



## MEETING AGENDA

**PLAN COMMISSION**  
**Wednesday, November 8, 2023**  
**7:30 p.m.**

**MEMORIAL HALL – MEMORIAL BUILDING**  
**19 East Chicago Avenue, Hinsdale, Illinois 60521**  
*(Tentative & Subject to Change)*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT (Non-Agenda Items)**

**4. APPROVAL OF MINUTES – October 11, 2023**

**5. FINDINGS AND RECOMMENDATIONS**

- a) Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street – Request by Holladay Properties Services Midwest, Inc.
- b) Case A-28-2023 – 102 W. Chicago Avenue – Fuller's Car Wash – Exterior Appearance and Site Plan Review to Allow for the Installation of a Brick Wall and Bollards at 102 W. Chicago Avenue in the B-1 Community Business District

**6. SIGN PERMIT REVIEW**

- a) Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign
- b) Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign
- c) Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign

**7. ADJOURNMENT**

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

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 contact Andrianna Peterson, ADA Coordinator at 630-789-7005 to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at [www.villageofhinsdale.org](http://www.villageofhinsdale.org)

**VILLAGE OF HINSDALE  
PLAN COMMISSION  
MINUTES OF THE MEETING  
Wednesday, October 11, 2023**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Cashman, in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, October 11, 2023, at 7:31 p.m., roll call was taken.

**PRESENT:** Commissioners Jim Krillenberger, Gerald Jablonski, Julie Crnovich, Mark Willobee, Anna Fiascone, Laurel Haarlow, Cynthia Curry, and Chairman Steve Cashman

**ABSENT:** Commissioner Scott Moore

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

**Public Comment on Non-Agenda Items**

Chairman Cashman asked for public comments.

Village Planner Bethany Salmon recognized the efforts of Commissioners Moore, Crnovich, and Curry on all the hard work they have done to restore the Carillon and the bells in the Memorial Building.

Village Planner Bethany Salmon also stated the plaza and roof railing campaign is up and running. Over the last few weeks the Village has received several donations from residents and business. The Village staff and Board Members have been working to finalize the project details and plans. There are six different donation levels, business who participate will receive a window cling, residents who participate will receive a yard sign, and depending on the donation amount, donors will have their name printed on the plaque that will be displayed on the patio once constructed. Contributions are tax deductible and the target deadline is December 31, 2023.

**Approval of Minutes – August 9, 2023**

Hearing no comments, a motion was made by Commissioner Jablonski, seconded by Commissioner Willobee, to approve the August 9, 2023, draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

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

**SIGN PERMIT REVIEW**

**a) Case A-27-2023 – 22 W. First Street – Images Med Spa – Sign Permit Review – Installation of Two (2) Wall Signs**

Robby Whitehead from Olympic Signs in Lombard presented an overview of the proposed wall signs. The first sign is located on the front elevation and will be non-illuminated dimensional letters. The second sign will be installed on the side of the building and the existing lights on top will remain.

Commissioner Haarlow stated that the signs meet the code requirements and the signs themselves fit the surrounding context. Commissioner Curry agreed with Commissioner Haarlow and had no additional comments.

Commissioner Krillenberger, Commissioner Jablonski, and Commissioner Willobee had no comments. Commissioner Crnovich stated that the signs are very well done. Commissioner Fiascone commented that she noticed that the signs were up before they were approved. Mr. Whitehead stated that one of the signs is a temporary display and the one on the side has not been installed yet.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry to approve Case A-27-2023 – 22 W. First Street – Images Med Spa – Sign Permit Review - Installation of Two (2) Wall Signs. The motion carried by a roll call vote of 8-0 as follows:

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

**b) Case A-29-2023 – 908 N. Elm Street – UChicago Medicine / Advent Health – Installation of One (1) Wall Sign and Installation of New Sign Faces on an Existing Ground Sign**

Garry Potts, owner of Professional Permits, presented an overview of the proposed signs. Mr. Potts stated that the signs are due to rebranding for Amita. Advent has now partnered with University of Chicago Medicine. Mr. Potts stated that they are asking to change the sign face of the existing monument sign and replace the wall sign.

Commissioner Fiascone had no comments. Commissioner Willobee asked if the current standalone sign is illuminated. Mr. Potts stated that it is illuminated. Commissioner Crnovich and Jablonski have no comments. Commissioner Krillenberger asked if the colors will stay black and white. Mr. Potts stated yes. Commissioner Curry and Haarlow had no comments.

A motion was made by Commissioner Crnovich, seconded by Commissioner Willobee to approve Case A-29-2023 – 908 N. Elm Street – UChicago Medicine / Advent Health – Installation of One (1) Wall Sign and Installation of New Sign Faces on an Existing Ground Sign. The motion carried by a roll call vote of 8-0 as follows:

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

**Public Hearing**

**a) Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street – Request by Holladay Properties Services Midwest, Inc.**

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-38-2022.

A motion was made by Commissioner Jablonski, seconded by Commissioner Krillenberger, to open the Public Hearing for Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign

Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street – Request by Holladay Properties Services Midwest, Inc. The motion carried with a roll call vote of 8-0 as follows:

<b>AYES:</b>	Commissioners Haarlow, Curry, Krillenberger, Jablonski, Crnovich, Willabee, Fiascone, and Chairman Cashman
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioner Moore

Drew Mitchell and Mike O'Connor representing the applicant Holladay Properties, lead designer Lori Kappel, associates Mike Doyle and Donald Tomei, architect Chris Walsh, the project attorney Lauren Kavanaugh and Javier Millan, the project traffic engineer, were present to address the Plan Commission.

