6 (EXCEPT THE EAST 210.0 FEET AND EXCEPT THE WEST 65.19 FEET THEREOF) IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST ONE HALF OF THE NORTHWEST QUARTER OF THE SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NUMBER 141390, IN DU PAGE COUNTY, ILLINOIS.

Book 119
Page 120

JOHN NELSON SURVEYORS:
206 W. 69TH ST.
DARIEN ILLINOIS, 60559
312-920-9019
DEC. 5, 1985
DEC. 10, 1985

09-16-103

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Carl Blomgren, EXECUTIVE DIRECTOR FOR THE HINSDALE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT BURR RIDGE, ILLINOIS, THIS 11th DAY OF December, 1985

Carl Blomgren
EXECUTIVE DIRECTOR

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Joyce Bennett, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFORMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, COUNTY OF DU PAGE, ILLINOIS, THIS 2nd DAY OF January, 1986

Joyce Bennett
COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

LOT 1 IN BLOCK 6 (EXCEPT THE EAST 210.0 FEET AND EXCEPT THE WEST 65.19 FEET THEREOF) IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST ONE HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NUMBER 141390, IN DU PAGE COUNTY, ILLINOIS.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANTS THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT; AND GRANTS AND DECLARES THE STORM WATER DRAINAGE AND DETENTION RESTRICTIONS AND EASEMENTS AS SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THEI SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLEMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

HARRIS BANK OF HINSDALE, FORMERLY NAMED FIRST NATIONAL BANK OF HINSDALE AS TRUSTEE UNDER TRUST NO. C-754 AND NOT PESONALLY.

OWNER Janet Hale ASSTA. TRUST OFFICER

ADDRESS: 50 S. LINCOLN
HINSDALE, IL 60521

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, JOSEPHINE L. MITCHELL, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JANET HALE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS ARE SUBSCRIBED TO THE SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF December, 1985.

Josephine L. Mitchell
NOTARY PUBLIC
My Commission Expires Oct. 17, 1989

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, JOHN J. NELSON, REGISTERED LAND SURVEYOR NO. 2374, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN BLOCK 6 (EXCEPT THE EAST 210.0 FEET AND EXCEPT THE WEST 65.19 FEET THEREOF) IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST ONE HALF OF THE NORTHWEST QUARTER OF THE SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NUMBER 141390, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION IN COOK AND DU PAGE COUNTIES, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500.0 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE AND THAT NO PART OF SAID PROPERTY BORDERD ON OR INCUDES ANY PUBLIC WATERS IN WHICH THE STATE OF ILLINOIS HAS ANY PROPERTY RIGHTS OR PROPERTY INTERESTS.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF HINSDALE, ~~OR WITHIN ONE AND ONE HALF MILES OF THE CORPORATE LIMITS OF SAID VILLAGE~~, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISION THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT DARIEN, ILLINOIS, THIS 5th DAY OF Dec., 1985.

JOHN J. NELSON 2374
ILLINOIS REGISTERED LAND SURVEYOR NO. 2374

Easement Provisions

An easement is hereby reserved for and granted to the *Illinois Bell Telephone Company* and the *Commonwealth Edison Company* and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement," to install, lay, construct, renew, operate and maintain conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone and electric service; also is hereby granted the right to use the streets for said purposes, the right to overhang all lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain said easement area said conduits, cables, poles, wires, braces, guys, anchors and other equipment, and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees or saplings that interfere or threaten to interfere with any of the said public utility equipment. No permanent buildings or trees shall be placed on said easement, but same may be used for garden, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, in all platted "ie sement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, removal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interefere with the easements reserved and granted hereby.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Dated this 12th day of DECEMBER, 1985.

Donald G. Edley
Engineer

HARRIS BANK, HINSDALE
AS TRUSTEE UNDER TRUST C-754
Janet Hale
Owner or Attorney ASST. TRUST OFFICER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, RICHARD A. SKIBA, JR., VILLAGE TREASURER OF THE VILLAGE OF HINSDALE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT HINSDALE, DU PAGE COUNTY, ILLINOIS, THIS 2nd DAY OF January, 1986.

Richard A. Skiba, Jr.
VILLAGE TREASURER

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Richard L. Miller, Jr., PRESIDENT OF THE BOARD OF TRUSTEES OF THE VILLAGE OF HINSDALE, ILLINOIS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO AND BY RESOLUTION OR ORDER DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HOLD ON _____, 19__, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE AND THOSE INDICATED ON THIS PLAT OF SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF HINSDALE, ILLINOIS, THIS 17th DAY OF December, 1985.

ATTEST: Eileen B. Brooney, VILLAGE CLERK — Richard L. Miller, Jr., PRESIDENT

CERTIFICATE OF PLAN COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Mary Ann Wanke CHARIMAN OF THE VILLAGE PLAN COMMISSION, CERTIFY THAT ON THE 16th DAY OF December, 1985, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION.

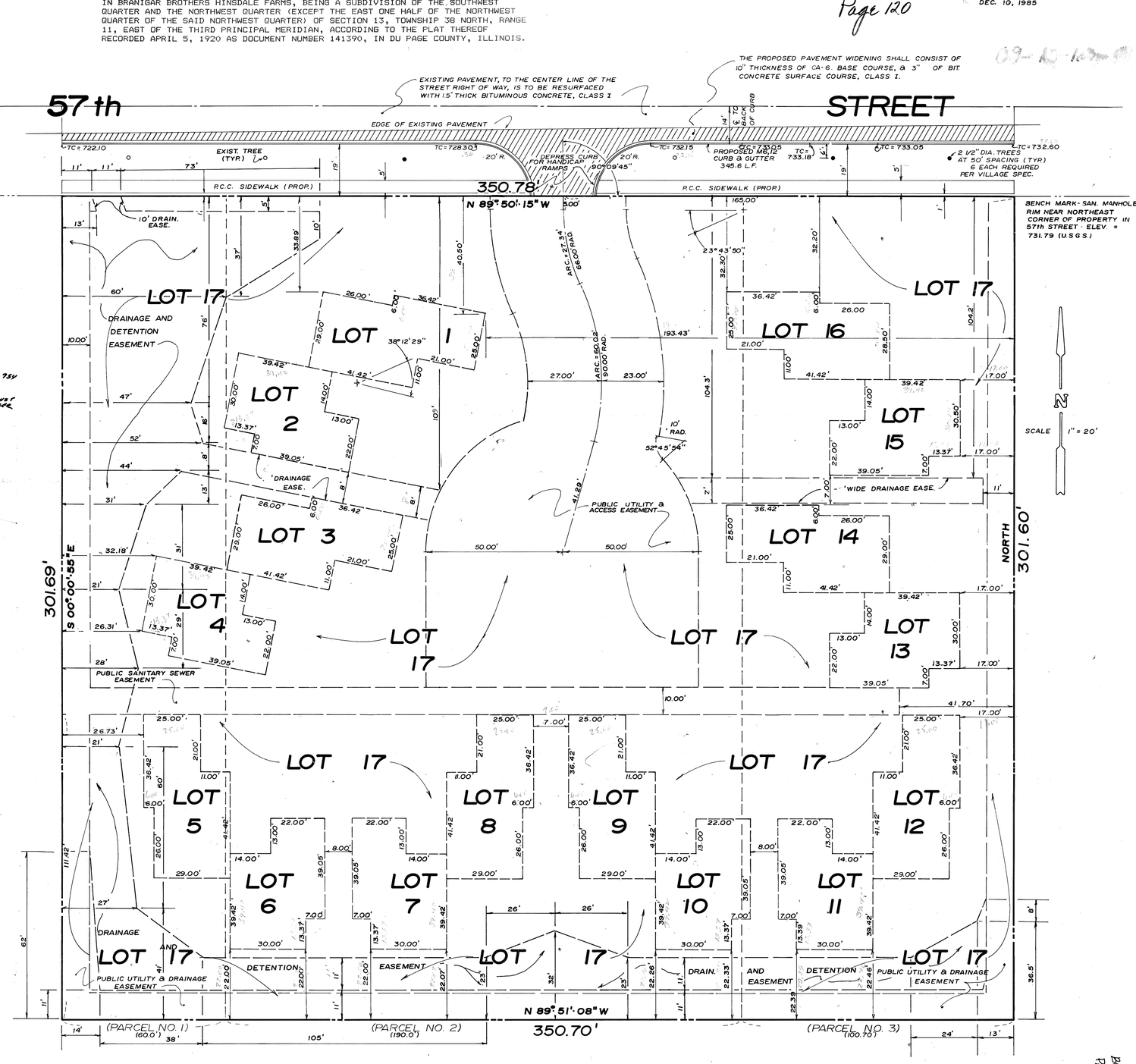
ATTEST: Susan M. Goodenow, SECRETARY — Mary Ann Wanke, CHAIRMAN

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT R86-01499 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE 6th DAY OF Jan. A.D. 1986, AT 3:15 O'CLOCK P.M., AND WAS RECORDED IN BOOK 119 OF PLATS ON PAGE 120.

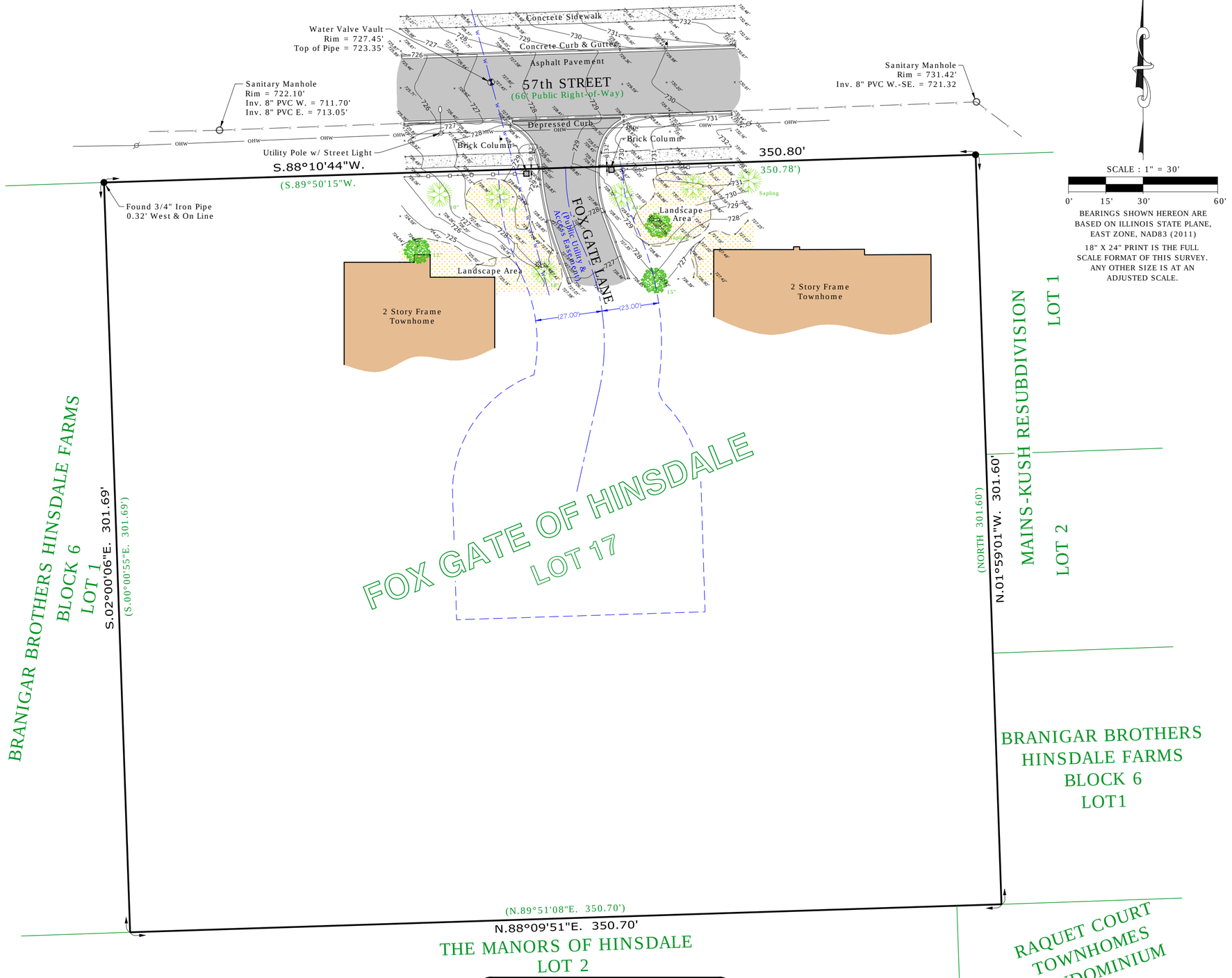
J. P. Carney A.D.
RECORDER OF DEEDS



BOOK - 119
PAGE - 120

860

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY



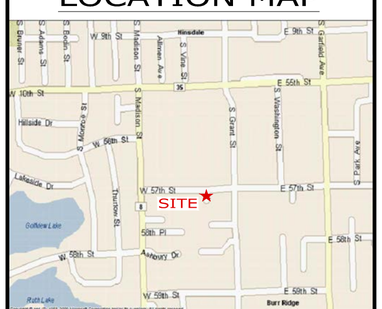
SCALE : 1" = 30'

0' 15' 30' 60'

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

18" X 24" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY. ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

LOCATION MAP



Not to Scale

LEGEND

- Found 3/4" Iron Pipe
- xxx.xx' Measured
- (xxx.xx') Record / Deed
- Boundary Line
- Lot Line
- Utility Pole
- Ground Light
- Manhole
- Centerline of Metal Fence
- OHW Overhead Wire(s)
- Underground Sanitary
- W W Underground Water
- 730 Contour with Elevation
- * 728.46 Spot Grade
- Building
- Asphalt
- Concrete
- 6" Non-Deciduous Tree and size in inches
- 12" Deciduous Tree and size in inches

LEGAL DESCRIPTION

LOT 17 IN FOXGATE OF HINSDALE, BEING A RESUBDIVISION OF LOT 1 (EXCEPT THE EAST 210 FEET AND EXCEPT THE WEST 65.19 FEET THEREOF) IN BLOCK 6 IN BRANIGAR BROTHERS HINSDALE FARMS BEING A SUBDIVISION OF THE SOUTH WEST QUARTER AND THE NORTH WEST QUARTER (EXCEPT THE EAST HALF OF THE NORTH WEST QUARTER OF SAID NORTH WEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FOXGATE OF HINSDALE RECORDED JANUARY 6, 1986 AS DOCUMENT R86-01499, IN DUPAGE COUNTY, ILLINOIS.

SURVEY NOTES

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 09-13-103-092.

LOCATING AND SHOWING ALL IMPROVEMENTS ON THIS LOT WERE NOT A CONDITION OF THIS SURVEY ORDER.

THE PROPERTY DESCRIBED HEREON CONTAINS 105,850 SQ. FT. OR 2.43 ACRES, MORE OR LESS.

PROPERTY COMMONLY KNOWN AS:
FOX GATE SUBDIVISION
5716 FOX GATE LANE
HINSDALE, IL 60521

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, SHAWN R. VanKAMPEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 10/31/2022 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHICAL SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL
THIS 16TH DAY OF NOVEMBER, A.D. 2022.

SHAWN R. VanKAMPEN
STATE OF
No. 035-002710
BATAVIA
ILLINOIS
PROFESSIONAL LAND SURVEYOR

Shawn R. Van Kampen

SHAWN R. VanKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2710
LICENSE EXPIRES 11/30/2024

PREPARED FOR:

Fox Gate Subdivision
Fox Gate Homeowners Association
5716 Fox Gate Lane
Hinsdale, IL 60521

NO.	DATE	REVISION
1.	10/31/2022	FIELD SURVEY COMPLETED
2.	11/16/2022	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:

FOX GATE LANE
GATE PROJECT
HINSDALE, IL 60521

DRAWN BY: EM | CHECKED BY: SVK

PROJECT NO.
541009

PLAT
SHEET 1 OF 1

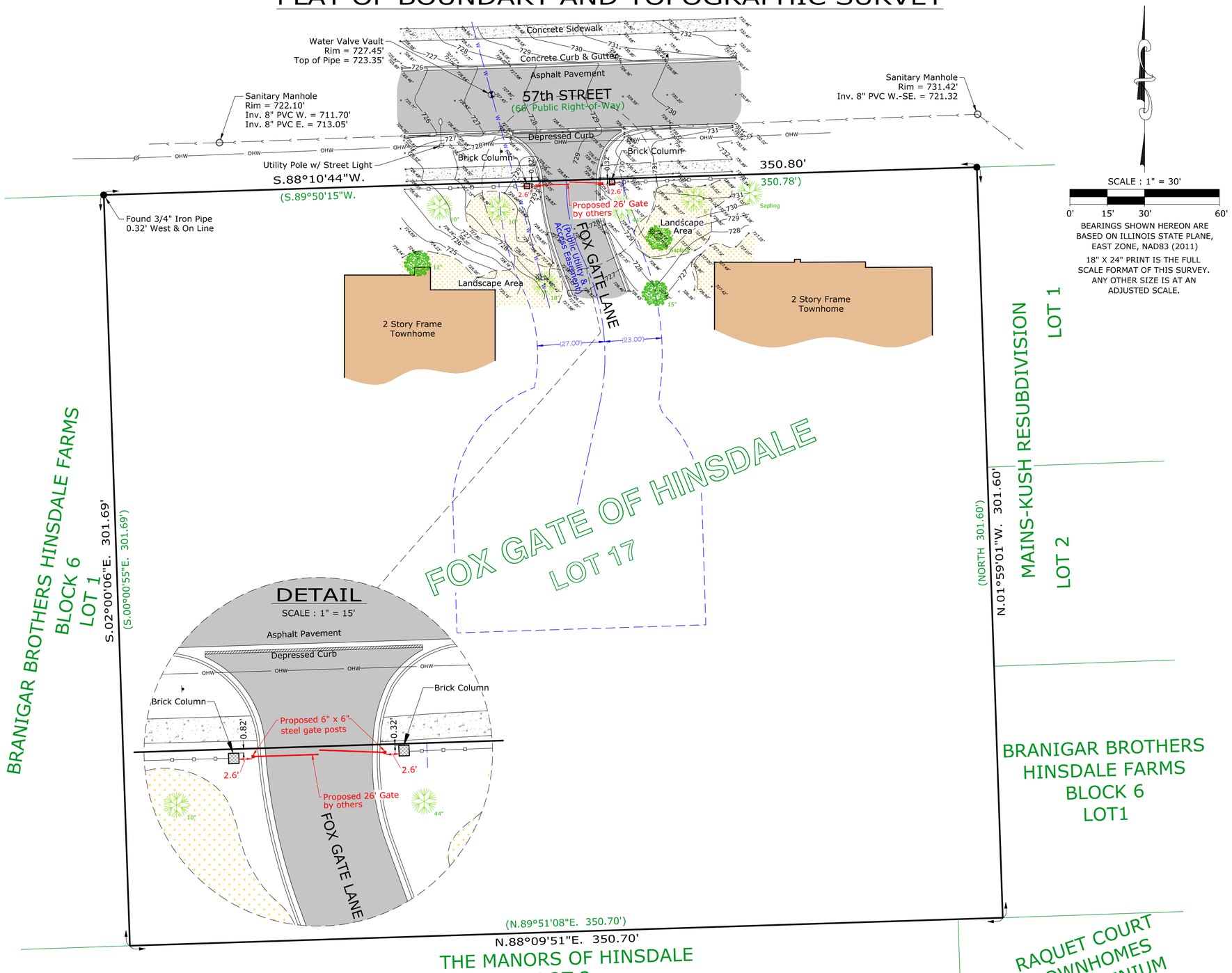
ADVANCED SURVEYING & MAPPING
Putting the Pieces Together...
Since 1984

PREPARED BY:

ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2023

©COPYRIGHT 2013-2022, ASM CONSULTANTS, INC. ALL RIGHTS RESERVED.

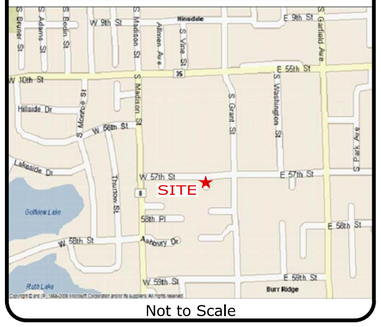
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY



BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

18" X 24" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY. ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

LOCATION MAP



Not to Scale

LEGEND

●	Found 3/4" Iron Pipe
xxx.xx' (xxx.xx')	Measured / Record / Deed
	Boundary Line
	Lot Line
	Utility Pole
	Ground Light
	Manhole
	Centerline of Metal Fence
OHW	Overhead Wire(s)
S S	Underground Sanitary
W W	Underground Water
730	Contour with Elevation
732.56'	Spot Grade
	Building
	Asphalt
	Concrete
6"	Non-Deciduous Tree and size in inches
12"	Deciduous Tree and size in inches

LEGAL DESCRIPTION

LOT 17 IN FOXGATE OF HINSDALE, BEING A RESUBDIVISION OF LOT 1 (EXCEPT THE EAST 210 FEET AND EXCEPT THE WEST 65.19 FEET THEREOF) IN BLOCK 6 IN BRANIGAR BROTHERS HINSDALE FARMS BEING A SUBDIVISION OF THE SOUTH WEST QUARTER AND THE NORTH WEST QUARTER (EXCEPT THE EAST HALF OF THE NORTH WEST QUARTER OF SAID NORTH WEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FOXGATE OF HINSDALE RECORDED JANUARY 6, 1986 AS DOCUMENT R86-01499, IN DUPAGE COUNTY, ILLINOIS.

SURVEY NOTES

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 09-13-103-092.

THE PROPOSED GATE LOCATION AND DIMENSIONS AS SHOWN WERE PROVIDED BY THE CLIENT.

LOCATING AND SHOWING ALL IMPROVEMENTS ON THIS LOT WERE NOT A CONDITION OF THIS SURVEY ORDER.

THE PROPERTY DESCRIBED HEREON CONTAINS 105,850 SQ. FT. OR 2.43 ACRES, MORE OR LESS.

PROPERTY COMMONLY KNOWN AS:
FOX GATE SUBDIVISION
5716 FOX GATE LANE
HINSDALE, IL 60521

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, SHAWN R. VanKAMPEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 10/31/2022 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHICAL SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL
THIS 14TH DAY OF MARCH, A.D. 2023.

SHAWN R. VanKAMPEN
STATE OF ILLINOIS
No. 035-002710
BATAVIA
PROFESSIONAL LAND SURVEYOR

SHAWN R. VanKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2710
LICENSE EXPIRES 11/30/2024

PREPARED FOR:

Fox Gate Subdivision
Fox Gate Homeowners Association
5716 Fox Gate Lane
Hinsdale, IL 60521

NO.	DATE	REVISION
1.	10/31/2022	FIELD SURVEY COMPLETED
2.	11/16/2022	FINAL SURVEY COMPLETED
3.	03/14/2023	REVISED TO ADD PROPOSED GATE BY OTHERS

SITE DESIGNATION INFORMATION:

FOX GATE LANE
GATE PROJECT
HINSDALE, IL 60521

DRAWN BY: EM | CHECKED BY: SVK

PROJECT NO.
541009

PLAT
SHEET 1 OF 1

ADVANCED SURVEYING & MAPPING
Putting the Pieces Together....
Since 1984

PREPARED BY:

ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2023

©COPYRIGHT 2013-2023, ASM CONSULTANTS, INC. ALL RIGHTS RESERVED.

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE PLAN AND SITE PLAN TO ALLOW FOR THE INSTALLATION OF AN ENTRANCE GATE ACROSS FOXGATE LANE FOR THE EXISTING FOXGATE SUBDIVISION IN THE VILLAGE OF HINSDALE

WHEREAS, the Foxgate Homeowner's Association (the "Applicant"), has submitted an application (the "Application") seeking exterior appearance and site plan approval for installation of an entrance gate across Foxgate Lane for the Foxgate Subdivision located at 5700-5717 Foxgate Lane (the "Subject Property) in the R-5 Multiple Family Residential Zoning District. Proposed improvements include the installation of a black wrought iron electronic gate, measuring four (4) feet tall and twenty-eight (28) feet wide across Foxgate Lane (a private street which intersects with 57th Street), two six (6) inch square gate posts, and black metal perimeter fencing at the entrance of the subdivision (collectively, the "Proposed Improvements"). The Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof. The Proposed Improvements are depicted in the Exterior Appearance and Site Plans attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Foxgate subdivision was constructed in the 1980s and consists of sixteen (16) townhomes located on a private street, Foxgate Lane; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

WHEREAS, on May 10, 2023, the Plan Commission of the Village of Hinsdale reviewed the Application at a special public meeting pursuant to notice given in accordance with the Zoning Code; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the special public meeting, recommended approval of the proposed Exterior Appearance and Site Plan on a vote of eight (8) ayes and zero (0) nays, with one (1) absent, all as set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit C** and made a part hereof; and

WHEREAS, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-604F of the Zoning Code governing site plan review, and the standards established in subsection 11-605E of the Zoning Code governing exterior appearance/design review standards, subject to the conditions stated in this Ordinance.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit C** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Approval of Exterior Appearance and Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-605 of the Hinsdale Zoning Code, approves the Exterior Appearance and Site Plans attached hereto, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), subject to the conditions set forth in Section 4 of this Ordinance.

SECTION 4: Conditions on Approvals. The approvals granted in Section 3 of this Ordinance are expressly subject to all of the following conditions:

A. Compliance with Plans. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.

B. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.

C. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 5: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 6: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any

section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this _____ day of _____, 2023, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2023, and attested to by the Village Clerk this same day.

_____
Thomas K. Cauley, Jr., Village President

ATTEST:

_____
Emily Thompkins, Village Clerk

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

By: _____

Its: _____

Date: _____, 2023

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOTS 1 THROUGH 17 OF FOX GATE OF HINSDALE, BEING A RESUBDIVISION OF LOT 1, IN BLOCK 6 (EXCEPT THE EAST 210.0 FEET AND EXCEPT THE WEST 65.19 FEET THEREOF) IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST ONE HALF OF THE NORTHWEST QUARTER OF THE SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NUMBER 141390, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 09-13-103-092; 09-13-103-108; 09-13-103-093; 09-13-103-107; 09-13-103-094; 09-13-103-106; 09-13-103-095; 09-13-103-108; 09-13-103-096; 09-13-103-104; 09-13-103-097; 09-13-103-103; 09-13-103-098; 09-13-103-099; 09-13-103-102; 09-13-103-100; 09-13-103-101

COMMONLY KNOWN AS: 5700-5717 FOXGATE LANE, HINSDALE, IL 60521

EXHIBIT B

APPROVED EXTERIOR APPEARANCE AND SITE PLANS

(ATTACHED)

EXHIBIT C

FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE PLAN AND SITE PLAN TO ALLOW FOR THE INSTALLATION OF AN ENTRANCE GATE ACROSS FOXGATE LANE FOR THE EXISTING FOXGATE SUBDIVISION IN THE VILLAGE OF HINSDALE

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ___ day of _____, 2023, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ___ day of _____, 2023.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ___ day of _____, 2023.

_____
Village Clerk

[SEAL]

FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

APPLICATION: Case A-13-2023 – 5700-5717 Foxgate Lane – Exterior Appearance and Site Plan Review to allow for the installation of an entrance gate cross Foxgate Lane for the Foxgate Subdivision in the R-5 Multiple Family Residential District

PROPERTY: 5700-5717 Foxgate Lane (PINs: 09-13-103-092; 09-13-103-093; 09-13-103-094; 09-13-103-095; 09-13-103-096; 09-13-103-097; 09-13-103-098; 09-13-103-099; 09-13-103-100; 09-13-103-101; 09-13-103-102; 09-13-103-103; 09-13-103-104; 09-13-103-105; 09-13-103-106; 09-13-103-107; 09-13-103-108)

APPLICANT: Foxgate Homeowners Association

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: May 10, 2023

BOARD OF TRUSTEES 1ST READING: June 13, 2023

SUMMARY OF REQUEST: The Village of Hinsdale received an application from the Foxgate Homeowners Association requesting approval of an Exterior Appearance and Site Plan to allow for the installation of an entrance gate across Foxgate Lane, a private street that terminates in a cul-de-sac and serves the Foxgate Subdivision located at 5700-5717 Foxgate Lane in the R-5 Multiple Family Residential District. The proposed gate is intended to limit traffic from Hinsdale Central High School located to the north, as vehicles reportedly use the private subdivision as a turn-around area. The Foxgate subdivision was constructed in the 1980s and consists of sixteen (16) townhomes located on a private street, Foxgate Lane.

The proposed electronic gate will be constructed across Foxgate Lane, a private street that intersects with 57th Street. The gate will be entirely located on private property within the common area for the subdivision and will swing inward so as to not encroach into the 57th Street right-of-way. The black wrought iron open gate will measure four (4) feet tall and twenty-eight (28) feet wide. The six (6) inch square gate posts will be placed adjacent to the existing stone piers and black metal perimeter fencing at the entrance of the subdivision. A space will be left between the existing stone piers and the entrance gate posts to provide a walkway for pedestrians.

Per Section 9-12-3 of the Village Code, driveway entry gates, and any parapet or column utilized in a fence design may be eight (8) feet in height. As proposed, the entrance gate meets all code requirements. No trees are to be removed and no signage is to be installed as part of this project.

Hinsdale Central High School is located to the north cross 57th Street in the IB Institutional Buildings District. Single-family detached homes are located to the east and west in the R-3 Single Family Residential District. Hinsdale Racquet Club and single-family attached homes are located to the south in the R-5 Multiple Family Residential District. The subject property is residential and therefore public notice via the newspaper, certified mail, or signage is not required for this project.

PUBLIC MEETING SUMMARY AND FINDINGS: On May 10, 2023, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Dominic Mancini, the attorney representing the Foxgate Homeowners Association, Bonnie Sartore, representing the Foxgate Homeowners Association, and Mike Newman from Peerless Fence, were present at the meeting and answered questions from the Commissioners.

Mr. Mancini provided an overview of the project and stated that the proposed gate is intended to limit traffic from Hinsdale Central High School located to the north, as vehicles are reportedly using the private subdivision as a turn-around area. The intent of the gate is not to make the subdivision a private gated community. Instead, the gate is intended to deter high school students from using the private street as a turnaround area or parking lot after school, which has created safety issues for residents. The Homeowners Association will leave the gate open the majority of the time and will only be closed after school or during events. Police and Fire Departments will have access to open the gate.

A Commissioner asked if any parking is rented out to students during the day. Ms. Sartore stated it is not permitted by the Association.

There was a discussion over if there would be advantages of using a sliding gate versus a swing gate. Mr. Newman stated that sliding gates are typically used where gates are closed the majority of the time. Because this gate will be open most of the time and closed for only a short period of time, a swing gate is more ideal.

A pedestrian walkway will be left open between the proposed entrance gate and the existing fence and piers. One Commissioner recommended that the Association look into installing a sidewalk in this area because there could be issues with pedestrians using the walkway during the winter.

There was a discussion over if the Association has used any other alternative methods to attempt to deter high school drivers from using Foxgate Lane after school. It was stated that the Homeowners Association has tried using traffic cones and signage, but these strategies have not been effective.

Some Commissioners noted possible concerns over Amazon or UPS delivery trucks having to load on 57th Street and blocking traffic if they are unable to use Foxgate Lane because the gate is closed. The applicant said residents can look at limiting delivery times. Commissioners recommended the Association consider installing an automatic timer system for the gate to open and close, as well as communicate delivery windows with companies like Amazon and UPS to ensure there are no issues with blocking traffic on 57th Street when the gate is closed.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. The Commission expressed general support for the project.

Commissioners noted that proposed plans met several standards for approval identified in the Zoning Code. The proposed gate will meet all code requirements and will help reduce traffic issues in the subdivision subject to not creating any traffic concerns from delivery trucks loading on 57th Street (Section 11-604(F)(1)(a) and (g)). The proposed gate will also match the existing fencing material and be visually compatible (Section 11-605(E)(1) and (2).

No members of the public provided comment at the meeting. Staff did not receive complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Crnovich and seconded by Commissioner Jablonski, as submitted. The vote carried by a roll call vote as follows:

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

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of eight (8) ayes and zero (0) nays, with one (1) absent, recommended to the President and Board of Trustees approval of Case A-13-2023 – 5700-5717 Foxgate Lane – Exterior Appearance and Site Plan Review to allow for the installation of an entrance gate cross Foxgate Lane for the Foxgate Subdivision in the R-5 Multiple Family Residential District, as submitted.

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

AGENDA ITEM # 7a

REQUEST FOR BOARD ACTION
Finance

`

AGENDA SECTION: Consent – ACA

SUBJECT: Accounts Payable-Warrant #1780

MEETING DATE: June 13, 2023

FROM: Alison Brothen, Finance Director

Recommended Motion
Approve payment of the accounts payable for the period of May 11, 2023 through June 7, 2023 in the aggregate amount of $1,643,689.08 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.

Background
At each Village Board meeting the Village Treasurer submits a warrant register that lists bills to be paid and to ratify any wire transfers that have been made since the last Village Board meeting. Supporting materials for all bills to be paid are reviewed by Village Treasurer and one Village Trustee prior to the Village Board meeting.

Discussion & Recommendation
After completion of the review by the Village Treasurer and Village Trustee approval of Warrant #1780 is recommended.

Budget Impact
N/A

Village Board and/or Committee Action
Village Board agenda policy provides that the Approval of the Accounts Payable should be listed on the Consent Agenda

Documents Attached
Warrant Register #1780

VILLAGE OF HINSDALE

ACCOUNTS PAYABLE WARRANT REGISTER #1780

FOR PERIOD May 11, 2023 through June 7, 2023

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of $1,643,689.08 reviewed and approved by the below named officials.

APPROVED BY _____ **DATE** _____
FINANCE DIRECTOR

APPROVED BY _____ **DATE** _____
VILLAGE MANAGER

APPROVED BY _____ **DATE** _____
VILLAGE TRUSTEE

Village of Hinsdale
#1780
Summary By Fund

Recap By Fund	Fund	Regular Checks	ACH/Wire Transfers	Total
General Fund	100	439,270.73	179,761.44	619,032.17
Capital Project Fund	400	118,083.39	-	118,083.39
Water & Sewer Operations	600	321,031.11	-	321,031.11
Water & Sewer Capital	620	21,187.20	-	21,187.20
Escrow Funds	720	189,823.00	-	189,823.00
Payroll Revolving Fund	740	37,688.75	336,843.46	374,532.21
Total		**1,127,084.18**	**516,604.90**	**1,643,689.08**

Village of Hinsdale
Schedule of Bank Wire Transfers and ACH Payments
1780

Payee/ Date	Description	Vendor Invoice		Invoice Amount
Electronic Federal Tax Payment Systems				
5/12/2023	Village Payroll #10 - Calendar 2023	FWH/FICA/Medicare	$	103,905.83
5/26/2023	Village Payroll #11 - Calendar 2023	FWH/FICA/Medicare	$	98,869.36
5/31/2023	Village Payroll #11A- Calendar 2023	FWH/FICA/Medicare	$	79.41
Illinois Department of Revenue				
5/12/2023	Village Payroll #10 - Calendar 2023	State Tax Withholding	$	21,794.63
5/26/2023	Village Payroll #11 - Calendar 2023	State Tax Withholding	$	20,840.32
5/31/2023	Village Payroll #11A- Calendar 2023	State Tax Withholding	$	22.72
ICMA - 457 Plans				
5/12/2023	Village Payroll #10 - Calendar 2023	Employee Withholding	$	18,425.55
5/26/2023	Village Payroll #11 - Calendar 2023	Employee Withholding	$	17,294.44
HSA PLAN CONTRIBUTION				
5/12/2023	Village Payroll #10 - Calendar 2023	Employer/Employee Withholding	$	1,681.95
5/26/2023	Village Payroll #11 - Calendar 2023	Employer/Employee Withholding	$	1,681.95
Intergovernmental Personnel Benefit Cooperative		Employee Insurance	$	179,761.44
Illinois Municipal Retirement Fund		Employer/Employee	$	52,247.30
			$	-
		Total Bank Wire Transfers and ACH Payments	$	516,604.90

Warrant Register 1780

Invoice	Description	Invoice/Amount
COMCAST		
8771201110036757	VILLAGE HALL 5/5-6/4/23	268.85
8771201110036807	KLM 5/5-6/4/23	116.85
8771201110036815	WATER 5/5-6/4/23	169.80
	Check Date 5/11/2023 Total For Check # 115786	**555.50**
TOSHIBA AMER BUSINESS SOLUTIONS		
6012707	MAINT COPIER PW 2/1-4/30/23	18.74
6012708	MAINT COPIER FIRE 2/1-4/30/23	69.92
	Check Date 5/11/2023 Total For Check # 115787	**88.66**
TOSHIBA FINANCIAL SERVICE		
500398102	COPIER LEASE FIN 4/23-5/23/23	275.00
500791272	COPIER LEASE PW 4/15-5/15/23	322.50
500791009	COPIER LEASE FIRE 4/15-5/15/23	322.50
	Check Date 5/11/2023 Total For Check # 115788	**920.00**
AFLAC-FLEXONE		
25724	Payroll Run 1 - Warrant PR2310	608.82
	Check Date 5/17/2023 Total For Check # 115789	**608.82**
ILLINOIS FRATERNAL ORDER		
25722	Payroll Run 1 - Warrant PR2310	720.00
	Check Date 5/17/2023 Total For Check # 115790	**720.00**
NATIONWIDE RETIREMENT SOL		
25723	Payroll Run 1 - Warrant PR2310	825.00
	Check Date 5/17/2023 Total For Check # 115791	**825.00**
NATIONWIDE TRUST CO FSB		
25725	Payroll Run 1 - Warrant PR2310	8,042.06
	Check Date 5/17/2023 Total For Check # 115792	**8,042.06**
NCPERS GRP LIFE INS#3105		
25721	Payroll Run 1 - Warrant PR2310	208.00
	Check Date 5/17/2023 Total For Check # 115793	**208.00**
STATE DISBURSEMENT UNIT		
25726	Payroll Run 1 - Warrant PR2310	230.77
	Check Date 5/17/2023 Total For Check # 115794	**230.77**
STATE DISBURSMENT UNIT		
25727	Payroll Run 1 - Warrant PR2310	359.54
	Check Date 5/17/2023 Total For Check # 115795	**359.54**

Warrant Register 1780

Invoice	Description	Invoice/Amount
BMO HARRIS BANK N.A. PYMT		
APR23	MISC CHARGES APR23	7.01
APR23	MISC CHARGES APR23	0.99
APR23	MISC CHARGES APR23	16.25
APR23	MISC CHARGES APR23	23.96
APR23	MISC CHARGES APR23	0.99
APR23	MISC CHARGES APR23	30.00
APR23	MISC CHARGES APR23	38.99
APR23	MISC CHARGES APR23	15.88
APR23	MISC CHARGES APR23	8.99
APR23	MISC CHARGES APR23	8.68
APR23	MISC CHARGES APR23	10.99
APR23	MISC CHARGES APR23	117.22
APR23	MISC CHARGES APR23	124.95
APR23	MISC CHARGES APR23	547.08
APR23	MISC CHARGES APR23	13.98
APR23	MISC CHARGES APR23	41.88
APR23	MISC CHARGES APR23	299.80
APR23	MISC CHARGES APR23	107.68
APR23	MISC CHARGES APR23	59.37
APR23	MISC CHARGES APR23	11.00
APR23	MISC CHARGES APR23	11.50
APR23	MISC CHARGES APR23	98.33
APR23	MISC CHARGES APR23	-66.62
APR23	MISC CHARGES APR23	25.99
APR23	MISC CHARGES APR23	-40.49
APR23	MISC CHARGES APR23	61.27
APR23	MISC CHARGES APR23	45.98
APR23	MISC CHARGES APR23	149.90
APR23	MISC CHARGES APR23	-149.90
APR23	MISC CHARGES APR23	149.90
APR23	MISC CHARGES APR23	289.90
APR23	MISC CHARGES APR23	0.99
	Check Date 5/23/2023 Total For Check # 115796	**2,062.44**
FIRST NATIONAL BANK OF OMAHA		
APR23	MISC CHARGES APR23	39.94
APR23	MISC CHARGES APR23	200.99
APR23	MISC CHARGES APR23	126.09

Warrant Register 1780

Invoice	Description	Invoice/Amount
APR23	MISC CHARGES APR23	12.32
APR23	MISC CHARGES APR23	10.61
APR23	MISC CHARGES APR23	31.80
APR23	MISC CHARGES APR23	181.94
APR23	MISC CHARGES APR23	106.42
APR23	MISC CHARGES APR23	238.73
APR23	MISC CHARGES APR23	14.94
APR23	MISC CHARGES APR23	35.07
APR23	MISC CHARGES APR23	115.59
APR23	MISC CHARGES APR23	55.48
APR23	MISC CHARGES APR23	116.54
APR23	MISC CHARGES APR23	209.94
APR23	MISC CHARGES APR23	14.94
APR23	MISC CHARGES APR23	-14.04
APR23	MISC CHARGES APR23	87.98
APR23	MISC CHARGES APR23	97.00
APR23	MISC CHARGES APR23	117.00
APR23	MISC CHARGES APR23	48.00
APR23	MISC CHARGES APR23	190.00
APR23	MISC CHARGES APR23	190.00
APR23	MISC CHARGES APR23	41.96
APR23	MISC CHARGES APR23	74.02
APR23	MISC CHARGES APR23	17.59
APR23	MISC CHARGES APR23	63.18
APR23	MISC CHARGES APR23	87.90
APR23	MISC CHARGES APR23	98.00
APR23	MISC CHARGES APR23	154.40
APR23	MISC CHARGES APR23	420.00
APR23	MISC CHARGES APR23	269.23
APR23	MISC CHARGES APR23	79.87
APR23	MISC CHARGES APR23	32.99
APR23	MISC CHARGES APR23	69.81
APR23	MISC CHARGES APR23	16.95
APR23	MISC CHARGES APR23	26.95
APR23	MISC CHARGES APR23	39.19
APR23	MISC CHARGES APR23	16.95
APR23	MISC CHARGES APR23	49.83
APR23	MISC CHARGES APR23	39.96

Warrant Register 1780

Invoice	Description	Invoice/Amount
APR23	MISC CHARGES APR23	89.86
APR23	MISC CHARGES APR23	6.84
APR23	MISC CHARGES APR23	11.49
APR23	MISC CHARGES APR23	12.86
APR23	MISC CHARGES APR23	45.87
APR23	MISC CHARGES APR23	32.39
APR23	MISC CHARGES APR23	43.38
APR23	MISC CHARGES APR23	59.97
APR23	MISC CHARGES APR23	19.50
APR23	MISC CHARGES APR23	24.99
APR23	MISC CHARGES APR23	81.67
APR23	MISC CHARGES APR23	99.85
APR23	MISC CHARGES APR23	299.00
APR23	MISC CHARGES APR23	39.19
APR23	MISC CHARGES APR23	64.94
APR23	MISC CHARGES APR23	64.94
APR23	MISC CHARGES APR23	6.89
APR23	MISC CHARGES APR23	6.95
APR23	MISC CHARGES APR23	36.00
APR23	MISC CHARGES APR23	86.96
APR23	MISC CHARGES APR23	27.80
APR23	MISC CHARGES APR23	263.53
APR23	MISC CHARGES APR23	30.00
APR23	MISC CHARGES APR23	90.38
APR23	MISC CHARGES APR23	42.99
	Check Date 5/23/2023 Total For Check # 115797	**5,414.30**
HAYES, MICHAEL		
032323	TRAVEL REIMBURSE-IPRA CONFERENCE	161.70
	Check Date 5/23/2023 Total For Check # 115798	**161.70**
TOSHIBA AMER BUSINESS SOLUTIONS		
6018449	COPIER MAINT FIN 2/1-4/30/23	395.05
6018090	COPIER MAINT PD 2/1-4/30/23	354.13
6018514	COPIER MAINT COM DEV/PARKS 2/1-4/30/23	627.60
6018514	COPIER MAINT COM DEV/PARKS 2/1-4/30/23	268.97
	Check Date 5/23/2023 Total For Check # 115799	**1,645.75**
COMCAST		
8771201110009242	PD/FIRE CABLE TV 5/16-6/15/23	88.82
8771201110009242	PD/FIRE CABLE TV 5/16-6/15/23	88.83

Warrant Register 1780

Invoice	Description	Invoice/Amount
	Check Date 5/25/2023 Total For Check # 115800	**177.65**
DUPAGE WATER COMMISSION		
01-1200-00-APR23	WATER CHARGES 3/31-4/30/23	299,264.14
	Check Date 5/25/2023 Total For Check # 115801	**299,264.14**
TOSHIBA FINANCIAL SERVICE		
501516546	COPIER LEASE COM DEV/PARKS 5/6-6/6/23	192.50
501516546	COPIER LEASE COM DEV/PARKS 5/6-6/6/23	82.50
	Check Date 5/25/2023 Total For Check # 115802	**275.00**
AFLAC-FLEXONE		
26019	Payroll Run 1 - Warrant PR2311	608.82
	Check Date 5/30/2023 Total For Check # 115803	**608.82**
NATIONWIDE RETIREMENT SOL		
26018	Payroll Run 1 - Warrant PR2311	825.00
	Check Date 5/30/2023 Total For Check # 115804	**825.00**
NATIONWIDE TRUST CO FSB		
26020	Payroll Run 1 - Warrant PR2311	24,670.43
	Check Date 5/30/2023 Total For Check # 115805	**24,670.43**
STATE DISBURSEMENT UNIT		
26021	Payroll Run 1 - Warrant PR2311	230.77
	Check Date 5/30/2023 Total For Check # 115806	**230.77**
STATE DISBURSMENT UNIT		
26022	Payroll Run 1 - Warrant PR2311	359.54
	Check Date 5/30/2023 Total For Check # 115807	**359.54**
AT & T		
63032338639258	VEECK PARK WP 4/14-5/13/23	628.95
	Check Date 5/30/2023 Total For Check # 115808	**628.95**
TOSHIBA FINANCIAL SERVICE		
502095847	COPIER LEASE ADMIN 5/13-6/13/23	275.00
	Check Date 5/30/2023 Total For Check # 115809	**275.00**
104TH ILL VOLUNTEER		
070423	JULY 4TH PARTICIPANT	500.00
	Check Date 6/7/2023 Total For Check # 115810	**500.00**
10TH IL VOLUNTEER INFANTR		
JULY2023	JULY 4TH PARTICIPANT	300.00
	Check Date 6/7/2023 Total For Check # 115811	**300.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
A & B LANDSCAPING		
2023-0097	WATER MAIN BREAK DRIVEWAY RESTORE	500.00
	Check Date 6/7/2023 Total For Check # 115812	**500.00**
ADVENTHEALTH BOLINGBROOK		
112208	OCT22 EXECUTIVE HEALTH CHARGES	150.00
062208	MAY22 EXECUTIVE HEALTH CHARGES	660.00
022308	JAN23 EXECUTIVE HEALTH CHARGES	90.00
	Check Date 6/7/2023 Total For Check # 115813	**900.00**
AEP ENERGY		
3013129837-APR23	2 E N STOUGH/STREET LIGHTS 3/23-4/21/23	7,132.96
3013129848-APR23	53 VILLAGE PL 3/17-4/17/23	195.37
3014421192-MAY	908 ELM ST 4/18-5/17/23	412.29
3014421204-MAY23	19 E CHGO TRANSFORMER 4/18-5/17/23	2,156.35
	Check Date 6/7/2023 Total For Check # 115814	**9,896.97**
AERIAL INFLUENCE LLC		
002383	DRONE PROGRAM APPROVE 4/20/23 KG	16,091.00
	Check Date 6/7/2023 Total For Check # 115815	**16,091.00**
AIR ONE EQUIPMENT		
193513	UNIFORM ALLOW-MAJEWSKI BOOTS	575.00
	Check Date 6/7/2023 Total For Check # 115816	**575.00**
ALLIED GARAGE DOOR INC		
209545	EMERGENCY REPAIR GARAGE DOOR-FIRE	2,353.98
	Check Date 6/7/2023 Total For Check # 115817	**2,353.98**
AMITA HEALTH		
93	DECEMBER22 SERVICES	1,619.00
	Check Date 6/7/2023 Total For Check # 115818	**1,619.00**
APEX LANDSCAPING INC		
103398	2023 LANDSCAPE MAINTENANCE CONTRACT BOT 3/7/23	248.00
103398	2023 LANDSCAPE MAINTENANCE CONTRACT BOT 3/7/23	4,576.00
103398	2023 LANDSCAPE MAINTENANCE CONTRACT BOT 3/7/23	12,073.50
	Check Date 6/7/2023 Total For Check # 115819	**16,897.50**
APWA ASSOCIATION		
880713	APWA MEMBERSHIP-HUMMEL	229.00
688933	MEMBERSHIP RENEWAL-PELUSO	229.00

Warrant Register 1780

Invoice	Description	Invoice/Amount
	Check Date 6/7/2023 Total For Check # 115820	**458.00**
ARTISTIC ENGRAVING		
20875	UNIFORM ALLOW- GALLIK	172.00
20074	UNIFORM ALLOW- NEW BADGE	169.00
	Check Date 6/7/2023 Total For Check # 115821	**341.00**
AWWA		
00083786	AWWA MEMBERSHIP FEE	2,329.00
SO88509	MEMBERSHIP DUES-PELUSO	244.00
	Check Date 6/7/2023 Total For Check # 115822	**2,573.00**
BIO-TRON, INC.		
42179	AED PLUS TRAINER	432.00
	Check Date 6/7/2023 Total For Check # 115823	**432.00**
BLYTHE MARTIN PRODUCTIONS INC		
JULY19	LUNCH ON THE LAWN-JULY19	550.00
	Check Date 6/7/2023 Total For Check # 115824	**550.00**
BRATSCHIE, JEANIE		
JUNE14	LUNCH ON THE LAWN-JUNE14	600.00
	Check Date 6/7/2023 Total For Check # 115825	**600.00**
BRIDGEPAY NETWORK SOLUTIONS		
12327	APR23 TRANSACTIONS	68.90
	Check Date 6/7/2023 Total For Check # 115826	**68.90**
CDW-GOVERNMENT INC.		
JH49337	TONER FOR KG PRINTER	23.21
JH57929	POOL INTERNET SWITCH	141.74
JP16367	LAPTOP FOR GARGANO	2,021.00
	Check Date 6/7/2023 Total For Check # 115827	**2,185.95**
CHICAGO ARTISAN ROASTERS		
1266	BREAKROOM SUPPLIES/COFFEE	55.00
1282	COFFEE	55.00
	Check Date 6/7/2023 Total For Check # 115828	**110.00**
CHICAGO ELITE VOLLEYBALL CLUB, LLC		
0587	APRIL VOLLEYBALL	770.00
	Check Date 6/7/2023 Total For Check # 115829	**770.00**
CHICAGO HONEY BEAR DANCERS		
070423	JULY 4TH PARTICIPANT	1,600.00
	Check Date 6/7/2023 Total For Check # 115830	**1,600.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
CHICAGO PARTS & SOUND LLC		
2J0004206	REMOVAL ALL ER EQU FROM UNIT 44	675.00
	Check Date 6/7/2023 Total For Check # 115831	**675.00**
CHORUS OF DUPAGE		
070423	JULY 4TH PARTICIPANT	900.00
	Check Date 6/7/2023 Total For Check # 115832	**900.00**
CHRISTOPHER B BURKE		
183422	CONSTRUCTION OBSERVATION STANDPIPE BOT 7/12/22	3,779.20
	Check Date 6/7/2023 Total For Check # 115833	**3,779.20**
CINTAS CORPORATION		
5157009826	RESTOCK MED. CABINET	102.73
4155134870	MAT & TOWEL SVC	24.61
4155134870	MAT & TOWEL SVC	32.88
4155134870	MAT & TOWEL SVC	23.04
4155134870	MAT & TOWEL SVC	22.94
4155134870	MAT & TOWEL SVC	49.62
4155134870	MAT & TOWEL SVC	46.28
5156723991	PUB SVC EYE WASH STATION RESTOCK	291.83
5156723918	WATER PLANT EYE WASH STATION RESTOCK	291.83
	Check Date 6/7/2023 Total For Check # 115834	**885.76**
CINTAS CORPORATION		
5157009853	MEDICAL CABINET RESTOCK VH/COM DEV	77.07
5157009853	MEDICAL CABINET RESTOCK VH/COM DEV	77.07
	Check Date 6/7/2023 Total For Check # 115835	**154.14**
CLARK HILL PLC		
1316781	LEGAL SERVICES THRU 4/30/23	1,100.50
	Check Date 6/7/2023 Total For Check # 115836	**1,100.50**
COLLEY ELEVATOR COMPANY		
241477	ELEVATOR INSPECTION	372.00
	Check Date 6/7/2023 Total For Check # 115837	**372.00**
COLLEY ELEVATOR COMPANY		
241478	ELEVATOR INSPECTION	617.00
241450	ELEVATOR INSPECT-VH & MEM HALL	747.00
	Check Date 6/7/2023 Total For Check # 115838	**1,364.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
COMED-6112		
1653148069	TRAFFIC SIGNALS 3/29--4/27/23	72.25
	Check Date 6/7/2023 Total For Check # 115839	**72.25**
CONSERV FS		
6423257	SOFTBALL MAINTENANCE SUPPLY	75.80
	Check Date 6/7/2023 Total For Check # 115840	**75.80**
COOK COUNTY TREASURER		
2023-1	MAINTENANCE OF TRAFFIC SIGNAL- 01/01-03/31/23	240.00
	Check Date 6/7/2023 Total For Check # 115841	**240.00**
CORE & MAIN LP		
S522414	MXU'S METER READING	8,478.00
	Check Date 6/7/2023 Total For Check # 115842	**8,478.00**
COURTYARD CUSTOM BUILDERS INC		
27195	CONT BD-214 S CLAY #27195	10,000.00
28368	CONT BD-214 S CLAY-TEMP #28368	2,250.00
27194	ST MGMT-214 S CLAY #27194	3,000.00
	Check Date 6/7/2023 Total For Check # 115843	**15,250.00**
CUMMINS INC		
F2-39155	GENERATOR MAINTENANCE-PD	546.78
F2-39155	GENERATOR MAINTENANCE-FIRE	546.78
	Check Date 6/7/2023 Total For Check # 115844	**1,093.56**
DEERFIELD CONSTRUCTION GROUP		
23-780399-01A	STANDPIPE PROJECT RELOCATION OF DU-COMM EQUIP	4,375.00
	Check Date 6/7/2023 Total For Check # 115845	**4,375.00**
DU-COMM		
18479	LEASING/OWNING COST MAY-JULY 2023	3,521.40
18523	QRT SHARES FOR DISPATCH	82,046.75
	Check Date 6/7/2023 Total For Check # 115846	**85,568.15**
DUDEK, RYAN		
051623	TUITION REIMBURSE-BA FIRE SVC ADMIN	846.29
	Check Date 6/7/2023 Total For Check # 115847	**846.29**
DUMEG		
FY24	FY24 CONTRIBUTIONS -DUMEG	13,000.00
	Check Date 6/7/2023 Total For Check # 115848	**13,000.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
DUPAGE COUNTY		
96064	STORMWATER CERTIFICATION	2,065.00
	Check Date 6/7/2023 Total For Check # 115849	**2,065.00**
DUPAGE MAYORS & MANAGERS		
11707A	2023-2024 CONF MEMBERSHIP DUES	9,932.92
	Check Date 6/7/2023 Total For Check # 115850	**9,932.92**
DUPAGE TOPSOIL, INC.		
055148	TREE STUMP RESTORATION	370.00
	Check Date 6/7/2023 Total For Check # 115851	**370.00**
ECO CLEAN MAINTENANCE INC		
11665	CUSTODIAL SERVICES 2023	1,900.00
11665	CUSTODIAL SERVICES 2023	1,200.00
11665	CUSTODIAL SERVICES 2023	2,546.00
11665	CUSTODIAL SERVICES 2023	720.00
	Check Date 6/7/2023 Total For Check # 115852	**6,366.00**
ETP LABS, INC		
23-136550	MONTHLY BACTERIA SAMPLES	288.00
	Check Date 6/7/2023 Total For Check # 115853	**288.00**
EXPERT CHEMICAL & SUPPLY		
956959	GLOVES	132.00
956959	GLOVES	132.00
956959	GLOVES	132.00
	Check Date 6/7/2023 Total For Check # 115854	**396.00**
FACTORY MOTOR PARTS CO		
50-4517815	WASHER SOLVENT	128.99
60-383287	SHOP FANS	373.98
	Check Date 6/7/2023 Total For Check # 115855	**502.97**
FIRESTONE STORES		
302398	NEW TIRES X 4 #23	694.00
	Check Date 6/7/2023 Total For Check # 115856	**694.00**
FIRST COMMUNICATIONS, LLC		
1215153549	PHONE CHARGES 3/22-4/21/23	613.85
1215153549	PHONE CHARGES 3/22-4/21/23	213.94
1215153549	PHONE CHARGES 3/22-4/21/23	438.11
1215153549	PHONE CHARGES 3/22-4/21/23	114.63
1215153549	PHONE CHARGES 3/22-4/21/23	1,190.45

Warrant Register 1780

Invoice	Description	Invoice/Amount
1215153549	PHONE CHARGES 3/22-4/21/23	510.19
1215153549	PHONE CHARGES 3/22-4/21/23	2,199.95
	Check Date 6/7/2023 Total For Check # 115857	**5,281.12**
FITZGERALD LIGHTING & MAINTENANCE CO		
36845	LIFT & LABOR FOR BALLFIELD REPAIRS	2,521.00
	Check Date 6/7/2023 Total For Check # 115858	**2,521.00**
FLAT 43 BMX TEAM		
JULY2023	JULY 4TH PARTICIPANT	450.00
	Check Date 6/7/2023 Total For Check # 115859	**450.00**
FREEWAY FORD TRUCK SALES		
147489	CHECK ENGINE DIAG/REPAIR #12	1,520.00
147601	AMBULANCE REPAIR	4,083.89
	Check Date 6/7/2023 Total For Check # 115860	**5,603.89**
FULLERS HOME & HARDWARE		
APR23	MISC HARDWARE-APR23	2.70
APR23	MISC HARDWARE-APR23	7.19
APR23	MISC HARDWARE-APR23	47.65
APR23	MISC HARDWARE-APR23	11.18
APR23	MISC HARDWARE-APR23	99.68
APR23	MISC HARDWARE-APR23	17.09
	Check Date 6/7/2023 Total For Check # 115861	**185.49**
FULLERS SERVICE CENTER IN		
MARCH 2023	CAR WASH -MARCH 2023	72.00
APRIL 2023	CAR WASH- APRIL 2023	96.00
72	YEAR 2 WEEKEND CBD & PARKS GARBAGE	2,530.00
MP825-IL(#259)	CAR WASH/DETAIL -SQUAD 43	60.00
	Check Date 6/7/2023 Total For Check # 115862	**2,758.00**
GALLIK, ANDREW		
2023 REIMB	CLOTHING REIMB- DET. GALLIK	520.97
	Check Date 6/7/2023 Total For Check # 115863	**520.97**
GALLS		
024197323	UNIFORM ALLOW-SWARD	53.32
024197325	UNIFOM ALLOW-SZAFLARSKI	53.98
024208587	ALLOW UNIFORM-ROOT	109.82
024116813	UNIFORM ALLOW-MONTECINOS	315.72
024158276	UNIFORM ALLOW-ROOT	26.97
024158278	UNIFORM ALLOW-RODRIGUEZ	81.28

Warrant Register 1780

Invoice	Description	Invoice/Amount
024230446	UNIFORM ALLOW-BERLAND	43.51
024158246	SUPPLIES - DUI TESTING	114.63
024287439	UNIFORM ALLOW-KING	80.97
024252561	UNIFORM ALLOW- DZIERZEGA	79.83
024260688	UNIFORM ALLOW- SWARD	139.83
024236886	UNIFORM ALLOW-MILLER	127.92
024363877	UNIFORM ALLOW- LUTZ	119.95
024402617	UNIFORM ALLOW- MARIN	211.85
024510388	UNIFORM ALLOW- GRAHN	136.17
024477214	UNIFORM ALLOW- BERLAND	190.34
024337611	UNIFORM ALLOW- RODRIGUEZ	138.42
024337641	UNIFORM ALLOW- BERLAND	209.04
	Check Date 6/7/2023 Total For Check # 115864	**2,233.55**
GARRON, FERNANDO		
051623	BOARD MTG RECORDING 5/16/23	325.00
	Check Date 6/7/2023 Total For Check # 115865	**325.00**
GOVTEMPS USA, LLC		
4158145	PAYROLL TEMP 3/26 & 4/22	1,275.75
	Check Date 6/7/2023 Total For Check # 115866	**1,275.75**
GRAINGER, INC.		
9701211535	WATER COOLER FILTER CARTRIDGE	76.65
9701211535	WATER COOLER FILTER CARTRIDGE	76.65
9696583922	REPAIR FIRE WATER SPRINKLER SYS @ VH	1,462.09
9705251909	LOCKOUT TAGOUT STATION-PADLOCKS	397.70
	Check Date 6/7/2023 Total For Check # 115867	**2,013.09**
GREAT LAKES PLUMBING &		
28858	EMERGENCY PLUMBING REPAIR	579.50
28858	EMERGENCY PLUMBING REPAIR	579.50
	Check Date 6/7/2023 Total For Check # 115868	**1,159.00**
HALOGEN SUPPLY COMPANY		
00594203	DECK SUPPLIES	462.16
00593944	POOL CHEMICAL/QUICKSEAL & MURIATIC ACID	660.74
00595394	POOL CHEMICALS	646.17
00595395	POOL CHEMICALS	826.16
	Check Date 6/7/2023 Total For Check # 115869	**2,595.23**

Warrant Register 1780

Invoice	Description	Invoice/Amount
HIGHLAND PRODUCTS GROUP, LLC		
310030073	PARK TRASH CANS	1,975.91
	Check Date 6/7/2023 Total For Check # 115870	**1,975.91**
HILDEBRAND SPORTING GOODS		
48649	NAME PLATES & STANDS TRUSTEE'S	60.00
51141	NAMEPLATES-4	60.00
	Check Date 6/7/2023 Total For Check # 115871	**120.00**
HINSDALE MEADOWS LLC		
28363	CONT BD-526 HANNAH LANE-TEMP #28363	5,250.00
27446	CONT BD-530 HANNAH LANE-TEMP #27446	5,250.00
28425	CONT BD-TEMP CO 5529 BARTON #28425	18,751.50
28407	CONT BD-TEMP CO 5525 BARTON #28407	18,751.50
	Check Date 6/7/2023 Total For Check # 115872	**48,003.00**
HINSDALE NURSERIES, INC.		
1782283	TRIBUTE TREE SUPPLY	348.00
	Check Date 6/7/2023 Total For Check # 115873	**348.00**
HOLLAND HARDWARE		
055206	FLAG CLIPS-150TH MEM HALL	7.80
	Check Date 6/7/2023 Total For Check # 115874	**7.80**
HONEY BUCKET		
I27152	PORTABLE TOILETS	364.00
	Check Date 6/7/2023 Total For Check # 115875	**364.00**
HR GREEN INC		
161964	ARPA DRAINAGE DESIGN ENG	6,560.00
161962	2023 RESURFACING DESIGN ENG	5,551.50
161963	SIXTH ST RECONSTRUCT DEISGN ENG	25,383.30
162432	SOURCE WATER PROTECTION PLAN VOT 3/7/23	1,485.00
161802	PLAT OF EASEMENT	1,000.00
162725	2023 BRIDGE INSPECTION	1,013.58
	Check Date 6/7/2023 Total For Check # 115876	**40,993.38**
HUGHES ENVIRONMENTAL CONSULTING INC		
129	VEECK CSO FEE-APRIL	400.00
	Check Date 6/7/2023 Total For Check # 115877	**400.00**
I-PAC		
538	MEMBERSHIP DUES PD- 2023/24	100.00
	Check Date 6/7/2023 Total For Check # 115878	**100.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
ICMA MEMBERSHIP RENEWALS		
247099 2023-24	2023-24 MEMBERSHIP RENEWAL-GARGANO	1,200.00
	Check Date 6/7/2023 Total For Check # 115879	**1,200.00**
IFSAP MEMBERSHIP		
IFSAP 2023	IFSAP MEMBERSHIP 2023-WANNER	55.00
	Check Date 6/7/2023 Total For Check # 115880	**55.00**
IL DEPT OF TRANSPORTATION		
63376	IDOT TRAF SIGNAL MAINT 1/23-3/23/23	1,929.66
	Check Date 6/7/2023 Total For Check # 115881	**1,929.66**
ILCMA		
052223	2023-24 MEMBERSHIP DUES-PETERSON	220.00
052323	ILCMA DUES-PELUSO	188.75
051523	2023-24 MEMBERSHIP RENEWAL-GARGANO	465.00
	Check Date 6/7/2023 Total For Check # 115882	**873.75**
ILLCO, INC.		
2582305	REPAIR ICE MACHINE	96.21
2583438	SEAL KIT FOR BOILER	216.77
	Check Date 6/7/2023 Total For Check # 115883	**312.98**
ILLINOIS PHLEBOTOMY SVCS		
1763	PHLEBOTOMY SERVICES- HIP23005412	425.00
	Check Date 6/7/2023 Total For Check # 115884	**425.00**
INDUSTRIAL ELECTRIC SUPPLY		
S100021987.001	REPAIR EMERGENCY LIGHT	67.57
S100021953.001	REPAIR EMERGENCY LIGHT	64.99
	Check Date 6/7/2023 Total For Check # 115885	**132.56**
INNOVATION ARTS CONNECTION		
1275	MISCHIEVOUS MINIONS	84.00
	Check Date 6/7/2023 Total For Check # 115886	**84.00**
INTERNATIONAL EXTERMINATO		
05-3925	PEST CONTROL-MAY23	47.00
05-3925	PEST CONTROL-MAY23	47.00
05-3925	PEST CONTROL-MAY23	132.00
05-3925	PEST CONTROL-MAY23	47.00
05-3925	PEST CONTROL-MAY23	47.00
	Check Date 6/7/2023 Total For Check # 115887	**320.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
J G UNIFORM & CAREER		
113583	UNIFORM ALLOW- ALTERATIONS-DZIERZEGA	25.00
	Check Date 6/7/2023 Total For Check # 115888	**25.00**
J J KELLER & ASSOCIATES INC		
24415	CDL TRAINING	750.00
	Check Date 6/7/2023 Total For Check # 115889	**750.00**
JAMES J BENES & ASSOC INC		
PAY #13	THE LANE DRAINAGE STUDY	2,341.69
	Check Date 6/7/2023 Total For Check # 115890	**2,341.69**
JC LICHT, LLC		
09244091	PAINT-MEM HALL	26.28
	Check Date 6/7/2023 Total For Check # 115891	**26.28**
JOHNSON CONTROLS SECURITY		
38818476	FD/PD QUARTERLY FEE JUNE THROUGH AUGUST	54.00
38818476	FD/PD QUARTERLY FEE JUNE THROUGH AUGUST	54.00
	Check Date 6/7/2023 Total For Check # 115892	**108.00**
JSN CONTRACTORS SUPPLY		
86171	JULIE LOCATES	390.88
86247	SNOW FENCE & TOOLS	120.00
86247	SNOW FENCE & TOOLS	121.00
	Check Date 6/7/2023 Total For Check # 115893	**631.88**
KLEIN,THORPE,JENKINS LTD		
233468-233478	LEGAL FEEES THRU 3/31/23	17,940.50
	Check Date 6/7/2023 Total For Check # 115894	**17,940.50**
KREFFT, THOMAS M		
051723	TRAVEL EXPENSE REIMB-CRISIS NEGOTIATOR	431.50
	Check Date 6/7/2023 Total For Check # 115895	**431.50**
KROESCHELL SERVICE, INC		
69629	HVAC BOT 3/7/23	1,680.00
69630	WELL HEATER REPAIR	696.00
	Check Date 6/7/2023 Total For Check # 115896	**2,376.00**
LAUTERBACH & AMEN, LLP		
76637	12/31/22 GASB 74/75 REPORT	4,160.00
	Check Date 6/7/2023 Total For Check # 115897	**4,160.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
LAW ENFORCEMENT TRAINING LLC		
INV-0577	COURTSMART ANNUAL ACCESS-2023	1,150.00
	Check Date 6/7/2023 Total For Check # 115898	**1,150.00**
LINDE GAS & EQUIPMENT INC		
34844548	POOL CHEMICALS CO2	136.04
35459648	POOL CHEMICALS CO2	150.49
	Check Date 6/7/2023 Total For Check # 115899	**286.53**
LISA LOMBARDI COACHING		
50072107	COMEDY CLASS	60.90
	Check Date 6/7/2023 Total For Check # 115900	**60.90**
LORKIEWICZ, REBECCA		
050823	GENTLE YOGA MARCH/APRIL	892.50
	Check Date 6/7/2023 Total For Check # 115901	**892.50**
MAGIC OF GARY KANTOR		
04202023	APRIL MAGIC CLASS	46.20
	Check Date 6/7/2023 Total For Check # 115902	**46.20**
MARATHON SPORTSWEAR		
76952	POOL UNIFORMS	1,090.50
	Check Date 6/7/2023 Total For Check # 115903	**1,090.50**
MCMASTER-CARR		
95959771	PIPE FOR GRINDER STAND	56.00
	Check Date 6/7/2023 Total For Check # 115904	**56.00**
MCNAUGHTON DEVELOPMENT		
23139	STMWR BD-543 N MADISON #23139	12,800.00
	Check Date 6/7/2023 Total For Check # 115905	**12,800.00**
MEDINAH CAR CLUB		
JULY2023	JULY 4TH PARTICIPANT	500.00
	Check Date 6/7/2023 Total For Check # 115906	**500.00**
MENARDS		
17759	150TH FLAG SNAPS	25.96
16593	BASIN REPAIR	33.45
18227	SEWER REPAIR	104.66
17358	SEWER REPAIR	126.26
19034	FOUNTAIN SKIMMER	14.99
18731	PLOW WRENCHES	67.41
17363	POOL ELECTRIC REPAIR	20.32

Warrant Register 1780

Invoice	Description	Invoice/Amount
17466	POOL ELECTRIC REPAIR	17.96
17558	POOL ELECTRIC REPAIR	20.94
	Check Date 6/7/2023 Total For Check # 115907	**431.95**
METRO EMERG RESP-INVESTIG		
2023/2024 DUES	MERIT DUES-23/24	6,500.00
	Check Date 6/7/2023 Total For Check # 115908	**6,500.00**
MID STATES ORGANIZED		
20024372- IN	MEMBERSHIP- ANNUAL 1/01/23-12/31/2023	150.00
	Check Date 6/7/2023 Total For Check # 115909	**150.00**
MIKE LASLO LANDSCAPING		
28443	CONT BD-16 W BIRCHWOOD #28443	500.00
	Check Date 6/7/2023 Total For Check # 115910	**500.00**
MUNICIPAL EMERGENCY SVCS		
IN1870193	SCBA EQUIPMENT	698.00
	Check Date 6/7/2023 Total For Check # 115911	**698.00**
NAPA AUTO PARTS		
4343-835100	TOOLS-SOCKET RATCHET FOR ST LIGHT POLES	46.99
4343-833345	IGNITION COIL CONNECTOR/THROTTLE #28	30.70
4343-835185	OIL FILTERS #8 LOADER	40.92
	Check Date 6/7/2023 Total For Check # 115912	**118.61**
NATIONAL SECURITY SERVICE LLC		
947916-FINAL	4TH JULY SECURITY FINAL PMT	408.80
	Check Date 6/7/2023 Total For Check # 115913	**408.80**
NEUCO INC		
6803845	VH FIRE SPRINKLER SYS EQUIP	188.17
	Check Date 6/7/2023 Total For Check # 115914	**188.17**
NICOR GAS		
06677356575	PLATFORM TENNIS 4/19-5/18/23	510.68
90077900000	YOUTH CENTER 4/18-5/17/23	141.35
12952110000	5905 S COUNTY LIJNE 4/19-5/18/23	238.35
13270110003	350 N VINE 4/18-5/17/23	290.92
38466010006	PD/FIRE 121 SYMONDS 4/19-05/17/23	105.49
38466010006	PD/FIRE 121 SYMONDS 4/19-05/17/23	105.49
	Check Date 6/7/2023 Total For Check # 115915	**1,392.28**
NORMANDY CONSTRUCTION		
28489	CONT BD-619 S MONROE #28489	2,500.00
	Check Date 6/7/2023 Total For Check # 115916	**2,500.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
NORTH EAST MULTI-REGIONAL		
322427	NIMRT- ANNUAL MEMBERSHIP	2,565.00
	Check Date 6/7/2023 Total For Check # 115917	**2,565.00**
O'LEARY'S CONTRACTORS EQUIP & SUPPLY		
462160	MUCK BOOTS FOR RAIN	139.00
463937	PPE KNEE PADS/NECK GATORS	54.00
463937	PPE KNEE PADS/NECK GATORS	100.00
	Check Date 6/7/2023 Total For Check # 115918	**293.00**
OAK BROOK MECHANICAL, INC		
34285	LABOR INSTALL BOILER PUMP @ PUB SVC	865.00
	Check Date 6/7/2023 Total For Check # 115919	**865.00**
301 S PARK LLC		
26141	STMWR BD-301 S PARK #26141	16,970.00
	Check Date 6/7/2023 Total For Check # 115920	**16,970.00**
ABC PHCE		
27432	CONT BD-529 PAMELA CIR #27432	500.00
	Check Date 6/7/2023 Total For Check # 115921	**500.00**
ABC PHE		
28418	CONT BD-34 S BRUNER #28418	500.00
	Check Date 6/7/2023 Total For Check # 115922	**500.00**
BRADFORD & KENT CUSTOM BUILDERS		
28535	CONT BD-407 N COUNTY LINE #28535	3,600.00
	Check Date 6/7/2023 Total For Check # 115923	**3,600.00**
BREEDEN, MARK & MARGARET		
26057	CONT BD-305 E FIRST #26057	500.00
	Check Date 6/7/2023 Total For Check # 115924	**500.00**
BREEDEN, MARK & MARGARET		
26811	CONT BD-305 E FIRST #26811	7,500.00
	Check Date 6/7/2023 Total For Check # 115925	**7,500.00**
CB CONSTRUCTION & DESIGN		
28386	CONT BD-532 W NORTH #28386	10,000.00
	Check Date 6/7/2023 Total For Check # 115926	**10,000.00**
D&M OUTDOOR LIVING SPACES		
28382	CONT BD-347 N ELM #28382	1,000.00
	Check Date 6/7/2023 Total For Check # 115927	**1,000.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
DAVINCI PLUMBING		
27090	CONT BD-220 E 7TH ST #27090	500.00
	Check Date 6/7/2023 Total For Check # 115928	**500.00**
DEVITA, JULIE		
27459	KLM SECURITY DEP-EN230304 #27459	250.00
	Check Date 6/7/2023 Total For Check # 115929	**250.00**
DONGAS, MARGARET		
27463	KLM SECURITY DEP-EN230408 #27463	500.00
	Check Date 6/7/2023 Total For Check # 115930	**500.00**
DYKUN, STEPHEN		
28559	CONT BD-552 N VINE #28559	4,000.00
	Check Date 6/7/2023 Total For Check # 115931	**4,000.00**
ENTERPRISE TRUCK REPAIR LLC		
27280	CONT BD-609 N COUNTY LINE #27280	10,000.00
	Check Date 6/7/2023 Total For Check # 115932	**10,000.00**
ENTERPRISE TRUCK REPAIRS		
27281	ST MGMT-609 N COUNTY LINE #27281	3,000.00
	Check Date 6/7/2023 Total For Check # 115933	**3,000.00**
EUROTECH CABINETRY & REMODELING CORP		
27353	CONT BD-909 ALLMEN #27353	2,600.00
	Check Date 6/7/2023 Total For Check # 115934	**2,600.00**
FISHSTROM, JACOB		
27374	CONT BD-5514 S COUNTY LINE #27374	800.00
	Check Date 6/7/2023 Total For Check # 115935	**800.00**
GOLSHANI, MARYANN DR		
27239	CONT BD-730 N OAK #27239	500.00
	Check Date 6/7/2023 Total For Check # 115936	**500.00**
HAARLOW, COURTNEY		
259999	PROGRAM CANCELLATIONS	166.00
	Check Date 6/7/2023 Total For Check # 115937	**166.00**
KELLEY, MAUREEN		
051523	STICKER REFUND-SOLD VEHICLE	48.00
	Check Date 6/7/2023 Total For Check # 115938	**48.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
KESTREL DESIGN		
26852	CONT BD-619 S PARK #26852	500.00
	Check Date 6/7/2023 Total For Check # 115939	**500.00**
KESTREL DESIGN		
28531	CONT BD-30 S COUNTY LINE #28531	1,000.00
	Check Date 6/7/2023 Total For Check # 115940	**1,000.00**
KRUEGER, EILEEN		
28797	CONT BD-636 S QUINCY #28797	500.00
	Check Date 6/7/2023 Total For Check # 115941	**500.00**
LASSANDRELLO, ROBERT		
27134	CONT BD-35 ORCHARD PL #27134	5,000.00
	Check Date 6/7/2023 Total For Check # 115942	**5,000.00**
LIN, ANITA		
260000	CANCELLED PROGRAM	295.00
	Check Date 6/7/2023 Total For Check # 115943	**295.00**
LUCHT, NATHAN		
28406	CONT BD-933 S GRANT #28406	500.00
	Check Date 6/7/2023 Total For Check # 115944	**500.00**
MATRIX BASEMENT SYSTEMS INC		
27447	CONT BD-909 S STOUGH #27447	2,500.00
	Check Date 6/7/2023 Total For Check # 115945	**2,500.00**
MCNAUGHTON BROTHERS CONSTRUCTION LLC		
28462	CONT BD-320 EAST FOURTH #28462	10,000.00
	Check Date 6/7/2023 Total For Check # 115946	**10,000.00**
MSP CONSTRUCTION		
27442	CONT BD-1409 BURR OAK #308A-#27442	1,800.00
	Check Date 6/7/2023 Total For Check # 115947	**1,800.00**
O'ROURKE, SEAN		
28603	CONT BD-630 S THURLOW #28603	500.00
	Check Date 6/7/2023 Total For Check # 115948	**500.00**
O'ROURKE, SEAN		
28602	CONT BD-5805 GIDDINGS #28602	500.00
	Check Date 6/7/2023 Total For Check # 115949	**500.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
PIECZYNSKI, LINDA		
26571	KLM SECURITY DEP-EN230402 #26571	500.00
	Check Date 6/7/2023 Total For Check # 115950	**500.00**
PLATINUM DECKING		
28788	CONT BD-561 N GRANT #28788	500.00
	Check Date 6/7/2023 Total For Check # 115951	**500.00**
PRECISION TODAY HEATING & COOLING		
27425	CONT BD-215 N LINCOLN #27425	500.00
	Check Date 6/7/2023 Total For Check # 115952	**500.00**
PRIEST, VINCENT CALVIN		
28367	CONT BD-323 W NORTH #28367	1,000.00
	Check Date 6/7/2023 Total For Check # 115953	**1,000.00**
STONIS, PHIL		
DF38780	VEHICLE STICKER REFUND	15.00
	Check Date 6/7/2023 Total For Check # 115954	**15.00**
SUH, JASON		
26821	CONT BD-530 N GRANT #26821	10,000.00
	Check Date 6/7/2023 Total For Check # 115955	**10,000.00**
SUH, JASON		
26820	ST MGMT-530 N GRANT #26820	3,000.00
	Check Date 6/7/2023 Total For Check # 115956	**3,000.00**
SURKUS INC		
28427	CONT BD-715 S JACKSON #28427	500.00
	Check Date 6/7/2023 Total For Check # 115957	**500.00**
US-CES		
28509	CONT BD-510 N LINCOLN #28509	500.00
	Check Date 6/7/2023 Total For Check # 115958	**500.00**
WANGLER & COMPANY INC		
28572	CONT BD-545 N WASHINGTON #28572	10,000.00
	Check Date 6/7/2023 Total For Check # 115959	**10,000.00**
PACE SYSTEMS, INC		
IN00048903	SOFTWARE ANNUAL -4/01/23-4/04/24	1,890.00
	Check Date 6/7/2023 Total For Check # 115960	**1,890.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
PEREZ, GUSTAVO		
051823	UNIFORM ALLOW	108.23
	Check Date 6/7/2023 Total For Check # 115961	**108.23**
PLAYCORE WISCONSIN		
109196	DIVE POD REPAIR	6,300.00
	Check Date 6/7/2023 Total For Check # 115962	**6,300.00**
POWER DMS INC		
INV-34988	ILEAP MEMBERSHIP	322.34
	Check Date 6/7/2023 Total For Check # 115963	**322.34**
PRECISE DIGITAL PRINTING		
103702	POOL WINDOW SIGNS	208.24
	Check Date 6/7/2023 Total For Check # 115964	**208.24**
PRI MANAGEMENT GROUP		
20928	TRAINING- BRANINGAN	59.00
	Check Date 6/7/2023 Total For Check # 115965	**59.00**
QUADIENT INC		
17003316	INK CARTRIDGE IS3-4 MAIL MACHINE	154.85
	Check Date 6/7/2023 Total For Check # 115966	**154.85**
QUICKSCORES LLC		
230963	T-BALL SCHEDULES	70.00
	Check Date 6/7/2023 Total For Check # 115967	**70.00**
RAY O'HERRON CO INC		
2258146	UNIFORM ALLOW- SWARD	76.99
2271436	UNIFORM ALLOW- BRANNIGAN	42.99
	Check Date 6/7/2023 Total For Check # 115968	**119.98**
RESORT CONTACT FURNISHINGS CO		
9970	POOL FURNITURE	2,883.00
	Check Date 6/7/2023 Total For Check # 115969	**2,883.00**
ROBERT KINNUCAN TREE EXPERTS &		
398844	TREATMENT OF PUBLIC ASH TREES	2,484.00
	Check Date 6/7/2023 Total For Check # 115970	**2,484.00**
ROCK 'N' KIDS, INC		
HINWII23	TOT/KID ROCK SPRING I	340.00
hinsp23	TOT-KID ROCK APRIL CLASSES	595.00
	Check Date 6/7/2023 Total For Check # 115971	**935.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
RUSSO, RACHEL		
4	SOCIAL MEDIA & MARKETING SVCS 3/1-3/31/23	2,100.00
3	SOCIAL MEDIA & MARKETING SVCS 2/1-2/28/23	1,920.00
	Check Date 6/7/2023 Total For Check # 115972	**4,020.00**
SADOFSKY, DON		
JULY2023	JULY 4TH PARTICIPANT	600.00
	Check Date 6/7/2023 Total For Check # 115973	**600.00**
SANGHERA, JASMEET		
051623	TRAVEL EXPENSE REIMBURSE-ROPE RESCUE	688.99
050723	TRAVEL EXPENSE REIMBURSE-ROPE RESCUE TECH	758.15
	Check Date 6/7/2023 Total For Check # 115974	**1,447.14**
SAULKA, MATTHEW		
1580	BURLINGTON PK-MEMBRANE & LEVEL SENSOR WORK	6,325.00
1579	BURLINGTON PK-MEMBRANE & LEVEL SENSOR WORK	2,905.00
	Check Date 6/7/2023 Total For Check # 115975	**9,230.00**
SHERWIN WILLIAM		
2457-2	TRAFFIC PAINT	414.25
	Check Date 6/7/2023 Total For Check # 115976	**414.25**
SIGN WORKS INC		
112088	RESTAURANT WEEK BANNERS	432.00
112391	150TH SIGNS (2)	80.00
112528	LUNCH ON LAWN EVENT	75.00
112442	POOL SIGNS FOR BUILDINGS	625.00
112441	POOL SIGNS FOR BUILDINGS	360.00
112502	PARK BUILDING SIGNS	35.00
	Check Date 6/7/2023 Total For Check # 115977	**1,607.00**
SIMPLE SANITATION INC		
I27684	PORTABLE TOILETS	455.00
	Check Date 6/7/2023 Total For Check # 115978	**455.00**
SPORTS R US		
2682	APRIL BASEBALL / NERF	1,632.00
	Check Date 6/7/2023 Total For Check # 115979	**1,632.00**
STANDFORD'S BATTERY		
070423	JULY 4TH PARTICIPANT	500.00
	Check Date 6/7/2023 Total For Check # 115980	**500.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
STARGUARD ELITE LLC		
INV/2023/00265	LGI TRAINING-LEDDY	425.00
INV/2023/00040	LGI TRAINING-NORMAN	425.00
	Check Date 6/7/2023 Total For Check # 115981	**850.00**
SUBURBAN DOOR CHECK		
IN557507	MAINTENANCE	120.00
IN558287	DUPLICATE KEYS	45.90
	Check Date 6/7/2023 Total For Check # 115982	**165.90**
SUBURBAN FAMILY MAGAZINE		
10016	KLM ADVERTISING	545.00
	Check Date 6/7/2023 Total For Check # 115983	**545.00**
SUBURBAN LABORATORIES, IN		
212753	SPECIAL WELL SAMPLES-IEPA MANDORATORY	1,962.02
	Check Date 6/7/2023 Total For Check # 115984	**1,962.02**
SZAFLARSKI, NINA-PETTY CASH		
MAY 2023-REIMB	MAY 2023-REIMB	423.48
MAY 2023-REIMB	MAY 2023-REIMB	90.49
	Check Date 6/7/2023 Total For Check # 115985	**513.97**
TASC-CLIENT INVOICES		
IN2738095	FMLA-ADMIN FEE 5/1-7/31/23	515.85
	Check Date 6/7/2023 Total For Check # 115986	**515.85**
TELCOM INNOVATIONS GROUP		
A59696	PHONE SYSTEM SUPPORT	2,884.94
	Check Date 6/7/2023 Total For Check # 115987	**2,884.94**
THE HINSDALEAN		
12866	#A-18-2023	168.00
41081	RESTAURANT WEEK AD	405.00
41121	RESTAURANT WEEK AD	405.00
12895	#HPC-6-2022 & #HPC-7-2023	155.40
12895	#HPC-6-2022 & #HPC-7-2023	287.70
12944	#A-7-2023 & PUB NOTICE AMEND TO PD DEPT	260.40
12944	#A-7-2023 & PUB NOTICE AMEND TO PD DEPT	117.60
	Check Date 6/7/2023 Total For Check # 115988	**1,799.10**
THE LAW OFFICES OF AARON H. REINKE		
H-5-18-2023	ADMIN HEARINGS-TOWINGS	200.00
	Check Date 6/7/2023 Total For Check # 115989	**200.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
THE LIFEGUARD STORE		
INV001296382	SWIM GOGGLES	175.00
INV001295109	DIVE BRICK FOR LANE LINES	56.28
	Check Date 6/7/2023 Total For Check # 115990	**231.28**
THE STEVENS GROUP		
0188504	BUSINESS CARDS-SCHMIDT	66.00
	Check Date 6/7/2023 Total For Check # 115991	**66.00**
THIRD MILLENIUM		
29121	UTILITY BILLING 5/2/23	1,189.10
	Check Date 6/7/2023 Total For Check # 115992	**1,189.10**
THOMSON REUTERS WEST		
848232640	SOFTWARE SUBS. 04/01-04/30	240.01
	Check Date 6/7/2023 Total For Check # 115993	**240.01**
TITANIUM INSULATION INC		
1925	POOL FILTER ROOM	1,000.00
	Check Date 6/7/2023 Total For Check # 115994	**1,000.00**
TOSHIBA FINANCIAL SERVICE		
502096035	COPIER LEASE PW 5/15-6/15/23	275.00
	Check Date 6/7/2023 Total For Check # 115995	**275.00**
TPI BLDG CODE CONSULTANT		
202304	3RD PTY PLUMBING INSP APR23	2,450.00
	Check Date 6/7/2023 Total For Check # 115996	**2,450.00**
TRAFFIC CONTROL & PROTECT		
114786	SIGN POLE BASES	372.20
114784	ZONE PARKING SIGNS (PD REQUEST)	268.50
114785	POST POUNDER	115.00
114783	PERMIT PARKING SIGNS (PD REQUEST)	480.00
114777	PERMIT PARKING PURPLE (PD REQUEST)	161.10
	Check Date 6/7/2023 Total For Check # 115997	**1,396.80**
TRANE		
19627898	WATER PLANT FILTERS HVAC	130.68
	Check Date 6/7/2023 Total For Check # 115998	**130.68**
TRESSLER, LLP		
465131	PROF FESS THRU 4/30/23	6,185.00
	Check Date 6/7/2023 Total For Check # 115999	**6,185.00**

Warrant Register 1780

Invoice	Description	Invoice/Amount
TRUGREEN		
174472893	TREATMENT OF PUBLIC ASH TREES TO MANAGE EAB INFEST	2,293.67
	Check Date 6/7/2023 Total For Check # 116000	**2,293.67**
TULLIS, STEVEN		
051623	TRAVEL EXPENSE REIMBURSE-RAPID INT COURSE	259.06
	Check Date 6/7/2023 Total For Check # 116001	**259.06**
TWIN LAKE GREENHOUSE LLC		
58608	OUTDOOR DINING PLANT MATERIAL	5,413.00
58607	CBD PLANTING BED MATERIAL	11,008.80
	Check Date 6/7/2023 Total For Check # 116002	**16,421.80**
VERIZON WIRELESS		
9933215366	IPADS/MODEMS/PD CAMERAS 4/24-5/23/23	108.03
9933215366	IPADS/MODEMS/PD CAMERAS 4/24-5/23/23	324.20
993613574	PD/WATER PLANT MONTHLY USAGE 4/29-5/28/23	37.60
993613574	PD/WATER PLANT MONTHLY USAGE 4/29-5/28/23	463.68
	Check Date 6/7/2023 Total For Check # 116003	**933.51**
VILLAGE OF LEMONT		
2023-00000068	RANGE RENTAL -4/3, 4/12-& 4/14	300.00
	Check Date 6/7/2023 Total For Check # 116004	**300.00**
VILLAGE TRUE VALUE HDWE		
663013	PIPE WRENCH	6.29
255723	FAN REPAIR-POOL LOCKER ROOM	4.97
255678	KLM TOLIET REPAIR	11.99
255750	EXTENTION CORD-MEM HALL EVENTS	23.49
	Check Date 6/7/2023 Total For Check # 116005	**46.74**
WAREHOUSE DIRECT INC		
5483767-0	JANITORIAL SUPPLIES	81.28
5479944-0	CLEANING ITEMS	79.99
5483132-0	PARKS CLEANING ITEMS	474.83
5489093-0	OFFICE SUPPLIES	236.01
5484373-0	JANITORIAL SUPPLIES	49.40
5485695-0	PHONE BOOK	5.23
5479650-0	JANITORIAL SUPPLIES VH & MEM HALL	642.88
5500905-0	OFFICE SUPPLIES	457.31
5493692-0	OFFICE SUPPLIES	42.69

Warrant Register 1780

Invoice	Description	Invoice/Amount
	Check Date 6/7/2023 Total For Check # 116006	**2,069.62**
WELD ALL		
8369	SWIM LANE REPAIR/DIVE BLOCKS	983.00
8368	DIVE TEAM EQUIPMENT REPAIRS	959.50
	Check Date 6/7/2023 Total For Check # 116007	**1,942.50**
WILLIS, SHAUN		
HPD009V	VET CAMP	420.00
	Check Date 6/7/2023 Total For Check # 116008	**420.00**
WILLOWBROOK FORD INC		
5162838	IGNITION COIL #28	95.05
6391863/1	REPAIR TO VEHICLE #43	744.49
6395000	REPAIR/SERVICE TO VEHICLE #40	238.45
6395407	WHEEL COVERS/HUB CAPS	201.92
	Check Date 6/7/2023 Total For Check # 116009	**1,279.91**
WINSTON & STRAWN		
2910808	LEGAL FEES THRU 2/28/23	2,574.70
2920515	LEGAL FEES THRU 3/31/23	1,243.13
	Check Date 6/7/2023 Total For Check # 116010	**3,817.83**
WODKA, MARK		
051623	TUITION REIMBURSE	2,500.00
	Check Date 6/7/2023 Total For Check # 116011	**2,500.00**
YOUNG REMBRANDTS		
2084	WINTER 1 YOUNG REMBRANDTS CLASS	150.00
	Check Date 6/7/2023 Total For Check # 116012	**150.00**
AT&T MOBILITY		
287305163654-APR23	PHONE CHARGES 2/26-3/25/23 PUB WORKS	226.54
287305163654-APR23	PHONE CHARGES 2/26-3/25/23 PUB WORKS	126.45
287305163654-APR23	PHONE CHARGES 2/26-3/25/23 PUB WORKS	42.15
287305163654-APR23	PHONE CHARGES 2/26-3/25/23 PUB WORKS	73.80
287305163654-APR23	PHONE CHARGES 2/26-3/25/23 PUB WORKS	168.60
287305163654-APR23	PHONE CHARGES 2/26-3/25/23 PUB WORKS	101.79
287305163654-APR23	PHONE CHARGES 2/26-3/25/23 PUB WORKS	168.60

Warrant Register 1780

Invoice	Description	Invoice/Amount
287305163654-APR23	PHONE CHARGES 2/26-3/25/23 PUB WORKS	84.30
287305163488-APR23	PHONE CHARGES 3/26-4/25/23 PUB SAFETY	159.26
287305163488-APR23	PHONE CHARGES 3/26-4/25/23 PUB SAFETY	1,407.55
287305163488-APR23	PHONE CHARGES 3/26-4/25/23 PUB SAFETY	968.49
287305163488-APR23	PHONE CHARGES 3/26-4/25/23 PUB SAFETY	42.15
	Check Date 6/7/2023 Total For Check # 116013	**3,569.68**
BULLSEYE TELECOM INC		
46262102	PHONE CHARGES 4/26-5/25/23	721.92
46262102	PHONE CHARGES 4/26-5/25/23	76.31
46262102	PHONE CHARGES 4/26-5/25/23	72.20
46262102	PHONE CHARGES 4/26-5/25/23	288.79
46262102	PHONE CHARGES 4/26-5/25/23	57.63
46262102	PHONE CHARGES 4/26-5/25/23	654.04
46262102	PHONE CHARGES 4/26-5/25/23	380.43
46262102	PHONE CHARGES 4/26-5/25/23	76.31
46262102	PHONE CHARGES 4/26-5/25/23	72.20
46262102	PHONE CHARGES 4/26-5/25/23	148.51
46262102	PHONE CHARGES 4/26-5/25/23	52.05
	Check Date 6/7/2023 Total For Check # 116014	**2,600.39**
CDW-GOVERNMENT INC.		
JL67472	POOL WIRELESS HUB	478.84
JQ29991	LAPTOP FOR PARK & REC INTERN	852.90
JQ30288	LAPTOP FOR INTERN-COM DEV	852.90
JL74580	POOL WIRELESS SUBSCRIPTION	102.45
	Check Date 6/7/2023 Total For Check # 116015	**2,287.09**
CHRISTOPHER B BURKE		
052223	2023 3RD PARTY DEVEL REVIEW BOT 11/15/22	4,295.00
	Check Date 6/7/2023 Total For Check # 116016	**4,295.00**
COEO SOLUTIONS		
1094027	HIGH SPEED INTERNET 5/1-5/31/23	1,303.55
	Check Date 6/7/2023 Total For Check # 116017	**1,303.55**
DENLER, INC.		
20213857	2023 CRACK SEALING BOT 4/3/23	70,359.80
	Check Date 6/7/2023 Total For Check # 116018	**70,359.80**

Warrant Register 1780

Invoice	Description	Invoice/Amount
EAST AVE LACROSSE		
HINSDALEPDSPRING2023	LACROSSE PROGRAMS BOT 3/7/23	40,907.75
	Check Date 6/7/2023 Total For Check # 116019	**40,907.75**
GALLS		
024260656	UNIFORM ALLOW- SUSMARSKI	137.78
024477047	UNIFORM ALLOW- SUSMARSKI	72.08
	Check Date 6/7/2023 Total For Check # 116020	**209.86**
HR GREEN INC		
162776	ARPA DRAINAGE DESIGN ENG BOT 9/6/22	2,923.00
162775	SIXTH ST RECONSTRIUCTION DESIGN ENG BOT 1/3/23	12,325.55
162774	2023 RESURFACING DESIGN ENG BOT 11/15/22	2,121.55
	Check Date 6/7/2023 Total For Check # 116021	**17,370.10**
ILLINOIS PUMP INC		
S-14769	POOL MOTOR MAINTENANCE	18,812.32
	Check Date 6/7/2023 Total For Check # 116022	**18,812.32**
MUNICIPAL SERVICES ASSOCIATES INC		
20-2180-23	5G CONSULTING SERVICES	2,762.50
	Check Date 6/7/2023 Total For Check # 116023	**2,762.50**
ORBIS SOLUTIONS		
5574770	BOARD MEETING RECORDING 5/22	150.00
	Check Date 6/7/2023 Total For Check # 116024	**150.00**
PEERLESS NETWORK, INC		
20754	PHONE CHARGES 4/15-5/14/23	39.66
20754	PHONE CHARGES 4/15-5/14/23	266.55
20754	PHONE CHARGES 4/15-5/14/23	326.60
20754	PHONE CHARGES 4/15-5/14/23	204.03
20754	PHONE CHARGES 4/15-5/14/23	217.99
20754	PHONE CHARGES 4/15-5/14/23	217.99
	Check Date 6/7/2023 Total For Check # 116025	**1,272.82**
SHERWIN WILLIAM		
4257-9	TRAFFIC PAINT	337.90
	Check Date 6/7/2023 Total For Check # 116026	**337.90**

Warrant Register 1780

Invoice	Description	Invoice/Amount
TOSHIBA FINANCIAL SERVICE		
502351042	COPIER LEASE PD 5/18-6/18/23	275.00
502095581	COPIER LEASE FIRE 5/15-6/15/23	275.00
	Check Date 6/7/2023 Total For Check # 116027	**550.00**
VANNORSDEL, DAVID		
MAY-23	ERP PROJECT MANAGEMENT SVCS BOT 3/7/23	3,000.00
MAY-23	ERP PROJECT MANAGEMENT SVCS BOT 3/7/23	100.00
	Check Date 6/7/2023 Total For Check # 116028	**3,100.00**
	Total For ALL Checks	**1,127,084.18**



Warrant Summary by Fund:

RECAP BY FUND	FUND NUMBER	FUND TOTAL
GENERAL FUND	100	439,270.73
CAPITAL PROJECTS FUND	400	118,083.39
WATER & SEWER OPERATIONS FUND	600	321,031.11
WATER & SEWER CAPITAL FUND	620	21,187.20
ESCROW FUND	720	189,823.00
PAYROLL REVOLVING FUND	740	37,688.75
	TOTALS:	1,127,084.18

END OF REPORT

AGENDA ITEM # 7b

REQUEST FOR BOARD ACTION

Administration

AGENDA SECTION:	Consent Agenda - ACA
SUBJECT:	Approval of an Ordinance to Dispose of Village Owned Property
MEETING DATE:	June 13, 2023
FROM:	Andrianna Peterson, Assistant Village Manager

Recommended Motion

Approve an Ordinance Authorizing the Sale by Auction or Disposal of Personal Property Owned by the Village of Hinsdale.

Background

The Village information technology contractor has accumulated certain audio equipment, video equipment, desktop computers, monitors, keyboards and printers that have been taken out of service due to age, functionality or breakage.

Discussion & Recommendation

State statutes and Village ordinances require that the Village Board declare these items as surplus and approve the sale or disposal of property owned by the Village. Exhibit A, attached, contains a listing of the items staff is recommending be deemed as surplus and recommends sale or disposal of these items. Upon Village Board approval, hard drives will be rendered unreadable.

Budget Impact

None

Village Board and/or Committee Action

This item appears as a Consent Agenda item because it is a routine item.

Documents Attached

1. Ordinance

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SALE BY AUCTION OR DISPOSAL OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF HINSDALE

WHEREAS, in the opinion of at least a simple majority of the corporate authorities of the Village of Hinsdale, it is no longer necessary or useful to or for the best interests of the Village of Hinsdale, to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of Hinsdale to sell or dispose of said property by auction or in a manner approved by the Village Manager by online auction open to public, or otherwise donate or dispose of the property.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HINSDALE:

Section One: Pursuant to 65 ILCS 5/11-76-4, the President and Board of Trustees of the Village of Hinsdale find that the personal property listed on the form attached (Exhibit A) to this Ordinance and now owned by the Village of Hinsdale, is no longer necessary or useful to the Village of Hinsdale and the best interests of the Village of Hinsdale will be served by its sale, donation, or disposal.

Section Two: Pursuant to said 65 ILCS 5/11-76-4, the Village Manager is hereby authorized and directed to sell the aforementioned personal property now owned by the Village of Hinsdale by auction open to public auction, on or after Wednesday, June 14, 2023, to the highest bidder on said property, or otherwise donate or dispose of the property.

Section Three: The Village Manager is hereby authorized and may direct the online auction to advertise the sale of the aforementioned personal property.

Section Four: No bid which is less than the minimum price set forth in the list of property to be sold shall be accepted except as authorized by the Village Manager or her agent.

Section Five: The Village Manager is hereby authorized and may direct the online auction to facilitate an agreement for the sale of said personal property. Property determined to not have value may be disposed of or donated as authorized by the Village Manager. Items sold at auction will charge an administrative fee, which will come out of the proceeds from the sale of surplus vehicles and equipment.

Section Six: Upon payment of the full auction price, the Village Manager is hereby authorized and directed to convey and transfer title to the aforesaid personal property, to the successful bidder.

Section Seven: This Ordinance shall be in force and effect from and after its passage, by a simple majority vote of the corporate authorities, and approval in the manner provided by law.

PASSED this _____ day of _____, 2023.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A
INVENTORY FORM

Quanity	ITEM/MAKE	MODEL/STYLE	VIN/Serial NUMBER/ID	Value
IT Equipment				
1	AUDIO EQUIPMENT	Symetrix	301 Low Distortion	$0
1	AUDIO EQUIPMENT	Link Electronics	PRC-970Proc Amp	$0
1	AUDIO EQUIPMENT	Leightronix	Nexus	$0
1	AUDIO EQUIPMENT	TasCAM	DV-D6500	$0
1	AUDIO EQUIPMENT	MagicBox	Alphagen	$0
1	DESKTOP EDITOR	Panasonic	AG-1980	$0
1	VIDEO EQUIPMENT	Pioneer	PRV-9200	$0
1	UPS	TripLite	Smart-1500	$0
1	Desktop	HP 8300	2UA4090L1S	$0
1	DESKTOP	LENOVO THINKCENTRE	1S7052A7UMJTXDY3	$0
1	DESKTOP	HP 820	MXL15117KD	$0
1	DESKTOP	HP 8300	2UA381B6Z	$0
1	DESKTOP	LENOVO THINKCENTRE	1S0809E6UMJRRCC3	$0
1	DESKTOP	LENOVO THINKCENTRE	MJGK634	$0
1	DESKTOP	DELL OPTIPLEX 3020	489Q942	$0
1	DESKTOP	DELL OPTIPLEX 380	54DXYQ1	$0
1	DESKTOP	HP COMPAQ	MXL3520K6M	$0
1	DESKTOP	HP COMPAQ 8300	2UA3381B58	$0
1	DESKTOP	DELL OPTIPLEX 3050	74H4LH2	$0
1	DESKTOP	DELL OPTIPLEX 3050	74C3LH2	$0
1	DESKTOP	HP PRO DESK	2UA5471PFQ	$0
1	DESKTOP	HP ELITEDESK	2UA5081J4Z	$0
1	DESKTOP	HP ELITEDESK	2UA52524JG	$0
1	Monitor	Dell	P2419H	$0
4	KEYBOARD	DELL	1SUY	$0
1	KEYBOARD	HP	SK2880	$0

AGENDA ITEM # 7c

REQUEST FOR BOARD ACTION

Public Services & Engineering

AGENDA SECTION:	Consent Agenda - EPS
SUBJECT:	2023 Sidewalk/Curb Maintenance Program
MEETING DATE:	June 13, 2023
FROM:	Rich Roehn, Superintendent of Public Services

Recommended Motion

Award the 2023 Sidewalk/Curb Maintenance Program to Strada Construction in the amount of $26,636.00.

Background

Annually, the Public Services Department conducts a Sidewalk/Curb Maintenance Program which targets reported and observed sidewalk/curb issues as well as concrete restorations related to water main breaks. Historically, this program has come in under the $20,000 threshold for requiring Village Board approval. Due to a variety of factors including the number of identified repair locations and concrete/labor price increases, the lowest proposal exceeded the threshold requiring Village Board approval.

Discussion & Recommendation

Village staff received two (2) proposals while two other vendors declined to submit a proposal. The lowest qualified proposal was submitted by Strada Construction.

- Strada Construction $26,636.00
- TNT Concrete $27,500.00

The proposal amount is based on pricing for repairs to twelve (12) locations. The locations and quantities are listed in the attached documentation. The Village has contracted with Strada for similar work in previous years and been satisfied with their services. The Village is currently under contract with Strada to complete the 50/50 program as well as the construction of the Elm Street sidewalk near the hospital. Staff recommends awarding this work to Strada Construction.

Budget Impact

Funding for the annual Sidewalk/Curb Maintenance Program is split between the Streets Division (4200-7413) and the Water Division (4600-7423). The Streets Division has $18,400 budgeted while the Water Division has $10,100 for a total of $28,500. The Strada Construction proposal of $26,636 is $1,864 under budget.

Village Board and/or Committee Action

Per the Village's approved meeting policy, this award is included on the Consent Agenda because it meets the definition of a routine item. It is included in the approved 2023 budget, is under budget, and is less than $100,000.

Documents Attached

1. Contractor Proposals

STRADA
CONSTRUCTION

2023 SRING CONCRETE LIST

33 E BIRCHWOOD – 14' OF CURB	$840
236 N MILLS – 16' OF SIDEWALK	$1440
100 BLOCK OF N ELM - 44' OF SIDEWALK	$3960
333 CHESTNUT (CLAY) – 14'X16' OF CONCRETE ROAD, 14' OF CURB	$4872
427 S JACKSON – 30' OF CURB	$1500
421 S JACKSON – 9' OF CURB	$450
711 S WASHINGTON 32' OF SIDEWALK	$2880
206 S BODIN - 19'X12' OF APRON, 20' OF CURB	$5104
730 S WASHINGTON (ON EIGHTH ST) - 18' OF SIDEWALK	$1620
829 S BODIN – 45' OF CURB	$2250
5500 S Washington – 16' of curb	$800
2nd St/Vine st – 8' of Sidewalk ADA needed	$920
Total	$26,636

AGENDA ITEM # 7d

REQUEST FOR BOARD ACTION

Police Department

AGENDA SECTION:	Consent Agenda
SUBJECT:	School Resource Officer Services IGA (Renewal)
MEETING DATE:	June 13, 2023
FROM:	Brian King, Chief of Police

Recommended Motion

Approve the Intergovernmental Agreement with Hinsdale Township High School District No. 86 for School Resource Officer Services.

Background

The Hinsdale Police Department and School District 86 operate within a School Resource Officer (SRO) Agreement which delineates the responsibilities of the SRO and ensures that we are in compliance with applicable federal and state laws. The prior agreement will expire on June 30th and this renewal extends the Agreement into the future unless terminated by thirty (30) days written notice. An attorney working on behalf of the Village, Jason A. Guisinger, has reviewed the document.

Discussion

The School Resource Officer (SRO) Agreements with the Village of Hinsdale and Hinsdale Township High School District No 86 are drafted to ensure that the parties are in compliance with applicable federal and state laws including records access provisions and statutory training requirements for school resource officers. The term of this Agreement will commence on July 1, 2023 and remain in effect from year to year thereafter unless terminated by thirty (30) days written notice of either party. The parties shall review and discuss the terms of the Agreement every two years, with the first review occurring at the end of the 2024-2025 school term. The Hinsdale Township High School District No. 86 Board is slated to approve this agreement at their May board meeting.

Budget Impact

None

Village Board and/or Committee Action

At their meeting May 16, 2023, the Village Board agreed to move this item to the consent agenda of their next meeting.

Documents Attached

1. IGA Agreement By and Between District 86 and the Village of Hinsdale.

INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
THE BOARD OF EDUCATION OF HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT NO. 86
AND
THE VILLAGE OF HINSDALE

FOR SCHOOL RESOURCE OFFICER SERVICES

July 1, 2023

This Intergovernmental Agreement is made by and between the Board of Education of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois ("Board" or "District") and The Village of Hinsdale ("Village").

WITNESSETH:

WHEREAS, the Board operates Hinsdale Central High School ("School"), located at 5500 South Grant Street Hinsdale, IL 60521, within the Village's jurisdiction; and

WHEREAS, the Village operates the Hinsdale Police Department, which provides police services within the Village's jurisdiction; and

WHEREAS, Article VII, Section 10 of the 1970 Constitution of the State of Illinois and the *Intergovernmental Cooperation Act*, 5 ILCS 220/1 *et seq.*, provides that units of local government and school districts may contract with one another to perform any activity authorized by law; and

WHEREAS, pursuant to Section 10-20.14 of the School Code (105 ILCS 5/10-20.14), school districts are encouraged to create memoranda of understanding with local law enforcement agencies that clearly define law enforcement's role in schools; and

WHEREAS, the Village and the Board are public agencies pursuant to Section 2 of the *Intergovernmental Cooperation Act*, 5 ILCS 220/2; and

WHEREAS, the Board desires to have the services of one of the Village's police officers to perform the duties of a School Resource Officer ("SRO") at the School; and

WHEREAS, the Village and the Board have determined it to be in the best interests of both Parties to enter into this Agreement.

NOW THEREFORE, in consideration of the mutual promises, covenants, conditions, and other valuable consideration, the receipt and sufficiency whereof is herein acknowledged, the parties hereto agree as follows:

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated into and made a part of this Agreement.

2. Term. The Term of this Agreement shall commence on July 1, 2023. This

Agreement shall remain in effect from year to year thereafter, as may be amended pursuant to Paragraph 14 below, unless and until terminated by thirty (30) days' written notice of either Party. The Parties shall review and discuss the terms of this Agreement every two years, with the first such review to occur at the end of the 2024-2025 school term.

3. Assignment and Selection of the SRO. The Village shall assign one police officer to act as an SRO at the School. To select the police officer, the Village shall provide the Superintendent of the District (or designee) with a list of police officers who meet the minimum qualifications set forth in Exhibit A, which is attached hereto and incorporated herein by reference. The Superintendent (or designee) will then select the police officer who will serve as the SRO. The Superintendent (or designee) may request to hold interviews of the eligible police officers. At any time during the term of this Agreement, the Village shall replace the SRO with another police officer who meets the criteria set forth in this Agreement, if, after consultation with the Village, the District provides the Village with a written request setting forth the rationale for the requested replacement.

4. Employment of the SRO. The SRO shall remain an employee of the Village and shall be subject to the administration, supervision, and control the Village, except as such administration, supervision and control is subject to the terms and conditions of this Agreement. The Village shall at all times be considered the SRO's employer and the Village shall retain direction and control of the work and conduct of the SRO and shall be solely responsible for payment and provision to the SRO of salary any other benefits, including overtime, to which the SRO is entitled as an employee of the Village. The Village is responsible for making necessary tax and other withholdings from the SRO's pay, and for making all necessary tax and other employment-related payments and filings. The Village shall also maintain payroll, attendance, and performance evaluation records of the SRO. The SRO shall be covered by the Village's worker's compensation insurance.

Because the SRO is an employee of the Village, the Village, in its sole discretion, shall have the power and authority to hire, discharge and discipline the SRO. With regard to disciplinary actions related to services provided under this Agreement, the Village shall have the sole discretion and power to discipline the SRO.

5. Compensation. The Board agrees to reimburse the Village one hundred percent (100%) of the SRO's per diem rate of salary and benefits for any days that the SRO performs SRO duties for the School during the normal work hours set forth in Paragraph 6 below. In addition, to the extent the SRO performs SRO duties for the School outside of normal work hours, when authorized under Paragraph 6 below, the Board agrees to reimburse the Village for the overtime pay of the SRO for such authorized extra duty hours. On a monthly basis, the Village shall send the Board an invoice for the amount of reimbursement owed by the Board for the prior month, which invoice shall provide the amounts due in detail. The District shall pay the amounts due in accordance with the *Local Government Prompt Payment Act* (50 ILCS 505/1 *et seq.*).

6. SRO Work Schedule. The SRO shall perform SRO duties for the School from 7:30 a.m. until 3:30 p.m., or any generally adjusted start/end time schedule followed by the School,

on every day that the students of the District are required to be in attendance ("normal work hours"). The SRO presence at the School during school hours is a fundamental premise of this Agreement, and the SRO is expected to remain on location at the School unless his SRO duties necessitate his presence elsewhere. In addition, the SRO may perform duties for the School outside normal work hours when required as a direct result of a school-related issue for which the SRO's presence is needed. The SRO is authorized to perform duties outside normal work hours only in the event of an emergency or when approved in advance by a school administrator. Any adjustment to the SRO's schedule shall be subject to the agreement of the Village and the District.

If, for any reason, the SRO is absent on a day that he/she is assigned to work at the Schools, the Village shall assign another police officer to special patrols in and around the school particular attention to open and closing. Any additional patrols will be conducted from patrol staffing and will not result in an additional cost to the District. For longer term absences, the Village will endeavor to assign a replacement SRO with the qualifications set forth in Exhibit A; if this is not feasible, the Parties will discuss the options to best provide coverage during such absence. In order to maintain consistency in services to students, the SRO will be asked to use reasonable efforts to schedule his or her vacations and time off on school holidays and during school breaks.

7. <u>SRO Duties and Equipment</u>.

a. The SRO shall perform the duties described on Exhibit B, which is attached hereto and incorporated herein by reference. The SRO shall not conduct investigations that are non-criminal in nature such as residency, or serve as security for Board of Education meetings.

b. Storage of firearms on school property will be made only upon consent of, and pursuant to protocols agreed between, the Chief of Police and the Superintendent of the School District.

c. SRO use of a body camera shall be in accordance with the *Law Enforcement Officer-Worn Body Camera Act* (50 ILCS 701/10-1 et seq.) and other applicable federal and Illinois law, and in accordance with Exhibit D to this Agreement which is attached hereto and incorporated herein. The Village shall provide to the District a copy of the Police Department's written policy regarding the use of body cameras adopted in accordance with the foregoing Act prior to the SRO's commencement of body camera usage in the School and whenever such policy is updated. The Village shall determine an appropriate process for flagging recordings related to incidents in the schools for retention as otherwise allowed by law. Prior to use of body cameras in the District, the Village will provide written information and training to appropriate school employees concerning the objectives and procedures

for the use of body cameras in the District. If the SRO is equipped with a body camera, he/she shall be trained in the operation of the equipment prior to its use.

8. Compliance with Board Policies and Procedure. The SRO shall comply with applicable Board policies and procedures in the course of his/her duties, and any other operating procedures that are agreed upon by the Parties.

9. Compliance with Laws. The Parties shall comply with all applicable laws, ordinances, rules, regulations and codes in performing their respective obligations hereunder.

10. Access to Records. The School District and the SRO will have access to education records and law enforcement records relating to students under the terms set forth in Exhibit C and as otherwise allowed or restricted by applicable law.

11. Insurance. Each Party shall keep in force at all times during the term of this Agreement, Commercial General Liability Insurance, on an occurrence basis, with limits of not less than $3,000,000 per occurrence and in the aggregate. Within seven (7) days of the last Party's execution of this Agreement, each Party shall furnish to the other a certificate of the insurance evidencing the insurance required under this Agreement. Each party may satisfy the insurance obligations under this Paragraph by utilizing excess or umbrella insurance. For purposes of this Paragraph, insurance may be provided through a self-insured intergovernmental risk pool or agency. Each Party shall name the other party's Indemnitees (as defined in Paragraph 12) as additional insureds on all insurance required hereunder. To the fullest extent permitted by each insurance policy and without invalidating any coverage thereunder, the Parties waive any right of subrogation that they or any of their agents may have against any of the other Party's Indemnitees.

12. Mutual Indemnification. The District shall indemnify and hold the Village and its officers, agents, and employees ("Village Indemnitees") harmless from any and all liabilities, losses, costs, demands, damages, actions or causes of action, including reasonable attorney's fees arising out of, proximately caused by or incurred by reason of any of negligent acts or omissions of the District and its employees related to this Agreement; subject, however, to any defenses or limitations of liability permitted under the *Local Governmental and Governmental Employees Tort Immunity Act*, 745 ILCS 10/1 *et seq.*, or otherwise provided by law.

The Village shall indemnify, defend and hold the District, its individual Board member, agents, and employees ("District Indemnitees") harmless of and from any and all liabilities, losses, costs, demands, damages, actions or causes of action, including reasonable attorneys' fees arising out of, proximately caused by or incurred by reasons of any negligent act or omission by the SRO, or breach of this Agreement; subject, however, to any defenses or limitations of liability permitted under the *Local Governmental and Governmental Employees Tort Immunity Act*, 745 ILCS 10/1 *et seq.*, or otherwise provided by law.

13. Notices. Any notices required under this Agreement may be sent to the respective parties at the following respective addresses:

To the Board:
Hinsdale Township High School District 86
5500 South Grant Street

Hinsdale, IL 60521
Attn: Superintendent
With a copy sent to the Superintendent via email to the last email address on file with the Village

With a copy to:
Heather K. Brickman
Hodges, Loizzi, Eisenhammer, Rodick & Kohn LLP
500 Park Boulevard, Suite 1000
Itasca, IL 60143

To the Village:
Hinsdale Police Department
121 Symonds Drive
Hinsdale, IL 60521
Attn: Chief of Police
With a copy sent to the Chief via email at the last email address on file with the School District

With a copy to:
Klein, Thorpe, and Jenkins
20 N. Wacker Drive, Suite 160
Chicago, IL 60606-2903

or at such other addresses as the parties may indicate in writing to the other either by personal delivery, courier, overnight delivery with proof of delivery, or by registered mail, return receipt requested, with proof of delivery thereof. Mailed notices shall be deemed effective on the day of deposit; all other notices shall be effective when delivered.

14. Complete Understanding and Amendments. This Agreement sets forth all the terms and conditions, and agreements and understandings between the Parties relative to the subject matter hereof. No modifications, amendments, or waiver of any provision hereto shall be valid and binding unless in writing and signed by all Parties.

15. Successors and Assigns. This Agreement shall be binding upon, apply and inure to the benefit of each Party and their respective legal representatives, successors and assigns.

16. Governing Law. This Agreement and the rights and responsibilities of the parties hereto shall be interpreted and enforced in accordance with the laws of the State of Illinois.

17. Authority to Execute. Each signatory hereto represents and warrants that he/she has the proper and necessary corporate authority to execute this Agreement and bind his/her entity to the terms and conditions of this Agreement.

18. Waiver. The failure of either party to demand strict performance of the terms and conditions of this Agreement on any one occasion shall not be deemed a waiver to demand strict performance on any future occasion.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the day and year stated below.

BOARD OF EDUCATION OF HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT NO. 86, DUPAGE AND COOK COUNTIES, ILLINOIS

By: _____

Its: _____

Dated: _____

ATTEST:

By: _____

Its: Secretary

Dated: _____

VILLAGE OF HINSDALE

By: _____

Its: _____

Dated: _____

ATTEST:

By: _____

Its: _____

Dated: _____

EXHIBIT A

QUALIFICATIONS OF THE SRO

1. Be a certified police officer Hinsdale Police Department;

2. Have at least two (2) years of experience working as a police officer;

3. Have strong verbal, written, and interpersonal skills, including public speaking;

4. Be able to function as a strong role model for students in the District;

5. Possess a sufficient knowledge of the applicable Federal and State laws, Village ordinances, and Board policies and regulations;

6. Be capable of conducting in depth criminal investigations; and

7. Possess an even temperament and set a good example for students.

8. Possess competent computer skills to review and manage District 86 resources that support safety & security on our campuses; i.e. video surveillance equipment and software.

9. Attain Rifle Qualified Status.

10. Have completed training and certification through the school resource officer course provided by the Illinois Law Enforcement Training and Standards Board under 50 ILCS 705/10.22. This training requirement may be waived if the School District and Village agree that the school resource officer has prior experience and training that satisfies the training requirement and that an application for waiver of the school resource officer training is appropriate, and such application for waiver is submitted to and approved by the Illinois Law Enforcement Training and Standards Board in accordance with the foregoing statute.

EXHIBIT B

DUTIES OF THE SRO

The SRO shall perform the following duties with due diligence and to the best of his/her ability:

1. Serve as a counselor and/or referral source for students with problems in which the SRO's law enforcement expertise may be helpful;

2. Provide and encourage programs and presentations designed to promote student and faculty understanding of the law and other public safety issues with the intended goal of allowing young people to become better informed and effective citizen within and outside the academic environment, including conducting presentations and/or trainings on law, law enforcement issues, individual liberties and social responsibilities;

3. Be available to students, faculty, parents, and School and community organizations as a resource;

4. Work with parents, law enforcement, and social service agencies on matters that may affect the School;

5. Work cooperatively with other law enforcement agencies, including neighboring law enforcement entities, to fulfill the duties described hereunder;

6. Enforce State and Local criminal laws and ordinances and to take appropriate action in response to violations of the law;

7. When feasible, officers are encouraged to maintain a high level of visibility during school entrance and dismissal times as well as during passing periods;

8. Meet with building administrators to advise them of potentially dangerous situations and plan for the safe resolution of those situations;

9. Follow building and district behavior policies, deferring to school administration for discipline and enforcement of student handbook and policies, referring students for further law enforcement processing when requested by the School District or required by law, and using law enforcement authority in necessary situations;

10. Protect school property, students, school personnel and visitors from criminal activity by patrolling the school building and grounds and attending school functions during and outside the school day (athletic events, dance, parent-teacher conferences) as reasonably required;

11. Assist in the development, review, and implementation of the School District Emergency Plan;

12. Present lessons in appropriate courses, as requested by the School District (e.g., driver's education, government);

13. Serve as a liaison between the Schools and the Police Department;

14. Assist with safety and emergency drills pursuant to the School Safety Drill Act, including specifically observing the active-shooter law enforcement drill as required by that Act;

15. Assist the school administration in the development of plans and strategies which minimize dangerous situations including those related to student or community unrest which impact the schools;

16. Provide students and their families, administrators, staff and faculty with information concerning various community support agencies, including:

    a. family counseling services

    b. drug and alcohol treatment facilities

    c. psychological services

    d. legal assistance

    e. others which may be appropriate under given circumstances; and

17. The SRO shall provide information, records, and testimony when the SRO is directly involved in an incident and when requested by the School District administration for student expulsion proceedings.

Notwithstanding the above, the Parties acknowledge that the SRO is responsible for criminal law issues, not school discipline issues. Thus, absent a real and immediate threat to student, teacher, or public safety, incidents involving public order offenses including, but not limited to, disorderly conduct; disturbance/disruption of the Schools or public assembly; trespass; loitering; profanity; and fighting that does not involve immediate physical injury or a weapon, shall be considered school discipline issues to be solely handled by School officials, rather than criminal law issues warranting formal law enforcement intervention (e.g., issuance of a criminal citation, ticket, or summons, filing of a delinquency petition, referral to a probation officer, or actual arrest). If the SRO becomes aware of a student discipline issue, he/she shall refer the issue to the School's principal.

If the SRO does proceed with law enforcement actions, he/she shall adhere to School Board policy, police policy and legal requirements with regard to investigations, interviews of students and arrests of students that occur or are planned to occur on School District property. This shall include, but not be limited to, compliance with the statutory protocols for law enforcement detainment and questioning of students on school grounds as set forth in 105 ILCS 5/22-85 (including parent notice, documentation, and efforts to ensure the presence of parent/guardian or designated school personnel) and Board Policy 7:150 Agency and Police Interviews and any implementing administrative procedures.

Neither the SRO nor the District shall be precluded from referring students or their parents to the State's Attorney's Office if the student or parents desire to press charges.

The Village and the School District acknowledge that the SRO must receive appropriate and current training in order to fulfill his/her duties as a school resource officer. As a result, the Parties shall work cooperatively to ensure the SRO receives appropriate in-service training, such as updates in the law, in-service firearm training, and training specific to the duties of a school resource officer and working with high school age students. The School District also may require the SRO to attend other relevant trainings, including but not limited to, trainings about appropriate use of restraint involving special needs students, use of opioid antagonists, implementation of Board policies, and the School District's regulations and procedures.

EXHIBIT C

ACCESS TO RECORDS

A. District Records. The Parties acknowledge and agree that all student, personnel, medical, and District-related business records generated by District employees or students shall be the property of the District. The Parties agree to comply with all state and federal laws, including, but not limited to, the Illinois School Student Records Act (105 ILCS 10/1 et seq.), the Illinois Mental Health and Developmental Disabilities Confidentiality Act (740 ILCS 110/1 et seq.), the federal Family Educational Rights and Privacy Act (20 U.S.C. § 1232g; 34 C.F.R. Part 99), Health Insurance Portability and Accountability Act of 1996 (45 C.F.R. Parts 160 and 164), the Illinois Personnel Records Review Act (820 ILCS 40/1 et seq.), and all rules and regulations governing the release of student, personnel, and medical records. The SRO may have access to personally identifiable information ("PII") in student records as follows:

1) The SRO may have access to "directory information" of students as needed to perform duties.

2) The SRO may have access to live feed of security cameras in the District pursuant to authorization of the Superintendent or Principal. Recorded camera footage may constitute student record information if identifiable students are the focus of the footage. As such, recorded camera footage will be treated as student record information pursuant to Paragraph A.3 below.

3) The SRO may have access to other (non-directory) student record information pursuant to the following legal guidelines, as interpreted and approved by the Superintendent or Principal:

   i) The SRO may receive PII from the District as a "school official" performing SRO duties under this Agreement when the SRO has a direct and legitimate educational interest in the student. A "legitimate educational interest" shall include promoting school safety and physical security of the students. The PII must remain under the direct control of the District, and the SRO may use information obtained as a school official only for the purposes for which it is obtained, and will not disclose such information to third parties, including other employees of the Police Department who are not acting as school officials, unless consent of the parent (or student age 18 or older) is obtained or an exception to the statutory consent rule applies.

   ii) The SRO may receive from the District PII related to student criminal activity pursuant to an applicable reciprocal reporting agreement entered into between the District and the Village ("Reciprocal Reporting Agreement"), when necessary for the discharge of his official duties to effectively serve, prior to adjudication, the student whose records are released. Such a record release is subject to the terms of the Reciprocal Reporting Agreement, and the SRO will not disclose that information to third parties outside the Police Department.

iii) in an emergency, as determined by the Superintendent or School Principal.

Notwithstanding the termination of this Agreement for any reason, the confidentiality provisions set forth in this Agreement shall continue in full force and effect following such termination.

B. **Law Enforcement Records**. The Parties acknowledge and agree that all records generated by the SRO in connection with the performance of services under this Agreement may constitute law enforcement records. In accordance with law, all records generated and maintained solely by the SRO and the Village shall not constitute student records. If the SRO utilizes a body camera, recordings will be available as allowed by law and as set forth in Exhibit D to this Agreement.

C. **Other Applicable Agreements**. This records and confidentiality provisions in this Agreement shall be interpreted in conjunction with other applicable agreements in effect between the District and the Village, including, but not limited to, the Reciprocal Reporting Agreement.

D. **SAFE-T Act Reports.** The Village will provide to the District each month copies of the following reports required to be filed with the Department of State Police by the Safety, Accountability, Fairness and Equity – Today Act (SAFE-T Act) (50 ILCS 709/5-12):

a. data on offenses and incidents reported by District schools to local law enforcement. The data shall include offenses defined as an attack against school personnel, intimidation offenses, drug incidents, and incidents involving weapons; and

b. a report on any incident where a law enforcement officer was dispatched to deal with a person experiencing a mental health crisis or incident in District schools.

EXHIBIT D

BODY WORN CAMERA

A. The Hinsdale Police Department will issue officer(s) assigned to Hinsdale Township High School District No. 86 and acting in the capacity of a school resource officer ("SRO") a body worn camera pursuant to the Illinois Law Enforcement Officer Body Worn Camera Act ("Act"), 50 ILCS 706/10 as part of a department-wide body worn camera policy. Prior to issuing a body worn camera, the Hinsdale Police Department will ensure the SRO has completed the mandatory training for use of the camera.

B. The type of function the SRO is performing will determine whether the body worn camera is activated:

   a. An SRO's engagement in Community Caretaking Functions and school disciplinary functions is not subject to recording pursuant to the Act. A Community Caretaking Function is defined in the Law Enforcement Officer Body Worn Camera Act as "a task undertaken by a law enforcement officer in which the officer is performing an articulable act unrelated to the investigation of a crime." Community Caretaking Functions comprise most school related responsibilities of the SRO including, but not limited to: meeting with teachers and staff, greeting and conversing with students and faculty in and around District facilities, and providing counseling, coaching, and direction to students for school related purposes. Therefore, the SRO's body camera will not be activated during the performance of responsibilities unless recording is required under the Act.

   b. Under the Act, the SRO is required to activate the body worn camera when responding to a police call for service on campus or engaged in "law enforcement-related encounters or activities," as defined by the Body Worn Camera Act, including responding to police calls for service for a law enforcement purpose and criminal investigations and interrogations.

C. Footage obtained on school grounds via the SRO's body camera shall not be utilized for law enforcement training purposes and shall not be disseminated by the Police Department or Village for any non-law enforcement purpose other than to comply with court-issued orders, subpoenas, or all State and federal laws and this Agreement. Footage obtained on school grounds via the SRO's body camera shall also be released to Hinsdale Township High School District No. 86 at the request of Hinsdale Township High School District No. 86 and pursuant to the Reciprocal Reporting Agreement entered into by and between Hinsdale Township High School District No. 86 and the Hinsdale Police Department pursuant to statutory authority including, but not limited to, the School Code, the Criminal Code, and the Juvenile Court Act. Hinsdale Township High School District No. 86 administrators also may request the SRO "flag" certain body worn camera footage to ensure a longer retention of such footage under the Act.

D. The Superintendent of Hinsdale Township High School District No. 86 (or designee) and the Chief of Police (or designee) shall meet on a quarterly basis (e.g. January, April, July, October) to discuss any issues or concerns regarding implementation of the body cameras that arise during the term of this Agreement.

1124462_1

AGENDA ITEM # 8a

REQUEST FOR BOARD ACTION

Fire Department

AGENDA SECTION:	Second Reading – ZPS
SUBJECT:	Execution of an Intergovernmental Agreement between the Villages of Hinsdale and Clarendon Hills
MEETING DATE:	June 13, 2023
FROM:	John Giannelli, Fire Chief

Recommended Motion

Approve an Intergovernmental Agreement (IGA) between the Village of Hinsdale and the Village of Clarendon Hills in relation to the billing of ambulance calls.

Background

The Village of Hinsdale adopted the Ground Emergency Medical Transportation (GEMT) billing process in Fall of 2022 to set ambulance billing rates. Due to the operational responses where Clarendon Hills and Hinsdale respond to each other's calls for service, Village staff has worked with Clarendon Hills to develop an IGA that recognizes residents in both communities as residents for the purposes of ambulance billing, regardless of where the service is provided.

Discussion & Recommendation

The purpose of the Agreement is to ensure that when a Clarendon Hills ambulance transports a Hinsdale resident (from any location), and vice versa, the individual will not be "balanced billed" for any expenses beyond what is covered by the individual's insurance coverage or payments received from another source for the services provided.

Budget Impact

N/A

Village Board and/or Committee Action

At their meeting May 16, 2023, the Village Board moved the item forward for a second reading.

Documents Attached

1. Intergovernmental Agreement

AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGES OF CLARENDON HILLS AND HINSDALE IN REGARD TO THE SHARING OF CERTAIN FIRE DEPARTMENT SERVICES

This Intergovernmental Agreement (hereinafter referred to as the "Agreement"), made and entered into this _____ day of _____, 2023, by and between the Village of Clarendon Hills, DuPage County, Illinois, an Illinois municipal corporation, (hereinafter referred to as "Clarendon Hills") and the Village of Hinsdale, DuPage and Cook Counties, Illinois, an Illinois municipal corporation, (hereinafter referred to as "Hinsdale") (Clarendon Hills and Hinsdale being sometimes referred to herein individually as a "Party" and collectively as the "Parties").

WITNESSETH:

WHEREAS, the Parties have determined it is in their respective best interests to enter into an agreement in relation to the billing of ambulance calls; and

WHEREAS, this Agreement is entered into pursuant to Article VII, Section 10 of the 1970 Constitution of the State of Illinois and pursuant to the provisions of the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.); and

WHEREAS, the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) provides that any power or powers, privileges or authority exercised, or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government; and

WHEREAS, the President and Board of Trustees of Clarendon Hills and Hinsdale have each determined that the public health, safety and welfare requires that the billing for certain emergency medical service responses are coordinated between Hinsdale and Clarendon Hills,

NOW THEREFORE, for and in consideration of the foregoing, the mutual covenants contained in this Agreement, and other good available consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties hereto agree as follows:

1. **PURPOSE:** The purpose of this Agreement is to define the billing associated with the cooperative emergency medical services responses provided by each community to the other.

2. **EMERGENCY MEDICAL SERVICES:** Clarendon Hills and Hinsdale provide emergency medical services through local Resource Hospitals in Illinois EMS Region 8. EMS Region 8 provides standardized medical policies and procedures, training, and operational oversight. Clarendon Hills utilizes the Loyola University Emergency Medical Services System and their Resource Hospital while Hinsdale utilizes the Good Samaritan Emergency Medical Services System as their Resource Hospital.

   Clarendon Hills and Hinsdale have existing schedules of ambulance fees based upon the type of service that is provided. The Parties also participate in the GEMT system administered by the State of Illinois to establish rates for Medicaid eligible patients. In particular, the Parties agree to treat individuals residing in either jurisdiction as a "Resident" of the community for providing the ambulance service regardless of where the service is provided. This includes the provision that a Resident will not be "balanced billed" for any expenses beyond what is covered by the individual's insurance coverage or payments received from another source for the services provided.

3. **EFFECTIVE DATE:** This Agreement shall be in effect from the date of its execution by the last Party to execute this Agreement.

4. **DURATION AND TERMINATION:** This initial term of this Agreement shall be one (1) year from the Effective Date, and this Agreement shall automatically renew for successive one (1) year terms unless a Party notifies the other Party in writing at least ninety (90) days prior to the end of the then-current term of its intent to terminate the Agreement upon the expiration of the then-current term.

5. **AMENDMENTS:** This Agreement may be amended at any time by the mutual agreement of the Parties; however, all amendments must be in writing and shall not be effective until approved by both Parties hereto.

6. **NOTICES:** All notices in connection with this Agreement shall be deemed delivered when mailed by certified mail, postage prepaid, or personally delivered, to the Parties hereto at the addresses shown below:

If to Clarendon Hills:

Village of Clarendon Hills
1 N. Prospect Avenue
Clarendon Hills, IL 60514
Attention: Village Manager

If to Hinsdale:

Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521
Attention: Village Manager

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be approved by their respective Corporate Authorities and executed by their respective authorized officers on the date(s) set forth next to the respective signatures.

VILLAGE OF HINSDALE

BY: _____
Hinsdale Village President

ATTEST: _____ (SEAL)
Village Clerk

DATE: _____, 2023

VILLAGE OF CLARENDON HILLS

BY: _____
Clarendon Hills Village President

ATTEST: Dawn M Tandle (SEAL)
Village Clerk

DATE: MAY 1, 2023

VILLAGE OF CLARENDON HILLS CORPORATE SEAL ILLINOIS

AGENDA ITEM # 8b

REQUEST FOR BOARD ACTION

AGENDA SECTION:	Community Development Second Reading – ZPS
SUBJECT:	Performance Wealth Management – 36 E. Hinsdale Avenue – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade on the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District – Case A-17-2022
MEETING DATE:	June 13, 2023
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Approving an Exterior Appearance and Site Plan for Improvements to an Existing Building – 36 E. Hinsdale Avenue – Performance Wealth Management

Project Overview

Applicant: Courtland, LLC

Subject Property: 36 E. Hinsdale Avenue (PIN: 09-12-129-005)

Existing Zoning & Land Use: B-2 Central Business District – Beauty Salon (Salon Lofts) on the First Floor / Performance Wealth Management on the Second Floor

Surrounding Zoning & Land Use:
North: OS Open Space District – (across Burlington Northern Railroad) Burlington Park
South: IB Institutional Buildings District – Village-Owned Parking Lot
East: B-2 Central Business District – Restaurant / Offices
West: B-2 Central Business District – Restaurant / Barbershop

Required Approvals: Exterior Appearance / Site Plan Review (Section 11-604 / Section 11-606 of the Zoning Code)

Background

The first floor tenant space of the building is occupied by Salon Lofts, a beauty salon, and the second floor is occupied by Performance Wealth Management, which operates an office specializing in financial planning and wealth management.

The subject property is located in the Downtown Historic District. According to the 2006 National Register of Historic Places Nomination and the 2003 Architectural Resources in the Downtown Survey Area, the building is classified as a Contributing Structure in the Historic District. The building was constructed in 1924 and features Two-Part Commercial Block architecture. According to the 2003 Downtown Survey, the building was formerly used as a garage for a Ford Motor Dealership once located in the adjacent building at 40 E. Hinsdale Avenue and was later converted into a toy store.

In 2018, the Village Board approved an Exterior Appearance Plan to modify the front and rear façade by Ordinance No. O2018-12. On the front façade, a new alcove and entrance way were constructed for the second floor tenant space and modifications were made to the existing first floor storefront. At the rear of the building, an overhead door and awning were removed and replaced with new entrance doors and awnings. A new brick clad elevator tower was also constructed on the roof.

On January 4, 2022, by Ordinance No. O2022-02, the Village Board approved an Exterior Appearance and Site Plan Review to allow for changes to the front and rear façade for Performance Wealth Management. A Sign Permit Review was also approved to allow for the installation of one (1) wall sign on the front of the building. Exterior changes on the front facade included the installation of new trim around the entrance to the second floor tenant space and three (3) black gooseneck lights above the new door header to illuminate the sign area. On the rear façade, one of the two black awnings were to be recovered with a dark navy blue fabric, but this work was not completed due to the current request to install new trim around the doorway, described below.

Project Summary

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to the rear façade of the existing two-story, multi-tenant building for Performance Wealth Management located at 36 E. Hinsdale Avenue in the B-2 Central Business District.

On the rear façade, one of the two awnings will be removed and new decorative trim will be installed around the entrance doors for Performance Wealth Management. The design is intended to match the entrance trim installed in 2022 on the front facade for Performance Wealth Management. The trim will be constructed of wood and painted white.

Based on the recommendation from the Historic Preservation Commission, the design of the pilasters, bases of the pilasters, header, and trim was revised for the Plan Commission to review so that the proposed entrance surround would be proportioned and scaled appropriately, in addition to removing the exposed brick area between the pilasters and the doorway. The applicant also revised the plans to include three (3) black gooseneck lights above the entrance to illuminate the proposed wall sign below. The overall height of the door surround from grade to the top trim will be 10’-7”, which is shown to align with the height of the adjacent awning.

The Plan Commission simultaneously reviewed a Sign Permit Review request for the installation of one (1) wall sign on the rear façade within the header area above the entrance doors that will be externally illuminated by three (3) gooseneck lights. The proposed sign consists of aluminum pin-mounted blue letters and a gold logo, with an overall sign area of 9.4 square feet. The existing permanent window signage for Performance Wealth Management and the existing rear wall sign for Salon Lofts will be removed to meet code requirements. The Plan Commission has final authority over Sign Permit Reviews and voted to approve the Sign Permit.

Project Details

The applicant previously proposed a different design and configuration for the rear wall sign and entrance door surround at the Historic Preservation Commission Meeting on August 3, 2022. Please refer to the Meeting History section below for additional information on the original proposal and recommendations provided to the applicant. Under the revised proposal for review by the Plan Commission, the applicant is proposing the following changes to the rear façade of the building:

This application was reviewed by the HPC August 3, 2022. Based on the recommendations from the HPC, the applicant submitted revised plans for the PC to review that show a different design and configuration for the rear wall sign and entrance door surround. On the rear façade, one of the two awnings will be removed and new decorative trim will be installed around one of the entrance doors. The design is intended to match the entrance trim installed in 2022 on the front facade for Performance Wealth Management. The existing Salon Lofts sign on the rear elevation will be removed.

Meeting History

Historic Preservation Commission Meeting – August 3, 2022 – Mike Zalud Jr., representing Courtland, LLC, provided an overview of the proposed changes and answered questions from the Commissioners. No public comments were provided at the meeting.

The Commission expressed concern that the design of the proposed surround and trim around the rear entrance doors was not proportional. Commissioners recommended that the design be altered to match the scale use on the front entrance surround and the pilasters be widened so that the brick area between the pilaster and door frame would not be exposed.

The applicant also presented plans to install one (1) new internally-illuminated wall sign measuring 14 square feet in size in the same location as the existing Salon Lofts sign on the rear of the building. The Commission expressed concerns over the sign design, noting that internally illuminated cabinet signs were not preferred or appropriate in the historic downtown. Several Commissioners also recommended that the sign be relocated to the header trim area above the doors, which would be a more logical location for indicating the entrance of the business and would match the design on the front facade.

The Historic Preservation Commission recommended approval of the Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade, by a vote of four (4) ayes and zero (0) nays, with three (3) absent, subject to the condition that the applicant take into account the comments at the meeting, including making the door surround proportional and eliminating the exposed brick area between the pilasters and door opening.

The Historic Preservation Commission recommended denial of the Sign Permit Review to allow for the installation of one (1) new wall sign on the rear façade of the building, by a vote of four (4) ayes and zero (0) nays, with three (3) absent. The Commission recommended that the wall sign be relocated to the trim area above the double doors and that the sign be illuminated with gooseneck lighting, similar to the design utilized on the front façade.

Plan Commission Meeting – April 12, 2023 – Mike Zalud Jr., representing Courtland, LLC, provided an overview of the proposed changes and answered questions from the Commissioners. No public comments were provided at the meeting.

The applicant submitted revised plans with a different design and configuration for the rear wall sign and entrance door surround for the Plan Commission to review that addressed the comments of the Historic Preservation Commission. At the public meeting, the Plan Commissioners expressed support for the project and provided positive feedback for the changes made based on the recommendations by the Historic Preservation Commission. The proposed rear entrance would be visually compatible with the historic building and will help enhance the appearance of the rear façade along the alley.

By a vote of five (5) ayes and zero (0) nays, with four (4) absent, the Plan Commission recommended approval of Case A-17-2022 – 36 E. Hinsdale Avenue – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade and a Sign Permit Review to allow for the installation of one (1) new wall sign on the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District, as submitted.

Village Board and/or Committee Action

The project was reviewed at a First Reading at the Village Board meeting on May 16, 2023. Mike Zalud, the general contractor for the project representing Courtland, LLC, provided an overview of the proposed changes. No public comments were provided at the meeting. The Village Board moved the item forward for a Second Reading.

Documents Attached

1. Ordinance & Exhibits
    - Exhibit A - Legal Description
    - Exhibit B - Approved Exterior Appearance and Site Plans
    - Exhibit C - Findings and Recommendation of the Plan Commission

Previous Attachments

The following related materials for this case were provided for the Board of Trustees on May 16, 2023 and are available on the Village website at the following link:
https://cms4files.revize.com/hinsdaleil/1%20%20VBOT%20051623%20Packet%20FINAL.pdf

1. Zoning Map and Project Location
2. Birdseye View
3. Street View
4. National Register of Historic Places Nomination Sheet (2006)
5. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
6. Original Plans Presented to the Historic Preservation Commission on August 3, 2022
7. Exterior Appearance & Site Plan Review / Sign Permit Review Applications and Exhibits
8. Draft Ordinance
9. Draft Plan Commission Findings and Recommendations

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN FOR IMPROVEMENTS TO AN EXISTING BUILDING – 36 E. HINSDALE AVENUE – PERFORMANCE WEALTH MANAGEMENT

WHEREAS, Courtland, LLC., on behalf of Performance Wealth Management (the "Applicant"), has submitted an application (the "Application") seeking exterior appearance and site plan approval for changes to the exterior rear façade of the existing two-story building located at 36 E. Hinsdale Avenue (the "Subject Property") in the B-2 Central Business Zoning District. Proposed improvements include exterior changes to the rear façade of the building with one of the two awnings to be removed, new wooden decorative trim painted white to be installed around the entrance doors for Performance Wealth Management, and the installation of three (3) gooseneck lights which will be installed to illuminate a new separately approved sign (collectively, the "Proposed Improvements"). The Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof. The Proposed Improvements are depicted in the Exterior Appearance and Site Plan documents attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Subject Property is currently improved with a two-story commercial building, which is classified as a Contributing Structure in the Downtown Hinsdale National Register Historic District. The Subject Property was previously used as a garage for a Ford Motor Dealership and later used as a toy store, and the Applicant currently occupies the second floor as Performance Wealth Management, an office specializing in financial planning and wealth management. The first floor of the Subject Property is occupied by Salon Lofts, a beauty salon; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

WHEREAS, the Application was first reviewed by the Historic Preservation Commission at a public meeting on August 3, 2022. The Historic Preservation Commission recommended approval of the Exterior Appearance and Site Plan Review with certain conditions, on a vote of four (4) in favor, zero (0) opposed and three (3) absent; and

WHEREAS, following the Historic Preservation Commission meeting on August 3, 2022, the Applicant resubmitted revised plans to the Plan Commission which addressed the Historic Preservation Commission's comments and conditions; and

WHEREAS, on April 12, 2023 the Plan Commission reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance and Site Plan as submitted on a vote of five (5) ayes, zero (0), nays, and four (4) absent. A sign permit over which the Plan Commission had final authority was also approved. The recommendation for approval and a summary of the related proceedings are set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit C** and made a part hereof; and

WHEREAS, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-604F of the Zoning Code governing site plan review, and the standards established in subsection 11-606E of the Zoning Code governing exterior appearance review.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit C** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Approval of Exterior Appearance and Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the Exterior Appearance and Site Plans for the Proposed Improvements as attached to, and by this reference, incorporated into, this Ordinance as **Exhibit B** (the "Approved Plans"), subject to the conditions of approval set forth in Section 4 of this Ordinance.

SECTION 4: Conditions on Approvals. The approvals granted in Section 3 of this Ordinance are expressly subject to all of the following conditions:

A. Compliance with Plans. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.

B. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such

development and improvement shall comply with all Village codes, ordinances, and regulations at all times.

C. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 5: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 6: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this _____ day of _____, 2023, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2023, and attested to by the Village Clerk this same day.

_____
Thomas K. Cauley, Jr., Village President

ATTEST:

_____
Emily Tompkins, Village Clerk

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

By: _____

Its: _____

Date: _____, 2023

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOT 1 (EXCEPT THE EAST 49.35 FEET THEREOF) ALL OF LOT 2 AND THE EAST 75 FEET OF LOT 3 IN LAKE'S SUBDIVISION OF LOTS 1, 3, AND 4 IN BLOCK 2 OF THE ORIGINAL TOWN OF HINSDALE IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1871, AS DOCUMENT 14562, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-129-005
COMMONLY KNOWN AS: 36 EAST HINSDALE AVENUE, HINSDALE, IL 60521

EXHIBIT B

APPROVED EXTERIOR APPEARANCE AND SITE PLANS

(ATTACHED)

EXHIBIT: 36 E Hinsdale - Summary of Signage Changes

Removal of Existing Signage:

- Wall Mounted / illuminated “Salon Loft” South Side of building (alley)
- Temporary Entrance Door Signage Performance Wealth South Door - Alley

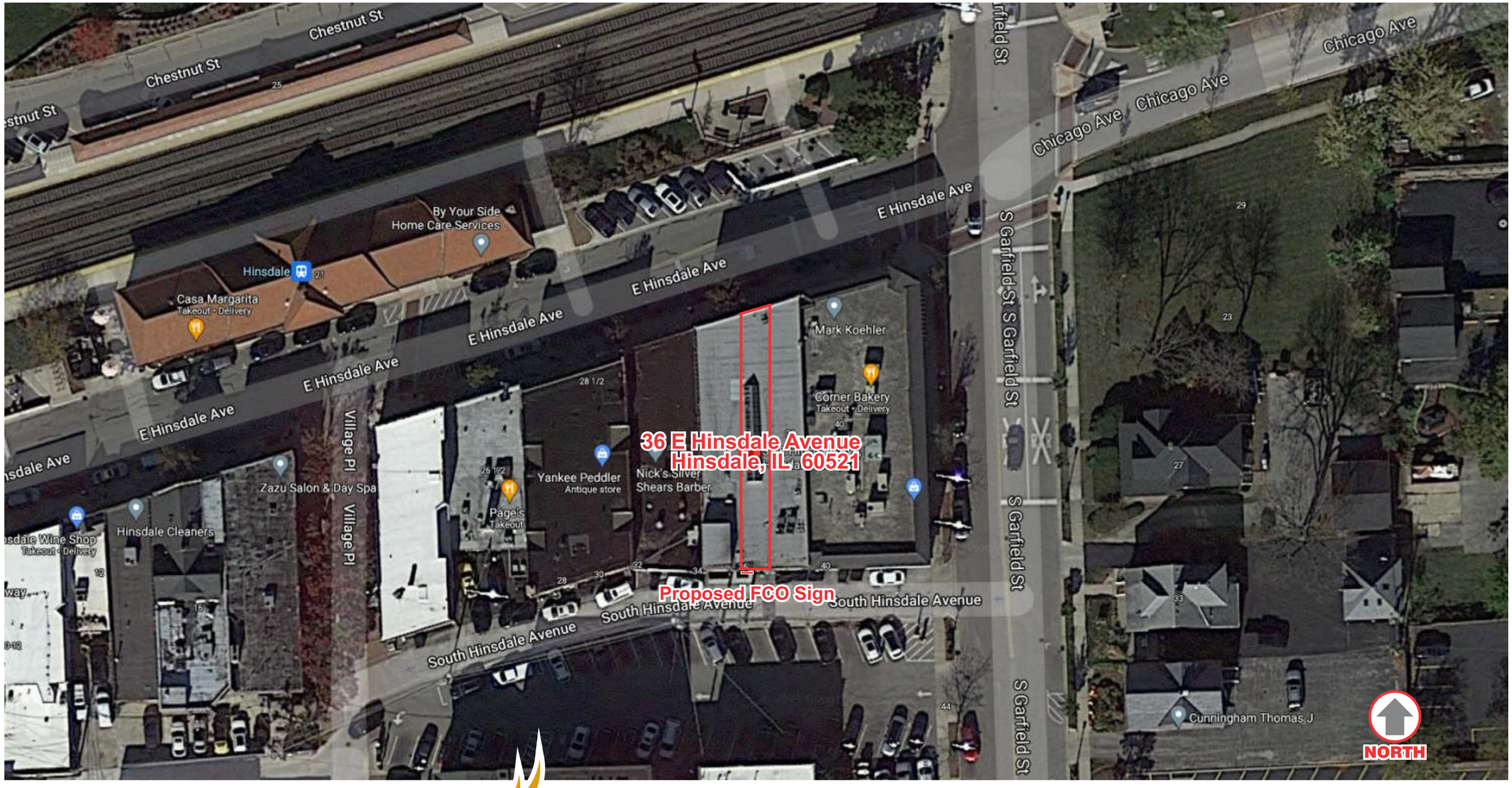
Installation of New Signage:

- Wall Mounted architectural surround with lettering and goose neck fixtures to match North side architectural surround with lettering and goose neck fixtures

Summary Overall Signage:

- Existing Salon Lofts Wall Sign North - 27SF
- Exiting Performance Wealth Wall Sign North - 8.42SF
- Existing Salon Lofts Window Signage North and South Entrance Doors - 0.88SF
- Existing Salon Lofts Window Signage North Only on two windows with Logo & Business Name 3.94SF
- New Performance Wealth Wall Sign South - 9.40SF

TOTAL SIGNAGE AREA 49.58SF



Site Plan -

PERFORMANCE WEALTH

36 E Hinsdale Avenue
Hinsdale, IL 60521

account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F

- job#: 21-8746
- 06-10-21
- rev.# 09-06-22

Comments:

SITE PLAN

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

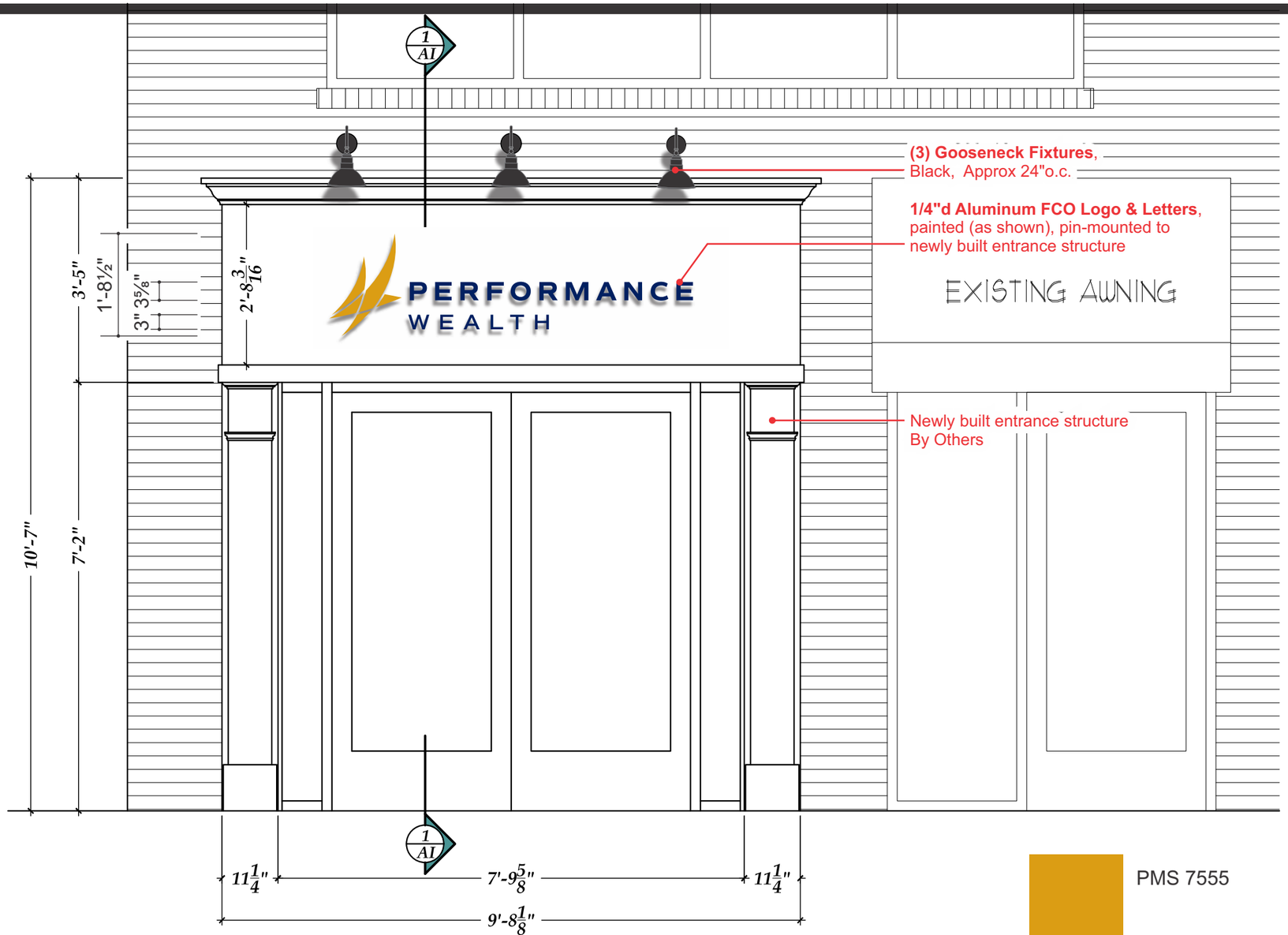
THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.



South Building Elevation - Before



South Building Elevation - *AFTER*



South Building Elevation - Rear Entrance

Scale 1/2" = 1'-0"

PMS 7555

PMS 2757

PERFORMANCE
WEALTH

36 E Hinsdale Avenue
Hinsdale, IL 60521

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

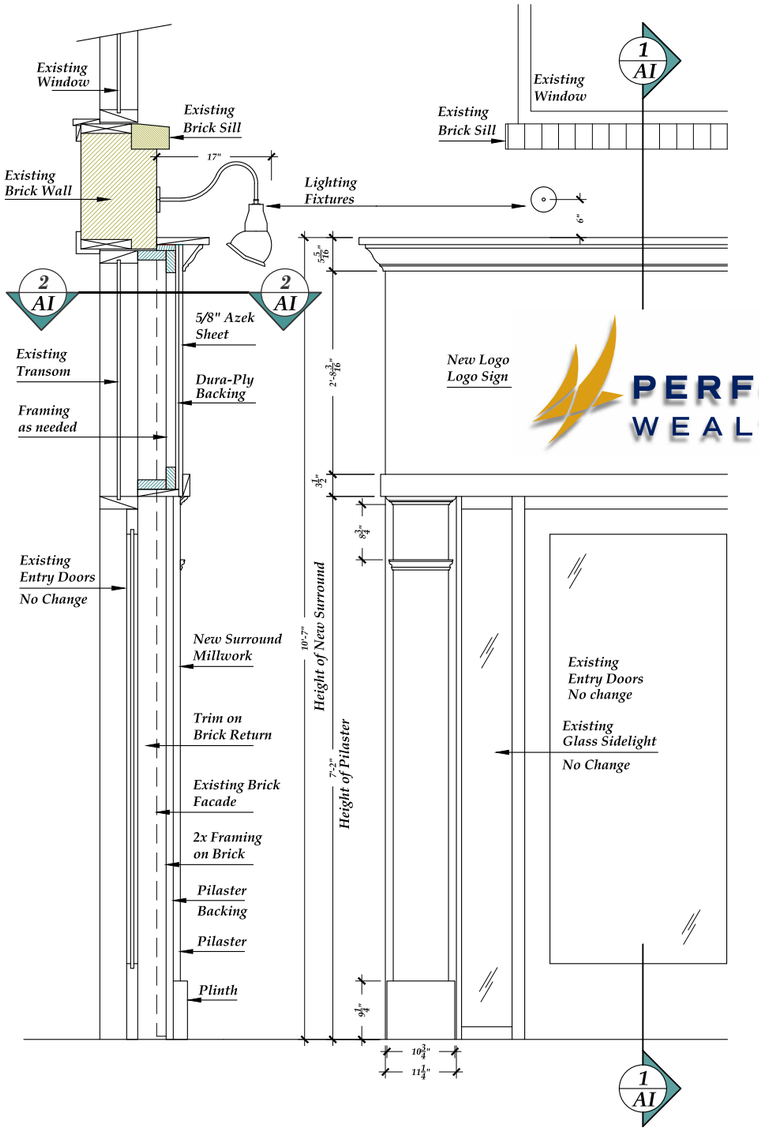
account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F

- job#: 21-8746
- 06-10-21
- rev.# 09-06-22

Comments:

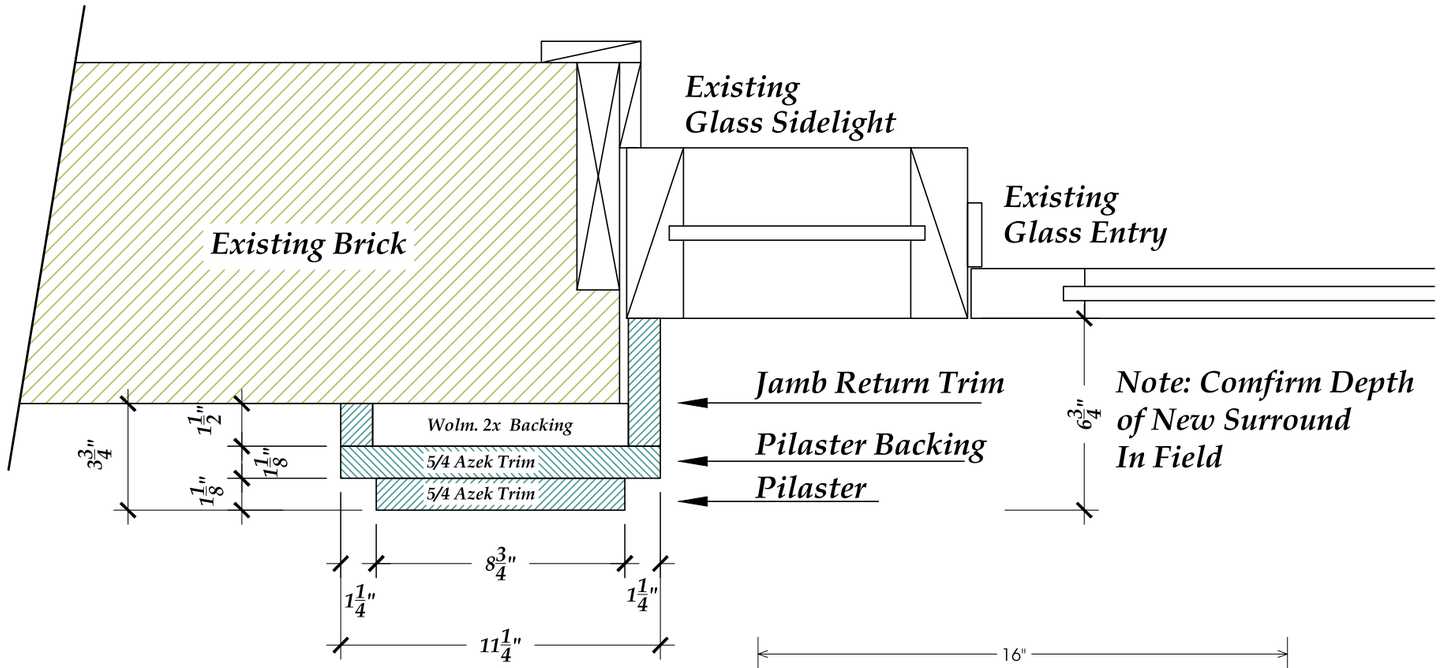
SIGN LAYOUT

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.



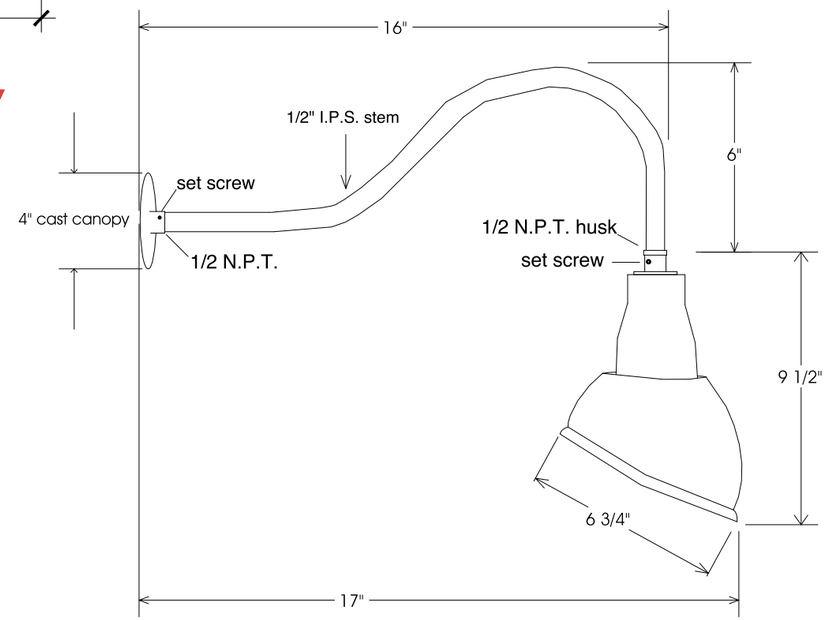
1 - AI Surround - Section Detail

Scale 1/2" = 1'-0"



2 - AI - Section Detail

Scale 3/4" = 1'-0"



Lighting Detail

Scale N.T.S.

PERFORMANCE WEALTH

OLYMPIK SIGNS

account representative: ROB WHITEHEAD | client

1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

PERFORMANCE WEALTH
36 E Hinsdale Avenue
Hinsdale, IL 60521

drawn by: PAMELA F

- job#: 21-8956
- 12-10-21
- rev.# 09-06-22

Comments:

DETAILS

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.



PROPOSED - DAY



PROPOSED - NIGHT

PERFORMANCE
WEALTH

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: ROB WHITEHEAD
client: 36 E Hinsdale Avenue, Hinsdale, IL 60521
drawn by: PAMELA F

- job#: 21-8746
- 06-10-21
- rev.# 09-06-22

Comments:

SIGN CONCEPTS

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

EXHIBIT C

FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

APPLICATION: Case A-17-2022 – 36 E. Hinsdale Avenue – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade and a Sign Permit Review to allow for the installation of one (1) new wall sign on the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

PROPERTY: 36 E. Hinsdale Avenue, Hinsdale, IL (PIN: 09-12-129-005)

APPLICANT: Courtland, LLC

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: April 12, 2023

BOARD OF TRUSTEES 1ST READING: May 16, 2023

SUMMARY OF REQUEST: The Village of Hinsdale received an application from Courtland, LLC requesting approval of an Exterior Appearance and Site Plan Review to allow for changes to the rear façade and a concurrent Sign Permit Review to allow for the installation of one (1) wall sign on the existing two-story, multi-tenant building for Performance Wealth Management located at 36 E. Hinsdale Avenue in the B-2 Central Business District. The first floor tenant space in the building is occupied by Salon Lofts, a beauty salon, and the second floor is occupied by Performance Wealth, which operates an office specializing in financial planning and wealth management.

The subject property is located in the Downtown Historic District. According to the 2006 National Register of Historic Places Nomination and the 2003 Architectural Resources in the Downtown Survey Area, the building is classified as a Contributing Structure in the Historic District. The building was constructed in 1924 and features Two-Part Commercial Block architecture. According to the 2003 Downtown Survey, the building was formerly used as a garage for a Ford Motor Dealership once located in the adjacent building at 40 E. Hinsdale Avenue and was later converted into a toy store. The building has been altered over time. According to the 2003 Downtown Survey, the transom areas above the storefront windows have been bricked over.

On March 20, 2018, the Village Board approved an Exterior Appearance Plan to modify the front and rear façade by Ordinance No. O2018-12. On the front façade, a new alcove and entrance way were constructed for the second floor tenant space and modifications were made to the existing first floor storefront. At the rear of the building, an overhead door and awning were removed and replaced with new entrance doors and awnings. A new brick clad elevator tower was also constructed on the roof.

On January 4, 2022, by Ordinance No. O2022-02, the Village Board approved an Exterior Appearance and Site Plan Review to allow for changes to the front and rear façade for Performance Wealth Management. A Sign Permit Review was also approved to allow for the installation of one (1) wall sign on the front of the building. On the front façade, exterior changes included the installation of new trim around the entrance to the second floor tenant space and three (3) black gooseneck lights above the new door header to illuminate the sign area. On the rear façade, one of the two black awnings were to be recovered with a dark navy blue fabric to match Performance Wealth Management's branding colors. The awning fabric was not changed due to the current request to install new trim around the doorway.

HISTORIC PRESERVATION COMMISSION MEETING SUMMARY: The project was reviewed at a public meeting at the Historic Preservation Commission on August 3, 2022. Mike Zalud Jr., representing Courtland, LLC, provided an overview of the proposed changes and answered questions from the Commissioners. No public comments were made at the meeting.

The Commission expressed concern that the design of the rear entrance surround and trim was not proportional and recommended that the design be altered to match the scale of the front design. It was noted that the plinths / bases of the pilasters appeared too wide and did not match the scale of the surround, the top trim (cornice) appeared too narrow in comparison to the header / frieze, and the pilasters were too narrow leaving exposed brick areas between the pilaster and door frame.

The applicant proposed to install one (1) new internally-illuminated wall sign in the same location as the existing Salon Lofts sign on the rear of the building. The wall sign measured 2' tall and 7' wide, with a sign face area of 14 square feet. The wall sign consists of a white aluminum backer panel with blue push-thru acrylic letters and a gold logo. The Commission expressed concern over the design, noting that internally illuminated cabinet signs were not preferred or appropriate in the historic downtown, which has been discussed for other recent sign permit applications presented to the HPC review.

There was also a discussion on the location of the sign. Mr. Zalud confirmed that both the double doors for Performance Wealth Management and the door for Salon Lofts lead into the same interior entrance vestibule. Several Commissioners noted the location is confusing as the sign should be placed closer to the Salon Lofts entrance, which had branding via door signage.

Mr. Zalud confirmed that Salon Lofts has agreed that the existing wall sign will be removed. Mr. Zalud noted they chose this design to allow for a larger size and wished for something illuminated in the rear as the business has a lot of evening appointments. The appearance of the alley, truck traffic, and dumpsters was also discussed in relation to the proposed design.

Commissioners recommended that the sign should be relocated to the header / frieze of the door surround, which was a more logical for indicating the entrance of the business instead of the location where the existing Salon Lofts is located. The Commission recommended that the applicant install a sign that is similar to the sign on the front of the building facing Hinsdale Avenue, where the sign is mounted to the header of the surround and illuminated externally by gooseneck lights. There was a discussion if there would be issues with installing gooseneck lights on the rear of the building and interference with truck traffic in the alley, but it was noted that the adjacent door for Salon Lofts has an existing awning that will remain and projects into the alley.

The Historic Preservation Commission recommended approval of Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade, by a vote of 4-0 (3 absent), subject to the condition that the applicant take into account the comments at the meeting, including making the door surround proportional and eliminating the exposed brick area between the pilasters and door opening.

The Historic Preservation Commission recommended denial of Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Sign Permit Review to allow for the installation of one (1) new wall sign on the rear façade of the building, by a vote of 4-0 (3 absent). The Commission recommended that the wall sign be relocated to the trim area above the double doors and that the sign be illuminated with gooseneck lighting, similar to the design utilized on the front façade.

PLAN COMMISSION PUBLIC MEETING SUMMARY AND FINDINGS: The project was reviewed at a public meeting at the Plan Commission on April 12, 2023. Mike Zalud Jr., representing Courtland, LLC, provided an overview of the proposed changes and answered questions from the Commissioners. No public comments were made at the meeting.

The applicant submitted revised plans with a different design and configuration for the rear wall sign and entrance door surround for the Plan Commission to review to address the comments of the Historic Preservation Commission. On the rear façade, one of the two awnings will be removed and new decorative trim will be installed around one of the entrance doors. The design is intended to match the entrance trim installed in 2022 on the front facade for Performance Wealth Management. The existing Salon Lofts sign on the rear elevation will be removed. One (1) wall sign will be installed within the header area above the entrance doors that will be illuminated by three (3) gooseneck lights. The existing permanent window signage for Performance Wealth Management is to be removed to meet code requirements.

At the public meeting, the Plan Commissioners expressed support for the project and provided positive feedback for the changes made based on the recommendations by the Historic Preservation Commission. In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. The proposed rear entrance would be visually compatible with the historic building and will help enhance the appearance of the rear façade along the alley (Section 11-605(E)(2)).

No members of the public provided comment at the meeting. Staff did not received complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Moore and seconded by Commissioner Crnovich. The vote carried by a roll call vote as follows:

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

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays, with four (4) absent, recommended to the President and Board of Trustees approval of Case A-17-2022 – 36 E. Hinsdale Avenue – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade and a Sign Permit Review to allow for the installation of one (1) new wall sign on the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District, as submitted.

Signed: Stephen J. Cashman

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: 05/10/23

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN FOR IMPROVEMENTS TO AN EXISTING BUILDING – 36 E. HINSDALE AVENUE – PERFORMANCE WEALTH MANAGEMENT

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ___ day of _____, 2023, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ___ day of _____, 2023.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ___ day of _____, 2023.

_____
Village Clerk

[SEAL]

AGENDA SECTION:	Second Reading – ZPS
SUBJECT:	Temporary Use Permit to allow for an Outdoor Dining Area and Live Outdoor Music for Fuller House at 50 S. Garfield Avenue – Case A-20-2023
MEETING DATE:	May 16, 2023
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve a temporary use permit to allow for outdoor dining on private property until November 1, 2023, and to allow for live outdoor music every Wednesday from June 14, 2023 to September 28, 2023, for Fuller House located at 50 S. Garfield Avenue, subject to conditions to be set forth by the Building Commissioner

Project Summary

The applicant, Patricia Vlahos representing Fuller House at 35 E. First Street, has submitted a Temporary Use Permit application requesting approval to allow for an outdoor dining area and live outdoor music at 50 S. Garfield Avenue. The subject property is located in the B-2 Central Business District. Fuller House has operated an outdoor dining area on the adjacent property to the east of its restaurant since 2009. Staff is working with the applicant on a permanent plan for the Former Dips & Dogs building and site, which will entail the submittal of an Exterior Appearance / Site Plan Review application.

The proposed outdoor dining area is located on private property and is therefore required to obtain a Temporary Use Permit in accordance with Section 9-103 of the Zoning Code. Outdoor dining areas for restaurants located on Village streets and sidewalks in the right-of-way are subject to the requirements in Section 7-1-5.1 of the Village Code and the Outdoor Dining Design Standards, which does not apply to private property. Separate approval has been granted to Fuller House to allow for the operation of their outdoor dining area in the public right-of-way on First Street.

Project Details

The outdoor dining area will be open until November 1, 2023. Fuller House is open for business on Monday to Thursday from 11 a.m. to 11 p.m., Friday and Saturday from 11 a.m. to 12 p.m., and Sunday from 11 a.m. to 10 p.m.

The outdoor dining area measures about 2,600 square feet in area. Barriers around the perimeter of the dining area include metal and wood planter boxes and short brick piers. The interior of the patio area includes outdoor string lights, outdoor heaters, black metal chairs, wood and black metal tables, picnic tables, and black fabric umbrellas.

Fuller House is also proposing live music in their outdoor dining area every Wednesday night from 6 p.m. to 9 p.m. between June 14, 2023 to September 28, 2023. Performers for live acoustic music would be located to the south of the former Dips and Dogs building. According to the applicant, the noise levels would be within reason and the volume can be adjusted to ensure neighbors are not disrupted. No lighting or stages will be set up.

The proposed outdoor music will not interfere with other live music previously approved on Tuesdays and Thursdays in the Downtown. On May 17, 2022, the Village Board approved an Outdoor Dining Permit on the Village Right-of-Way for Nabuki located at 18 E. First Street. As part of the approval,

Nabuki was allowed to have live music / entertainment in the brick paver area near the sidewalk ramp to the west of their restaurant and outdoor dining area. Live music will take place on Tuesdays and Thursdays from 6 p.m. to 9 p.m., weather permitting. Staff verified with Nabuki that they plan to continue live music this year, beginning on May 23 and ending on September 28.The restaurant will be closed and will not have music on July 4.

Village Code Requirements for Temporary Uses

In accordance with Section 9-103, in any district, any temporary use not listed that is consistent with the purposes of the Zoning Code and with the purposes and intent of the regulations of the applicable zoning district in which such use is located shall require the specific prior approval of the Board of Trustees. The Village Board can authorize other temporary uses not specifically identified and extend the allowable duration of a tent. The Board shall establish a limitation on the duration of every temporary use approved and may identify other conditions of approval. Temporary uses are subject to meeting the regulations listed in Section 9-103(F).

Discussion & Recommendation

N/A

Village Board and/or Committee Action

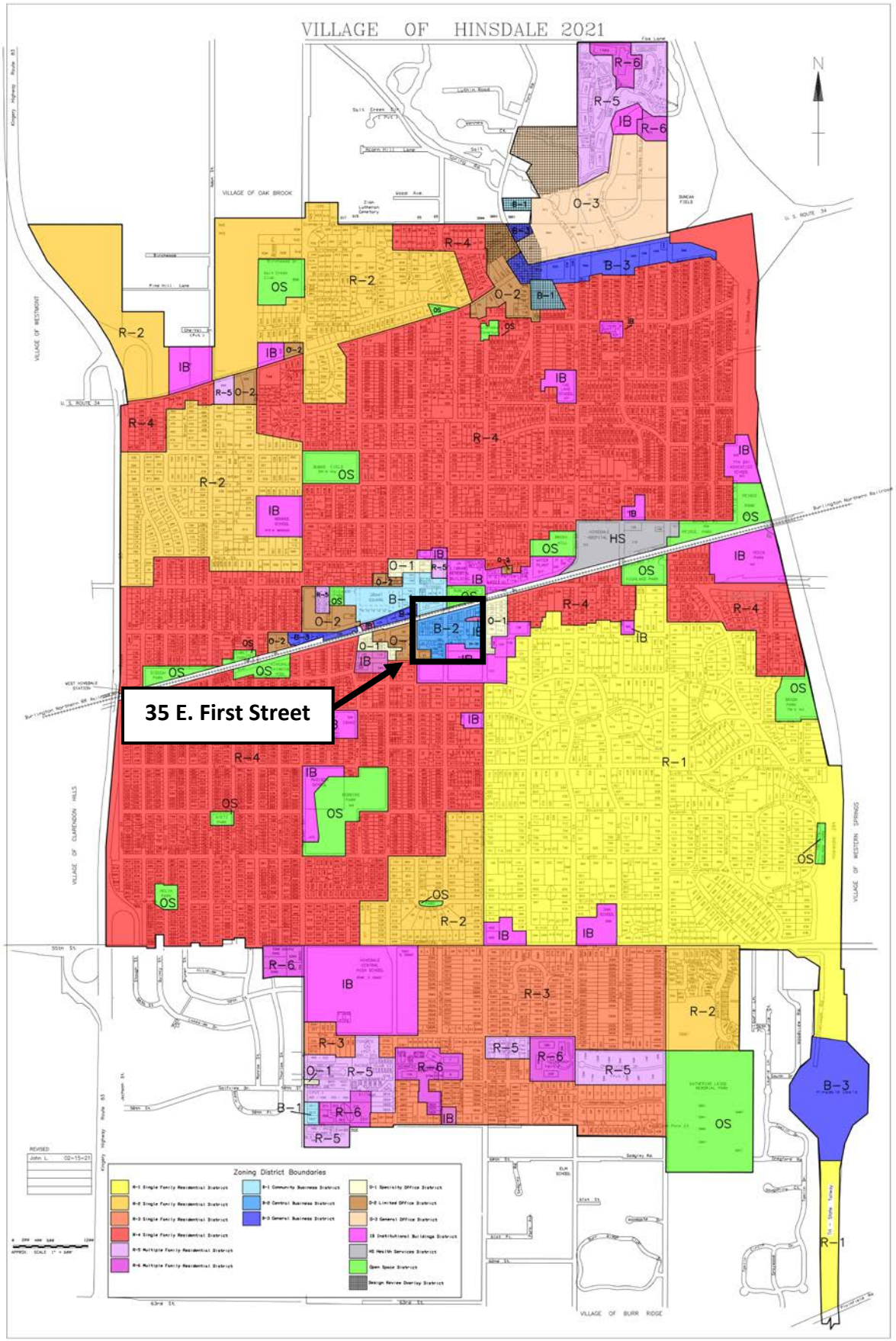
The project was reviewed at a First Read at the Village Board meeting on May 13, 2023. Sam Vlahos representing Fuller House was present to answer questions from the Board of Trustees.

A Trustee asked if there had been any noise complaints from Nabuki's live music last year. Chief King stated, from his recollection, he did not recall any specific complaints from last year except for some unauthorized music. The Village only received three complaints from outdoor dining in general. Mr. Vlahos said the intent of the music is to be tasteful and will include acoustic duos that add additional fun to the space. The Village Board moved the item forward to the Consent Agenda.

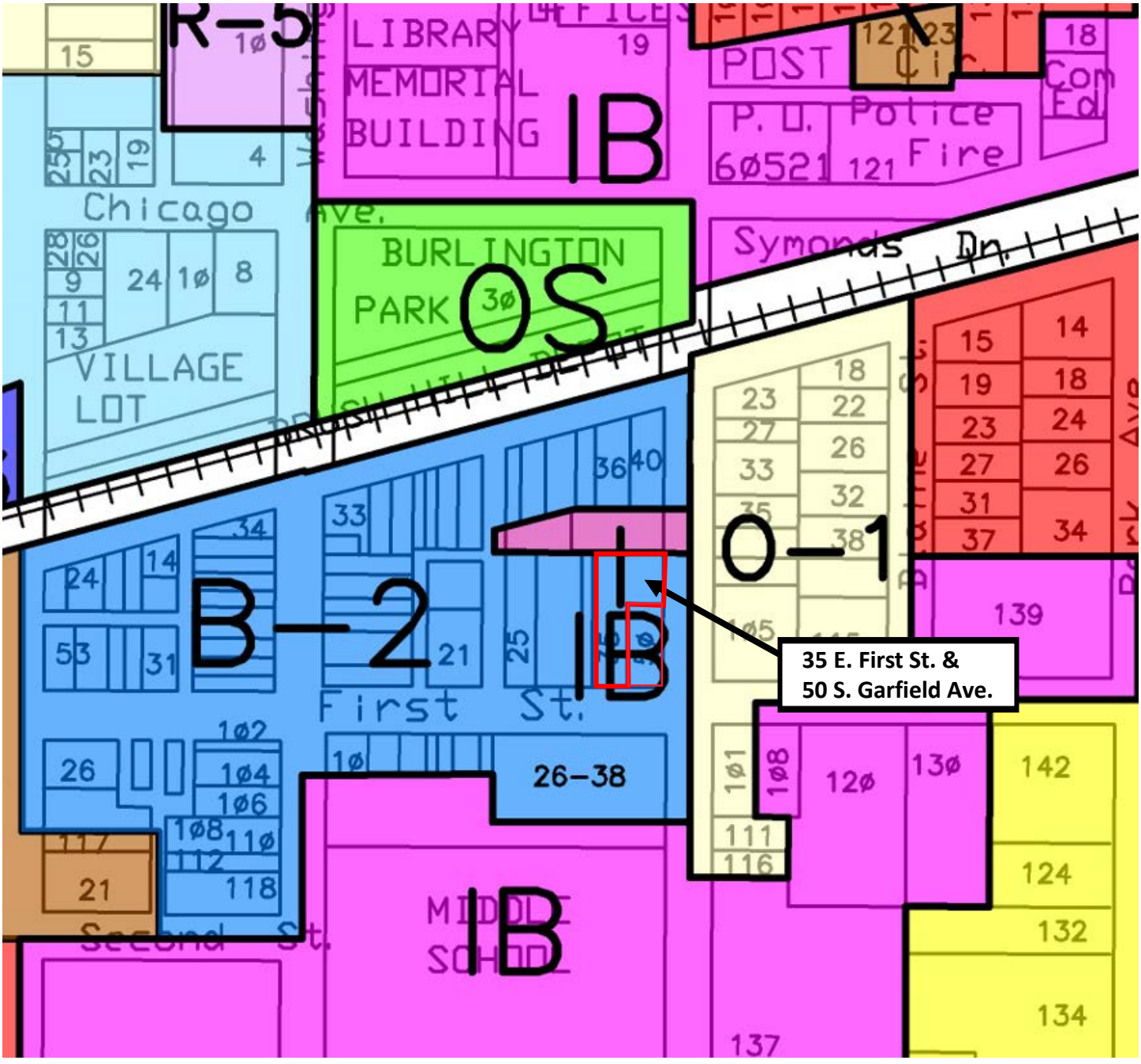
Documents Attached

1. Zoning Map
2. Aerial View
3. Birds Eye View
4. Application for a Temporary Use Permit and Exhibits

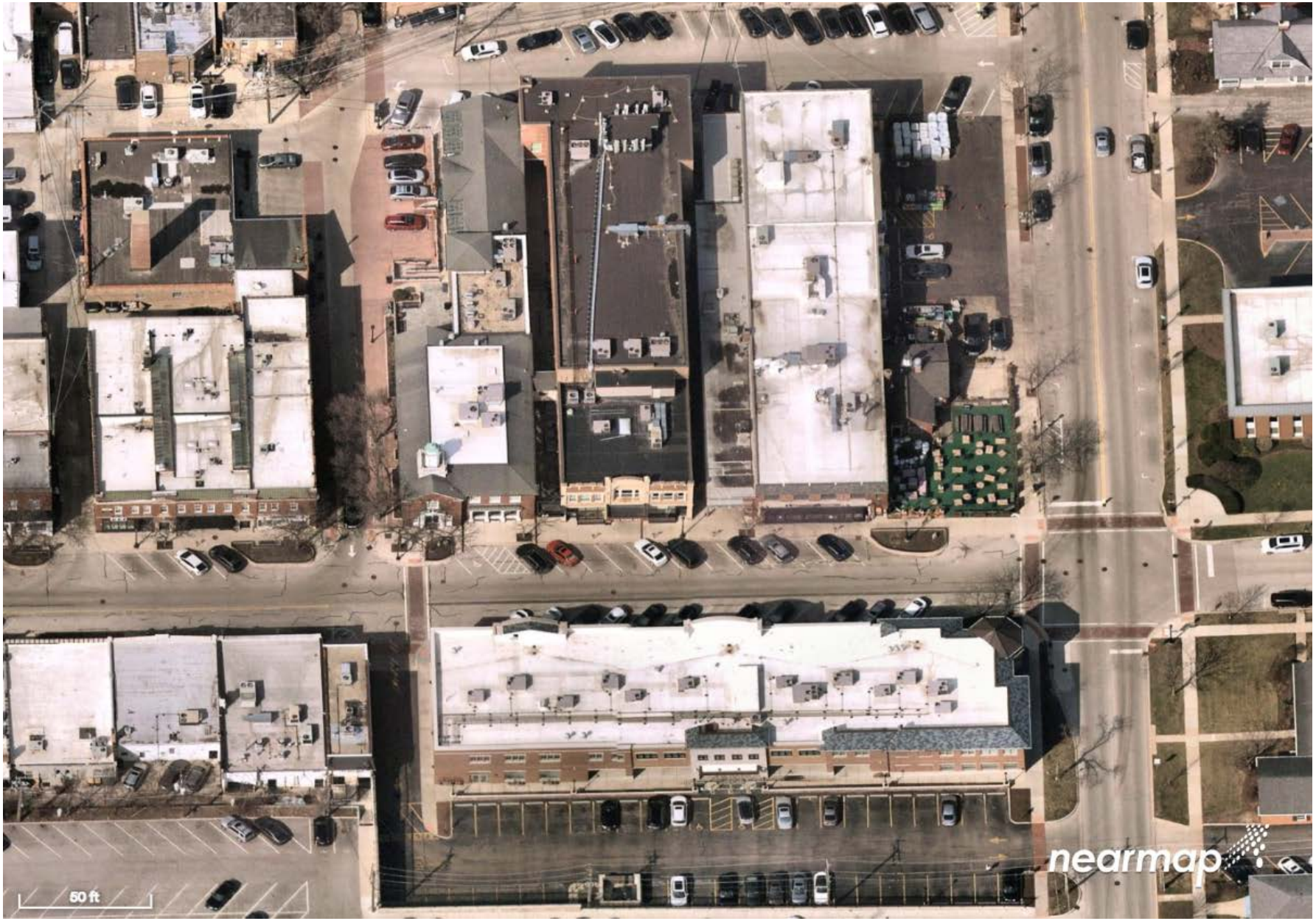
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 35 E. First Street



VILLAGE OF HINSDALE
APPLICATION FOR TEMPORARY USE

Address of proposed request: 35 E. First Street, Hinsdale

APPLICATION FOR TEMPORARY USE (please include Certificate of Zoning Compliance App.)

The Hinsdale Zoning Code provides for *Permitted Temporary Uses* subject to the specific regulations and time limits as provided for in Section 9-103D of the zoning code and to the other applicable regulations of the district in which the use is permitted. The total period of time granted by such temporary use shall not exceed the period of time as specifically identified for that specific use. Where such uses are not specifically permitted, the Board of Trustees ***MAY*** approve such use, subject to the following regulations:

9. *Others:* In any district, any other temporary use consistent with the purposes of this code and with the purposes and intent of the regulations of the district in which such use is located; provided, however, that any such use shall require the specific prior approval of the board of trustees. The board of trustees shall establish a limitation on the duration of every temporary use approved pursuant to this subsection D9. Any approval granted hereunder shall be deemed to authorize only the particular use for which it was given, and shall not be construed to be any right or entitlement to any subsequent approval hereunder for the applicant or any other person.

Owner: Patricia Vlahos Date: 4/21, 20 23

Phone: (630) 670-0948 Email: Patricia@fullerhousebar.com

Temporary Use Period Requested:

From June 14, 2023 through September 18, 2023

Nature of Temporary Use Request:

We would like to have live acoustic music on our Patio on Wednesday nights from 6-9p m Volume would be adjustable; it would be solo or duo performers

Signature of Owner: _____

_____ Date:_____, 20_____
Village Manager

OR

Date of Village Board Approval: _____, 20_____

For Office Use Only
$100 Fee Paid ☐

Date: _____

Received By: _____

Village of Hinsdale,

We are looking to provide some small entertainment to our outdoor patrons via the form of live acoustic music on our patio. The performers would be solo or duo. The noise level would be within reason, and we would be able to adjust any volume levels needed to insure our neighbors are not disrupted. We would like to begin June 14 and continue our music program weekly on Wednesday nights only, until September 28th. The music performers would play music from 6-9pm. There would not be any stage or extra lighting for any music performances. The music would be very tasteful and family friendly for our guests.

We hope you could consider our request!

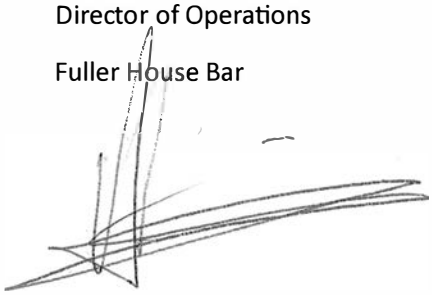
Thanks,

Fuller House Bar Management team

Alberto Vieyra

Director of Operations

Fuller House Bar



VILLAGE OF HINSDALE

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Patricia Vlahos

Owner's name (if different): _____

Property address: 35 E. First Street, Hinsdale

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: ____ x ____

Current use of property: Full Service Restaurant

Proposed use:
- ☐ Single-family detached dwelling
- ☑ Other: Temp Use Permit for Patio Music

Approval sought:
- ☐ Building Permit
- ☐ Variation
- ☐ Special Use Permit
- ☐ Planned Development
- ☐ Site Plan
- ☐ Exterior Appearance
- ☐ Design Review
- ☑ Other: Temp Use Permit for Patio Music

Brief description of request and proposal:

Looking to have live acoustic music on our patio

Plans & Specifications: [submit with this form]

	Provided:	**Required by Code:**
Yards:		
front:	_____	_____
interior side(s)	____ /____	____ /____

	Provided:	Required by Code:
corner side	_____	_____
rear	_____	_____
Setbacks (businesses and offices):		
front:	_____	_____
interior side(s)	____ /____	____ /____
corner side	_____	_____
rear	_____	_____
others:	_____	_____
Ogden Ave. Center:	_____	_____
York Rd. Center:	_____	_____
Forest Preserve:	_____	_____
Building heights:		
principal building(s):	_____	_____
accessory building(s):	_____	_____
Maximum Elevations:		
principal building(s):	_____	_____
accessory building(s):	_____	_____
Dwelling unit size(s):	_____	_____
Total building coverage:	_____	_____
Total lot coverage:	_____	_____
Floor area ratio:	_____	_____
Accessory building(s):	_____	

Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required: _____
Number of loading spaces required: _____

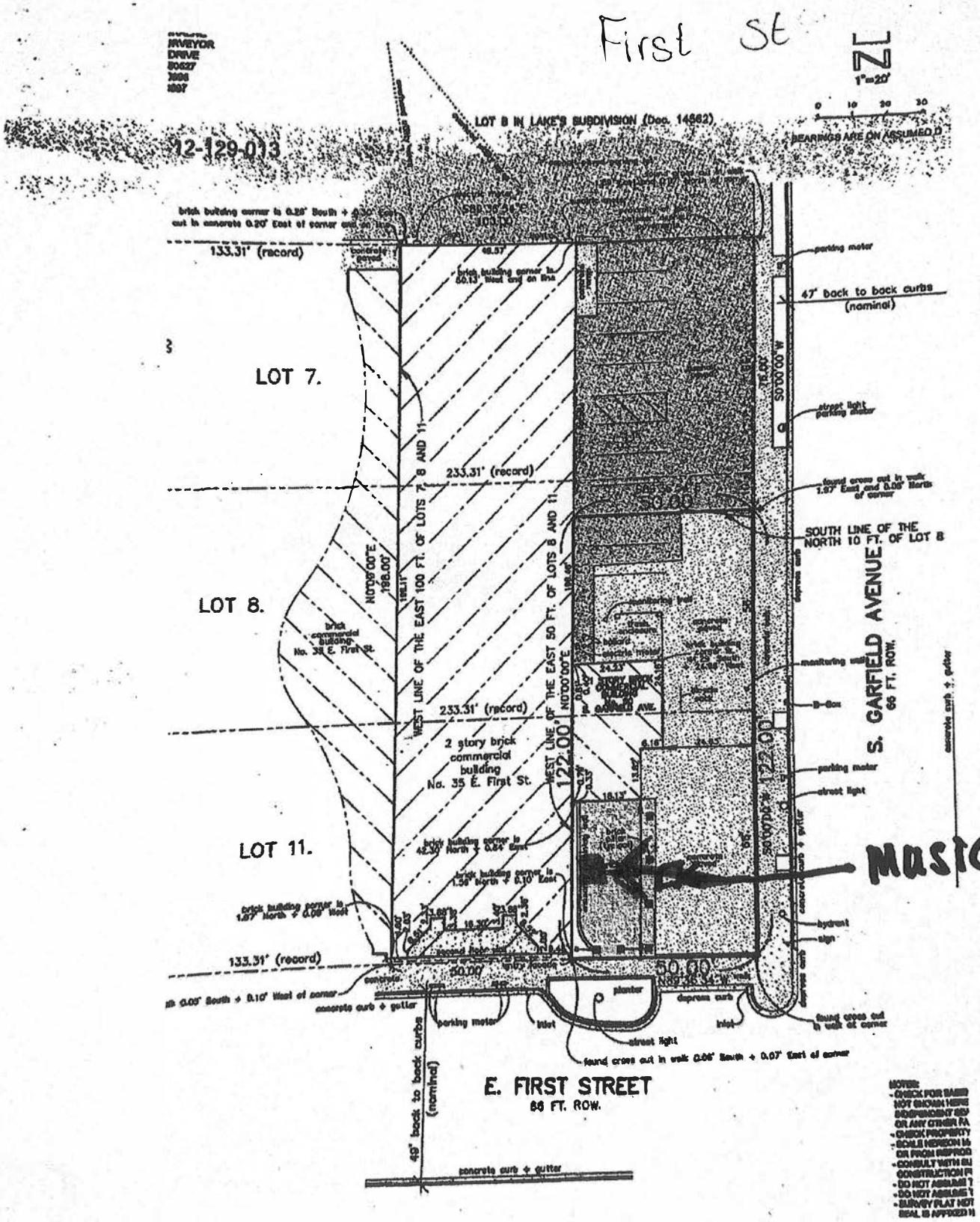
Statement of applicant:

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

By: _____
Applicant's signature

Patricia Vlahos
Applicant's printed name

Dated: April 21st, 2023.


First St
12-129-013
LOT B IN LAKE'S SUBDIVISION (Doc. 14562)
BEARINGS ARE ON ASSUMED D
1"=20'
133.31' (record)
47' back to back curbs (nominal)
LOT 7.
233.31' (record)
SOUTH LINE OF THE NORTH 10 FT. OF LOT 8
LOT 8.
WEST LINE OF THE EAST 100 FT. OF LOTS 7, 8 AND 11
WEST LINE OF THE EAST 50 FT. OF LOTS 8 AND 11
S. GARFIELD AVENUE
66 FT. ROW.
233.31' (record)
2 story brick commercial building No. 35 E. First St.
122.00'
LOT 11.
Maste
133.31' (record)
50.00'
E. FIRST STREET
66 FT. ROW.
49' back to back curbs (nominal)
concrete curb + gutter
parking meter
street light
hydrant
sign
inlet
planter
depress curb
found cross cut in walk 0.06' South + 0.07' East of corner
NOTES:

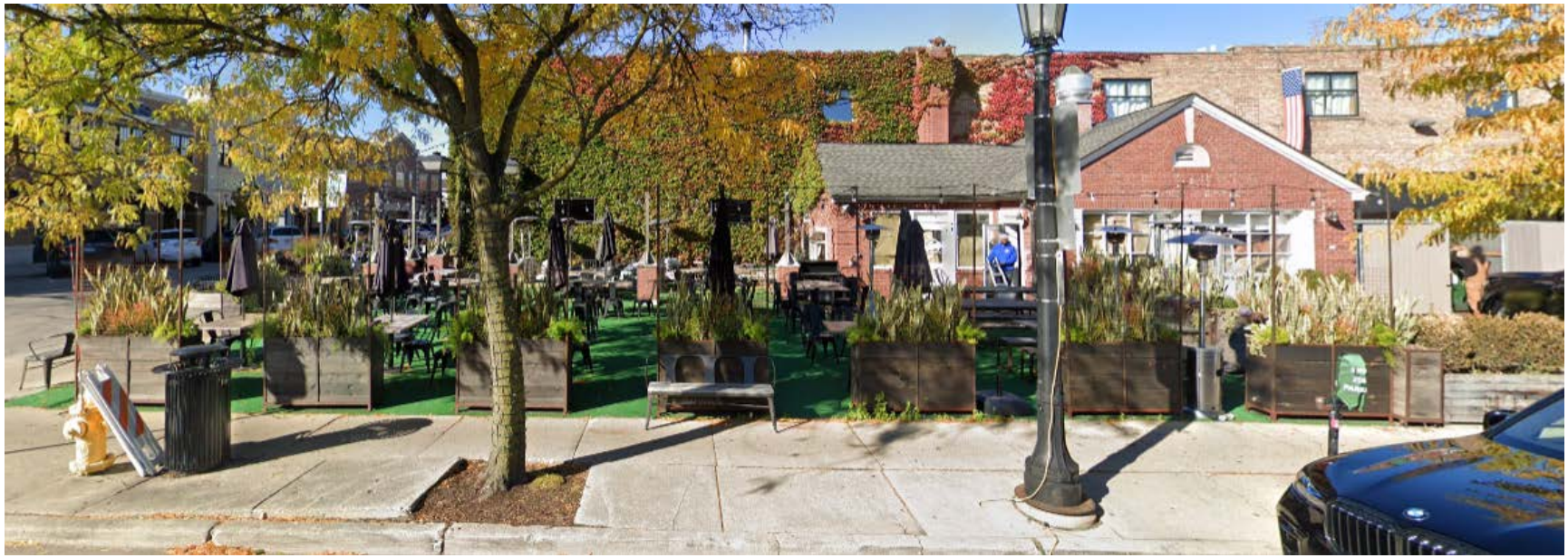
FULLER HOUSE OUTDOOR DINING AREA & LIVE MUSIC



FULLER HOUSE OUTDOOR DINING AREA & LIVE MUSIC











AGENDA ITEM # 8d

REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION:	Second Reading – ZPS
SUBJECT:	Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District – Case HPC-4-2023
MEETING DATE:	June 13, 2023
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Approving Various Additional Properties within the Historic Overlay Zoning District for Inclusion on the Historically Significant Structures Property List

Summary

The purpose of this request is to consider approval of various properties for inclusion on the Historically Significant Structures Property List within the Historic Overlay District from the Village of Hinsdale, in accordance with the regulations listed in Section 14-7-3 of Title 14 of the Village Code.

The Historic Preservation Commission reviewed fourteen (14) properties for inclusion on the Historically Significant Structures Property List within the Historic Overlay District at a public hearing on April 5, 2023 in accordance with the regulations listed in Section 14-7-3 of Title 14 of the Village Code. Two (2) of the properties are located in Cook County and twelve (12) are located in DuPage County. All properties are located in the established Historic Overlay District, included in Exhibit 1. Property owners have given consent to be listed on the Historically Significant Structures Property List.

A summary table describing all properties is included in Exhibit 2 that lists the address, date of construction, architectural style, architect, historic name, historic significance rating according to past historic surveys completed by the Village, land use, zoning district, and any other detailed information where available. Ratings for historic significance are based on past historic surveys completed by the Village from 1999 to 2007. Exhibit 2 also includes the specific eligibility criteria listed in Section 14-7-3(B) that the Historic Preservation Commission determined each property met at the public hearing on April 5, 2023.

The definitions and evaluation information for the historic significance ratings based on past historic surveys are included in Exhibit 3. The criteria set forth in Section 14-7-3(B) is included in Exhibit 4. Detailed property information sheets and supplemental information are provided in Exhibit 5.

Per the Village Code, the Historic Preservation Commission shall review individual property information presented at a public hearing, determine if each property possesses one or more of the criteria set forth in Section 14-7-3(B), included on Exhibit 4, and make a recommendation to the Board of Trustees as to whether each should be included on the Historically Significant Structures Property List. The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the Historically Significant Structures Property List. The Board of Trustees may also remand the List, or individual properties on the List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

Update on 304 S. Washington Street – The Village received a request from the current property owner and proposed buyer asking to remove 304 S. Washington Street from the Historically Significant Structures Properties List. This property has been listed for sale for the past several months. The proposed buyer has informed staff that they intend to demolish the house and does not plan to explore renovations or a building addition. As a result, 304 S. Washington has been removed from the List.

Thirteen (13) properties are now before the Village Board for consideration for inclusion on the Historically Significant Structures Property List.

Background

On September 20, 2022, the Village Board approved the following ordinances establishing a Historic Overlay District to assist property owners with the preservation, restoration, and rehabilitation of historically significant properties throughout the Village:

- Ordinance No. 2022-27: Ordinance Creating a New Part II (Historic Overlay District (HOD)) in Article VIII (Overlay Districts) of the Hinsdale Zoning Code to Establish a Historic Preservation Overlay District, making related Zoning Code Changes, and Amending Various Provisions of Title 14 (Historic Preservation) of the Village Code of Hinsdale relative to the Historic Preservation Overlay District
- Ordinance No. 2022-28: Ordinance Amending the Official Zoning Map of the Village of Hinsdale to Create a New Historic Overlay Zoning District

Owners of properties included on the Historically Significant Structures Property List may be eligible for different voluntary preservation incentives to help with exterior improvements, the construction of a building addition, or other historic preservation projects, including:

- Access to flexible alternative zoning regulations that not are afforded to new construction, including the waiving of floor area ratio (FAR) and building height, reduced setbacks, and increased lot coverage
- Permit and application fee waivers
- Expedited processing of applications
- A property tax rebate for the Village portion of a tax bill
- Matching grant funds

Meeting History

Historic Preservation Commission – Public Hearing – 4/5/2023: Fourteen (14) properties were reviewed by the Historic Preservation Commission at a public hearing held on April 5, 2023. The Historic Preservation Commission reviewed the information included in the packet and determined if each property possesses one or more of the criteria set forth in Section 14-7-3(B) of the Village Code. The criteria selected by the Historic Preservation Commission for determining whether each should be included on the Historically Significant Structures Property List is included in the table in Exhibit 2 for consideration by the Village Board.

Jonathan Temps, owner of 718 S. Lincoln Street, one of the properties up for consideration on the Historically Significant Structures Property List, spoke at the public hearing and provided the Commission with a brief overview of the structural improvements made to the house with period appropriate materials. Mr. Temps stated the house was purchased as the family home because of the historic nature.

By a vote of four (4) ayes and zero (0) nays, with three (3) absent, the Historic Preservation Commission recommended to the Village Board approval of fourteen (14) properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-4-2023.

Review Process

Pursuant to Chapter 7 of Title 14 of the Village Code, the Historic Preservation Commission shall, using existing Village studies, historical materials and maps, and their own expertise, consider additional properties for inclusion on the Historically Significant Structures Property List at a public hearing or hearings pursuant to the procedures set forth in Section 14-1-4(C) of Title 14.
Public notice was provided in *The Hinsdalean* on March 16, 2023. The Historic Preservation Commission shall determine whether each property possesses one or more of the criteria set forth in Section 14-7-3(B) and make a recommendation to the Board of Trustees as to whether each property included on the Initial List should be included on the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration.

The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the List. The Board of Trustees may also remand the Initial List, or individual properties on the Initial List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

Properties may be added or removed from the List at any point in time in accordance with the process listed in Section 14-7-3 of the Village Code. Property owners will be notified if their homes are included on the proposed Historically Significant Structures Property List. A Notice of Historically Significant Property will be recorded against the title of each property approved for inclusion on the Historically Significant Property List to help make future property owners aware of the availability of preservation incentives offered by the Village. Applying for and utilizing any preservation incentive is completely voluntary.

Village Board and/or Committee Action

The project was reviewed at a First Reading at the Village Board meeting on May 16, 2023. No public comments were provided at the meeting. A Trustee noted that Immanuel Hall was included and that it is great to see a property that is not single-family on the List. Staff noted that 15 S. Clay Street, another property that is not single-family and managed by the Hinsdale Historical Society, is also included. The Zook Home and Studio located at 5901 S. County Line Road was included on the Initial List. The Village Board moved the item forward for a Second Reading.

Documents Attached

1. Ordinance & Exhibits
    - Exhibit A – Second Proposed List Of Historically Significant Properties Approved For Inclusion On The Historically Significant Structures Property List

Previous Attachments

The following related materials for this case were provided for the Board of Trustees on May 16, 2023 and are available on the Village website at the following link:
https://cms4files.revize.com/hinsdaleil/1%20%20VBOT%20051623%20Packet%20FINAL.pdf

1. Exhibit 1: Hinsdale Zoning Map & Historic Overlay District Map
2. Exhibit 2: Summary Table of Properties to be Considered for Inclusion on the Historically Significant Structures Property List and HPC's Determination for Criteria Met
3. Exhibit 3: Hinsdale Historic Surveys - Evaluation Information / Definitions
4. Exhibit 4: Review Criteria for Properties on the Historically Significant Structures Property List - Village Code Title 14, Chapter 7, Section 14-7-3(B)
5. Exhibit 5: Detailed Information for Properties to be Considered for Inclusion on the Historically Significant Structures Property List
6. Exhibit 6: Draft Ordinance
7. Exhibit 7: Historic Preservation Commission Public Hearing Transcript – April 5, 2023

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING VARIOUS ADDITIONAL PROPERTIES WITHIN THE HISTORIC OVERLAY ZONING DISTRICT FOR INCLUSION ON THE HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

WHEREAS, the Village President and Board of Trustees of the Village of Hinsdale (the "Village") have previously approved Ordinance Nos. O2022-27 and O2022-28 establishing a Historic Overlay Zoning District within the Village; and

WHEREAS, the Ordinances, among other things, established the boundaries of the Historic Overlay Zoning District within which will be identified Historically Significant Structures. Property owners of Historically Significant Structures shall, pursuant to the associated regulations of the Historic Overlay Zoning District, be eligible, upon application, for certain incentives designed to encourage historic preservation and preserve the character of the community. No property is eligible for such incentives unless it is first placed on the approved Historically Significant Structures Property List; and

WHEREAS, pursuant to Section 14-7-3.C. of the Village Code, an Initial List of properties proposed for inclusion on the Historically Significant Structures Property List was created, considered, recommended for approval by the Historic Preservation Commission, and approved by the Village Board of Trustees; and

WHEREAS, on April 5, 2023, the Historic Preservation Commission held a public hearing on fourteen (14) additional properties that had been brought forward for consideration for placement on the Historically Significant Structures Property List (the "Second Proposed List"). The public hearing was held pursuant to Section 14-7-3.C. of the Village Code, and pursuant to notice thereof properly published in *The Hinsdalean*. After considering all of the testimony and evidence presented at the public hearing, the Historic Preservation Commission recommended the fourteen (14) additional properties on the Second Proposed List for inclusion on the Historically Significant Structures Property List. The Second Proposed List with information on each of the fourteen (14) properties recommended for inclusion on the Historically Significant Structures Property List, as well as what criteria the Historic Preservation Commission found to be met for each property, is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the recommendations of the Historic Preservation Commission and the factors set forth in Section 14-7-3.B. of the Hinsdale Village Code, and all of the facts and circumstances affecting the properties on the Second Proposed List recommended at this time for inclusion on the Historically Significant Structures Property List.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Approval of Properties for Placement on the Historically Significant Structures Property List. Pursuant to the authority granted under State law, including but not limited to the Illinois Municipal Code (65 ILCS 5/1-1-1, et seq.), the Hinsdale Zoning Code, and Title 14 (Historic Preservation) of the Hinsdale Village Code, the President and Board of Trustees of the Village of Hinsdale accept the recommendations of the Historic Preservation Commission and approve thirteen (13) of the fourteen (14) properties from the Second Proposed List attached hereto as **Exhibit A**, for placement on the Historically Significant Structures Property List. The final property on the Second Proposed List, at 304 S. Washington Street (the "Withdrawn Property"), has been pulled from consideration at the request of the present owner and a proposed buyer who intends to demolish the existing residence and does not plan to explore renovations or a building addition. The Historically Significant Structures Property List with the thirteen (13) added properties shall be maintained by the Village Clerk and included in the Village Code as Appendix 1 to Chapter 14-7 (Historic Overlay District).

Section 3: Mailing/Recorded Notice. Pursuant to Section 14-7-3 (Historically Significant Structures Property List) of the Village Code, a Notification of Inclusion shall be mailed to the owner of each property on the Second Proposed List with the exception of the Withdrawn Property, and a Notice of Historically Significant Property shall be recorded against title to each property on the List with the exception of the Withdrawn Property.

Section 4: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

ADOPTED this _____ day of _____, 2023, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2023, and attested to by the Village Clerk this same day.

_____
Thomas K. Cauley, Jr., Village President

ATTEST:

_____
Emily Tompkins, Village Clerk

EXHIBIT A

SECOND PROPOSED LIST OF HISTORICALLY SIGNIFICANT PROPERTIES APPROVED FOR INCLUSION ON THE HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

(ATTACHED)

Full Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County	Review Criteria - Section 14-7-3(B) - HPC Public Hearing Recommendation - 4/5/2023
137 N. Clay Street	1883	Gable Front		Oliver Stough House	Reconnaissance Survey (1999) - Significant / Historically Significant; North Hinsdale Survey (2005) - Contributing; Additional information provided by homeowner; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997	Single-Family	R-4	09-01-322-001	DuPage	2
15 S. Clay Street	1874	Italianate		Henry Chapin House	Designated Local Landmark (Ord. No. O2002-20); Reconnaissance Survey (1999) - Significant / Historically Significant; Downtown Survey (2003) - Significant; Originally located at 213 S. Lincoln Street and was moved to the present location in 1981 by the Historical Society	Museum - Hinsdale Historical Society	OS	09-12-105-001	DuPage	3, 5, 6
321 S. County Line Road	1893	Colonial Revival			Reconnaissance Survey (1999) - Significant / Historically Significant; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them" Volume 2, by Mary Sterling, 1997; Additional information provided by Hinsdale Historical Society and property owner	Single-Family	R-1	18-07-110-022-0000	Cook	2, 3, 5, 6
329 S. County Line Road	c. 1925	Tudor Revival			Reconnaissance Survey (1999) - Significant / Historically Significant; 2013 building addition and garage on the north side of the house that matches the existing architecture	Single-Family	R-1	18-07-110-002-0000	Cook	3
306 E. First Street	1890	Romanesque Revival / Queen Anne		Backdraft House / Elizabeth Grant House	Reconnaissance Survey (1999) - Significant; Robbins Park I Survey (2002) – Significant; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997	Single-Family	R-1	09-12-209-013	DuPage	3, 6
117 N. Garfield Avenue	c. 1895	Shingle			Reconnaissance Survey (1999) - Potentially Contributing / Historically Significant; North East Hinsdale Survey (2006) – Contributing	Single-Family	R-4	09-01-414-026; 09-01-414-027	DuPage	3
735 S. Garfield Avenue	1923	Tudor Revival	Walter Smith House	William Barfield	Designated Local Landmark (Ord. No. O2007-36); Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park II (2007) – Significant	Single-Family	R-1	09-12-404-006	DuPage	3, 4
302 S. Grant Street	1900	Gothic Revival / Church		Immanuel Evangelical Church / Immanuel Hall	Designated Local Landmark (Ord. No. O2002-06); Reconnaissance Survey (1999) - Significant; Town of Hinsdale Survey (2001) - Significant; Listed on the National Register of Historic Places (2001)	Hinsdale Historical Society	R-4	09-12-112-016	DuPage	3, 5, 6
718 S. Lincoln Street	c. 1890-1903	Queen Anne			Reconnaissance Survey (1999) - Potentially Contributing; Additional Information Provided by Homeowner and Historical Society	Single-Family	R-4	09-12-309-017	DuPage	3

Full Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County	Review Criteria - Section 14-7-3(B) - HPC Public Hearing Recommendation - 4/5/2023
121 S. Monroe Street	1909-1910				Not included in any past historic surveys; Additional research provided by the Historical Society	Single-Family	R-4	09-11-214-005	DuPage	3
17 E. Seventh Street	c. 1935	French Eclectic			Reconnaissance Survey (1999) - Significant; Robbins Park II (2007) – Significant	Single-Family	R-4	09-12-305-018	DuPage	3
218 E. Sixth Street	1924	Colonial Revival	John H. Crowell House	Van Gunter & Van Gunter	Reconnaissance Survey (1999) - Contributing; Robbins Park II (2007) – Contributing; Recent rear addition completed not visible from street	Single-Family	R-1	09-12-401-002	DuPage	3
108 E. Walnut Street	c. 1915	French Eclectic			Reconnaissance Survey (1999) - Significant; North Hinsdale Survey (2005) - Potentially Significant	Single-Family	R-4	09-01-414-001	DuPage	3

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING VARIOUS ADDITIONAL PROPERTIES WITHIN THE HISTORIC OVERLAY ZONING DISTRICT FOR INCLUSION ON THE HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ___ day of _____, 2023, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ___ day of _____, 2023.

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

AYES: _____
NAYS: _____
ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ___ day of _____, 2023.

_____
Village Clerk

[SEAL]

AGENDA ITEM # 8e

REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION: Second Reading – ZPS

SUBJECT: Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District – 309 E. Chicago Avenue – Case HPC-1-2023

MEETING DATE: June 13, 2023

FROM: Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Approving a Property within the Historic Overlay Zoning District for Inclusion on the Historically Significant Structures Property List - 309 E. Chicago Avenue

Summary

The purpose of this request is to consider approval of 309 E. Chicago Avenue for inclusion on the Historically Significant Structures Property List within the Historic Overlay District from the Village of Hinsdale, in accordance with the regulations listed in Section 14-7-3 of Title 14 of the Village Code.

The Historic Preservation Commission reviewed forty-seven (47) properties for consideration on the Historically Significant Structures Property List within the Historic Overlay District at a public hearing on February 1, 2023 in accordance with the regulations listed in Section 14-7-3 of Title 14 of the Village Code. All of the properties are located in the established Historic Overlay District, included in Exhibit 1. Property owners have given consent to be listed on the Historically Significant Structures Property List.

The Commission recommended approval of forty-six (46) of the forty-seven (47) properties for inclusion on the List on February 1, 2023. On March 16, 2023, the Village Board approved Ordinance No. O2023-06, which approved these forty-six (46) properties for official inclusion on the List.

The Historic Preservation Commission continued the public hearing to review additional information on the final property, 309 E. Chicago Avenue. Given the recent substantial exterior renovations to this house, the Commission requested additional information be researched and provided at the next meeting to help determine if any criteria in Section 14-7-3(B) of the Village Code are met to include the house on the List. A public hearing was held on April 5, 2023, where additional information was reviewed and the Commission recommended approval of the property for inclusion on the Historically Significant Structures Property List. Please refer to the "Meeting History" section below for further details on the discussion at the public hearing.

A summary table describing the property is included in Exhibit 2 that lists the address, date of construction, architectural style, architect, historic name, historic significance rating according to past historic surveys completed by the Village, land use, zoning district, and any other detailed information where available. Ratings for historic significance are based on past historic surveys completed by the Village from 1999 to 2007. Exhibit 2 also includes the specific eligibility criteria listed in Section 14-7-3(B) that the Historic Preservation Commission determined is met at the public hearing on April 5, 2023.

The definitions and evaluation information for the historic significance ratings based on past historic surveys are included in Exhibit 3. The criteria set forth in Section 14-7-3(B) is included in Exhibit 4.

Detailed property information for 309 E. Chicago Avenue is provided in Exhibit 5. The Village was unable to locate an original permit for the house on file. Per the 2002 Robbins Park I Survey, the house was estimated to be built circa 1890 and the stucco cladding is not original to the house. The Downers Grove Township Assessor property data estimates that the house was constructed in 1907. Per Village permit files, in 1960, a new detached garage was constructed. In 1981, the one-story addition on the east side of the house was approved for construction. The property owner provided building elevations, a rendering, and a site plan showing the recent exterior renovations for the Commission to review. The owner made field changes to the plans, including changes to windows and the removal of a proposed balcony. Other changes include alterations to the front/side porch, installation of new roofing and windows, installation of a rear deck and side staircase, and the removal of stucco and installation of black Hardie Board horizontal siding on the majority of the exterior, with vertical siding accent areas on the two-story bay window and other building areas. Exterior alterations to building should be evaluated in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties & the Standards for Rehabilitation (Exhibit 6).

Per the Village Code, the Historic Preservation Commission shall review individual property information presented at a public hearing, determine if each property possesses one or more of the criteria set forth in Section 14-7-3(B), on Exhibit 4, and make a recommendation to the Board of Trustees as to whether each should be included on the Historically Significant Structures Property List. The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the Historically Significant Structures Property List. The Board of Trustees may also remand the List, or individual properties on the List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

Background

On September 20, 2022, the Village Board approved the following ordinances establishing a Historic Overlay District to assist property owners with the preservation, restoration, and rehabilitation of historically significant properties throughout the Village:

- Ordinance No. 2022-27: Ordinance Creating a New Part II (Historic Overlay District (HOD)) in Article VIII (Overlay Districts) of the Hinsdale Zoning Code to Establish a Historic Preservation Overlay District, making related Zoning Code Changes, and Amending Various Provisions of Title 14 (Historic Preservation) of the Village Code of Hinsdale relative to the Historic Preservation Overlay District
- Ordinance No. 2022-28: Ordinance Amending the Official Zoning Map of the Village of Hinsdale to Create a New Historic Overlay Zoning District

Owners of properties included on the Historically Significant Structures Property List may be eligible for different voluntary preservation incentives to help with exterior improvements, the construction of a building addition, or other historic preservation projects, including:

- Access to flexible alternative zoning regulations that not are afforded to new construction, including the waiving of floor area ratio (FAR) and building height, reduced setbacks, and increased lot coverage
- Permit and application fee waivers
- Expedited processing of applications
- A property tax rebate for the Village portion of a tax bill
- Matching grant funds

Meeting History

Historic Preservation Commission – Public Hearing – 2/1/2023: Forty-seven (47) properties were reviewed for consideration on the Historically Significant Structures Property List at a public hearing held on February 1, 2023. No members of the public spoke during the public hearing. The Historic Preservation Commission reviewed the information included in the packet and determined if each property possesses one or more of the criteria set forth in Section 14-7-3(B) of the Village Code.

By a vote of six (6) ayes and zero (0) nays, with one (1) absent, the Historic Preservation Commission recommended to the Village Board approval of forty-five (45) properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-01-2023.

A separate motion was made for two (2) properties – 239 E. Walnut Street and 309 E. Chicago Avenue.

For 239 E. Walnut Street, a separate motion was made for this property because Commissioner Shannon Weinberger is the property owner and recused herself from the vote on her house. By a vote of five (5) ayes, zero (0) nays, one (1) abstain, and with one (1) absent, the Historic Preservation Commission recommended to the Village Board approval of 239 E. Walnut Street for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-01-2023.

For 309 E. Chicago Avenue, given the recent substantial exterior renovations to this house, the HPC requested additional information be researched and provided at the next meeting to help determine if criteria in Section 14-7-3(B) of the Village Code are met to include the house on the List. By a vote of six (6) ayes and zero (0) nays, with one (1) absent, the Historic Preservation Commission moved to continue the public hearing for Case HPC-02-2023 for the consideration of the property located at 309 E. Chicago Avenue to the next regular meeting on March 1, 2023.

Historic Preservation Commission – Public Hearing – 4/5/2023: 309 E. Chicago was reviewed by the Historic Preservation Commission at a continued public hearing held on April 5, 2023. At the public hearing, staff provided a brief overview of the additional information found on 309 E. Chicago Avenue. The homeowner also provided information on recent changes made to the structure. Staff reported that some field changes were made to the elevation plans provided, such as a balcony shown on the plans was not installed. Staff also shared some concerns shared from absent Commissioners Prisby and Weinberger about including the home on the list due to the significant changes made.

Commissioners discussed if the property met the criteria for inclusion. The concerns of the absent Commissioners were noted. Commissioners also stated appreciation that the home was saved rather than demolished. Commissioners stated that they should not limit homes being modernized and demonstrate some flexibility in design. It was noted that other homes that were significantly altered were recently approved by the Commission for inclusion on the List. The style of the home was then discussed.

After some discussion, the Commission determined that the house met criteria 3 – the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

By a vote of four (4) ayes and zero (0) nays, with three (3) absent, the Historic Preservation Commission recommended to the Village Board approval of 309 E. Chicago Avenue for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-1-2023.

Review Process

Pursuant to Chapter 7 of Title 14 of the Village Code, the Historic Preservation Commission shall, using existing Village studies, historical materials and maps, and their own expertise, consider additional properties for inclusion on the Historically Significant Structures Property List at a public hearing or hearings pursuant to the procedures set forth in Section 14-1-4(C) of Title 14.

Public notice was provided in *The Hinsdalean* on January 12, 2023. The Historic Preservation Commission shall determine whether each property possesses one or more of the criteria set forth in Section 14-7-3(B) and make a recommendation to the Board of Trustees as to whether each property included on the Initial List should be included on the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration.

The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the List. The Board of Trustees may also remand the Initial List, or individual properties on the Initial List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

Properties may be added or removed from the List at any point in time in accordance with the process listed in Section 14-7-3 of the Village Code. Property owners will be notified if their homes are included on the proposed Historically Significant Structures Property List. A Notice of Historically Significant Property will be recorded against the title of each property approved for inclusion on the Historically Significant Property List to help make future property owners aware of the availability of preservation incentives offered by the Village. Applying for and utilizing any preservation incentive is voluntary.

Village Board and/or Committee Action

The project was reviewed at a First Reading at the Village Board meeting on May 16, 2023. No public comments were provided at the meeting. The Village Board moved the item forward for a Second Reading.

Documents Attached

1. Ordinance & Exhibits
   - Exhibit A – Information on 309 E. Chicago Avenue Regarding Approval for Inclusion on the Historically Significant Structures Property List

Previous Attachments

The following related materials for this case were provided for the Board of Trustees on May 16, 2023 and are available on the Village website at the following link:
https://cms4files.revize.com/hinsdaleil/1%20%20VBOT%20051623%20Packet%20FINAL.pdf

1. Exhibit 1: Hinsdale Zoning Map & Historic Overlay District Map
2. Exhibit 2: Summary Table of Properties to be Considered for Inclusion on the Historically Significant Structures Property List and HPC's Determination for Criteria Met
3. Exhibit 3: Hinsdale Historic Surveys - Evaluation Information / Definitions
4. Exhibit 4: Review Criteria for Properties on the Historically Significant Structures Property List - Village Code Title 14, Chapter 7, Section 14-7-3(B)

5. Exhibit 5: Detailed Information for Properties to be Considered for Inclusion on the Historically Significant Structures Property List
6. Exhibit 6: The Secretary of the Interior's Standards for Rehabilitation
7. Exhibit 7: Draft Ordinance
8. Exhibit 8: Historic Preservation Commission Public Hearing Transcript – April 5, 2023

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PROPERTY WITHIN THE HISTORIC OVERLAY ZONING DISTRICT FOR INCLUSION ON THE HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST - 309 E. CHICAGO AVENUE

WHEREAS, the Village President and Board of Trustees of the Village of Hinsdale (the "Village") have previously approved Ordinance Nos. O2022-27 and O2022-28 establishing a Historic Overlay Zoning District within the Village; and

WHEREAS, the Ordinances, among other things, established the boundaries of the Historic Overlay Zoning District within which have been identified Historically Significant Structures. Property owners of Historically Significant Structures shall, pursuant to the associated regulations of the Historic Overlay Zoning District, be eligible, upon application, for certain incentives designed to encourage historic preservation and preserve the character of the community. No property is eligible for such incentives unless it is first placed on the approved Historically Significant Structures Property List; and

WHEREAS, pursuant to Section 14-7-3.C. of the Village Code, an Initial List of properties proposed for inclusion on the Historically Significant Structures Property List (the "Initial List") was created; and

WHEREAS, also pursuant to Section 14-7-3.C. of the Village Code, on February 1, 2023, the Historic Preservation Commission of the Village of Hinsdale held a public hearing regarding the various properties on the Initial List pursuant to notice thereof properly published in *The Hinsdalean*, and, after considering all of the testimony and evidence presented at the public hearing, recommended forty-six (46) of the forty-seven (47) properties on the Proposed List for inclusion on the Historically Significant Structures Property List. The hearing was continued for the receipt of additional information on the final property, 309 E. Chicago Avenue (the "Subject Property"), due to recent renovations to the residence. The sought after additional information was provided and at the April 5, 2023 meeting, the Historic Preservation Commission recommended the Subject Property at 309 E. Chicago Avenue for inclusion on the Historically Significant Structures Property List. Information on the Subject Property, as well as what criteria the Historic Preservation Commission found to be met for the Property, is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the recommendation of the Historic Preservation Commission and the factors set forth in Section 14-7-3.B. of the Hinsdale Village Code, and all of the facts and circumstances affecting the Subject Property recommended at this time for inclusion on the Historically Significant Structures Property List.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Approval of 309 E. Chicago Avenue for Placement on the Historically Significant Structures Property List. Pursuant to the authority granted under State law, including but not limited to the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq*.), the Hinsdale Zoning Code, and Title 14 (Historic Preservation) of the Hinsdale Village Code, the President and Board of Trustees of the Village of Hinsdale accept the recommendation of the Historic Preservation Commission and approve the Subject Property at 309 E. Chicago Avenue for placement on the Historically Significant Structures Property List. The Historically Significant Structures Property List shall be maintained by the Village Clerk and included in the Village Code as Appendix 1 to Chapter 14-7 (Historic Overlay District).

Section 3: Mailing/Recorded Notice. Pursuant to Section 14-7-3 (Historically Significant Structures Property List) of the Village Code, a Notification of Inclusion shall be mailed to the owner of the Subject Property, and a Notice of Historically Significant Property shall be recorded against title to the Property.

Section 4: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

ADOPTED this _____ day of _____, 2023, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2023, and attested to by the Village Clerk this same day.

_____
Thomas K. Cauley, Jr., Village President

ATTEST:

_____
Emily Tompkins, Village Clerk

EXHIBIT A

INFORMATION ON 309 E. CHICAGO AVENUE REGARDING APPROVAL FOR INCLUSION ON THE HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

(ATTACHED)

Full Address	Date Constructed	Architectural Style	Architect	Historic Name	Historic Significance	Land Use	Zoning District	PIN(s)	County	Review Criteria Met Per Section 14-7-3(B) - HPC Public Hearing Recommendation 4/5/2023
309 E. Chicago Avenue	c. 1890	Queen Anne			Reconnaissance Survey (1999) - Significant; Robbins Park I Survey (2002) - Contributing; Significant renovations in 2022-2023	Single-Family	R-4	09-01-420-014	DuPage	3

Exhibit A

Google Street View – October 2019









Front / South Elevation



Front / South With Partial East / Side Elevation

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PROPERTY WITHIN THE HISTORIC OVERLAY ZONING DISTRICT FOR INCLUSION ON THE HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST - 309 E. CHICAGO AVENUE

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ___ day of _____, 2023, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ___ day of _____, 2023.

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

AYES: _____
NAYS: _____
ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ___ day of _____, 2023.

_____
Village Clerk

[SEAL]

AGENDA ITEM # 8f

REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION:	Second Reading – ZPS
SUBJECT:	2 Salt Creek Lane – Mouse Automotive / McLaren Chicago – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane – Case A-37-2022
MEETING DATE:	June 13, 2023
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Amending the Official Zoning Map of the Village of Hinsdale Relative to Property located at 2 Salt Creek Lane – Mouse Automotive

AND

Approve an Ordinance Approving an Exterior Appearance Plan and Site Plan for Development of a Luxury Auto Dealership at 2 Salt Creek Land – Mouse Automotive

Project Overview

Applicant: Mouse Automotive

Address / PIN: 2 Salt Creek Lane (09-01-207-012)

Size of Subject Property: 2.2-acres

Existing Zoning & Land Use: O-3 General Office District – Vacant

Proposed Zoning & Land Use: B-3 General Business District – Luxury car dealership

Surrounding Zoning & Land Uses:

- North: O-3 General Office District – Office building
- South: B-3 General Business District – Car dealerships, bank
- East: O-3 General Office District – Detention pond, medical office building
- West: O-3 General Office District – Office building

Required Approvals: Map Amendment & Exterior Appearance / Site Plan Review (Section 11-601, Section 11-604, Section 11-606 of the Zoning Code)

Background: In 2012, a former two-story office building was demolished. The former parking lot, dumpster enclosure, decorative fence, and underground stormwater vault remain on site. The property is located in the Hinsdale Office Park and is subject to private covenants controlled by the Owners Association. The Office Park of Hinsdale Owners Association has provided a no objection letter to the Village and is working with the applicant to finalize an easement agreement, discussed below.

Project Summary

The applicant, Mouse Automotive, requests approval of an Exterior Appearance / Site Plan Review and Map Amendment to allow for the development of a 2.2-acre property located at 2 Salt Creek Lane into a luxury car dealership for McLaren Chicago. The proposed Map Amendment will entail the rezoning of the property from the O-3 General Office District to the B-3 General Business District to allow for new and used motor vehicle dealers on lots abutting Ogden Avenue, which are classified as a permitted use in the B-3 District. The applicant will be required to obtain separate approval of a variation from the Zoning Board of Appeals and the Board of Trustees to allow for a reduction to parking.

Project Details

Site Plan – The site plan consists of a two-story, 38,367 square foot building to be used as a luxury automobile dealership with interior showrooms, automobile repair services, offices, and an interior parking garage for vehicle storage. The site will be accessible from two curb cuts on the north property line off of Tower Drive, a private road in the Office Park of Hinsdale. A total of 46 exterior parking spaces and a loading area are proposed on the north side of the building.

For enhanced security, a three (3) foot tall black open decorative fence matching the existing fencing on site will be installed around the perimeter of the parking lot. A gate will be installed on the west driveway and retractable bollards will be installed on the east driveway. Other site improvements include an outdoor patio on the front of the building with a small area for outdoor vehicle display, a dumpster enclosure, and a new sidewalk with a pedestrian gate to connect to the existing sidewalk system in Hinsdale Office Park.

Parking – Per Section 9-104(J), the proposed use is required to provide one (1) parking space for each 275 square feet of net floor area. With 32,619 square feet of net floor area, 119 parking spaces are required for the proposed development. A total of 46 spaces are proposed in the exterior parking lot. Approval of a variation by the Zoning Board of Appeals and Board of Trustees will be required to allow for a deficiency of 73 spaces.

Per the applicant, exterior parking spaces will not be used to display or store vehicles outdoors. All vehicle inventory will be contained inside the building. An additional 65 parking spaces are proposed inside the building for vehicle inventory, service, and showroom purposes, which are not counted toward required parking. A second floor parking garage will contain 34 spaces for vehicle inventory storage, the first and second floor showroom will contain about 19 spaces, and the service area includes 12 spaces. The applicant has indicated that off-site parking can be accommodated at their existing service facility at 5758 W. Fillmore Street in Chicago if necessary and can provide 36 additional spaces.

According to the applicant, due to the high-end nature and operational differences, the proposed use will have a lower intensity than a typical car dealership and the number of parking spaces proposed will be adequate for the operations on site. There will be low customer walk-in traffic due to the price point of the vehicles and the large number of sales taking place online. The service and showroom areas will largely be by appointment only, and vehicles for service appointments will primarily be picked up from a customer's location and brought to the site for repair. About 90-95% of all service business will be handled by vehicle haulers. About 80% of vehicle sales are estimated to take place online. Anticipated hours of operation are from 8 a.m. to 5 p.m. for service and 10 a.m. to 6 p.m. for sales. Most showroom and service appointments will be by appointment. The increase to the building size due to interior parking and vehicle showroom design also contributes to a greater overall parking deficiency based on how parking requirements are calculated per the Zoning Code.

901 Elm Street Encroachments & Easements – 2 Salt Creek Lane was formerly developed with a shared access drive and parking lot with 901 N. Elm Street, the adjacent property to the west. As such, existing non-conforming parking spaces for 901 N. Elm Street encroach into the interior side yard by 1' 8". A parking lot drive aisle also encroaches into the front yard by approximately 15'. These areas are highlighted on the proposed site plan.

An existing ground sign for 901 Elm Street is also located at the northwest corner of the site. On October 20, 2015, by Ordinance No. O2015-37, the Village Board approved the following various sign variations to allow for this sign and other nearby off-premise signs for Med Properties / Salt Creek Campus, LLC located at 10, 11 and 12 Salt Creek Lane & 901 and 907 N. Elm Street (Case No. V-03-15):

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

The Village will require the applicant to obtain a recorded private easement and encroachment agreement with 901 N. Elm Street for the shared access drive and the encroachment of the parking areas on 2 Salt Creek Lane, as required by Section 9-104(D)(4) of the Zoning Code. This document must be reviewed by the Village Attorney and will be required as a condition of approval in the final ordinance to be submitted prior to the issuance of a building permit. The applicant is currently working with the adjacent owners on drafting this private agreement language.

Building Elevations – The two-story building features a flat roof and will be primarily constructed of tan colored precast panels with vertical architectural ribs, white fiber resin paneling, and wood resin siding. The building contains large windows for the indoor showroom display of vehicles and features overhead garage doors, most of which are to be constructed of glass, to move vehicles in to the showroom, service, or storage areas. On the front façade, a second floor outdoor balcony is proposed with cable wire railing. The building will measure 29'-8" tall, which meets the 30 foot maximum height allowed in the B-3 District. Rooftop mechanical screening panels are proposed around two areas for mechanical equipment, which are excluded from height calculations in accordance with Zoning Code regulations.

Signage – A new brick wall for a future monument sign will be installed between the existing brick piers of the open metal fencing at the southeast corner of the site. A conceptual wall sign is also shown on the south building elevation facing Ogden Avenue. A separate Sign Permit Review must be submitted for review by the Plan Commission in the future.

Landscape Plan – The applicant has provided a landscape plan for review showing a range of plant species and types to be planted in specific areas. The majority of the existing trees on site will be preserved, however, several trees are planned be removed to allow for the proposed development. Parking lot screening and landscape requirements are met.

Lighting – The applicant has provided a photometric plan for review. Eight (8) existing decorative light poles installed throughout the Hinsdale Office Park development will remain on site. In addition to several building-mounted light fixtures, two (2) new parking lot light poles measuring 15 feet tall will be installed in the center landscape island in the parking lot.

Dumpster Enclosure / Screening – A dumpster enclosure will be constructed to the northwest of the proposed building. The enclosure will be constructed of a charcoal gray CMU block and a wood gate. Rooftop mechanical units are proposed in two areas on the roof and will be screened with gray ribbed metal panels measuring about six (6) feet in height. Per code requirements, the panels must be opaque, fully screen the height of all rooftop units, and be constructed of materials that are architecturally and aesthetically compatible with the building.

Map Amendment / Rezoning – The applicant is requesting to rezone the property from the O-3 General Office District to the B-3 General Business District. In the B-3 District, new and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use. The expansion of existing new and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a special use. Article V and

Article VI of the Zoning Code regulate the Business and Office Districts. The B-3 District "is intended to serve the Hinsdale suburban community with a full range of locally oriented business uses commonly located along established traffic routes" and is "a more generalized commercial district designed for established areas of heavier vehicular traffic." The O-3 District "is provided to accommodate the needs of business and professional offices and related business uses requiring a somewhat wider range of office space with a somewhat higher intensity of pedestrian and vehicular traffic movements. Bulk and height regulations are consistent with a moderate amount of development."

The property is surrounded by a mix of office and commercial uses. Multi-tenant office buildings, medical office buildings, and a detention pond are located to the north, east, and west of the site in the O-3 District. Automobile dealerships and a bank are located to the south across Ogden Avenue in the B-3 District. Specifically, three automobile dealerships are located on the neighboring blocks to the south of the site (Land Rover at 336 E. Ogden Avenue, Continental / Ferrari at 420 E. Ogden Avenue, Current Automotive at 300 E. Ogden Avenue).

There are no properties in a Single-Family Residential District located within 250 feet of the site. The closest single-family property is located in the R-4 District approximately 475 feet to the south on Oak Street across Ogden Avenue. The Graue Mill County Condominium subdivision is located approximately 780 feet from the north of the site in the R-5 District.

Meeting History

9/20/2023 - Board of Trustees - Discussion Item: Conceptual plans for the project were reviewed as a discussion item.

12/13/2023 - Village Board - Referral to the Plan Commission: The Village Board voted to approve a Referral to the Plan Commission for consideration of a Map Amendment and concurrent Exterior Appearance / Site Plan Review. Pursuant to Section 11-601(D)(2)(a) of the Zoning Code, every properly filed and completed application for an Amendment shall be referred to the Village Board for a determination as to whether the application merits a hearing and consideration by the Plan Commission or should be summarily denied. At the meeting, there was a brief discussion on the encroachment items with 901 N. Elm and the Village review process, particularly for the variation request.

2/8/2023 - Plan Commission - Public Hearing: At the public hearing, Anastas Shkurti, the attorney for the project with Robbins DiMonte, Michael Marzano, representing the applicant Mouse Automotive, and Jerry Mortier, representing the project architect The Redmond Company, provided a presentation on the proposed development. No members of the public provided comment at the meeting. Staff did not receive feedback or comments from members of the public prior to the meeting.

Topics discussed included the expansion of the underground stormwater vault, the proposed ornamental fencing for security purposes around the parking lot that will match the existing fence on site, proposed building materials, and access to the site. There was a discussion on conceptual signage, which will be reviewed separately by the Plan Commission in the future. Several Commissioners noted they liked the architectural design and appearance of the building, the sales tax generation from the proposed use, and the landscaping and screening provided on site.

There was a conversation on the proposed operations for the dealership. Mr. Marzano noted that the majority of the vehicle service operations will entail picking up cars from a customer's location. There was then a discussion on the loading area and site design, where Mr. Mortier noted that the parking lot and loading area were configured to allow for vehicle delivery. The applicant confirmed that test drives for

vehicles will not occur in adjacent residential areas. There was a discussion on the trees to be preserved and removed. Mr. Mortier noted that several trees along Ogden Avenue would be removed to enhance visibility of the building, but they are preserving as many as possible.

One Commissioner asked about the design of the rear elevation and the lack of windows. The applicant noted that the rear elevation was designed based on the second-floor parking garage. The rendering also is missing the proposed landscaping that will be planted that will soften the architecture of the building. The existing locations of Mouse Automotive, the name of the dealership, and sales tax generation were also discussed. The applicant stated that they hope to open by the end of 2024.

By a vote of seven (7) ayes and zero (0) nays, with two (2) absent, the Plan Commission to the Village Board recommend approval of Case A-37-2022, a Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane, as submitted.

Village Board and/or Committee Action

5/16/2023 - Board of Trustees - First Reading: The project was reviewed at a First Reading at the Village Board meeting on May 16, 2023. The request for a parking variation (Case Number V-05-22) was reviewed at the same meeting. Anastas Shkurti, the attorney for the project with Robbins DiMonte, Michael Marzano, representing the applicant Mouse Automotive, provided an overview of the project. No public comments were provided at the meeting.

Mr. Shkurti requested that the timeline for project completion included in the Map Amendment ordinance be extended due to the scale of this project and to allow for construction contingencies. The draft ordinance stated that, should the applicant fail to construct the project and receive a certificate of occupancy within one (1) year following the approval of the ordinance, or such longer time as mutually agreed to by the Parties, the ordinance, and the map amendment approval, shall be null and void and of no further force or effect. Mr. Shkurti noted that they intend to realistically complete construction by June 2025. The ordinance has been amended to allow the application to receive a certificate of occupancy within thirty-six (36) months following the approval of the ordinance.

There was also a discussion over the easement and encroachment agreement with 901 N. Elm Street, the parking variation request, business operations, car transportation, security measurements built into the site design, sales tax revenue, and the project timeline. Mr. Marzano stated that cars will be transported with a hauler that is similar in size to a tow truck and the site plan has been designed so that a larger hauler can be fit on site if needed. There will be no staging on Ogden Avenue. The Village Board moved the item forward for a Second Reading.

Review Process

Map Amendment – Map Amendments are subject to the requirements of Section 11-601 of the Zoning Code. Following a referral by the Board of Trustees, a public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303. Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Village Board its recommendation in the form specified by Subsection 11-103(H). The failure of the Plan Commission to act within 45 days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed Amendment.

Within 60 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board shall either deny the application or, by ordinance duly adopted, shall grant

the amendment, with or without modifications or conditions; provided, however, that in the event a duly signed and acknowledged protest against a proposed amendment is filed with the Village Clerk before the adoption of such amendment by owners in accordance with the code requirements, such amendment shall not be passed except by a 2/3 vote of all the trustees then holding office. The failure of the Board of Trustees to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the application. Amendments shall be reviewed in accordance with the Standards set forth in Section 11-601(E).

Exterior Appearance / Site Plan Review – Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at a public meeting allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval based on the set standards. Within 90 days of the receipt of the Plan Commission recommendation, or its failure to act, the Board, by ordinance duly adopted, shall approve the Exterior Appearance / Site Plan as submitted, or shall make modifications acceptable to the applicant and approve such modified Exterior Appearance / Site Plan, or shall disapprove it either with or without a remand to the Plan Commission for further consideration. The failure of the Board to act within 90 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

Documents Attached

1. Ordinance & Exhibits
    - Ordinance Amending the Official Zoning Map of the Village of Hinsdale Relative to Property located at 2 Salt Creek Lane – Mouse Automotive
        - Exhibit A - Legal Description of Property Being Rezoned
        - Exhibit B - Findings of Fact and Recommendation of the Plan Commission
    - Ordinance Approving an Exterior Appearance Plan and Site Plan for Development of a Luxury Auto Dealership at 2 Salt Creek Land – Mouse Automotive
        - Exhibit A - Legal Description of Property Being Rezoned
        - Exhibit B - Approved Exterior Appearance and Site Plans
        - Exhibit C - Findings and Recommendation of the Plan Commission

Previous Attachments

The following related materials for this case were provided for the Board of Trustees on May 16, 2023 and are available on the Village website at the following link:
https://cms4files.revize.com/hinsdaleil/1%20%20VBOT%20051623%20Packet%20FINAL.pdf

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Article V and Article VI of the Zoning Code - Regulations for the O-3 and B-3 Districts
6. Exterior Appearance & Site Plan Review / Map Amendment Applications and Exhibits
7. Draft Ordinances – Map Amendment & Exterior Appearance / Site Plan Review
8. Draft Plan Commission Findings and Recommendations

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF HINSDALE RELATIVE TO PROPERTY LOCATED AT 2 SALT CREEK LANE – MOUSE AUTOMOTIVE

WHEREAS, an application (the "Application") to amend the Official Zoning Map of the Village of Hinsdale by changing the zoning of Property located at 2 Salt Creek Lane from O-3 General Office Zoning District to B-3 General Business District (the "Proposed Map Amendment") has been filed with the Village by Mouse Automotive (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code; and

WHEREAS, the Application was referred to the Plan Commission of the Village for consideration and a hearing, and has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, the property to be rezoned through the Proposed Map Amendment is generally described as the currently vacant 2.2-acre property located at 2 Salt Creek Lane (the "Property"). The Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Application was concurrently submitted with an application for Exterior Appearance and Site Plan approval, as well as a request for a parking variation, both of which are addressed in separate ordinances; and

WHEREAS, on February 8, 2023, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Proposed Map Amendment by a vote of seven (7) in favor and zero (0) against, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-37-2022 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission and the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Map Amendment is demanded by and required for the public good.

Section 3: Map Amendment. Pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, et seq.) and the Hinsdale Zoning Code, the President and Board of Trustees of the Village of Hinsdale approve the Proposed Map Amendment, and the Official Zoning Map of the Village of Hinsdale, DuPage and Cook Counties, Illinois, as amended, is further amended by changing the zoning classification of the Property legally described in **Exhibit A** from an O-3 General Office Zoning District designation to B-3 General Business District designation, subject to the condition set forth in Section 4 below.

Section 4: Condition on Approval. The Applicant, Mouse Automotive, is the current owner of the Property, and has received certain other approvals from the Village relative to its proposal to own and operate a luxury auto dealership on the Property. The approvals given in this Ordinance for the map amendment are specifically conditioned on the completion of that project by Mouse Automotive, and its receipt of a certificate of occupancy for its proposed luxury auto dealership use. Should the Applicant fail to construct the Project and receive a certificate of occupancy within thirty-six (36) months following the approval of this Ordinance, or such longer time as mutually agreed to by the Parties, this Ordinance, and the map amendment approval, shall be null and void and of no further force or effect. In such event, the President and Board of Trustees shall repeal this Ordinance.

Section 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 6: Effective Date. Subject to the condition set forth in Section 4 above, this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

ADOPTED this _____ day of _____, 2023, pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this _____ day of _____, 2023, and attested to by the Village Clerk this same day.

_____
Thomas K. Cauley, Jr., Village President

ATTEST:

_____
Emily Tompkins, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY BEING REZONED

PARCEL 1: LOT 7 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2022, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-07897, DESCRIBED AS EXHIBITS C1 THROUGH C5 ATTACHED THERETO, AND ALSO AS CREATED BY LICENSE AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECODED AS DOCUMENT R79-107322, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON, AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-0005825 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784 FPR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; REPAIR, REPLACEMENT AND RENEWAL OF UTILITY IMPROVEMENTS; RETENTION, DETENTION AND DRAINAGE OF WATER; AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1,2,3,4,6,7,8,9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT E2002-243817, IN DUPAGE COUNTY ILLINOIS.

Commonly Known As: 2 Salt Creek Lane, Hinsdale IL, 60521
PIN: 09-01-207-012

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

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

PROPERTY: 2 Salt Creek Lane (09-01-207-012)

APPLICANT: Mouse Automotive

REQUEST: Map Amendment, Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: February 8, 2023

BOARD OF TRUSTEES 1ST READING: May 16, 2023

SUMMARY OF REQUEST: The Village of Hinsdale received an application from Mouse Automotive requesting approval of an Exterior Appearance / Site Plan Review and Map Amendment to allow for the development of a 2.2-acre property located at 2 Salt Creek Lane into a luxury car dealership for McLaren Chicago. The proposed Map Amendment will entail the rezoning of the property from the O-3 General Office District to the B-3 General Business District. New and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use in the B-3 District. The applicant will be required to obtain separate approval of a variation from the Zoning Board of Appeals and the Board of Trustees to allow for a reduction to parking.

The site has been vacant since 2012 following the demolition of a two-story office building. The former parking lot, dumpster enclosure, decorative fence, and underground stormwater vault remain on site. The property is located in the Hinsdale Office Park and is subject to private covenants controlled by the Owners Association. The Office Park of Hinsdale Owners Association has provided a no objection letter to the Village and is working with the applicant on finalizing an easement agreements.

The property is surrounded by a mix of office and commercial uses. Multi-tenant office buildings, medical office buildings, and a detention pond are located to the north, east, and west of the site in the O-3 District. Automobile dealerships and a bank are located to the south across Ogden Avenue in the B-3 District. Specifically, three automobile dealerships are located on the neighboring blocks to the south of the site (Land Rover at 336 E. Ogden Avenue, Continental / Ferrari at 420 E. Ogden Avenue, Current Automotive at 300 E. Ogden Avenue).

There are no properties in a Single-Family Residential District located within 250 feet of the site. The closest single-family property is located in the R-4 District approximately 475 feet to the south on Oak Street across Ogden Avenue. The Graue Mill County Condominium subdivision is located approximately 780 feet from the north of the site in the R-5 District.

PUBLIC HEARING SUMMARY: On January 11, 2023, the Plan Commission scheduled the public hearing for this application. A public hearing for the submitted applications was held on Wednesday, February 8, 2023, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on January 19, 2023. A copy of the published notice is attached hereto as Exhibit 1 and made a part hereof. Mailed notice was sent to nearby property owners and a sign was posted by the applicant, as required by the Village's Zoning Ordinance ("Zoning Code"). In addition, the Village publicized the public hearing on its website.

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

Following the presentation, the Plan Commission members asked the applicant questions and provided feedback on the project. The applicant responded to the questions by the Plan Commission members. Topics discussed during the public hearing included the expansion of the underground stormwater vault, the proposed ornamental fencing for security purposes around the parking lot that will match the existing fence on site, the proposed building materials, and access to the site. There was a discussion on the proposed conceptual signage shown on the plans, which will be reviewed separately for approval by the Plan Commission in the future.

Several Commissioners noted they liked the architectural design and appearance of the building, the sales tax generation from the proposed use, and the landscaping and screening provided on site.

There was a conversation on the proposed operations for the dealership. Mr. Marzano noted that the majority of the vehicle service operations will entail picking up cars from a customer's location. There was then a discussion on the loading area and site design, where Mr. Mortier noted that the parking lot and loading area were configured to allow for vehicle delivery. The applicant confirmed that test drives for vehicles will not occur in adjacent residential areas.

There was a discussion on the trees to be preserved and removed on site. Mr. Mortier noted that a few trees along Ogden Avenue would be removed for visibility to the building, but they are preserving as many trees as possible.

One Commissioner asked about the design of the rear elevation and the lack of windows. The applicant noted that the rear elevation was designed based on the second-floor parking garage. The rendering also is missing the proposed landscaping that will be planted that will soften the architecture of the building.

The existing locations of Mouse Automotive, the name of the dealership, and sales tax generation were also discussed. The applicant stated that they hope to open by the end of 2024.

Testimony was taken and heard by the Plan Commission on application requests. No members of the public provided comment at the meeting. Staff did not receive feedback or comments from members of the public prior to the meeting. There being no questions or members of the public wishing to speak on the application, the public hearing was closed.

A transcript of the public hearing is attached hereto as Exhibit 2 and made a part hereof.

MOTION AND RECOMMENDATION: On February 8, 2023, the Plan Commission made the following motion on the proposed Map Amendment and Exterior Appearance and Site Plan Review.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to recommend to the Village Board approval of Case A-37-2022, a Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane, as submitted. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

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

FINDINGS ON THE PROPOSED MAP AMENDMENT: The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-601(E) of the Hinsdale Zoning Code, made the following Findings as to the Proposed Map Amendment:

STANDARDS FOR APPROVING MAP AMENDMENT: Section 11-601(E) of the Zoning Code provides that the wisdom of amending the zoning map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the board of trustees should be guided by the principle that its power to amend this code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, certain factors:

1. The consistency of the proposed amendment with the purposes of this code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.
4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.
12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.

MAP AMENDMENT FINDINGS: The Plan Commission found that a Map Amendment to allow for the rezoning of the subject property from the O-3 General Office District to the B-3 General Business District is generally consistent with the purposes of the Zoning Code. The proposed Map Amendment is consistent with the existing uses and zoning classifications for the properties in the vicinity and the property will be suitable for the proposed luxury car dealership upon rezoning to the B-3 District.

The subject property is located on Ogden Avenue across from existing properties in the B-3 District. In the B-3 District, new and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use. The B-3 District is intended to serve the Hinsdale suburban community with a full range

of locally oriented business uses commonly located along established traffic routes and is a more generalized commercial district designed for established areas of heavier vehicular traffic.

The property is surrounded by a mix of commercial and office uses. The proposed luxury car dealership is consistent with the existing car dealerships located nearby on the south of Ogden Avenue that are in the B-3 District: Land Rover at 336 E. Ogden Avenue; Continental / Ferrari at 420 E. Ogden Avenue; and, Current Automotive at 300 E. Ogden Avenue.

The development trends in the vicinity of the subject property have been towards business and commercial development and away from office development. Market-wide, office space vacancies are at high levels, and such use does not generate sales tax revenue. These factors contribute to the existing zoning classification diminishing the value of 2 Salt Creek Lane as it has been underused for over a decade. The public health, safety, and welfare of the local community does not benefit from the diminution in value to 2 Salt Creek Lane from its existing O-3 District zoning classification as it has been vacant since 2012 and all redevelopment efforts since have failed up to this point. The proposed use of a luxury car dealership under the McLaren brand is the best-case scenario for this specific lot because it will permit a long-term solution for the subject property, generate sales tax revenue for the Village, and enhance the values of the neighboring properties.

The proposed Map Amendment will not diminish the public health, safety, and welfare of the area and will positively affect the enjoyment and the use of adjacent properties. There are no properties in a Single-Family Residential District located within 250 feet of the site. The closest single-family property is located in the R-4 District approximately 475 feet to the south on Oak Street across Ogden Avenue. The Graue Mill County Condominium subdivision is located approximately 780 feet from the north of the site in the R-5 District.

The proposed luxury car dealership will fit within the context of the neighboring commercial area and adjacent car dealerships. Mouse Automotive / McLaren Chicago is a unique, non-traditional luxury car dealership with exceptionally low intensity, low traffic, and low on-site unit sales. About 80% of vehicle sales take place online and an enclosed hauler handles 90-95% of the delivery and pick-up of serviced vehicles. The dealership projects no more than 20 total new and used cars sales per month including online sales. The proposed use will generate significantly less vehicular traffic than an administrative or medical office space building of smaller size. The proposed development will provide adequate ingress and egress to the new McLaren Chicago dealership. Access to the parking lot will remain at the same location where it is currently located from Tower Drive. No access will be provided from Salt Creek Lane or Ogden Avenue. The current configuration will create no negative impacts on vehicular traffic patterns.

The proposed Map Amendment will not negatively impact the future development of adjacent properties and will benefit the community by re-developing a site that has been vacant and underused for over 10 years. McLaren Chicago will be single-use, low intensity, and self-contained development and it will not impact any adjacent properties that seek to re-develop.

The utilities and essential public services currently available at the site are adequate to accommodate the use. The amendment will not further tax public utilities and facilities in the area. In any event, the development will upgrade the water main along Ogden from a 6” line to an 8” line. The existing underground storm trap structure may be expanded as necessary. Communications with ComEd have begun to relocate any easement that runs through the site.

FINDINGS ON THE EXTERIOR APPEARANCE AND SITE PLAN REVIEW: In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village’s Zoning Code have been met.

Commissioners noted that proposed plans met several of the standards for approval identified in the Zoning Code. With the exception of the requested parking variation, the proposed site plan meets the standards of the Zoning Code (Section 11-604(F)(1)(a)).

The proposed site plan provides ample landscaping and preserves the majority of tress on site (Section 11-604(F)(1)(e) and (i). The proposed site plan will not create undue traffic congestion or hazards on public streets, and the circulation of elements of the site plan will not unreasonably create vehicular or pedestrian hazards, as determined in the submitted traffic study and based on the specific operations of the proposed luxury car dealership (Section 11-604(F)(1)(g)). The existing site also utilizes existing driveways and access to the site from Tower Drive. The applicant intends to increase the size of the existing underground stormwater vault and utilities existing utility systems servicing the site (Section 11-604(F)(1)(k) and (l)). The proposed architectural design and building materials are of a high-quality design and are respectful to the character of and will be compatible with the neighboring area and buildings (Section 11-605(E)(1) and (2)).

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of seven (7) ayes and zero (0) nays, with two (2) absent, recommend approval of Case A-37-2022, a Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane, as submitted.
:

Signed: Stephen J. Cashman

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: 03/08/23

Exhibit 1

VILLAGE OF HINSDALE
NOTICE OF PLAN COMMISSION
PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, February 8, 2023 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from Mouse Automotive for an Exterior Appearance / Site Plan Review and Map Amendment to allow for the development of a 2.2-acre property located at 2 Salt Creek Lane into a luxury car dealership for McLaren Chicago. The proposed Map Amendment will entail the rezoning of the property from the O-3 General Office District to the B-3 General Business District. New and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use in the B-3 District. The applicant will be required to obtain separate approval of a variation from the Zoning Board of Appeals and the Board of Trustees to allow for a reduction to parking. This request is known as Case A-37-2022.

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

The common address is 2 Salt Creek Lane, Hinsdale IL, 60521 (PIN: 09-01-207-012) and legally described as follows:

PARCEL 1: LOT 7 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2022, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-07897, DESCRIBED AS EXHIBITS C1 THROUGH C5 ATTACHED THERETO, AND ALSO AS CREATED BY LICENSE AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECODED AS DOCUMENT R79-107322, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON, AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-0005825 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784 FPR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; REPAIR, REPLACEMENT AND RENEWAL OF UTILITY IMPROVEMENTS; RETENTION, DETENTION AND DRAINAGE OF WATER; AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS,

ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1,2,3,4,6,7,8,9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT E2002-243817, IN DUPAGE COUNTY ILLINOIS.

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

Dated: January 12, 2023

Andrianna Peterson, Acting Village Clerk

To be published in the Hinsdalean on January 19, 2023

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

BEFORE THE HINSDALE PLAN COMMISSION

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

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

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MR. MARK WILLOBEE, Member;

MR. SCOTT MOORE, Member;

MS. CYNTHIA CURRY, Member;

MR. PATRICK HURLEY, Member;

MR. JIM KRILLENBERGER, Member and

MS. JULIE CRNOVICH, Member.

ALSO PRESENT:

MS. BETHANY SALMON, Village Planner;
MR. ANASTAS SHKURTI, Attorney for Petitioner;
MR. MIKE MARZANO, Dealer/Developer;
MR. JERRY MORTIER, Architect for Petitioner.

CHAIRMAN CASHMAN: We have one Public Hearing tonight, Case A-37-2022, 2 Salt Creek Lane, for a map amendment, exterior appearance/ site plan review to allow a luxury car dealership on a 2.2 acre site at 2 Salt Creek Lane. Request by Mouse Automotive.

And we need to have a motion to open the Public Hearing.

MS. CRNOVICH: So moved.

MR. KRILLENBERGER: Second.

CHAIRMAN CASHMAN: Roll call, please, Bethany.

MS. SALMON: Commissioner Curry?

MS. CURRY: Aye.

MS. SALMON: Commissioner Krillenberger?

MR. KRILLENBERGER: Aye.

MS. SALMON: Commissioner Hurley?

MR. HURLEY: Aye.

MS. SALMON: Commissioner Crnovich?

MS. CRNOVICH: Aye.

MS. SALMON: Commissioner Willobee?

MR. WILLOBEE: Aye.

MS. SALMON: Commissioner Moore?

MR. MOORE: Aye.

MS. SALMON: Chairman Cashman?

CHAIRMAN CASHMAN: Aye.

Is there anyone we need to swear in, applicants or anyone of the public that would like to speak, stand up.

(WHEREUPON, the oath was administered to Mr. Shkurti, Mr. Mortier, Mr. Marzano.)

CHAIRMAN CASHMAN: Welcome. If you would like to give us an overview of your packet.

MR. SHKURTI: Good evening, everyone. Thank you for having us tonight. My name is

Anastas Shkurti. I'm a partner with the Law Firm of Robbins DiMonte and also would like to thank Bethany here, the village staff, for helping us, guiding us through the application process that we are bringing here before you today.

The applicants recently purchased 2 Salt Creek Lane and wants to develop the site into a luxury car dealership for McLaren Chicago.

For this purpose we have submitted a map amendment application to rezone the site from the O-3 general office district to the B-3 general business district and we also have submitted an exterior appearance and site plan review application.

The applicant's chief operating officer, Mr. Mike Marzano, is here to address the dealership's current and projected operations and our architect, Mr. Jerry Mortier, is also available to provide a review of the technical aspects of the site plan review and of

the positive standards that you will consider in approving these applications.

On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.

McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-performance super cars.

If approved, this project will become the largest McLaren dealership in North America and this will place Hinsdale on the international racing map and we are superexcited to bring this project here to you.

The proposed facility has a unique design and it is a great fit for the location. The acquisition and the state-of-the-art build-out costs in excess of $12 million and it

will create several new jobs.

The site plan consists of a 2-story 38,367 square foot building with the net area of about 32,619 square feet with 46 exterior parking stalls.

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

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

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

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

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

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

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

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

The site lies immediately north of

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

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

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

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

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

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

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

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

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

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

the village.

4. The existing zoning classification, all three, diminishes the value of the site because it has been underused for over a decade. The last building on the site, as we said, was demolished in 2012.

5. The public health, safety and welfare of the local community does not benefit from the diminution in value to the site from its existing O-3 zoning. The site has been vacant and all previous redevelopment efforts since demolition of the building have failed.

6. The proposed amendment will positively affect the enjoyment and the use of adjacent properties. This will be a state-of-the-art facility and a great fit for the location and it will be a very attractive and quiet development and a valuable contributor to the community.

7. The proposed amendment will increase and positively affect the value of adjacent properties. As stated above, the

building, and as the architect will explain, is very attractive, unique, very desirable.

8. The amendment will have a positive impact on the orderly development of adjacent properties. This site is the last undeveloped parcel in this stretch of Ogden Avenue.

9. The passage of time and the economic reality have demonstrated that the site is not well-suited for office space use and for the O-3 zoning classification which it now has. This site has been severely underused for over a decade and any plan to develop it as an office have not succeeded. As a matter of fact, the O-3 zoning classification diminishes the value of the site.

10. The proposed amendment and development will provide adequate ingress and egress to the new dealership. Access to the parking lot will remain in the same location as it currently is from Ogden Avenue to Salt Creek Lane to Tower Drive and then on to the site.

All traffic that goes in and out of the dealership will be limited to the corner of the office park and it will not affect the rest of the office park and there is currently a traffic light at Ogden Avenue and Salt Creek Lane. There is also an existing directional sign on Salt Creek Lane that directs traffic east to Tower Drive and then on to Salt Creek Lane which will then guide traffic to the dealership.

11. The utilities and essential public services currently available on the site are adequate to accommodate the use permitted under O-3 zoning classification as well as B-3 zoning classification. So this amendment will not further tax any public utilities and facilities in the area.

12. The site has been vacant for over ten years. The nearby properties immediately to the south that are zoned B-3 have developed at a much faster pace. The recent development trends in the vicinity have been

towards business, commercial development and away from office development. There is no other planned office space development in the vicinity that we are aware of.

13. The proposed amendment is needed to allow the redevelopment of this underused lot. The proposed luxury car dealership under the McLaren brand is the best-case scenario for this specific lot because it will permit a long-term solution for the subject property, generate sales tax revenue for the village and it will enhance the value of the neighboring properties.

And then 14, finally. With respect to the map amendment application, there is no overlay district concerns associated with the site plan.

So that kind of summarizes the 14 standards that are associated with a map amendment application.

With respect to the site plan review application, as you know, there are about

16 positive standards and I think about 12 negative standards. I'll go through quickly the negative standards and then I'll permit the architect to go ahead with the positive standards and further explanations.

First, once the property is rezoned to B-3, the site plan will meet specified standards required by the zoning code and it will exceed all practical standards.

07:47PM 2. The site plan does not interfere with any easements or any rights-of-way. A few existing utility easements will be relocated or abandoned as part of this development. And this is all in line with most other new developments.

3. The site plan does not create any negative destruction or modification of a natural, topographical or physical features of the site. The site is relatively flat and has 07:47PM been in that condition since the previous building was demolished.

4. The site plan will not have any

negative effects on the surrounding properties. The site is located along the southernmost boundary of the office park. Customers and visitors who drive to the dealership will have minimum contacts with the other office park lots.

The entire development is well within the building setbacks and the building area of the lot and the development complements the three dealerships immediately to the south.

07:48PM The site plan and use will be quiet in nature. This will not be a loud development and it is intended to be peaceful and work very well with nature.

5. The plan will not create any undue traffic congestion or hazards in the public streets and it will not create inefficient pedestrian or vehicular circulation paths.

Access to the parking lot of the development will remain at substantially the 07:48PM same location as it is right now. The site plan guides the visitors to the property. The main customer entrance of the building will be in the

rear of the building and closest to the parking lot to enhance pedestrian access and safety.

The applicant has submitted a traffic study report from KLOA which concludes that the existing Tower Drive access ways are sufficient for the traffic to be generated by the use and then the roadway system has sufficient capacity to accommodate the traffic and no additional improvements or modifications 07:49PM are required.

As a matter of fact, the dealership is estimated to generate much less peak hour in daily traffic than an approximately 30,000 square foot office building, that, you know, is similar to what was previously there or that could be expected in the future in the event that this project doesn't go through.

6. The site plan provides abundant screening and shielding away from nearby uses. 07:49PM Jerry will explain that a little bit more, but overall, there shouldn't be any concerns about noise or light penetration into the adjacent

lots.

7. The structures and landscaping have abundant amenities and are wholly compatible with the nearby structures and uses. The design objective is to exceed landscape ordinance requirements for the B-3 zoning while balancing the overall budget of the project.

8. The site plan makes adequate provisions for the creation and preservation of 07:50PM open space and for the continued maintenance. All plantings specified for open space are low maintenance.

9. The plan does not create drainage or erosion problems for the site. The development plan is to utilize the existing storm trap structure and then expand it accordingly to accommodate any additional stormwater requirements.

10. The plan will seamlessly 07:50PM incorporate the development utilities into the existing utility system and it will not unreasonably burden it. This is a low-intensity

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

11. There are no required public uses.

And 12, finally. The site plan does not adversely affect the public health, safety or general welfare. Instead, and indeed, this project is a great fit for the location. It will be a quiet development and it will still be a valuable contributor to the community with neighboring upscale retailers. This is the best-case scenario for the village given the low intensity and potential tax revenue related to the applicant's high-dollar vehicles.

The owners' association also supports the proposal, subject to some conditions that Bethany can explain, or we can answer for you, and McLaren Chicago will be a very wonderful addition to the village and an attraction for the village.

So this was my brief summary. I'd

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

CHAIRMAN CASHMAN: Thank you.

We don't have any questions at this moment. Would you like to continue to present or are you open for questions on the entire application?

MR. MARZANO: We are open for questions.

MR. MORTIER: We are open for questions.

CHAIRMAN CASHMAN: Great. Cynthia?

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

MR. MORTIER: We are building over a corner of it, just a corner. It's a precast structure, approximately two feet below grade, extends another eight feet down. So what we will do is we will excavate around it, cut off the portion that we need to construct a new

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

MS. CURRY: It's a beautiful structure.

MR. MORTIER: Thank you.

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

MR. SHKURTI: The blue area there, that's where the storm --

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

MS. CURRY: Thank you.

CHAIRMAN CASHMAN: Jim?

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

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

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

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

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

MR. KRILLENBERGER: Yes.

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

MR. KRILLENBERGER: Correct. It's not -- when you say security fence, I think --

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

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

MR. KRILLENBERGER: I love the aesthetics as long as that's secure enough for you guys.

There's also on the same page where

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

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

MR. KRILLENBERGER: Where is that located?

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

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

MR. KRILLENBERGER: Okay.

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

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

07:55PM questions.

CHAIRMAN CASHMAN: Pat?

MR. HURLEY: Yes. Thank you. It looks

wonderful.

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

MR. MORTIER: Correct.

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

MR. MORTIER: Off Tower.

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

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

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

This is the signage you expect to do?

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

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

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

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

07:56PM CHAIRMAN CASHMAN: Julie?

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

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

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

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

MR. KRILLENBERGER: And that's the national and global experience, Chicago

07:57PM experience?

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

I have a feeling with a new building like this, you know, people will want

07:58PM to come and see it but that's the goal. I mean that's why we made it pretty and we wanted to be a different place that people want to be at.

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

MR. MARZANO: Yes.

CHAIRMAN CASHMAN: Mark?

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

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

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

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

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

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

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

CHAIRMAN CASHMAN: Scott?

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

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

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

what's there where there's not building.

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

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

MR. MOORE: To the northeast?

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

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

MR. MARZANO: Yes.

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

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

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

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

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

MR. MOORE: Got it.

MR. MORTIER: Yes.

MR. MOORE: Like I said, I'm nitpicking and you can drive the cars in my neighborhood.

MR. MARZANO: We will give you one to drive.

MR. MOORE: I like it. It looks wonderful.

MR. MARZANO: Thank you. Appreciate it.

CHAIRMAN CASHMAN: It's a very well done, very thorough package. I appreciate that.

08:02PM I know Bethany pushes that but you responded well, I imagine. I really appreciate that.

I think it's an awesome addition to the village. I'm excited about the visual of it, you know, coming into town and seeing that on the corner, it really -- I like the letters from the dealers, they are supportive of your investment here. I think it's really a nice addition. When the building was there, it was a very small office building and I think they

08:03PM knocked it down because it was more costly to have it up. So it's great to see something happen on this site. I wish you a lot of

success.

MR. MARZANO: Thank you.

CHAIRMAN CASHMAN: Where are you located currently in the city?

MR. MARZANO: We are split right now. Sales is at 645 West Randolph in the west loop, and then service is in the west side of the city like the very outskirt like Central and 290 in a warehouse, so it's very divided.

08:03PM CHAIRMAN CASHMAN: Anything else?

MS. CURRY: Are those facilities going to stay in place or they are done?

MR. MARZANO: So sales in the west loop will completely go away. We own the building on the west side so that will stay for overflow or anything like that so that's going to stay in the picture.

MS. CURRY: I might be the only person who doesn't know this but why is it Mouse

08:04PM Motors?

MR. MARZANO: Our owner's dog. He's a giant Presa Canario that is 130 pounds. That's

the irony of it. He's massive. He's good. I think he's going on, like, 13, so pretty good for an old dog.

MR. MOORE: On the economics of how this works, if people are ordering online and buying online, does that all funnel through your dealership in Hinsdale?

MR. MARZANO: So sales tax for any vehicle you buy, and that's as it stands right

08:05PM now, you just pay taxes where you live. So if you buy a car in Indiana and you are a Hinsdale resident, you will pay your Illinois tax and I don't know if on top of that when buying out of state, Hinsdale takes a piece. I think there's a Hinsdale additional tax of like one percent or something like that. So, mixed answer, yes and no. Anything sold in Illinois, I believe Hinsdale would get a piece.

MR. MOORE: So if you have a big

08:05PM geographic footprint, that's across multiple states.

MR. MARZANO: The only thing that would

really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you are collecting taxes.

MR. MOORE: And all work is done on that location, correct?

MR. MARZANO: Yes.

MS. CURRY: Once you break ground, when

08:05PM do you anticipate moving in?

MR. MARZANO: I think end of '24 would be the goal right now in a perfect world. We would love for it to be as soon as possible but I think best case is late '24.

CHAIRMAN CASHMAN: Any other questions?

(No response.)

Thank you.

Can we have a vote to close the Public Hearing?

08:06PM Is there a motion?

MS. CURRY: Motion to close.

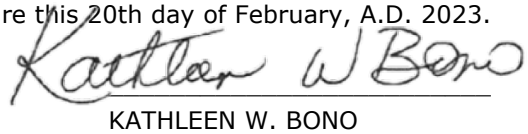
MR. HURLEY: Second.

CHAIRMAN CASHMAN: Roll call vote, please, Bethany.
MS. SALMON: Commissioner Curry?
MS. CURRY: Aye.
MS. SALMON: Commissioner Krillenberger?
MR. KRILLENBERGER: Aye.
MS. SALMON: Commissioner Hurley?
MR. HURLEY: Aye.
MS. SALMON: Commissioner Crnovich?
MS. CRNOVICH: Aye.
MS. SALMON: Commissioner Willobee?
MR. WILLOBEE: Aye.
MS. SALMON: Commissioner Moore?
MR. MOORE: Aye.
MS. SALMON: Chairman Cashman?
CHAIRMAN CASHMAN: Aye.
(WHICH, were all of the proceedings had, evidence offered or received in the above entitled cause.)

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

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

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



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

$

$12 [1] - 5:22

'

'24 [2] - 33:11, 33:14

0

0-3 [1] - 7:15

1

10 [2] - 11:17, 17:19
11 [2] - 12:11, 18:4
12 [4] - 6:16, 12:18, 14:1, 18:6
13 [2] - 13:5, 32:2
130 [1] - 31:22
14 [2] - 13:14, 13:18
16 [1] - 14:1
19 [2] - 1:12, 6:14

2

2 [6] - 1:6, 2:9, 2:12, 4:8, 6:14, 14:10
2-story [1] - 6:2
2.2 [1] - 2:12
2012 [2] - 8:4, 10:6
2023 [2] - 1:13, 35:18
20th [1] - 35:18
250 [1] - 8:9
290 [1] - 31:8
294 [2] - 27:5, 27:6

3

3 [4] - 8:18, 9:17, 14:16, 22:2
30,000 [1] - 16:13
300 [1] - 8:20
32,619 [1] - 6:4
336 [1] - 8:19
34 [2] - 6:17, 29:8
36-inch [1] - 21:3
38,367 [1] - 6:3

4

4 [2] - 10:2, 14:22
400 [1] - 8:17
420 [1] - 8:19
46 [1] - 6:4

5

5 [2] - 10:7, 15:14

6

6 [2] - 10:13, 16:18
645 [1] - 31:6
65 [1] - 6:13

7

7 [2] - 10:20, 17:2
7:30 [1] - 1:13

8

8 [3] - 1:13, 11:3, 17:8
84-1423 [1] - 35:21

9

9 [2] - 11:8, 17:13
90 [1] - 25:6
95 [1] - 25:6

A

A-37-2022 [2] - 1:7, 2:9
A.D [1] - 35:18
abandoned [1] - 14:13
able [2] - 20:21, 26:15
above-entitled [1] - 1:10
abundant [2] - 16:18, 17:3
abutting [1] - 7:18
accent [2] - 22:10, 22:15
access [4] - 11:19, 15:18, 16:2, 16:5
accessible [1] - 6:22
accommodate [3] - 12:13, 16:8, 17:17
accordingly [1] - 17:17
acquisition [1] - 5:21
acre [1] - 2:12
addition [4] - 18:20, 27:3, 30:12, 30:18
additional [3] - 16:9, 17:17, 32:15
address [1] - 4:18
adequate [3] - 11:18, 12:13, 17:8
adequately [1] - 19:2
adjacent [6] - 8:7, 8:15, 10:15, 10:22, 11:5, 16:22
administered [1] - 3:16
adversely [1] - 18:7
aesthetics [1] - 21:20
affect [4] - 10:14, 10:21, 12:3, 18:7
affix [1] - 35:17
aforesaid [1] - 35:15
ahead [1] - 14:4
allow [3] - 2:11, 13:6, 21:17
almost [1] - 28:20
ALSO [1] - 2:1
alternate [1] - 22:17
alternative [1] - 18:3
Amendment [1] - 1:5
amendment [14] - 2:10, 4:12, 5:5, 7:14, 9:4, 9:7, 10:13, 10:20, 11:3, 11:17, 12:15, 13:5, 13:15, 13:20
amenities [1] - 17:3
America [1] - 5:16
analysis [1] - 26:18
ANASTAS [1] - 2:3
Anastas [1] - 4:1
answer [2] - 18:19, 32:16
answers [1] - 9:3
anticipate [1] - 33:10
appearance [2] - 2:10, 4:15
Appearance /Site [1] - 1:6
applicable [1] - 7:21
applicant [2] - 9:3, 16:3
applicant 's [2] - 4:17, 18:15
applicants [2] - 3:13, 4:7
application [10] - 4:4, 4:12, 4:16, 9:5, 13:15, 13:20, 13:22, 19:10, 24:12, 26:7
applications [1] - 5:2
appreciate [4] - 26:7, 30:7, 30:9, 30:11
approved [1] - 5:14
approving [1] - 5:2
arborvitae [1] - 29:19
Architect [1] - 2:5
architect [3] - 4:20, 11:1, 14:4
architectural [2] - 22:1, 22:4
area [8] - 6:3, 12:17, 15:8, 20:9, 25:12, 25:15, 26:9, 28:19
art [3] - 5:21, 8:22, 10:16
aspects [1] - 4:22
associated [3] - 5:6, 13:16, 13:19
association [1] - 18:16
assume [1] - 23:6
attempts [1] - 8:3
Attorney [1] - 2:3
attraction [2] - 18:21, 23:12
attractive [3] - 10:17, 11:2, 28:17
automotive [1] - 5:11
Automotive [3] - 1:7, 2:13, 8:20
available [2] - 4:21, 12:12
Avenue [9] - 1:12, 7:19, 8:1, 8:15, 9:10, 11:7, 11:21, 12:5, 27:17
aware [1] - 13:4
awesome [1] - 30:12
Aye [3] - 2:21, 3:3, 3:5
aye [11] - 3:1, 3:7, 3:9, 3:11, 34:4, 34:6, 34:8, 34:10, 34:12, 34:14, 34:16

B

B-3 [8] - 4:13, 7:16, 8:16, 9:10, 12:14, 12:20, 14:7, 17:6
balancing [1] - 17:7
bank [1] - 8:17
base [1] - 29:19
bays [2] - 6:7, 6:16
beautiful [4] - 20:5, 20:8, 28:16
become [2] - 5:15, 7:13
BEFORE [1] - 1:3
below [1] - 19:19
benefit [1] - 10:8
best [3] - 13:8, 18:12, 33:14
BETHANY [1] - 2:2
Bethany [6] - 2:19, 4:3, 18:18, 21:12, 30:10, 34:2
between [1] - 20:11
big [2] - 25:12, 32:19
bit [3] - 16:20, 20:22, 29:6
black [2] - 7:6, 20:16
blue [1] - 20:9
BOARD [1] - 1:15
bollard [1] - 7:10
bollards [1] - 21:16
BONO [2] - 35:3, 35:20
border [1] - 22:2
bother [1] - 21:13
boundary [1] - 15:3
boxy [1] - 29:3
brand [2] - 8:21, 13:8
break [1] - 33:9
brick [3] - 24:3, 24:5, 24:6
brief [2] - 5:3, 18:22
briefly [1] - 9:5
bring [3] - 5:18, 25:5, 28:13
bringing [1] - 4:5
brought [1] - 33:1
budget [1] - 17:7
build [3] - 5:22, 20:2, 28:19
build-out [1] - 5:22
building [27] - 6:3, 6:6, 8:4, 8:22, 10:5, 10:12, 11:1, 14:21, 15:7, 15:22, 16:1, 16:14, 19:17, 20:2, 23:7, 23:8, 24:15, 25:19, 26:10, 27:21, 28:1, 28:14, 29:20, 30:18, 30:19, 31:14
buildings [3] - 8:12, 8:13, 28:19
bulk [1] - 9:12
burden [2] - 17:22, 18:1
business [5] - 4:14, 7:17, 9:18, 13:1, 25:6
buy [2] - 32:9, 32:11
buying [3] - 32:6, 32:13, 33:4

C

C.S.R [1] - 35:21
Canario [1] - 31:22
capacity [1] - 16:8
car [9] - 2:11, 4:9, 6:21, 7:16, 8:18, 9:10,

13:7, 25:1, 32:11
cars [7] - 5:13, 6:14, 24:17, 25:5, 25:7, 26:20, 30:2
Case [2] - 1:7, 2:9
case [4] - 13:9, 18:13, 25:2, 33:14
Cashman [2] - 3:10, 34:15
CASHMAN [19] - 1:16, 2:8, 2:18, 3:11, 3:18, 19:6, 19:13, 20:14, 22:21, 24:1, 24:10, 26:4, 27:12, 30:8, 31:3, 31:10, 33:15, 34:1, 34:16
Central [1] - 31:8
Certified [1] - 35:3
certify [1] - 35:6
CHAIRMAN [18] - 2:8, 2:18, 3:11, 3:18, 19:6, 19:13, 20:14, 22:21, 24:1, 24:10, 26:4, 27:12, 30:8, 31:3, 31:10, 33:15, 34:1, 34:16
Chairman [3] - 1:16, 3:10, 34:15
Chase [1] - 8:17
Chicago [6] - 1:12, 4:10, 5:10, 6:20, 18:19, 25:9
chief [1] - 4:17
circulation [1] - 15:17
city [2] - 31:4, 31:7
classification [7] - 7:15, 7:17, 10:3, 11:11, 11:15, 12:14, 12:15
classifications [1] - 9:15
close [4] - 27:4, 27:20, 33:18, 33:21
closest [1] - 16:1
code [4] - 7:21, 9:8, 9:9, 14:8
coffee [1] - 33:4
collect [2] - 25:5, 33:2
collecting [1] - 33:5
coming [2] - 26:12, 30:14
commencement [1] - 35:6
comment [1] - 26:6
commercial [4] - 8:6, 9:19, 13:1, 18:3
COMMISSION [1] - 1:3
Commission [1] - 1:11
Commissioner [12] - 2:20, 2:22, 3:2, 3:4, 3:6, 3:8, 34:3, 34:5, 34:7, 34:9, 34:11, 34:13
community [3] - 10:8, 10:19, 18:11
compatible [1] - 17:4
complements [1] - 15:8
complete [1] - 35:14
completely [1] - 31:14
concern [1] - 27:4
concerns [2] - 13:16, 16:21
concludes [1] - 16:4
concrete [1] - 20:1
condition [1] - 14:20
conditions [1] - 18:18
congestion [1] - 15:15
connecting [1] - 24:5
consider [1] - 5:1
consistent [1] - 9:8
consists [1] - 6:2
construct [1] - 19:22
constructed [1] - 28:20
contacts [1] - 15:5
contemplates [1] - 9:9
Continental [1] - 8:19
continue [1] - 19:8
continued [1] - 17:10
contributor [2] - 10:18, 18:11
corner [5] - 12:2, 19:18, 21:4, 30:15
corners [1] - 23:4
correct [5] - 21:9, 23:5, 23:14, 33:7, 35:14
corrugated [1] - 22:3
costly [1] - 30:20
costs [1] - 5:22
County [2] - 35:5, 35:21
COUNTY [2] - 1:2, 35:2
couple [1] - 27:19
covered [1] - 24:14
create [5] - 6:1, 14:16, 15:14, 15:16, 17:13
creation [1] - 17:9
credit [1] - 21:13
Creek [9] - 1:6, 2:9, 2:12, 4:8, 11:21, 12:5, 12:7, 12:8, 27:17
criticism [1] - 29:3
CRNOVICH [5] - 1:22, 2:16, 3:5, 24:11, 34:10
Crnovich [2] - 3:4, 34:9
curb [2] - 7:1, 7:3
current [2] - 4:19, 7:15
Current [1] - 8:20
CURRY [11] - 1:19, 2:21, 19:14, 20:5, 20:7, 20:13, 31:11, 31:18, 33:9, 33:21, 34:4
Curry [2] - 2:20, 34:3
customer [2] - 15:22, 25:17
customers [2] - 15:3, 25:7
cut [1] - 19:21
cuts [2] - 7:1, 7:3
Cynthia [2] - 19:13, 28:3
CYNTHIA [1] - 1:19

D

daily [1] - 16:13
Dealer/Developer [1] - 2:4
dealers [2] - 7:18, 30:16
dealership [15] - 2:12, 4:9, 5:11, 5:15, 6:21, 8:22, 9:13, 11:19, 12:2, 12:10, 13:8, 15:4, 16:11, 25:1, 32:7
dealership 's [1] - 4:19
dealerships [4] - 7:16, 8:18, 9:10, 15:9
decade [2] - 10:5, 11:13
decorative [1] - 7:6
deliveries [1] - 25:17
demolished [3] - 8:4, 10:6, 14:21
demolition [1] - 10:12
demonstrated [1] - 11:9
design [2] - 5:20, 17:5
desirable [1] - 11:2
destruction [1] - 14:17
detention [1] - 8:13
develop [3] - 4:8, 8:3, 11:13
developed [1] - 12:21
development [18] - 9:17, 9:19, 9:20, 10:18, 11:4, 11:18, 12:22, 13:1, 13:2, 13:3, 14:14, 15:6, 15:8, 15:11, 15:19, 17:15, 17:20, 18:10
developments [2] - 14:15, 18:2
different [1] - 25:22
diminishes [2] - 10:3, 11:15
diminution [1] - 10:9
DiMonte [1] - 4:2
directional [1] - 12:6
directs [1] - 12:7
displayed [1] - 6:15
disrupt [1] - 27:7
district [7] - 4:13, 4:14, 7:17, 8:9, 8:14, 9:11, 13:16
districts [1] - 8:7
divided [1] - 31:9
dog [2] - 31:21, 32:3
dollar [1] - 18:15
done [5] - 22:19, 24:19, 30:9, 31:12, 33:6
down [3] - 19:20, 27:6, 30:20
drainage [1] - 17:14
drive [3] - 15:4, 30:2, 30:4
Drive [5] - 7:2, 11:22, 12:8, 16:5, 21:17
driver [1] - 26:19
drives [3] - 24:22, 26:22
driveway [2] - 7:9, 7:11
DU [2] - 1:2, 35:2
duly [1] - 35:8
dumpsters [1] - 27:11
DuPage [2] - 35:5, 35:21

E

easements [2] - 14:11, 14:12
east [5] - 7:11, 8:11, 12:8, 26:14, 28:15
East [5] - 1:12, 8:17, 8:19, 8:20
eastern [1] - 21:16
economic [1] - 11:9
economics [1] - 32:4
effects [1] - 15:1
efforts [1] - 10:11
egress [1] - 11:19
eight [1] - 19:20
either [1] - 29:17
electronic [1] - 35:17
elevation [1] - 28:13
end [5] - 5:3, 8:22, 20:1, 26:14, 33:11
engineering [1] - 28:9
enhance [2] - 13:12, 16:2
enhanced [1] - 7:5
enjoyment [1] - 10:14
enlarge [1] - 20:4
entire [3] - 15:6, 19:9, 29:19
entitled [2] - 1:10, 34:20
entrance [4] - 15:22, 21:15, 21:16, 26:13
entrances [1] - 23:7
entry [1] - 27:20
erosion [1] - 17:14
essential [1] - 12:11
essentially [1] - 23:11
estimated [1] - 16:12
evening [1] - 3:21
event [1] - 16:16
evidence [1] - 34:18
examination [1] - 35:7
excavate [1] - 19:21
exceed [2] - 14:9, 17:5
excess [1] - 5:22
excited [1] - 30:13
existing [10] - 7:1, 7:7, 9:14, 10:2, 10:10, 12:6, 14:12, 16:5, 17:15, 17:21
expand [3] - 17:16, 20:3, 28:3
expect [1] - 23:18
expected [1] - 16:16
experience [2] - 25:9, 25:10
explain [4] - 6:19, 11:1, 16:20, 18:18

explanations [1] - 14:5
extends [1] - 19:20
Exterior [1] - 1:5
exterior [3] - 2:10, 4:15, 6:4

F

facilities [2] - 12:17, 31:11
facility [4] - 5:19, 6:9, 6:17, 10:16
fact [2] - 11:14, 16:11
failed [1] - 10:12
family [1] - 8:8
faster [1] - 12:21
features [1] - 14:18
February [2] - 1:13, 35:18
feet [4] - 6:4, 8:9, 19:19, 19:20
fence [9] - 7:6, 20:16, 20:17, 20:19, 21:1, 21:4, 21:10, 24:5, 24:6
fencing [1] - 7:7
Ferrari [1] - 8:19
few [1] - 14:12
figure [1] - 28:10
files [1] - 22:9
final [1] - 28:9
finally [2] - 13:14, 18:6
Firm [1] - 4:2
first [6] - 6:15, 6:16, 7:12, 9:7, 14:6, 23:15
fit [7] - 5:20, 9:1, 9:14, 10:16, 18:9, 24:15, 28:22
fix [1] - 27:1
flat [1] - 14:19
floor [7] - 5:8, 6:15, 6:16, 6:18, 19:1, 23:15, 29:13
following [1] - 26:5
foot [3] - 6:3, 7:5, 16:14
footprint [1] - 32:20
foregoing [1] - 35:13
form [1] - 35:13
frame [1] - 22:12
free [1] - 19:4
frequently [1] - 25:5
front [3] - 20:19, 23:20, 27:20
funnel [1] - 32:6
future [1] - 16:16

G

garage [3] - 6:8, 29:7, 29:8
gate [2] - 7:8, 21:14
general [3] - 4:13, 4:14, 18:8
generate [3] - 9:22, 13:11, 16:12
generated [1] - 16:6
geographic [1] - 32:20
giant [1] - 31:22
given [2] - 18:13, 35:10
glass [1] - 23:15
global [1] - 25:9
goal [3] - 25:20, 29:5, 33:12
grade [1] - 19:19
gray [2] - 22:13, 25:15
great [10] - 5:20, 9:14, 10:16, 18:9, 19:13, 23:16, 26:7, 27:10, 27:14, 30:21
ground [2] - 24:2, 33:9
group [1] - 27:13
guide [1] - 12:9
guides [1] - 15:21
guiding [1] - 4:4
guys [1] - 21:21

H

hand [1] - 35:17
hardly [1] - 24:22
hazards [1] - 15:15
health [2] - 10:7, 18:7
Hearing [3] - 2:9, 2:15, 33:19
hearing [1] - 1:10
heavier [1] - 22:4
height [2] - 9:12, 21:12
helping [1] - 4:4
hereby [1] - 35:5
herein [1] - 35:8
hereto [1] - 35:10
hereunto [1] - 35:17
hiding [1] - 27:10
high [4] - 5:12, 8:22, 9:21, 18:15
high-dollar [1] - 18:15
high-end [1] - 8:22
HINSDALE [1] - 1:3
Hinsdale [11] - 1:11, 1:12, 5:16, 7:3, 8:1, 27:4, 32:7, 32:11, 32:14, 32:15, 32:18
history [1] - 8:3
hour [2] - 1:13, 16:12
housing [1] - 8:22
Hurley [2] - 3:2, 34:7
HURLEY [9] - 1:20, 3:3, 22:22, 23:6, 23:10, 23:16, 24:8, 33:22, 34:8

I

identified [1] - 22:1
ILLINOIS [2] - 1:1, 35:1
Illinois [5] - 1:12, 25:13, 32:12, 32:17, 35:5
imagine [1] - 30:11
immediately [4] - 7:22, 8:15, 12:20, 15:9
impact [2] - 11:4, 24:16
impervious [1] - 20:3
impose [1] - 29:18
improvements [1] - 16:9
IN [1] - 35:16
incentive [1] - 29:10
incorporate [1] - 17:20
increase [1] - 10:21
indeed [1] - 18:8
Indiana [2] - 25:13, 32:11
individually [1] - 20:17
indoor [2] - 6:9, 6:13
inefficient [1] - 15:16
ingress [1] - 11:18
inside [1] - 24:18
installed [3] - 7:7, 7:9, 7:10
instead [1] - 18:8
institutional [1] - 29:3
intended [1] - 15:12
intensity [3] - 6:21, 17:22, 18:14
intent [1] - 27:7
interfere [1] - 14:11
interior [2] - 6:6, 6:7
international [1] - 5:17
introduction [1] - 5:7
inventory [1] - 6:10
investment [1] - 30:17
irony [1] - 32:1

J

Jerry [2] - 4:20, 16:20
JERRY [1] - 2:5
Jim [1] - 20:14
JIM [1] - 1:21
jobs [1] - 6:1
Julie [2] - 24:10, 26:5
JULIE [1] - 1:22

K

KATHLEEN [2] - 35:3, 35:20
kind [8] - 13:18, 23:12, 23:13, 25:15, 27:5, 28:22, 29:3, 29:13
KLOA [1] - 16:4
knocked [1] - 30:20
KRILLENBERGER [14] - 1:21, 2:17, 3:1, 20:15, 21:6, 21:9, 21:19, 22:6, 22:14, 22:18, 24:20, 25:8, 26:1, 34:6
Krillenberger [2] - 2:22, 34:5

L

Land [1] - 8:18
landscape [2] - 17:5, 29:17
landscaping [3] - 17:2, 27:9, 29:18
Lane [8] - 1:6, 2:10, 2:13, 4:8, 11:22, 12:6, 12:7, 12:9
large [1] - 28:10
largest [1] - 5:15
last [4] - 8:4, 10:5, 11:5, 24:21
late [1] - 33:14
Law [1] - 4:1
left [1] - 21:4
legend [1] - 20:22
less [1] - 16:12
letters [1] - 30:15
lies [1] - 7:22
light [4] - 12:5, 16:22, 22:13, 29:14
limited [2] - 12:2, 28:14
line [2] - 7:1, 14:14
lining [1] - 29:19
live [1] - 32:10
loading [1] - 26:9
local [1] - 10:8
located [4] - 8:1, 15:2, 22:7, 31:4
location [8] - 5:20, 10:17, 11:20, 15:20, 18:9, 22:13, 24:16, 33:7
long-term [1] - 13:10
look [5] - 22:11, 25:2, 26:13, 28:13, 28:15
looking [1] - 26:10
looks [9] - 20:7, 22:2, 22:22, 23:16, 24:15, 27:9, 29:2, 29:4, 30:5
loop [2] - 31:6, 31:13
loud [1] - 15:11
love [3] - 21:19, 24:14, 33:13
low [5] - 17:11, 17:22, 18:13, 20:18, 24:16
low-intensity [1] - 17:22
lower [2] - 6:20, 18:1
luckily [1] - 26:19
luxury [4] - 2:11, 4:9, 5:12, 13:7

M

magnify [2] - 20:20, 21:8
main [1] - 15:21
maintenance [2] - 17:10, 17:12
Map [1] - 1:5
map [8] - 2:10, 4:12, 5:4, 5:17, 7:14, 9:4, 13:15, 13:19
Mark [1] - 26:4
MARK [1] - 1:17
market [1] - 9:20
market-wide [1] - 9:20
Marzano [4] - 3:17, 4:18, 6:19, 19:2
MARZANO [20] - 2:4, 19:11, 25:4, 25:11, 26:3, 26:17, 27:3, 29:1, 29:5, 29:12,

30:3, 30:7, 31:2, 31:5, 31:13, 31:21, 32:8, 32:22, 33:8, 33:11
massive [1] - 32:1
matching [1] - 7:6
material [1] - 22:15
Matter [1] - 1:4
matter [3] - 1:11, 11:14, 16:11
matters [1] - 35:9
maximum [1] - 21:18
McLaren [7] - 4:9, 5:10, 5:15, 6:20, 9:1, 13:8, 18:19
mean [5] - 25:11, 25:20, 28:16, 28:21, 29:6
means [2] - 23:6, 35:11
medical [1] - 8:12
meet [1] - 14:7
Member [6] - 1:17, 1:18, 1:19, 1:20, 1:21, 1:22
MEMBERS [1] - 1:15
memo [1] - 7:21
mentioned [2] - 20:16, 24:1
metal [4] - 22:3, 22:5, 22:17, 24:5
Michigan [1] - 25:13
might [1] - 31:18
MIKE [1] - 2:4
Mike [1] - 4:18
million [1] - 5:22
minimum [1] - 15:5
mix [1] - 8:5
mixed [1] - 32:16
modern [1] - 5:12
modification [1] - 14:17
modifications [1] - 16:9
moment [1] - 19:8
month's [1] - 24:21
MOORE [14] - 1:18, 3:9, 27:13, 28:2, 28:7, 28:12, 29:2, 29:21, 30:1, 30:5, 32:4, 32:19, 33:6, 34:14
Moore [2] - 3:8, 34:13
Mortier [3] - 3:17, 4:20, 19:2
MORTIER [21] - 2:5, 19:12, 19:17, 20:6, 20:11, 20:18, 21:1, 21:11, 22:3, 22:10, 22:15, 23:5, 23:9, 23:14, 23:20, 24:3, 27:19, 28:5, 28:8, 29:16, 29:22
most [2] - 14:14, 27:16
mostly [1] - 26:12
motion [3] - 2:14, 33:20, 33:21
motor [1] - 7:18
Motors [1] - 31:20
Mouse [3] - 1:7, 2:13, 31:19
moved [1] - 2:16
moving [1] - 33:10
MR [94] - 1:16, 1:17, 1:18, 1:20, 1:21, 2:3, 2:4, 2:5, 2:17, 3:1, 3:3, 3:7, 3:9, 3:21, 19:11, 19:12, 19:17, 20:6, 20:9, 20:11, 20:15, 20:18, 20:20, 21:1, 21:3, 21:6, 21:7, 21:9, 21:11, 21:14, 21:19, 22:3, 22:6, 22:8, 22:10, 22:14, 22:15, 22:18, 22:22, 23:5, 23:6, 23:9, 23:10, 23:14, 23:16, 23:20, 24:3, 24:8, 24:20, 25:4, 25:8, 25:11, 26:1, 26:3, 26:5, 26:17, 26:21, 27:3, 27:8, 27:13, 27:19, 28:2, 28:5, 28:7, 28:8, 28:12, 29:1, 29:2, 29:5, 29:7, 29:12, 29:16, 29:21, 29:22, 30:1, 30:3, 30:5, 30:7, 31:2, 31:5, 31:13, 31:21, 32:4, 32:8, 32:19, 32:22, 33:6, 33:8, 33:11, 33:22, 34:6, 34:8, 34:12, 34:14
MS [31] - 1:19, 1:22, 2:2, 2:16, 2:20, 2:21, 2:22, 3:2, 3:4, 3:5, 3:6, 3:8, 3:10, 19:14, 20:5, 20:7, 20:13, 24:11, 31:11, 31:18, 33:9, 33:21, 34:3, 34:4, 34:5, 34:7, 34:9, 34:10, 34:11, 34:13, 34:15
multi [1] - 8:12
multi-tenant [1] - 8:12
multiple [1] - 32:20
museum [1] - 20:8
must [1] - 7:13

N

name [1] - 3:22
national [1] - 25:9
natural [2] - 14:18, 29:13
nature [2] - 15:11, 15:13
navigate [1] - 26:18
nearby [3] - 12:19, 16:19, 17:4
need [6] - 2:14, 3:12, 19:22, 20:2, 20:4, 28:10
needed [1] - 13:6
negative [5] - 5:6, 14:2, 14:3, 14:17, 15:1
neighborhood [3] - 27:2, 27:7, 30:2
neighboring [3] - 13:13, 18:12, 20:12
net [1] - 6:3
new [9] - 6:1, 7:3, 7:17, 8:21, 9:9, 11:19, 14:15, 19:22, 25:18
nice [1] - 30:17
nitpicking [2] - 27:15, 30:1
noise [1] - 16:22
nontraditional [1] - 5:11
north [11] - 7:1, 7:22, 8:11, 23:3, 23:8, 26:9, 28:6, 28:13, 28:17, 29:2, 29:20
North [1] - 5:15
northeast [2] - 23:3, 28:7
northwest [1] - 23:3
Notary [2] - 35:4, 35:21
notes [1] - 35:15

O

O-3 [6] - 4:13, 8:13, 10:10, 11:11, 11:15, 12:14
Oak [1] - 26:11
oath [1] - 3:15
objective [1] - 17:5
obviously [1] - 25:13
OF [5] - 1:1, 1:2, 1:9, 35:1, 35:2
offered [1] - 34:19
office [22] - 4:13, 7:3, 8:1, 8:6, 8:12, 9:19, 9:20, 9:21, 11:10, 11:13, 12:3, 12:4, 13:2, 13:3, 15:3, 15:5, 16:14, 18:3, 28:18, 28:19, 30:19
officer [1] - 4:18
offices [1] - 6:7
Ogden [12] - 7:19, 8:1, 8:14, 8:18, 8:19, 8:20, 9:10, 11:6, 11:21, 12:5, 27:17
old [1] - 32:3
once [3] - 9:11, 14:6, 33:9
one [4] - 2:8, 28:12, 30:3, 32:15
online [2] - 32:5, 32:6
onsite [2] - 7:7, 8:4
open [10] - 2:15, 5:8, 7:6, 17:10, 17:11, 19:1, 19:9, 19:11, 19:12, 23:11
operating [1] - 4:17
operations [1] - 4:20
order [1] - 7:12
ordering [1] - 32:5
orderly [1] - 11:4
ordinance [1] - 17:6
ornamental [1] - 21:3
outskirt [1] - 31:8
overall [3] - 16:21, 17:7, 26:6
overflow [1] - 31:15
overlay [1] - 13:16
overview [1] - 3:19
own [1] - 31:14
owner's [1] - 31:21
owners' [1] - 18:16

P

p.m [1] - 1:13
pace [1] - 12:21
package [3] - 23:21, 28:9, 30:9
packet [2] - 3:20, 24:12
PAGE [2] - 1:2, 35:2
page [1] - 21:22
panel [3] - 22:2, 22:4, 22:17
parcel [1] - 11:6
park [6] - 7:3, 8:2, 12:3, 12:4, 15:3, 15:5
parking [14] - 6:5, 6:8, 6:9, 6:13, 6:17, 7:8, 11:20, 15:18, 16:1, 23:2, 26:11, 26:15, 28:6
part [2] - 14:13, 25:2
partner [1] - 4:1
parts [1] - 33:2
passage [1] - 11:8
past [1] - 18:2
pat [1] - 22:21
path [1] - 26:17
paths [1] - 15:17
PATRICK [1] - 1:20
pay [2] - 32:10, 32:12
peaceful [1] - 15:12
peak [1] - 16:12
pedestrian [2] - 15:17, 16:2
penetration [1] - 16:22
people [6] - 25:1, 25:19, 25:22, 28:19, 29:10, 32:5
percent [2] - 25:6, 32:15
perfect [1] - 33:12
performance [1] - 5:13
perimeter [1] - 7:8
permit [3] - 7:16, 13:10, 14:3
permits [2] - 7:17, 9:9
permitted [1] - 12:13
person [1] - 31:18
pertaining [1] - 35:10
Petitioner [2] - 2:3, 2:6
photo [1] - 29:14
physical [1] - 14:18
picking [1] - 25:7
picture [2] - 31:17, 33:1
piece [2] - 32:14, 32:18
piers [1] - 24:3
place [4] - 5:16, 24:6, 25:22, 31:12
plan [24] - 2:11, 4:15, 4:22, 5:7, 6:2, 6:12, 9:11, 11:13, 13:17, 13:21, 14:7, 14:10, 14:16, 14:22, 15:10, 15:14, 15:20, 16:18, 17:8, 17:13, 17:15, 17:19, 18:6, 29:17
PLAN [1] - 1:3
Plan [2] - 1:6, 1:11
planned [2] - 7:4, 13:3
Planner [1] - 2:2

planted [1] - 27:21
plantings [1] - 17:11
pond [1] - 8:13
portion [1] - 19:22
positive [4] - 5:1, 11:4, 14:1, 14:4
positively [2] - 10:14, 10:21
possible [1] - 33:13
potential [1] - 18:14
pounds [1] - 31:22
practical [1] - 14:9
precast [1] - 19:18
Presa [1] - 31:22
PRESENT [2] - 1:15, 2:1
present [1] - 19:8
presentation [3] - 24:21, 24:22, 27:14
preservation [1] - 17:9
preserving [1] - 27:22
pretty [3] - 25:12, 25:21, 32:2
previous [3] - 10:11, 14:20, 35:6
previously [1] - 16:15
private [1] - 7:2
problems [1] - 17:14
proceedings [1] - 34:18
PROCEEDINGS [1] - 1:9
process [1] - 4:5
project [7] - 5:4, 5:14, 5:18, 7:12, 16:17, 17:7, 18:9
projected [2] - 4:19, 6:10
properties [8] - 8:8, 9:15, 10:15, 10:22, 11:5, 12:19, 13:13, 15:1
property [8] - 7:1, 13:11, 14:6, 15:21, 20:12, 20:19, 21:2
proposal [1] - 18:17
proposed [8] - 5:19, 9:7, 9:13, 10:13, 10:20, 11:17, 13:5, 13:7
provide [3] - 4:21, 5:3, 11:18
provided [1] - 9:3
provides [2] - 6:12, 16:18
provisions [1] - 17:9
Public [5] - 2:8, 2:15, 33:19, 35:4, 35:21
public [8] - 3:13, 5:9, 10:7, 12:12, 12:16, 15:15, 18:4, 18:7
purchased [1] - 4:7
purpose [2] - 4:11, 9:8
pushes [1] - 30:10
put [2] - 24:5, 28:10
putting [1] - 27:20

Q

quasi [1] - 28:21
quasi-residential [1] - 28:21
questions [12] - 5:8, 5:9, 19:1, 19:3, 19:7, 19:9, 19:11, 19:12, 22:20, 24:13, 27:9, 33:15
quickly [1] - 14:2
quiet [3] - 10:18, 15:10, 18:10

R

racing [1] - 5:17
radius [1] - 26:14
ran [1] - 26:17
Randolph [1] - 31:6
rarely [1] - 24:12
rather [1] - 29:9
reality [2] - 7:13, 11:9
really [4] - 30:11, 30:15, 30:17, 33:1
rear [1] - 16:1
reason [1] - 25:3
received [1] - 34:19
recent [3] - 9:4, 12:21, 27:3
recently [1] - 4:7
record [1] - 9:21
redevelopment [2] - 10:11, 13:6
reduced [1] - 35:11
references [1] - 7:20
reflected [1] - 26:1
regulations [1] - 9:12
related [1] - 18:14
relation [1] - 35:9
relatively [1] - 14:19
relocated [2] - 14:13, 19:16
remain [3] - 11:20, 15:19, 27:17
rendering [1] - 21:7
renderings [1] - 29:17
rendition [1] - 20:17
replace [1] - 24:6
REPORT [1] - 1:9
report [1] - 16:4
Reporter [1] - 35:4
Request [1] - 2:13
request [1] - 24:17
required [3] - 14:8, 16:10, 18:4
requirements [2] - 17:6, 17:18
resident [1] - 32:12
residential [4] - 8:7, 8:9, 27:2, 28:21
respect [2] - 13:14, 13:21
respond [1] - 19:3
responded [1] - 30:10
response [1] - 33:16
rest [2] - 12:3, 23:10
retailers [1] - 18:12
retractable [2] - 7:10, 21:16
revenue [5] - 9:22, 13:11, 18:14, 24:18, 33:3
review [8] - 2:11, 4:16, 4:21, 4:22, 5:4, 5:7, 9:5, 13:22
Review [1] - 1:6
rezone [1] - 4:12
rezoned [3] - 7:14, 9:11, 14:6
ribbed [1] - 22:1
ribs [1] - 22:5
rights [1] - 14:11
rights-of-way [1] - 14:11
road [1] - 7:2
roadway [1] - 16:7
Robbins [1] - 4:2
roll [2] - 2:18, 34:1
Rover [1] - 8:18

S

safety [3] - 10:7, 16:2, 18:8
sale [1] - 6:10
sales [5] - 9:22, 13:11, 31:6, 31:13, 32:8
SALMON [15] - 2:2, 2:20, 2:22, 3:2, 3:4, 3:6, 3:8, 3:10, 34:3, 34:5, 34:7, 34:9, 34:11, 34:13, 34:15
Salt [9] - 1:6, 2:9, 2:12, 4:8, 11:21, 12:5, 12:7, 12:8, 27:17
satisfy [1] - 9:12
scenario [2] - 13:9, 18:13
Scott [1] - 27:12
SCOTT [1] - 1:18
screening [1] - 16:19
scroll [1] - 20:22
seamlessly [1] - 17:19
second [5] - 2:17, 6:15, 6:18, 29:13, 33:22
secondly [1] - 9:13
section [1] - 24:4
sections [1] - 7:21
secure [1] - 21:20
security [5] - 7:5, 20:16, 21:10, 21:18, 29:6
see [13] - 20:17, 20:21, 21:5, 22:11, 22:12, 22:16, 24:6, 24:21, 25:20, 28:20, 29:14, 29:19, 30:21
seeing [1] - 30:14
selling [1] - 5:12
service [7] - 6:11, 6:16, 25:4, 25:12, 26:22, 31:7, 33:2
services [1] - 12:12
set [1] - 35:17
setbacks [1] - 15:7
several [1] - 6:1
severely [2] - 8:2, 11:12
shared [1] - 20:11
shielding [1] - 16:19
SHKURTI [9] - 2:3, 3:21, 20:9, 20:20, 21:3, 21:7, 21:14, 22:8, 29:7
Shkurti [3] - 3:16, 4:1, 20:15
Shorthand [1] - 35:4
shorthand [2] - 35:12, 35:15
showing [1] - 26:9
shown [1] - 20:4
showrooms [1] - 6:14
showrooms / service [1] - 6:7
shows [1] - 20:21
side [7] - 21:4, 23:3, 23:8, 29:2, 29:20, 31:7, 31:15
sign [1] - 12:7
signage [3] - 23:18, 23:21, 24:7
signature [1] - 35:18
significantly [1] - 6:20
signs [1] - 24:2
similar [1] - 16:15
single [1] - 8:8
single-family [1] - 8:8
site [48] - 2:11, 2:12, 4:8, 4:12, 4:15, 4:22, 5:6, 6:2, 6:12, 6:22, 7:13, 7:22, 8:2, 8:5, 8:7, 8:10, 8:16, 9:1, 9:11, 10:4, 10:5, 10:9, 10:10, 11:5, 11:9, 11:12, 11:16, 11:22, 12:12, 12:18, 13:17, 13:21, 14:7, 14:10, 14:16, 14:19, 14:22, 15:2, 15:10, 15:20, 16:18, 17:8, 17:14, 18:2, 18:6, 26:18, 30:22
slats [1] - 22:16
small [1] - 30:19
so-called [1] - 5:5
sold [1] - 32:17
solution [1] - 13:10
soon [1] - 33:13
south [5] - 8:14, 12:20, 15:9, 23:11, 28:15
southernmost [1] - 15:2
space [8] - 9:20, 11:10, 13:3, 17:10, 17:11, 23:12, 28:18, 28:19
spaces [1] - 29:8
specializes [1] - 5:12
specific [1] - 13:9
specifically [1] - 19:4
specified [2] - 14:7, 17:11
split [1] - 31:5
square [3] - 6:3, 6:4, 16:14
ss [2] - 1:1, 35:1
staff [2] - 4:3, 7:21
stalls [3] - 6:5, 6:13, 6:17
stand [1] - 3:14
standards [11] - 5:1, 5:5, 5:6, 9:4, 13:19, 14:1, 14:2, 14:3, 14:5,

14:8, 14:9
stands [1] - 32:9
Starbucks [1] - 33:4
starts [1] - 25:14
state [4] - 5:21, 8:21, 10:15, 32:14
State [1] - 35:5
STATE [2] - 1:1, 35:1
state-of [1] - 10:15
state-of-the [1] - 8:21
state-of-the-art [1] - 5:21
states [1] - 32:21
stay [3] - 31:12, 31:15, 31:16
STEPHEN [1] - 1:16
still [2] - 18:10, 26:11
storage [1] - 6:8
store [1] - 29:9
storm [3] - 17:16, 19:15, 20:10
stormwater [2] - 17:18, 19:15
straight [1] - 27:6
Street [1] - 26:12
streets [2] - 15:16, 26:11
stretch [2] - 11:6, 25:14
structural [1] - 22:11
structure [3] - 17:16, 19:19, 20:5
structures [2] - 17:2, 17:4
studies [1] - 26:2
study [1] - 16:4
stuff [1] - 23:13
subject [3] - 7:13, 13:10, 18:17
submitted [3] - 4:11, 4:15, 16:3
substantially [1] - 15:19
succeeded [1] - 11:14
success [1] - 31:1
sufficient [2] - 16:6, 16:8
suited [1] - 11:10
summarizes [1] - 13:18
summary [2] - 5:4, 18:22
super [1] - 5:13
superexcited [1] - 5:17
supportive [1] - 30:16
supports [1] - 18:17
surrounded [1] - 8:5
surrounding [2] - 9:2, 15:1
swear [1] - 3:12
switch [1] - 22:9
sworn [1] - 35:8
system [2] - 16:7, 17:21

T

talented [1] - 26:19
tall [1] - 7:6
taller [1] - 21:12
target [1] - 27:5
tax [8] - 9:22, 12:16, 13:11, 18:14, 24:18, 32:8, 32:12, 32:15
taxes [2] - 32:10, 33:5
technical [1] - 4:22
ten [1] - 12:19
tenant [1] - 8:12
term [1] - 13:10
test [1] - 26:22
testify [1] - 35:9
testimony [3] - 1:9, 35:7, 35:10
TESTIMONY [1] - 35:16
THE [1] - 1:3
the-art [1] - 10:16
thereafter [1] - 35:12
thinking [1] - 23:22
thorough [2] - 24:12, 30:9
three [3] - 7:5, 10:3, 15:9
three-foot [1] - 7:5
thrilled [1] - 22:18
today [1] - 4:6
together [1] - 28:10
tonight [2] - 2:9, 3:22
top [4] - 21:4, 22:11, 22:12, 32:13
topographical [1] - 14:18
tough [1] - 29:14
towards [2] - 9:18, 13:1
Tower [6] - 7:2, 11:22, 12:8, 16:5, 21:17, 23:9
town [1] - 30:14
traffic [10] - 12:1, 12:5, 12:7, 12:9, 15:15, 16:4, 16:6, 16:8, 16:13, 26:2
transcribed [1] - 35:12
transcript [1] - 35:14
trap [1] - 17:16
treated [1] - 33:3
trees [1] - 27:16
trends [2] - 9:17, 12:22
trucked [1] - 25:16
trucks [3] - 26:11, 26:13, 26:18
true [1] - 35:14
truly [1] - 28:16
truth [1] - 35:9
try [1] - 29:10
turn [1] - 26:14
two [4] - 6:6, 6:22, 19:19, 24:3
typewritten [1] - 35:13
typical [1] - 6:21

U

under [3] - 12:14, 13:8, 28:5
underground [1] - 19:15
underused [4] - 8:2, 10:4, 11:12, 13:7
undeveloped [1] - 11:6
undue [1] - 15:15
unique [3] - 5:10, 5:19, 11:2
unreasonably [1] - 17:22
unsuccessful [1] - 8:3
up [10] - 3:14, 5:8, 19:1, 19:5, 20:2, 20:22, 25:7, 28:13, 29:12, 30:21
upscale [1] - 18:12
uses [8] - 8:6, 9:2, 9:14, 9:22, 16:19, 17:4, 18:3, 18:5
utilities [3] - 12:11, 12:16, 17:20
utility [2] - 14:12, 17:21
utilize [1] - 17:15

V

vacancies [1] - 9:21
vacant [2] - 10:11, 12:18
valuable [2] - 10:18, 18:11
value [5] - 10:3, 10:9, 10:21, 11:15, 13:12
variance [1] - 24:17
various [1] - 35:7
vault [2] - 19:15, 28:4
vehicle [4] - 6:8, 6:10, 7:18, 32:9
vehicles [2] - 18:15, 29:9
vehicular [1] - 15:17
vertical [3] - 22:1, 22:5, 22:16
vicinity [4] - 9:16, 9:18, 12:22, 13:3
Village [1] - 2:2
village [9] - 4:3, 9:8, 10:1, 13:12, 18:2, 18:13, 18:20, 18:21, 30:13
visitors [2] - 15:4, 15:21
visual [2] - 23:12, 30:13
vote [2] - 33:18, 34:1

W

wall [2] - 20:1, 24:2
wants [1] - 4:8
warehouse [1] - 31:9
water [1] - 28:2
ways [1] - 16:5
welcome [1] - 3:18
welfare [2] - 10:8, 18:8
well-suited [1] - 11:10
west [8] - 7:9, 8:11, 25:14, 26:13, 31:6, 31:7, 31:13, 31:15
West [1] - 31:6
western [1] - 21:15
WHEREOF [1] - 35:16
WHEREUPON [1] - 3:15
WHICH [1] - 34:17
white [1] - 22:11
wholly [1] - 17:3
wide [1] - 9:20
Willobee [2] - 3:6, 34:11
WILLOBEE [6] - 1:17, 3:7, 26:5, 26:21, 27:8, 34:12
window [1] - 23:12
windows [2] - 28:14, 29:10
Wisconsin [1] - 25:12
wish [1] - 30:22
witnesses [2] - 35:8, 35:11
wonderful [5] - 18:20, 23:1, 23:17, 24:8, 30:6
wood [1] - 22:16
works [1] - 32:5
world [1] - 33:12
worried [1] - 24:16
writing [1] - 35:11

Y

years [1] - 12:19

Z

zoned [2] - 8:16, 12:20
zoning [9] - 9:15, 10:2, 10:10, 11:11, 11:15, 12:14, 12:15, 14:8, 17:6

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF HINSDALE RELATIVE TO PROPERTY LOCATED AT 2 SALT CREEK LANE – MOUSE AUTOMOTIVE

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ___ day of _____, 2023, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ___ day of _____, 2023.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ___ day of _____, 2023.

_____
Village Clerk

[SEAL]

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE PLAN AND SITE PLAN FOR DEVELOPMENT OF A LUXURY AUTO DEALERSHIP AT 2 SALT CREEK LANE – MOUSE AUTOMOTIVE

WHEREAS, an application (the "Application") for a Site Plan and Exterior Appearance Plan approval related to the construction of a two-story, 38,367 square foot building to be used as a luxury automobile dealership with interior showrooms, automobile repair services, offices, and an interior parking garage for vehicle storage on a vacant 2.2-acre property (collectively, the "Proposed Improvements") on the currently vacant property located at 2 Salt Creek Lane (the "Subject Property") was filed by Mouse Automotive (the "Applicant"). The Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof. The Proposed Improvements are depicted in the Exterior Appearance and Site Plans attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, concurrent requests to rezone the Subject Property from O-3 General Office Zoning District to B-3 General Business District and for a parking variation have also been filed and are considered in separate ordinances; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

WHEREAS, on February 8, 2023, the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance and Site Plan on a vote of seven (7) ayes, and zero (0) nays, all as set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit C** and made a part hereof; and

WHEREAS, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application, with the addition of certain conditions as set forth below, satisfies the standards established in subsection 11-604F of the Zoning Code governing site plan review, and the standards established in subsection 11-606E of the Zoning Code governing exterior appearance review, subject to the conditions stated in this Ordinance.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit C** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Approval of Exterior Appearance and Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the Exterior Appearance and Site Plans attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), subject to the conditions set forth in Section 4 of this Ordinance.

SECTION 4: Conditions on Approvals. The approvals granted in Section 3 of this Ordinance are expressly subject to all of the following conditions:

A. Compliance with Plans. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.

B. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.

C. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

D. Recorded Private Easement and Encroachment Agreement. The Applicant must provide, prior to the issuance of any building permits, a recorded private easement and encroachment agreement with the adjacent property at 901 N. Elm Street for the shared access drive and the minor encroachment of the parking areas on 2 Salt Creek Lane, as required by Section 9-104(D)(4) of the Zoning Code. The documents must be reviewed by and acceptable to the Village attorney.

SECTION 5: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 6: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this _____ day of _____, 2023, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2023, and attested to by the Village Clerk this same day.

_____
Thomas K. Cauley, Jr., Village President

ATTEST:

_____
Emily Tompkins, Village Clerk

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

By: _____

Its: _____

Date: _____, 2023

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

PARCEL 1: LOT 7 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2022, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-07897, DESCRIBED AS EXHIBITS C1 THROUGH C5 ATTACHED THERETO, AND ALSO AS CREATED BY LICENSE AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECODED AS DOCUMENT R79-107322, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON, AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-0005825 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784 FPR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; REPAIR, REPLACEMENT AND RENEWAL OF UTILITY IMPROVEMENTS; RETENTION, DETENTION AND DRAINAGE OF WATER; AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1,2,3,4,6,7,8,9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT E2002-243817, IN DUPAGE COUNTY ILLINOIS.

COMMONLY KNOWN AS: 2 Salt Creek Lane, Hinsdale, Illinois 60521
PIN: 09-01-207-012

EXHIBIT B

APPROVED EXTERIOR APPEARANCE AND SITE PLANS

(ATTACHED)

Mouse Motors

PRELIMINARY DESIGN



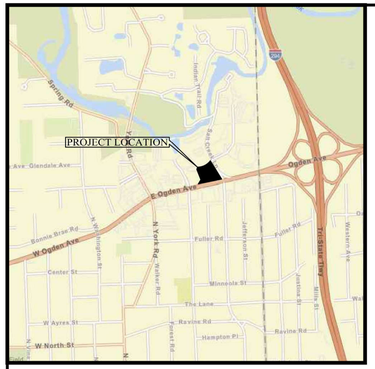
SHEET INDEX

SURVEY
SITE PLAN
AREA DIAGRAMS
CIVIL ENGINEERING
LANDSCAPE DRAWINGS
FIRST FLOOR
SECOND FLOOR
EXTERIOR ELEVATIONS
EXTERIOR ELEMENTS
3D VIEWS
SITE LIGHTING PLAN

THE REDMOND COMPANY

© 2021 The Redmond Company

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PARCEL 1:

LOT 7 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-008821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, AND ALSO AS CREATED BY LICENSE AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R79-107322, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS, REPAIR, REPLACEMENT AND RENEWAL OF UTILITY IMPROVEMENTS, RETENTION, DETENTION AND DRAINAGE OF WATER; AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1,2,3,4,6,7,8,9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY ILLINOIS.

SCHEDULE B EXCEPTIONS
SHOWN OR NOTED HEREON

12 TERMS AND PROVISIONS OF STORMWATER FACILITY MAINTENANCE AGREEMENT RECORDED JANUARY 10, 2013 AS DOCUMENT NO. R2013-005216.

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

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

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

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

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

19 GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT, A MUNICIPAL CORPORATION, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED NOVEMBER 9, 1972 AND RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-69216, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS AND FOR WATER MAINS FOR THE PURPOSE OF CONVEYING WATER ALL AS DESCRIBED ON THE PLAT ATTACHED THERETO AS EXHIBIT 'A' AND MADE A PART THEREOF.

20 EASEMENT AND MODIFICATION OF EXISTING EASEMENTS CREATED BY A GRANT DATED JULY 21, 1980 AND RECORDED SEPTEMBER 23, 1980 AS DOCUMENT R80-57056, FROM OFFICE PARK OF HINSDALE AND HINSDALE SANITARY DISTRICT, FOR STORM AND SURFACE WATER CONTROL AND SANITARY SEWER PURPOSES.

21 AGREEMENT MADE BY AND BETWEEN DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 62019, AND AS TRUSTEE UNDER TRUST NUMBER 61116, AND CATHERINE SOUSTEK DATED JUNE 7, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823, WITH AMENDMENTS THERETO RECORDED AS DOCUMENTS R73-35331, R81-02365 AND R2001-197280, RELATING TO PERPETUAL AND NON-EXCLUSIVE EASEMENTS AND COVENANTS APPURTENANT TO AND BENEFITING THE PREMISES IN QUESTION.

22 EASEMENT CREATED BY A GRANT RECORDED ON OCTOBER 6, 1978 AS DOCUMENT R78-96678, FROM THE DROVERS NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1967 AND KNOWN AS TRUST NUMBER 67927, TO THE ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN COMMUNICATION SYSTEMS CONSISTING OF WIRES, CABLES, ETC., OVER A STRIP OF LAND 10 FEET IN WIDTH AS SET FORTH ON EXHIBIT 'A' OF SAID DOCUMENT.

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

THE WESTERLY 1/2 IF THE PRIVATE ROAD KNOWN AS SALT CREEK LANE; INCLUDING THE WESTERLY 1/2 OF THE WESTBOUND TURN LANE LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

26 LICENSE AGREEMENT MADE BY AND BETWEEN OFFICE PARK OF HINSDALE AND DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61116, DATED FEBRUARY 15, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AND SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT R79-107322, AND SUPPLEMENTARY DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 RELATING TO INGRESS AND EGRESS TO AND FROM OGDEN AVENUE OVER AND ACROSS THE PRIVATE ROADS KNOWN AS SALT CREEK LANE AND ELM STREET, FURTHER PROVIDING FOR THE TERMINATION OF THIS AGREEMENT TOGETHER WITH THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.

27 OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS DATED APRIL 2003 AND RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006, AS DOCUMENT R2006-005825, MADE BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-7933 AND FOXFORD, L.L.C., AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784.

28 EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-008821 AND AMENDED BY DOCUMENT R89-072896, GRANTING AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, TO BENEFIT THE LAND AND OTHER PROPERTY, TOGETHER WITH RESTRICTIONS ON THE USE OF THE LAND.

29 GRANT MADE BY DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1967 AND KNOWN AS TRUST NUMBER 67297, TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, AND THE ILLINOIS BELL TELEPHONE COMPANY, A CORPORATION OF ILLINOIS, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, DATED JUNE 30 1969 AND RECORDED JULY 8, 1969 AS DOCUMENT R69-30059, OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THEIR RIGHT, FROM TIME TO TIME TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT THEREIN GIVEN IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE LAND DESCRIBED AS FOLLOWS:

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

30 PURSUANT TO THE PLAT OF OFFICE PARK OF HINSDALE, AFORESAID, THERE SHALL BE NO DIRECT ACCESS TO OGDEN AVENUE (U.S. ROUTE 34) FROM LOTS 2, 3, 7 AND 8. ACCESS TO BE PROVIDED VIA ELM STREET AND SALT CREEK LANE. ACCESS TO EACH LOT VIA SALT CREEK LANE AND ELM STREET.

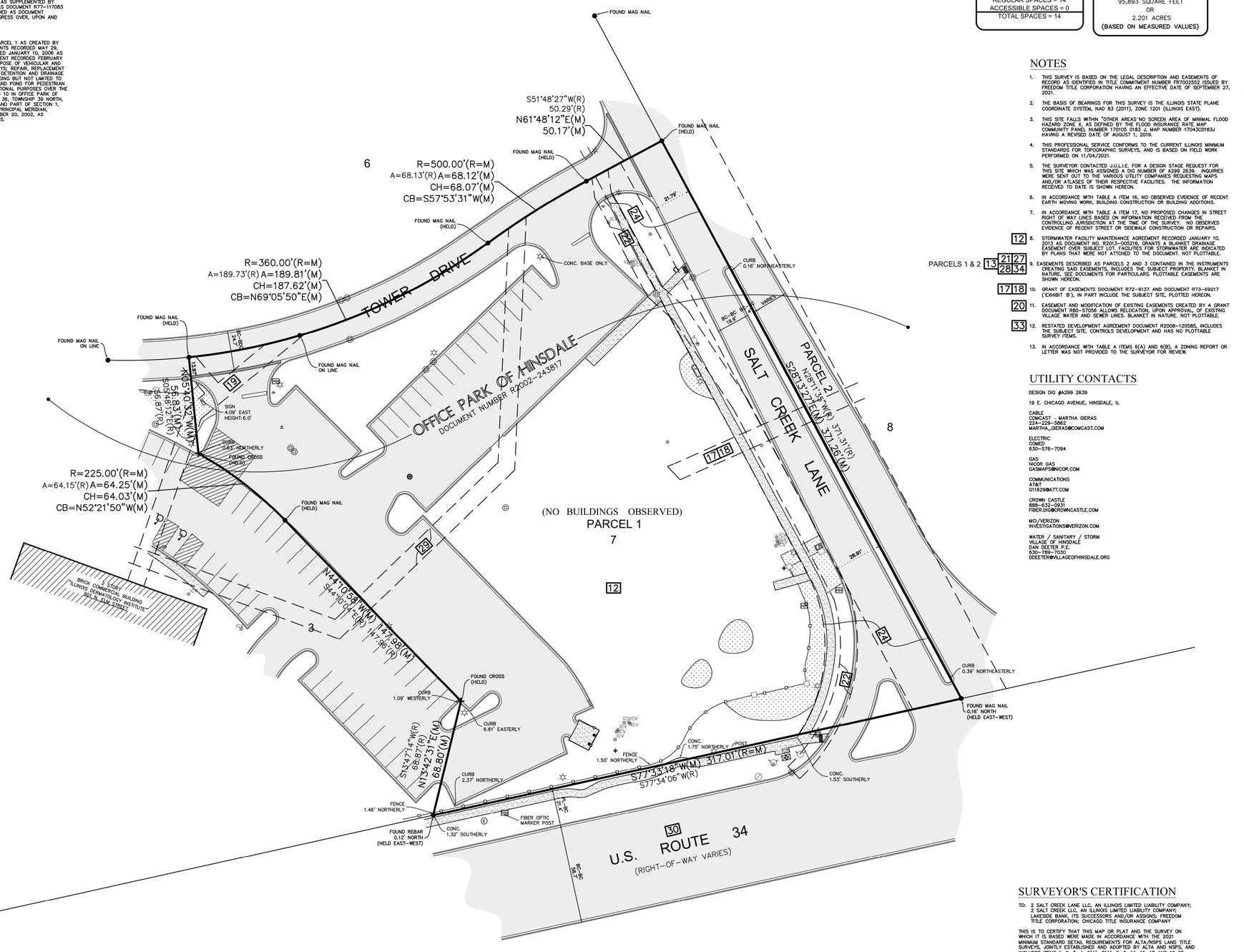
31 TERMS AND PROVISIONS CONTAINED IN ACCESS EASEMENT AGREEMENT DATED DECEMBER 19, 2001 RECORDED DECEMBER 26, 2001 AS DOCUMENT R2001-284945, BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-1-7933 AND ELM CREEK PROPERTY MANAGEMENT, INC. D/B/A OFFICE PARK OF HINSDALE, AND ILLINOIS CORPORATION AND HINSDALE HOSPITAL, AND ILLINOIS NOT-FOR-PROFIT CORPORATION.

32 RESTRICTIVE COVENANT FOR CONSTRUCTION OF AN IMPROVEMENT IN THE PUBLIC RIGHT-OF-WAY RECORDED JANUARY 10, 2003, AS DOCUMENT R2003-012913, MADE BY AND BETWEEN THE VILLAGE OF HINSDALE AND FOXFORD, LLC, RELATING TO A LAWN SPRINKLER SYSTEM.

33 TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF HINSDALE AND FOXFORD, LLC FOR THE HINSDALE CLUB, A MIXED-USE DEVELOPMENT RECORDED AUGUST 1, 2008 AS DOCUMENT R2008-120585.

34 EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, GRANTING AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, TO BENEFIT THE LAND AND OTHER PROPERTY, TOGETHER WITH RESTRICTIONS ON THE USE OF THE LAND.

SCHEDULE B EXCEPTIONS 8, 9, 10, 11, 14, 15, 16, 23, 25, 35, 36, 37, 38 AND 39 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.



SURVEYOR'S CERTIFICATION

TO: 2 SALT CREEK LANE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; 2 SALT CREEK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; LAKESIDE BANK, ITS SUCCESSORS AND/OR ASSIGNS; FREEDOM TITLE CORPORATION; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/04/2021.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

DATE OF PLAT OR MAP: 12/10/2021

BY: _____
DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/24

DANIEL W. WALTER 35-3585 AURORA, ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

J:\PSDATA\2021 PROJECTS\21.0310\21.0310-LTS-TOPO.DWG

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STRIPED PARKING DATA
REGULAR SPACES = 14
ACCESSIBLE SPACES = 0
TOTAL SPACES = 14

AREA SUMMARY
(TO HEAVY LINES)
95,893 SQUARE FEET
OR
2.201 ACRES
(BASED ON MEASURED VALUES)

GRID NORTH

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER FRT002552 ISSUED BY FREEDOM TITLE CORPORATION HAVING AN EFFECTIVE DATE OF SEPTEMBER 27, 2021.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS'NO SCREEN AREA OF MINIMAL FLOOD HAZARD ZONE X, AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C 0183 J, MAP NUMBER 17043C0183J HAVING A REVISED DATE OF AUGUST 1, 2019.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 11/04/2021.
5. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A299 2639. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. IN ACCORDANCE WITH TABLE A ITEM 16, NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. IN ACCORDANCE WITH TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. STORMWATER FACILITY MAINTENANCE AGREEMENT RECORDED JANUARY 10, 2013 AS DOCUMENT NO. R2013-005216. GRANTS A BLANKET DRAINAGE EASEMENT OVER SUBJECT LOT. FACILITIES FOR STORMWATER ARE INDICATED BY PLANS THAT WERE NOT ATTACHED TO THE DOCUMENT. NOT PLOTTABLE.
9. EASEMENTS DESCRIBED AS PARCELS 2 AND 3 CONTAINED IN THE INSTRUMENTS CREATING SAID EASEMENTS, INCLUDES THE SUBJECT PROPERTY. BLANKET IN NATURE, SEE DOCUMENTS FOR PARTICULARS. PLOTTABLE EASEMENTS ARE SHOWN HEREON.
10. GRANT OF EASEMENTS DOCUMENT R72-9137 AND DOCUMENT R73-69217 ('EXHIBIT B'), IN PART INCLUDE THE SUBJECT SITE, PLOTTED HEREON.
11. EASEMENT AND MODIFICATION OF EXISTING EASEMENTS CREATED BY A GRANT DOCUMENT R80-57056 ALLOWS RELOCATION, UPON APPROVAL, OF EXISTING VILLAGE WATER AND SEWER LINES. BLANKET IN NATURE. NOT PLOTTABLE.
12. RESTATED DEVELOPMENT AGREEMENT DOCUMENT R2008-120585, INCLUDES THE SUBJECT SITE, CONTROLS DEVELOPMENT AND HAS NO PLOTTABLE SURVEY ITEMS.
13. IN ACCORDANCE WITH TABLE A ITEMS 6(A) AND 6(B), A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.

PARCELS 1 & 2: 13, 21, 27, 28, 34

UTILITY CONTACTS

DESIGN DIG #A299 2639

19 E. CHICAGO AVENUE, HINSDALE, IL

CABLE
COMCAST – MARTHA GIERAS
224-228-5862
MARTHA_GIERAS@COMCAST.COM

ELECTRIC
COMED
630-576-7094

GAS
NICOR GAS
GASMAPS@NICOR.COM

COMMUNICATIONS
AT&T
G11629@ATT.COM

CROWN CASTLE
888-632-0931
FIBER.DIG@CROWNCASTLE.COM

MCI/VERIZON
INVESTIGATIONS@VERIZON.COM

WATER / SANITARY / STORM
VILLAGE OF HINSDALE
DAN DEETER P.E.
630-789-7030
DDEETER@VILLAGEOFHINSDALE.ORG

811 Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND/OR ATLASES OF THE RESPECTIVE FACILITIES. THE INFORMATION DOES NOT GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	DATE: 12-09-21	DRAWN: BY RHM	CHECKED BY MP	BOOK 609 PG 53
	PC TK			
1.	REVISIONS		DATE	BY
	IN HOUSE REVIEW, CERTIFICATION & FINALIZE SURVEY		12-28-22	RHM

PROJECT: 2 Salt Creek Lane - Hinsdale

CLIENT: Vequity, 70 W. Madison Street, Suite 300, Chicago, IL 60602

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 30'

1 OF 2

PROJ. NO.: 21.0310

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRID NORTH

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- WETLAND FLAG
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

BENCHMARKS

REFERENCE BENCHMARK:
DUPAGE COUNTY BENCHMARK DK3127

DATUM: NAVD88
ELEVATION = 740.97

DUPAGE COUNTY BENCHMARK DK3129

DATUM: NAVD88
ELEVATION = 704.86

SITE BENCHMARKS:

SITE BENCHMARK #1
EAST BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF OGDEN ROAD AND SALT CREEK LANE.

ELEVATION = 661.55

SITE BENCHMARK #2
NORTHWEST BONNET BOLT ON 1ST FIRE HYDRANT SOUTH OF TOWER DRIVE ALONG WEST SIDE OF SALT CREEK LANE.

ELEVATION = 657.47

TOWER DRIVE

SALT CREEK LANE

U.S. ROUTE 34

BENCHMARK #1
POST

BENCHMARK #2

STORM STRUCTURE CURB GRATE 2' DIA. CONCRETE RIM=652.59 IE=649.79(SW)12"RCP

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=652.65 IE=649.75(NW)12"VCP IE=649.95(SW)6"VCP OFFSET INTO STRUCTURE

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=652.87 IE=649.32(SW-W)12"RCP

STORM STRUCTURE CURB GRATE 3' DIA. CONCRETE RIM=653.92 IE=651.07(W)12"RCP

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=653.96 IE=650.81(E-W)12"RCP

STORM STRUCTURE CLOSED 4' DIA. CONCRETE RIM=656.29 IE=645.69(SE-NW)12"RCP

STORM STRUCTURE OPEN GRATE RIM=653.98

STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=653.96 IE=644.91(SUMP) STORM TRAP 81'0"X20'

MONITORING WELL RIM=654.95

STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=651.64 IE=650.19(NW)8"PVC

STORM STRUCTURE CLOSED 4' DIA. CONCRETE RIM=655.66 IE=650.26(E)15"DIP IE=650.26(N)15"RCP IE=650.46(SW)6"PVC

SANITARY MANHOLE CLOSED 4' DIA. CONCRETE RIM=655.78 IE=649.78(NW-SE)6"VCP

STORM STRUCTURE CURB GRATE 4' DIA. CONCRETE RIM=654.40 IE=650.60(E-W)15"DIP

STORM STRUCTURE OPEN GRATE 2' DIA. CONCRETE RIM=659.11 IE=657.01(S)12"RCP

WATER VALVE RIM=655.67

WATER VALVE RIM=655.23

WATER VALVE RIM=655.60

WATER VALVE RIM=659.87

VALVE VAULT CLOSED 4' DIA. CONCRETE RIM=660.23 TP=655.03(NE-SW)8"DIP

8" BUX RIM=655.84

FIBER OPTIC MARKER POST

PER ATLAS

J:\PSDATA\2021 PROJECTS\21.0310\21.0310-LTS-TOPO.DWG

811 Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	REVISIONS	DATE	BY
1.	IN HOUSE REVIEW, CERTIFICATION & FINALIZE SURVEY	12-28-22	RHM

DATE: 12-09-21 | PC: TK | DRAWN BY: RHM | CHECKED BY: MP | BOOK 609 PG 53

PROJECT
2 Salt Creek Lane - Hinsdale

CLIENT

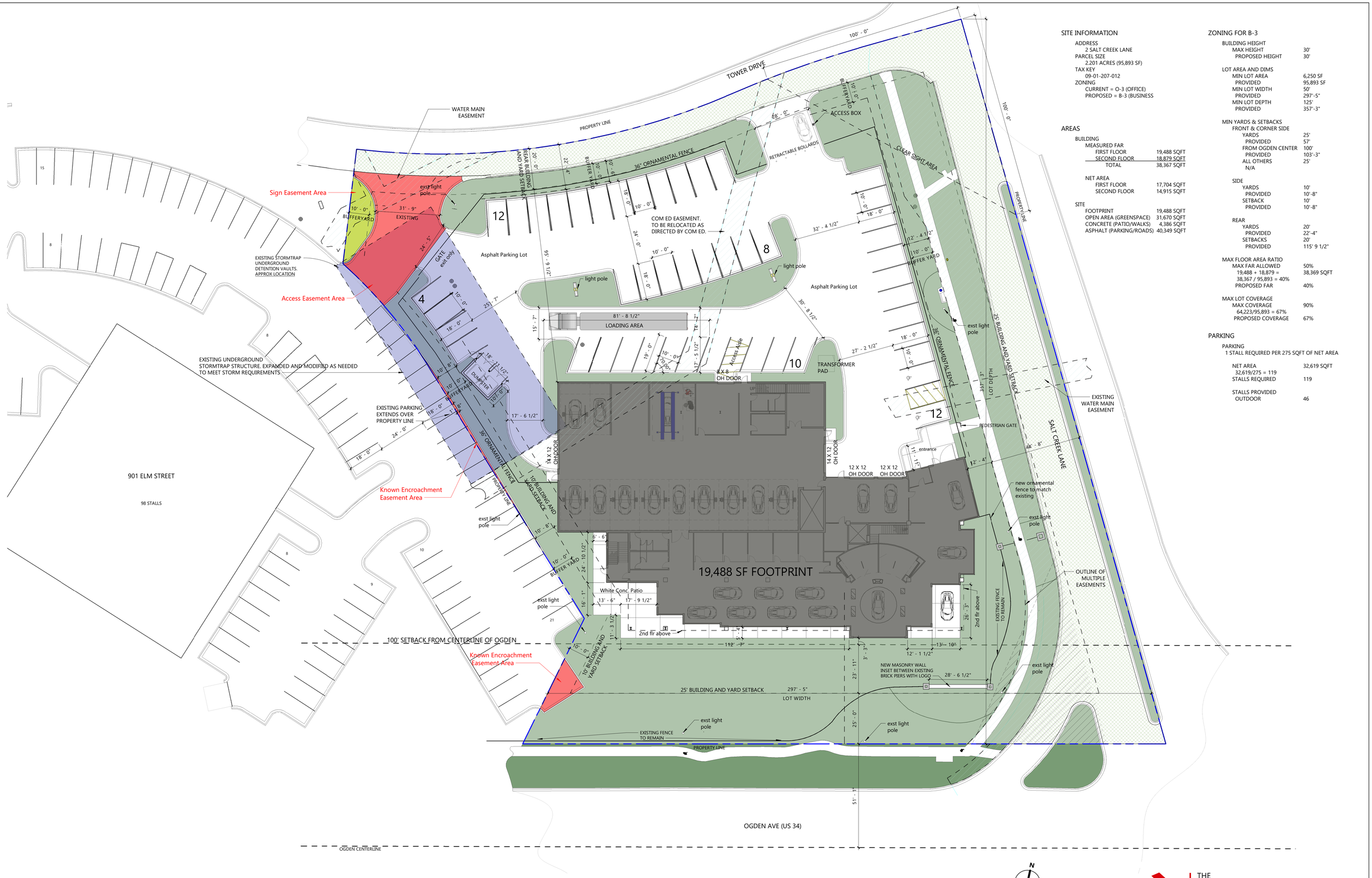
COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

Vequity
25 N. Morgan Street, Suite 300
Chicago, IL 60607

SCALE: 1" = 20'

2 OF 2

PROJ. NO.: 21.0310



SITE INFORMATION

ADDRESS
2 SALT CREEK LANE
PARCEL SIZE
2.201 ACRES (95,893 SF)
TAX KEY
09-01-207-012
ZONING
CURRENT = O-3 (OFFICE)
PROPOSED = B-3 (BUSINESS

AREAS

BUILDING	
MEASURED FAR	
FIRST FLOOR	19,488 SQFT
SECOND FLOOR	18,879 SQFT
TOTAL	38,367 SQFT
NET AREA	
FIRST FLOOR	17,704 SQFT
SECOND FLOOR	14,915 SQFT
SITE	
FOOTPRINT	19,488 SQFT
OPEN AREA (GREENSPACE)	31,670 SQFT
CONCRETE (PATIO/WALKS)	4,386 SQFT
ASPHALT (PARKING/ROADS)	40,349 SQFT

ZONING FOR B-3

BUILDING HEIGHT	
MAX HEIGHT	30'
PROPOSED HEIGHT	30'
LOT AREA AND DIMS	
MIN LOT AREA	6,250 SF
PROVIDED	95,893 SF
MIN LOT WIDTH	50'
PROVIDED	297'-5"
MIN LOT DEPTH	125'
PROVIDED	357'-3"
MIN YARDS & SETBACKS	
FRONT & CORNER SIDE	
YARDS	25'
PROVIDED	57'
FROM OGDEN CENTER	100'
PROVIDED	103'-3"
ALL OTHERS	25'
N/A	
SIDE	
YARDS	10'
PROVIDED	10'-8"
SETBACK	10'
PROVIDED	10'-8"
REAR	
YARDS	20'
PROVIDED	22'-4"
SETBACKS	20'
PROVIDED	115' 9 1/2"
MAX FLOOR AREA RATIO	
MAX FAR ALLOWED	50%
19,488 + 18,879 = 38,367 / 95,893 = 40%	38,369 SQFT
PROPOSED FAR	40%
MAX LOT COVERAGE	
MAX COVERAGE	90%
64,223/95,893 = 67%	
PROPOSED COVERAGE	67%

PARKING

PARKING
1 STALL REQUIRED PER 275 SQFT OF NET AREA

NET AREA	32,619 SQFT
32,619/275 = 119	
STALLS REQUIRED	119
STALLS PROVIDED	
OUTDOOR	46

Mouse Motors

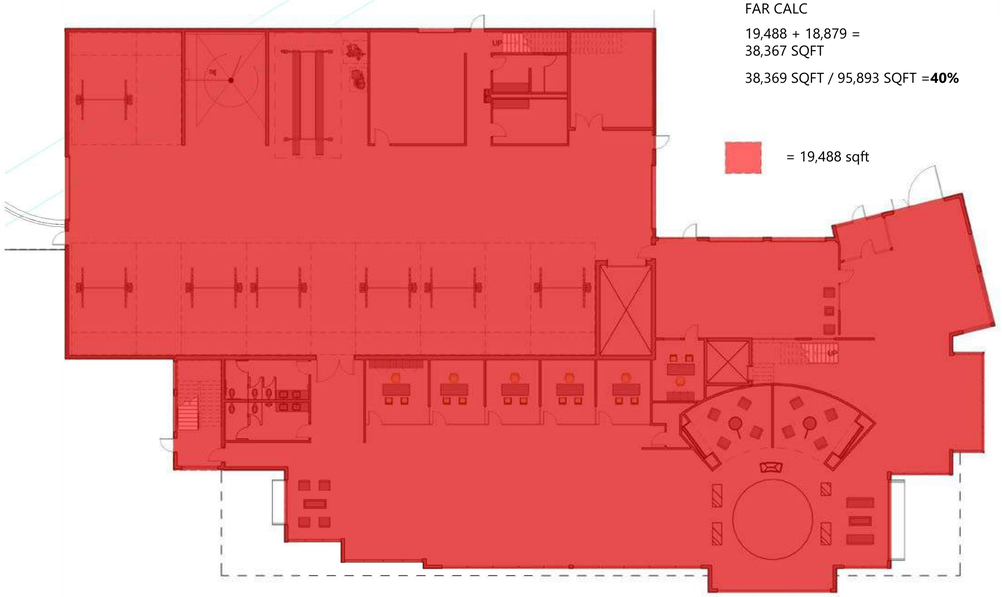
Site Plan - #2 Salt Creek LN

22036

December 28th, 2022

THE REDMOND COMPANY

© 2022 The Redmond Company

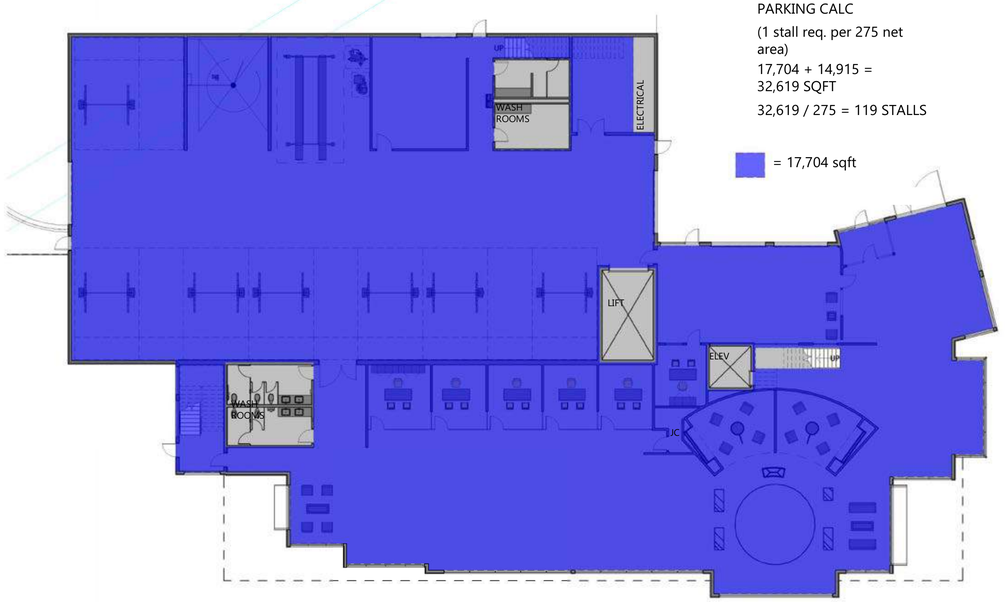


FAR CALC

19,488 + 18,879 =
38,367 SQFT

38,369 SQFT / 95,893 SQFT =**40%**

B1 FIRST FLOOR - FAR
1/16" = 1'-0"



PARKING CALC

(1 stall req. per 275 net area)
17,704 + 14,915 =
32,619 SQFT

32,619 / 275 = 119 STALLS

B3 FIRST FLOOR - Net Floor Area
1/16" = 1'-0"



A1 SECOND FLOOR - FAR
1/16" = 1'-0"



A3 SECOND FLOOR - Net Floor Area
1/16" = 1'-0"

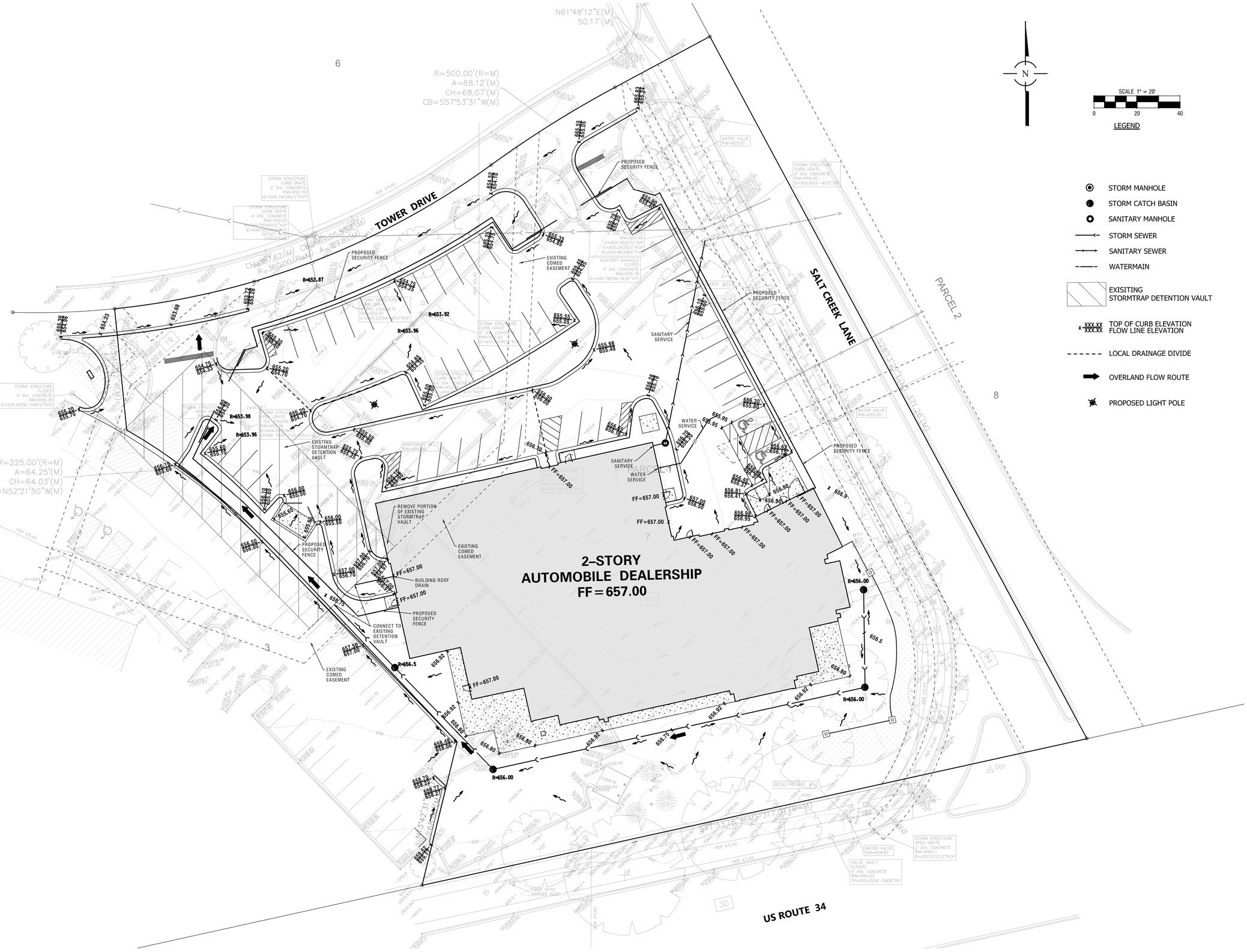
Mouse Motors

Building Area Diagrams

22036

December 5th, 2022

© 2022 The Redmond Company



NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY ENGINEERING

MOUSE MOTORS
2 SALT CREEK LANE
HINSDALE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 12286P-ENG

DATE: 12/05/22

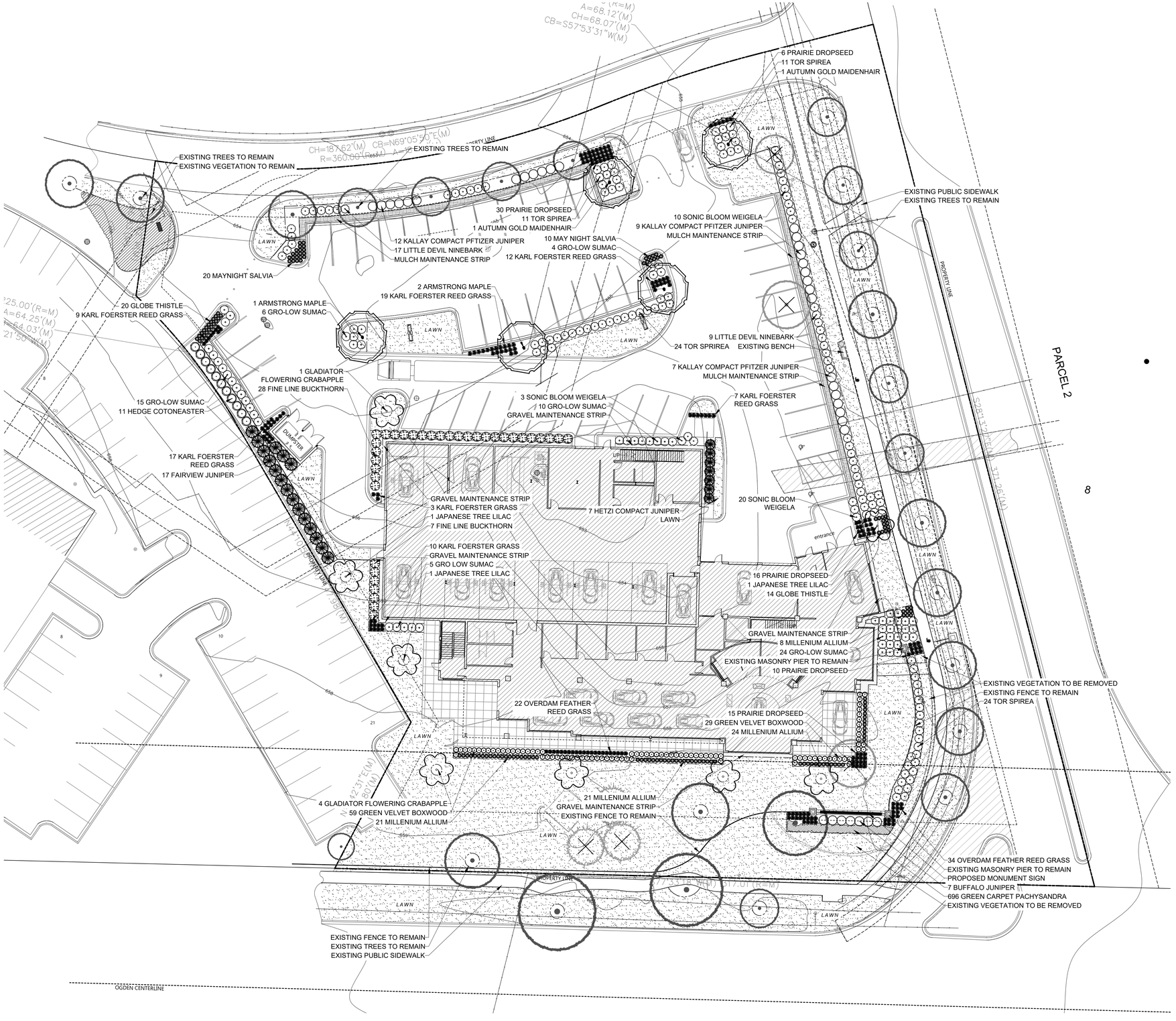
JOB NO. 12286

SHEET P-ENG 1 OF 1

N:\Projects 2022\12286\PRELIM\12286P-ENG.dgn Default User=jckapustiak

Joint Utility Locating Information for Excavators

Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)



NORTH

OVERALL LANDSCAPE PLAN

Scale: 1" = 20'0"

0 10 20 40

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

McLAREN MOTORS

East Ogden Ave.
Hinsdale, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.14.22	CONCEPT ISSUE
10.21.22	PLANTING PLAN
11.3.22	REVISED SITE PLAN
11.22.22	REVISED SITE PLAN

LICENSED LANDSCAPE ARCHITECT
W. DAVID HELLER
#157-000558
STATE OF ILLINOIS

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	22-059
DATE	12.5.22
SHEET NUMBER	L 1.0











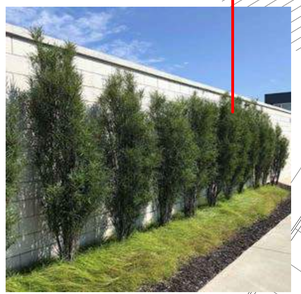






























OVERALL LANDSCAPE PLAN

NORTH

Scale: 1" = 20'0"

0 10 20 40

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

McLAREN MOTORS

East Ogden Ave.
Hinsdale, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.14.22	CONCEPT ISSUE
10.21.22	PLANTING PLAN
11.3.22	REVISED SITE PLAN
11.22.22	REVISED SITE PLAN

LICENSED LANDSCAPE ARCHITECT
W. DAVID HELLER
NO. 157-000558
STATE OF ILLINOIS

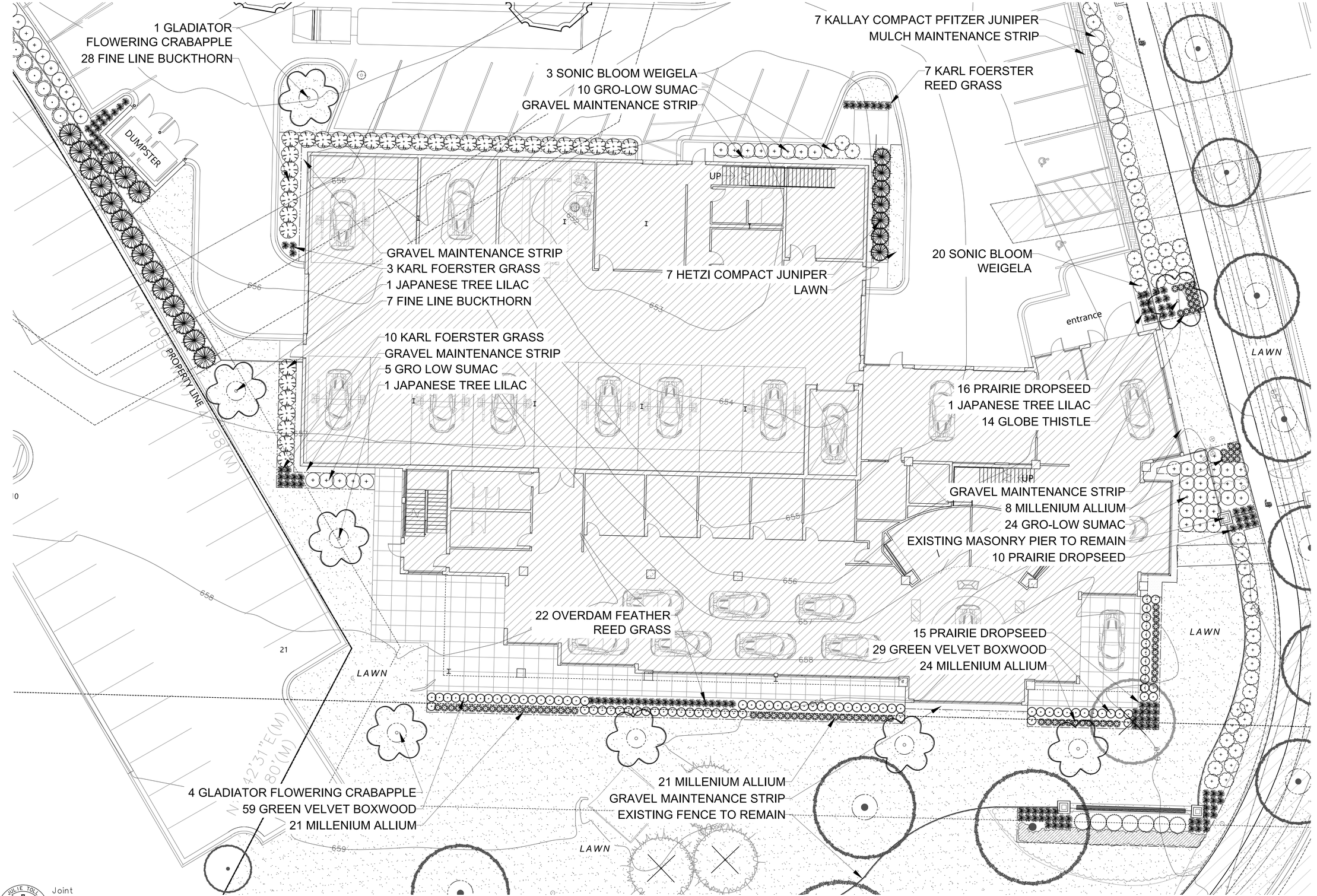
These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL LANDSCAPE PLAN: IMAGES

PROJECT MANAGER	WDH
PROJECT NUMBER	22-059
DATE	12.5.22
SHEET NUMBER	L 1.05



NORTH

ENLARGED LANDSCAPE PLAN

Scale: 1" = 10'0"

0 5 10 20

Joint Utility Locating Information for Excavators

Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

McLAREN MOTORS

East Ogden Ave.
Hinsdale, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.14.22	CONCEPT ISSUE
10.21.22	PLANTING PLAN
11.3.22	REVISED SITE PLAN
11.22.22	REVISED SITE PLAN

LICENSED LANDSCAPE ARCHITECT
W. DAVID HELLER
NO. 157-000558
STATE OF ILLINOIS

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	22-059
DATE	12.5.22

SHEET NUMBER

L 1.1

1. Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{1}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $^{50}/_{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area:
- ⅓ CY Peat Moss or Mushroom Compost
- ⅓ CY blended/pulverized Topsoil
- 2 pounds starter fertilizer
- ⅓ CY composted manure

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 2" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.

13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Reinder's Landscape Supply 800-785-3301; or Prairie Nursery 800-476-9453) or approved equivalent mix from a reputable seed mix provider. Apply at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.

15. Native Prairie Seed Mix / Stormwater Seed Mix / Infiltration Swale Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Agrecol Native Seed and Plant Nursery 608-223-3571 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.

16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ARM	3	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
AGG	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CALIPER/HEIGHT SIZE**	**ROOT**	**SPECIFICATION / NOTES**	**PLANT SPACING**
ORNAMENTAL TREES (DECIDUOUS)							
GFC	5	Malus x astringens 'Durleo'	Gladiator Flowering Crabapple	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
JTL	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**HEIGHT SIZE**	**ROOT**	**SPECIFICATION / NOTES**	**PLANT SPACING**
EVERGREEN TREES							
HCJ	7	Juniperus chinensis 'Hetzii Columnaris'	Hetzi Columnar Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground	42"
FVJ	17	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground	60"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**SHRUB SIZE (HEIGHT)**	**ROOT/ CONT.**	**SPECIFICATION / NOTES**	**PLANT SPACING**
EVERGREEN SHRUBS							
GVB	88	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	24-30"
KCPJ	28	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	#5	Cont.	Full rounded well branched shrub	48"
BuJ	7	Juniperus sabina 'Buffalo'	Buffalo Juniper	#3	Cont.	Full rounded well branched shrub	42"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**SHRUB SIZE (HEIGHT)**	**ROOT/ CONT.**	**SPECIFICATION / NOTES**	**PLANT SPACING**
DECIDUOUS SHRUBS							
HC	11	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"
LDN	26	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	30"	Cont.	Full, well rooted plant, evenly shaped	60"
FLB	35	Rhamnus frangula	Fine Line Buckthorn	#5	Cont.	Full, well rooted plant, evenly shaped	48"
GLS	64	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	42"
TBS	70	Spirea betulifolia 'Tor'	Tor Spirea	#3	Cont.	Full, well rooted plant, evenly shaped	36"
SBW	33	Weigela florida 'Sonic Bloom'	Sonic Bloom Weigela	24"	Cont.	Full, well rooted plant, evenly shaped	42"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**		**SPECIFICATION / NOTES**	**PLANT SPACING**
ORNAMENTAL GRASSES							
KFRG	77	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
ORG	56	Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass	#1	Cont.	Full, well rooted plant	15"
PDS	77	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**		**SPECIFICATION / NOTES**	**PLANT SPACING**
HERBACEOUS PERENNIALS							
MA	74	Allium 'Millenium'	Millenium Allium	#1	Cont.	Full, well rooted plant, evenly shaped	18"
BGGT	34	Echinops bannaticus	Blue Glow Globe Thistle	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MNS	30	Salvia xsupeba 'May Night'	May Night Salvia	#1	Cont.	Full, well rooted plant, evenly shaped	18"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**		**SPECIFICATION / NOTES**	**PLANT SPACING**
GROUNDCOVERS & VINES							
GCP	696	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	3"	Pot	Full, well rooted plant	6"
PLAN KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD**		**CONTAINER SIZE**		**SPECIFICATION / NOTES**	**PLANT SPACING**
LAWN	2786	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	25075	Erosion Matting for sloped seeded areas	*see plan for area delineation*		SF	EroTex DS75 Erosion Control Blanket (or approved equal)	
SOD	2786	Sodded Areas (identified on plan)	*see plan for area delineation*		SY	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation	

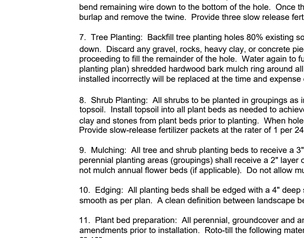
Hardscape Materials				
8	Heritage River Gravel Mulch (1.0-1.5" pieces)	*Area: 740 SF*	TN	*2" depth*
500	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF	
740	Landscape Fabric	SF	SF	
72	Shredded Hardwood Mulch (3" depth)	*Area: 7,740 SF*	CY	Install at Tree & Shrub installations; apply Preemergent
25	Double-Shredded Hardwood Mulch (2" depth)	*Area: 4,020 SF*	CY	Install at Perennial, Ornamental Grasses & Groundcover areas; apply Preemergent
73	Soil Amendments (2" depth)	*Area: 11,760 SF*	CY	See Landscape General Notes for composition of Soil Amendments
77	Pulverized Topsoil (1" at all seeded and sodded areas)	*Area: 25,075 SF*	CY	
73	Pulverized Topsoil (2" over bed areas)	*Area: 11,760 SF*	CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

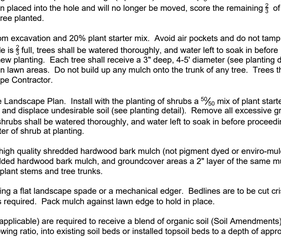
Seed Compositions:

Reinder's Deluxe 50 Seed Mix (800-785-3301): — Seed at rate of 150-200# per acre
- 20% Kentucky Bluegrass (Sod Quality)
- 15% Newport Kentucky Bluegrass
- 15% Ken Blue Kentucky Bluegrass
- 25% Creeping Red Fescue
- 15% Quebec Perennial Ryegrass
- 10% Fiesta III Perennial Ryegrass

PLANT & MATERIAL SCHEDULE



1 DETAIL — SHADE TREE PLANTING — SECTION — N.T.S.



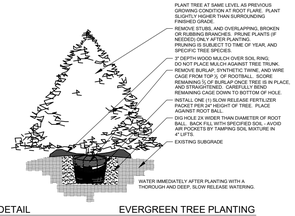
2 DETAIL — DECIDUOUS SHRUB PLANTING (POTTED) — SECTION — N.T.S.



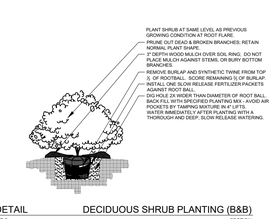
3 DETAIL — EVERGREEN SHRUB PLANTING — SECTION — N.T.S.



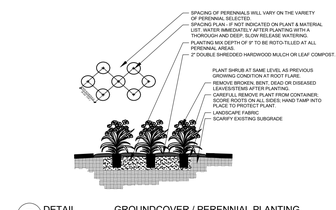
4 DETAIL — SPADE EDGE PLANT BED EDGE DETAIL — SECTION — N.T.S.



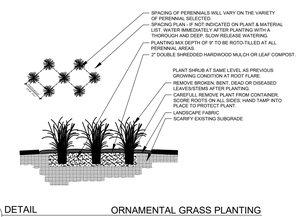
5 DETAIL — EVERGREEN TREE PLANTING — SECTION — N.T.S.



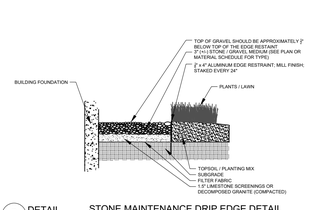
6 DETAIL — DECIDUOUS SHRUB PLANTING (B&B) — SECTION — N.T.S.



7 DETAIL — GROUNDCOVER / PERENNIAL PLANTING — SECTION — N.T.S.



8 DETAIL — ORNAMENTAL GRASS PLANTING — SECTION — N.T.S.



9 DETAIL — STONE MAINTENANCE DRIP EDGE DETAIL — SECTION — N.T.S.

PLANTING & HARDSCAPE DETAILS

CALL JULIE TOLL FREE 800-892-0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

McLAREN MOTORS

East Ogden Ave.
Hinsdale, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.14.22	CONCEPT ISSUE
10.21.22	PLANTING PLAN
11.3.22	REVISED SITE PLAN
11.22.22	REVISED SITE PLAN

LICENSED LANDSCAPE ARCHITECT — W. DAVID HELLER — NO. 157-000558 — STATE OF ILLINOIS

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

LANDSCAPE DETAILS, NOTES, & SCHEDULE

PROJECT MANAGER	WDH
PROJECT NUMBER	22-059
DATE	12.5.22

SHEET NUMBER

L 1.2

Mouse Motors

First Floor - Salt Creek LN

22036

December 5th, 2022

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

THE REDMOND COMPANY

© 2022 The Redmond Company



N

0' 4' 8' 16'

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

THE REDMOND COMPANY

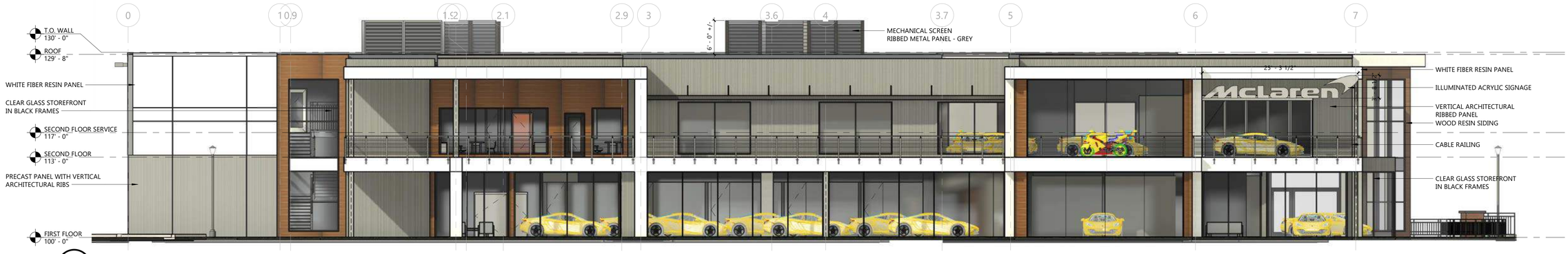
Mouse Motors

Second Floor - Salt Creek LN

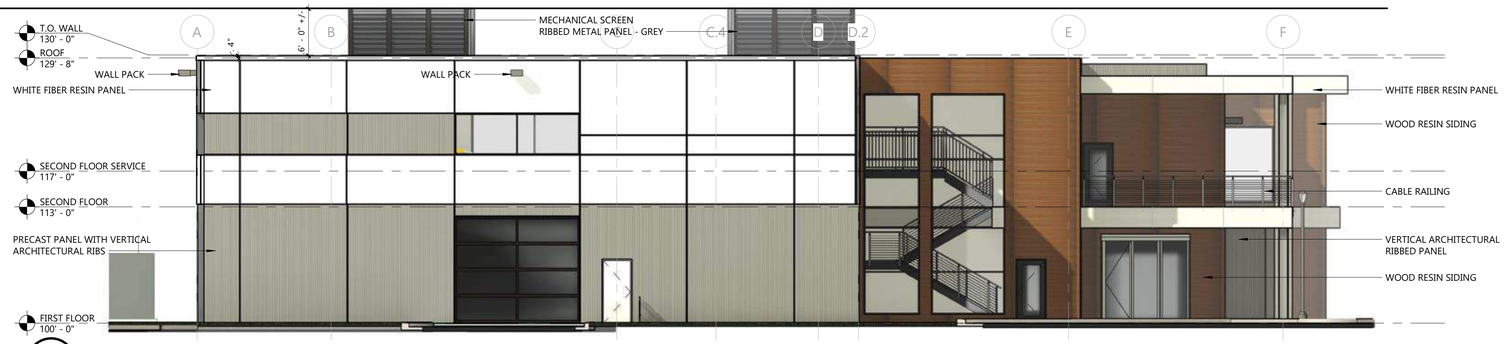
22036

December 5th, 2022

© 2022 The Redmond Company



D1 South Elevation
1/8" = 1'-0"



C3 West Elevation
1/8" = 1'-0"



B3 East Elevation
1/8" = 1'-0"



A1 North Elevation
1/8" = 1'-0"

Mouse Motors

Exterior Building Elevations

22036

December 5th, 2022

THE REDMOND COMPANY

© 2022 The Redmond Company

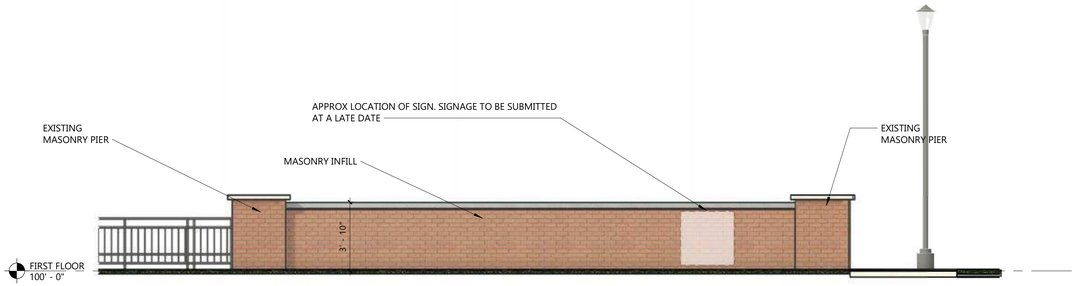
C1 WHITE FIBER RESIN PANEL
1/8" = 1'-0"



C2 WOOD RESIN PANEL
1/8" = 1'-0"



C3 VERTICAL ARCHITECTURAL RIBBED PANEL
1/8" = 1'-0"



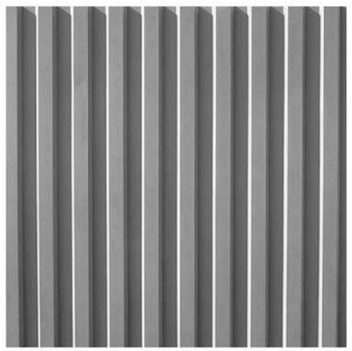
C4 MASONRY WALL INFILL
1/4" = 1'-0"



B1 GLASS STOREFRONT IN BLACK FRAME
1/8" = 1'-0"



B2 CABLE RAILING
1/8" = 1'-0"



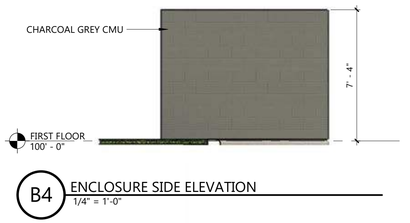
A1 PRECAST PANEL
1/8" = 1'-0"



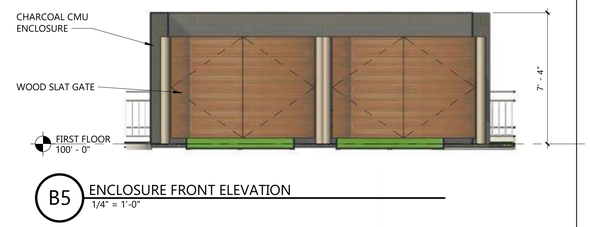
7.2 RIB

- **Material:** Smooth aluminum, 3003 H14 alloy
- **Thickness:** .063"
- **Finish:** 4000 Series powder finish on both sides

A2 MECHANICAL SCREEN RIBBED PANEL
1/8" = 1'-0"



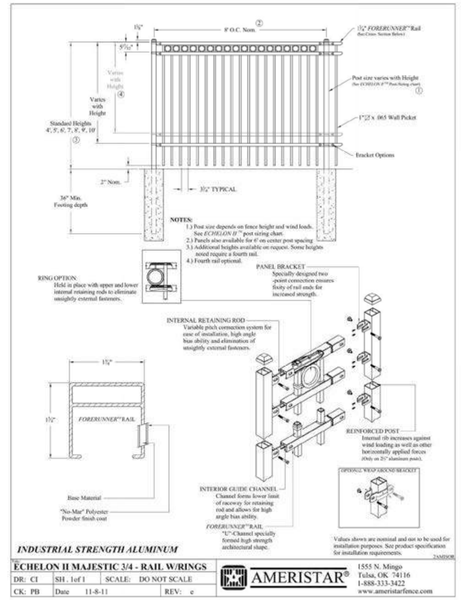
B4 ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



B5 ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



A4 36" ORNAMENTAL FENCE
1/8" = 1'-0"



Mouse Motors

Misc Exterior Elements

22036

December 5th, 2022

© 2022 The Redmond Company



D2 OGDEN AVE



C2 SALT CREEK



B2 REAR



A2 CORNER

Mouse Motors

Exterior Building Concept

22036 December 5th, 2022

THE REDMOND COMPANY

© 2022 The Redmond Company

TALON

Area Light

Project: _____



Performance Data

CRI 70+ — Dimming 0-10v, 10% to 100%

CCT 4000K — Operating Temp -40°C to+55°C

Lifetime L80 100,000+ — IP Rating IP 65

Description

The Talon is Unite's most popular area light offering both fantastic efficiency and reliability to provide the best one for one replacement value in the market.

Multiple mounting options and distribution types make this a highly versitile solution for parking lots, sites and roadways. The Talon is always part of Unite Ltg's 2 day quick ship program for ultimate convenience.

Features

- Highly durable powder coat finish over chromatic conversion coating
- Die cast aluminum IP65 housing UL listed with integral heatsink
- 4 convenient mounting types for all installations
- Thermal and shock resistant 3G tested for roadways and crane mounting

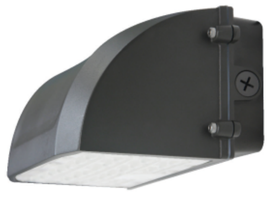
cUL LISTED | DLC PREMIUM | IP65 | 7YR WARRANTY

2 DAY QUICK SHIP ON SELECT MODELS

Ordering Information

Example: TL-150-5K-U-T4-BRZ-PM-3PIN-PC-HSS

Series	Wattage	Optic	Color Temp	Voltage	Color	Mounting
TL Talon	**100** **150** **200** **240** **300**	**H3** Type 3 **H4** Type 4 **H5** Type 5	**4K** 4000K	**U** 120-277 **H** 277-480	**BZ** Bronze **BK** Black **WH** White	**SF** Slip Fit Mount **PM** Pole Mount **TRN** Trunion Mount



Performance Data

CRI 70+ — Dimming 0-10v, 10% to 100%

CCT 4000K, 5000K — Operating Temp -40°C to+55°C

Lifetime L80 100,000+ — IP Rating IP 65

Description

The Galaxy's clean lines provide a fantastic versitile cutoff wall pack for those in search of a more modern look to their projects. The three wattage and three kelvin adjustability delivers all of your stocking needs in one package. The IP65 powder coat finish and high impact lens delivers highly durable maintenance free lighting for years to come.

Features

- Highly durable powder coat finish over chromatic conversion coating
- Die cast aluminum IP65 housing UL listed with integral heatsink
- 1/2" threaded conduit entry in 4 convenient locations
- Fully adjustable Wattage and Color Temperature for one SKU convenience

cUL LISTED | DLC PREMIUM | IP65 | 7YR WARRANTY

2 DAY QUICK SHIP ON SELECT MODELS

Ordering Information

Example: GX MW MK U CL BZ

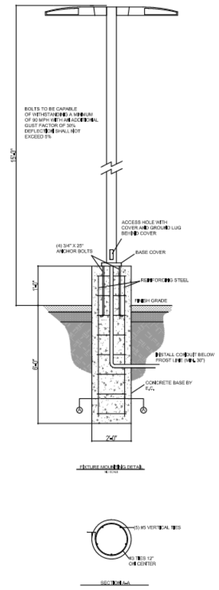
Series	Wattage	Color Temp	Voltage	Lens	Color	Accessories
GX Galaxy	**MW** Adjustable 45W/60W/75W	**MK** Adjustable 3K/4K/5K	**U** 120-277	**CL** Clear	**BZ** Bronze **BK** Black **WH** White **CU** Custom	**PC** Photocell (Included) **10kv** 10KV Surge Protector

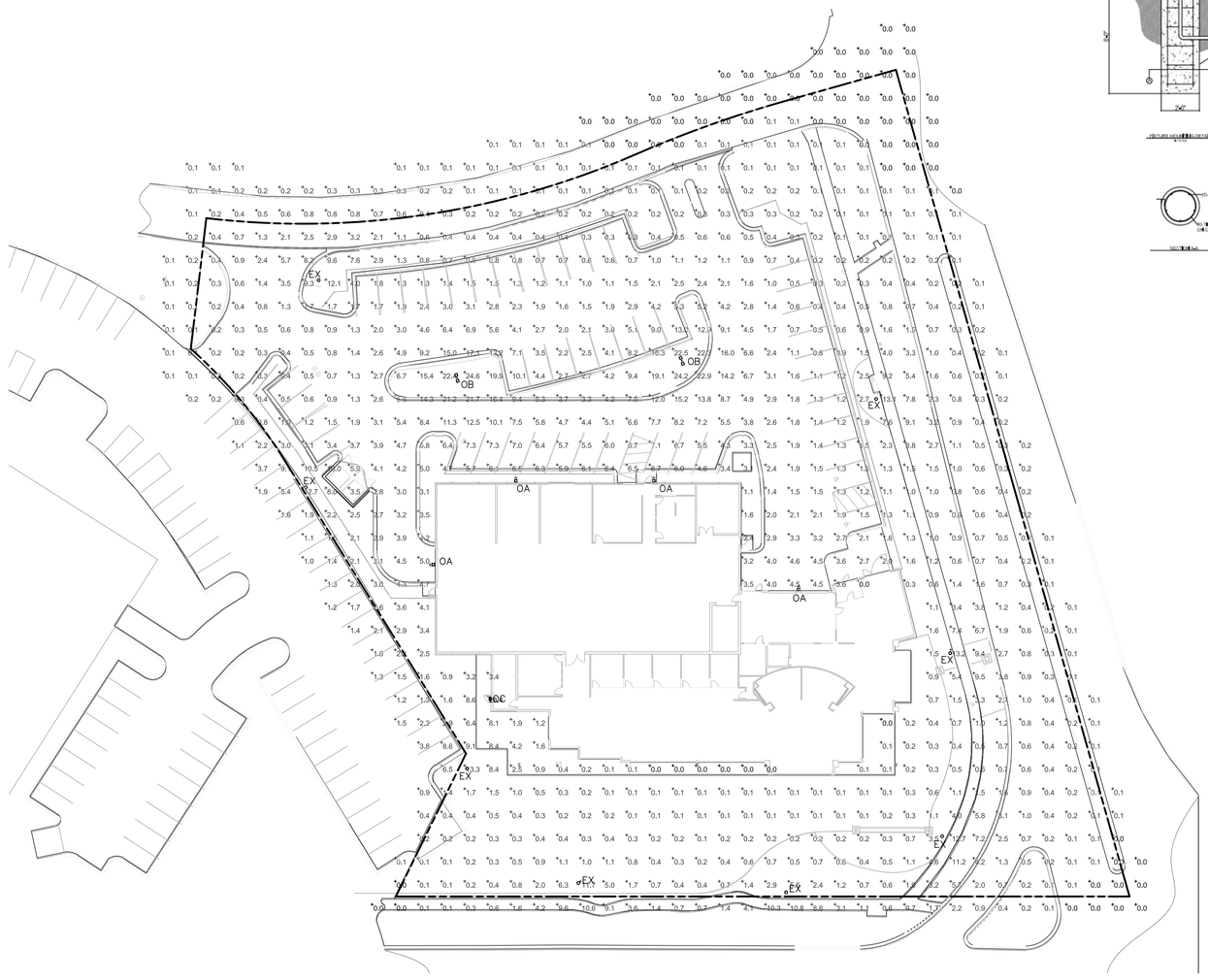
site plan

1" = 30'-0"

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OA	4	UNITE	TALON 150W TYPE IV	BUILDING MOUNTED 28' AFG	4000K LED	1	Talon 150W Type 4 4000K.IES	21044	1	150
	OB	2	UNITE	TALON 150W TYPE IV	TWIN 180 TYPE IV MOUNTED ON A 14' POLE ON A 1' BASE	4000K LED	1	Talon 150W Type 4 4000K.IES	21044	1	300
	OC	1	UNITE	Galaxy 45W 4000K	BUILDING MOUNTED 10' AFG	4000K LED	1	Galaxy 45W 4K.IES	6140	1	45
	EX	8	EXISTING	EXISTING DECORATIVE POLE	EXITING DECORATIVE PENDANT LIGHT POLE	4000K LED	1	ESL3_LTDRL3_P20S_40K_XXXXX_TG3.ies	11346	1	72.77

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE PHOTOMETRICS	+	2.2 fc	28.4 fc	0.0 fc	N/A	N/A





REMARKS:

.

PROJECT: M-MOTORS

PROJECT LOCATION: HINSDALE, IL

DATE: 12 / 5 / 2022

DRAWN BY: J. PRUSINSKI

PROJECT NUMBER: 00688

SITE PHOTOMETRIC DRAWING

SCALE: NTS

SLE

THE REDMOND COMPANY
W226 N785 WESTMOUND DRIVE | WAUKESHA, WISCONSIN 53186 | P. 262.549.6600

EXHIBIT C

FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

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

PROPERTY: 2 Salt Creek Lane (09-01-207-012)

APPLICANT: Mouse Automotive

REQUEST: Map Amendment, Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: February 8, 2023

BOARD OF TRUSTEES 1ST READING: May 16, 2023

SUMMARY OF REQUEST: The Village of Hinsdale received an application from Mouse Automotive requesting approval of an Exterior Appearance / Site Plan Review and Map Amendment to allow for the development of a 2.2-acre property located at 2 Salt Creek Lane into a luxury car dealership for McLaren Chicago. The proposed Map Amendment will entail the rezoning of the property from the O-3 General Office District to the B-3 General Business District. New and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use in the B-3 District. The applicant will be required to obtain separate approval of a variation from the Zoning Board of Appeals and the Board of Trustees to allow for a reduction to parking.

The site has been vacant since 2012 following the demolition of a two-story office building. The former parking lot, dumpster enclosure, decorative fence, and underground stormwater vault remain on site. The property is located in the Hinsdale Office Park and is subject to private covenants controlled by the Owners Association. The Office Park of Hinsdale Owners Association has provided a no objection letter to the Village and is working with the applicant on finalizing an easement agreements.

The property is surrounded by a mix of office and commercial uses. Multi-tenant office buildings, medical office buildings, and a detention pond are located to the north, east, and west of the site in the O-3 District. Automobile dealerships and a bank are located to the south across Ogden Avenue in the B-3 District. Specifically, three automobile dealerships are located on the neighboring blocks to the south of the site (Land Rover at 336 E. Ogden Avenue, Continental / Ferrari at 420 E. Ogden Avenue, Current Automotive at 300 E. Ogden Avenue).

There are no properties in a Single-Family Residential District located within 250 feet of the site. The closest single-family property is located in the R-4 District approximately 475 feet to the south on Oak Street across Ogden Avenue. The Graue Mill County Condominium subdivision is located approximately 780 feet from the north of the site in the R-5 District.

PUBLIC HEARING SUMMARY: On January 11, 2023, the Plan Commission scheduled the public hearing for this application. A public hearing for the submitted applications was held on Wednesday, February 8, 2023, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on January 19, 2023. A copy of the published notice is attached hereto as Exhibit 1 and made a part hereof. Mailed notice was sent to nearby property owners and a sign was posted by the applicant, as required by the Village's Zoning Ordinance ("Zoning Code"). In addition, the Village publicized the public hearing on its website.

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

Following the presentation, the Plan Commission members asked the applicant questions and provided feedback on the project. The applicant responded to the questions by the Plan Commission members. Topics discussed during the public hearing included the expansion of the underground stormwater vault, the proposed ornamental fencing for security purposes around the parking lot that will match the existing fence on site, the proposed building materials, and access to the site. There was a discussion on the proposed conceptual signage shown on the plans, which will be reviewed separately for approval by the Plan Commission in the future.

Several Commissioners noted they liked the architectural design and appearance of the building, the sales tax generation from the proposed use, and the landscaping and screening provided on site.

There was a conversation on the proposed operations for the dealership. Mr. Marzano noted that the majority of the vehicle service operations will entail picking up cars from a customer's location. There was then a discussion on the loading area and site design, where Mr. Mortier noted that the parking lot and loading area were configured to allow for vehicle delivery. The applicant confirmed that test drives for vehicles will not occur in adjacent residential areas.

There was a discussion on the trees to be preserved and removed on site. Mr. Mortier noted that a few trees along Ogden Avenue would be removed for visibility to the building, but they are preserving as many trees as possible.

One Commissioner asked about the design of the rear elevation and the lack of windows. The applicant noted that the rear elevation was designed based on the second-floor parking garage. The rendering also is missing the proposed landscaping that will be planted that will soften the architecture of the building.

The existing locations of Mouse Automotive, the name of the dealership, and sales tax generation were also discussed. The applicant stated that they hope to open by the end of 2024.

Testimony was taken and heard by the Plan Commission on application requests. No members of the public provided comment at the meeting. Staff did not receive feedback or comments from members of the public prior to the meeting. There being no questions or members of the public wishing to speak on the application, the public hearing was closed.

A transcript of the public hearing is attached hereto as Exhibit 2 and made a part hereof.

MOTION AND RECOMMENDATION: On February 8, 2023, the Plan Commission made the following motion on the proposed Map Amendment and Exterior Appearance and Site Plan Review.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to recommend to the Village Board approval of Case A-37-2022, a Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane, as submitted. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

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

FINDINGS ON THE PROPOSED MAP AMENDMENT: The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-601(E) of the Hinsdale Zoning Code, made the following Findings as to the Proposed Map Amendment:

STANDARDS FOR APPROVING MAP AMENDMENT: Section 11-601(E) of the Zoning Code provides that the wisdom of amending the zoning map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the board of trustees should be guided by the principle that its power to amend this code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, certain factors:

1. The consistency of the proposed amendment with the purposes of this code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.
4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.
12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.

MAP AMENDMENT FINDINGS: The Plan Commission found that a Map Amendment to allow for the rezoning of the subject property from the O-3 General Office District to the B-3 General Business District is generally consistent with the purposes of the Zoning Code. The proposed Map Amendment is consistent with the existing uses and zoning classifications for the properties in the vicinity and the property will be suitable for the proposed luxury car dealership upon rezoning to the B-3 District.

The subject property is located on Ogden Avenue across from existing properties in the B-3 District. In the B-3 District, new and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use. The B-3 District is intended to serve the Hinsdale suburban community with a full range

of locally oriented business uses commonly located along established traffic routes and is a more generalized commercial district designed for established areas of heavier vehicular traffic.

The property is surrounded by a mix of commercial and office uses. The proposed luxury car dealership is consistent with the existing car dealerships located nearby on the south of Ogden Avenue that are in the B-3 District: Land Rover at 336 E. Ogden Avenue; Continental / Ferrari at 420 E. Ogden Avenue; and, Current Automotive at 300 E. Ogden Avenue.

The development trends in the vicinity of the subject property have been towards business and commercial development and away from office development. Market-wide, office space vacancies are at high levels, and such use does not generate sales tax revenue. These factors contribute to the existing zoning classification diminishing the value of 2 Salt Creek Lane as it has been underused for over a decade. The public health, safety, and welfare of the local community does not benefit from the diminution in value to 2 Salt Creek Lane from its existing O-3 District zoning classification as it has been vacant since 2012 and all redevelopment efforts since have failed up to this point. The proposed use of a luxury car dealership under the McLaren brand is the best-case scenario for this specific lot because it will permit a long-term solution for the subject property, generate sales tax revenue for the Village, and enhance the values of the neighboring properties.

The proposed Map Amendment will not diminish the public health, safety, and welfare of the area and will positively affect the enjoyment and the use of adjacent properties. There are no properties in a Single-Family Residential District located within 250 feet of the site. The closest single-family property is located in the R-4 District approximately 475 feet to the south on Oak Street across Ogden Avenue. The Graue Mill County Condominium subdivision is located approximately 780 feet from the north of the site in the R-5 District.

The proposed luxury car dealership will fit within the context of the neighboring commercial area and adjacent car dealerships. Mouse Automotive / McLaren Chicago is a unique, non-traditional luxury car dealership with exceptionally low intensity, low traffic, and low on-site unit sales. About 80% of vehicle sales take place online and an enclosed hauler handles 90-95% of the delivery and pick-up of serviced vehicles. The dealership projects no more than 20 total new and used cars sales per month including online sales. The proposed use will generate significantly less vehicular traffic than an administrative or medical office space building of smaller size. The proposed development will provide adequate ingress and egress to the new McLaren Chicago dealership. Access to the parking lot will remain at the same location where it is currently located from Tower Drive. No access will be provided from Salt Creek Lane or Ogden Avenue. The current configuration will create no negative impacts on vehicular traffic patterns.

The proposed Map Amendment will not negatively impact the future development of adjacent properties and will benefit the community by re-developing a site that has been vacant and underused for over 10 years. McLaren Chicago will be single-use, low intensity, and self-contained development and it will not impact any adjacent properties that seek to re-develop.

The utilities and essential public services currently available at the site are adequate to accommodate the use. The amendment will not further tax public utilities and facilities in the area. In any event, the development will upgrade the water main along Ogden from a 6” line to an 8” line. The existing underground storm trap structure may be expanded as necessary. Communications with ComEd have begun to relocate any easement that runs through the site.

FINDINGS ON THE EXTERIOR APPEARANCE AND SITE PLAN REVIEW: In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village’s Zoning Code have been met.

Commissioners noted that proposed plans met several of the standards for approval identified in the Zoning Code. With the exception of the requested parking variation, the proposed site plan meets the standards of the Zoning Code (Section 11-604(F)(1)(a)).

The proposed site plan provides ample landscaping and preserves the majority of tress on site (Section 11-604(F)(1)(e) and (i). The proposed site plan will not create undue traffic congestion or hazards on public streets, and the circulation of elements of the site plan will not unreasonably create vehicular or pedestrian hazards, as determined in the submitted traffic study and based on the specific operations of the proposed luxury car dealership (Section 11-604(F)(1)(g)). The existing site also utilizes existing driveways and access to the site from Tower Drive. The applicant intends to increase the size of the existing underground stormwater vault and utilities existing utility systems servicing the site (Section 11-604(F)(1)(k) and (l)). The proposed architectural design and building materials are of a high-quality design and are respectful to the character of and will be compatible with the neighboring area and buildings (Section 11-605(E)(1) and (2)).

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of seven (7) ayes and zero (0) nays, with two (2) absent, recommend approval of Case A-37-2022, a Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane, as submitted.
:

Signed: Stephen J. Cashman

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: 03/08/23

Exhibit 1

VILLAGE OF HINSDALE
NOTICE OF PLAN COMMISSION
PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, February 8, 2023 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from Mouse Automotive for an Exterior Appearance / Site Plan Review and Map Amendment to allow for the development of a 2.2-acre property located at 2 Salt Creek Lane into a luxury car dealership for McLaren Chicago. The proposed Map Amendment will entail the rezoning of the property from the O-3 General Office District to the B-3 General Business District. New and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use in the B-3 District. The applicant will be required to obtain separate approval of a variation from the Zoning Board of Appeals and the Board of Trustees to allow for a reduction to parking. This request is known as Case A-37-2022.

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

The common address is 2 Salt Creek Lane, Hinsdale IL, 60521 (PIN: 09-01-207-012) and legally described as follows:

PARCEL 1: LOT 7 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2022, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-07897, DESCRIBED AS EXHIBITS C1 THROUGH C5 ATTACHED THERETO, AND ALSO AS CREATED BY LICENSE AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECODED AS DOCUMENT R79-107322, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON, AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-0005825 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784 FPR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; REPAIR, REPLACEMENT AND RENEWAL OF UTILITY IMPROVEMENTS; RETENTION, DETENTION AND DRAINAGE OF WATER; AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS,

ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1,2,3,4,6,7,8,9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT E2002-243817, IN DUPAGE COUNTY ILLINOIS.

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

Dated: January 12, 2023

Andrianna Peterson, Acting Village Clerk

To be published in the Hinsdalean on January 19, 2023

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

BEFORE THE HINSDALE PLAN COMMISSION

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

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

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MR. MARK WILLOBEE, Member;

MR. SCOTT MOORE, Member;

MS. CYNTHIA CURRY, Member;

MR. PATRICK HURLEY, Member;

MR. JIM KRILLENBERGER, Member and

MS. JULIE CRNOVICH, Member.

ALSO PRESENT:

MS. BETHANY SALMON, Village Planner;
MR. ANASTAS SHKURTI, Attorney for Petitioner;
MR. MIKE MARZANO, Dealer/Developer;
MR. JERRY MORTIER, Architect for Petitioner.

CHAIRMAN CASHMAN: We have one Public Hearing tonight, Case A-37-2022, 2 Salt Creek Lane, for a map amendment, exterior appearance/ site plan review to allow a luxury car dealership on a 2.2 acre site at 2 Salt Creek Lane. Request by Mouse Automotive.

And we need to have a motion to open the Public Hearing.

MS. CRNOVICH: So moved.

MR. KRILLENBERGER: Second.

CHAIRMAN CASHMAN: Roll call, please, Bethany.

MS. SALMON: Commissioner Curry?

MS. CURRY: Aye.

MS. SALMON: Commissioner Krillenberger?

MR. KRILLENBERGER: Aye.

MS. SALMON: Commissioner Hurley?

MR. HURLEY: Aye.

MS. SALMON: Commissioner Crnovich?

MS. CRNOVICH: Aye.

MS. SALMON: Commissioner Willobee?

MR. WILLOBEE: Aye.

MS. SALMON: Commissioner Moore?

MR. MOORE: Aye.

MS. SALMON: Chairman Cashman?

CHAIRMAN CASHMAN: Aye.

Is there anyone we need to swear in, applicants or anyone of the public that would like to speak, stand up.

(WHEREUPON, the oath was administered to Mr. Shkurti, Mr. Mortier, Mr. Marzano.)

CHAIRMAN CASHMAN: Welcome. If you would like to give us an overview of your packet.

MR. SHKURTI: Good evening, everyone. Thank you for having us tonight. My name is

Anastas Shkurti. I'm a partner with the Law Firm of Robbins DiMonte and also would like to thank Bethany here, the village staff, for helping us, guiding us through the application process that we are bringing here before you today.

The applicants recently purchased 2 Salt Creek Lane and wants to develop the site into a luxury car dealership for McLaren Chicago.

For this purpose we have submitted a map amendment application to rezone the site from the O-3 general office district to the B-3 general business district and we also have submitted an exterior appearance and site plan review application.

The applicant's chief operating officer, Mr. Mike Marzano, is here to address the dealership's current and projected operations and our architect, Mr. Jerry Mortier, is also available to provide a review of the technical aspects of the site plan review and of

the positive standards that you will consider in approving these applications.

On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.

McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-performance super cars.

If approved, this project will become the largest McLaren dealership in North America and this will place Hinsdale on the international racing map and we are superexcited to bring this project here to you.

The proposed facility has a unique design and it is a great fit for the location. The acquisition and the state-of-the-art build-out costs in excess of $12 million and it

will create several new jobs.

The site plan consists of a 2-story 38,367 square foot building with the net area of about 32,619 square feet with 46 exterior parking stalls.

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

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

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

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

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

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

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

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

The site lies immediately north of

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

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

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

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

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

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

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

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

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

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

the village.

4. The existing zoning classification, all three, diminishes the value of the site because it has been underused for over a decade. The last building on the site, as we said, was demolished in 2012.

5. The public health, safety and welfare of the local community does not benefit from the diminution in value to the site from its existing O-3 zoning. The site has been vacant and all previous redevelopment efforts since demolition of the building have failed.

6. The proposed amendment will positively affect the enjoyment and the use of adjacent properties. This will be a state-of-the-art facility and a great fit for the location and it will be a very attractive and quiet development and a valuable contributor to the community.

7. The proposed amendment will increase and positively affect the value of adjacent properties. As stated above, the

building, and as the architect will explain, is very attractive, unique, very desirable.

8. The amendment will have a positive impact on the orderly development of adjacent properties. This site is the last undeveloped parcel in this stretch of Ogden Avenue.

9. The passage of time and the economic reality have demonstrated that the site is not well-suited for office space use and for the O-3 zoning classification which it now has. This site has been severely underused for over a decade and any plan to develop it as an office have not succeeded. As a matter of fact, the O-3 zoning classification diminishes the value of the site.

10. The proposed amendment and development will provide adequate ingress and egress to the new dealership. Access to the parking lot will remain in the same location as it currently is from Ogden Avenue to Salt Creek Lane to Tower Drive and then on to the site.

All traffic that goes in and out of the dealership will be limited to the corner of the office park and it will not affect the rest of the office park and there is currently a traffic light at Ogden Avenue and Salt Creek Lane. There is also an existing directional sign on Salt Creek Lane that directs traffic east to Tower Drive and then on to Salt Creek Lane which will then guide traffic to the dealership.

11. The utilities and essential public services currently available on the site are adequate to accommodate the use permitted under O-3 zoning classification as well as B-3 zoning classification. So this amendment will not further tax any public utilities and facilities in the area.

12. The site has been vacant for over ten years. The nearby properties immediately to the south that are zoned B-3 have developed at a much faster pace. The recent development trends in the vicinity have been

towards business, commercial development and away from office development. There is no other planned office space development in the vicinity that we are aware of.

13. The proposed amendment is needed to allow the redevelopment of this underused lot. The proposed luxury car dealership under the McLaren brand is the best-case scenario for this specific lot because it will permit a long-term solution for the subject property, generate sales tax revenue for the village and it will enhance the value of the neighboring properties.

And then 14, finally. With respect to the map amendment application, there is no overlay district concerns associated with the site plan.

So that kind of summarizes the 14 standards that are associated with a map amendment application.

With respect to the site plan review application, as you know, there are about

16 positive standards and I think about 12 negative standards. I'll go through quickly the negative standards and then I'll permit the architect to go ahead with the positive standards and further explanations.

First, once the property is rezoned to B-3, the site plan will meet specified standards required by the zoning code and it will exceed all practical standards.

07:47PM 2. The site plan does not interfere with any easements or any rights-of-way. A few existing utility easements will be relocated or abandoned as part of this development. And this is all in line with most other new developments.

3. The site plan does not create any negative destruction or modification of a natural, topographical or physical features of the site. The site is relatively flat and has 07:47PM been in that condition since the previous building was demolished.

4. The site plan will not have any

negative effects on the surrounding properties. The site is located along the southernmost boundary of the office park. Customers and visitors who drive to the dealership will have minimum contacts with the other office park lots.

The entire development is well within the building setbacks and the building area of the lot and the development complements the three dealerships immediately to the south.

07:48PM The site plan and use will be quiet in nature. This will not be a loud development and it is intended to be peaceful and work very well with nature.

5. The plan will not create any undue traffic congestion or hazards in the public streets and it will not create inefficient pedestrian or vehicular circulation paths.

Access to the parking lot of the development will remain at substantially the 07:48PM same location as it is right now. The site plan guides the visitors to the property. The main customer entrance of the building will be in the

rear of the building and closest to the parking lot to enhance pedestrian access and safety.

The applicant has submitted a traffic study report from KLOA which concludes that the existing Tower Drive access ways are sufficient for the traffic to be generated by the use and then the roadway system has sufficient capacity to accommodate the traffic and no additional improvements or modifications 07:49PM are required.

As a matter of fact, the dealership is estimated to generate much less peak hour in daily traffic than an approximately 30,000 square foot office building, that, you know, is similar to what was previously there or that could be expected in the future in the event that this project doesn't go through.

6. The site plan provides abundant screening and shielding away from nearby uses. 07:49PM Jerry will explain that a little bit more, but overall, there shouldn't be any concerns about noise or light penetration into the adjacent

lots.

7. The structures and landscaping have abundant amenities and are wholly compatible with the nearby structures and uses. The design objective is to exceed landscape ordinance requirements for the B-3 zoning while balancing the overall budget of the project.

8. The site plan makes adequate provisions for the creation and preservation of 07:50PM open space and for the continued maintenance. All plantings specified for open space are low maintenance.

9. The plan does not create drainage or erosion problems for the site. The development plan is to utilize the existing storm trap structure and then expand it accordingly to accommodate any additional stormwater requirements.

10. The plan will seamlessly 07:50PM incorporate the development utilities into the existing utility system and it will not unreasonably burden it. This is a low-intensity

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

11. There are no required public uses.

And 12, finally. The site plan does not adversely affect the public health, safety or general welfare. Instead, and indeed, this project is a great fit for the location. It will be a quiet development and it will still be a valuable contributor to the community with neighboring upscale retailers. This is the best-case scenario for the village given the low intensity and potential tax revenue related to the applicant's high-dollar vehicles.

The owners' association also supports the proposal, subject to some conditions that Bethany can explain, or we can answer for you, and McLaren Chicago will be a very wonderful addition to the village and an attraction for the village.

So this was my brief summary. I'd

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

CHAIRMAN CASHMAN: Thank you.

We don't have any questions at this moment. Would you like to continue to present or are you open for questions on the entire application?

MR. MARZANO: We are open for questions.

MR. MORTIER: We are open for questions.

CHAIRMAN CASHMAN: Great. Cynthia?

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

MR. MORTIER: We are building over a corner of it, just a corner. It's a precast structure, approximately two feet below grade, extends another eight feet down. So what we will do is we will excavate around it, cut off the portion that we need to construct a new

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

MS. CURRY: It's a beautiful structure.

MR. MORTIER: Thank you.

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

MR. SHKURTI: The blue area there, that's where the storm --

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

MS. CURRY: Thank you.

CHAIRMAN CASHMAN: Jim?

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

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

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

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

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

MR. KRILLENBERGER: Yes.

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

MR. KRILLENBERGER: Correct. It's not -- when you say security fence, I think --

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

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

MR. KRILLENBERGER: I love the aesthetics as long as that's secure enough for you guys.

There's also on the same page where

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

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

MR. KRILLENBERGER: Where is that located?

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

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

MR. KRILLENBERGER: Okay.

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

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

07:55PM questions.

CHAIRMAN CASHMAN: Pat?

MR. HURLEY: Yes. Thank you. It looks

wonderful.

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

MR. MORTIER: Correct.

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

MR. MORTIER: Off Tower.

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

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

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

This is the signage you expect to do?

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

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

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

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

07:56PM CHAIRMAN CASHMAN: Julie?

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

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

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

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

MR. KRILLENBERGER: And that's the national and global experience, Chicago

07:57PM experience?

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

I have a feeling with a new building like this, you know, people will want

07:58PM to come and see it but that's the goal. I mean that's why we made it pretty and we wanted to be a different place that people want to be at.

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

MR. MARZANO: Yes.

CHAIRMAN CASHMAN: Mark?

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

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

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

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

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

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

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

CHAIRMAN CASHMAN: Scott?

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

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

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

what's there where there's not building.

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

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

MR. MOORE: To the northeast?

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

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

MR. MARZANO: Yes.

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

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

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

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

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

MR. MOORE: Got it.

MR. MORTIER: Yes.

MR. MOORE: Like I said, I'm nitpicking and you can drive the cars in my neighborhood.

MR. MARZANO: We will give you one to drive.

MR. MOORE: I like it. It looks wonderful.

MR. MARZANO: Thank you. Appreciate it.

CHAIRMAN CASHMAN: It's a very well done, very thorough package. I appreciate that.

08:02PM I know Bethany pushes that but you responded well, I imagine. I really appreciate that.

I think it's an awesome addition to the village. I'm excited about the visual of it, you know, coming into town and seeing that on the corner, it really -- I like the letters from the dealers, they are supportive of your investment here. I think it's really a nice addition. When the building was there, it was a very small office building and I think they

08:03PM knocked it down because it was more costly to have it up. So it's great to see something happen on this site. I wish you a lot of

success.

MR. MARZANO: Thank you.

CHAIRMAN CASHMAN: Where are you located currently in the city?

MR. MARZANO: We are split right now. Sales is at 645 West Randolph in the west loop, and then service is in the west side of the city like the very outskirt like Central and 290 in a warehouse, so it's very divided.

08:03PM CHAIRMAN CASHMAN: Anything else?

MS. CURRY: Are those facilities going to stay in place or they are done?

MR. MARZANO: So sales in the west loop will completely go away. We own the building on the west side so that will stay for overflow or anything like that so that's going to stay in the picture.

MS. CURRY: I might be the only person who doesn't know this but why is it Mouse

08:04PM Motors?

MR. MARZANO: Our owner's dog. He's a giant Presa Canario that is 130 pounds. That's

the irony of it. He's massive. He's good. I think he's going on, like, 13, so pretty good for an old dog.

MR. MOORE: On the economics of how this works, if people are ordering online and buying online, does that all funnel through your dealership in Hinsdale?

MR. MARZANO: So sales tax for any vehicle you buy, and that's as it stands right

08:05PM now, you just pay taxes where you live. So if you buy a car in Indiana and you are a Hinsdale resident, you will pay your Illinois tax and I don't know if on top of that when buying out of state, Hinsdale takes a piece. I think there's a Hinsdale additional tax of like one percent or something like that. So, mixed answer, yes and no. Anything sold in Illinois, I believe Hinsdale would get a piece.

MR. MOORE: So if you have a big

08:05PM geographic footprint, that's across multiple states.

MR. MARZANO: The only thing that would

really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you are collecting taxes.

MR. MOORE: And all work is done on that location, correct?

MR. MARZANO: Yes.

MS. CURRY: Once you break ground, when

08:05PM do you anticipate moving in?

MR. MARZANO: I think end of '24 would be the goal right now in a perfect world. We would love for it to be as soon as possible but I think best case is late '24.

CHAIRMAN CASHMAN: Any other questions?

(No response.)

Thank you.

Can we have a vote to close the Public Hearing?

08:06PM Is there a motion?

MS. CURRY: Motion to close.

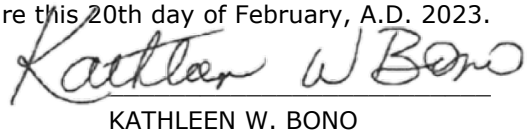
MR. HURLEY: Second.

CHAIRMAN CASHMAN: Roll call vote, please, Bethany.
MS. SALMON: Commissioner Curry?
MS. CURRY: Aye.
MS. SALMON: Commissioner Krillenberger?
MR. KRILLENBERGER: Aye.
MS. SALMON: Commissioner Hurley?
MR. HURLEY: Aye.
MS. SALMON: Commissioner Crnovich?
MS. CRNOVICH: Aye.
MS. SALMON: Commissioner Willobee?
MR. WILLOBEE: Aye.
MS. SALMON: Commissioner Moore?
MR. MOORE: Aye.
MS. SALMON: Chairman Cashman?
CHAIRMAN CASHMAN: Aye.
(WHICH, were all of the proceedings had, evidence offered or received in the above entitled cause.)

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

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

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



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

$

$12 [1] - 5:22

'

'24 [2] - 33:11, 33:14

0

0-3 [1] - 7:15

1

10 [2] - 11:17, 17:19
11 [2] - 12:11, 18:4
12 [4] - 6:16, 12:18, 14:1, 18:6
13 [2] - 13:5, 32:2
130 [1] - 31:22
14 [2] - 13:14, 13:18
16 [1] - 14:1
19 [2] - 1:12, 6:14

2

2 [6] - 1:6, 2:9, 2:12, 4:8, 6:14, 14:10
2-story [1] - 6:2
2.2 [1] - 2:12
2012 [2] - 8:4, 10:6
2023 [2] - 1:13, 35:18
20th [1] - 35:18
250 [1] - 8:9
290 [1] - 31:8
294 [2] - 27:5, 27:6

3

3 [4] - 8:18, 9:17, 14:16, 22:2
30,000 [1] - 16:13
300 [1] - 8:20
32,619 [1] - 6:4
336 [1] - 8:19
34 [2] - 6:17, 29:8
36-inch [1] - 21:3
38,367 [1] - 6:3

4

4 [2] - 10:2, 14:22
400 [1] - 8:17
420 [1] - 8:19
46 [1] - 6:4

5

5 [2] - 10:7, 15:14

6

6 [2] - 10:13, 16:18
645 [1] - 31:6
65 [1] - 6:13

7

7 [2] - 10:20, 17:2
7:30 [1] - 1:13

8

8 [3] - 1:13, 11:3, 17:8
84-1423 [1] - 35:21

9

9 [2] - 11:8, 17:13
90 [1] - 25:6
95 [1] - 25:6

A

A-37-2022 [2] - 1:7, 2:9
A.D [1] - 35:18
abandoned [1] - 14:13
able [2] - 20:21, 26:15
above-entitled [1] - 1:10
abundant [2] - 16:18, 17:3
abutting [1] - 7:18
accent [2] - 22:10, 22:15
access [4] - 11:19, 15:18, 16:2, 16:5
accessible [1] - 6:22
accommodate [3] - 12:13, 16:8, 17:17
accordingly [1] - 17:17
acquisition [1] - 5:21
acre [1] - 2:12
addition [4] - 18:20, 27:3, 30:12, 30:18
additional [3] - 16:9, 17:17, 32:15
address [1] - 4:18
adequate [3] - 11:18, 12:13, 17:8
adequately [1] - 19:2
adjacent [6] - 8:7, 8:15, 10:15, 10:22, 11:5, 16:22
administered [1] - 3:16
adversely [1] - 18:7
aesthetics [1] - 21:20
affect [4] - 10:14, 10:21, 12:3, 18:7
affix [1] - 35:17
aforesaid [1] - 35:15
ahead [1] - 14:4
allow [3] - 2:11, 13:6, 21:17
almost [1] - 28:20
ALSO [1] - 2:1
alternate [1] - 22:17
alternative [1] - 18:3
Amendment [1] - 1:5
amendment [14] - 2:10, 4:12, 5:5, 7:14, 9:4, 9:7, 10:13, 10:20, 11:3, 11:17, 12:15, 13:5, 13:15, 13:20
amenities [1] - 17:3
America [1] - 5:16
analysis [1] - 26:18
ANASTAS [1] - 2:3
Anastas [1] - 4:1
answer [2] - 18:19, 32:16
answers [1] - 9:3
anticipate [1] - 33:10
appearance [2] - 2:10, 4:15
Appearance /Site [1] - 1:6
applicable [1] - 7:21
applicant [2] - 9:3, 16:3
applicant 's [2] - 4:17, 18:15
applicants [2] - 3:13, 4:7
application [10] - 4:4, 4:12, 4:16, 9:5, 13:15, 13:20, 13:22, 19:10, 24:12, 26:7
applications [1] - 5:2
appreciate [4] - 26:7, 30:7, 30:9, 30:11
approved [1] - 5:14
approving [1] - 5:2
arborvitae [1] - 29:19
Architect [1] - 2:5
architect [3] - 4:20, 11:1, 14:4
architectural [2] - 22:1, 22:4
area [8] - 6:3, 12:17, 15:8, 20:9, 25:12, 25:15, 26:9, 28:19
art [3] - 5:21, 8:22, 10:16
aspects [1] - 4:22
associated [3] - 5:6, 13:16, 13:19
association [1] - 18:16
assume [1] - 23:6
attempts [1] - 8:3
Attorney [1] - 2:3
attraction [2] - 18:21, 23:12
attractive [3] - 10:17, 11:2, 28:17
automotive [1] - 5:11
Automotive [3] - 1:7, 2:13, 8:20
available [2] - 4:21, 12:12
Avenue [9] - 1:12, 7:19, 8:1, 8:15, 9:10, 11:7, 11:21, 12:5, 27:17
aware [1] - 13:4
awesome [1] - 30:12
Aye [3] - 2:21, 3:3, 3:5
aye [11] - 3:1, 3:7, 3:9, 3:11, 34:4, 34:6, 34:8, 34:10, 34:12, 34:14, 34:16

B

B-3 [8] - 4:13, 7:16, 8:16, 9:10, 12:14, 12:20, 14:7, 17:6
balancing [1] - 17:7
bank [1] - 8:17
base [1] - 29:19
bays [2] - 6:7, 6:16
beautiful [4] - 20:5, 20:8, 28:16
become [2] - 5:15, 7:13
BEFORE [1] - 1:3
below [1] - 19:19
benefit [1] - 10:8
best [3] - 13:8, 18:12, 33:14
BETHANY [1] - 2:2
Bethany [6] - 2:19, 4:3, 18:18, 21:12, 30:10, 34:2
between [1] - 20:11
big [2] - 25:12, 32:19
bit [3] - 16:20, 20:22, 29:6
black [2] - 7:6, 20:16
blue [1] - 20:9
BOARD [1] - 1:15
bollard [1] - 7:10
bollards [1] - 21:16
BONO [2] - 35:3, 35:20
border [1] - 22:2
bother [1] - 21:13
boundary [1] - 15:3
boxy [1] - 29:3
brand [2] - 8:21, 13:8
break [1] - 33:9
brick [3] - 24:3, 24:5, 24:6
brief [2] - 5:3, 18:22
briefly [1] - 9:5
bring [3] - 5:18, 25:5, 28:13
bringing [1] - 4:5
brought [1] - 33:1
budget [1] - 17:7
build [3] - 5:22, 20:2, 28:19
build-out [1] - 5:22
building [27] - 6:3, 6:6, 8:4, 8:22, 10:5, 10:12, 11:1, 14:21, 15:7, 15:22, 16:1, 16:14, 19:17, 20:2, 23:7, 23:8, 24:15, 25:19, 26:10, 27:21, 28:1, 28:14, 29:20, 30:18, 30:19, 31:14
buildings [3] - 8:12, 8:13, 28:19
bulk [1] - 9:12
burden [2] - 17:22, 18:1
business [5] - 4:14, 7:17, 9:18, 13:1, 25:6
buy [2] - 32:9, 32:11
buying [3] - 32:6, 32:13, 33:4

C

C.S.R [1] - 35:21
Canario [1] - 31:22
capacity [1] - 16:8
car [9] - 2:11, 4:9, 6:21, 7:16, 8:18, 9:10,

13:7, 25:1, 32:11
cars [7] - 5:13, 6:14, 24:17, 25:5, 25:7, 26:20, 30:2
Case [2] - 1:7, 2:9
case [4] - 13:9, 18:13, 25:2, 33:14
Cashman [2] - 3:10, 34:15
CASHMAN [19] - 1:16, 2:8, 2:18, 3:11, 3:18, 19:6, 19:13, 20:14, 22:21, 24:1, 24:10, 26:4, 27:12, 30:8, 31:3, 31:10, 33:15, 34:1, 34:16
Central [1] - 31:8
Certified [1] - 35:3
certify [1] - 35:6
CHAIRMAN [18] - 2:8, 2:18, 3:11, 3:18, 19:6, 19:13, 20:14, 22:21, 24:1, 24:10, 26:4, 27:12, 30:8, 31:3, 31:10, 33:15, 34:1, 34:16
Chairman [3] - 1:16, 3:10, 34:15
Chase [1] - 8:17
Chicago [6] - 1:12, 4:10, 5:10, 6:20, 18:19, 25:9
chief [1] - 4:17
circulation [1] - 15:17
city [2] - 31:4, 31:7
classification [7] - 7:15, 7:17, 10:3, 11:11, 11:15, 12:14, 12:15
classifications [1] - 9:15
close [4] - 27:4, 27:20, 33:18, 33:21
closest [1] - 16:1
code [4] - 7:21, 9:8, 9:9, 14:8
coffee [1] - 33:4
collect [2] - 25:5, 33:2
collecting [1] - 33:5
coming [2] - 26:12, 30:14
commencement [1] - 35:6
comment [1] - 26:6
commercial [4] - 8:6, 9:19, 13:1, 18:3
COMMISSION [1] - 1:3
Commission [1] - 1:11
Commissioner [12] - 2:20, 2:22, 3:2, 3:4, 3:6, 3:8, 34:3, 34:5, 34:7, 34:9, 34:11, 34:13
community [3] - 10:8, 10:19, 18:11
compatible [1] - 17:4
complements [1] - 15:8
complete [1] - 35:14
completely [1] - 31:14
concern [1] - 27:4
concerns [2] - 13:16, 16:21
concludes [1] - 16:4
concrete [1] - 20:1
condition [1] - 14:20
conditions [1] - 18:18
congestion [1] - 15:15
connecting [1] - 24:5
consider [1] - 5:1
consistent [1] - 9:8
consists [1] - 6:2
construct [1] - 19:22
constructed [1] - 28:20
contacts [1] - 15:5
contemplates [1] - 9:9
Continental [1] - 8:19
continue [1] - 19:8
continued [1] - 17:10
contributor [2] - 10:18, 18:11
corner [5] - 12:2, 19:18, 21:4, 30:15
corners [1] - 23:4
correct [5] - 21:9, 23:5, 23:14, 33:7, 35:14
corrugated [1] - 22:3
costly [1] - 30:20
costs [1] - 5:22
County [2] - 35:5, 35:21
COUNTY [2] - 1:2, 35:2
couple [1] - 27:19
covered [1] - 24:14
create [5] - 6:1, 14:16, 15:14, 15:16, 17:13
creation [1] - 17:9
credit [1] - 21:13
Creek [9] - 1:6, 2:9, 2:12, 4:8, 11:21, 12:5, 12:7, 12:8, 27:17
criticism [1] - 29:3
CRNOVICH [5] - 1:22, 2:16, 3:5, 24:11, 34:10
Crnovich [2] - 3:4, 34:9
curb [2] - 7:1, 7:3
current [2] - 4:19, 7:15
Current [1] - 8:20
CURRY [11] - 1:19, 2:21, 19:14, 20:5, 20:7, 20:13, 31:11, 31:18, 33:9, 33:21, 34:4
Curry [2] - 2:20, 34:3
customer [2] - 15:22, 25:17
customers [2] - 15:3, 25:7
cut [1] - 19:21
cuts [2] - 7:1, 7:3
Cynthia [2] - 19:13, 28:3
CYNTHIA [1] - 1:19

D

daily [1] - 16:13
Dealer/Developer [1] - 2:4
dealers [2] - 7:18, 30:16
dealership [15] - 2:12, 4:9, 5:11, 5:15, 6:21, 8:22, 9:13, 11:19, 12:2, 12:10, 13:8, 15:4, 16:11, 25:1, 32:7
dealership 's [1] - 4:19
dealerships [4] - 7:16, 8:18, 9:10, 15:9
decade [2] - 10:5, 11:13
decorative [1] - 7:6
deliveries [1] - 25:17
demolished [3] - 8:4, 10:6, 14:21
demolition [1] - 10:12
demonstrated [1] - 11:9
design [2] - 5:20, 17:5
desirable [1] - 11:2
destruction [1] - 14:17
detention [1] - 8:13
develop [3] - 4:8, 8:3, 11:13
developed [1] - 12:21
development [18] - 9:17, 9:19, 9:20, 10:18, 11:4, 11:18, 12:22, 13:1, 13:2, 13:3, 14:14, 15:6, 15:8, 15:11, 15:19, 17:15, 17:20, 18:10
developments [2] - 14:15, 18:2
different [1] - 25:22
diminishes [2] - 10:3, 11:15
diminution [1] - 10:9
DiMonte [1] - 4:2
directional [1] - 12:6
directs [1] - 12:7
displayed [1] - 6:15
disrupt [1] - 27:7
district [7] - 4:13, 4:14, 7:17, 8:9, 8:14, 9:11, 13:16
districts [1] - 8:7
divided [1] - 31:9
dog [2] - 31:21, 32:3
dollar [1] - 18:15
done [5] - 22:19, 24:19, 30:9, 31:12, 33:6
down [3] - 19:20, 27:6, 30:20
drainage [1] - 17:14
drive [3] - 15:4, 30:2, 30:4
Drive [5] - 7:2, 11:22, 12:8, 16:5, 21:17
driver [1] - 26:19
drives [3] - 24:22, 26:22
driveway [2] - 7:9, 7:11
DU [2] - 1:2, 35:2
duly [1] - 35:8
dumpsters [1] - 27:11
DuPage [2] - 35:5, 35:21

E

easements [2] - 14:11, 14:12
east [5] - 7:11, 8:11, 12:8, 26:14, 28:15
East [5] - 1:12, 8:17, 8:19, 8:20
eastern [1] - 21:16
economic [1] - 11:9
economics [1] - 32:4
effects [1] - 15:1
efforts [1] - 10:11
egress [1] - 11:19
eight [1] - 19:20
either [1] - 29:17
electronic [1] - 35:17
elevation [1] - 28:13
end [5] - 5:3, 8:22, 20:1, 26:14, 33:11
engineering [1] - 28:9
enhance [2] - 13:12, 16:2
enhanced [1] - 7:5
enjoyment [1] - 10:14
enlarge [1] - 20:4
entire [3] - 15:6, 19:9, 29:19
entitled [2] - 1:10, 34:20
entrance [4] - 15:22, 21:15, 21:16, 26:13
entrances [1] - 23:7
entry [1] - 27:20
erosion [1] - 17:14
essential [1] - 12:11
essentially [1] - 23:11
estimated [1] - 16:12
evening [1] - 3:21
event [1] - 16:16
evidence [1] - 34:18
examination [1] - 35:7
excavate [1] - 19:21
exceed [2] - 14:9, 17:5
excess [1] - 5:22
excited [1] - 30:13
existing [10] - 7:1, 7:7, 9:14, 10:2, 10:10, 12:6, 14:12, 16:5, 17:15, 17:21
expand [3] - 17:16, 20:3, 28:3
expect [1] - 23:18
expected [1] - 16:16
experience [2] - 25:9, 25:10
explain [4] - 6:19, 11:1, 16:20, 18:18

explanations [1] - 14:5
extends [1] - 19:20
Exterior [1] - 1:5
exterior [3] - 2:10, 4:15, 6:4

F

facilities [2] - 12:17, 31:11
facility [4] - 5:19, 6:9, 6:17, 10:16
fact [2] - 11:14, 16:11
failed [1] - 10:12
family [1] - 8:8
faster [1] - 12:21
features [1] - 14:18
February [2] - 1:13, 35:18
feet [4] - 6:4, 8:9, 19:19, 19:20
fence [9] - 7:6, 20:16, 20:17, 20:19, 21:1, 21:4, 21:10, 24:5, 24:6
fencing [1] - 7:7
Ferrari [1] - 8:19
few [1] - 14:12
figure [1] - 28:10
files [1] - 22:9
final [1] - 28:9
finally [2] - 13:14, 18:6
Firm [1] - 4:2
first [6] - 6:15, 6:16, 7:12, 9:7, 14:6, 23:15
fit [7] - 5:20, 9:1, 9:14, 10:16, 18:9, 24:15, 28:22
fix [1] - 27:1
flat [1] - 14:19
floor [7] - 5:8, 6:15, 6:16, 6:18, 19:1, 23:15, 29:13
following [1] - 26:5
foot [3] - 6:3, 7:5, 16:14
footprint [1] - 32:20
foregoing [1] - 35:13
form [1] - 35:13
frame [1] - 22:12
free [1] - 19:4
frequently [1] - 25:5
front [3] - 20:19, 23:20, 27:20
funnel [1] - 32:6
future [1] - 16:16

G

garage [3] - 6:8, 29:7, 29:8
gate [2] - 7:8, 21:14
general [3] - 4:13, 4:14, 18:8
generate [3] - 9:22, 13:11, 16:12
generated [1] - 16:6
geographic [1] - 32:20
giant [1] - 31:22
given [2] - 18:13, 35:10
glass [1] - 23:15
global [1] - 25:9
goal [3] - 25:20, 29:5, 33:12
grade [1] - 19:19
gray [2] - 22:13, 25:15
great [10] - 5:20, 9:14, 10:16, 18:9, 19:13, 23:16, 26:7, 27:10, 27:14, 30:21
ground [2] - 24:2, 33:9
group [1] - 27:13
guide [1] - 12:9
guides [1] - 15:21
guiding [1] - 4:4
guys [1] - 21:21

H

hand [1] - 35:17
hardly [1] - 24:22
hazards [1] - 15:15
health [2] - 10:7, 18:7
Hearing [3] - 2:9, 2:15, 33:19
hearing [1] - 1:10
heavier [1] - 22:4
height [2] - 9:12, 21:12
helping [1] - 4:4
hereby [1] - 35:5
herein [1] - 35:8
hereto [1] - 35:10
hereunto [1] - 35:17
hiding [1] - 27:10
high [4] - 5:12, 8:22, 9:21, 18:15
high-dollar [1] - 18:15
high-end [1] - 8:22
HINSDALE [1] - 1:3
Hinsdale [11] - 1:11, 1:12, 5:16, 7:3, 8:1, 27:4, 32:7, 32:11, 32:14, 32:15, 32:18
history [1] - 8:3
hour [2] - 1:13, 16:12
housing [1] - 8:22
Hurley [2] - 3:2, 34:7
HURLEY [9] - 1:20, 3:3, 22:22, 23:6, 23:10, 23:16, 24:8, 33:22, 34:8

I

identified [1] - 22:1
ILLINOIS [2] - 1:1, 35:1
Illinois [5] - 1:12, 25:13, 32:12, 32:17, 35:5
imagine [1] - 30:11
immediately [4] - 7:22, 8:15, 12:20, 15:9
impact [2] - 11:4, 24:16
impervious [1] - 20:3
impose [1] - 29:18
improvements [1] - 16:9
IN [1] - 35:16
incentive [1] - 29:10
incorporate [1] - 17:20
increase [1] - 10:21
indeed [1] - 18:8
Indiana [2] - 25:13, 32:11
individually [1] - 20:17
indoor [2] - 6:9, 6:13
inefficient [1] - 15:16
ingress [1] - 11:18
inside [1] - 24:18
installed [3] - 7:7, 7:9, 7:10
instead [1] - 18:8
institutional [1] - 29:3
intended [1] - 15:12
intensity [3] - 6:21, 17:22, 18:14
intent [1] - 27:7
interfere [1] - 14:11
interior [2] - 6:6, 6:7
international [1] - 5:17
introduction [1] - 5:7
inventory [1] - 6:10
investment [1] - 30:17
irony [1] - 32:1

J

Jerry [2] - 4:20, 16:20
JERRY [1] - 2:5
Jim [1] - 20:14
JIM [1] - 1:21
jobs [1] - 6:1
Julie [2] - 24:10, 26:5
JULIE [1] - 1:22

K

KATHLEEN [2] - 35:3, 35:20
kind [8] - 13:18, 23:12, 23:13, 25:15, 27:5, 28:22, 29:3, 29:13
KLOA [1] - 16:4
knocked [1] - 30:20
KRILLENBERGER [14] - 1:21, 2:17, 3:1, 20:15, 21:6, 21:9, 21:19, 22:6, 22:14, 22:18, 24:20, 25:8, 26:1, 34:6
Krillenberger [2] - 2:22, 34:5

L

Land [1] - 8:18
landscape [2] - 17:5, 29:17
landscaping [3] - 17:2, 27:9, 29:18
Lane [8] - 1:6, 2:10, 2:13, 4:8, 11:22, 12:6, 12:7, 12:9
large [1] - 28:10
largest [1] - 5:15
last [4] - 8:4, 10:5, 11:5, 24:21
late [1] - 33:14
Law [1] - 4:1
left [1] - 21:4
legend [1] - 20:22
less [1] - 16:12
letters [1] - 30:15
lies [1] - 7:22
light [4] - 12:5, 16:22, 22:13, 29:14
limited [2] - 12:2, 28:14
line [2] - 7:1, 14:14
lining [1] - 29:19
live [1] - 32:10
loading [1] - 26:9
local [1] - 10:8
located [4] - 8:1, 15:2, 22:7, 31:4
location [8] - 5:20, 10:17, 11:20, 15:20, 18:9, 22:13, 24:16, 33:7
long-term [1] - 13:10
look [5] - 22:11, 25:2, 26:13, 28:13, 28:15
looking [1] - 26:10
looks [9] - 20:7, 22:2, 22:22, 23:16, 24:15, 27:9, 29:2, 29:4, 30:5
loop [2] - 31:6, 31:13
loud [1] - 15:11
love [3] - 21:19, 24:14, 33:13
low [5] - 17:11, 17:22, 18:13, 20:18, 24:16
low-intensity [1] - 17:22
lower [2] - 6:20, 18:1
luckily [1] - 26:19
luxury [4] - 2:11, 4:9, 5:12, 13:7

M

magnify [2] - 20:20, 21:8
main [1] - 15:21
maintenance [2] - 17:10, 17:12
Map [1] - 1:5
map [8] - 2:10, 4:12, 5:4, 5:17, 7:14, 9:4, 13:15, 13:19
Mark [1] - 26:4
MARK [1] - 1:17
market [1] - 9:20
market-wide [1] - 9:20
Marzano [4] - 3:17, 4:18, 6:19, 19:2
MARZANO [20] - 2:4, 19:11, 25:4, 25:11, 26:3, 26:17, 27:3, 29:1, 29:5, 29:12,

30:3, 30:7, 31:2, 31:5, 31:13, 31:21, 32:8, 32:22, 33:8, 33:11
massive [1] - 32:1
matching [1] - 7:6
material [1] - 22:15
Matter [1] - 1:4
matter [3] - 1:11, 11:14, 16:11
matters [1] - 35:9
maximum [1] - 21:18
McLaren [7] - 4:9, 5:10, 5:15, 6:20, 9:1, 13:8, 18:19
mean [5] - 25:11, 25:20, 28:16, 28:21, 29:6
means [2] - 23:6, 35:11
medical [1] - 8:12
meet [1] - 14:7
Member [6] - 1:17, 1:18, 1:19, 1:20, 1:21, 1:22
MEMBERS [1] - 1:15
memo [1] - 7:21
mentioned [2] - 20:16, 24:1
metal [4] - 22:3, 22:5, 22:17, 24:5
Michigan [1] - 25:13
might [1] - 31:18
MIKE [1] - 2:4
Mike [1] - 4:18
million [1] - 5:22
minimum [1] - 15:5
mix [1] - 8:5
mixed [1] - 32:16
modern [1] - 5:12
modification [1] - 14:17
modifications [1] - 16:9
moment [1] - 19:8
month's [1] - 24:21
MOORE [14] - 1:18, 3:9, 27:13, 28:2, 28:7, 28:12, 29:2, 29:21, 30:1, 30:5, 32:4, 32:19, 33:6, 34:14
Moore [2] - 3:8, 34:13
Mortier [3] - 3:17, 4:20, 19:2
MORTIER [21] - 2:5, 19:12, 19:17, 20:6, 20:11, 20:18, 21:1, 21:11, 22:3, 22:10, 22:15, 23:5, 23:9, 23:14, 23:20, 24:3, 27:19, 28:5, 28:8, 29:16, 29:22
most [2] - 14:14, 27:16
mostly [1] - 26:12
motion [3] - 2:14, 33:20, 33:21
motor [1] - 7:18
Motors [1] - 31:20
Mouse [3] - 1:7, 2:13, 31:19
moved [1] - 2:16
moving [1] - 33:10
MR [94] - 1:16, 1:17, 1:18, 1:20, 1:21, 2:3, 2:4, 2:5, 2:17, 3:1, 3:3, 3:7, 3:9, 3:21, 19:11, 19:12, 19:17, 20:6, 20:9, 20:11, 20:15, 20:18, 20:20, 21:1, 21:3, 21:6, 21:7, 21:9, 21:11, 21:14, 21:19, 22:3, 22:6, 22:8, 22:10, 22:14, 22:15, 22:18, 22:22, 23:5, 23:6, 23:9, 23:10, 23:14, 23:16, 23:20, 24:3, 24:8, 24:20, 25:4, 25:8, 25:11, 26:1, 26:3, 26:5, 26:17, 26:21, 27:3, 27:8, 27:13, 27:19, 28:2, 28:5, 28:7, 28:8, 28:12, 29:1, 29:2, 29:5, 29:7, 29:12, 29:16, 29:21, 29:22, 30:1, 30:3, 30:5, 30:7, 31:2, 31:5, 31:13, 31:21, 32:4, 32:8, 32:19, 32:22, 33:6, 33:8, 33:11, 33:22, 34:6, 34:8, 34:12, 34:14
MS [31] - 1:19, 1:22, 2:2, 2:16, 2:20, 2:21, 2:22, 3:2, 3:4, 3:5, 3:6, 3:8, 3:10, 19:14, 20:5, 20:7, 20:13, 24:11, 31:11, 31:18, 33:9, 33:21, 34:3, 34:4, 34:5, 34:7, 34:9, 34:10, 34:11, 34:13, 34:15
multi [1] - 8:12
multi-tenant [1] - 8:12
multiple [1] - 32:20
museum [1] - 20:8
must [1] - 7:13

N

name [1] - 3:22
national [1] - 25:9
natural [2] - 14:18, 29:13
nature [2] - 15:11, 15:13
navigate [1] - 26:18
nearby [3] - 12:19, 16:19, 17:4
need [6] - 2:14, 3:12, 19:22, 20:2, 20:4, 28:10
needed [1] - 13:6
negative [5] - 5:6, 14:2, 14:3, 14:17, 15:1
neighborhood [3] - 27:2, 27:7, 30:2
neighboring [3] - 13:13, 18:12, 20:12
net [1] - 6:3
new [9] - 6:1, 7:3, 7:17, 8:21, 9:9, 11:19, 14:15, 19:22, 25:18
nice [1] - 30:17
nitpicking [2] - 27:15, 30:1
noise [1] - 16:22
nontraditional [1] - 5:11
north [11] - 7:1, 7:22, 8:11, 23:3, 23:8, 26:9, 28:6, 28:13, 28:17, 29:2, 29:20
North [1] - 5:15
northeast [2] - 23:3, 28:7
northwest [1] - 23:3
Notary [2] - 35:4, 35:21
notes [1] - 35:15

O

O-3 [6] - 4:13, 8:13, 10:10, 11:11, 11:15, 12:14
Oak [1] - 26:11
oath [1] - 3:15
objective [1] - 17:5
obviously [1] - 25:13
OF [5] - 1:1, 1:2, 1:9, 35:1, 35:2
offered [1] - 34:19
office [22] - 4:13, 7:3, 8:1, 8:6, 8:12, 9:19, 9:20, 9:21, 11:10, 11:13, 12:3, 12:4, 13:2, 13:3, 15:3, 15:5, 16:14, 18:3, 28:18, 28:19, 30:19
officer [1] - 4:18
offices [1] - 6:7
Ogden [12] - 7:19, 8:1, 8:14, 8:18, 8:19, 8:20, 9:10, 11:6, 11:21, 12:5, 27:17
old [1] - 32:3
once [3] - 9:11, 14:6, 33:9
one [4] - 2:8, 28:12, 30:3, 32:15
online [2] - 32:5, 32:6
onsite [2] - 7:7, 8:4
open [10] - 2:15, 5:8, 7:6, 17:10, 17:11, 19:1, 19:9, 19:11, 19:12, 23:11
operating [1] - 4:17
operations [1] - 4:20
order [1] - 7:12
ordering [1] - 32:5
orderly [1] - 11:4
ordinance [1] - 17:6
ornamental [1] - 21:3
outskirt [1] - 31:8
overall [3] - 16:21, 17:7, 26:6
overflow [1] - 31:15
overlay [1] - 13:16
overview [1] - 3:19
own [1] - 31:14
owner's [1] - 31:21
owners' [1] - 18:16

P

p.m [1] - 1:13
pace [1] - 12:21
package [3] - 23:21, 28:9, 30:9
packet [2] - 3:20, 24:12
PAGE [2] - 1:2, 35:2
page [1] - 21:22
panel [3] - 22:2, 22:4, 22:17
parcel [1] - 11:6
park [6] - 7:3, 8:2, 12:3, 12:4, 15:3, 15:5
parking [14] - 6:5, 6:8, 6:9, 6:13, 6:17, 7:8, 11:20, 15:18, 16:1, 23:2, 26:11, 26:15, 28:6
part [2] - 14:13, 25:2
partner [1] - 4:1
parts [1] - 33:2
passage [1] - 11:8
past [1] - 18:2
pat [1] - 22:21
path [1] - 26:17
paths [1] - 15:17
PATRICK [1] - 1:20
pay [2] - 32:10, 32:12
peaceful [1] - 15:12
peak [1] - 16:12
pedestrian [2] - 15:17, 16:2
penetration [1] - 16:22
people [6] - 25:1, 25:19, 25:22, 28:19, 29:10, 32:5
percent [2] - 25:6, 32:15
perfect [1] - 33:12
performance [1] - 5:13
perimeter [1] - 7:8
permit [3] - 7:16, 13:10, 14:3
permits [2] - 7:17, 9:9
permitted [1] - 12:13
person [1] - 31:18
pertaining [1] - 35:10
Petitioner [2] - 2:3, 2:6
photo [1] - 29:14
physical [1] - 14:18
picking [1] - 25:7
picture [2] - 31:17, 33:1
piece [2] - 32:14, 32:18
piers [1] - 24:3
place [4] - 5:16, 24:6, 25:22, 31:12
plan [24] - 2:11, 4:15, 4:22, 5:7, 6:2, 6:12, 9:11, 11:13, 13:17, 13:21, 14:7, 14:10, 14:16, 14:22, 15:10, 15:14, 15:20, 16:18, 17:8, 17:13, 17:15, 17:19, 18:6, 29:17
PLAN [1] - 1:3
Plan [2] - 1:6, 1:11
planned [2] - 7:4, 13:3
Planner [1] - 2:2

planted [1] - 27:21
plantings [1] - 17:11
pond [1] - 8:13
portion [1] - 19:22
positive [4] - 5:1, 11:4, 14:1, 14:4
positively [2] - 10:14, 10:21
possible [1] - 33:13
potential [1] - 18:14
pounds [1] - 31:22
practical [1] - 14:9
precast [1] - 19:18
Presa [1] - 31:22
PRESENT [2] - 1:15, 2:1
present [1] - 19:8
presentation [3] - 24:21, 24:22, 27:14
preservation [1] - 17:9
preserving [1] - 27:22
pretty [3] - 25:12, 25:21, 32:2
previous [3] - 10:11, 14:20, 35:6
previously [1] - 16:15
private [1] - 7:2
problems [1] - 17:14
proceedings [1] - 34:18
PROCEEDINGS [1] - 1:9
process [1] - 4:5
project [7] - 5:4, 5:14, 5:18, 7:12, 16:17, 17:7, 18:9
projected [2] - 4:19, 6:10
properties [8] - 8:8, 9:15, 10:15, 10:22, 11:5, 12:19, 13:13, 15:1
property [8] - 7:1, 13:11, 14:6, 15:21, 20:12, 20:19, 21:2
proposal [1] - 18:17
proposed [8] - 5:19, 9:7, 9:13, 10:13, 10:20, 11:17, 13:5, 13:7
provide [3] - 4:21, 5:3, 11:18
provided [1] - 9:3
provides [2] - 6:12, 16:18
provisions [1] - 17:9
Public [5] - 2:8, 2:15, 33:19, 35:4, 35:21
public [8] - 3:13, 5:9, 10:7, 12:12, 12:16, 15:15, 18:4, 18:7
purchased [1] - 4:7
purpose [2] - 4:11, 9:8
pushes [1] - 30:10
put [2] - 24:5, 28:10
putting [1] - 27:20

Q

quasi [1] - 28:21
quasi-residential [1] - 28:21
questions [12] - 5:8, 5:9, 19:1, 19:3, 19:7, 19:9, 19:11, 19:12, 22:20, 24:13, 27:9, 33:15
quickly [1] - 14:2
quiet [3] - 10:18, 15:10, 18:10

R

racing [1] - 5:17
radius [1] - 26:14
ran [1] - 26:17
Randolph [1] - 31:6
rarely [1] - 24:12
rather [1] - 29:9
reality [2] - 7:13, 11:9
really [4] - 30:11, 30:15, 30:17, 33:1
rear [1] - 16:1
reason [1] - 25:3
received [1] - 34:19
recent [3] - 9:4, 12:21, 27:3
recently [1] - 4:7
record [1] - 9:21
redevelopment [2] - 10:11, 13:6
reduced [1] - 35:11
references [1] - 7:20
reflected [1] - 26:1
regulations [1] - 9:12
related [1] - 18:14
relation [1] - 35:9
relatively [1] - 14:19
relocated [2] - 14:13, 19:16
remain [3] - 11:20, 15:19, 27:17
rendering [1] - 21:7
renderings [1] - 29:17
rendition [1] - 20:17
replace [1] - 24:6
REPORT [1] - 1:9
report [1] - 16:4
Reporter [1] - 35:4
Request [1] - 2:13
request [1] - 24:17
required [3] - 14:8, 16:10, 18:4
requirements [2] - 17:6, 17:18
resident [1] - 32:12
residential [4] - 8:7, 8:9, 27:2, 28:21
respect [2] - 13:14, 13:21
respond [1] - 19:3
responded [1] - 30:10
response [1] - 33:16
rest [2] - 12:3, 23:10
retailers [1] - 18:12
retractable [2] - 7:10, 21:16
revenue [5] - 9:22, 13:11, 18:14, 24:18, 33:3
review [8] - 2:11, 4:16, 4:21, 4:22, 5:4, 5:7, 9:5, 13:22
Review [1] - 1:6
rezone [1] - 4:12
rezoned [3] - 7:14, 9:11, 14:6
ribbed [1] - 22:1
ribs [1] - 22:5
rights [1] - 14:11
rights-of-way [1] - 14:11
road [1] - 7:2
roadway [1] - 16:7
Robbins [1] - 4:2
roll [2] - 2:18, 34:1
Rover [1] - 8:18

S

safety [3] - 10:7, 16:2, 18:8
sale [1] - 6:10
sales [5] - 9:22, 13:11, 31:6, 31:13, 32:8
SALMON [15] - 2:2, 2:20, 2:22, 3:2, 3:4, 3:6, 3:8, 3:10, 34:3, 34:5, 34:7, 34:9, 34:11, 34:13, 34:15
Salt [9] - 1:6, 2:9, 2:12, 4:8, 11:21, 12:5, 12:7, 12:8, 27:17
satisfy [1] - 9:12
scenario [2] - 13:9, 18:13
Scott [1] - 27:12
SCOTT [1] - 1:18
screening [1] - 16:19
scroll [1] - 20:22
seamlessly [1] - 17:19
second [5] - 2:17, 6:15, 6:18, 29:13, 33:22
secondly [1] - 9:13
section [1] - 24:4
sections [1] - 7:21
secure [1] - 21:20
security [5] - 7:5, 20:16, 21:10, 21:18, 29:6
see [13] - 20:17, 20:21, 21:5, 22:11, 22:12, 22:16, 24:6, 24:21, 25:20, 28:20, 29:14, 29:19, 30:21
seeing [1] - 30:14
selling [1] - 5:12
service [7] - 6:11, 6:16, 25:4, 25:12, 26:22, 31:7, 33:2
services [1] - 12:12
set [1] - 35:17
setbacks [1] - 15:7
several [1] - 6:1
severely [2] - 8:2, 11:12
shared [1] - 20:11
shielding [1] - 16:19
SHKURTI [9] - 2:3, 3:21, 20:9, 20:20, 21:3, 21:7, 21:14, 22:8, 29:7
Shkurti [3] - 3:16, 4:1, 20:15
Shorthand [1] - 35:4
shorthand [2] - 35:12, 35:15
showing [1] - 26:9
shown [1] - 20:4
showrooms [1] - 6:14
showrooms / service [1] - 6:7
shows [1] - 20:21
side [7] - 21:4, 23:3, 23:8, 29:2, 29:20, 31:7, 31:15
sign [1] - 12:7
signage [3] - 23:18, 23:21, 24:7
signature [1] - 35:18
significantly [1] - 6:20
signs [1] - 24:2
similar [1] - 16:15
single [1] - 8:8
single-family [1] - 8:8
site [48] - 2:11, 2:12, 4:8, 4:12, 4:15, 4:22, 5:6, 6:2, 6:12, 6:22, 7:13, 7:22, 8:2, 8:5, 8:7, 8:10, 8:16, 9:1, 9:11, 10:4, 10:5, 10:9, 10:10, 11:5, 11:9, 11:12, 11:16, 11:22, 12:12, 12:18, 13:17, 13:21, 14:7, 14:10, 14:16, 14:19, 14:22, 15:2, 15:10, 15:20, 16:18, 17:8, 17:14, 18:2, 18:6, 26:18, 30:22
slats [1] - 22:16
small [1] - 30:19
so-called [1] - 5:5
sold [1] - 32:17
solution [1] - 13:10
soon [1] - 33:13
south [5] - 8:14, 12:20, 15:9, 23:11, 28:15
southernmost [1] - 15:2
space [8] - 9:20, 11:10, 13:3, 17:10, 17:11, 23:12, 28:18, 28:19
spaces [1] - 29:8
specializes [1] - 5:12
specific [1] - 13:9
specifically [1] - 19:4
specified [2] - 14:7, 17:11
split [1] - 31:5
square [3] - 6:3, 6:4, 16:14
ss [2] - 1:1, 35:1
staff [2] - 4:3, 7:21
stalls [3] - 6:5, 6:13, 6:17
stand [1] - 3:14
standards [11] - 5:1, 5:5, 5:6, 9:4, 13:19, 14:1, 14:2, 14:3, 14:5,

14:8, 14:9
stands [1] - 32:9
Starbucks [1] - 33:4
starts [1] - 25:14
state [4] - 5:21, 8:21, 10:15, 32:14
State [1] - 35:5
STATE [2] - 1:1, 35:1
state-of [1] - 10:15
state-of-the [1] - 8:21
state-of-the-art [1] - 5:21
states [1] - 32:21
stay [3] - 31:12, 31:15, 31:16
STEPHEN [1] - 1:16
still [2] - 18:10, 26:11
storage [1] - 6:8
store [1] - 29:9
storm [3] - 17:16, 19:15, 20:10
stormwater [2] - 17:18, 19:15
straight [1] - 27:6
Street [1] - 26:12
streets [2] - 15:16, 26:11
stretch [2] - 11:6, 25:14
structural [1] - 22:11
structure [3] - 17:16, 19:19, 20:5
structures [2] - 17:2, 17:4
studies [1] - 26:2
study [1] - 16:4
stuff [1] - 23:13
subject [3] - 7:13, 13:10, 18:17
submitted [3] - 4:11, 4:15, 16:3
substantially [1] - 15:19
succeeded [1] - 11:14
success [1] - 31:1
sufficient [2] - 16:6, 16:8
suited [1] - 11:10
summarizes [1] - 13:18
summary [2] - 5:4, 18:22
super [1] - 5:13
superexcited [1] - 5:17
supportive [1] - 30:16
supports [1] - 18:17
surrounded [1] - 8:5
surrounding [2] - 9:2, 15:1
swear [1] - 3:12
switch [1] - 22:9
sworn [1] - 35:8
system [2] - 16:7, 17:21

T

talented [1] - 26:19
tall [1] - 7:6
taller [1] - 21:12
target [1] - 27:5
tax [8] - 9:22, 12:16, 13:11, 18:14, 24:18, 32:8, 32:12, 32:15
taxes [2] - 32:10, 33:5
technical [1] - 4:22
ten [1] - 12:19
tenant [1] - 8:12
term [1] - 13:10
test [1] - 26:22
testify [1] - 35:9
testimony [3] - 1:9, 35:7, 35:10
TESTIMONY [1] - 35:16
THE [1] - 1:3
the-art [1] - 10:16
thereafter [1] - 35:12
thinking [1] - 23:22
thorough [2] - 24:12, 30:9
three [3] - 7:5, 10:3, 15:9
three-foot [1] - 7:5
thrilled [1] - 22:18
today [1] - 4:6
together [1] - 28:10
tonight [2] - 2:9, 3:22
top [4] - 21:4, 22:11, 22:12, 32:13
topographical [1] - 14:18
tough [1] - 29:14
towards [2] - 9:18, 13:1
Tower [6] - 7:2, 11:22, 12:8, 16:5, 21:17, 23:9
town [1] - 30:14
traffic [10] - 12:1, 12:5, 12:7, 12:9, 15:15, 16:4, 16:6, 16:8, 16:13, 26:2
transcribed [1] - 35:12
transcript [1] - 35:14
trap [1] - 17:16
treated [1] - 33:3
trees [1] - 27:16
trends [2] - 9:17, 12:22
trucked [1] - 25:16
trucks [3] - 26:11, 26:13, 26:18
true [1] - 35:14
truly [1] - 28:16
truth [1] - 35:9
try [1] - 29:10
turn [1] - 26:14
two [4] - 6:6, 6:22, 19:19, 24:3
typewritten [1] - 35:13
typical [1] - 6:21

U

under [3] - 12:14, 13:8, 28:5
underground [1] - 19:15
underused [4] - 8:2, 10:4, 11:12, 13:7
undeveloped [1] - 11:6
undue [1] - 15:15
unique [3] - 5:10, 5:19, 11:2
unreasonably [1] - 17:22
unsuccessful [1] - 8:3
up [10] - 3:14, 5:8, 19:1, 19:5, 20:2, 20:22, 25:7, 28:13, 29:12, 30:21
upscale [1] - 18:12
uses [8] - 8:6, 9:2, 9:14, 9:22, 16:19, 17:4, 18:3, 18:5
utilities [3] - 12:11, 12:16, 17:20
utility [2] - 14:12, 17:21
utilize [1] - 17:15

V

vacancies [1] - 9:21
vacant [2] - 10:11, 12:18
valuable [2] - 10:18, 18:11
value [5] - 10:3, 10:9, 10:21, 11:15, 13:12
variance [1] - 24:17
various [1] - 35:7
vault [2] - 19:15, 28:4
vehicle [4] - 6:8, 6:10, 7:18, 32:9
vehicles [2] - 18:15, 29:9
vehicular [1] - 15:17
vertical [3] - 22:1, 22:5, 22:16
vicinity [4] - 9:16, 9:18, 12:22, 13:3
Village [1] - 2:2
village [9] - 4:3, 9:8, 10:1, 13:12, 18:2, 18:13, 18:20, 18:21, 30:13
visitors [2] - 15:4, 15:21
visual [2] - 23:12, 30:13
vote [2] - 33:18, 34:1

W

wall [2] - 20:1, 24:2
wants [1] - 4:8
warehouse [1] - 31:9
water [1] - 28:2
ways [1] - 16:5
welcome [1] - 3:18
welfare [2] - 10:8, 18:8
well-suited [1] - 11:10
west [8] - 7:9, 8:11, 25:14, 26:13, 31:6, 31:7, 31:13, 31:15
West [1] - 31:6
western [1] - 21:15
WHEREOF [1] - 35:16
WHEREUPON [1] - 3:15
WHICH [1] - 34:17
white [1] - 22:11
wholly [1] - 17:3
wide [1] - 9:20
Willobee [2] - 3:6, 34:11
WILLOBEE [6] - 1:17, 3:7, 26:5, 26:21, 27:8, 34:12
window [1] - 23:12
windows [2] - 28:14, 29:10
Wisconsin [1] - 25:12
wish [1] - 30:22
witnesses [2] - 35:8, 35:11
wonderful [5] - 18:20, 23:1, 23:17, 24:8, 30:6
wood [1] - 22:16
works [1] - 32:5
world [1] - 33:12
worried [1] - 24:16
writing [1] - 35:11

Y

years [1] - 12:19

Z

zoned [2] - 8:16, 12:20
zoning [9] - 9:15, 10:2, 10:10, 11:11, 11:15, 12:14, 12:15, 14:8, 17:6

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE PLAN AND SITE PLAN FOR DEVELOPMENT OF A LUXURY AUTO DEALERSHIP AT 2 SALT CREEK LANE – MOUSE AUTOMOTIVE

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ___ day of _____, 2023, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ___ day of _____, 2023.

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

AYES: _____
NAYS: _____
ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ___ day of _____, 2023.

_____
Village Clerk

[SEAL]

AGENDA ITEM # 8g

REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION:	Second Reading - ZPS
SUBJECT:	Consideration of a Request for Variation-2 Salt Creek Lane
MEETING DATE:	June 13, 2023
FROM:	Robert McGinnis, Director of Community Development/Building Commissioner

Recommended Motion

Approve an Ordinance Approving a Parking Variation at 2 Salt Creek Lane – Mouse Automotive, Case Number V-05-22.

Background

In this application for variation, the applicant requests relief from the parking requirements set forth in 9-104(J) in order to construct a new luxury auto dealership. The specific request is for 73 parking spaces.

Discussion & Recommendation

Following a public hearing held on March 15, 2023, the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") recommended approval of the Requested Variation on a vote of seven (7) in favor and zero (0) opposed.

Budget Impact

N/A

Village Board and/or Committee Action

At its regular meeting of May 16, 2023, the Board of Trustees heard the matter and agreed to move it forward for Second Reading.

Documents Attached

1. Draft Ordinance
2. Approved Findings of Fact and Recommendation
3. ZBA Application
4. Transcript

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PARKING VARIATION AT 2 SALT CREEK LANE – MOUSE AUTOMOTIVE – CASE NUMBER V-01-23

WHEREAS, the Village of Hinsdale received an application (the "Application") from Mouse Automotive (the "Applicant"), the owner of property located at 2 Salt Creek Lane (the "Subject Property"), for a variation related to parking for a proposed new luxury automotive dealership; and

WHEREAS, the Applicant has requested a variation to subsection 9-104(J) of the Zoning Code of the Village of Hinsdale ("Zoning Code") to allow for forty-six (46) parking spaces on the Subject Property for the proposed luxury automotive dealership instead of the one-hundred nineteen (119) spaces required by the Zoning Code, a reduction of seventy-three (73) spaces (the "Requested Variation"). The Village President and Board of Trustees, upon a recommendation from the Zoning Board of Appeals of the Village of Hinsdale ("ZBA"), have final authority over the Requested Variation; and

WHEREAS, in addition to the Requested Variation, the Applicant is currently seeking Village approvals for a map amendment (rezoning the Subject Property from an O-3 General Office Zoning District designation to a B-3 General Business District designation), as well as site plan and exterior appearance plan approvals, which have or will come before the Board of Trustees in separate ordinances; and

WHEREAS, the Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

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

WHEREAS, on Wednesday, March 15, 2023, the Zoning Board of Appeals of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the Requested Variation; and

WHEREAS, the Zoning Board of Appeals, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Requested Variation on a unanimous vote of seven (7) in favor and zero (0) opposed, with zero (0) members absent; and

WHEREAS, the Zoning Board of Appeals has filed its report of Findings and Recommendation regarding the Requested Variation in Case Number V-01-23 with the President and Board of Trustees, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

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

WHEREAS, the President and Board of Trustees find that the Requested Variation satisfies the standards established in Sections 11-503 of the Hinsdale Zoning Code governing variations.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Zoning Board of Appeals, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Approval of Requested Variation. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-503(A) of the Hinsdale Zoning Code, GRANT the following Requested Variation for the Subject Property commonly known as 2 Salt Creek Lane, and legally described in **Exhibit A** attached hereto and made a part hereof:

- A variation to subsection 9-104(J) of the Zoning Code to allow for forty-six (46) exterior parking spaces on the Subject Property for the proposed luxury automotive dealership instead of the one-hundred nineteen (119) exterior spaces required by the Zoning Code, a reduction of seventy-three (73) spaces.

SECTION 4: Condition on Approval. The President and Board of Trustees has reviewed and given due consideration to the attached findings and recommendations of the Zoning Board of Appeals with respect to the proposed use and requested variation. The Applicant established during the public hearing that it has a unique business model relative to other car dealerships. Given that business model, the forty-six (46) exterior parking spaces, in conjunction with the sixty-five (65) spaces provided indoors in the showroom, service area and indoor parking area, should provide ample parking for customers, visitors, display, vehicles being serviced, inventory and employee parking.

Given the unique business model presented, the Board of Trustees finds the forty-six (46) exterior parking spaces, in conjunction with the sixty-five (65) interior spaces, to be sufficient for this use on the Subject Property and is therefore willing to

grant the requested variation. While it is understood that interior modifications may result in a fluctuation of indoor spaces, the Applicant has agreed to provide a capacity for at least forty-six (46) vehicles indoors at all times. For the avoidance of doubt, the fact that there are more than forty-six (46) additional spaces provided indoors is the key reason for granting the parking variation.

Should the number of available indoor spaces decrease below forty-six (46), the President and Board of Trustees reserves the right to revisit the variation and parking needs on the Subject Property.

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

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this _____ day of _____ 2023.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____ 2023 and attested by the Village Clerk this same day.

_____
Thomas K. Cauley, Jr., Village President

ATTEST:

_____
Emily Tompkins, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

PARCEL 1: LOT 7 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2022, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-07897, DESCRIBED AS EXHIBITS C1 THROUGH C5 ATTACHED THERETO, AND ALSO AS CREATED BY LICENSE AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECODED AS DOCUMENT R79-107322, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON, AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-0005825 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784 FPR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; REPAIR, REPLACEMENT AND RENEWAL OF UTILITY IMPROVEMENTS; RETENTION, DETENTION AND DRAINAGE OF WATER; AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1,2,3,4,6,7,8,9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT E2002-243817, IN DUPAGE COUNTY ILLINOIS.

COMMONLY KNOWN AS: 2 Salt Creek Lane, Hinsdale, Illinois 60521
PIN: 09-01-207-012

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION

(ATTACHED)

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PARKING VARIATION AT 2 SALT CREEK LANE – MOUSE AUTOMOTIVE – CASE NUMBER V-01-23

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ___ day of _____, 2023, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ___ day of _____, 2023.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ___ day of _____, 2023.

_____
Village Clerk

[SEAL]

(2)

FINDINGS OF FACT AND RECOMMENDATION OF THE VILLAGE OF HINSDALE ZONING BOARD OF APPEALS TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

ZONING CASE NO: V-01-23

PETITIONER: Mouse Motors Inc. d/b/a Mouse Automotive Inc.

APPLICATION: For a Variation from the Zoning Code of the Village of Hinsdale ("Zoning Code") relative to parking at 2 Salt Creek Lane, Hinsdale, Illinois.

MEETING HELD: A Public Hearing was held on Wednesday, March 15, 2023 at 6:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on February 23, 2023.

PROPERTY: The subject property is commonly known as 2 Salt Creek Lane, Hinsdale, Illinois (the "Property") and is legally described in **Exhibit A** attached hereto and made a part hereof.

SUMMARY OF REQUEST: The Village of Hinsdale has received a request from Mouse Motors Inc. d/b/a Mouse Automotive Inc. (the "Applicant") for a variation from the parking requirements for the luxury auto dealership proposed to be developed on the Property at 2 Salt Creek Lane (the "Application"). A copy of the Application is attached hereto as **Exhibit B** and made a part hereof.

This Property is presently located in the O-3 General Office Zoning District, but the Applicant has a pending concurrent application on file with the Village to rezone the Property to B-3 General Business District. Site plan and exterior appearance plans for the Property are also pending with the Village.

The specific variation requested by Applicant is to subsection 9-104(J) of the Zoning Code of the Village of Hinsdale ("Zoning Code") over which the Village President and Board of Trustees, upon a recommendation from the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority:

- A variation to subsection 9-104(J) of the Zoning Code to allow for 46 outdoor parking spaces on the Subject Property for the proposed luxury automotive dealership instead of the 119 spaces required by the Zoning Code, a reduction of 73 spaces.

This request is hereafter referred to as the "Requested Variation."

On March 15, 2023, following the conclusion of the public hearing on this matter, the ZBA recommended approval of the Requested Variation to the Village President and Board of

Trustees of the Village based on the intensity of use and business model as presented, on a vote of seven (7) in favor, zero (0) opposed, and zero (0) absent.

PUBLIC HEARING: At the public hearing on the Requested Variation, Attorney Anastas Shkurti and Dealer/Developer Mike Marzano testified as representatives of the Applicant on the Requested Variation.

Mr. Shkurti explained that the Applicant, through an affiliated entity, had purchased the 2.2-acre Property with the intent to develop it into a luxury auto dealership. If approved, it will be the largest McClaren dealership in North America.

The Applicant has received a favorable vote from the Plan Commission on its request to rezone the Property from its present O-3 General Office Zoning District designation to a B-3 General Business District designation, and on its proposed exterior appearance and site plans.

The site plan consists of a two-story building with a net area of about 32,619 square feet and provides for 46 exterior full-size parking stalls. The Zoning Code requires a total of 119 full-size parking stalls, and the proposal is therefore deficient by a total of 73 parking stalls. The site plan also provides for 65 indoor parking spaces inclusive of spaces in two (2) showrooms (19 total spaces), a service area (12 spaces) and an indoor parking facility on the second floor (34 spaces). The Applicant believes the combined indoor and outdoor parking stalls will provide more than enough parking for all projected vehicle inventory, sales and service. The adequacy of the proposed parking is premised on the fact that the dealer will have a significantly lower intensity of use than a typical auto dealership. About 80% of vehicle sales occur online or by phone, and about 90 to 95% of all service business needs are handled by a vehicle hauler. The loading truck bay is separate from the proposed parking. Low customer walk-in traffic is anticipated, both due to the price point and because so many of the total sales are handled online and so much of the service is handled by the hauler. Only about three (3) in-person customer visits are anticipated to occur on an average day, with even fewer in-person service visits, and about eight (8) to ten (10) employees on site. Service and showroom areas will be largely by appointment. Vehicles for service appointments will be primarily picked up from the customers' locations and brought to the site for repair, meaning the 46 exterior parking spaces will primarily exist for customers, visitors and occasional employee parking.

Mr. Shkurti then described how, in the opinion of the Applicant, each of the standards applicable to the Proposed Variation were met in this case.

Members of the ZBA asked various questions and clarified, among other things, that all vehicle inventory would be parked indoors in the showroom and second floor parking facility, in some cases vehicles will be ordered and delivered without the customer ever coming to the Property, and that the Applicant was open to and understood the need for language in the approving Ordinance that would limit the applicability of the variation to future uses that had a similarly low intensity of use as the luxury dealership proposed here. Following additional discussion concerning the limitations on future use, and there

being no further questions or members of the public wishing to speak on the application, the Public Hearing was closed.

Members discussed the Requested Variation. Members generally favored this particular use, but expressed their ongoing concerns about how to limit future uses that may be higher in intensity. A motion to recommend approval of the Requested Variation based on the intensity of use and business model as presented was made by Member Podliska and seconded by Member O'Brien. The motion was premised on the understanding of the Members that the Applicant and counsel for the Village were working through proposed language for inclusion in the approving Ordinance that would limit the applicability of the variation to uses of similarly low intensity to the use proposed by the Applicant.

AYES: Members Moberly, O'Brien, Giltner, Murphy, Lee, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: None

FINDINGS: The following are the Findings of the ZBA relative to the Requested Variation:

1. *General Standard: Carrying out the strict letter of the provisions of the Zoning Code would create a particular hardship or a practical difficulty, based on satisfaction of the standards below:*

2. *Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.* The Property has been vacant for approximately eleven (11) years. The smallish size of the lot and space available for parking limits the potential commercial uses and parking of the Property, as does the required 100-foot setback from Ogden Avenue and the presence of an existing access drive for use by an adjacent property, and those were found by the Board to make this Property unique as compared to other lots on the north side of Ogden Avenue.

3. *Not Self-Created: The unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no*

compensation was paid. The need for the Requested Variation is not self-created. The ZBA finds this standard to have been met.

4. *Denied Substantial Rights: The carrying out of the strict letter of the provisions from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.* The Applicant's business model and its correspondingly low intensity of use is unique to this type of luxury auto dealership and the Applicant's business model. In this case, requiring the Applicant to conform to the parking provisions of the Zoning Code for a traditional auto dealership would limit the ability of the Applicant to, among other things, make a commercially viable use of the Property.

5. *Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.* The ability to provide parking commensurate with the proposed low intensity of use of this luxury auto dealership is not a special privilege. The ZBA finds this standard to have been met.

6. *Code And Plan Purposes: The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.* The ZBA found this standard to have been met as to the Requested Variation. The Zoning Code permits auto dealerships in the B-3 General Business Zoning District to which the Property is proposed to be rezoned. The parking standards in the Zoning Code are targeted at traditional automobile dealerships with large inventories on-site, patrons regularly visiting the service center, and numerous customers visiting the property to browse the inventory, none of which are characteristics of the proposed dealership at issue here, where sales are handled primarily on-line or by phone, service is handled primarily through trucks bringing cars to and from the Property for service, and a minimal amount of customers visiting the Property for sales purposes.

7. *Essential Character Of The Area: The variation would not result in a use or development on the subject property that:*

(a) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or (b) would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or (c) would substantially increase congestion in the public streets due to traffic or parking; or (d) would unduly increase the danger of flood or fire; or (e) would unduly tax public utilities and facilities in the area; or (f) would endanger the public health or safety.

The granting of the Variation recommended for approval here, with the use intensity limitations anticipated to be included in any approving Ordinance by the Board of Trustees, will allow the redevelopment of the Property with an attractive building, and commercially viable low intensity use that will complement the area. Traffic impacts will be minimal and necessary utilities are or will be provided. The Requested Variation as recommended for approval will not endanger the public health or safety.

8. *No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.* The ZBA finds this standard has been met as to the Requested Variation recommended for approval.

RECOMMENDATION:

Based on the Findings set forth above, the ZBA, by a vote of seven (7) in favor and zero (0) opposed, recommends to the President and Board of Trustees that the following Requested Variation relative to parking at the Property, located following its rezoning in the B-3 General Business Zoning District at 2 Salt Creek Lane, be GRANTED:

- **A variation to subsection 9-104(J) of the Zoning Code to allow for 46 outdoor parking spaces on the Subject Property for the proposed luxury automotive dealership instead of the 119 spaces required by the Zoning Code, a reduction of 73 spaces. The recommendation is premised on the understanding of the Members that the Applicant and counsel for the Village would develop appropriate conditions and other language for inclusion in the approving Ordinance that would limit the applicability of the variation to uses of similarly low intensity to the use proposed by the Applicant.**

Signed: _____

Robert Neiman, Chair
Zoning Board of Appeals
Village of Hinsdale

Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

PARCEL 1: LOT 7 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, AND ALSO AS CREATED BY LICENSE AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECODED AS DOCUMENT R79-107322, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON, AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; REPAIR, REPLACEMENT AND RENEWAL OF UTILITY IMPROVEMENTS; RETENTION, DETENTION AND DRAINAGE OF WATER; AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1,2,3,4,6,7,8,9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY ILLINOIS.

Commonly Known As: 2 Salt Creek Lane, Hinsdale IL, 60521
PIN: 09-01-207-012

EXHIBIT B

APPLICATION FOR VARIATION

(ATTACHED)

(3)

VILLAGE OF Hinsdale

Est. 1873

19 E. Chicago Avenue, Hinsdale, IL 60521

APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF (10) COPIES
(All materials to be collated)
FILING FEE: $850.00

Name of Applicant(s): **Mouse Motors Inc., a Montana corporation dba Mouse Automotive Inc.**

Address of Subject Property: **2 Salt Creek Lane, Hinsdale, IL 60521**

Application for a variation from Sec. 9-104: Off Street Parking, J. Required Spaces. 1. Specified Uses, for an off-street parking deficiency

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

Applicant is an affiliate of the current owner is 2 Salt Creek Lane LLC, an Illinois limited liability company.

FOR OFFICE USE ONLY

Date Received:_____ **Zoning Calendar No.** _____

PAYMENT INFORMATION: Check #_____ Check Amount $ _____

SECTION 1- NAME & CONTACT INFORMATION

1 . **Owner**. Name, mailing address, telephone number and email address of owner:

Name:	**2 Salt Creek Lane LLC, Attn: Mike Marzano**
Address:	**5758 W. Fillmore St., Chicago, IL 60644**
Telephone:	**(312) 635-6482**
Email:	**MM@mouse-motors.com**

2 . **Applicant.** Name, address, telephone number and email address of applicant, if different from owner:

Name:	**Mouse Motors Inc., Attn: Mike Marzano**
Address:	**5758 W. Fillmore St., Chicago, IL 60644**
Telephone:	**(312) 635-6482**
Email:	**MM@mouse-motors.com**

3 . **Consultants**. Name and contact information (phone or email) of each professional consultant advising applicant with respect to this application:

a. Attorney:	**Anastas Shkurti; Robbins DiMonte, Ltd.; 216 W Higgins Rd; Park Ridge, IL 60068; T: (847) 698.9600 x 2290; F: (847) 698-9623; E: ashkurti@robbinsdimonte.com**
b. Engineer:	
c. Architect:	**Jerry Mortier / The Redmond Co.; W228 N745 Westmound Dr, Waukesha WI 53186; (262) 896-8753; jmortier@theredmondco.com**
d. Contractor:	
e. Other:	

4 . **Trustee Disclosure**. In the case of a land trust provide the name, address, telephone number and email address of all trustees and beneficiaries of the trust:

Answer: N/A.

5 . **Village Personnel**. Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest:

Answer: N/A.

SECTION 2- REQUIRED DOCUMENTATION

1. **Subject Property**. Address, PIN Number, and legal description of the subject Property, use separate sheet for legal description, if necessary.

   PIN Number: **09-01-207-012**
   Address: **2 Salt Creek Lane, Hinsdale, IL 60521**
   (Lot 7 in Office Park of Hinsdale)

2. **Title.** Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.

   Answer: See Exhibit 1: Last Deed of Record.

3. **Neighboring Owners.** List showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.

   (Note: After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.)

   Answer: Applicant to submit Certificate of Notice.

4. **Survey**. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.

   Answer: See Exhibit Group 2: Site Plans.

5. **Existing Zoning**. Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.

   Answer: The property is surrounded by a mix of office and commercial uses. The existing uses and zoning classifications of properties within the general area of 2 Salt Creek Ln are as follows:

a. Immediately North: 8 Salt Creek Ln; Hinsdale 8 Medical Properties, LLC; medical offices; O-3

b. Immediately East: detention pond, part of 1 Salt Creek Ln, Adventist Hinsdale Hospital; O-3

c. Immediately South: Ogden Ave, and J&L Hinsdale, LLC, 336 E Ogden Ave; Jaguar and Land Rover dealership; B-3

d. Immediately West: 901 Elm St, Hinsdale 901 Medical Properties, LLC; medical offices; O-3

Other Uses and nearby classifications:

e. 907 Elm St; Hinsdale 907 Medical Properties, LLC; O-3

f. 400 E Ogden Ave; Bank of Hinsdale; B-3

g. 21 Spinning Wheel Rd; 21 Spinning Wheel Drive LLC; Apt. Building; R-5

There are no properties in a Single-Family Residential District located within 250' of 2 Salt Creek Ln. The closest single-family property is located in the R-4 District approximately 475 feet to the south on Oak St across Ogden Ave.

Also, see Village of Hinsdale Zoning Map; and Exhibit 3: Letter of Compliance with the Illinois State Agency Historic Resources Preservation Act.

6. **Conformity**. Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.

   Answer: The approval of the variance requested by the applicant will conform with the Village on Hinsdale Official Comprehensive Plan and the Official Map and the Zoning Code for the following reasons.

   The Code already permits new car dealerships along Ogden Ave in the B-3 zoning district. The Applicant is applying for a map amendment to rezone 2 Salt Creek Ln from O-3 General Office District to the B-3 General Business District.

The Applicant is proposing the construction of a 2-story new luxury automobile dealership (McLaren Chicago) of approximately 38,367 gross square feet, or 32,619 net square feet. The B-3 zoning classification and structure size require 119 off-street parking spaces. The site plan provides for 46 outdoor parking spaces. The strict interpretation of the dated Zoning Code language creates an off-street parking deficiency of 73.

The plans also provide 65 indoor parking stalls (19 for the two showrooms; 34 in the second-story parking facility; and 12 for the service area). The dealership's daily operations are very low intensity, and the available combined 111 parking stalls will suffice for the dealership's needs for the present and for the future.

All vehicles for sale and for service are always parked indoors. The dealership projects no more than 20 total new and used cars sales per month including online sales. The dealership has exceptionally low on-site unit sales and it generates low traffic and low use intensity. About 80% of vehicle sales take place online. Also, a vehicle hauler handles 90-95% of service business. The dealership expects to see at most 3 customers driving in the facility each day and at most 3 in-person customer pickup and drop-offs in the service facility each month. At any given time, only 8-10 employees and 2-3 customers are expected to park in the 46 provided outdoor spaces.

The proposed McLaren Chicago use does not demand the off-street parking amount required per Code. The dealership's daily operations are very low intensity, and the available parking stalls are sufficient for the dealership's needs for the present and for the future. The Code does not adequately address the specific use by McLaren Chicago. Further, the added square footage within the facility for all indoor inventory parking results in a greater outdoor parking deficiency and should be a mitigating factor.

7. **Zoning Standards**. Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought. *(Section 4 of this application)*

Answer: See below answers to Section 4 of this Application.

8. **Successive Application**. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

Answer: N/A.

SECTION 3- ZONING RELIEF REQUESTED

1. **Ordinance Provision**. The specific provisions of the Zoning Ordinance from which a variation is sought: *(Attach separate sheet if additional space is needed.)*

Answer: The Hinsdale Zoning Code section for which the variation is sought:

Sec. 9-104: Off Street Parking,
J. Required Spaces.
1. Specified Uses:
All uses except as otherwise listed in this subsection J1(d), as follows:
Gross square footage:
10,001 to 50,000 1 for each 275 square feet of net floor area

The Applicant is proposing the construction off a 2-story new luxury automobile dealership (McLaren Chicago) of approximately 38,367 gross square feet, or 32,619 net square feet. According to the above section of the Zoning Ordinance, the number of off-street parking spaces required is 119.

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

Answer: The Applicant seeks a variance from parking ordinance to reduce the required number of off-street outdoor parking spaces. The facility that the Applicant proposes will have 46 off-street outdoor parking spaces and 65 indoor parking stalls (19 for the two showrooms; 34 in the two-story parking facility; and 12 for the service area). Under the strict interpretation of the dated provisions of the Zoning Code, this facility will create an off-street parking deficiency of 73 parking stalls. However, all vehicle inventory for sale and for service will be parked indoors. Only 8-10 employees and 2-3 customers are expected to park daily in the 46 outdoor spaces each day.

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

Answer: The minimum variation that would be necessary to permit the proposed facility under the strict interpretation of the dated Zoning Code language is 73 parking spaces. This variation is mostly offset by the Facility's 65 indoor parking spaces.

SECTION 4- STANDARDS FOR VARIATION
AS SET FORTH IN SECTION 11-503(F)
(Fence Applications – Section 5)

Provide an explanation of the characteristics of the Subject Property that prevent compliance with the provisions of the Zoning Ordinance, and the specific facts you believe support the granting of the requested variation(s). In addition to your general explanation, you must specifically address each of the following conditions required for approval by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 4 – Standards for Variation.

Answer: The subject Property is a relatively small lot. Any future two-story facility (whether administrative office, medical office, or commercial use) with a size similar to the building that existed previously at the Property (approximately 30,000 square feet) will create a significant parking deficiency and require a variance relief.

(a) **Unique Physical Condition**. The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.

Answer: 2 Salt Creek Ln is exceptional and unique for several reasons. It is part of the Office Park of Hinsdale where all the lots are Zoned O-3. All lots immediately South of Ogden Ave are zoned B-3. 2 Salt Creek Ln is an irregularly shaped lot at the corner Salt Creek Ln and Ogden Ave. Despite the unique exposure, 2 Salt Creek Ln has been vacant since 2012 following the demolition of a two-story office building. 2 Salt Creek Ln also has a setback of 100 feet from Ogden Ave centerline which reduces its buildable area. 2 Salt Creek Ln also has an existing access drive for use by 901 Elm St (within the Office Park) which further reduces space available for outdoor parking. 2 Salt Creek Ln (Lot 7) is also the second-smallest lot of the 10 lots in the Office Park. A parcel of land immediately to the East within the Office Park of Hinsdale that has a similar size to 2 Salt Creek Ln is used exclusively as a retention pond.

(b) **Not Self-Created**. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.

Answer: The Applicant and the owner did not create the unique conditions in 2 Salt Creek Ln. The Village enacted in 2002 the ordinance that established the Office Park of Hinsdale, the lots sizes and shapes, and the O-3 zoning. The Lot is relatively small. Any future two-story facility (whether administrative office, medical office, or commercial use) with a size similar to the building that existed previously at the Property (approximately 30,000 square feet) will create a significant parking deficiency and require a variance relief.

Another previous owner purchased the lot in December 2012 and was unable to develop it during the following 9 years and sold it in January 2022. The Applicant is an affiliate entity of the current owner and has proposed the construction of a state-of-the-art facility which will be a great fit for the location.

(c) **Denied Substantial Rights**. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Answer: Requiring the Applicant to strictly conform to the dated provisions of the Zoning Code for which relief is sought would limit the ability of the Applicant to make a commercially viable and attractive use of the Property that will benefit the community as a whole and the Village financially through the generation of sales tax revenue. The proposed use will be a quiet development and a valuable contributor to the community's synergy with neighboring upscale retailers such as Ferrari, Land Rover, and Whole Foods.

McLaren Chicago is a unique and nontraditional luxury car dealership with exceptionally low traffic and low on-site unit sales. About 80% of vehicle sales take place online. To ensure the safety and the value of the vehicles, they will all be parked indoors in the proposed facility. McLaren Chicago also operates with an enclosed vehicle hauler that handles 90-95% of their service business. This results in one truck handling almost all cars that are coming and going for service. The loading truck bay is separate from the remaining 46 outdoor parking spaces.

The dealership projects no more than 20 total new and used cars sales per month including online sales. It also expects to see at most 3 customers driving in the facility each day and at most 3 in-person customer pickup and drop-offs in the service facility each month. As a result, there will be an abundance of on-site and off-street parking spaces available from the 46 outdoor spaces that the Applicant's plans currently offer.

(d) **Not Merely Special Privilege**. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the

same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Answer: The ability of the Applicant to make a commercially viable use of the Property is not a special privilege. The Applicant's current plans offer an abundance of 46 off-street outdoor parking spaces available for all daily incoming customers and that portion of employees that will park outside. At any given time of day, only 8-10 employees and 2-3 customers are expected to park in the 46 provided outdoor spaces.

Further, all for sale and for service inventory will be parked indoors. Requiring the Applicant to conform to the dated provisions of the Zoning Code for which relief is sought would limit the ability of the Applicant to make a commercially viable and attractive use of the Property that will benefit both the community and the Village. The shopping, and the sale, and the service of luxury cars has evolved over the years and the Applicant's transactions are conducted primarily online with very low on-site customer visits.

(e) **Code and Plan Purposes**. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Answer: The variation will result in a desirable and high-end development and use. The proposed facility will be harmonious with the general purpose and intent of the Official Comprehensive Plan which already permits new automobile dealerships in the lots abutting Ogden Ave. The proposed facility blends an attractive use with an innovative design and illustrates exactly how the variation process is supposed to work for the mutual benefit of the community at large and of the Applicant's proposed use. While under the strict interpretation of the dated provisions of the Code this facility creates an off-street parking deficiency of 67 parking spaces, this deficiency is offset by the facility's impressive design that allows for 70 indoor parking spaces. The development will satisfy the intent of the Village's Codes and the Official Comprehensive Plan because only 8-10 employees and 2-3 customers are expected to park daily in the provided 46 outdoor spaces.

(f) **Essential Character of the Area**. The variation would not result in a use or development of the Subject Property that:

(1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or

Answer: The variation will not have a negative impact on public welfare. It will not injure the enjoyment, use development, or value of property of uses permitted in the vicinity. Instead, an investment of the scale and magnitude that the Applicant proposes will increase the value and desirability of all adjoining lots. The proposed development presents a perfect solution for the Village, with low-intensity use (low foot-traffic, low automotive traffic) and high value tax-revenue.

(2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

Answer: The variation will not materially impair an adequate supply of light and air to any of the neighbors. The entire structure is only two stories high with a roof line of less than 30' from elevation. There is ample open space between all neighboring buildings. The structure will be among the least-tallest building in the Office Park.

(3) Would substantially increase congestion in the public streets due to traffic or parking; or

Answer: The variation will not increase congestion in the public streets due to traffic or parking. McLaren Chicago is a unique and nontraditional luxury car dealership with exceptionally low intensity, low traffic, and low on-site unit sales. About 80% of vehicle sales are online. An trailer truck handles 90-95% of their service business. As a result, McLaren Chicago will see at most 2 or 3 in-person customer pickup and drop-offs in the service facility monthly and no more than 2 or 3 customers driving in the facility each day. The proposed development will create of a much lower intensity use than a typical administrative office use or medical office space use in O-3 zoning, or other general retail permitted under B-3 zoning. Any future two-story facility (whether administrative office, medical office, or commercial use) with a size of approximately 30,000 square feet will create a significant parking deficiency and require a variance relief.

(4) Would unduly increase the danger of flood or fire; or

Answer: The variation will not increase the danger of flood or fire. The development will comply with all applicable fire and safety codes and provide a state-of-the-art fire suppression system within the indoor parking facility.

(5) Would unduly tax public utilities and facilities in the area; or

Answer: The variation will not tax public utilities and facilities in the area. Moreover, the development will upgrade the water main along Ogden from a 6" line to an 8" line. The existing underground storm trap structure may be expanded as necessary. Communications with ComEd have begun to relocate any easement that runs through the site.

(6) Would endanger the public health or safety.

Answer: The variation will not endanger the public health or safety. Behind the building, the landscaping divides the parking lot into smaller parking zones with healthy green space plantings in between. This feature facilitates vehicular circulation within the parking lot and enhances pedestrian and auto safety. Access to the parking lot will remain at the same location as it is currently from Ogden Ave, to Salt Creek Ln, to Tower Dr, and then on to the site. This way, the site plan guides the visitors in the property. The property will continue to be serviced similarly to how it is now, and there will be and no negative impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site. The main customer entrance to the building will be in the rear of the building and closest to the parking lot to enhance pedestrian access and safety. In addition, the Applicant will install safety gates and extend the iron rod fence to further enhance public health and safety.

(g) **No Other Remedy**. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.

Answer: Other solutions explored will required the reduction of the size of the building, and that would lead to a reduction of the indoor parking number, and that would lead to a less safe environment for the luxury cars that the dealership sales and services. The Applicant will also maintain an agreement with its the current service facility at 5758 W. Fillmore St., Chicago, which can relieve any improbable congestion in inventory, service, or employees at 2 Salt Creek Lane with 36 additional available parking spaces.

SECTION 5- STANDARDS FOR VARIATION – FENCES
AS SET FORTH IN SECTION 9-12-3(J)

You must specifically address each of the following conditions required for approval of a fence by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 5 – Standards for Variation - Fences.

(a) Applicant is affected by unique circumstances which create a hardship justifying relief.

(b) Will not alter the essential character of the locality.

(c) Will be in harmony with the general purpose and intent of the code.

(d) Will set no unfavorable precedent either to the locality or to the Village as a whole.

(e) Will be the minimum necessary to afford relief to the applicant.

(f) Will not adversely affect the public safety and general welfare.

SECTION 6- SUBJECT PROPERTY ARCHITECTURAL DRAWINGS/SURVEYS

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.

2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements. If applicable, include any grading changes being proposed.

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

SECTION 7- EXPLANATION OF FEES & APPLICANT SIGNATURE

1. **Application Fee and Escrow**. Every application must be accompanied by a non-refundable application fee of $250.00 plus an additional $600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.

2. **Additional Escrow Requests**. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.

3. **Establishment of Lien**. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the applicant, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

By signing below, the owner or their authorized representative, states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Applicant(s): **Mouse Motors Inc. a Montana corporation dba Mouse Automotive Inc.**

Signature of Applicant:

Signature of Applicant:

By: DocuSigned by: Mike Marzano E6258199781740A

Date: January 6, 2023

ADDENDUM – RULES FOR WRITTEN SUBMISSIONS AND ORAL ARGUMENT

The Hinsdale Zoning Board of Appeals (ZBA) unanimously approved and adopted the following rules governing written submissions and oral arguments on November 15, 2017:

1. No party is required to submit legal briefs or letters to the ZBA in support of any zoning appeal or variance request. The only documents that any appellant or zoning variance applicant must submit are the appeal forms and/or variance request forms and accompanying materials already required under the Hinsdale Zoning Code. The party that filed the appeal or the variance request need not retain counsel to represent them, but they may do so if they wish.

2. If any party wishes to submit a separate legal brief or letter detailing the reasons why the ZBA should grant such appeal or variance request, then such party shall deliver to the Zoning Board of Appeals at Hinsdale Village Hall, 19 E. Chicago Avenue, ten (10) signed copies of such briefs or letters at least 14 days before the ZBA meeting when the ZBA will hold the hearing, the appeal, or the variance application.

3. Within seven days thereafter, the Village of Hinsdale may, but is not required, to file a brief or letter in response to any brief or letter that any other party has filed. Any such letter or brief that the Village may file in response shall conform to all of the requirements established in these rules.

4. Any brief or letter submitted in support of or in response to any such letter or brief must be on 8-1/2" by 11" paper. The text must be double-spaced, but quotations more than two lines long may be indented and single-spaced. The type face must be 14 point type or larger. A one inch margin is required at the top, bottom, and each side of each page. Each page must have a page number at the bottom.

5. No such briefs or letters shall exceed 12 pages unless the ZBA grants a party's request for an extension of that page limit. Footnotes are discouraged.

6. If any such letter or brief cites to any legal authority, then the letter or brief must contain an index indicating each page number of the letter or brief which cites to that legal authority.

7. If any such brief or letter refers to any other documents, then all such documents must be attached as exhibits. Every such exhibit attached to the brief or letter must be identified with an exhibit number, and must be preceded by a numbered tab corresponding with the exhibit number that protrudes on the right hand side of such brief or letter. All such exhibits must be legible.

8. Any such brief or letter containing less than 20 pages of text and exhibits combined must be firmly stapled in the upper left hand corner of the brief or letter. Briefs or letters that contain more than 20 pages of combined text and exhibits must be spiral bound on the left hand side in a manner that does not interfere with the legibility of any such text or exhibits.

9. If any such brief or letter cites any code section, ordinance, statute, or court decision, then such legal authority must be attached in its entirety as an exhibit to the brief or letter, and the exhibit number must be included in the index required under paragraph 6.

10. The ZBA will not consider briefs or letters that do not meet all of these requirements.

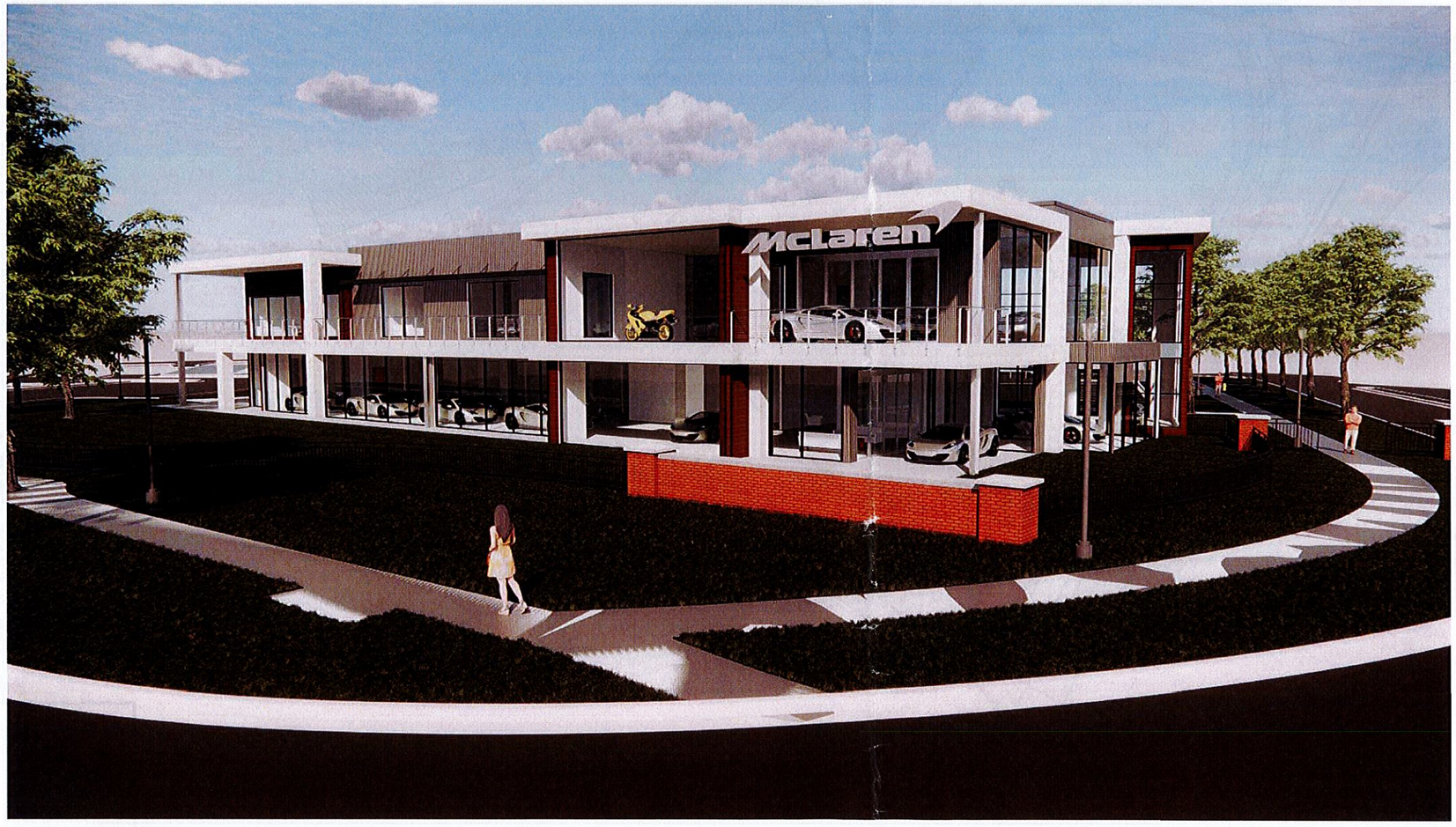
11. At the hearing on any such appeal or variance request, the party that filed the appeal or the variance request has a maximum of 15 minutes to present their initial arguments regarding why the ZBA should grant such appeal or variance request; the Village may then have a maximum of 15 minutes to respond; and the party that filed the appeal or variance request may then have five minutes to reply. These time limits may be extended by a maximum of five minutes per side in the ZBA's discretion. These time limits apply only to oral argument by a party to the ZBA regarding whether the facts support a conclusion that the ZBA should grant the appeal or variance request under the applicable zoning standards, but not to any witness testimony that any party may wish to present.

12. Any non-party to any such appeal or variance request who wishes to address the ZBA at the hearing on any such appeal or variance request, may have a maximum of five minutes to address the ZBA regarding whether the ZBA should grant the appeal or variance request.

Adopted by the Zoning Board of Appeals on November 15, 2017

Mouse Motors

PRELIMINARY DESIGN



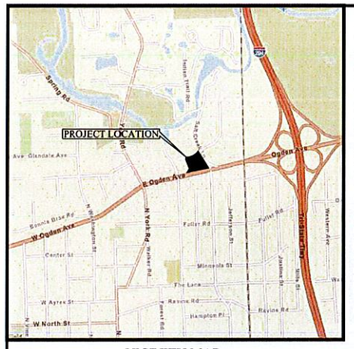
SHEET INDEX

SURVEY
SITE PLAN
AREA DIAGRAMS
CIVIL ENGINEERING
LANDSCAPE DRAWINGS
FIRST FLOOR
SECOND FLOOR
EXTERIOR ELEVATIONS
EXTERIOR ELEMENTS
3D VIEWS
SITE LIGHTING PLAN

THE REDMOND COMPANY

© 2021 The Redmond Company

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PARCEL 1:

LOT 7 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENT R74-37777 AND AS CREATED BY DECLARATION RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTED BY RIDER DECLARATION 1, 2 AND 3 ATTACHED THERETO, AND GRANT EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-005821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, AND ALSO AS CREATED BY LICENSE AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822 AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R79-107212, OR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200151, AND RE-RECORDED JANUARY 15, 2008 AS DOCUMENT R2008-005635, MADE BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-1-7833 AND FOXFORD, L.L.C. AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; REPAIR, REPLACEMENT AND RENEWAL OF UTILITY IMPROVEMENTS; RETENTION, DETENTION AND DRAINAGE OF WATER, AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1,2,3,4,5,6,7,8,9,10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY ILLINOIS.

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

12 TERMS AND PROVISIONS OF STORMWATER FACILITY MAINTENANCE AGREEMENT RECORDED JANUARY 10, 2013 AS DOCUMENT NO. R2013-005218.

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

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

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

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-57228, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK.

18 GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE, A PARTNERSHIP, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED AUGUST 13, 1973 AND RECORDED NOVEMBER 9, 1973 AS DOCUMENT R73-99217, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS DESCRIBED ON THE PLATS ATTACHED THERETO AS EXHIBIT 'A' AND EXHIBIT 'B' AND MADE A PART THEREOF.

19 GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT, A MUNICIPAL CORPORATION, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED NOVEMBER 8, 1972 AND RECORDED NOVEMBER 9, 1973 AS DOCUMENT R73-99218, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS AND FOR WATER MAINS FOR THE PURPOSE OF CONVEYING WATER ALL AS DESCRIBED ON THE PLAT ATTACHED THERETO AS EXHIBIT 'A' AND MADE A PART THEREOF.

20 EASEMENT AND MODIFICATION OF EXISTING EASEMENTS CREATED BY A GRANT DATED JULY 31, 1980 AND RECORDED SEPTEMBER 23, 1980 AS DOCUMENT R80-57056, FROM OFFICE PARK OF HINSDALE AND HINSDALE SANITARY DISTRICT, FOR STORM AND SURFACE WATER CONTROL AND SANITARY SEWER PURPOSES.

21 AGREEMENT MADE BY AND BETWEEN DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 62019, AND AS TRUSTEE UNDER TRUST NUMBER 61014, AND CATHERINE SOUTSOS DATED JUNE 7, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823, WITH AMENDMENTS THERETO RECORDED AS DOCUMENTS R73-33533, R81-02365 AND R2001-197280, RELATING TO PERPETUAL AND NON-EXCLUSIVE EASEMENT AND COVENANTS APPURTENANT TO AND BENEFITING THE PREMISES IN QUESTION.

22 EASEMENT CREATED BY A GRANT RECORDED ON OCTOBER 6, 1978 AS DOCUMENT R78-086178, FROM DROVERS NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1977 AND KNOWN AS TRUST NUMBER 67927, TO THE ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN COMMUNICATION SYSTEMS CONSISTING OF WIRES, CABLES, ETC., OVER A STRIP OF LAND 10 FEET IN WIDTH AS SET FORTH ON EXHIBIT 'A' OF SAID DOCUMENT.

24 GAS MAIN EASEMENT MADE BY PAUL SCHMEIDENER AND OFFICE PARK OF HINSDALE, TO NORTHERN ILLINOIS GAS COMPANY, DATED OCTOBER 19, 1967 AND RECORDED NOVEMBER 14, 1967 AS DOCUMENT NUMBER R67-46368, GRANTING A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

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

26 LICENSE AGREEMENT MADE BY AND BETWEEN OFFICE PARK OF HINSDALE AND DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61118, DATED FEBRUARY 15, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AS SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 RELATING TO INGRESS AND EGRESS TO AND FROM OGDEN AVENUE OVER AND ACROSS THE PRIVATE ROADS KNOWN AS SALT CREEK LANE AND ELM STREET, FURTHER PROVIDING FOR THE TERMINATION OF THIS AGREEMENT TOGETHER WITH THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.

27 OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS DATED APRIL 2003 AND RECORDED MAY 29, 2003, AS DOCUMENT R2003-200151, AND RE-RECORDED JANUARY 15, 2008, AS DOCUMENT R2008-005635, MADE BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-7833 AND FOXFORD, L.L.C., AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784.

28 EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-005821 AND AMENDED BY DOCUMENT R89-072896, GRANTING AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, TO BENEFIT THE LAND AND OTHER PROPERTY, TOGETHER WITH RESTRICTIONS ON THE USE OF THE LAND.

29 GRANT MADE BY DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1977 AND KNOWN AS TRUST NUMBER #7327, TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, AND TO AMERITECH ILLINOIS, FORMERLY ILLINOIS BELL TELEPHONE COMPANY, A CORPORATION OF ILLINOIS, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, DATED JUNE 30 1989 AND RECORDED JULY 6, 1989 AS DOCUMENT R89-90059, OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAME FOR THE PURPOSE SET FORTH THEREIN, AND TO TRIM OR CUT DOWN TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT THEREIN GIVEN IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE LAND DESCRIBED AS FOLLOWS:

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

30 PURSUANT TO THE PLAT OF OFFICE PARK OF HINSDALE, AFORESAID, THERE SHALL BE NO DIRECT ACCESS TO OGDEN AVENUE (U.S. ROUTE 34) FROM LOTS 2, 3, 7 AND 8. ACCESS TO BE PROVIDED VIA ELM STREET AND SALT CREEK LANE. ACCESS TO EACH LOT VIA SALT CREEK LANE AND ELM STREET.

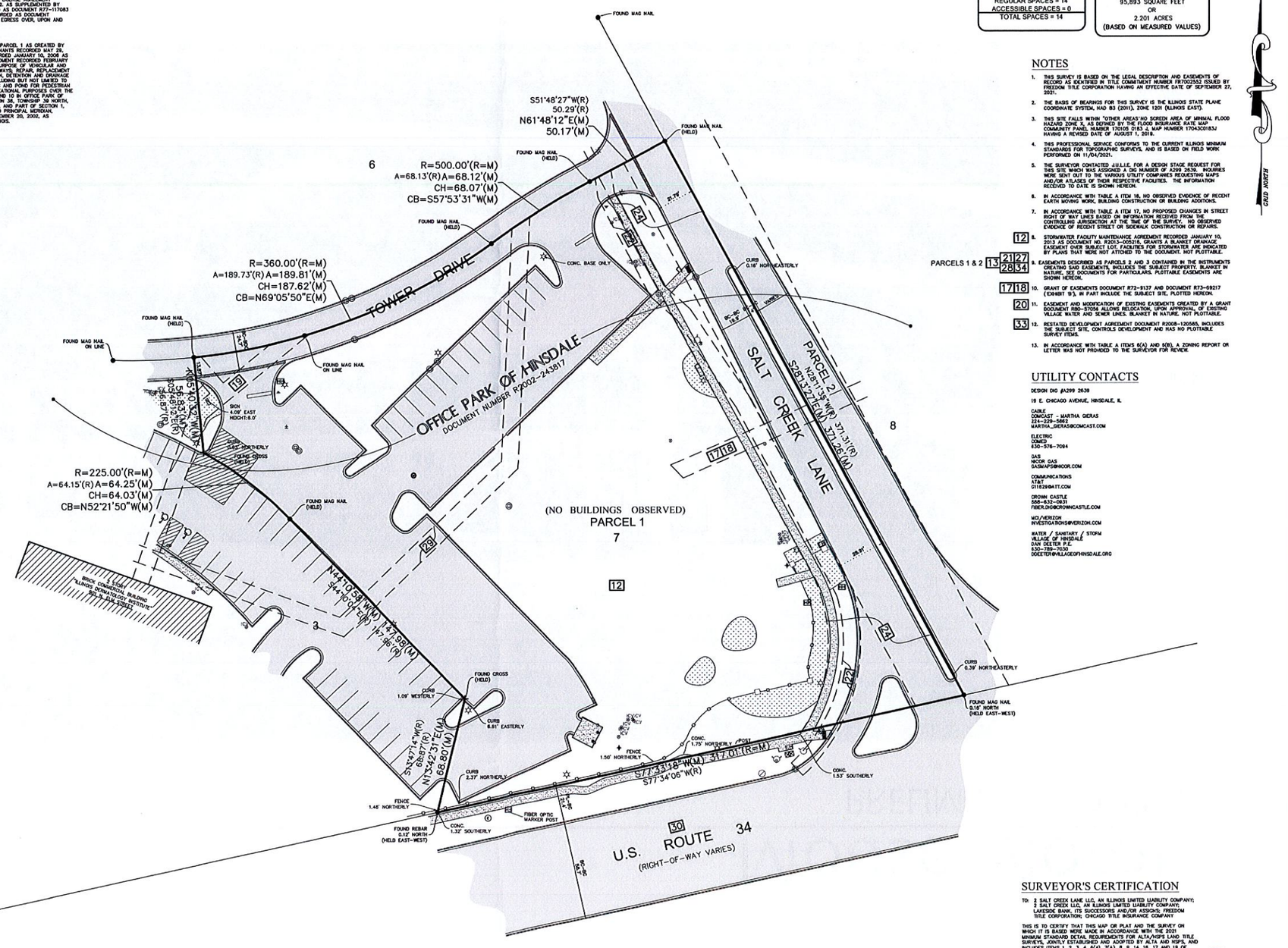
31 TERMS AND PROVISIONS CONTAINED IN ACCESS EASEMENT AGREEMENT DATED DECEMBER 19, 2000 RECORDED DECEMBER 28, 2000 AS DOCUMENT R2000-284845, BY AND BETWEEN OFFICE PARK OF HINSDALE, AN ILLINOIS LIMITED LIABILITY COMPANY AND MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-1-7833 AND ELM CREEK PROPERTY MANAGEMENT, INC. D/B/A OFFICE PARK OF HINSDALE, AN ILLINOIS CORPORATION AND HINSDALE HOSPITAL, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.

32 RESTRICTIVE COVENANT FOR CONSTRUCTION OF AN IMPROVEMENT IN THE PUBLIC RIGHT-OF-WAY RECORDED JANUARY 10, 2003, AS DOCUMENT R2003-012813, MADE BY AND BETWEEN THE VILLAGE OF HINSDALE AND FOXFORD, LLC, RELATING TO A LAWN SPRINKLER SYSTEM.

33 TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF HINSDALE AND FOXFORD, LLC FOR THE HINSDALE CLUB, A MIXED-USE DEVELOPMENT RECORDED AUGUST 1, 2008 AS DOCUMENT R2008-120585.

34 EASEMENT GRANT RECORDED JUNE 23, 1989 AS DOCUMENT R89-072897, GRANTING AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, TO BENEFIT THE LAND AND OTHER PROPERTY, TOGETHER WITH RESTRICTIONS ON THE USE OF THE LAND.

SCHEDULE B EXCEPTIONS 8, 9, 10, 11, 14, 15, 16, 23, 25, 35, 36, 37, 38 AND 39 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRID NORTH

STRIPED PARKING DATA
REGULAR SPACES = 14
ACCESSIBLE SPACES = 0
TOTAL SPACES = 14

AREA SUMMARY
(TO HEAVY LINES)
95,893 SQUARE FEET
OR
2.201 ACRES
(BASED ON MEASURED VALUES)

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER FRT0023552 ISSUED BY FREEDOM TITLE CORPORATION HAVING AN EFFECTIVE DATE OF SEPTEMBER 27, 2021.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS"/NO SCREEN AREA OF MINIMAL FLOOD HAZARD ZONE X, AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C 0183 J, MAP NUMBER 17043C0183J HAVING A REVISED DATE OF AUGUST 1, 2019.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 11/04/2021.
5. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A TIC NUMBER OF A209 2638. NO WIRES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR AS-BUILTS OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. IN ACCORDANCE WITH TABLE A ITEM 18, NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. IN ACCORDANCE WITH TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. STORMWATER FACILITY MAINTENANCE AGREEMENT RECORDED JANUARY 10, 2013 AS DOCUMENT NO. R2013-005218, GRANTS A BLANKET DRAINAGE EASEMENT OVER SUBJECT LOT. FACILITIES FOR STORMWATER ARE INDICATED BY PLANS THAT WERE NOT ATTACHED TO THE DOCUMENT. NOT PLOTTABLE.
9. EASEMENTS DESCRIBED AS PARCELS 2 AND 3 CONTAINED IN THE INSTRUMENTS CREATING SAID EASEMENTS, INCLUDES THE SUBJECT PROPERTY. BLANKET IN NATURE, SEE DOCUMENTS FOR PARTICULARS. PLOTTABLE EASEMENTS ARE SHOWN HEREON.
10. GRANT OF EASEMENTS DOCUMENT R72-9137 AND DOCUMENT R73-99217 (EXHIBIT 'B'), IN PART INCLUDE THE SUBJECT PROPERTY. NOT PLOTTED HEREON.
11. EASEMENT AND MODIFICATION OF EXISTING EASEMENTS CREATED BY A GRANT DOCUMENT R80-57056 ALLOWS RELOCATION, UPON APPROVAL, OF EXISTING VILLAGE WATER AND SEWER LINES. BLANKET IN NATURE. NOT PLOTTABLE.
12. RESTATED DEVELOPMENT AGREEMENT DOCUMENT R2008-120585, INCLUDES THE SUBJECT SITE, CONTROLS DEVELOPMENT AND WAS NO PLOTTABLE SURVEY ITEMS.
13. IN ACCORDANCE WITH TABLE A ITEMS 6(A) AND 6(B), A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.

UTILITY CONTACTS

DESIGN DIG #A299 2639

19 E. CHICAGO AVENUE, HINSDALE, IL

CABLE
COMCAST - MARTHA GIERAS
224-235-5662
MARTHA_GIERAS@COMCAST.COM

ELECTRIC
COMED
630-576-7094

GAS
NICOR GAS
GASMAP@NICOR.COM

COMMUNICATIONS
AT&T
0115280@ATT.COM

CROWN CASTLE
888-632-0931
FIBER.OK@CROWNCASTLE.COM

MCI/VERIZON
INVESTIGATIONS@VERIZON.COM

WATER / SANITARY / STORM
VILLAGE OF HINSDALE
DAN DEETER P.E.
630-789-7030
DDEETER@VILLAGEOFHINSDALE.ORG

SURVEYOR'S CERTIFICATION

TO: 2 SALT CREEK LANE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; 2 SALT CREEK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; LAKESIDE BANK, ITS SUCCESSORS AND/OR ASSIGNS; FREEDOM TITLE CORPORATION; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/04/2021.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

DATE OF PLAT OR MAP: 12/10/2021

BY: _____
DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/21

PROFESSIONAL LAND SURVEYOR
DANIEL W. WALTER
35-3585
AURORA, ILLINOIS
STATE OF ILLINOIS

J:\PSDATA\2021 PROJECTS\21.0310 (21.0310-LTS-TOPO.DWG

811 Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. WE GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SHOWN OR INDICATED WITHIN THE LIMITS OF THIS SURVEY. WE ALSO GUARANTEE THAT THE SURVEYED POSITION OF THE UTILITIES SHOWN HEREON IS ACCURATE TO WITHIN +/- 0.5 FEET. HOWEVER, WE DO NOT WARRANT THAT ALL UNDERGROUND UTILITIES ARE SHOWN, OR THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH WE DO BELIEVE THAT ARE LOCATED AS ACCURATELY AS REASONABLY POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES UNLESS OTHERWISE NOTED HEREON.

NO.	DATE: 12-09-21	PIC: TK	DRAWN BY: RHM	CHECKED BY: MP	BOOK 609 PG 53
	REVISIONS				BY
1.	IN HOUSE REVIEW, CERTIFICATION & FINALIZE SURVEY				DATE
					12-28-22 RHM

PROJECT
2 Salt Creek Lane - Hinsdale

CLIENT
Vequity
233 N. Michigan Street, Suite 300
Chicago IL 60601

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-9030 EMAIL: DANIEL@COMPASSLANDSURVEYING.COM

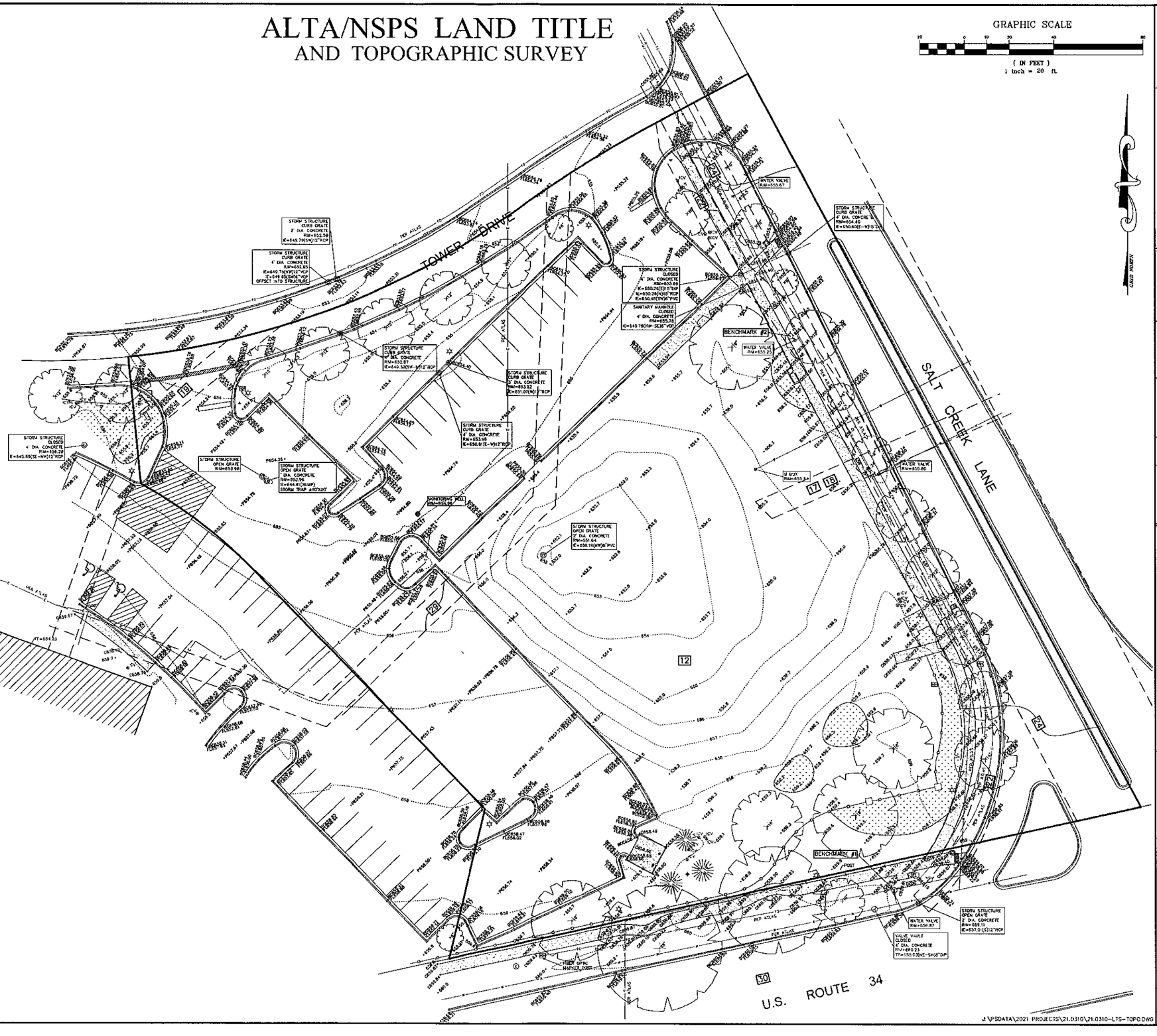
SCALE: 1" = 30'

1 OF 2

PROJ. NO.: 21.0310

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BOC = BACK OF DEPRESSED CURB
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER PAD
P = PAVERS

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- WETLAND FLAG
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER M=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)

BENCHMARKS

REFERENCE BENCHMARK:
DUPAGE COUNTY BENCHMARK DK3127

DATUM: NAVD88
ELEVATION = 740.97

DUPAGE COUNTY BENCHMARK DK3129

DATUM: NAVD88
ELEVATION = 704.86

SITE BENCHMARKS:

SITE BENCHMARK #1
EAST BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF DIXON ROAD AND SALT CREEK LANE.

ELEVATION = 661.55

SITE BENCHMARK #2
NORTHWEST BONNET BOLT ON 1ST FIRE HYDRANT SOUTH OF TOWER DRIVE ALONG WEST SIDE OF SALT CREEK LANE.

ELEVATION = 657.47

Know what's below. Call before you dig.

UTILITY STATEMENT

THE UTILITIES SHOWN HEREON WERE LOCATED FROM VISUAL FIELD EVIDENCE AND RECORD DRAWINGS FURNISHED BY PLAT TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT ALL SUCH UTILITIES IN THE AREA, EITHER SHOWN OR NOT SHOWN, HAVE BEEN LOCATED OR ACCURATELY PLOTTED. FOR THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES, APPLICANT IS TO CONTACT J.U.L.I.E. AT 811 OR 1-800-892-0123 AT LEAST 48 HOURS BEFORE EXCAVATION IS TO BEGIN. IT IS POSSIBLE THAT ADDITIONAL UTILITIES NOT SHOWN OR IN A DIFFERENT LOCATION THAN SHOWN HEREON EXIST. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	REVISIONS	DATE	BY
1.	IN HOUSE REVIEW, CERTIFICATION & FINALIZE SURVEY	12-28-22	RHM

DATE: 12-09-21 | PC: TK | DRAWN BY: RHM | CHECKED BY: MP | BOOK 659 PG 53

PROJECT: 2 Salt Creek Lane - Hinsdale

CLIENT: Voquity, 234 W. Florida Street, Suite 300, Chicago, IL 60661

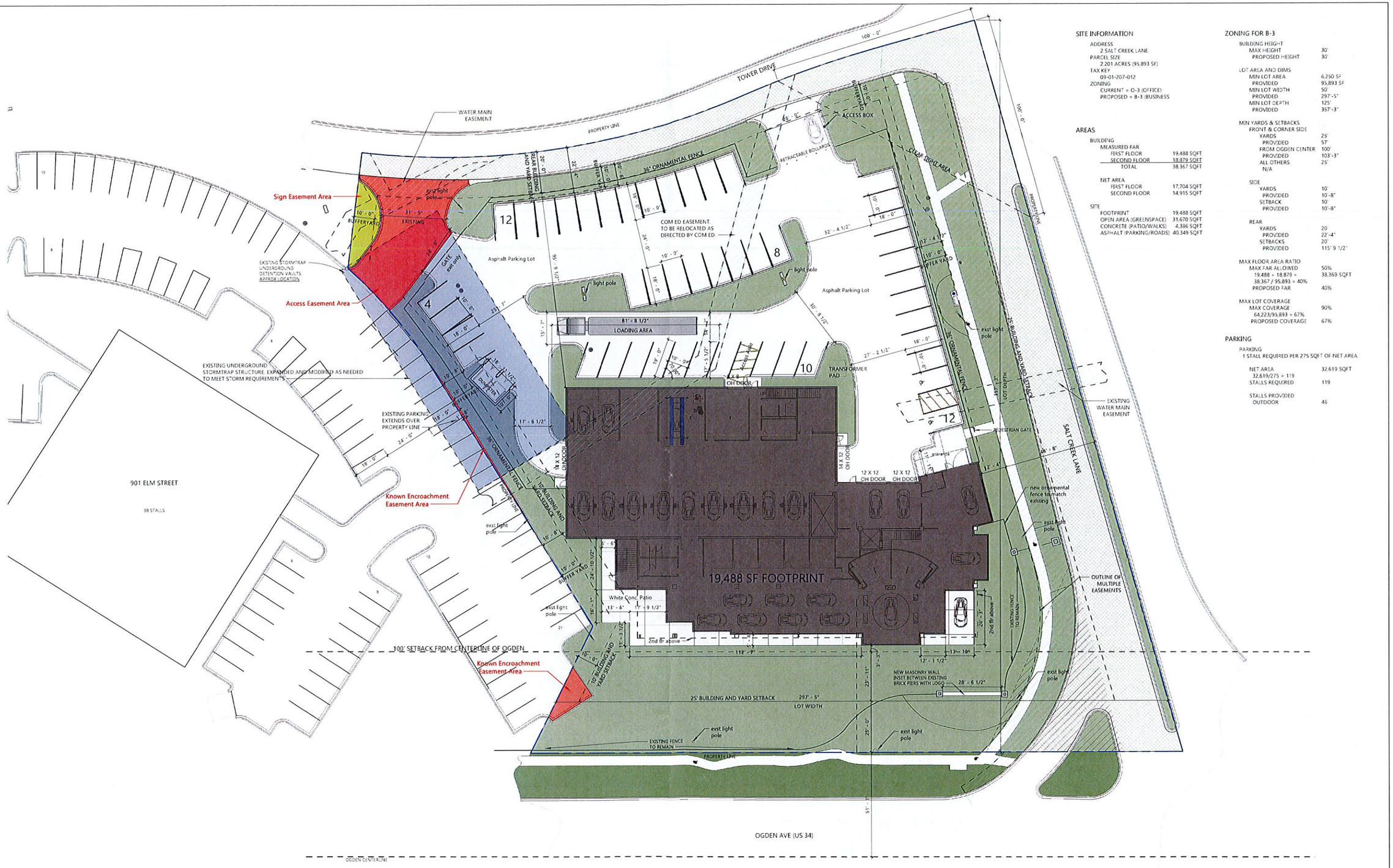
COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2601 GINGER WOODS PARKWAY, STE. 190
AURORA, IL 60502
PH/FAX: (630) 820-9100 / FAX: (630) 820-7090 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

2 OF 2

PROJ. NO.: 21.0310

J:\PSDATA\2021 PROJECTS\21.0310\21.0310-LTS-TOPO.DWG



SITE INFORMATION

ADDRESS
2 SALT CREEK LANE
PARCEL SIZE
2.201 ACRES (95,893 SF)
TAX KEY
09-01-207-012
ZONING
CURRENT = O-3 (OFFICE)
PROPOSED = B-3 (BUSINESS

AREAS

BUILDING		
MEASURED FAR		
FIRST FLOOR	19,488 SQFT	
SECOND FLOOR	18,879 SQFT	
TOTAL	38,367 SQFT	
NET AREA		
FIRST FLOOR	17,704 SQFT	
SECOND FLOOR	14,915 SQFT	
SITE		
FOOTPRINT	19,488 SQFT	
OPEN AREA (GREENSPACE)	31,670 SQFT	
CONCRETE (PATIO/WALKS)	4,386 SQFT	
ASPHALT (PARKING/ROADS)	40,349 SQFT	

ZONING FOR B-3

BUILDING HEIGHT	
MAX HEIGHT	30'
PROPOSED HEIGHT	30'
LOT AREA AND DIMS	
MIN LOT AREA	6,250 SF
PROVIDED	95,893 SF
MIN LOT WIDTH	50'
PROVIDED	297'-5"
MIN LOT DEPTH	125'
PROVIDED	357'-3"
MIN YARDS & SETBACKS	
FRONT & CORNER SIDE	
YARDS	25'
PROVIDED	57'
FROM OGDEN CENTER	100'
PROVIDED	103'-3"
ALL OTHERS	25'
N/A	
SIDE	
YARDS	10'
PROVIDED	10'-8"
SETBACK	10'
PROVIDED	10'-8"
REAR	
YARDS	20'
PROVIDED	22'-4"
SETBACKS	20'
PROVIDED	115' 9 1/2"
MAX FLOOR AREA RATIO	
MAX FAR ALLOWED	50%
19,488 + 18,879 = 38,367 / 95,893 = 40%	38,369 SQFT
PROPOSED FAR	40%
MAX LOT COVERAGE	
MAX COVERAGE	90%
64,223/95,893 = 67%	
PROPOSED COVERAGE	67%

PARKING

PARKING
1 STALL REQUIRED PER 275 SQFT OF NET AREA

NET AREA	32,619 SQFT
32,619/275 = 119	
STALLS REQUIRED	119
STALLS PROVIDED	
OUTDOOR	46

SCALE: 1" = 20'-0"

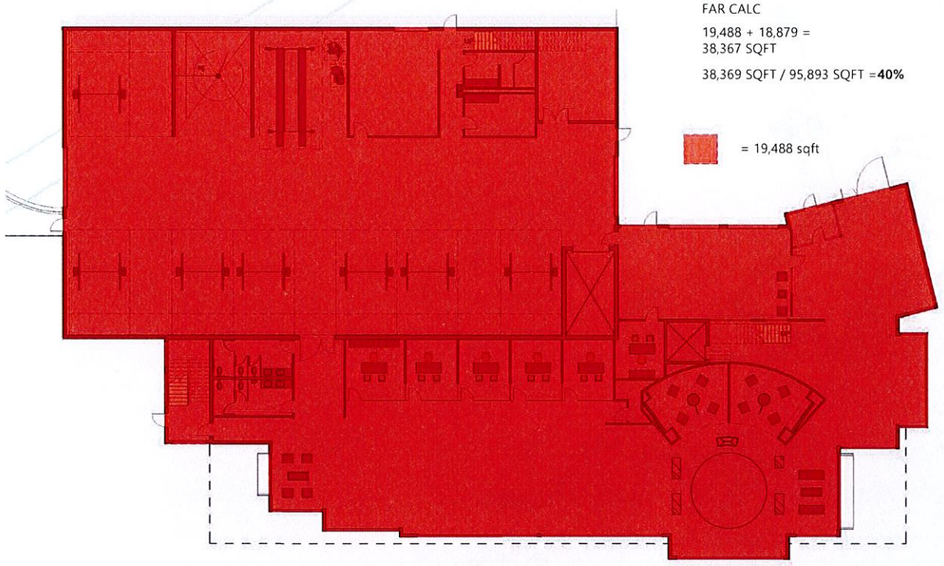
Mouse Motors

Site Plan - #2 Salt Creek LN

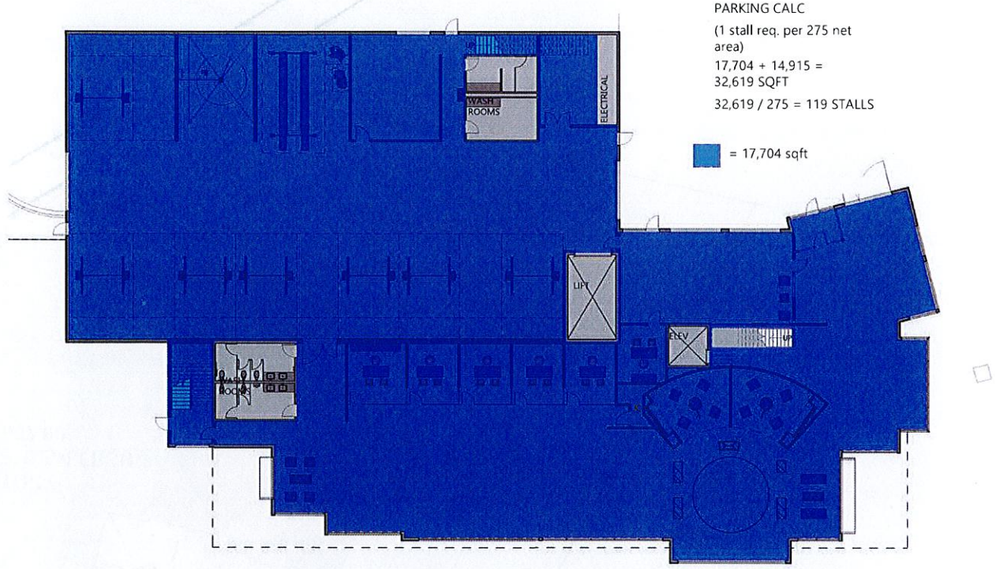
22036

December 28th, 2022

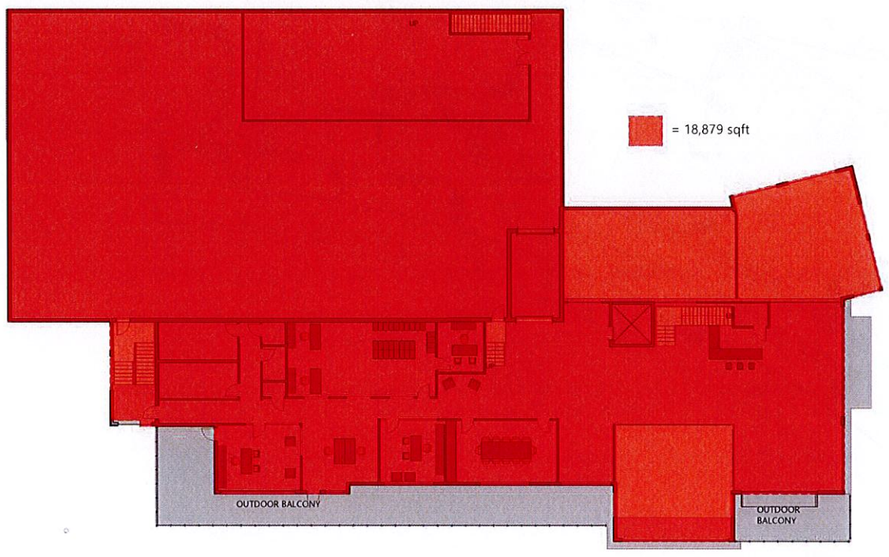
© 2022 The Redmond Company



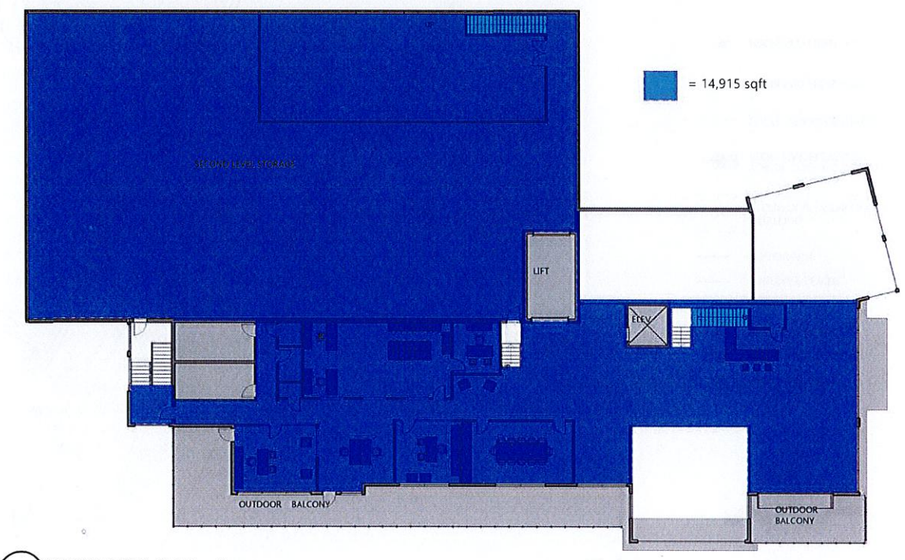
B1 FIRST FLOOR - FAR
1/16" = 1'-0"



B3 FIRST FLOOR - Net Floor Area
1/16" = 1'-0"



A1 SECOND FLOOR - FAR
1/16" = 1'-0"



A3 SECOND FLOOR - Net Floor Area
1/16" = 1'-0"

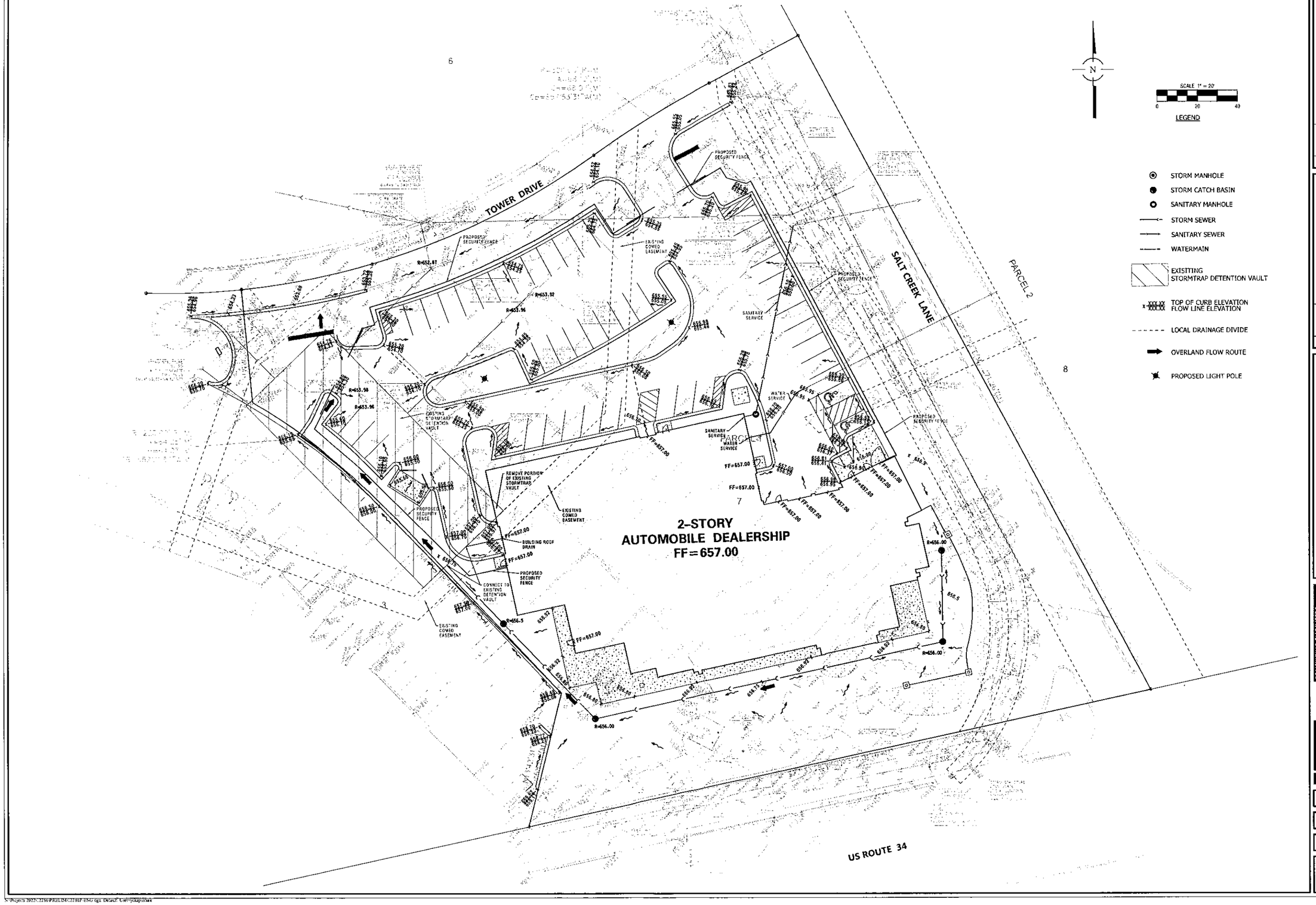
Mouse Motors

Building Area Diagrams

22036

December 5th, 2022

© 2022 The Redmond Company



NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY ENGINEERING

MOUSE MOTORS
2 SALT CREEK LANE
HINSDALE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 720
Rosemont, Illinois 60018
Phone: (847) 696-4100 Fax: (847) 696-4085

SPACECO INC.

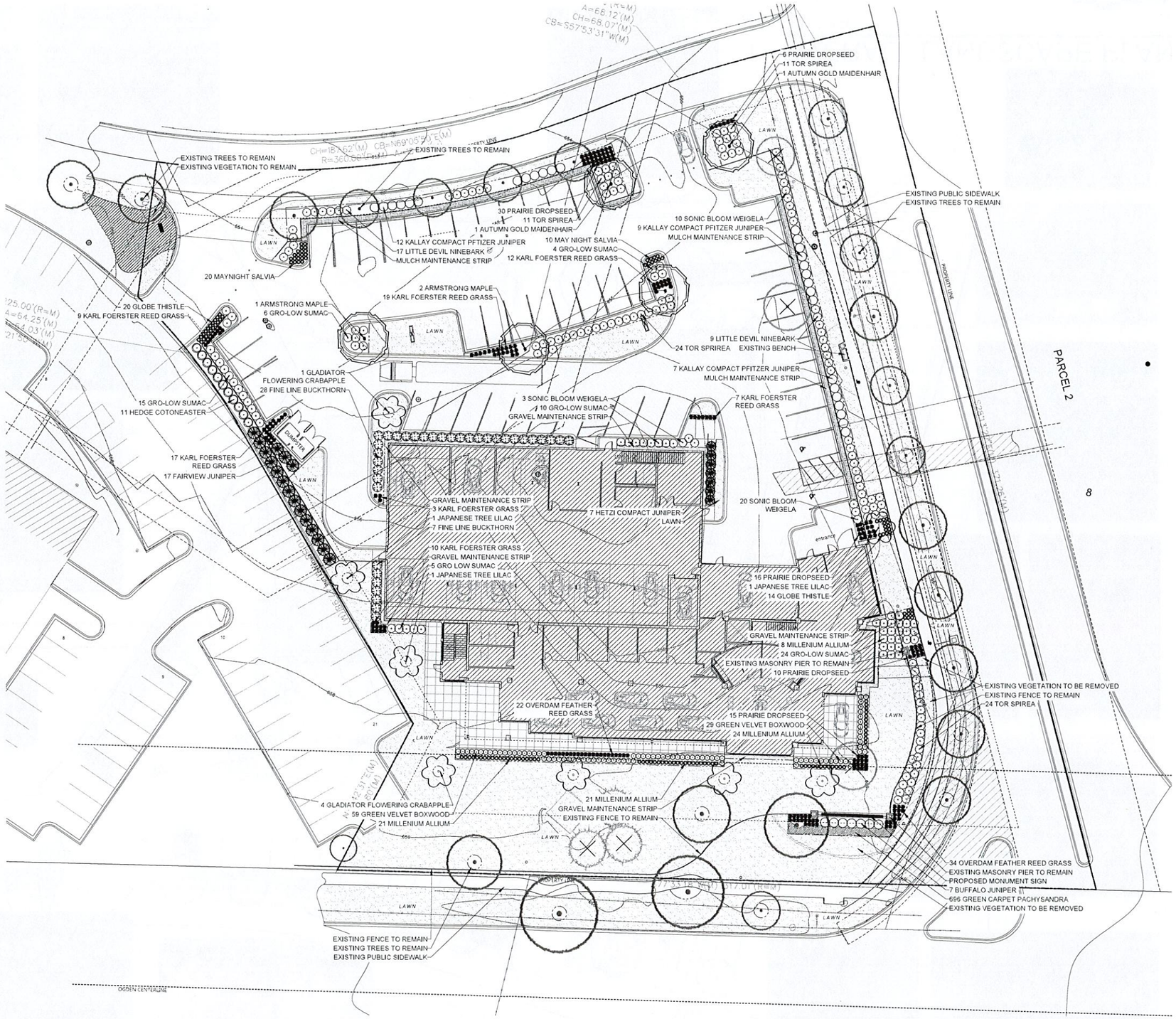
FILENAME: 12286P-ENG

DATE: 12/05/22

JOB NO. 12286

SHEET
P-ENG
OF 1

Joint Utility Locating Information for Excavators
Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)



NORTH

OVERALL LANDSCAPE PLAN

Scale: 1" = 20'0"

0 10 20 40

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

McLAREN MOTORS

East Ogden Ave.
Hinsdale, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.14.22	CONCEPT ISSUE
10.21.22	PLANTING PLAN
11.3.22	REVISED SITE PLAN
11.22.22	REVISED SITE PLAN

LICENSED LANDSCAPE ARCHITECT
W. DAVID HELLER
NO. 157.000558
STATE OF ILLINOIS

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

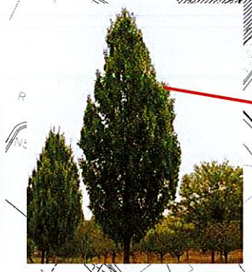
OVERALL LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	22-059
DATE	12.5.22
SHEET NUMBER	L 1.0



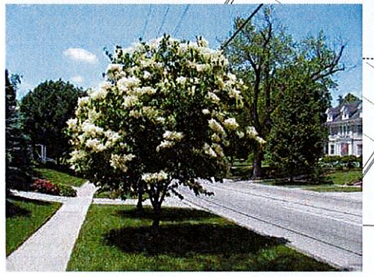
















OVERALL LANDSCAPE PLAN

NORTH

Scale: 1" = 20'0"

0 10 20 40

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

McLAREN MOTORS

East Ogden Ave.
Hinsdale, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.14.22	CONCEPT ISSUE
10.21.22	PLANTING PLAN
11.3.22	REVISED SITE PLAN
11.22.22	REVISED SITE PLAN

LICENSED LANDSCAPE ARCHITECT
W. David Heller
001-000558
STATE OF ILLINOIS

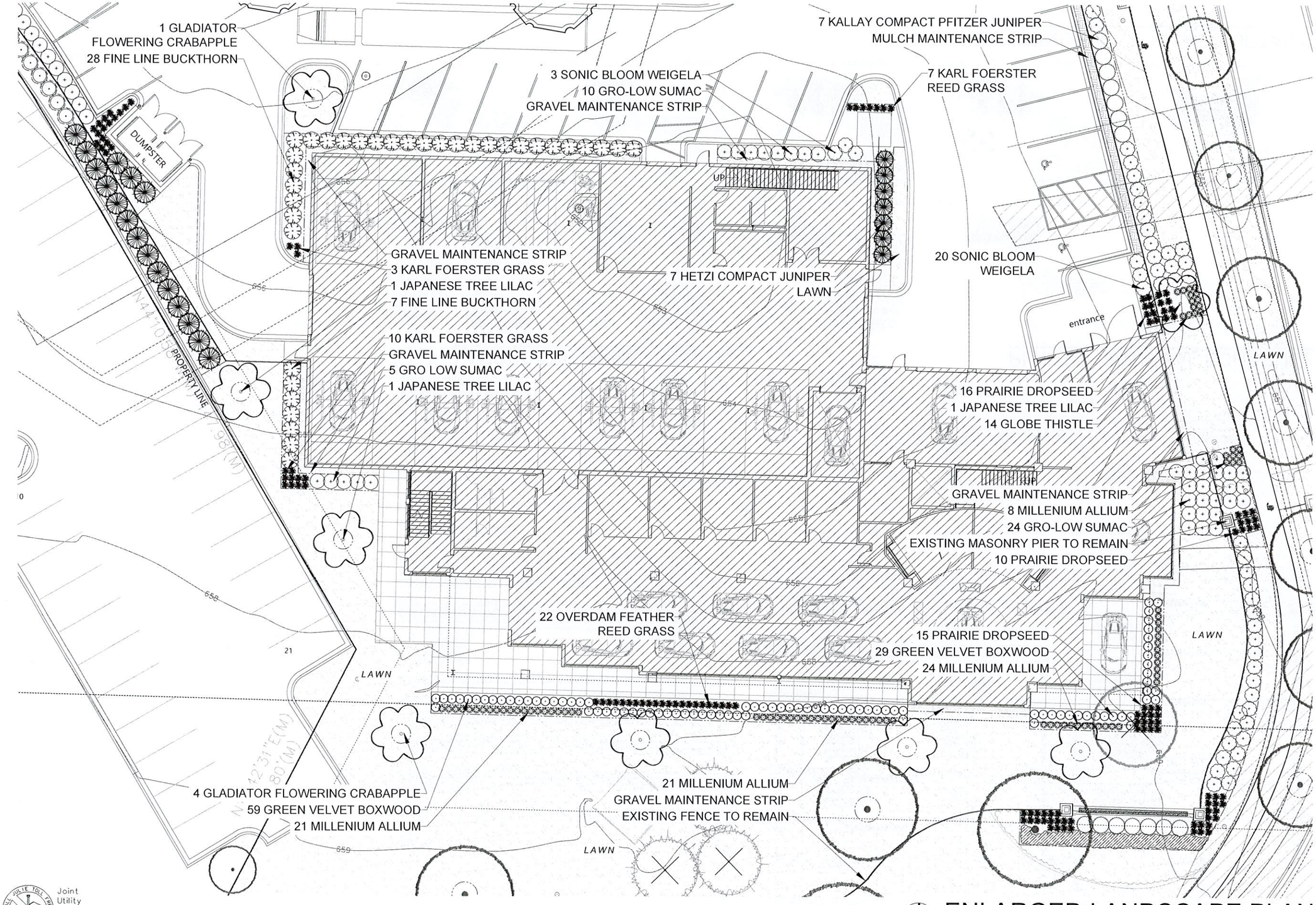
These plans were prepared by
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL LANDSCAPE PLAN: IMAGES

PROJECT MANAGER	WDH
PROJECT NUMBER	22-059
DATE	12.5.22
SHEET NUMBER	L 1.05



Joint Utility Locating Information for Excavators
CALL JULIE TOLL FREE 1-800-892-0123
Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

NORTH

ENLARGED LANDSCAPE PLAN

Scale: 1" = 10'0"

0 5 10 20

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph. 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

McLAREN MOTORS

East Ogden Ave.
Hinsdale, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.14.22	CONCEPT ISSUE
10.21.22	PLANTING PLAN
11.3.22	REVISED SITE PLAN
11.22.22	REVISED SITE PLAN

LICENSED LANDSCAPE ARCHITECT
W. DAVID HELLER
NO. 157-000558
STATE OF ILLINOIS

These plans were prepared by
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	22-059
DATE	12.5.22
SHEET NUMBER	L 1.1

1. Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable). All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.

6. Tree Planting. Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top ⅓ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining ⅔ of the burlap and remove the twine. Provide three slow-release fertilizer for each tree planted.

7. Tree Planting. Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is ⅔ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting. All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a ½ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are ⅔ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.

9. Mulching. All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging. All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation. All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area
½ CY Peat Moss or Mushroom Compost
½ CY blended/pulverized Topsoil
2 pounds starter fertilizer
⅓ CY composted manure

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly and to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.

13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #8 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly, at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Reinder's Landscape Supply 800-785-3301, or Prairie Nursery 800-476-9453) or approved equivalent mix from a reputable seed mix provider. Apply at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.

15. Native Prairie Seed Mix / Stormwater Seed Mix / Infiltration Swale Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Agrecol Native Seed and Plant Nursery 608-223-3571 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.

16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, prun ng and deadheading.

18. Project Completion. Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

Joint Utility Locating Information for Excavators
Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

Proposed Landscape Materials

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
SHADE TREES (DECIDUOUS)							
ARM	3	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
AGG	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
ORNAMENTAL TREES (DECIDUOUS)							
GFC	5	Malus x astringens 'Durfee'	Gladiator Flowering Crabapple	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
ITL	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
EVERGREEN TREES							
HCJ	7	Juniperus chinensis 'Hetzii Columnaris'	Hetzii Columnar Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground	42"
FVJ	17	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground	60"
EVERGREEN SHRUBS							
GVB	88	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	24-30"
KCPJ	28	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	#5	Cont.	Full rounded well branched shrub	48"
Bud	7	Juniperus sabina 'Buffalo'	Buffalo Juniper	#3	Cont.	Full rounded well branched shrub	42"
DECIDUOUS SHRUBS							
HC	11	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"
LDN	26	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	30"	Cont.	Full, well rooted plant, evenly shaped	60"
FLB	35	Rhamnus frangula	Fine Line Buckthorn	#5	Cont.	Full, well rooted plant, evenly shaped	48"
GLS	64	Rhus aromatica 'Gro-Low'	Gro low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	42"
TBS	70	Spirea betulifolia 'Tor'	Tor Spirea	#3	Cont.	Full, well rooted plant, evenly shaped	36"
SBW	33	Weigela florida 'Sonic Bloom'	Sonic Bloom Weigela	24"	Cont.	Full, well rooted plant, evenly shaped	42"
ORNAMENTAL GRASSES							
KFRG	77	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
OFG	56	Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass	#1	Cont.	Full, well rooted plant	15"
PDS	77	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"
HERBACEOUS PERENNIALS							
MA	24	Allium 'Millenium'	Millenium Allium	#1	Cont.	Full, well rooted plant, evenly shaped	18"
BGGT	34	Echinops bannaticus	Blue Glow Globe Thistle	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MNS	30	Salvia xsuperba 'May Night'	May Night Salvia	#1	Cont.	Full, well rooted plant, evenly shaped	18"
GROUNDCOVERS & VINES							
GCP	696	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	3"	Pot	Full, well rooted plant	6"

PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
LAWN	2786	Lawn Establishment Area / Grading Area		SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	25075	Erosion Matting for sloped seeded areas — *see plan for area delineation*		SF	EroTex DS75 Erosion Control Blanket (or approved equal)	
SOD	2786	Sodded Areas (identified on plan) — *see plan for area delineation*		SY	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation	

Hardscape Materials

8	Heritage River Gravel Mulch (1.0-1.5" pieces)	*Area: 740 SF*	TN	*2" depth*
500	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF	
740	Landscape Fabric	SF	SF	
72	Shredded Hardwood Mulch (3" depth)	*Area: 7,740 SF*	CY	Install at Tree & Shrub installations; apply Preemergent
25	Double-Shredded Hardwood Mulch (2" depth)	*Area: 4,020 SF*	CY	Install at Perennial, Ornamental Grasses & Groundcover areas; apply Preemergent
73	Soil Amendments (2" depth)	*Area: 11,760 SF*	CY	See Landscape General Notes for composition of Soil Amendments
77	Pulverized Topsoil (1" at all seeded and sodded areas)	*Area: 25,075 SF*	CY	
73	Pulverized Topsoil (2" over bed areas)	*Area: 11,760 SF*	CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics and notations depicted therein shall govern.

Seed Compositions:
Reinder's Deluxe 50 Seed Mix (800-785-3301): — Seed at rate of 150-200# per acre
20% Kentucky Bluegrass (Sod Quality) — 15% Quebec Perennial Ryegrass
15% Newport Kentucky Bluegrass — 10% Fiesta III Perennial Ryegrass
15% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue

PLANT & MATERIAL SCHEDULE

1 DETAIL — SHADE TREE PLANTING
2 DETAIL — DECIDUOUS SHRUB PLANTING (POTTED)
3 DETAIL — EVERGREEN SHRUB PLANTING
4 DETAIL — SPADE EDGE PLANT BED EDGE DETAIL
5 DETAIL — EVERGREEN TREE PLANTING
6 DETAIL — DECIDUOUS SHRUB PLANTING (B&B)
7 DETAIL — GROUNDCOVER / PERENNIAL PLANTING
8 DETAIL — ORNAMENTAL GRASS PLANTING
9 DETAIL — STONE MAINTENANCE DRIP EDGE DETAIL

PLANTING & HARDSCAPE DETAILS

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

McLAREN MOTORS

East Ogden Ave.
Hinsdale, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.14.22	CONCEPT ISSUE
10.21.22	PLANTING PLAN
11.3.22	REVISED SITE PLAN
11.22.22	REVISED SITE PLAN

LICENSED LANDSCAPE ARCHITECT — W. DAVID HELLER — 157-000558 — STATE OF ILLINOIS

These plans were prepared by
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

LANDSCAPE DETAILS, NOTES, & SCHEDULE

PROJECT MANAGER	WDH
PROJECT NUMBER	22-059
DATE	12.5.22
SHEET NUMBER	L 1.2

SERVICE DEPARTMENT
(12 vehicles shown)

SHOWROOM
(11 vehicles shown)

transformer pad

8X8 SOLID OH DOOR

14 X 12 GLASS OH DOOR

12 X 12 GLASS OH DOOR

12 X 12 GLASS OH DOOR

18FT BIFOLD GLASS DOOR

SECOND LEVEL ABOVE

HERO DISPLAY

LIFT

ELEVATOR

N

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

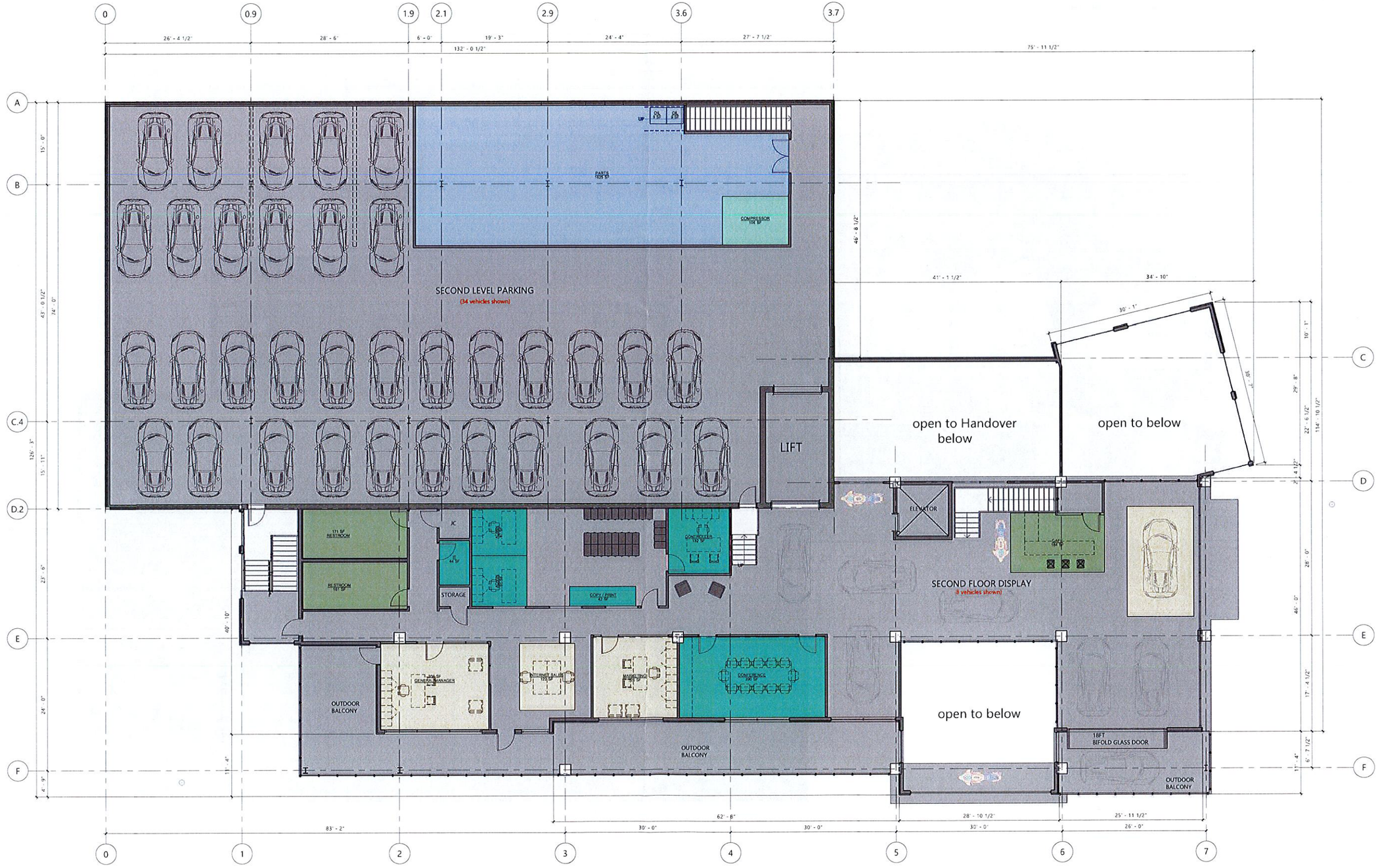
Mouse Motors

First Floor - Salt Creek LN

22036

December 5th, 2022

© 2022 The Redmond Company



Mouse Motors

Second Floor - Salt Creek LN

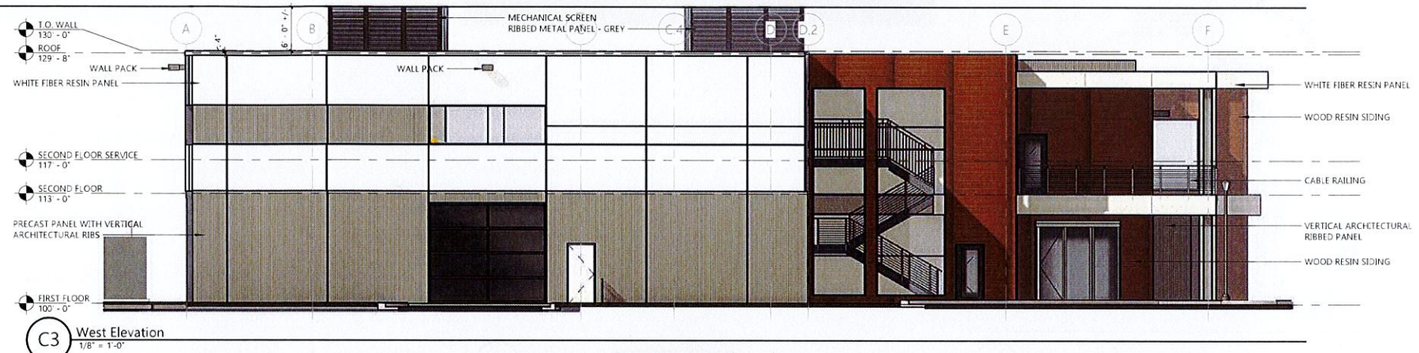
22036

December 5th, 2022

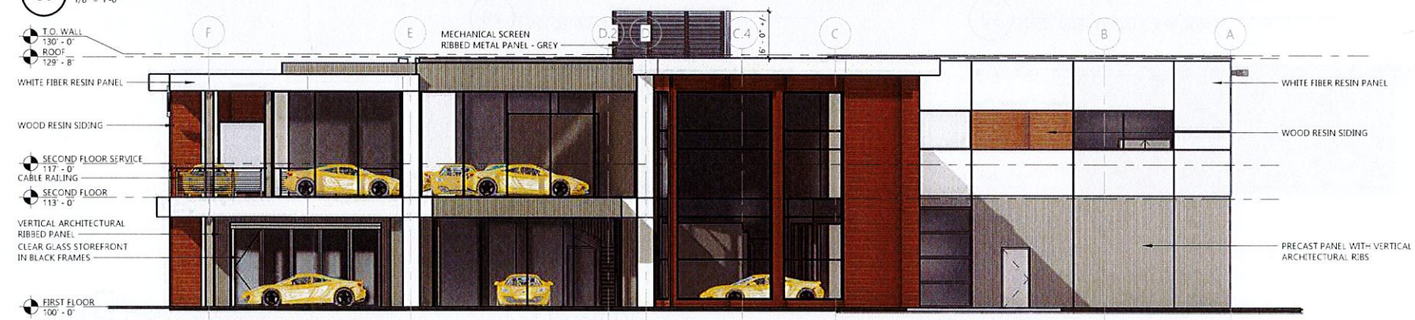
© 2022 The Redmond Company



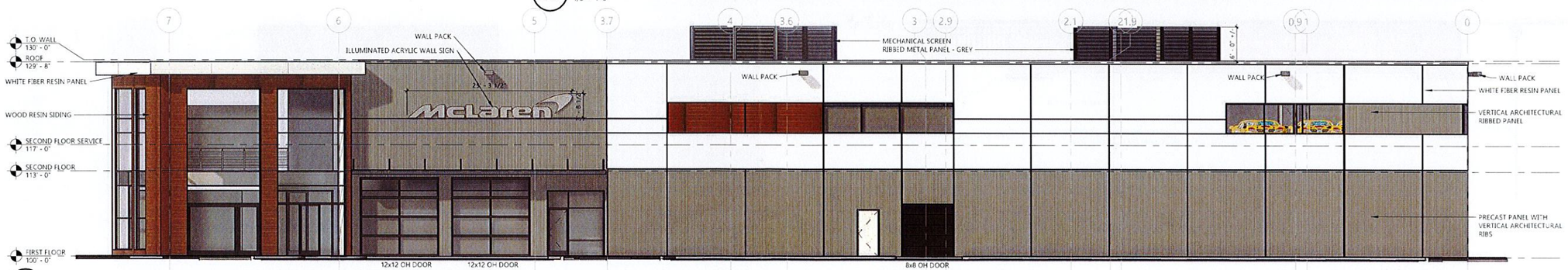
D1 South Elevation
1/8" = 1'-0"



C3 West Elevation
1/8" = 1'-0"



B3 East Elevation
1/8" = 1'-0"



A1 North Elevation
1/8" = 1'-0"

Mouse Motors

Exterior Building Elevations

22036

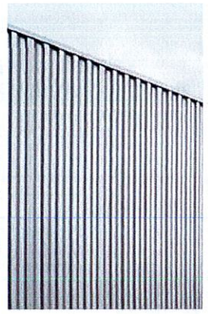
December 5th, 2022

© 2022 The Redmond Company

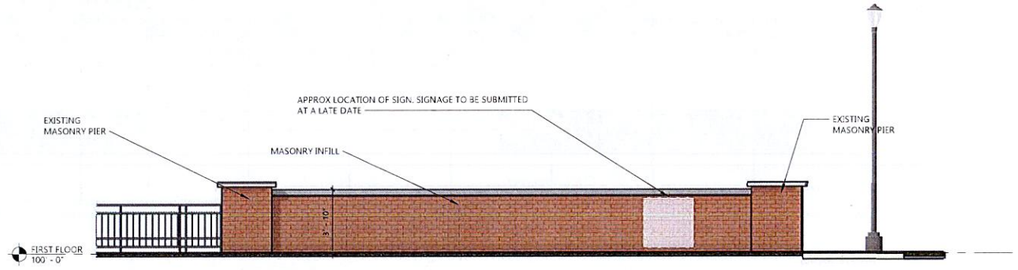
C1 WHITE FIBER RESIN PANEL
1/8" = 1'-0"



C2 WOOD RESIN PANEL
1/8" = 1'-0"



C3 VERTICAL ARCHITECTURAL RIBBED PANEL
1/8" = 1'-0"



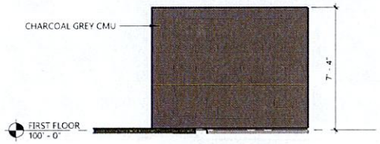
C4 MASONRY WALL INFILL
1/4" = 1'-0"



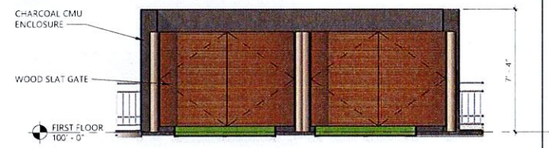
B1 GLASS STOREFRONT IN BLACK FRAME
1/8" = 1'-0"



B2 CABLE RAILING
1/8" = 1'-0"



B4 ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



B5 ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



A1 PRECAST PANEL
1/8" = 1'-0"



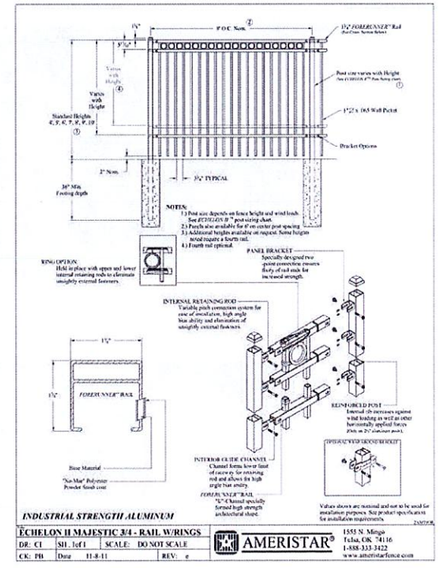
7.2 RIB

- **Material:** Smooth aluminum, 3003 H14 alloy
- **Thickness:** .063"
- **Finish:** 4000 Series powder finish on both sides

A2 MECHANICAL SCREEN RIBBED PANEL
1/8" = 1'-0"



A4 36" ORNAMENTAL FENCE
1/8" = 1'-0"



Mouse Motors

Misc Exterior Elements

22036

December 5th, 2022

© 2022 The Redmond Company



D2 OGDEN AVE



C2 SALT CREEK



B2 REAR



A2 CORNER

Mouse Motors

Exterior Building Concept

22036

December 5th, 2022

THE REDMOND COMPANY

© 2022 The Redmond Company

TALON
Area Light

Project: _____



Performance Data

CRI 70+ — Dimming 0-10v, 10% to 100%
CCT 4000K — Operating Temp -40°C to+55°C
Lifetime L80 100,000+ — IP Rating IP 65

Description

The Talon is Unite's most popular area light offering both fantastic efficiency and reliability to provide the best one for one replacement value in the market.
Multiple mounting options and distribution types make this a highly versitile solution for parking lots, sites and roadways. The Talon is always part of Unite Ltg's 2 day quick ship program for ultimate convenience.

Features

- Highly durable powder coat finish over chromatic conversion coating
- Die cast aluminum IP65 housing UL listed with integral heatsink
- 4 convenient mounting types for all installations
- Thermal and shock resistant 3G tested for roadways and crane mounting

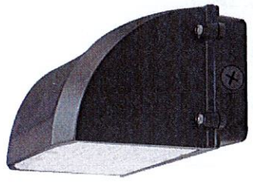
cULus LISTED | DLC PREMIUM | IP65 | 7 YR WARRANTY

2 DAY QUICK SHIP ON SELECT MODELS

Ordering Information

Example: TL-150-SK-U-T4-BRZ-PI-I-3PIN-PC-HSS

Series	Wattage	Optic	Color Temp	Voltage	Color	Mounting
TL Talon	100 150 200 240 300	H3 Type 3 H4 Type 4 H5 Type 5	4K 4000K	U 120-277 H 277-480	BZ Bronze BK Black WH White	SF Slip Fit Mount PM Pole Mount TRN Trunion Mount



Performance Data

CRI 70+ — Dimming 0-10v, 10% to 100%
CCT 4000K, 5000K — Operating Temp -40°C to+55°C
Lifetime L80 100,000+ — IP Rating IP 65

Description

The Galaxy's clean lines provide a fantastic versitile cutoff wall pack for those in search of a more modern look to their projects. The three wattage and three kelvin adjustability delivers all of your stocking needs in one package. The IP65 powder coat finish and high impact lens delivers highly durable maintenance free lighting for years to come.

Features

- Highly durable powder coat finish over chromatic conversion coating
- Die cast aluminum IP65 housing UL listed with integral heatsink
- 1/2" threaded conduit entry in 4 convenient locations
- Fully adjustable Wattage and Color Temperature for one SKU convenience

cULus LISTED | DLC PREMIUM | IP65 | 7 YR WARRANTY

2 DAY QUICK SHIP ON SELECT MODELS

Ordering Information

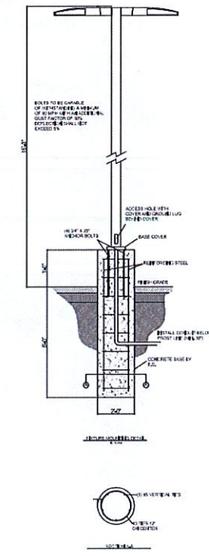
Example: GX MW MK U CL BZ

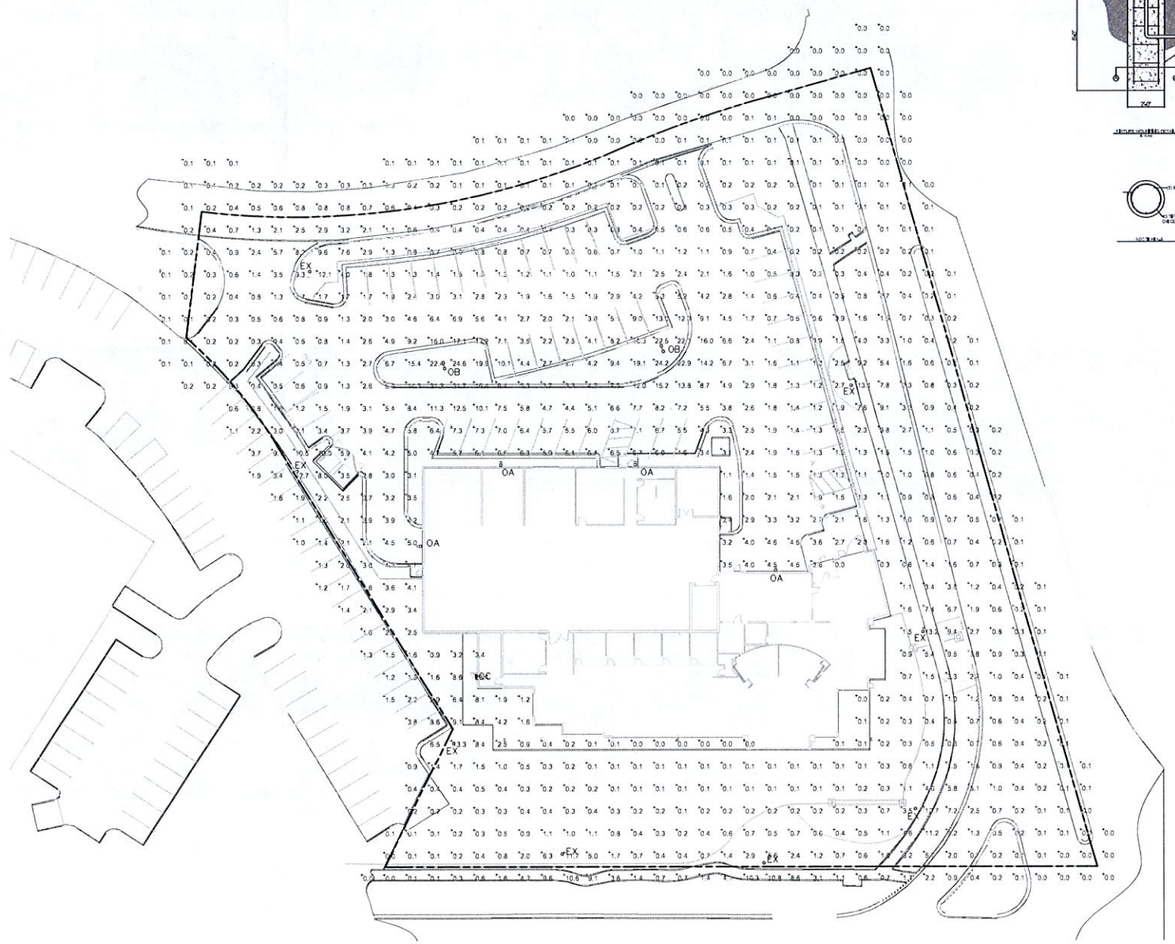
Series	Wattage	Color Temp	Voltage	Lens	Color	Accessories
GX Galaxy	MW Adjustable 45W/60W/75W	MK Adjustable 3K/4K/5K	U 120-277	CL Clear	BZ Bronze BK Black WH White CU Custom	PC Photocell (included) 10kv 10KV Surge Protector

site plan
1" = 30'-0"

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OA	4	UNITE	TALON 150W TYPE IV	BUILDING MOUNTED 28' AFG	4000K LED	1	Talon 150W Type 4 4000K.IES	21044	1	150
	OB	2	UNITE	TALON 150W TYPE IV	TWIN 180 TYPE IV MOUNTED ON A 14' POLE ON A 1' BASE	4000K LED	1	Talon 150W Type 4 4000K.IES	21044	1	300
	OC	1	UNITE	Galaxy 45W 4000K	BUILDING MOUNTED 10' AFG	4000K LED	1	Galaxy 45W 4K.IES	6140	1	45
	EX	8	EXISTING	EXISTING DECORATIVE POLE	EXITING DECORATIVE PENDANT LIGHT POLE	4000K LED	1	ESL3_LTDRL3_P2S_43K_XXXXX_TG3.ies	11346	1	72.77

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE PHOTOMETRICS	+	2.2 fc	28.4 fc	0.0 fc	N/A	N/A





THE REDMOND COMPANY

REMARKS:

PROJECT: M-MOTORS

PROJECT LOCATION: HINSDALE, IL

DATE: 12 / 5 / 2022

DRAWN BY: J. PRUSINSKI

PROJECT NUMBER: 00688

SITE PHOTOMETRIC DRAWING

SCALE: NTS

SLE

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

BEFORE THE HINSDALE ZONING BOARD OF APPEALS

In the Matter of:)
)
V-01-23,)
2 Salt Creek Lane.)
)

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter before the Hinsdale Zoning Board of Appeals, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 15th day of March, A.D. 2023, at the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. ROBERT NEIMAN, Chairman, (Speakerphone);

MR. KEITH GILTNER, Pro Tem Chairman;

MR. GANNON O'BRIEN, Member;

MR. GARY MOBERLY, Member;

MR. TOM MURPHY, Member;

MS. LESLIE LEE, Member;

JOHN PODLISKA, Member.

ALSO PRESENT:
MR. ROBERT McGINNIS, Director of Community Development;

MR. ANASTAS SHKURTI, Attorney for Petitioner;

MR. MIKE MARZANO, Dealer/Developer;

MR. JERRY MORTIER, Architect for Petitioner.

CHAIRMAN GILTNER: Call to order the meeting for the Zoning Board of Appeals for March 15, 2023.

Can I have a roll call, please.

MR. McGINNIS: Sure.

Member Moberly?

MR. MOBERLY: Here.

MR. McGINNIS: Member O'Brien?

MR. O'BRIEN: Here.

MR. McGINNIS: Member Giltner?

MR. GILTNER: Here.

06:33PM MR. McGINNIS: Member Murphy?

MR. MURPHY: Here.

MR. McGINNIS: Member Lee?

MS. LEE: Here.

MR. McGINNIS: Member Podliska?

MR. PODLISKA: Here.

MR. McGINNIS: Chairman Neiman?

CHAIRMAN NEIMAN: Here.

CHAIRMAN GILTNER: Since Chairman Neiman is remote, is there a motion to appoint me to pro tem -- Chair Pro Tem.

MR. PODLISKA: So moved.

06:33PM MR. MOBERLY: Second.

CHAIRMAN GILTNER: All those in favor say aye.

(All aye.)

Any opposed?

(No response.)

Motion carries.

MR. McGINNIS: Thank you.

CHAIRMAN GILTNER: Okay. So first on our agenda is approval of minutes for the

06:33PM February 15th meeting. Any comments or corrections?

I apologize. Second page, Line 2,

I saw one typo, the property and where test drives would be conducted. So there's just -- It's not necessary.

Anyone else?

Is there a motion to approve the minutes?

MR. MOBERLY: Motion to approve as amended.

MR. MURPHY: Second.

06:34PM CHAIRMAN GILTNER: All those in favor?

(All aye.)

MR. PODLISKA: I have to abstain. Because I was not at the meeting last time, so I abstain.

CHAIRMAN GILTNER: We'll do a roll call.

MR. McGINNIS: Member Moberly?

MR. MOBERLY: Yes.

MR. McGINNIS: Member O'Brien?

MR. O'BRIEN: Yes.

MR. McGINNIS: Member Giltner?

CHAIRMAN GILTNER: Yes.

MR. McGINNIS: Member Murphy?

MR. MURPHY: Yes.

MR. McGINNIS: Member Lee?

MS. LEE: Yes.

MR. McGINNIS: Member Podliska?

MR. PODLISKA: Abstain.

MR. McGINNIS: And Chairman Neiman?

CHAIRMAN NEIMAN: Yes.

MR. McGINNIS: Thank you.

06:35PM CHAIRMAN GILTNER: Next item on the agenda is approval of final decisions or findings of fact. We have none.

Next is receipt of appearances. This is where we swear in anyone who would like to speak at the public hearing.

Please stand and raise your right hand.

(Witnesses sworn en masse.)

Next on the agenda is receipt of

06:35PM requests, motions, pleadings, or requests to make public comment of a general nature. I see no one here for that.

There are no pre-hearings or attendance settings.

So next up is the public hearing, so V-01-23, 2 Salt Creek Lane.

So for the public hearing, whoever is going to speak, just give a summary. And then what we'd like to have you do is just walk through, at a high level, the stand- -- how you meet the standards for variation, and then some questions, most likely.

06:36PM

MR. SHKURTI: Good evening. Thank you, again, for having us. My name is Anastas Shkurti. I'm a partner with Robbins DiMonte. Thank you to Robert for putting together the application and allowing us to present it to you.

We handed out, also, a printout of the PowerPoint. I know we have some issues sometimes going through it with the screens and

06:36PM

sometimes it's even hard for you to read because of how large the pages are and how sometimes they get minimized when we jump through the

screens.

On December 22, the applicant purchased a 2.2-acre site at 2 Salt Creek Lane, and wants to develop it into a luxury car dealership and flagship for greater Chicago. If approved, this project will become the largest luxury dealership in North America and it will place Hinsdale on the international racing map and we are super excited to bring the project

06:37PM

here.

To that end, on March 8th, 2023, following a public hearing held on February 8th, 2023, the applicant received by a vote of six in favor and zero against findings of fact and recommendations of the Hinsdale Plan Commission and through the village president and board of trustees to approve a map amendment to rezone the subject property from O-3 general office district to the B-3 general business district;

06:37PM

and also to approve the exterior appearance and site plan review application as submitted.

We are here today because the

applicant also needs a variation for the parking requirements set forth in Section 9-104 of the Village Code, Subsection J-1. The specific request is for a reduction of 73 parking spaces.

The site plan consists of a two-story building with a net area of about 32,619 square feet. The site plan provides for 46 exterior parking stalls, which are full-size parking stalls. And for the net square foot

06:38PM

area that we just mentioned, the Village Code requires the project to have 119 full-size parking stalls. So this creates a deficiency of 73.

However, in addition to the 46 exterior stalls, the site plan also provides for 65 indoor parking stalls and they are broken up 19 for the 2 showrooms. There will be showrooms on both the first and second story. There's 12 stalls for the service area, which is in the

06:38PM

first floor. And then 34 more stalls in the parking facility on the second floor, which is more towards the back of the proposed facility.

So this -- So these 65 indoor parking stalls, together with the 46 exterior stalls, are more than enough to fulfill all parking needs for all projected vehicle inventory, both for sale and for service.

As a matter of fact, our projection shows that the 65 indoor parking stalls alone are enough parking for all projected vehicle inventory for both sale and for service, and

06:39PM

that is because McLaren Chicago has a significantly lower intensity use than a typical car dealership.

The last two slides of the PowerPoint presentation that we handed out, actually, do provide charts and figures for historical trends and future projections. And as you go through those numbers, please, bear in mind, that about 80 percent of vehicle sales for McLaren Chicago occur online, and about 90 to

06:40PM

95 percent of all service business needs are handled by a vehicle hauler.

The loading truck bay is separate

for the -- from the 46 other parking spaces, and it has its own bay. And because of these statistics we just cited, there will be low customer walk-in traffic, both due to the price point and because so much of our sales are handled online and so much of our service is handled by the hauler.

The service and showroom areas will largely be by appointment and vehicles for service appointments will be primarily picked up from the customers' locations and brought to the site for repair, which means that the 46 other parking spaces will be primarily there for customers, visitors, and occasional employee parking.

At this point, I think, as it was recommended, we should go through the variance standards with you to address those and if at any point you have any questions, either I or the architect, I should say, together with the operations president, we're all here to address anything you have.

The first category in the application standards is the conformity of the proposed variance with the village's comprehensive plan and the official map. And, as we stated in the application, the approval of the variance will conform with the village comprehensive plan and with the official map and the zoning code for several reasons.

First, the code already permits new car dealerships along Ogden Avenue in the B-3 general business district and we already received the recommendation from plan commission to rezone the property to B-3 general business district.

The use proposed by McLaren Chicago does not demand the off-street parking amount required by the code. The code is, you know, a little bit dated. The business model proposed and the use proposed are advanced in the sense that most of the sales and services are handled primarily by the business online or through their own service department. We don't have a

large influx of service cars being dropped off by the customers and we don't have the window shopping or simple browsing of the inventory in the parking lot; most of the sales occur online.

As a result, the code itself does not adequately address the specific use that McLaren Chicago proposes. It's the strict interpretation of such dated language in the code that creates the deficiency. The available 111 parking spaces between the 46 that are outside and the 65 stalls that are provided inside, will more than suffice for the dealership's needs for the present and for the future.

Daily operations are very low intensity and these stalls are sufficient. At most, the dealership will see about three customers each day and about three in-person customer pick-ups or drop-offs in the service location each month.

And then we have, at any given time, about eight to ten employees. And

together with the two to three employees, at any given point, we're looking at anywhere between 10 to 15 maximum parking spaces outdoor required. So the 46 that are provided more than fulfill that need.

All vehicles for sale and for service are always parked indoors. You won't see the inventory parked outside, except for the occasional test drive and the parking spaces are sufficient for that.

Basically the projections that we provided you, we're looking at about 20 total new and used car sales per month and that includes the online sales. You know, there is an exceptional low intensity that this use allows or provides for.

The square footage of the facility is to provide for the 34 indoor parking spaces on the second story affects and creates a larger parking deficiency and should be a mitigating factor.

So those are just some general

items for discussion for purpose of conformity. If we're looking at specifically to the standards, the first one is the unique physical condition of the property. The subject site is unique and is exceptional for several reasons.

First, it's part of the office park of Hinsdale and all lots in that subdivision are -- were currently office, all three, and currently our lot is there as well, but we received a recommendation for the map amendment. But everything south of Ogden Avenue is business, it's all commercial.

So despite this unique exposure that the lot has right at the corner of Salt Creek Lane and Ogden Avenue, the building has been vacant for, like, about 11 years, since the demolition of the existing building.

The market we have indicates that that lot specifically, because of its size, being that it's one of the smaller lots, I think it's the second smallest in the subdivision, together with the 100-foot setback that it has

from Ogden Avenue, together with the fact that any building that will be erected there will have to deal at some point to the variance -- parking variance. Those are all unique conditions that necessitate and require and should be mitigating factors for purposes of the granting of the variance.

The second factor, these are not self-created. The owner did not create this condition. The size of the lot, that was part of the original 2002 ordinance that established the office park. The lot is very small. Any other structure or any other use, whether it's O-3 or B-3, will trigger some sort of a parking variance requirement.

And it's for that reason that we believe the third requirement is also satisfied, because by virtue of the economic reality where this site has not been used for over 11 years productively, any owner would be denied substantial rights because we just cannot make any good economic use of it without some sort of

parking variance.

And on its part, McLaren proposes an attractive use that will benefit the community as a whole, will benefit the village financially because it will generate sales tax revenue as compared to an office use that does not. It will be a quiet development. It will be a very attractive development. I believe the acquisition and build-out costs are already north of $12 million.

And this is not merely a special privilege. We're not looking for something that goes above and beyond what the owner is entitled. This is merely what the owner needs to make full use of this site that has been vacant for about 11 years.

The next factor, code and plan purposes, the variation would not result in a use that would not be in harmony with the general and specific purposes of the code.

As a matter of fact, it will fit very well with what's happening around there in

the area. We have several car dealerships. Ferrari is there. I believe Continental. There are several dealerships there. They are all listed in our application. And our use will complement those for that purpose.

The essential character of the area, again, no negative impact on public welfare. It will not injure the enjoyment, use, or development or value of any of the properties. It's the opposite. It will augment those.

I believe that once this project becomes reality, it will be an attraction in Hinsdale. It will be like a little jewel. It will probably be featured on the Chamber of Commerce publications bringing and highlighting the development of Ogden Avenue.

And then there will be zero impact on supply of light or air to the properties. The building will remain within the height both standard of 30 feet elevation. There is ample space between the proposed building and the

neighboring buildings; and our building will be one of the shortest buildings, I should say, in the neighborhood, because some of the other ones they exceed 30 feet high.

There will be minimum congestion in the public streets as a result of this use because of how low key and how low intensity use McLaren Chicago brings in to the site. As we said, two to three customers per day at the most. And any other proposed use, especially if it's an office use, certainly would generate more traffic than what we propose.

No undue increase in danger of flood or fire. The building will be state-of-the-art, all of the building and engineering requirements will be satisfied. The architect here can testify more to that.

There will be no undue burden on public utilities or facilities. We are proposing to improve some of those and certainly no danger to the public health or safety. I believe that one of our concerns has been to

limit any test drives only through Ogden to the freeway, 294. There will be no new test drives of any sort in the office park.

And believe it or not, this is the best-case scenario for the village. There is no other way that that space can be productively, effectively, and commercially be placed in use without having some sort of a variance.

Any other attempt to try to make to change the building will be, you know, futile at this point because everyone else in the village, the site, the plan commission likes the project, they approved it as it was submitted.

The fact that the variance, simply because it's such a large number, 73, I think is a moot point, primarily because the 46 other parking spaces will more than suffice for the foreseeable future and all inventory will be parked inside.

So, you know, with that brief summary, I would like to open the floor to questions or comments whether to me or

Mr. Marzano and Mr. Mortier, who can speak up more on the project and address any concerns that you have.

CHAIRMAN GILTNER: Thank you. Any questions for the applicant?

MR. MOBERLY: I have one. First of all, I'm in support of the overall proposition. I think it's very well done.

You referenced a couple of times the age of the code is driving the variance. I don't want to leave that hanging because I don't want other applicants to say, oh, well, gee, the code is old, so we are going to get a variance.

You have a very, very unique business model here with just a few people coming in and out each day. Most of your sales are online. It's not -- the age of the code that's driving this. It's the uniqueness of your business proposition that's driving the need for the variance, in my humble opinion.

MR. SHKURTI: Correct. And the fact that all our inventory is parked indoors affects

the scale.

MR. MOBERLY: I just wanted to clarify that for the benefit of others who may be listening and getting great ideas about the age of the code gives them carte blanche for something; otherwise, great presentation. I'm in support of this.

MR. O'BRIEN: So of the 34 parking spaces that you have inside the garage, the interior stalls, what percent of those are generally utilized by inventory on any given day, is it --

MR. MARZANO: It will be a mix between --

CHAIRMAN GILTNER: Can you step up to the microphone.

MR. MARZANO: Sorry. We have got -- on this issue, we've got 19 listed for the showroom and then 34 for the garage, you know, above. So I think between the showroom and the garage storage, you know, that's all going to be mainly used and new inventory, and then the service

area. I think we have it on the plans that the service area is going to be used for just cars being serviced. So that's all --

MR. O'BRIEN: I guess I'm curious to know -- can you put your name in the record.

MR. MARZANO: Mike Marzano. Sorry.

MR. O'BRIEN: I guess I was just asking, of the 34 garage spaces used for inventory, how many of those are being utilized on a given day? What percentage -- I mean, will they all be entirely filled with cars every day?

MR. MARZANO: I think, primary --

MR. O'BRIEN: Does it depend on your online sales and everything else?

MR. MARZANO: It kind of depends, especially on the McLaren allocations. I think what we have seen and what we're forecasting, I think 20 to -- I think 20 to 30 is the number, so, you know, a decent chunk of it, but it will vary. It will definitely vary.

MS. LEE: Can I clarify just a question about the online sales?

MR. MARZANO: Yep.

MS. LEE: So when you say a huge chunk of your business is online, can you actually purchase one of these cars without coming to the showroom?

MR. MARZANO: Yeah. So we're using the online term. I was scared of using that a little bit. I would say, like, over the air. A lot of these cars are ordered, even from people who live within the state. So they are being delivered in the state. It's just not your traditional sale of someone coming in and buying a car. Some of this order process might take a year. So it's someone phoning or e-mailing, ordering the car, and then, ultimately, you know, we're delivering the car through the dealership in most cases, especially for those who live in the state. Yeah, it's kind of an over-the-air sale, I would say, is another word.

MS. LEE: Technically, there's no need for them to come to your space to purchase the car?

MR. MARZANO: Not necessarily. I think the building will probably attract people that want to take delivery in the McLaren showroom but, yeah, I mean, it's -- Yeah.

The in-state sales I think people will want to come and whatever. But as of now, we usually send it or deliver it by truck.

MS. LEE: Do you guys have a plan if you do ever exceed your parking situation? I would imagine there's going to be a lot of interest early on when you open. You know, you're going to draw a lot of people from Hinsdale and the surrounding neighborhoods. And when people find out about you, they are probably going to start driving to see what it's all about. So if you -- On a Saturday, if you have a lot more traffic than expected, what would your plan be to do with these cars of people coming to visit?

MR. MARZANO: I think the approach -- We're approaching this in a way that the parking lot is completely for anyone that drives up and

we're not ever -- we have never been in that scenario before, just because I think we're providing enough indoor parking to kind of just alleviate -- like, the 46 are going to be for people to come and see the place.

In the event -- I know we have talked about previously for future growth. We're keeping a warehouse in the western side of the city. So if there was any overflow for inventory or even vehicle service, the car's down for awhile, we'll move stuff back that way.

MR. PODLISKA: I see from the minutes that there was a question raised last time about what the affect would be were this dealership to abandon the property at some point. Has something been worked out on that?

Because if we recommend granting this variance, and then somebody else takes over the property at some point, is there some way to do this so that this is -- we're approving it as to this business in these unique circumstances, as opposed to recommending a variance that's

going to be assigned to that property even later on if some other kind of business comes in?

MR. McGINNIS: We anticipated that, given that automobile dealers are a permitted use in that district. The village attorney is working on language to insert in the approving ordinance that's amenable to both parties and protects the village's interest in that future use.

06:57PM MS. LEE: So would we need to grant the variance assuming that that -- Would we need to put any language in?

MR. McGINNIS: So I think it's important to have something in the findings and recommendations. But this is going to move on to the board of trustees as a recommendation given that it's so far beyond what the ZBA has final authority over.

MR. PODLISKA: We could limit our

06:57PM recommendations to say we're recommending this only as to this particular business and -- with the understanding that there will be some

provision for how that variance would be dealt with if the property were to be taken over by a different owner or a different business.

MR. SHKURTI: You know, my comment to that -- And I think we're working and Robb is correct that there is ongoing work on that. The limitation language will focus on the intensity of the use, rather than on the ownership necessarily or the franchise. We're looking at

06:58PM ceilings in terms of how much on-site sales.

The use intensity is the key here. Because that's what you guys are concerned about. You're not concerned about, you know, which brand or which owner or which entity is the operating entity, as long as it's not becoming a burden on the community. And that will depend on the level of intensity, the use intensity. So that is the language that we're working towards.

06:58PM So I believe that our understanding is that any limitation will appear on the final version of the ordinance, rather than as a

limitation on your recommendation. But you can discuss that internally and decide how that would be approached.

Because, eventually, there will be one ordinance approved by the village board of trustees that should have enough sufficient guarantees so that your concerns are addressed.

MR. McGINNIS: There will be an ordinance for this variation specifically.

06:59PM MR. PODLISKA: Well, that's fine. But we probably still want to -- When we make our decision, we want our decision to reflect our view that this should be limited to this particular business, this particular kind of business, not a general recommendation to change the -- to vary the standards for this piece of property, regardless of who might own it and what kind of business might take over at some other later date.

06:59PM MR. MOBERLY: So we're specifying McLaren as the brand? You all may decide to sell to another family, as long as McLaren stays

as the brand. And I don't think the village would have a big concern with that. But I think -- I have driven Hondas for years, so I'll use this as an example. I'm not certain we would be as excited about it if Honda wanted to purchase that site and put a mini-Honda dealership there.

MR. MARZANO: I think that was Anastas' point about intensity. You know, Honda, Lexus, all these brands would have zero interest in

07:00PM this property. It's just not big enough for their operations and exactly what our case that we're making is that we're not that business.

You know, we wouldn't want to wed our name to McLaren I don't think by any stretch. It is an exotic brand and, obviously, it's a big piece of this. But if McLaren went out of business, I don't want to still own the land and not be able to do it.

MR. PODLISKA: I think it's the

07:00PM business model, rather than the plan.

CHAIRMAN GILTNER: I share the same concern. I think it was maybe Bob or myself

where it was brought up in the last meeting. I don't know if -- Personally, I don't know if we're in the position to, you know, put the qualifiers or the limitations as much as maybe the village attorney.

So maybe one idea is we make some reference to the fact that we understand that there is some limitation language that's being worked out and we would expect that to be part of this -- or that's part of -- that's conditional to this variance being recommended to the village board. Otherwise, I think we can probably go back and forth and try to come up with language but that's exactly what I understand that the village is doing.

I think the spirit is -- from what I understand, is that it will allow sort of the normal protections and process that McLaren had to go through if there was a significant deviation from the business model, that that would trigger sort of a return to the process and that would satisfy me. So -- I mean, it's

up to us to decide what kind of language we want to include, but one thought is we keep it general and point to the work that's already being done at the board level.

MR. McGINNIS: If I may, I think intensity of use is actually a really good way to frame that. Our code addresses that now. When we've got a change of use or a change of use intensity in other areas, like using the B-2 as an example, that was specifically raised.

I think it's important that those concerns are included in the findings for the board. But to try and go beyond that, I understand your comment, Member Moberly, but if not McLaren, you've some other real --

MR. MOBERLY: Rolls-Royce or Bugatti.

MR. McGINNIS: There are other brands out there that may end up with a similar model. A Lexus dealer is never going to be interested in that site because they are never going to be able to -- operationally, they are never going to be able to make it work.

CHAIRMAN GILTNER: It would have to be a car dealership, correct, that this is a map amendment specifically for car dealerships?

MR. McGINNIS: So our code is kind of unique in that new automobile dealerships are a permitted use in the B-3. If they were a special use in the B-3, this would be a nonissue because you can tie whatever conditions you wanted to it. It's just a little unique in the specific example. Certainly, if there was a change of use, you know, down the road, we would have an opportunity to reevaluate everything.

MR. O'BRIEN: Or change zoning to the site.

MR. McGINNIS: We're throwing a target at a pretty small bull's eye, you know, in order to get another user if and when McLaren ever left that sold just that sort of product.

MR. MURPHY: But if somebody -- If some other dealer, like a Lexus dealer, made a really bad decision and decided to buy this, would they be able to just rely on the variance because

they are a permitted use in the B-3?

MR. McGINNIS: That's why we're working on language to include in the ordinance.

MR. MURPHY: So if the --

MR. McGINNIS: Because you could argue it.

MR. MURPHY: Right. That's why I was wondering how that was going to be accomplished. So the intensity of the use -- So you would contemplate something that if the intensity of use changed, that would be --

MR. McGINNIS: Give us an opportunity to reevaluate that new use.

MR. MURPHY: That would be adopted by the board of trustees?

MR. McGINNIS: Right.

MR. PODLISKA: So if we make reference to the intensity of use reflected by this business model, would that do it? Simply to reflect that in recommending this, we're recommending it in that context?

MR. McGINNIS: I don't want to speak on

behalf of Michael Marrs or Anastas, but it seemed to me that that was in line with what you guys were contemplating.

MR. SHKURTI: Well, certainly the use intensity is what we're going for. Then I believe the village attorney is waiting for the results of this discussion here today before they can attune and propose language to us, which we will then take.

07:05PM But the initial conversations have been that it is not necessarily the ownership or the brand, it is the intensity of the use and the village will have a way to determine that because this is a sales tax paying and generating business. So there will be money coming.

It's not necessarily the number of sales per se because so much of the sales occur online. It is the sales occurring onsite

07:05PM because that is when you have to have inventory, you have to have customers, you need to attract customers to come and see the inventory and make

a decision on the spot. So we'll have to work towards that with the business model certainly in mind, but not necessarily the brand or the ownership as the conditions for the granting of the variance.

MR. PODLISKA: So that that phrase, the intensity of the use reflected by the business model, seemed to cover exactly what we're talking about, right?

07:06PM MR. SHKURTI: If you want to recommend that, that could be acceptable, as long as we'll have the opportunity to then discuss what that is further upstream both with the village and the attorney and the trustees.

MR. PODLISKA: It sounds like there's no question that you would. I'm just concerned that we not write this as a blank check to grant a variance that would apply to anybody on that location. And this phrase would seem to limit

07:06PM it in a sufficiently general way that doesn't affect what the actual terminology that the village attorney would use later on.

CHAIRMAN GILTNER: Right. What I heard, too, is that the village attorney is waiting for the results of this meeting, too, so he wants to, I think, give us an opportunity to be as specific as we feel comfortable. At least, to me, it sounds like the way, you know, that you just described that, seems in line with our authority and could be attached without necessarily throwing off this entire process.

07:07PM MR. PODLISKA: Right.

MR. SHKURTI: Yeah. I mean, my only concern is that the drafting process involved talking back and forth between the parties. And the village attorney, I believe, wants to review your comments and recommendations that you propose, but I don't think that the recommendations today need to go as far as pinpointing the exact language that the attorney should pick up and run with. I think it's up to

07:07PM them to determine that and then for us to accommodate, as long as you make a recommendation that contains a general condition

or concern, I should say, that, you know, this variance is not carte blanche, but it has to have some limitations specifically tied to the use intensity, I think that will be acceptable for us to move on and continue the discussions with the village attorney and with the rest.

CHAIRMAN GILTNER: So it's not up to us to decide what sort of language. To me, it sounds like -- To me, it makes sense to include

07:08PM some version of that.

Bob, do you agree?

CHAIRMAN NEIMAN: I do, Keith. And if I could take a moment to make some further comments on, first, why I agree the board members' suggestion that there be some kind of limitation as to the amount of usage that's in keeping with this specific proposal, and we can leave -- The language of that, it seems to me -- We can arrive at something in our recommendation

07:09PM and then, perhaps, ask that Michael Marrs, the village attorney, refine our suggestion in a way that the applicant will have a chance to comment

on and -- when the applicant goes before the board of trustees.

I think the board members who have raised this possibility have raised an excellent point. Let me put a little more color and comment on how I came to support the idea that we recommend that the board of trustees approve the variance because I struggled with this for -- I went back and forth on this one for a while. And let me explain why I was persuaded to support it.

As I think I mentioned at the last meeting, I came to be involved with the zoning board very indirectly when I was widely in opposition to the Hinsdale Club, which was a proposal that all of these office buildings be knocked down back in 2006, 2007, whenever it was, and a 16-story hotel and three 11-story condos and a strip mall be built all along the north end of Ogden.

I was widely opposed to it because, as I have mentioned to a couple of you already,

the idea of seeing a lot of car dealerships on the north side of Ogden or a Jewel or something like that reminded me of the scene in "It's a Wonderful Life" when Jimmy Stewart runs down the street of Pottersville and it's what used to be a charming, quaint village with the Bailey Brothers Building and Loan was suddenly a bunch of bars and restaurants and strip clubs.

I know that's an extreme view but that's, in my mind, what the Hinsdale Club proposal was about. So I had a visceral negative reaction to see anything commercial going on the north side of Ogden because of that history.

Why was I persuaded to support this? Apparently, the board of trustees has had a few other builders approach them and say, oh, we could bring -- if you let us convert this lot on the north side of Ogden to something in retail, rather than an office building, we can build a Starbucks there or a Walgreens. And the board of trustees rejected those proposals out

of hand because of the volume of traffic that it would create and how that would alter the area in a profound way. Those ideas never got off the ground.

The reason that this one got off the ground was because it wouldn't increase the traffic and the volume and profoundly change the area in a way because, as the applicant said, there's two car dealerships across the street, so what's the big deal? And I get that.

But I do support the idea of including in our recommendation some language that restricts the use of this building to a business that would not have significantly greater traffic density than this one does so as not to fundamentally alter the area. And I'm just going to have to cross my fingers and hope that the rest of the office building owners don't try to sell their lots and convince the village in the future to convert it into Pottersville. I'm done now.

MR. MOBERLY: Well, thank you for

saving us, Mr. Chair.

The one thing that might make you feel better, I happen to catch the plan commission last week, because I have nothing else to do with my life, and the owner of several of those offices is in the process of modernizing, updating, upgrading, changing the windows and the doors and various things to several of those buildings over there off Spring Road and Tower Drive, and the neighbors to the north and east of this one, I guess. So it sounds like he's investing in the area and doesn't seem like he's looking to dump them.

The only thing more recession proof than a high-end automotive is medical office, as we all know, and we're all getting older -- or most of us are. I mean, I think that's all pretty much medical office back there, which is probably a pretty good business model to me in these days. So I'm not too worried about that happening. Anything can happen, as we all know, but my concerns were a little bit allayed by

seeing that the owner of that property is doing something to make improvements and repairs to it.

CHAIRMAN GILTNER: So we're into the discussion period, but are there any questions for the applicant before we move on?

(No response.)

Thank you.

Is there a motion to close the public hearing?

07:15PM

MR. PODLISKA: So moved.

MR. MOBERLY: Second.

CHAIRMAN GILTNER: All those in favor say aye.

(All aye.)

Opposed?

(No response.)

Motion carried.

MR. MOBERLY: We like voting individually. We don't like this "aye" business.

07:15PM

(WHICH, were all of the proceedings had, evidence offered or received in the above entitled cause.)

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

I, KRISTI LANDOLINA, Certified Shorthand Reporter, Registered Professional 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 23rd day of March, A.D. 2023.

/s/ Kristi Landolina
KRISTI LANDOLINA
C.S.R. No. 84-4611
Notary Public, DuPage County

$

$12 [1] - 16:10

/

/s [1] - 43:20

1

10 [1] - 13:3
100-foot [1] - 14:22
11 [3] - 14:16, 15:19, 16:16
11-story [1] - 38:18
111 [1] - 12:10
119 [1] - 8:11
12 [1] - 8:18
15 [2] - 2:11, 13:3
15th [2] - 1:12, 3:20
16-story [1] - 38:18
19 [3] - 1:11, 8:17, 21:18

2

2 [5] - 1:6, 3:22, 6:4, 7:3, 8:17
2.2-acre [1] - 7:3
20 [3] - 13:12, 22:18
2002 [1] - 15:11
2006 [1] - 38:17
2007 [1] - 38:17
2023 [5] - 1:12, 2:11, 7:11, 7:13, 43:19
22 [1] - 7:2
23rd [1] - 43:19
294 [1] - 19:2

3

30 [3] - 17:21, 18:4, 22:18
32,619 [1] - 8:7
34 [5] - 8:20, 13:18, 21:8, 21:19, 22:8

4

46 [9] - 8:8, 8:14, 9:2, 10:1, 10:12, 12:10, 13:4, 19:16, 25:4

6

65 [4] - 8:16, 9:1, 9:7, 12:11
6:30 [1] - 1:13

7

73 [3] - 8:4, 8:13, 19:15

8

80 [1] - 9:18
84-4611 [1] - 43:21
8th [2] - 7:11, 7:12

9

9-104 [1] - 8:2
90 [1] - 9:19
95 [1] - 9:20

A

A.D [2] - 1:12, 43:19
abandon [1] - 25:15
able [4] - 29:18, 31:21, 31:22, 32:22
above-entitled [1] - 1:9
abstain [3] - 4:12, 4:14, 5:6
acceptable [2] - 35:11, 37:4
accommodate [1] - 36:21
accomplished [1] - 33:8
acquisition [1] - 16:9
actual [1] - 35:21
addition [1] - 8:14
address [4] - 10:18, 10:21, 12:6, 20:2
addressed [1] - 28:7
addresses [1] - 31:7
adequately [1] - 12:6
adopted [1] - 33:14
advanced [1] - 11:19
affect [2] - 25:14, 35:21
affects [2] - 13:19, 20:22
affix [1] - 43:18
aforesaid [1] - 43:16
age [3] - 20:10, 20:17, 21:4
agenda [3] - 3:19, 5:11, 5:19
agree [2] - 37:11, 37:14
air [3] - 17:19, 23:8, 23:19
allayed [1] - 41:22
alleviate [1] - 25:4
allocations [1] - 22:16
allow [1] - 30:17
allowing [1] - 6:15
allows [1] - 13:16
alone [1] - 9:7
ALSO [1] - 2:1
alter [2] - 40:2, 40:16
amenable [1] - 26:7
amended [1] - 4:8
amendment [3] - 7:17, 14:10, 32:3
America [1] - 7:7
amount [2] - 11:16, 37:16
ample [1] - 17:21
Anastas [2] - 6:12, 34:1
ANASTAS [1] - 2:3
Anastas' [1] - 29:7
anticipated [1] - 26:3
apologize [1] - 3:22
APPEALS [1] - 1:3
Appeals [2] - 1:11, 2:10
appear [1] - 27:21
appearance [1] - 7:20
appearances [1] - 5:13
applicant [8] - 7:2, 7:13, 8:1, 20:5, 37:22, 38:1, 40:8, 42:6
applicants [1] - 20:12
application [5] - 6:15, 7:21, 11:2, 11:5, 17:4
apply [1] - 35:18
appoint [1] - 3:7
appointment [1] - 10:9
appointments [1] - 10:10
approach [2] - 24:20, 39:17
approached [1] - 28:3
approaching [1] - 24:21
approval [3] - 3:19, 5:11, 11:5
approve [5] - 4:5, 4:7, 7:17, 7:20, 38:7
approved [3] - 7:6, 19:13, 28:5
approving [2] - 25:20, 26:6
architect [2] - 10:20, 18:16
Architect [1] - 2:6
area [11] - 8:6, 8:10, 8:19, 17:1, 17:7, 22:1, 22:2, 40:2, 40:8, 40:16, 41:12
areas [2] - 10:8, 31:9
argue [1] - 33:5
arrive [1] - 37:19
art [1] - 18:15
assigned [1] - 26:1
assuming [1] - 26:11
attached [1] - 36:8
attempt [1] - 19:9
attendance [1] - 6:2
Attorney [1] - 2:3
attorney [10] - 26:5, 30:5, 34:6, 35:14, 35:22, 36:2, 36:14, 36:18, 37:6, 37:21
attract [2] - 24:2, 34:21
attraction [1] - 17:13
attractive [2] - 16:3, 16:8
attune [1] - 34:8
augment [1] - 17:10
authority [2] - 26:18, 36:8
automobile [2] - 26:4, 32:5
automotive [1] - 41:15
available [1] - 12:9
Avenue [6] - 1:11, 11:10, 14:11, 14:15, 15:1, 17:17
awhile [1] - 25:11
aye [6] - 3:12, 3:13, 4:11, 42:14, 42:15, 42:20

B

B-2 [1] - 31:9
B-3 [7] - 7:19, 11:10, 11:13, 15:14, 32:6, 32:7, 33:1
bad [1] - 32:21
Bailey [1] - 39:6
bars [1] - 39:8
bay [2] - 9:22, 10:2
bear [1] - 9:17
become [1] - 7:6
becomes [1] - 17:13
becoming [1] - 27:16
BEFORE [1] - 1:3
behalf [1] - 34:1
benefit [3] - 16:3, 16:4, 21:3
best [1] - 19:5
best-case [1] - 19:5
better [1] - 41:3
between [6] - 12:10, 13:2, 17:22, 21:13, 21:20, 36:13
beyond [3] - 16:13, 26:17, 31:13
big [4] - 29:2, 29:10, 29:16, 40:10
bit [3] - 11:18, 23:8, 41:22
blanche [2] - 21:5, 37:2
blank [1] - 35:17
BOARD [2] - 1:3, 1:14
board [14] - 7:16, 26:16, 28:5, 30:12, 31:4, 31:13, 33:15, 37:14, 38:2, 38:3, 38:7, 38:14, 39:16, 39:22
Board [2] - 1:10, 2:10
Bob [2] - 29:22, 37:11
brand [6] - 27:14, 28:21, 29:1, 29:15, 34:12, 35:3
brands [2] - 29:9, 31:17
brief [1] - 19:20
bring [2] - 7:9, 39:18
bringing [1] - 17:16
brings [1] - 18:8
broken [1] - 8:16
Brothers [1] - 39:7
brought [2] - 10:11, 30:1
browsing [1] - 12:3
Bugatti [1] - 31:16
build [2] - 16:9, 39:21
build-out [1] - 16:9
builders [1] - 39:17
building [14] - 8:6, 14:15, 14:17, 15:2, 17:20, 17:22, 18:1, 18:14, 18:15, 19:10, 24:2, 39:20, 40:13,

40:18
Building [1] - 39:7
buildings [4] - 18:1, 18:2, 38:16, 41:9
built [1] - 38:19
bull's [1] - 32:16
bunch [1] - 39:7
burden [2] - 18:18, 27:16
business [28] - 7:19, 9:20, 11:11, 11:13, 11:18, 11:21, 14:12, 20:15, 20:19, 23:3, 25:21, 26:2, 26:21, 27:3, 28:14, 28:15, 28:18, 29:12, 29:17, 29:20, 30:20, 33:19, 34:15, 35:2, 35:7, 40:14, 41:19, 42:21
buy [1] - 32:21
buying [1] - 23:12

C

C.S.R [1] - 43:21
cannot [1] - 15:21
car [13] - 7:4, 9:12, 11:10, 13:13, 17:1, 23:13, 23:15, 23:16, 23:22, 32:2, 32:3, 39:1, 40:9
car's [1] - 25:10
carried [1] - 42:18
carries [1] - 3:16
cars [6] - 12:1, 22:2, 22:11, 23:4, 23:9, 24:18
carte [2] - 21:5, 37:2
case [2] - 19:5, 29:11
cases [1] - 23:17
catch [1] - 41:3
category [1] - 11:1
ceilings [1] - 27:10
certain [1] - 29:4
certainly [5] - 18:11, 18:20, 32:10, 34:4, 35:2
Certified [1] - 43:3
certify [1] - 43:6
chair [1] - 41:1
Chair [1] - 3:8
Chairman [4] - 1:15, 1:16, 3:6, 5:7
CHAIRMAN [19] - 2:9, 3:5, 3:6, 3:11, 3:18, 4:10, 4:15, 4:22, 5:8, 5:10, 20:4, 21:15, 29:21, 32:1, 36:1, 37:7, 37:12, 42:4, 42:13
chairman [1] - 3:4
Chamber [1] - 17:15
chance [1] - 37:22
change [7] - 19:10, 28:15, 31:8, 32:11, 32:13, 40:7
changed [1] - 33:11
changing [1] - 41:7
character [1] - 17:6
charming [1] - 39:6
charts [1] - 9:15
check [1] - 35:17
Chicago [7] - 1:11, 7:5, 9:10, 9:19, 11:15, 12:7, 18:8
chunk [2] - 22:19, 23:2
circumstances [1] - 25:21
cited [1] - 10:3
city [1] - 25:9
clarify [2] - 21:2, 22:21
close [1] - 42:9
Club [2] - 38:15, 39:10
clubs [1] - 39:8
Code [2] - 8:3, 8:10
code [14] - 11:8, 11:9, 11:17, 12:5, 12:9, 16:17, 16:20, 20:10, 20:13, 20:17, 21:5, 31:7, 32:4
color [1] - 38:5
comfortable [1] - 36:5
coming [5] - 20:16, 23:4, 23:12, 24:19, 34:16
commencement [1] - 43:7
comment [5] - 5:21, 27:4, 31:14, 37:22, 38:6
comments [4] - 3:20, 19:22, 36:15, 37:14
Commerce [1] - 17:16
commercial [2] - 14:12, 39:12
commercially [1] - 19:7
commission [3] - 11:12, 19:12, 41:4
Commission [1] - 7:15
community [2] - 16:4, 27:16
Community [1] - 2:2
compared [1] - 16:6
complement [1] - 17:5
complete [1] - 43:15
completely [1] - 24:22
comprehensive [2] - 11:4, 11:7
concern [4] - 29:2, 29:22, 36:12, 37:1
concerned [3] - 27:12, 27:13, 35:16
concerns [5] - 18:22, 20:2, 28:7, 31:12, 41:22
condition [3] - 14:4, 15:10, 36:22
conditional [1] - 30:11
conditions [3] - 15:5, 32:8, 35:4
condos [1] - 38:19
conducted [1] - 4:2
conform [1] - 11:6
conformity [2] - 11:2, 14:1
congestion [1] - 18:5
consists [1] - 8:5
contains [1] - 36:22
contemplate [1] - 33:10
contemplating [1] - 34:3
context [1] - 33:21
Continental [1] - 17:2
continue [1] - 37:5
conversations [1] - 34:10
convert [2] - 39:18, 40:20
convince [1] - 40:19
corner [1] - 14:14
correct [4] - 20:21, 27:6, 32:2, 43:15
corrections [1] - 3:21
costs [1] - 16:9
County [2] - 43:5, 43:21
COUNTY [2] - 1:2, 43:2
couple [2] - 20:9, 38:22
cover [1] - 35:8
create [2] - 15:9, 40:2
created [1] - 15:9
creates [3] - 8:12, 12:9, 13:19
Creek [4] - 1:6, 6:4, 7:3, 14:15
cross [1] - 40:17
curious [1] - 22:4
customer [2] - 10:4, 12:19
customers [6] - 10:14, 12:2, 12:18, 18:9, 34:21, 34:22
customers ' [1] - 10:11

D

daily [1] - 12:15
danger [2] - 18:13, 18:21
date [1] - 28:19
dated [2] - 11:18, 12:8
days [1] - 41:20
deal [2] - 15:3, 40:10
dealer [3] - 31:19, 32:20
Dealer/Developer [1] - 2:5
dealers [1] - 26:4
dealership [8] - 7:5, 7:7, 9:12, 12:17, 23:17, 25:14, 29:6, 32:2
dealership 's [1] - 12:13
dealerships [7] - 11:10, 17:1, 17:3, 32:3, 32:5, 39:1, 40:9
dealt [1] - 27:1
December [1] - 7:2
decent [1] - 22:19
decide [4] - 28:2, 28:21, 31:1, 37:8
decided [1] - 32:21
decision [4] - 28:12, 32:21, 35:1
decisions [1] - 5:11
deficiency [3] - 8:12, 12:9, 13:20
definitely [1] - 22:20
deliver [1] - 24:7
delivered [1] - 23:11
delivering [1] - 23:16
delivery [1] - 24:3
demand [1] - 11:16
demolition [1] - 14:17
denied [1] - 15:20
density [1] - 40:15
department [1] - 11:22
described [1] - 36:7
despite [1] - 14:13
determine [2] - 34:13, 36:20
develop [1] - 7:4
development [4] - 16:7, 16:8, 17:9, 17:17
Development [1] - 2:2
deviation [1] - 30:20
different [2] - 27:3
DiMonte [1] - 6:13
Director [1] - 2:2
discuss [2] - 28:2, 35:12
discussion [3] - 14:1, 34:7, 42:5
discussions [1] - 37:5
district [5] - 7:19, 11:11, 11:14, 26:5
done [3] - 20:8, 31:4, 40:21
doors [1] - 41:8
down [4] - 25:11, 32:11, 38:17, 39:4
drafting [1] - 36:12
draw [1] - 24:12
drive [1] - 13:9
Drive [1] - 41:10
driven [1] - 29:3
drives [4] - 4:2, 19:1, 19:2, 24:22
driving [4] - 20:10, 20:18, 20:19, 24:15
drop [1] - 12:19
drop-offs [1] - 12:19
dropped [1] - 12:1
DU [2] - 1:2, 43:2
due [1] - 10:4
duly [1] - 43:9
dump [1] - 41:13
DuPage [2] - 43:6, 43:21

E

e-mailing [1] - 23:14
early [1] - 24:11
east [1] - 41:11
East [1] - 1:11
economic [2] - 15:18, 15:22
effectively [1] - 19:7
eight [1] - 12:22
either [1] - 10:19
electronic [1] - 43:18
elevation [1] - 17:21

employee [1] - 10:14
employees [2] - 12:22, 13:1
en [1] - 5:18
end [4] - 7:11, 31:18, 38:20, 41:15
engineering [1] - 18:15
enjoyment [1] - 17:8
entire [1] - 36:9
entirely [1] - 22:11
entitled [2] - 1:9, 16:14
entity [2] - 27:14, 27:15
erected [1] - 15:2
especially [3] - 18:10, 22:16, 23:17
essential [1] - 17:6
established [1] - 15:11
evening [1] - 6:11
event [1] - 25:6
eventually [1] - 28:4
exact [1] - 36:18
exactly [3] - 29:11, 30:14, 35:8
examination [1] - 43:8
example [3] - 29:4, 31:10, 32:10
exceed [2] - 18:4, 24:9
excellent [1] - 38:4
except [1] - 13:8
exceptional [2] - 13:15, 14:5
excited [2] - 7:9, 29:5
existing [1] - 14:17
exotic [1] - 29:15
expect [1] - 30:9
expected [1] - 24:17
explain [1] - 38:10
exposure [1] - 14:13
exterior [4] - 7:20, 8:8, 8:15, 9:2
extreme [1] - 39:9
eye [1] - 32:16

F

facilities [1] - 18:19
facility [3] - 8:21, 8:22, 13:17
fact [8] - 5:12, 7:14, 9:6, 15:1, 16:21, 19:14, 20:21, 30:7
factor [3] - 13:21, 15:8, 16:17
factors [1] - 15:6
family [1] - 28:22
far [2] - 26:17, 36:17
favor [4] - 3:11, 4:10, 7:14, 42:13
featured [1] - 17:15
February [2] - 3:20, 7:12
feet [3] - 8:7, 17:21, 18:4
Ferrari [1] - 17:2
few [2] - 20:15, 39:17
figures [1] - 9:15
filled [1] - 22:11
final [3] - 5:11, 26:18, 27:21
financially [1] - 16:5
findings [4] - 5:12, 7:14, 26:14, 31:12
fine [1] - 28:10
fingers [1] - 40:17
fire [1] - 18:14
first [9] - 3:18, 8:18, 8:20, 11:1, 11:9, 14:3, 14:6, 20:6, 37:14
fit [1] - 16:21
flagship [1] - 7:5
flood [1] - 18:14
floor [3] - 8:20, 8:21, 19:21
focus [1] - 27:7
following [1] - 7:12
foot [1] - 8:9
footage [1] - 13:17
forecasting [1] - 22:17
foregoing [1] - 43:14
foreseeable [1] - 19:18
form [1] - 43:14
forth [4] - 8:2, 30:13, 36:13, 38:9
frame [1] - 31:7
franchise [1] - 27:9
freeway [1] - 19:2
fulfill [2] - 9:3, 13:5
full [3] - 8:8, 8:11, 16:15
full-size [2] - 8:8, 8:11
fundamentally [1] - 40:16
futile [1] - 19:10
future [6] - 9:16, 12:14, 19:18, 25:7, 26:8, 40:20

G

GANNON [1] - 1:17
garage [4] - 21:9, 21:19, 21:20, 22:8
GARY [1] - 1:18
gee [1] - 20:12
general [11] - 5:21, 7:18, 7:19, 11:11, 11:13, 13:22, 16:20, 28:15, 31:3, 35:20, 36:22
generally [1] - 21:11
generate [2] - 16:5, 18:11
generating [1] - 34:15
Giltner [2] - 2:18, 4:21
GILTNER [18] - 1:16, 2:9, 2:19, 3:6, 3:11, 3:18, 4:10, 4:15, 4:22, 5:10, 20:4, 21:15, 29:21, 32:1, 36:1, 37:7, 42:4, 42:13
given [7] - 12:21, 13:2, 21:11, 22:10, 26:4, 26:17, 43:11
grant [2] - 26:10, 35:17
granting [3] - 15:7, 25:17, 35:4
great [2] - 21:4, 21:6
greater [2] - 7:5, 40:15
ground [2] - 40:4, 40:6
growth [1] - 25:7
guarantees [1] - 28:7
guess [3] - 22:4, 22:7, 41:11
guys [3] - 24:8, 27:12, 34:3

H

hand [3] - 5:17, 40:1, 43:18
handed [2] - 6:17, 9:14
handled [4] - 9:21, 10:6, 10:7, 11:20
hanging [1] - 20:11
hard [1] - 6:20
harmony [1] - 16:19
hauler [2] - 9:21, 10:7
health [1] - 18:21
heard [1] - 36:2
hearing [6] - 1:9, 5:15, 6:3, 6:5, 7:12, 42:10
hearings [1] - 6:1
height [1] - 17:20
held [1] - 7:12
hereby [1] - 43:6
herein [1] - 43:9
hereto [1] - 43:11
hereunto [1] - 43:18
high [3] - 6:8, 18:4, 41:15
high-end [1] - 41:15
highlighting [1] - 17:16
HINSDALE [1] - 1:3
Hinsdale [9] - 1:10, 1:11, 7:8, 7:15, 14:7, 17:14, 24:13, 38:15, 39:10
historical [1] - 9:16
history [1] - 39:14
Honda [3] - 29:5, 29:6, 29:8
Hondas [1] - 29:3
hope [1] - 40:17
hotel [1] - 38:18
hour [1] - 1:13
huge [1] - 23:2
humble [1] - 20:20

I

idea [4] - 30:6, 38:6, 39:1, 40:11
ideas [2] - 21:4, 40:3
ILLINOIS [2] - 1:1, 43:1
Illinois [2] - 1:12, 43:6
imagine [1] - 24:10
impact [2] - 17:7, 17:18
important [2] - 26:14, 31:11
improve [1] - 18:20
improvements [1] - 42:2
IN [1] - 43:17
in-person [1] - 12:18
in-state [1] - 24:5
include [3] - 31:2, 33:3, 37:9
included [1] - 31:12
includes [1] - 13:14
including [1] - 40:12
increase [2] - 18:13, 40:6
indicates [1] - 14:18
indirectly [1] - 38:14
individually [1] - 42:20
indoor [5] - 8:16, 9:1, 9:7, 13:18, 25:3
indoors [2] - 13:7, 20:22
influx [1] - 12:1
initial [1] - 34:10
injure [1] - 17:8
insert [1] - 26:6
inside [3] - 12:12, 19:19, 21:9
intensity [18] - 9:11, 12:16, 13:15, 18:7, 27:7, 27:11, 27:17, 27:18, 29:8, 31:6, 31:9, 33:9, 33:10, 33:18, 34:5, 34:12, 35:7, 37:4
interest [3] - 24:11, 26:8, 29:9
interested [1] - 31:19
interior [1] - 21:10
internally [1] - 28:2
international [1] - 7:8
interpretation [1] - 12:8
inventory [12] - 9:4, 9:9, 12:3, 13:8, 19:18, 20:22, 21:11, 21:22, 22:9, 25:10, 34:20, 34:22
investing [1] - 41:12
involved [2] - 36:12, 38:13
issue [1] - 21:18
issues [1] - 6:18
item [1] - 5:10
items [1] - 14:1
itself [1] - 12:5

J

J-1 [1] - 8:3
JERRY [1] - 2:6
jewel [1] - 17:14
Jewel [1] - 39:2
Jimmy [1] - 39:4
JOHN [1] - 1:21
jump [1] - 6:22

K

keep [1] - 31:2
keeping [2] - 25:8,

37:17
Keith [1] - 37:12
KEITH [1] - 1:16
key [2] - 18:7, 27:11
kind [9] - 22:15, 23:18, 25:3, 26:2, 28:14, 28:18, 31:1, 32:4, 37:15
knocked [1] - 38:17
KRISTI [2] - 43:3, 43:20
Kristi [1] - 43:20

L

land [1] - 29:18
LANDOLINA [2] - 43:3, 43:20
Landolina [1] - 43:20
Lane [4] - 1:6, 6:4, 7:3, 14:15
language [14] - 12:8, 26:6, 26:12, 27:7, 27:18, 30:8, 30:14, 31:1, 33:3, 34:8, 36:18, 37:8, 37:18, 40:12
large [3] - 6:21, 12:1, 19:15
largely [1] - 10:9
larger [1] - 13:19
largest [1] - 7:6
last [6] - 4:13, 9:13, 25:13, 30:1, 38:12, 41:4
least [1] - 36:6
leave [2] - 20:11, 37:18
Lee [2] - 2:22, 5:3
LEE [8] - 1:20, 3:1, 5:4, 22:21, 23:2, 23:20, 24:8, 26:10
left [1] - 32:18
LESLIE [1] - 1:20
level [3] - 6:8, 27:17, 31:4
Lexus [3] - 29:8, 31:19, 32:20
Life [1] - 39:4
life [1] - 41:5
light [1] - 17:19
likely [1] - 6:10
limit [3] - 19:1, 26:19, 35:19
limitation [5] - 27:7, 27:21, 28:1, 30:8, 37:16
limitations [2] - 30:4, 37:3
limited [1] - 28:13
Line [1] - 3:22
line [2] - 34:2, 36:7
listed [2] - 17:4, 21:18
listening [1] - 21:4
live [2] - 23:10, 23:18
loading [1] - 9:22
Loan [1] - 39:7
location [2] - 12:20, 35:19
locations [1] - 10:11
looking [6] - 13:2, 13:12, 14:2, 16:12, 27:9, 41:13
low [5] - 10:3, 12:15, 13:15, 18:7
lower [1] - 9:11
luxury [2] - 7:4, 7:7

M

mailing [1] - 23:14
mall [1] - 38:19
map [6] - 7:8, 7:17, 11:4, 11:7, 14:10, 32:2
March [4] - 1:12, 2:11, 7:11, 43:19
market [1] - 14:18
Marrs [2] - 34:1, 37:20
Marzano [2] - 20:1, 22:6
MARZANO [11] - 2:5, 21:13, 21:17, 22:6, 22:12, 22:15, 23:1, 23:6, 24:1, 24:20, 29:7
masse [1] - 5:18
Matter [1] - 1:4
matter [3] - 1:10, 9:6, 16:21
matters [1] - 43:10
maximum [1] - 13:3
McGINNIS [29] - 2:2, 2:13, 2:16, 2:18, 2:20, 2:22, 3:2, 3:4, 3:17, 4:17, 4:19, 4:21, 5:1, 5:3, 5:5, 5:7, 5:9, 26:3, 26:13, 28:8, 31:5, 31:17, 32:4, 32:15, 33:2, 33:5, 33:12, 33:16, 33:22
McLaren [15] - 9:10, 9:19, 11:15, 12:7, 16:2, 18:8, 22:16, 24:3, 28:21, 28:22, 29:14, 29:16, 30:18, 31:15, 32:17
mean [5] - 22:10, 24:4, 30:22, 36:11, 41:17
means [2] - 10:12, 43:12
medical [2] - 41:15, 41:18
meet [1] - 6:9
meeting [6] - 2:10, 3:20, 4:13, 30:1, 36:3, 38:13
Member [6] - 1:17, 1:18, 1:19, 1:20, 1:21, 31:14
member [12] - 2:14, 2:16, 2:18, 2:20, 2:22, 3:2, 4:17, 4:19, 4:21, 5:1, 5:3, 5:5
members [1] - 38:3
MEMBERS [1] - 1:14
members' [1] - 37:15
mentioned [3] - 8:10, 38:12, 38:22
merely [2] - 16:11, 16:14
Michael [2] - 34:1, 37:20
microphone [1] - 21:16
might [4] - 23:13, 28:17, 28:18, 41:2
MIKE [1] - 2:5
mike [1] - 22:6
million [1] - 16:10
mind [3] - 9:18, 35:3, 39:10
mini [1] - 29:6
mini-Honda [1] - 29:6
minimized [1] - 6:22
minimum [1] - 18:5
minutes [3] - 3:19, 4:6, 25:12
mitigating [2] - 13:20, 15:6
mix [1] - 21:13
MOBERLY [12] - 1:18, 2:15, 3:10, 4:7, 4:18, 20:6, 21:2, 28:20, 31:16, 40:22, 42:12, 42:19
Moberly [3] - 2:14, 4:17, 31:14
model [9] - 11:18, 20:15, 29:20, 30:20, 31:18, 33:19, 35:2, 35:8, 41:19
modernizing [1] - 41:7
moment [1] - 37:13
money [1] - 34:15
month [2] - 12:20, 13:13
moot [1] - 19:16
MORTIER [1] - 2:6
Mortier [1] - 20:1
most [8] - 6:10, 11:20, 12:4, 12:17, 18:10, 20:16, 23:17, 41:17
motion [6] - 3:7, 3:16, 4:5, 4:7, 42:9, 42:18
motions [1] - 5:20
move [4] - 25:11, 26:15, 37:5, 42:6
moved [2] - 3:9, 42:11
MR [92] - 1:15, 1:16, 1:17, 1:18, 1:19, 2:2, 2:3, 2:5, 2:6, 2:13, 2:15, 2:16, 2:17, 2:18, 2:19, 2:20, 2:21, 2:22, 3:2, 3:3, 3:4, 3:9, 3:10, 3:17, 4:7, 4:9, 4:12, 4:17, 4:18, 4:19, 4:20, 4:21, 5:1, 5:2, 5:3, 5:5, 5:6, 5:7, 5:9, 6:11, 20:6, 20:21, 21:2, 21:8, 21:13, 21:17, 22:4, 22:6, 22:7, 22:12, 22:13, 22:15, 23:1, 23:6, 24:1, 24:20, 25:12, 26:3, 26:13, 26:19, 27:4, 28:8, 28:10, 28:20, 29:7, 29:19, 31:5, 31:16, 31:17, 32:4, 32:13, 32:15, 32:19, 33:2, 33:4, 33:5, 33:7, 33:12, 33:14, 33:16, 33:17, 33:22, 34:4, 35:6, 35:10, 35:15, 36:10, 36:11, 40:22, 42:11, 42:12, 42:19
MS [8] - 1:20, 3:1, 5:4, 22:21, 23:2, 23:20, 24:8, 26:10
Murphy [2] - 2:20, 5:1
MURPHY [8] - 1:19, 2:21, 4:9, 5:2, 32:19, 33:4, 33:7, 33:14

N

name [3] - 6:12, 22:5, 29:14
nature [1] - 5:21
necessarily [6] - 24:1, 27:9, 34:11, 34:17, 35:3, 36:9
necessary [1] - 4:3
necessitate [1] - 15:5
need [7] - 13:5, 20:20, 23:20, 26:10, 26:11, 34:21, 36:17
needs [5] - 8:1, 9:3, 9:20, 12:13, 16:14
negative [2] - 17:7, 39:12
neighborhood [1] - 18:3
neighborhoods [1] - 24:13
neighboring [1] - 18:1
neighbors [1] - 41:10
Neiman [3] - 3:4, 3:7, 5:7
NEIMAN [4] - 1:15, 3:5, 5:8, 37:12
net [2] - 8:6, 8:9
never [5] - 25:1, 31:19, 31:20, 31:21, 40:3
new [6] - 11:9, 13:13, 19:2, 21:22, 32:5, 33:13
next [5] - 5:10, 5:13, 5:19, 6:3, 16:17
none [1] - 5:12
nonissue [1] - 32:7
normal [1] - 30:18
north [6] - 16:10, 38:20, 39:2, 39:13, 39:19, 41:11
North [1] - 7:7
Notary [2] - 43:5, 43:21
notes [1] - 43:16
nothing [1] - 41:4
number [3] - 19:15, 22:18, 34:17
numbers [1] - 9:17

O

O'Brien [2] - 2:16, 4:19
O'BRIEN [8] - 1:17, 2:17, 4:20, 21:8, 22:4, 22:7, 22:13, 32:13
O-3 [2] - 7:18, 15:14
obviously [1] - 29:15

occasional [2] - 10:14, 13:9
occur [3] - 9:19, 12:4, 34:18
occurring [1] - 34:19
OF [6] - 1:1, 1:2, 1:3, 1:8, 43:1, 43:2
off-street [1] - 11:16
office [12] - 7:18, 14:6, 14:8, 15:12, 16:6, 18:11, 19:3, 38:16, 39:20, 40:18, 41:15, 41:18
offices [1] - 41:6
official [2] - 11:4, 11:7
offs [1] - 12:19
Ogden [10] - 11:10, 14:11, 14:15, 15:1, 17:17, 19:1, 38:20, 39:2, 39:13, 39:19
old [1] - 20:13
older [1] - 41:16
on-site [1] - 27:10
once [1] - 17:12
one [16] - 4:1, 5:22, 14:3, 14:20, 18:2, 18:22, 20:6, 23:4, 28:5, 30:6, 31:2, 38:9, 40:5, 40:15, 41:2, 41:11
ones [1] - 18:3
ongoing [1] - 27:6
online [11] - 9:19, 10:6, 11:21, 12:4, 13:14, 20:17, 22:14, 22:22, 23:3, 23:7, 34:19
onsite [1] - 34:19
open [2] - 19:21, 24:11
operating [1] - 27:15
operationally [1] - 31:21
operations [3] - 10:21, 12:15, 29:11
opinion [1] - 20:20
opportunity [4] - 32:12, 33:12, 35:12, 36:4
opposed [4] - 3:14, 25:22, 38:21, 42:16
opposite [1] - 17:10
opposition [1] - 38:15
order [3] - 2:9, 23:13, 32:16
ordered [1] - 23:9
ordering [1] - 23:15
ordinance [6] - 15:11, 26:7, 27:22, 28:5, 28:9, 33:3
original [1] - 15:11
otherwise [2] - 21:6, 30:12
outdoor [1] - 13:3
outside [2] - 12:11, 13:8
over-the-air [1] - 23:19
overall [1] - 20:7
overflow [1] - 25:9
own [4] - 10:2, 11:22, 28:17, 29:17
owner [8] - 15:9, 15:20, 16:13, 16:14, 27:3, 27:14, 41:5, 42:1
owners [1] - 40:18
ownership [3] - 27:8, 34:11, 35:4

P

p.m [1] - 1:13
page [1] - 3:22
PAGE [2] - 1:2, 43:2
pages [1] - 6:21
park [3] - 14:6, 15:12, 19:3
parked [4] - 13:7, 13:8, 19:19, 20:22
parking [29] - 8:1, 8:4, 8:8, 8:9, 8:12, 8:16, 8:21, 9:1, 9:3, 9:7, 9:8, 10:1, 10:13, 10:15, 11:16, 12:4, 12:10, 13:3, 13:9, 13:18, 13:20, 15:4, 15:14, 16:1, 19:17, 21:8, 24:9, 24:21, 25:3
part [5] - 14:6, 15:10, 16:2, 30:9, 30:10
particular [3] - 26:21, 28:14
parties [2] - 26:7, 36:13
partner [1] - 6:13
paying [1] - 34:14
people [8] - 20:15, 23:9, 24:2, 24:5, 24:12, 24:14, 24:19, 25:5
per [3] - 13:13, 18:9, 34:18
percent [3] - 9:18, 9:20, 21:10
percentage [1] - 22:10
perhaps [1] - 37:20
period [1] - 42:5
permits [1] - 11:9
permitted [3] - 26:4, 32:6, 33:1
person [1] - 12:18
Personally [1] - 30:2
persuaded [2] - 38:10, 39:15
pertaining [1] - 43:11
Petitioner [2] - 2:4, 2:6
phoning [1] - 23:14
phrase [2] - 35:6, 35:19
physical [1] - 14:3
pick [2] - 12:19, 36:19
pick-ups [1] - 12:19
picked [1] - 10:10
piece [2] - 28:16, 29:16
pinpointing [1] - 36:18
place [2] - 7:8, 25:5
placed [1] - 19:7
Plan [1] - 7:15
plan [13] - 7:21, 8:5, 8:7, 8:15, 11:4, 11:7, 11:12, 16:17, 19:12, 24:8, 24:18, 29:20, 41:3
plans [1] - 22:1
pleadings [1] - 5:20
PODLISKA [14] - 1:21, 3:3, 3:9, 4:12, 5:6, 25:12, 26:19, 28:10, 29:19, 33:17, 35:6, 35:15, 36:10, 42:11
Podliska [2] - 3:2, 5:5
point [12] - 10:5, 10:16, 10:19, 13:2, 15:3, 19:11, 19:16, 25:15, 25:19, 29:8, 31:3, 38:5
position [1] - 30:3
possibility [1] - 38:4
Pottersville [2] - 39:5, 40:21
PowerPoint [2] - 6:18, 9:14
pre [1] - 6:1
pre-hearings [1] - 6:1
PRESENT [2] - 1:14, 2:1
present [2] - 6:15, 12:13
presentation [2] - 9:14, 21:6
president [2] - 7:16, 10:21
pretty [3] - 32:16, 41:18, 41:19
previous [1] - 43:7
previously [1] - 25:7
price [1] - 10:4
primarily [4] - 10:10, 10:13, 11:21, 19:16
primary [1] - 22:12
printout [1] - 6:17
privilege [1] - 16:12
Pro [2] - 1:16, 3:8
pro [1] - 3:8
PROCEEDINGS [1] - 1:8
process [6] - 23:13, 30:18, 30:21, 36:9, 36:12, 41:6
product [1] - 32:18
productively [2] - 15:20, 19:6
Professional [1] - 43:4
profound [1] - 40:3
profoundly [1] - 40:7
project [6] - 7:6, 7:9, 8:11, 17:12, 19:12, 20:2
projected [2] - 9:4, 9:8
projection [1] - 9:6
projections [2] - 9:16, 13:11
proof [1] - 41:14
properties [2] - 17:10, 17:19
property [11] - 4:1, 7:18, 11:13, 14:4, 25:15, 25:19, 26:1, 27:2, 28:17, 29:10, 42:1
proposal [3] - 37:17, 38:16, 39:11
proposals [1] - 39:22
propose [3] - 18:12, 34:8, 36:16
proposed [7] - 8:22, 11:3, 11:15, 11:18, 11:19, 17:22, 18:10
proposes [2] - 12:7, 16:2
proposing [1] - 18:20
proposition [2] - 20:7, 20:19
protections [1] - 30:18
protects [1] - 26:8
provide [2] - 9:15, 13:18
provided [3] - 12:11, 13:4, 13:12
provides [3] - 8:7, 8:15, 13:16
providing [1] - 25:3
provision [1] - 27:1
Public [2] - 43:5, 43:21
public [10] - 5:15, 5:21, 6:3, 6:5, 7:12, 17:7, 18:6, 18:19, 18:21, 42:10
publications [1] - 17:16
purchase [3] - 23:4, 23:21, 29:5
purchased [1] - 7:3
purpose [2] - 14:1, 17:5
purposes [3] - 15:6, 16:18, 16:20
put [5] - 22:5, 26:12, 29:6, 30:3, 38:5
putting [1] - 6:14

Q

quaint [1] - 39:6
qualifiers [1] - 30:4
questions [5] - 6:10, 10:19, 19:22, 20:5, 42:5
quiet [1] - 16:7

R

racing [1] - 7:8
raise [1] - 5:16
raised [4] - 25:13, 31:10, 38:4
rather [4] - 27:8, 27:22, 29:20, 39:20
reaction [1] - 39:12
read [1] - 6:20
real [1] - 31:15
reality [2] - 15:18, 17:13
really [2] - 31:6, 32:20
reason [2] - 15:16, 40:5
reasons [2] - 11:8, 14:5

receipt [2] - 5:13, 5:19
received [3] - 7:13, 11:12, 14:10
recession [1] - 41:14
recommend [3] - 25:17, 35:10, 38:7
recommendation [8] - 11:12, 14:10, 26:16, 28:1, 28:15, 36:22, 37:19, 40:12
recommendations [5] - 7:15, 26:15, 26:20, 36:15, 36:17
recommended [2] - 10:17, 30:11
recommending [4] - 25:22, 26:20, 33:20, 33:21
record [1] - 22:5
reduced [1] - 43:12
reduction [1] - 8:4
reevaluate [2] - 32:12, 33:13
reference [2] - 30:7, 33:17
referenced [1] - 20:9
refine [1] - 37:21
reflect [2] - 28:12, 33:20
reflected [2] - 33:18, 35:7
regardless [1] - 28:17
Registered [1] - 43:4
rejected [1] - 39:22
relation [1] - 43:10
rely [1] - 32:22
remain [1] - 17:20
reminded [1] - 39:3
remote [1] - 3:7
repair [1] - 10:12
repairs [1] - 42:2
REPORT [1] - 1:8
Reporter [2] - 43:4, 43:5
request [1] - 8:4
requests [2] - 5:20
require [1] - 15:5
required [2] - 11:17, 13:4
requirement [2] - 15:15, 15:17
requirements [2] - 8:2, 18:16
requires [1] - 8:11
response [3] - 3:15, 42:7, 42:17
rest [2] - 37:6, 40:18
restaurants [1] - 39:8
restricts [1] - 40:13
result [3] - 12:5, 16:18, 18:6
results [2] - 34:7, 36:3
retail [1] - 39:20
return [1] - 30:21
revenue [1] - 16:6
review [2] - 7:21, 36:14
rezone [2] - 7:17, 11:13
rights [1] - 15:21
road [1] - 32:11
Road [1] - 41:10
Robb [1] - 27:5
Robbins [1] - 6:13
ROBERT [2] - 1:15, 2:2
Robert [1] - 6:14
roll [2] - 2:12, 4:15
Rolls [1] - 31:16
Rolls-Royce [1] - 31:16
Royce [1] - 31:16
run [1] - 36:19
runs [1] - 39:4

S

safety [1] - 18:21
sale [5] - 9:4, 9:9, 13:6, 23:12, 23:19
sales [16] - 9:18, 10:5, 11:20, 12:4, 13:13, 13:14, 16:5, 20:16, 22:14, 22:22, 24:5, 27:10, 34:14, 34:18, 34:19
Salt [4] - 1:6, 6:4, 7:3, 14:14
satisfied [2] - 15:17, 18:16
satisfy [1] - 30:22
Saturday [1] - 24:16
saving [1] - 41:1
saw [1] - 4:1
scale [1] - 21:1
scared [1] - 23:7
scenario [2] - 19:5, 25:2
scene [1] - 39:3
screens [2] - 6:19, 7:1
se [1] - 34:18
second [9] - 3:10, 3:22, 4:9, 8:18, 8:21, 13:19, 14:21, 15:8, 42:12
Section [1] - 8:2
see [8] - 5:21, 12:17, 13:8, 24:15, 25:5, 25:12, 34:22, 39:12
seeing [2] - 39:1, 42:1
seem [2] - 35:19, 41:13
self [1] - 15:9
self-created [1] - 15:9
sell [2] - 28:22, 40:19
send [1] - 24:7
sense [2] - 11:19, 37:9
separate [1] - 9:22
service [14] - 8:19, 9:5, 9:9, 9:20, 10:6, 10:8, 10:10, 11:22, 12:1, 12:19, 13:7, 21:22, 22:2, 25:10
serviced [1] - 22:3
services [1] - 11:20
set [2] - 8:2, 43:18
setback [1] - 14:22
settings [1] - 6:2
several [6] - 11:8, 14:5, 17:1, 17:3, 41:6, 41:9
share [1] - 29:21
SHKURTI [7] - 2:3, 6:11, 20:21, 27:4, 34:4, 35:10, 36:11
Shkurti [1] - 6:13
shopping [1] - 12:3
shortest [1] - 18:2
Shorthand [1] - 43:4
shorthand [2] - 43:13, 43:16
showroom [5] - 10:8, 21:18, 21:20, 23:5, 24:3
showrooms [2] - 8:17
shows [1] - 9:7
side [4] - 25:8, 39:2, 39:13, 39:19
signature [1] - 43:19
significant [1] - 30:19
significantly [2] - 9:11, 40:14
similar [1] - 31:18
simple [1] - 12:3
simply [2] - 19:14, 33:19
site [15] - 7:3, 7:21, 8:5, 8:7, 8:15, 10:12, 14:4, 15:19, 16:15, 18:8, 19:12, 27:10, 29:6, 31:20, 32:14
situation [1] - 24:9
six [1] - 7:13
size [4] - 8:8, 8:11, 14:19, 15:10
slides [1] - 9:13
small [2] - 15:12, 32:16
smaller [1] - 14:20
smallest [1] - 14:21
sold [1] - 32:18
someone [2] - 23:12, 23:14
sometimes [3] - 6:19, 6:20, 6:21
sorry [2] - 21:17, 22:6
sort [8] - 15:14, 15:22, 19:3, 19:8, 30:17, 30:21, 32:18, 37:8
sounds [4] - 35:15, 36:6, 37:9, 41:12
south [1] - 14:11
space [3] - 17:22, 19:6, 23:21
spaces [10] - 8:4, 10:1, 10:13, 12:10, 13:3, 13:9, 13:18, 19:17, 21:9, 22:8
Speakerphone [1] - 1:15
special [2] - 16:11, 32:7
specific [6] - 8:3, 12:6, 16:20, 32:10, 36:5, 37:17
specifically [6] - 14:2, 14:19, 28:9, 31:10, 32:3, 37:3
specifying [1] - 28:20
spirit [1] - 30:16
spot [1] - 35:1
Spring [1] - 41:9
square [3] - 8:7, 8:9, 13:17
ss [2] - 1:1, 43:1
stalls [13] - 8:8, 8:9, 8:12, 8:15, 8:16, 8:19, 8:20, 9:1, 9:2, 9:7, 12:11, 12:16, 21:10
stand [2] - 5:16, 6:8
standard [1] - 17:21
standards [5] - 6:9, 10:18, 11:2, 14:3, 28:16
Starbucks [1] - 39:21
start [1] - 24:15
State [1] - 43:6
STATE [2] - 1:1, 43:1
state [5] - 18:14, 23:10, 23:11, 23:18, 24:5
state-of [1] - 18:14
statistics [1] - 10:3
stays [1] - 28:22
step [1] - 21:15
Stewart [1] - 39:4
still [2] - 28:11, 29:17
storage [1] - 21:21
story [3] - 8:6, 8:18, 13:19
street [3] - 11:16, 39:5, 40:9
streets [1] - 18:6
stretch [1] - 29:15
strict [1] - 12:7
strip [2] - 38:19, 39:8
structure [1] - 15:13
struggled [1] - 38:8
stuff [1] - 25:11
subdivision [2] - 14:7, 14:21
subject [2] - 7:18, 14:4
submitted [2] - 7:21, 19:13
Subsection [1] - 8:3
substantial [1] - 15:21
suddenly [1] - 39:7
suffice [2] - 12:12, 19:17
sufficient [3] - 12:16, 13:10, 28:6
sufficiently [1] - 35:20
suggestion [2] - 37:15, 37:21
summary [2] - 6:6, 19:21
super [1] - 7:9
supply [1] - 17:19
support [6] - 20:7, 21:7, 38:6, 38:11, 39:15, 40:11
surrounding [1] - 24:13
swear [1] - 5:14
sworn [2] - 5:18, 43:9

T

target [1] - 32:15
tax [2] - 16:5, 34:14

technically [1] - 23:20
tem [1] - 3:8
Tem [2] - 1:16, 3:8
ten [1] - 12:22
term [1] - 23:7
terminology [1] - 35:21
terms [1] - 27:10
test [4] - 4:1, 13:9, 19:1, 19:2
testify [2] - 18:17, 43:10
TESTIMONY [1] - 43:17
testimony [3] - 1:8, 43:8, 43:11
THE [1] - 1:3
the-art [1] - 18:15
thereafter [1] - 43:13
third [1] - 15:17
three [6] - 12:17, 12:18, 13:1, 14:8, 18:9, 38:18
throwing [2] - 32:15, 36:9
tie [1] - 32:8
tied [1] - 37:3
today [3] - 7:22, 34:7, 36:17
together [6] - 6:14, 9:2, 10:20, 13:1, 14:22, 15:1
TOM [1] - 1:19
total [1] - 13:12
towards [3] - 8:22, 27:19, 35:2
Tower [1] - 41:10
traditional [1] - 23:12
traffic [6] - 10:4, 18:12, 24:17, 40:1, 40:7, 40:15
transcribed [1] - 43:13
transcript [1] - 43:15
trends [1] - 9:16
trigger [2] - 15:14, 30:21
truck [2] - 9:22, 24:7
true [1] - 43:15
trustees [9] - 7:17, 26:16, 28:6, 33:15, 35:14, 38:2, 38:7, 39:16, 39:22
truth [1] - 43:10
try [4] - 19:9, 30:13, 31:13, 40:19
two [5] - 8:6, 9:13, 13:1, 18:9, 40:9
two-story [1] - 8:6
typewritten [1] - 43:14
typical [1] - 9:11
typo [1] - 4:1

U

ultimately [1] - 23:15
undue [2] - 18:13, 18:18
unique [8] - 14:3, 14:5, 14:13, 15:4, 20:14, 25:21, 32:5, 32:9
uniqueness [1] - 20:18
up [13] - 6:3, 8:16, 10:10, 20:1, 21:15, 24:22, 30:1, 30:13, 31:1, 31:18, 36:19, 37:7
updating [1] - 41:7
upgrading [1] - 41:7
ups [1] - 12:19
upstream [1] - 35:13
usage [1] - 37:16
user [1] - 32:17
utilities [1] - 18:19
utilized [2] - 21:11, 22:9

V

V-01-23 [2] - 1:5, 6:4
vacant [2] - 14:16, 16:16
value [1] - 17:9
variance [23] - 10:17, 11:3, 11:6, 15:3, 15:4, 15:7, 15:15, 16:1, 19:8, 19:14, 20:10, 20:13, 20:20, 25:18, 25:22, 26:11, 27:1, 30:11, 32:22, 35:5, 35:18, 37:2, 38:8
variation [4] - 6:9, 8:1, 16:18, 28:9
various [2] - 41:8, 43:8
vary [3] - 22:20, 28:16
vehicle [5] - 9:4, 9:8, 9:18, 9:21, 25:10
vehicles [2] - 10:9, 13:6
version [2] - 27:22, 37:10
view [2] - 28:13, 39:9
village [21] - 7:16, 11:6, 16:4, 19:5, 19:11, 26:5, 28:5, 29:1, 30:5, 30:12, 30:15, 34:6, 34:13, 35:13, 35:22, 36:2, 36:14, 37:6, 37:21, 39:6, 40:20
Village [2] - 8:3, 8:10
village's [2] - 11:3, 26:8
virtue [1] - 15:18
visceral [1] - 39:11
visit [1] - 24:19
visitors [1] - 10:14
volume [2] - 40:1, 40:7
vote [1] - 7:13
voting [1] - 42:19

W

waiting [2] - 34:6, 36:3
Walgreens [1] - 39:21
walk [2] - 6:7, 10:4
walk-in [1] - 10:4
wants [3] - 7:4, 36:4, 36:14
warehouse [1] - 25:8
wed [1] - 29:13
week [1] - 41:4
welfare [1] - 17:8
western [1] - 25:8
WHEREOF [1] - 43:17
whole [1] - 16:4
widely [2] - 38:14, 38:21
window [1] - 12:2
windows [1] - 41:8
witnesses [3] - 5:18, 43:9, 43:12
Wonderful [1] - 39:4
wondering [1] - 33:8
word [1] - 23:19
worried [1] - 41:20
write [1] - 35:17
writing [1] - 43:12

Y

year [1] - 23:14
years [4] - 14:16, 15:19, 16:16, 29:3

Z

ZBA [1] - 26:17
zero [3] - 7:14, 17:18, 29:9
zoning [3] - 11:8, 32:13, 38:13
ZONING [1] - 1:3
Zoning [2] - 1:10, 2:10

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

DISCUSSION OF THE HINSDALE
ZONING BOARD OF APPEALS

In the Matter of:)
)
V-01-23,)
2 Salt Creek Lane.)
)

REPORT OF DISCUSSION had in the above-entitled matter before the Hinsdale Zoning Board of Appeals, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 15th day of March, A.D. 2023, at the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. ROBERT NEIMAN, Chairman, (Speakerphone);

MR. KEITH GILTNER, Pro Tem Chairman;

MR. GANNON O'BRIEN, Member;

MR. GARY MOBERLY, Member;

MR. TOM MURPHY, Member;

MS. LESLIE LEE, Member;

JOHN PODLISKA, Member.

ALSO PRESENT:
MR. ROBERT McGINNIS, Director of Community Development;
MR. ANASTAS SHKURTI, Attorney for Petitioner;
MR. MIKE MARZANO, Dealer/Developer;
MR. JERRY MORTIER, Architect for Petitioner.

CHAIRMAN GILTNER: Would anyone like to start the discussion? We have already had discussion.

MR. MOBERLY: I have already tipped my hand 45 minutes ago.

I think this is a good-looking building. The hardship is it's a small -- I'm surprised it's 2.2 acres. It seems much smaller than that. It's hard to imagine what else could possibly go on this building. I have been here 30 years. I cannot even remember what office building was there or what it looked like. It must not have been very nice because it was knocked down.

But I think this is kind of a win-win. That's an overused term, but a win-win for the village. It's a good looking building. Also, as I drive, I go to Jewel once or twice a month and I see all of those car dealers, even the high-end ones, like, BMW, Mercedes, and Audi out there along with acres and acres of cars parked in front with the hideous lights at night and I just think -- I like the idea of the fact this is indoors and it's a building that will complement and enhance the office park, rather than just being acres and -- I don't really mind the Range Rover. Most of those are on the side. And then the Ferrari I think has just a few cars in the front. But it's just acres and acres of cars along Ogden Avenue there in Westmont and Downers Grove or whatever it is. It's just not -- It's what changes the character of the area and, to me, this does not change the character of the area, it will enhance the area. That's my two cents.

CHAIRMAN GILTNER: Anyone else?

MR. MURPHY: I'm also supporting the building. The only reservation I had is that one we talked about. I think it's been fully addressed.

I think, Gary, the lot looks a lot smaller because there's a lot of parking and concrete. If you look, you know, the empty space will only be about half of what the real parcel is.

MR. MOBERLY: Okay. That's fair.

MR. MURPHY: It does seem small but there's a bunch of parking that will come out when they redo the -- when they redo the building.

MR. MOBERLY: Okay.

CHAIRMAN GILTNER: So you're in favor provided there's some language that we discussed?

MR. MURPHY: Yes, I'm in favor provided that we address the variation we're talking about. If the intensity of use gets increased substantially, we want -- We would recommend

that the board of trustees maintain in the ordinance the ability to readdress that.

I guess that's part of the issue. It doesn't matter what we do here on this in a way because whether the variance gets granted is up to the board of trustees, as well as the provisions in the ordinance that they asked for.

CHAIRMAN GILTNER: Correct. Although, if there are not four affirmative votes, then it doesn't go on.

MR. MURPHY: I get it. I get it.

MR. MOBERLY: How do we define intensity of use? That's the hard part. Let's say you guys sell 40 cars a month instead of 20 cars a month. That's technically -- I still don't think that's a big problem but it's just how do you -- How many cars is too many cars?

MR. MURPHY: That's up to the board.

MR. PODLISKA: That's for them to decide with the village attorney. I think after we have expressed our view that that's a consideration, that's a condition of our

6

approval of the recommendation for the variation.

MR. MURPHY: We can't grant this variance with that exception. So we, really, just have to say we're generally in favor -- we are in favor of the variance and we would recommend that the trustees approve the variance but with the exact conditions that we talked about.

MR. MOBERLY: Okay.

CHAIRMAN GILTNER: Right. I think there's a risk. We don't want to handcuff the discussions with some restrictive language but, yet, we also want to make sure we have also raised this concern and we want it to be sort of considered as part of the process and it sounds like it has.

MR. MURPHY: Yeah. It's not coming up for the first time.

CHAIRMAN GILTNER: Yes. So we're reinforcing that.

MR. McGINNIS: Chairman, if I could,

7

that concern -- they are keenly aware of that concern. In fact, I spoke with Trustee Stifflear today that specifically wanted to make sure that there was something in the findings and recommendations in this regard.

MR. MURPHY: In our findings and recommendations?

MR. McGINNIS: Yes.

MR. MURPHY: Okay.

MS. LEE: I'm in favor as well. I think it will be a really nice addition to the neighborhood. I think if your projected traffic, I guess I would say, for the property is accurate, I don't think the amount of spaces that you're providing will cause any issue, and I don't think that the building itself will really cause much of a noticeable increase in traffic in the neighborhood either.

I would also be in favor of including some language as it relates to intensity of use. And I don't know if we want to say based on these projected scenarios, if we

8

want to get that specific with it, or if we just want to say, you know, please consider this as a detail.

CHAIRMAN GILTNER: Okay.

MR. MURPHY: I would probably leave that to the board. Maybe if it's entirely possible that they can do double the amount of traffic that they are talking about and still nobody would even notice.

MS. LEE: Correct. Correct.

MR. MURPHY: We really don't know. We need somebody who has got a lot better expertise on that than we have.

MR. PODLISKA: But we're simply reflecting the presentation that's been made to us, the intensity of use represented by this business model that's been the process of application.

We're agreeing that the intensity of use, based upon this business model, warrants a recommendation that the variation be approved. It basically just sums up the entire

9

presentation that's been made to us, and these are the reasons why this is unique to the circumstances and you ought to approve it.

CHAIRMAN GILTNER: So does that not address -- So is that talking about any future change of use or are you just talking about we approve -- we recommend the approval of this variation based on the intensity of use that's been presented in the packet?

MR. PODLISKA: I think that would do it because that suggests or implies that if there's some different kind of use proposed for this property, that our recommendation wouldn't be to grant a variation that would apply to that. And it opens up -- It leaves open the opportunity for the board and for the village attorney to draft the specific language that reflects that.

CHAIRMAN GILTNER: Gannon, did you have anything?

MR. O'BRIEN: No. I think it's a great plan. You guys did your homework and provided us with a very detailed, you know, backup to the

application.

To everyone else's point, I think it's going to be a great addition to the village and I'm over there on Ogden Avenue all the time and it would be nice to look at a nice building over there and the fact that you guys thought enough to include the interior parking for your inventory. And from a safety concern, and also from an aesthetic point of view, it's very well done.

CHAIRMAN GILTNER: So is there a motion someone wants to put forward? We can still have discussion once the motion is on the table, but just if we're -- Does anyone have any other comments?

MS. LEE: I just have one, really, question for Robb.

The zoning category that this property is located in, what are the other permitted types of uses? I mean, an office building, obviously, which it would be -- the parking wouldn't work in that scenario very well

either. What else could go there?

MR. McGINNIS: So B-3 is a general business category. There are pages and pages of permitted uses. I would hate to just start --

MS. LEE: So you could put a restaurant there if you wanted?

MR. McGINNIS: Yes, you could.

MS. LEE: Okay. That's what I was trying to understand. Thank you.

MR. McGINNIS: But, again, that would be easy to address, right, because it's a change in use.

MS. LEE: Right.

MR. McGINNIS: So we would have an opportunity then to revisit that intensity of use.

CHAIRMAN GILTNER: It sounds like the tricky part is if it continues with this type of use but maybe there's a change in intensity that occurs as a result. Because if there's any other sort of significant change in the use of the property, then it goes through this same

process.

MR. McGINNIS: Correct.

MS. LEE: So if, you know, ten years down the line, one of the existing car dealerships on the other side of Ogden wanted to purchase this building and use it as an additional site for the selling of their --

MR. McGINNIS: That's the larger concern. Spot on.

CHAIRMAN GILTNER: Because then you're kind of splitting hairs, is it -- you know, will it be the same intensity.

MS. LEE: It's, obviously, going to be a higher use, you know if it's anything that's not a $250,000 and up car.

CHAIRMAN GILTNER: Right. Is Ferrari across the street?

MR. MOBERLY: Yeah, Ferrari is about the same.

CHAIRMAN GILTNER: Right. So that's -- That's precisely what the village attorney and the board is concerned about from the beginning

and that's why there's this discussion to have some language.

MR. McGINNIS: Correct.

CHAIRMAN GILTNER: So I think that's what we want to factor in to do our recommendation, however we decide to do that.

MR. PODLISKA: With a general phrase that shows that that's our concern and that we're moving this on to them with the recommendation to grant the variation based upon a consideration of this intensity of use and the business model that's been presented to us. That leaves it to them.

MS. LEE: You said it perfectly.

MR. O'BRIEN: Repeat that then.

CHAIRMAN GILTNER: Are we still -- Is there a motion that someone wants to put forward?

MR. MOBERLY: I motion that John make the motion.

MR. PODLISKA: I move that we recommend the granting of the variation with the

consideration of the -- I move that we recommend granting the variation based upon the intensity of use reflected by the business model as presented in these hearings.

MR. MURPHY: Conditioned on intensity of use. Can we recommend the ordinance include conditions that would be triggered by a substantial increase in the intensity of use, right. Or say based on. Based on just means this is what went into our decision. It isn't really limiting anything. If we want the board to put restrictions in their ordinance. I think that's what we should say. And that's what we're talking about, right?

CHAIRMAN GILTNER: Right. So maybe --

MR. O'BRIEN: Our granting isn't conditional on that, correct?

CHAIRMAN GILTNER: Sorry?

MR. O'BRIEN: Our granting of the variance is not conditional on that?

MR. MURPHY: It's not conditional but it's our recommendation that when they grant the

variance, that they include restrictions related to the intensity of use.

CHAIRMAN GILTNER: Right. So maybe we can say what you just said and then just append to that to say and that any change of -- or --

MR. McGINNIS: Increase in use intensity.

CHAIRMAN GILTNER: What's that?

MR. McGINNIS: Increase in use intensity.

CHAIRMAN GILTNER: Or the intensity of use is considered with any change of -- well -- I guess what I'm saying is -- I think we can include what you're saying but then add to that, and that for future -- for future property uses that we assume that the village is working through limitation language with this buyer or something like that.

So it's not just specifically for this application, but it's something -- I think that's what you're saying, Tom, that it's some reference to the fact that in the future we're

assuming that there's going to be some protections and then that's what we understand the village attorney is working through with this buyer.

MR. MOBERLY: How is that enforced? Is somebody going to be out there with a counter or something auditing? I'm talking like five years down the road.

MR. McGINNIS: These are very good questions. I don't know what that looks like.

MR. MOBERLY: I don't think it's a bad thing. If they sell twice as many cars as they think, it's a good thing. I'm sure you guys think it's a good thing.

MR. McGINNIS: Arguably, anyone coming in, if and when McLaren ever outgrew the space say, would have to come in for an occupancy permit. So there are systems in place that would afford us an opportunity to reevaluate that new occupant going there.

MR. MOBERLY: Okay.

CHAIRMAN GILTNER: Is everyone

comfortable with starting with John, what you just proposed, but maybe looking at some additional language that -- you know, that sort of further qualifies it or references the fact that there's work being done to limit -- you know, limitation language that's being worked on?

Gannon, did you have something?

MR. O'BRIEN: Yeah. I guess language to the effect of, you know, a motion to grant approval of the variance as submitted. The variance application as submitted with recommendation to the board, that language be included in the granting ordinance that this variation be reviewed upon any future users' increase in use intensity.

CHAIRMAN GILTNER: Can you read it again?

MR. O'BRIEN: I can try. The first part is recommending to the board that language be included in the granting ordinance.

MR. PODLISKA: I would rather that it

reflect our view rather than our recommendation as to what language they should use.
MR. O'BRIEN: Right.
MR. PODLISKA: I think we can keep it more general than that if we simply say that we're recommending the granting of the variation based upon the intensity of use and the business model as presented by the applicant.
CHAIRMAN GILTNER: So that it doesn't hamper any discussions between the village, we have stated our decision is based on the intensity of use today.
MR. O'BRIEN: Specific to this user.
CHAIRMAN GILTNER: It would still go on -- The village attorney is still going to do their work and that we have made it clear --
MR. PODLISKA: Left it open to them.
CHAIRMAN GILTNER: -- and our recommendation is based on that. I think -- For me, that seems acceptable.
MR. MURPHY: Did the board -- Does that sound like what they are asking the board for --

MR. McGINNIS: Yes.
MR. MURPHY: -- or more specific.
MR. McGINNIS: I think that your concerns have been conveyed.
MR. MURPHY: I thought you were saying that they wanted our recommendation to specifically recommend an intensity of use limitation in the ordinance.
MR. McGINNIS: I think what Member Podliska put forth covers it.
MR. PODLISKA: Okay.
CHAIRMAN GILTNER: It's clear that it's based on the intensity of use and any change.
MR. PODLISKA: Okay. So try it one more time.
I move to recommend approval of the variation based upon the intensity of use and the business model as presented by the applicant.
MR. O'BRIEN: Second.
CHAIRMAN GILTNER: Any further discussion?

MR. PODLISKA: No. You have the motion pending.
CHAIRMAN GILTNER: You can discuss after the motion.
MR. PODLISKA: We're good.
CHAIRMAN GILTNER: Bob, you good to vote?
CHAIRMAN NEIMAN: I am.
CHAIRMAN GILTNER: Okay. Roll call, please.
MR. McGINNIS: Member Moberly?
MR. MOBERLY: Yes.
MR. McGINNIS: Member O'Brien?
MR. O'BRIEN: Yes.
MR. McGINNIS: Member Giltner?
CHAIRMAN GILTNER: Yes.
MR. McGINNIS: Member Murphy?
MR. MURPHY: Yes.
MR. McGINNIS: Member Lee?
MS. LEE: Yes.
MR. McGINNIS: Member Podliska?
MR. PODLISKA: Yes.

MR. McGINNIS: Chairman Neiman?
CHAIRMAN NEIMAN: Yes.
CHAIRMAN GILTNER: Thank you.
Next on the agenda is new business.
Any new business? Old business?
(No response.)
Is there a motion to adjourn?
MR. PODLISKA: So moved.
CHAIRMAN GILTNER: All those in favor say aye.
(All aye.)
Any opposed.
(No response.)
Motion carries. Thank you.
(WHICH, were all of the discussions had in the above-entitled cause.)

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

I, KRISTI LANDOLINA, Certified Shorthand Reporter, Registered Professional Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that the discussions of the Zoning Board of Appeals 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 23rd day of March, A.D. 2023.

/s/ Kristi Landolina
KRISTI LANDOLINA
C.S.R. No. 84-4611
Notary Public, DuPage County

$

$250,000 [1] - 12:15

/

/s [1] - 22:16

1

15th [1] - 1:11
19 [1] - 1:10

2

2 [1] - 1:6
2.2 [1] - 2:16
20 [1] - 5:15
2023 [2] - 1:12, 22:15
23rd [1] - 22:15

3

30 [1] - 2:19

4

40 [1] - 5:14
45 [1] - 2:13

6

6:30 [1] - 1:12

8

84-4611 [1] - 22:17

A

A.D [2] - 1:12, 22:15
ability [1] - 5:2
above-entitled [2] - 1:9, 21:17
acceptable [1] - 18:20
accurate [1] - 7:14
acres [6] - 2:16, 3:7, 3:12, 3:15
add [1] - 15:14
addition [2] - 7:11, 10:3
additional [2] - 12:7, 17:3
address [3] - 4:20, 9:5, 11:11
addressed [1] - 4:4
adjourn [1] - 21:7
aesthetic [1] - 10:9
affix [1] - 22:14
afford [1] - 16:19
aforesaid [1] - 22:12
agenda [1] - 21:4
ago [1] - 2:13
agreeing [1] - 8:19
ALSO [1] - 2:1
amount [2] - 7:14, 8:7
ANASTAS [1] - 2:3
APPEALS [1] - 1:3
Appeals [2] - 1:10, 22:8
append [1] - 15:4
applicant [2] - 18:8, 19:19
application [4] - 8:18, 10:1, 15:20, 17:12
apply [1] - 9:14
approval [4] - 6:1, 9:7, 17:11, 19:16
approve [3] - 6:7, 9:3, 9:7
approved [1] - 8:21
Architect [1] - 2:6
area [3] - 3:19, 3:20
arguably [1] - 16:15
assume [1] - 15:16
assuming [1] - 16:1
attorney [5] - 5:20, 9:16, 12:21, 16:3, 18:15
Attorney [1] - 2:3
Audi [1] - 3:6
auditing [1] - 16:7
Avenue [3] - 1:11, 3:16, 10:4
aware [1] - 7:1
aye [2] - 21:10, 21:11

B

B-3 [1] - 11:2
backup [1] - 9:22
bad [1] - 16:11
based [12] - 7:22, 8:20, 9:8, 13:10, 14:2, 14:9, 18:7, 18:11, 18:19, 19:13, 19:17
beginning [1] - 12:22
better [1] - 8:12
between [1] - 18:10
big [1] - 5:16
BMW [1] - 3:6
BOARD [2] - 1:3, 1:14
board [11] - 5:1, 5:6, 5:18, 8:6, 9:16, 12:22, 14:11, 17:13, 17:20, 18:21, 18:22
Board [2] - 1:10, 22:7
bob [1] - 20:6
building [11] - 2:15, 2:18, 2:20, 3:3, 3:10, 4:2, 4:14, 7:16, 10:5, 10:21, 12:6
bunch [1] - 4:12
business [10] - 8:17, 8:20, 11:3, 13:12, 14:3, 18:7, 19:18, 21:4, 21:5
buyer [2] - 15:17, 16:4

C

C.S.R [1] - 22:17
cannot [1] - 2:19
car [3] - 3:5, 12:4, 12:15
carries [1] - 21:14
cars [8] - 3:7, 3:14, 3:16, 5:14, 5:15, 5:17, 16:12
category [2] - 10:18, 11:3
cents [1] - 3:21
Certified [1] - 22:3
certify [1] - 22:6
chairman [2] - 6:22, 21:1
CHAIRMAN [36] - 2:9, 3:22, 4:16, 5:8, 6:11, 6:20, 8:4, 9:4, 9:18, 10:11, 11:17, 12:10, 12:16, 12:20, 13:4, 13:16, 14:15, 14:18, 15:3, 15:8, 15:11, 16:22, 17:17, 18:9, 18:14, 18:18, 19:12, 19:21, 20:3, 20:6, 20:8, 20:9, 20:16, 21:2, 21:3, 21:9
Chairman [2] - 1:15, 1:16
change [8] - 3:19, 9:6, 11:11, 11:19, 11:21, 15:5, 15:12, 19:13
changes [1] - 3:18
character [2] - 3:18, 3:20
Chicago [1] - 1:10
circumstances [1] - 9:3
clear [2] - 18:16, 19:12
comfortable [1] - 17:1
coming [2] - 6:18, 16:15
comments [1] - 10:15
Community [1] - 2:2
complement [1] - 3:11
complete [1] - 22:11
concern [6] - 6:15, 7:1, 7:2, 10:8, 12:9, 13:8
concerned [1] - 12:22
concerns [1] - 19:4
concrete [1] - 4:7
condition [1] - 5:22
conditional [3] - 14:17, 14:20, 14:21
conditioned [1] - 14:5
conditions [2] - 6:8, 14:7
consider [1] - 8:2
consideration [3] - 5:22, 13:11, 14:1
considered [2] - 6:16, 15:12
continues [1] - 11:18
conveyed [1] - 19:4
correct [7] - 5:8, 8:10, 12:2, 13:3, 14:17, 22:11
counter [1] - 16:6
COUNTY [2] - 1:2, 22:2
County [2] - 22:5, 22:17
covers [1] - 19:10
Creek [1] - 1:6

D

Dealer/Developer [1] - 2:5
dealers [1] - 3:5
dealerships [1] - 12:5
decide [2] - 5:20, 13:6
decision [2] - 14:10, 18:11
define [1] - 5:12
detail [1] - 8:3
detailed [1] - 9:22
Development [1] - 2:2
different [1] - 9:12
Director [1] - 2:2
discuss [1] - 20:3
discussed [1] - 4:18
DISCUSSION [2] - 1:3, 1:8
discussion [5] - 2:10, 2:11, 10:13, 13:1, 19:22
discussions [4] - 6:13, 18:10, 21:16, 22:7
done [2] - 10:10, 17:5
double [1] - 8:7
down [3] - 2:22, 12:4, 16:8
Downers [1] - 3:17
draft [1] - 9:17
drive [1] - 3:4
DU [2] - 1:2, 22:2
DuPage [2] - 22:6, 22:17

E

East [1] - 1:10
easy [1] - 11:11
effect [1] - 17:10
either [2] - 7:18, 11:1
electronic [1] - 22:14
empty [1] - 4:7
end [1] - 3:6
enforced [1] - 16:5
enhance [2] - 3:11, 3:20
entire [1] - 8:22
entirely [1] - 8:6
entitled [2] - 1:9, 21:17
exact [1] - 6:8
exception [1] - 6:4
existing [1] - 12:4
expertise [1] - 8:12
expressed [1] - 5:21

F

fact [5] - 3:9, 7:2, 10:6, 15:22, 17:4
factor [1] - 13:5
fair [1] - 4:10

favor [7] - 4:16, 4:19, 6:5, 6:6, 7:10, 7:19, 21:9
Ferrari [3] - 3:14, 12:16, 12:18
few [1] - 3:14
findings [2] - 7:4, 7:6
first [2] - 6:19, 17:19
five [1] - 16:7
foregoing [1] - 22:10
form [1] - 22:10
forth [1] - 19:10
forward [2] - 10:12, 13:18
four [1] - 5:9
front [2] - 3:8, 3:15
fully [1] - 4:3
future [5] - 9:5, 15:15, 15:22, 17:15

G

GANNON [1] - 1:17
Gannon [2] - 9:18, 17:8
GARY [1] - 1:18
Gary [1] - 4:5
general [3] - 11:2, 13:7, 18:5
generally [1] - 6:5
Giltner [1] - 20:15
GILTNER [35] - 1:16, 2:9, 3:22, 4:16, 5:8, 6:11, 6:20, 8:4, 9:4, 9:18, 10:11, 11:17, 12:10, 12:16, 12:20, 13:4, 13:16, 14:15, 14:18, 15:3, 15:8, 15:11, 16:22, 17:17, 18:9, 18:14, 18:18, 19:12, 19:21, 20:3, 20:6, 20:9, 20:16, 21:3, 21:9
good-looking [1] - 2:14
grant [5] - 6:3, 9:14, 13:10, 14:22, 17:10
granted [1] - 5:5
granting [7] - 13:22, 14:2, 14:16, 14:19, 17:14, 17:21, 18:6
great [2] - 9:20, 10:3
Grove [1] - 3:17
guess [4] - 5:3, 7:13, 15:13, 17:9
guys [4] - 5:14, 9:21, 10:6, 16:13

H

hairs [1] - 12:11
half [1] - 4:8
hamper [1] - 18:10
hand [2] - 2:13, 22:14
handcuff [1] - 6:12
hard [2] - 2:17, 5:13
hardship [1] - 2:15
hate [1] - 11:4
hearings [1] - 14:4
hereby [1] - 22:6
hereunto [1] - 22:14
hideous [1] - 3:8
high [1] - 3:6
high-end [1] - 3:6
higher [1] - 12:14
HINSDALE [1] - 1:3
Hinsdale [2] - 1:9, 1:11
homework [1] - 9:21
hour [1] - 1:12

I

idea [1] - 3:9
ILLINOIS [2] - 1:1, 22:1
Illinois [2] - 1:11, 22:6
imagine [1] - 2:17
implies [1] - 9:11
IN [1] - 22:13
include [4] - 10:7, 14:6, 15:1, 15:14
included [2] - 17:14, 17:21
including [1] - 7:20
increase [5] - 7:17, 14:8, 15:6, 15:9, 17:16
increased [1] - 4:21
indoors [1] - 3:10
instead [1] - 5:14
intensity [23] - 4:21, 5:13, 7:21, 8:16, 8:19, 9:8, 11:15, 11:19, 12:12, 13:11, 14:2, 14:5, 14:8, 15:2, 15:7, 15:10, 15:11, 17:16, 18:7, 18:12, 19:7, 19:13, 19:17
interior [1] - 10:7
inventory [1] - 10:8
issue [2] - 5:3, 7:15
itself [1] - 7:16

J

JERRY [1] - 2:6
Jewel [1] - 3:4
John [2] - 13:19, 17:1
JOHN [1] - 1:21

K

keenly [1] - 7:1
keep [1] - 18:4
KEITH [1] - 1:16
kind [3] - 3:1, 9:12, 12:11
knocked [1] - 2:22
KRISTI [2] - 22:3, 22:16
Kristi [1] - 22:16

L

LANDOLINA [2] - 22:3, 22:16
Landolina [1] - 22:16
Lane [1] - 1:6
language [12] - 4:17, 6:13, 7:20, 9:17, 13:2, 15:17, 17:3, 17:6, 17:9, 17:13, 17:20, 18:2
larger [1] - 12:8
leave [1] - 8:5
leaves [2] - 9:15, 13:13
Lee [1] - 20:19
LEE [11] - 1:20, 7:10, 8:10, 10:16, 11:5, 11:8, 11:13, 12:3, 12:13, 13:14, 20:20
left [1] - 18:17
LESLIE [1] - 1:20
lights [1] - 3:8
limit [1] - 17:5
limitation [3] - 15:17, 17:6, 19:8
limiting [1] - 14:11
line [1] - 12:4
located [1] - 10:19
look [2] - 4:7, 10:5
looked [1] - 2:20
looking [3] - 2:14, 3:3, 17:2
looks [2] - 4:5, 16:10

M

maintain [1] - 5:1
March [2] - 1:12, 22:15
MARZANO [1] - 2:5
Matter [1] - 1:4
matter [2] - 1:9, 5:4
McGINNIS [24] - 2:2, 6:22, 7:8, 11:2, 11:7, 11:10, 11:14, 12:2, 12:8, 13:3, 15:6, 15:9, 16:9, 16:15, 19:1, 19:3, 19:9, 20:11, 20:13, 20:15, 20:17, 20:19, 20:21, 21:1
McLaren [1] - 16:16
mean [1] - 10:20
means [2] - 14:9, 22:8
Member [6] - 1:17, 1:18, 1:19, 1:20, 1:21, 19:9
member [6] - 20:11, 20:13, 20:15, 20:17, 20:19, 20:21
MEMBERS [1] - 1:14
Mercedes [1] - 3:6
MIKE [1] - 2:5
mind [1] - 3:12
minutes [1] - 2:13
Moberly [1] - 20:11
MOBERLY [12] - 1:18, 2:12, 4:10, 4:15, 5:12, 6:10, 12:18, 13:19, 16:5, 16:11, 16:21, 20:12
model [6] - 8:17, 8:20, 13:12, 14:3, 18:8, 19:18
month [3] - 3:5, 5:14, 5:15
MORTIER [1] - 2:6
Most [1] - 3:13
motion [10] - 10:11, 10:13, 13:17, 13:19, 13:20, 17:10, 20:1, 20:4, 21:7, 21:14
move [3] - 13:21, 14:1, 19:16
moved [1] - 21:8
moving [1] - 13:9
MR [84] - 1:15, 1:16, 1:17, 1:18, 1:19, 2:2, 2:3, 2:5, 2:6, 2:12, 4:1, 4:10, 4:11, 4:15, 4:19, 5:11, 5:12, 5:18, 5:19, 6:3, 6:10, 6:18, 6:22, 7:6, 7:8, 7:9, 8:5, 8:11, 8:14, 9:10, 9:20, 11:2, 11:7, 11:10, 11:14, 12:2, 12:8, 12:18, 13:3, 13:7, 13:15, 13:19, 13:21, 14:5, 14:16, 14:19, 14:21, 15:6, 15:9, 16:5, 16:9, 16:11, 16:15, 16:21, 17:9, 17:19, 17:22, 18:3, 18:4, 18:13, 18:17, 18:21, 19:1, 19:2, 19:3, 19:5, 19:9, 19:11, 19:14, 19:20, 20:1, 20:5, 20:11, 20:12, 20:13, 20:14, 20:15, 20:17, 20:18, 20:19, 20:21, 20:22, 21:1, 21:8
MS [11] - 1:20, 7:10, 8:10, 10:16, 11:5, 11:8, 11:13, 12:3, 12:13, 13:14, 20:20
Murphy [1] - 20:17
MURPHY [18] - 1:19, 4:1, 4:11, 4:19, 5:11, 5:18, 6:3, 6:18, 7:6, 7:9, 8:5, 8:11, 14:5, 14:21, 18:21, 19:2, 19:5, 20:18
must [1] - 2:21

N

need [1] - 8:12
neighborhood [2] - 7:12, 7:18
NEIMAN [3] - 1:15, 20:8, 21:2
Neiman [1] - 21:1
new [3] - 16:20, 21:4, 21:5
next [1] - 21:4
nice [4] - 2:21, 7:11, 10:5
night [1] - 3:8
nobody [1] - 8:9
Notary [2] - 22:5, 22:17
notes [1] - 22:12
notice [1] - 8:9
noticeable [1] - 7:17

O

O'BRIEN [11] - 1:17, 9:20, 13:15, 14:16, 14:19, 17:9, 17:19, 18:3, 18:13, 19:20,

20:14
O'Brien [1] - 20:13
obviously [2] - 10:21, 12:13
occupancy [1] - 16:17
occupant [1] - 16:20
occurs [1] - 11:20
OF [7] - 1:1, 1:2, 1:3, 1:3, 1:8, 22:1, 22:2
office [3] - 2:19, 3:11, 10:20
Ogden [3] - 3:16, 10:4, 12:5
old [1] - 21:5
once [2] - 3:4, 10:13
one [4] - 4:3, 10:16, 12:4, 19:14
ones [1] - 3:6
open [2] - 9:15, 18:17
opens [1] - 9:15
opportunity [3] - 9:15, 11:15, 16:19
opposed [1] - 21:12
ordinance [7] - 5:2, 5:7, 14:6, 14:12, 17:14, 17:21, 19:8
ought [1] - 9:3
outgrew [1] - 16:16
overused [1] - 3:2

P

p.m [1] - 1:12
packet [1] - 9:9
PAGE [2] - 1:2, 22:2
pages [2] - 11:3
parcel [1] - 4:9
park [1] - 3:11
parked [1] - 3:8
parking [4] - 4:6, 4:12, 10:7, 10:22
part [5] - 5:3, 5:13, 6:16, 11:18, 17:20
pending [1] - 20:2
perfectly [1] - 13:14
permit [1] - 16:18
permitted [2] - 10:20, 11:4
Petitioner [2] - 2:4, 2:6
phrase [1] - 13:7
place [1] - 16:18
plan [1] - 9:21
Podliska [2] - 19:10, 20:21
PODLISKA [15] - 1:21, 5:19, 8:14, 9:10, 13:7, 13:21, 17:22, 18:4, 18:17, 19:11, 19:14, 20:1, 20:5, 20:22, 21:8
point [2] - 10:2, 10:9
possible [1] - 8:7
possibly [1] - 2:18
precisely [1] - 12:21
PRESENT [2] - 1:14, 2:1
presentation [2] - 8:15, 9:1
presented [5] - 9:9, 13:12, 14:4, 18:8, 19:18
Pro [1] - 1:16
problem [1] - 5:16
process [3] - 6:16, 8:17, 12:1
Professional [1] - 22:4
projected [2] - 7:12, 7:22
property [5] - 7:13, 9:13, 10:19, 11:22, 15:15
proposed [2] - 9:12, 17:2
protections [1] - 16:2
provided [3] - 4:17, 4:19, 9:21
providing [1] - 7:15
provisions [1] - 5:7
Public [2] - 22:5, 22:17
purchase [1] - 12:6
put [5] - 10:12, 11:5, 13:17, 14:12, 19:10

Q

qualifies [1] - 17:4
questions [1] - 16:10

R

raised [1] - 6:15
Range [1] - 3:13
rather [3] - 3:11, 17:22, 18:1
read [1] - 17:17
readdress [1] - 5:2
real [1] - 4:8
really [7] - 3:12, 6:4, 7:11, 7:17, 8:11, 10:16, 14:11
reasons [1] - 9:2
recommend [8] - 4:22, 6:7, 9:7, 13:21, 14:1, 14:6, 19:7, 19:16
recommendation [10] - 6:1, 8:21, 9:13, 13:6, 13:10, 14:22, 17:13, 18:1, 18:19, 19:6
recommendations [2] - 7:5, 7:7
recommending [2] - 17:20, 18:6
redo [2] - 4:13
reduced [1] - 22:8
reevaluate [1] - 16:19
reference [1] - 15:22
references [1] - 17:4
reflect [1] - 18:1
reflected [1] - 14:3
reflecting [1] - 8:15
reflects [1] - 9:17
regard [1] - 7:5
Registered [1] - 22:4
reinforcing [1] - 6:21
related [1] - 15:1
relates [1] - 7:20
remember [1] - 2:19
repeat [1] - 13:15
REPORT [1] - 1:8
Reporter [2] - 22:4, 22:5
represented [1] - 8:16
reservation [1] - 4:2
response [2] - 21:6, 21:13
restaurant [1] - 11:5
restrictions [2] - 14:12, 15:1
restrictive [1] - 6:13
result [1] - 11:20
reviewed [1] - 17:15
revisit [1] - 11:15
risk [1] - 6:12
road [1] - 16:8
Robb [1] - 10:17
ROBERT [2] - 1:15, 2:2
roll [1] - 20:9
Rover [1] - 3:13

S

safety [1] - 10:8
Salt [1] - 1:6
scenario [1] - 10:22
scenarios [1] - 7:22
second [1] - 19:20
see [1] - 3:5
seem [1] - 4:11
sell [2] - 5:14, 16:12
selling [1] - 12:7
set [1] - 22:14
SHKURTI [1] - 2:3
Shorthand [1] - 22:4
shorthand [2] - 22:9, 22:12
shows [1] - 13:8
side [2] - 3:13, 12:5
signature [1] - 22:15
significant [1] - 11:21
simply [2] - 8:14, 18:5
site [1] - 12:7
small [2] - 2:15, 4:11
smaller [2] - 2:16, 4:6
someone [2] - 10:12, 13:17
sorry [1] - 14:18
sort [3] - 6:15, 11:21, 17:3
sound [1] - 18:22
sounds [2] - 6:16, 11:17
space [2] - 4:8, 16:16
spaces [1] - 7:14
Speakerphone [1] - 1:15
specific [4] - 8:1, 9:17, 18:13, 19:2
specifically [3] - 7:3, 15:19, 19:7
splitting [1] - 12:11
spot [1] - 12:9
ss [2] - 1:1, 22:1
start [2] - 2:10, 11:4
starting [1] - 17:1
STATE [2] - 1:1, 22:1
State [1] - 22:6
Stifflear [1] - 7:3
still [6] - 5:15, 8:8, 10:12, 13:16, 18:14, 18:15
street [1] - 12:17
submitted [2] - 17:11, 17:12
substantial [1] - 14:8
substantially [1] - 4:22
suggests [1] - 9:11
sums [1] - 8:22
supporting [1] - 4:1
surprised [1] - 2:16
systems [1] - 16:18

T

table [1] - 10:13
technically [1] - 5:15
Tem [1] - 1:16
ten [1] - 12:3
term [1] - 3:2
TESTIMONY [1] - 22:13
THE [1] - 1:3
thereafter [1] - 22:9
tipped [1] - 2:12
today [2] - 7:3, 18:12
Tom [1] - 15:21
TOM [1] - 1:19
traffic [3] - 7:13, 7:18, 8:8
transcribed [1] - 22:9
transcript [1] - 22:11
tricky [1] - 11:18
triggered [1] - 14:7
true [1] - 22:11
Trustee [1] - 7:2
trustees [3] - 5:1, 5:6, 6:7
try [2] - 17:19, 19:14
trying [1] - 11:9
twice [2] - 3:4, 16:12
two [1] - 3:21
type [1] - 11:18
types [1] - 10:20
typewritten [1] - 22:10

U

unique [1] - 9:2
up [6] - 5:6, 5:18, 6:18, 8:22, 9:15, 12:15
user [1] - 18:13
users' [1] - 17:15
uses [3] - 10:20, 11:4, 15:15

V

V-01-23 [1] - 1:5
variance [8] - 5:5, 6:4, 6:6, 6:7, 14:20, 15:1, 17:11, 17:12
variation [11] - 4:20, 6:2, 8:21, 9:8, 9:14, 13:10, 13:22, 14:2, 17:15, 18:6, 19:17
view [3] - 5:21, 10:9,

18:1
village [9] - 3:3, 5:20, 9:16, 10:3, 12:21, 15:16, 16:3, 18:10, 18:15
vote [1] - 20:7
votes [1] - 5:9

W

wants [2] - 10:12, 13:17
warrants [1] - 8:20
Westmont [1] - 3:16
WHEREOF [1] - 22:13
WHICH [1] - 21:15
win [4] - 3:2
win-win [2] - 3:2
writing [1] - 22:8

Y

years [3] - 2:19, 12:3, 16:7

Z

ZONING [1] - 1:3
zoning [1] - 10:18
Zoning [2] - 1:10, 22:7

AGENDA ITEM # 8h

REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION:	Second Reading – ZPS
SUBJECT:	Temporary Use Permit and Related License and Indemnification Agreement for Outdoor Seating for Casa Margarita located at 25 E. Hinsdale Avenue - Case A-9-2023
MEETING DATE:	June 13, 2023
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Move to approve a Temporary Use Permit and Related License and Indemnification Agreement for Outdoor Seating until October 31, 2023 for Casa Margarita located at 25 E. Hinsdale Avenue, subject to conditions to be set forth by the Building Commissioner.

Background

Since 2016, Casa Margarita has set up an outdoor dining area on the west side of the Brush Hill Train Station at 25 E. Hinsdale Avenue. The property and outdoor dining area are subject to a lease agreement between the restaurant and the Village of Hinsdale, which are governed by an overall contact agreement between the Village and Burlington Northern Santa Fe Railway Company ("BNSF").

Approval of the outdoor dining area is to be handled via a temporary use permit and separate license agreement rather than the newly adopted regulations for outdoor dining permits on the right-of-way outlined in Section 7-1-5.1 of the Village Code due to lease provisions. The temporary use permit regulations listed in Section 9-103 of the Zoning Code and any conditions or limitations by the Village Board would apply to this case. This is the same as prior years. The attached License and Indemnification Agreement for Outdoor Seating includes the prior conditions of approval for the outdoor dining area in previous years.

Project Description

Casa Margarita has submitted a temporary use permit application requesting approval to allow for an outdoor dining area to be located on the west side of the Brush Hill Train Station until October 31, 2023. The restaurant is proposing the same plan approved last year by the Village Board on June 14, 2022 (Case A-13-2022).

The outdoor dining area measures approximately 358 square feet in size, with an overall width of 13.25 feet and length of 27 feet. The area will include fourteen (14) square gray metal tables with a total of twenty-eight (28) gray metal chairs (two per table). Four (4) umbrellas with black fabric are also proposed and do not contain any signage. Casa Margarita will install three (3) planters on the south side of the outdoor dining area along Hinsdale Avenue. String lights will also be installed on the fence, which has been done in previous years.

The restaurant would be allowed to operate within the outdoor dining area between the hours of 6:00 a.m. and 11:00 p.m. Sunday through Thursday, and 6:00 a.m. and 12:00 a.m. Friday through Saturday. The lease agreement also include additional conditions previously approved by the Village Board.

Village Code Requirements for Temporary Uses

Permitted temporary uses are listed in Section 9-103 of the Village's Zoning Code and may be approved by the Village Manager, subject to meeting any specific regulations and time limits listed in the Code. Any other temporary use not listed and consistent with the purposes of the Zoning Code and with the purposes and intent of the regulations of the district in which such use is located shall require the specific prior approval of the Board of Trustees. The Village Board can authorize other temporary uses not specifically identified and extend the allowable duration of a tent. The Board shall establish a limitation on the duration of every temporary use approved and may identify other conditions of approval. Temporary uses are subject to meeting the regulations listed in Section 9-103(F).

Discussion & Recommendation

N/A

Village Board and/or Committee Action

This item appears without benefit of a First Reading, due to time sensitivity.

Documents Attached

1. Application for a Temporary Use Permit and Exhibits

VILLAGE OF HINSDALE
APPLICATION FOR TEMPORARY USE

Address of proposed request: 25 E. Hinsdale Ave

APPLICATION FOR TEMPORARY USE (please include Certificate of Zoning Compliance App.)

The Hinsdale Zoning Code provides for *Permitted Temporary Uses* subject to the specific regulations and time limits as provided for in Section 9-103D of the zoning code and to the other applicable regulations of the district in which the use is permitted. The total period of time granted by such temporary use shall not exceed the period of time as specifically identified for that specific use. Where such uses are not specifically permitted, the Board of Trustees ***MAY*** approve such use, subject to the following regulations:

9. *Others:* In any district, any other temporary use consistent with the purposes of this code and with the purposes and intent of the regulations of the district in which such use is located; provided, however, that any such use shall require the specific prior approval of the board of trustees. The board of trustees shall establish a limitation on the duration of every temporary use approved pursuant to this subsection D9. Any approval granted hereunder shall be deemed to authorize only the particular use for which it was given, and shall not be construed to be any right or entitlement to any subsequent approval hereunder for the applicant or any other person.

Owner: AL LOTFI Date: 1-31, 2023

Phone: (630) 805-4022 Email: alschahouse@yahoo.com

Temporary Use Period Requested:

From: APRIL 1ST, 2023 through OCTOBER 31, 2023

Nature of Temporary Use Request:

OUTDOOR PATIO / SEATING

Signature of Owner: Al Lotfi

Date:_____, 20_____

Village Manager

OR

Date of Village Board Approval: _____, 20_____

For Office Use Only
$100 Fee Paid ☐

Date: _____

Received By: _____

LICENSE AND INDEMNIFICATION AGREEMENT FOR TEMPORARY USE OF PUBLIC PROPERTY RELATIVE TO THE OPERATION OF AN OUTDOOR SEATING AREA FOR 2022 - MARGARITA BLUE, INC. D/B/A CASA MARGARITA

This License and Indemnification Agreement (the "License") has been entered into this 1 day of FEBRUARY, 2022, by and between the Village of Hinsdale, an Illinois municipal corporation, (the "Village") and Margarita Blue, Inc. d/b/a Casa Margarita, an Illinois corporation, (the "Licensee"), in regard to the following:

WHEREAS, the Village is the Lessee of a parcel of land commonly known as property adjacent to the west side of the Brush Hill Train Station at 25 E. Hinsdale Avenue, Hinsdale, Illinois, at the location shown on the plans and depictions in **Group Exhibit A** attached hereto and made a part hereof (the "Licensed Area"). The Licensed Area is leased by the Village pursuant to an underlying contract between the Village and the Burlington Northern Santa Fe Railway Company ("BNSF") dated June 17, 1997 (the "Underlying Lease"); and

WHEREAS, Licensee is the owner of the business commonly known as Casa Margarita (hereinafter referred to as the "Business") located in the Brush Hill Train Station at 25 E. Hinsdale Avenue, Hinsdale, Illinois, directly adjacent to the Licensed Area. Licensee operates the Business at the Train Station pursuant to a Lease between Licensee and the Village (the "Restaurant Lease"). Since 2016, the Licensee has used the Licensed Area for the purposes of operating an outdoor seating area with liquor service thereon after receiving approval from the Corporate Authorities of the Village for a temporary use for outdoor seating on the Licensed Area adjacent to the Business, and after execution of a License Agreement with certain conditions set forth therein; and

WHEREAS, Licensee now seeks to again use the Licensed Area for operating an outdoor seating area with liquor service thereon during the 2022 outdoor dining season; and

WHEREAS, this License is a necessary inducement for the Village to allow use of the Licensed Area for outdoor seating purposes during the 2022 outdoor dining season.

NOW, THEREFORE, the Village grants the Licensee a license for a temporary use to operate and maintain an outdoor seating area on the Licensed Area in accordance with the following terms and conditions:

1. **TERM AND LICENSE FEE:** This License shall be deemed dated and become effective on the date that the Village President and Village Clerk sign this License (the "Effective Date"). The License shall terminate at 11:59 p.m. on October 31, 2022, although the provisions relating to Risk of Injury, Waiver of Injury Claims, Release from Liability, Indemnity and Defense, and Restoration of Premises shall survive such termination and will continue in full force and effect. A newly executed License and Indemnification Agreement must be submitted for any subsequent year that a temporary use for outdoor seating is requested. The license fee is $0.

2. **CONDITION OF PREMISES:** By taking possession of the Licensed Area, Licensee accepts the Licensed Area in the condition existing as of the Effective Date of this License. Licensee acknowledges that it has inspected the Licensed Area and acknowledges that it is in good condition. The Village makes no representations or warranty with respect to the condition of the Licensed Area. Licensee acknowledges that the Village has made no representations or promises to Licensee to alter, repave or otherwise improve the condition of the Licensed Area,

other than allowing Licensee to establish, at its sole cost, the outdoor seating area in conformance with the Site Plans included as part of **Group Exhibit A**, including installation and continuing maintenance of the fencing shown on such Plans.

3. USE: Licensee shall be permitted to use the Licensed Area for outdoor seating purposes. Liquor service within the Licensed Area is authorized as an extension of Licensee's existing liquor license. Licensee's use shall comply with all statutes, ordinances, requirements and laws (including environmental laws and regulations) of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the Licensed Area. The use of the Licensed Area shall consist of a maximum of fourteen (14) tables with two (2) seats each, in conformance with the Site Plans and Depictions attached hereto as part of **Group Exhibit A** and made a part hereof.

4. CARE AND MAINTENANCE OF PREMISES: Licensee shall, at its own expense and at all times, be responsible for maintaining the Licensed Area in good condition. Such maintenance shall include daily clean-up from use by patrons of the Business, daily washing of the Licensed Area in order to remove any food or drink residue, as well as upkeep and replacement of damaged private or public property.

5. RESTORATION OF PREMISES: At the termination of this License by lapse of time or otherwise, Licensee shall, at its own cost, return the Licensed Area in as good condition as on the Effective Date of this License, ordinary wear and loss by casualty, third-parties, the public and the Village excepted. The Village may direct Licensee to make such repairs and restorations as the Village deems necessary in order to so restore the Licensed Area to its previous condition.

6. COMPLIANCE WITH LAWS AND OTHER CONDITIONS: Licensee's use of the Licensed Area is contingent upon its continuing compliance with all State, County and local regulations relative to the operation of the Business and compliance, compliance with all terms of the Restaurant Lease, and with this License, including, but not limited to:

a. compliance with all State, County and local laws and regulations pertaining to the serving of alcohol;

b. compliance with all State, County and local health code regulations;

c. removal of all tables, chairs and other appurtenances during the months of November through March or if required by the Village at any time;

d. tables and chairs shall be neatly secured outside or brought inside during non-operating hours;

e. operation of the outdoor dining area only between the hours of 6:00 a.m. and 11:00 p.m. Sunday through Thursday, and 6:00 a.m. and 12:00 a.m. Friday through Saturday;

f. installation of planters or other barriers at the south end of the Licensed Area to delineate the licensed seating area. Planters or barriers are to be in a form and design approved by Village staff prior to installation;

g. removal of the fencing of the Licensed Area at the expiration of this License in order to restore access to the train platform during the months where no outdoor

dining will take place. Upon removal, the fencing shall be stored in a location approved by the Village; and

h. temporary lighting on strings is approved to be attached onto the fencing.

7. **UNDERLYING LEASE:** This License is subject and subordinate to all the terms, conditions and covenants of the Village's Underlying Lease with BNSF. If the Underlying Lease shall be canceled or shall terminate for any cause prior to the expiration of this License, then this License shall thereupon automatically terminate without previous notice, and the Village shall not be liable to Licensee, in damages or otherwise, on account of such cancellation or termination; provided, however that the Village shall operate in good faith to comply with all terms of the Underlying Lease so as not to cause the Underlying Lease to be canceled or terminated. All obligations of the Village in this Lease are conditional upon the Village continuing to have possession of the Licensed Area under the Underlying Lease.

8. **COMPLIANCE WITH BNSF CONDITIONS:** The Site Plans and Depictions attached as **Group Exhibit A** have been previously reviewed and approved by BNSF, subject to the following conditions:

a. Construction and maintenance of the fencing and outdoor seating area in strict conformance with the Site Plans and Depictions approved by BNSF; and

b. the fencing on the north side of the Licensed Area must be kept locked and secured at all times during the term of this License, and the fencing as depicted shall remain intact at all times. In the event any of the fencing is removed or otherwise compromised, or in the event any fencing or associated gates are not kept in a locked and secured condition at all times during the term of this License, this License shall immediately terminate.

9. **INTERFERENCE:** Licensee represents and warrants that its use of the Licensed Area shall not interfere in any way with the use of the remaining station area premises, or otherwise obstruct or interfere with the use of the train station area for commuter services.

If the use of the Licensed Area for outdoor seating purposes interferes with a public event, emergency or planned work or repairs to the station area premises, or other public need for use of the Licensed Area, the public event, work or repairs, or use shall take precedence. The Village shall endeavor to notify the Licensee thirty (30) days in advance of the scheduled event, work or repair or use that will require the use of the public Licensed Area being used by Licensee.

10. **ASSIGNMENT AND SUBLETTING:** This License may not be assigned or subletted by Licensee without the prior written consent of the Village. In the event of Licensee's unauthorized assignment or subletting, this License shall immediately terminate.

11. **ENTRY AND INSPECTION:** Licensee shall permit the Village and the Village's agents to enter upon the Licensed Area during business hours and at other reasonable times and upon reasonable notice, for the purpose of inspecting the same.

12. **RISK OF INJURY:** Licensee assumes the full risk of injuries, including any death, damages, or losses which it or its employees, patrons or members of the public may sustain in any way in, on or about the Licensed Area or arising out of, connected with, or in any way associated with the use of the Licensed Area by the Licensee for outdoor seating purposes.

13. WAIVER OF INJURY CLAIMS: Licensee agrees to waive and relinquish any and all claims or causes of action of any kind that it or its officers, employees, volunteers, and agents may have against the Village and its President and Board of Trustees, officers, appointed and elected officials, employees, volunteers and agents arising out of, connected with, or in any way associated with the use of the Licensed Area by Licensee for outdoor seating purposes.

14. RELEASE FROM LIABILITY: Licensee does hereby fully release and discharge the Village and its President and Board of Trustees, officers, appointed and elected officials, employees, volunteers and agents, from any and all claims or causes of action of any kind, including, but not limited to death, damages, or losses which Licensee, or its officers, employees, contractors, subcontractors, volunteers, agents, patrons or members of the public may have or which arise out of, are connected with, or are in any way associated with the use by Licensee of the Licensed Area for outdoor seating purposes.

15. INDEMNITY AND DEFENSE: Licensee agrees to indemnify, hold harmless, release and defend the Village and its President and Board of Trustees, officers, appointed and elected officials, employees, volunteers, and agents, from any and all claims or causes of action of any kind, including, but not limited to death, damages, and losses which any person, including Licensee, or its officers, employees, contractors, subcontractors, volunteers, agents, patrons, or members of the public, may have or which arise out of, are connected with, or are in any way associated with the use by Licensee of the Licensed Area for outdoor seating purposes.

16. INSURANCE: The Restaurant Lease requires Licensee to maintain certain insurance coverages in certain amounts, and that such insurance coverages name both the "Village of Hinsdale, and its appointed and elected officials, president, trustees, employees, volunteers, attorneys and agents," and "the Burlington Northern and Santa Fe Railway" as additional primary insureds under all insurance coverages required by the Restaurant Lease. Licensee shall provide proof to the Village of extension of those insurance coverages to cover the outdoor seating area and use. The insurance coverage of Licensee shall be primary to the Village's own insurance. A copy of the certificate evidencing the extension of those insurance coverages to the outdoor seating area shall be attached hereto as **Exhibit B** and made a part hereof.

17. ALTERATIONS: Licensee shall not, without first obtaining the written consent of the Village, make any alterations, additions, or improvement (collectively, "alterations") to the Licensed Area. The Village may review plans, specifications and a list of contractors and suppliers before granting consent for alterations. All alterations to the Licensed Area, whether temporary or permanent in character and whether made or paid for by Licensee or the Village, shall, without compensation to Licensee, become the Village's property upon installation on the Licensed Area and shall, unless the Village requests their removal, be relinquished to the Village in good condition, ordinary wear and tear and loss by casualty, third-parties, the public and the Village excepted, at the termination of this License by lapse of time or otherwise. The fencing delineating the Licensed Area shall be removed and stored by Licensee during the months that outdoor dining is not permitted, but shall remain the property of the Village after installation.

Alterations shall be installed in a workmanlike manner with quality, high-grade materials. Licensee shall pay for all alteration work. Upon completion of all alteration work, Licensee shall pay all costs for said alterations and furnish the Village with full and final waivers of lien and

receipts for bills, covering all labor and materials expended and used to complete said alterations. Licensee shall not permit any mechanics lien to be filed against the Licensed Area and agrees to indemnify and hold the Village harmless against any such liens and all damages, costs, expenses and attorneys' fees in connection therewith.

It is expressly understood by the parties that in requesting to perform alterations to the Licensed Area, the Licensee agrees to indemnify, hold harmless, and defend the Village and its President and Board of Trustees, officers, appointed and elected officials, employees, volunteers and agents, from any and all liabilities, costs, expenses, damages, claims or causes of action of any kind, including, but not limited to death, damages, and losses which any person, including Licensee, or its officers, employees, volunteers, agents, contractors, subcontractors, patrons, or members of the public, may have or which arise out of, are connected with, or are in any way associated with the construction or performance of the alterations by Licensee of the Licensed Area for outdoor seating purposes.

Licensee shall furnish the Village with certificates of insurance from all contractors performing labor or furnishing materials in connection with said alteration work, insuring the Village against any and all liabilities that may arise out of or be connected with said alteration work, in amounts and in such coverages acceptable to the Village.

18. DEFAULT: Each of the following acts or omissions of Licensee or occurrences shall constitute an "Event of Default":

a. Failure or refusal by Licensee to comply with any of the obligations of Licensee set forth in this License or the Restaurant Lease; or

b. The entry of a decree or order for relief by a court having jurisdiction over Licensee in an involuntary case under the federal bankruptcy, insolvency or other similar law, or appointing a receiver, liquidation, assignee, custodian, trustee, or any guarantor of Licensee's obligations hereunder; or

c. The commencement by Licensee of a voluntary case under the federal bankruptcy laws, or any other applicable federal or state bankruptcy, insolvency or other similar law; or

d. Closure of the Business for any reason for more than a seven-day period following its initial opening.

19. VILLAGE'S REMEDIES ON DEFAULT: If Licensee defaults in the performing of any of the other covenants or conditions hereof, or in the occurrence of any Event of Default, the Village shall give Licensee notice of such default. If Licensee does not cure any such default within five (5) days after the giving of such notice (or if the default is of such nature that it cannot be completely cured within such period, if Licensee does not commence such curing within five (5) days and thereafter proceed with reasonable diligence and in good faith to cure such), then the Village may terminate this License. Upon termination of the License, Licensee shall quit and surrender the Licensed Area to the Village. Where other provisions of this License call for a different notice period or for an immediate termination of the License under certain specified circumstances, those provisions shall control.

20. NON-WAIVER: Failure by Licensee or the Village to insist on strict performance of any of the conditions, covenants, terms or provisions of this License or to exercise any rights

hereunder shall not waive such rights, but Licensee and the Village shall have the right to enforce the terms and conditions of this License at any time and take such action as might be lawful or authorized hereunder, either in law or equity.

21. ATTORNEY'S FEES: In case suit should be brought by the Village for recovery of the Licensed Area, or because of any act which may arise out of the use of the Licensed Area by Licensee, the Village shall be entitled to all costs incurred in connection with such action, including reasonable attorneys' fees.

22. OPTION TO RENEW: This License is not renewable and a new License is required each year the Licensee applies for a temporary use for outdoor seating after the initial term of this License.

23. NOTICES: Any notice which either party may or is required to give, shall be given by mailing the same, by United States Registered or Certified Mail, postage prepaid, to Licensee at the Business adjacent to the Licensed Area, or the Village at 19 E. Chicago Avenue, Attention: Village Manager, Hinsdale, Illinois 60521, or at such other places as may be designated by the parties from time to time.

24. SEVERABILITY: Wherever possible, each provision of this License shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this License shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this License.

25. RIGHT TO TERMINATE: This License may be terminated at any time by mutual agreement of the parties. The Village or Licensee may terminate this License anytime and for any reason upon seven (7) days written notice to the other. This License shall terminate automatically upon termination of the Restaurant Lease for any reason. Upon termination, Licensee agrees to restore the Licensed Area to its condition as of the Effective Date, as required by Section 5. If Licensee's temporary use for outdoor seating is revoked or otherwise terminated for any reason, this License shall terminate automatically upon such revocation or termination.

26. VENUE: The parties agree that for the purpose of any litigation relative to this License and its enforcement, venue shall be in the Circuit Court of DuPage County, Illinois and the parties consent to the in personam jurisdiction of said Court for any such action or proceeding. This License, and all questions of interpretation, construction and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois.

27. COMPLETE DEFENSE: It is expressly understood and agreed by the parties that this License may be pleaded by the Village as a complete defense to, and in bar of, any and all claims or causes of action of any kind brought, maintained or conducted by the Licensee, or by a third-party in connection with or on account of any of the matters set forth in this License. The parties agree that this License shall be admissible in evidence in any action in which the terms of this License are sought to be enforced.

28. AUTHORITY TO BIND: The parties warrant and represent that the execution, delivery of, and performance under this License is pursuant to authority, validly and duly conferred upon the parties and the signatories hereto.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of this _____ day of _____, 2022.

VILLAGE OF HINSDALE

BY: _____
VILLAGE PRESIDENT

DATE: _____

LICENSEE MARGARITA BLUE, INC.
d/b/a CASA MARGARITA,

BY: _____
PRESIDENT

DATE: 12-1-23

ATTEST:

BY: _____
VILLAGE CLERK

DATE: _____

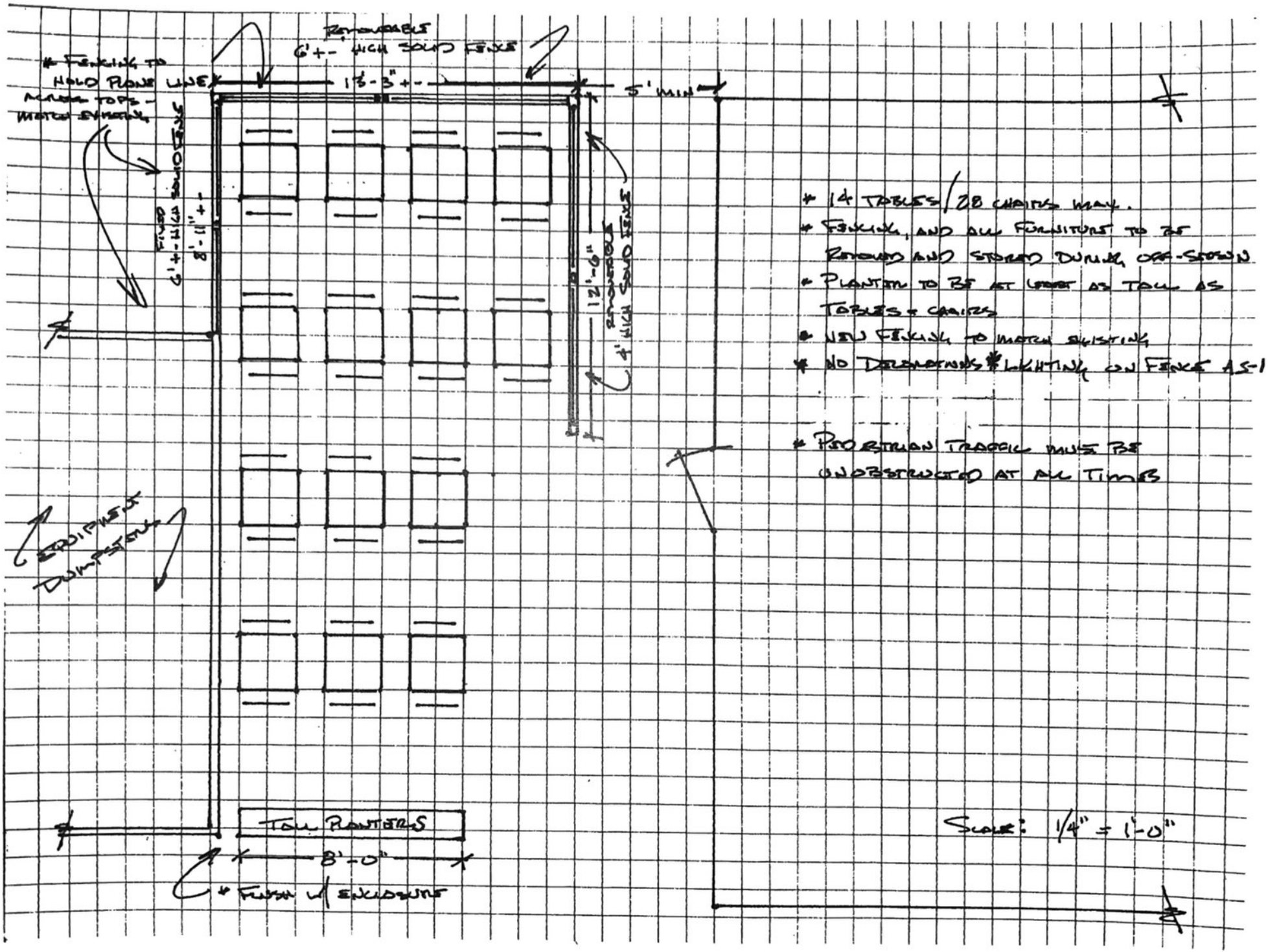
BY: _____
SECRETARY

DATE: _____

GROUP EXHIBIT A

Site Plan and Depiction of the Licensed Area

(attached)


REMOVEABLE
6'+- HIGH SOLID FENCE
* FENCING TO HOLD PLANE LINE ACROSS TOPS - MATCH EXISTING
13'-3"+-
5' MIN
FIXED
6'+- HIGH SOLID FENCE
8'-11"+-
12'-6"
REMOVEABLE
4' HIGH SOLID FENCE
EQUIPMENT DUMPSTERS
TALL PLANTERS
8'-0"
* FLUSH W/ ENCLOSURE
* 14 TABLES / 28 CHAIRS MAX.
* FENCING, AND ALL FURNITURE TO BE REMOVED AND STORED DURING OFF-SEASON
* PLANTER TO BE AT LEAST AS TALL AS TABLES + CHAIRS
* NEW FENCING TO MATCH EXISTING
* NO DECORATIONS * LIGHTING ON FENCE AS-1
* PEDESTRIAN TRAFFIC MUST BE UNOBSTRUCTED AT ALL TIMES
SCALE: 1/4" = 1'-0"

Casa Margarita – Outdoor Dining Location



Casa Margarita – Outdoor Dining Furniture, Umbrellas and Planters



EXHIBIT B

Insurance Certificate

(attached)

CASAMAR-03 PMARKUS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/31/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Total Insurance Services 3175 Commercial Ave, Suite 200 Northbrook, IL 60062	PHONE (A/C, No, Ext): (847) 205-1777	FAX (A/C, No): (847) 205-1919
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Society Insurance	15261
INSURED	INSURER B :	
Margarita Blue Inc DBA: Casa Margarita 25 E Hinsdale Ave Hinsdale, IL 60521	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR	X		BP19015745	1/1/2023	1/1/2024	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 1,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Liquor Liability	X		BP19015745	1/1/2023	1/1/2024	CSL	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THE VILLAGE OF HINSDALE IS AN ADDITIONAL INSURED IN RESPECTS TO GENERAL LIABILITY AND LIQUOR LIABILITY LOCATED AT 25 E HINSDALE, HINSDALE IL 60521 IN REFERENCE TO THE OUTDOOR SEATING/PATIO LOCATED AT 25 E HINSDALE, HINSDALE IL 60521

CERTIFICATE HOLDER

Village of Hinsdale Local Liquor Commissioner
19 E CHICAGO AVE
Hinsdale, IL 60521

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Andrew C Hagfeldt

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

CASAMAR-03 PMARKUS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/6/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Total Insurance Services, Inc. 3175 Commercial Ave, Suite 200 Northbrook, IL 60062	PHONE (A/C, No, Ext): (847) 205-1777	FAX (A/C, No): (847) 205-1919
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Society Insurance	15261
INSURED	INSURER B :	
Margarita Blue Inc DBA Casa Margarita 25 E Hinsdale Hinsdale, IL 60521	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC OTHER:	X	X	BP19015745	5/31/2022	5/31/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 1,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X		CA19015758	5/31/2022	5/31/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $	X	X	UM19015760	5/31/2022	5/31/2023	EACH OCCURRENCE AGGREGATE $	$ 4,000,000 $ 4,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC19015766	5/31/2022	5/31/2023	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000
A	Liquor Liability	X		BP19015745	5/31/2022	5/31/2023	CSL	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Lease of Space at 25 E Hinsdale Ave, Hinsdale, IL 60521 Including the Outdoor Seating Area.
Per Form CG88100413, Additional insured pertaining to general liability, solely with respects to liability arising out of the named insured's operations, when required by written contract: Village of Hinsdale, and its appointed and elected officials, president, trustees, employees, volunteers, attorneys and agents; and the Burlington Northern and Santa Fe Railway.

CERTIFICATE HOLDER

Village of Hinsdale
19 E Chicago Ave
Hinsdale, IL 60521

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Andrew C Klyberg

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

CASAMAR-03 PMARKUS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Total Insurance Services, Inc. 3175 Commercial Ave, Suite 200 Northbrook, IL 60062	PHONE (A/C, No, Ext): (847) 205-1777	FAX (A/C, No): (847) 205-1919
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Society Insurance	15261
INSURED	INSURER B :	
Margarita Blue Inc Dba: Casa Margarita 25 E Hinsdale Hinsdale, IL 60521	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		BP19015745	5/31/2022	5/31/2023	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 1,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A			WC19015766	5/31/2022	5/31/2023	E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
A	Business Owners Poli	X		BP19015745	5/31/2022	5/31/2023	CSL-LL	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THE VILLAGE OF HINSDALE IS AN ADDITIONAL INSURED IN RESPECTS TO GENERAL LIABILITY AND LIQUOR LIABILITY FOR OUTDOOR SEATING LOCATED AT 25 E HINSDALE, HINSDALE IL 60521

CERTIFICATE HOLDER

Village of Hinsdale Local Liquor Commissioner
19 E Chicago Ave
Hinsdale, IL 60521

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Andrew C Hyfantis

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

DATE: June 6, 2023

TO: Thomas K. Cauley, Village President
Village Board of Trustees
Kathleen A. Gargano, Village Manager

FROM: John Giannelli, Fire Chief

RE: Executive Summary - Fire Department Activities for May 2023

In summary, the Fire Department activities for **May 2023** included responding to a total of **251** emergency incidents. There were **40** fire-related incidents, **158** emergency medical-related incidents, **14** emergency/service-related incidents and **39** mutual aid responses.

This month, the average response time from receiving a call to Department crews responding averaged **56** seconds. Response time from receiving a call to Department crews arriving on the scene was **4** minutes and **19** seconds.

In the month of **May**, there was **$0** in loss due to fires in Hinsdale. Members were called to assist Berkeley, Burr Ridge, Clarendon Hills, Indian Head Park, Lemont, Naperville, Oak Brook, and Western Springs.

In the month of **May**, Chief Giannelli and Deputy Chief Carlson covered short shifts due to shift staffing shortages. The total hours covered were **88**, thereby saving the Village an estimated **$5,280** in overtime.

Emergency Response

In May, the Hinsdale Fire Department responded to a total of 251 requests for assistance. There were 48 simultaneous responses and zero train delays this month. Department responses are divided into four basic response categories (Fire, Ambulance, Emergency and Mutual Aid Related):

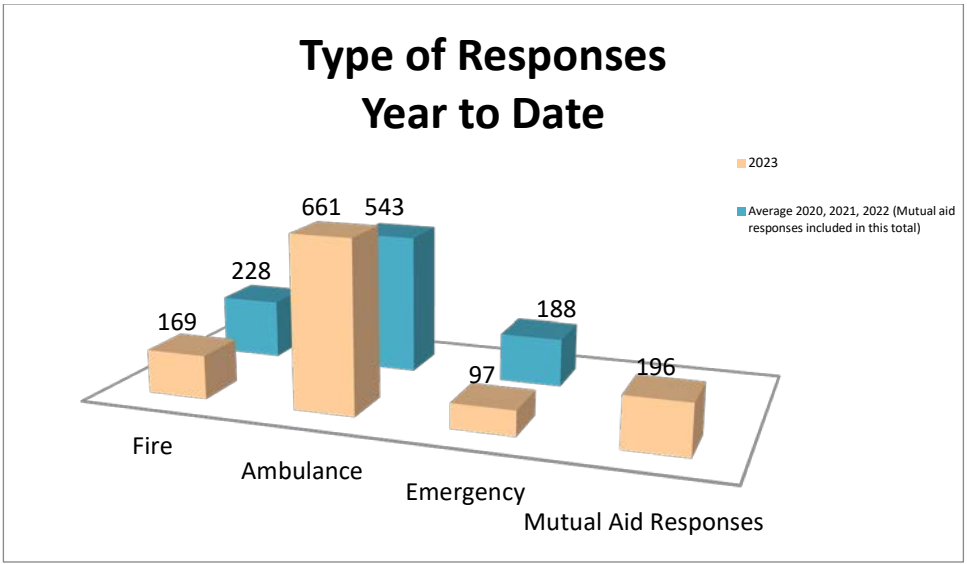
Type of Response	***May 2023***	***May 2023 % of Total***	***Three Year Average May 2020-2021-2022***
Fire: (Includes incidents that involve fire, either in a structure, in a vehicle or outside of a structure, along with activated fire alarms and/or reports of smoke)	***40***	***16%***	***46***
Ambulance: (Includes ambulance requests, vehicle accidents and patient assists)	***158***	***63%***	***105***
Emergency: (Includes calls for leaks and spills, hazardous material response, power lines down, carbon monoxide alarms, trouble fire alarms, house lock outs, elevator rescues, and other service related calls)	***14***	***6%***	***50***
Mutual Aid Responses: (Includes mutual aid fire, ambulance and emergency responses to areas outside of Hinsdale)	***39***	***15%***	*Included in fire, ambulance and emergency totals prior to 2023
Simultaneous: *(Responses while another call is on-going. Number is included in total)*	***48***	***19%***	***33***
Train Delay: *(Number is included in total)*	***0***	***0%***	***3***
Total:	***251***	***100%***	***201***

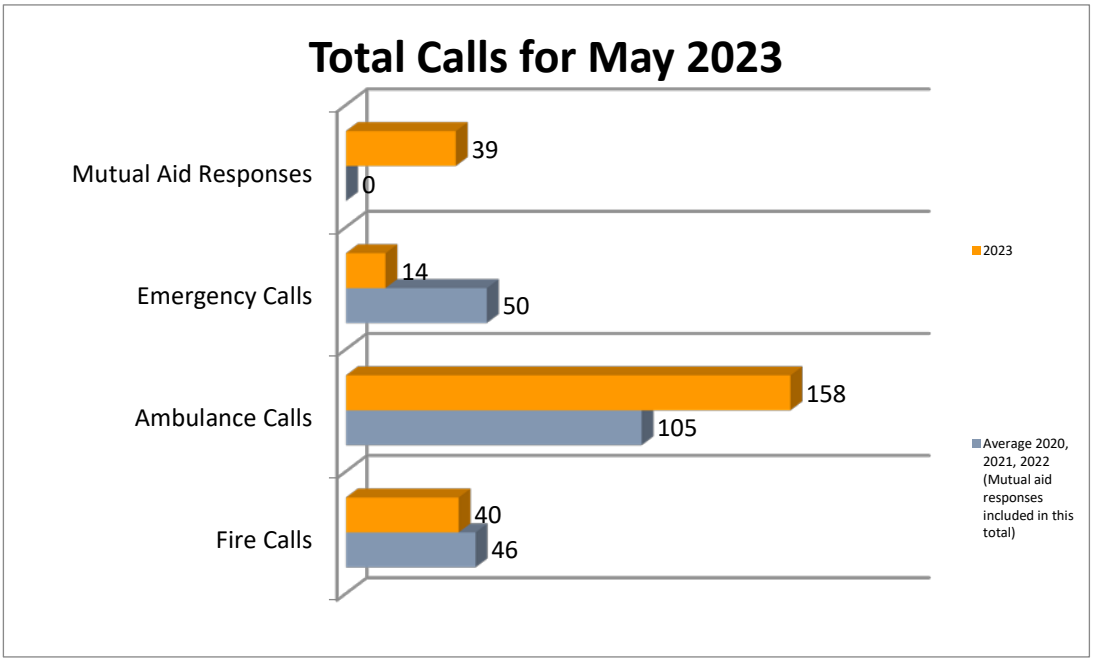
Year to Date Totals

Fire: 169	**Ambulance: 661**	**Emergency: 97**	**Mutual Aid: 196**

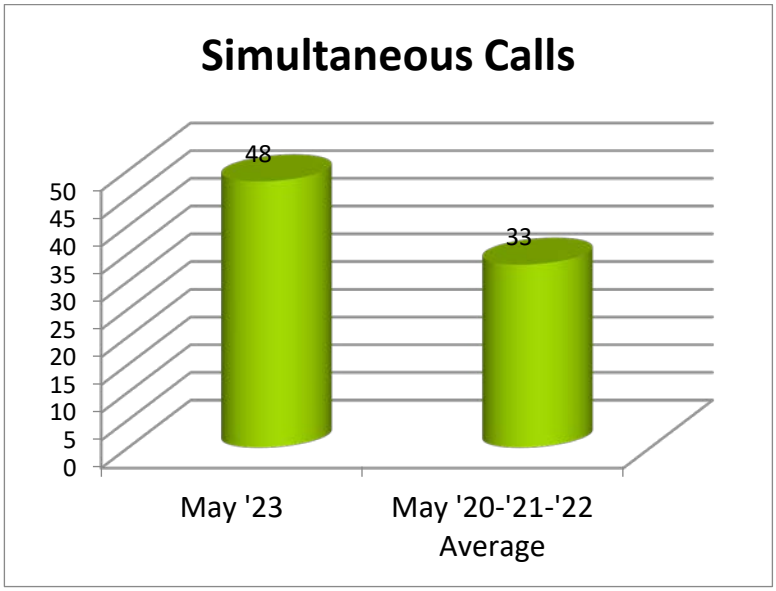
2023 Total Calls: 1123	**2020-21-22 Average Total Calls: 959**

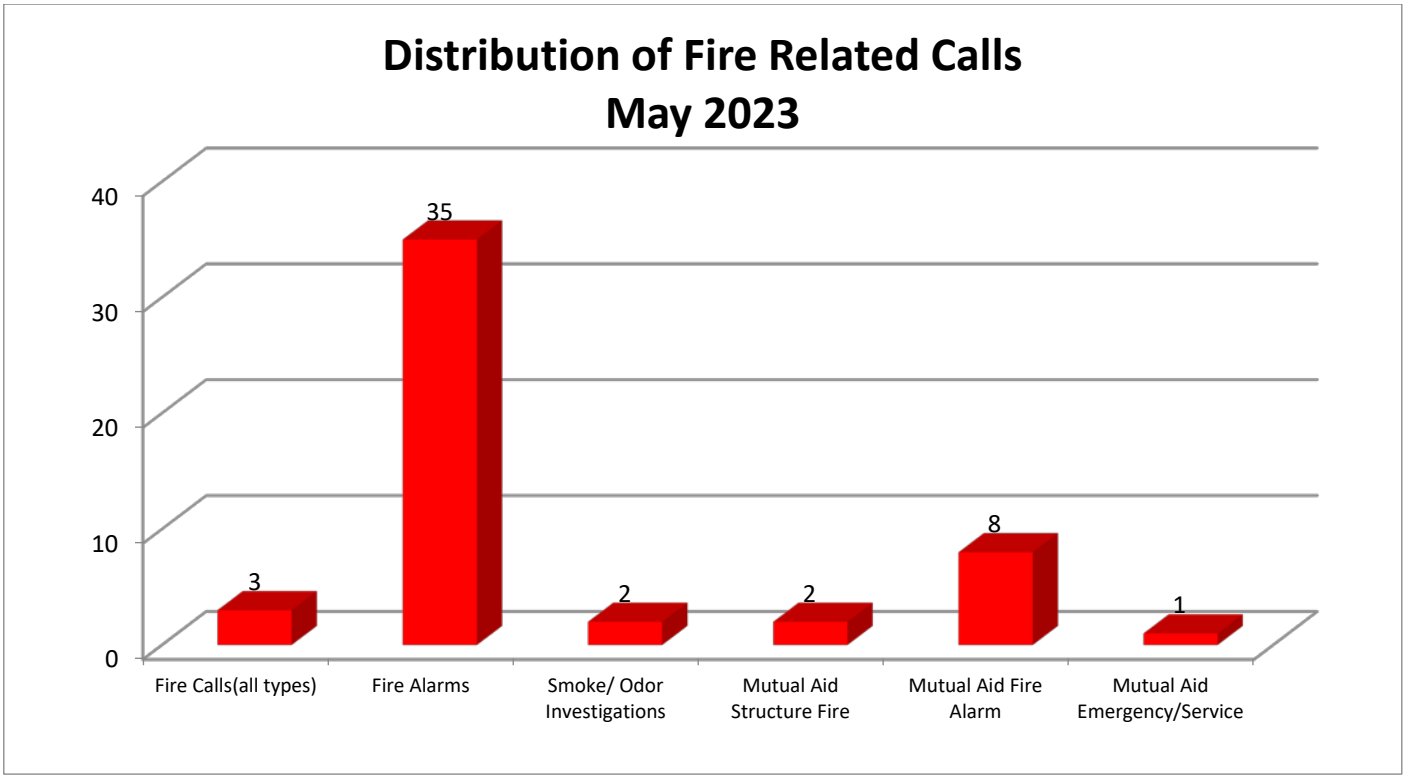
Emergency Response



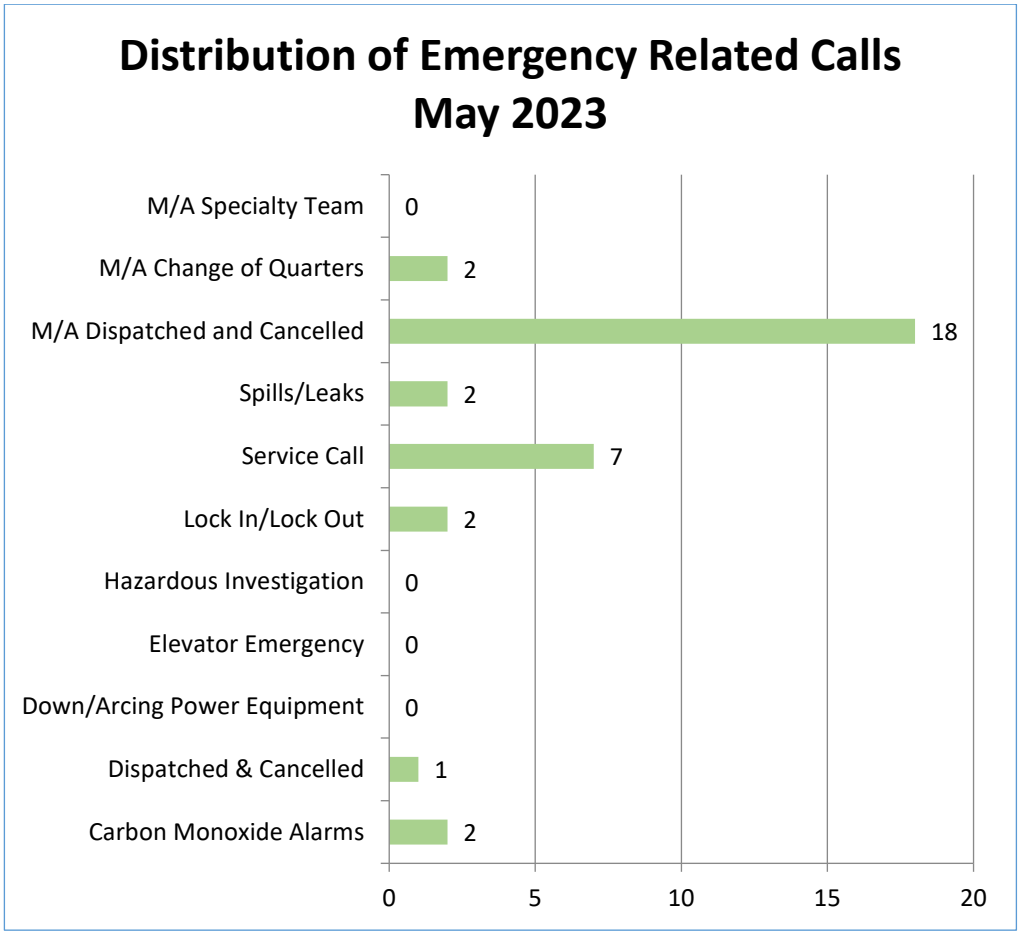


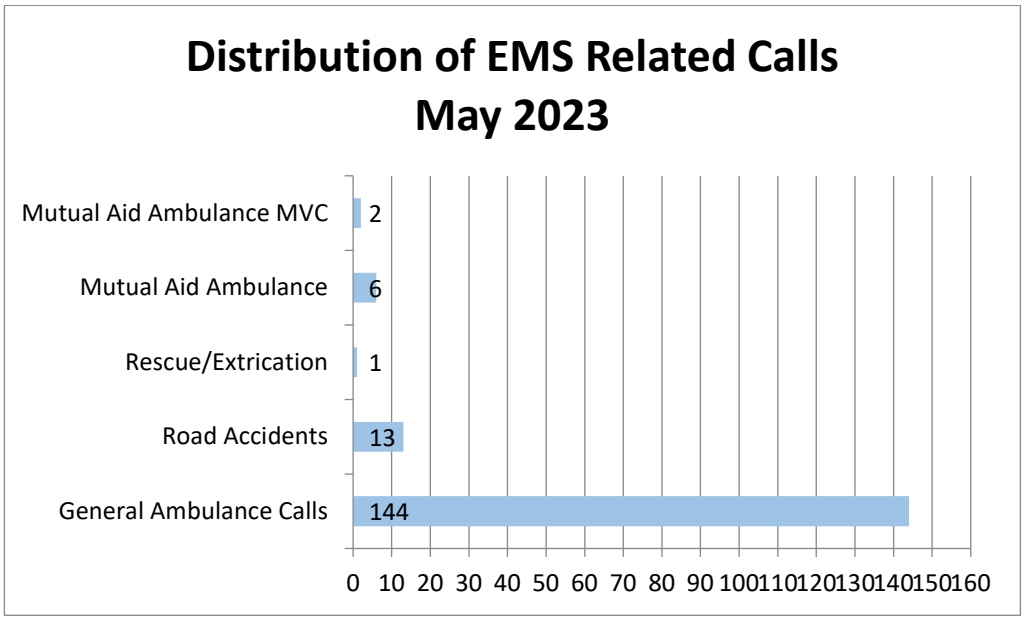
Emergency Response





Emergency Response





Incidents of Interest

Date & Call #

05/11/2023
23-0966- Gold Shift members responded to a pedestrian struck by a vehicle at York Road and Ogden Avenue. Upon arrival the crew found a woman who had been struck by a truck. Crew members quickly packaged and moved her to M84 where extensive lifesaving care was initiated. Members applied multiple tourniquets to the lower limbs, placed bilateral IVs for high volume fluid replacement, and established an advanced airway to assist her breathing. The patient was transported to Good Samaritan Hospital for Level 1 trauma care. She retained her pulse throughout the incident due to the quick and effective care of those initially arriving to this call.

05/11/2023
23-0967- Gold Shift members responded to a pedestrian struck by a vehicle on North Garfield. Upon arrival they found a seven-year-old female who had run across Garfield and been struck by a vehicle. She was down in the roadway with obvious injury to her right leg. She was rapidly assessed, splinted, and packaged with spinal precautions taken. The patient was transported to Hinsdale Hospital and later transferred to Lurie Children's Hospital for surgical repair of the fracture.

05/06/2023
23-0926- Black shift members were dispatched to an incident on I294 involving a motor vehicle and an unoccupied crane. The motor vehicle had sustained heavy damage from a front-end collision to the crane. The driver-side door to the vehicle had to be cut off by crew members using extrication tools. Due to the nature of the symptoms and injuries, the patient was transported to Good Samaritan Hospital for Level 1 trauma care.

Training/Events

In addition to a rigorous schedule of daily training, highlights for the month of May included:

- Ladder rescue scenario's at the Hinsdale hose tower



- Pumping evolutions with Tower 84 with Clarendon Hills at the Lions Pool

- Adult trauma paramedic continuing education training



- Illinois Department of Transportation traffic management training

Public Education/Community Engagement

Community engagement and public education activities for the month of May included:

- A question and answer session for Hinsdale firefighters led by sixth-graders at Madison School
- A mental health public education program at the Community House
- Public education programs at the Hinsdale Central High School pre-school program and at the Hinsdale Adventist School
- Firetruck visit at Grace Episcopal Church
- Fire station tour for Barnsdale Road School
- Firetruck visit at Wellness House
- A ride to school in Tower 84

Fire Prevention & Safety Education

- The Bureau continues to schedule and conduct annual inspections and testing in additional to plan reviews.
- The Bureau continues to work with businesses to ensure their alarm status are in service.

Inspection Activities

May 2023 had a total of 71 Fire Inspection Activities:

Inspections - 43

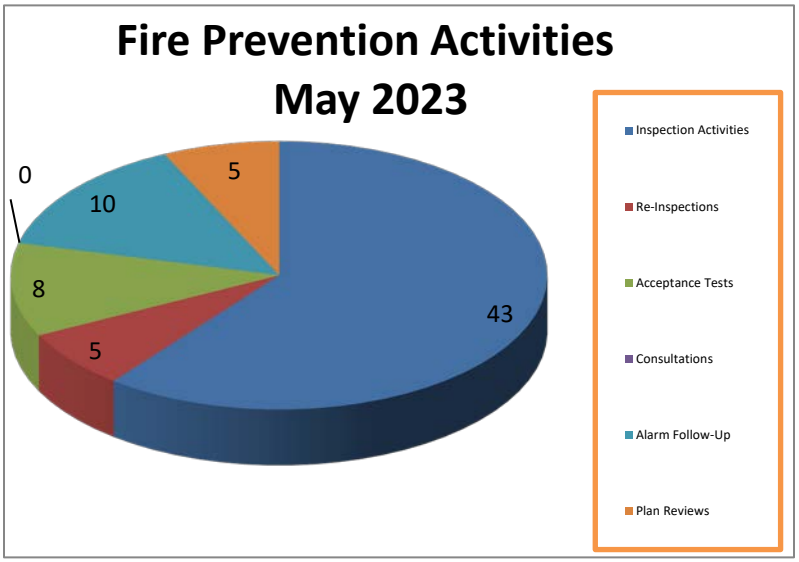
Re-Inspections - 5

Acceptance Test - 8

Consultations - 0

Alarm Follow-Up - 10

Plan Reviews - 5



$1,415.00 in inspection fees were forwarded to the Finance Department for the month of May.