Mr. Mitchell addressed some of the items that were changed from their Concept Plan to their Detailed Plan. Garage parking spaces have been adjusted to be code compliant. The loading space has been removed, the outdoor spaces have been further refined, a request for signage, and two window decals is requested.

Mr. Walsh presented the detailed changes that have been made. Mr. Walsh stated that the parking spaces were reconfigured to 9 foot spaces to be code compliant. In the revised application, the required loading space has been removed and a waiver to the Zoning Code has been requested. With only 12 units, it is not anticipated that there will be a lot of recurring move-ins or use to justify the space. There are other areas on site where a truck can be accommodated for that period of time.

Mr. Walsh provided an overview of the outdoor open space. The side yard will be converted to private space for the residence of the building. This space will have a TV, fire pit, and other elements that will be fenced in. Mr. Walsh asked for these changes to be allowed. Due to the site being in a floodplain, the first floor had to be lifted, which raised the existing door and requires entrance steps and accessible ramp. The historic stone sign above the door will be preserved with the lifting of the entrance door and first floor.

Mr. Walsh notes that the interior floor plans include minor changes, such as the addition of the sprinkler room and the removal of bedrooms to accommodate that space. The unit count remains the same as originally proposed. Building elevations also incorporate minor changes. Some windows have shifted due to interior changes. Signage on the front awning and entrance doors has been included for review. It was also noted that there is a plan to reuse the existing concrete base in the front yard off of Vine Street to place a new flagpole in that area.

Mr. Mitchell highlighted the preservation of the building, which will include saving the entrance cornerstone, cleaning the limestone and brick, and restoring the two-story stained glass window. Mr. Mitchel spoke about the units being 80% age restricted as well as that there will be no storage of items on the balconies.

Chairman Cashman discussed the Planned Development review criteria and process. The Plan Commission shall review whether the Detailed Plan is in substantial conformity with the approved Concept Plan, the merit or lack of merit of any departure from the Detailed Plan with the approved Concept Plan, if the Detailed Plan complies with any and all conditions imposed by approval of the Concept Plan, and if the Detailed Plan complies with provisions of the code and other applicable Federal State Laws and Village codes, ordinances, and regulations.

Commissioner Haarlow was appreciative of the reuse of the building since this building has contributed to the fabric of the community. With regards to the flagpole, the pole is higher than what would be code complaint. Mr. Walsh stated the flag pole will be 35 feet from the ground, which will be below the height of the building.

Commissioner Haarlow stated she had no objections to the Map Amendment. She asked if the TV will be a distraction to drivers along Second Street. Mr. Mitchel stated that it will be screened by the fence to some degree and he is willing to discuss certain hours for usage. Mr. Mitchell agreed to remove the TV if it becomes a distraction. Commissioner Haarlow asked to take safety considerations in the planning of the outdoor space. Mr. Walsh also stated that there will be bushes and trees planted to help shield the area.

Commissioner Curry asked if the sound off the TV will affect the neighbors. Mr. Mitchel stated they are willing to include volume controls and limit hours of the TV in their Condominium By-laws.

Commissioner Curry asked how people would move in and out if the loading zone was eliminated. Mr. Walsh said that people can utilize the elevator or the wide staircases. Mr. Mitchel stated that since this building will only have 12 units, it is highly unlikely that all the units will be moving in or out on the same day. He does not see any logistical issues with the moving in or out process.

Commissioner Curry stated that the flagpole needs a light on top or the flag needs to be taken down each night. The sound of the flagpole may also be a concern to neighbors. Mr. Mitchell stated that the flag will have a light added.

Commissioner Krillenberger asked for clarification on what the trellis is. Mr. Walsh explained that the trellis is like a lattice where the vines will grow on.

Commissioner Krillenberger asked what the age restriction will be on the units. Mr. Mitchell stated that the intent is for the age restricted to be for 55 years and older. Commissioner Krillenberger asked if there are any other provisions in the covenants other than policing by the homeowners. Lauren Kavanaugh informed the Commission that during the purchase process, the purchaser will fill out an age verification addendum. The Fair Housing Act requires at least 80% of the building has to have residents that are 55 years old and up. The building cannot be 100% age-restricted. It is stated in the declaration and by-laws that nobody under the age of 22 can occupy the units.

Commissioner Krillenberger asked Mr. Mitchell if all the units are already sold. Mr. Mitchell stated that they have a lot of interest in the units.

Commissioner Jablonski spoke about his concerns in regards to the TV noise. He said limiting the volume and hours of the TV is a good idea. Mr. Mitchell stated that they can agree on certain hours for usage and to limiting the volume.

Commissioner Crnovich stated that there is a community need for this type of building. Commissioner Crnovich asked if the lighting on the exterior walls will be shielded. Mr. Walsh stated that a photometric plan was completed and that the exterior wall lighting will be shielded, with the lighting oriented up and down.

Commissioner Crnovich expressed her concern about the electric bikes and scooters, particularly the danger that they can cause in the corner park and the sitting garden. Mr. Mitchell stated that they are planning on putting up signage in the eastern park, however, the western park area is a publicly accessible park that will be privately maintained.

Commissioner Willobee asked where the retaining wall will be placed to prevent flooding in the garage. Mr. Walsh said that there is a wall around the garage and the top of the wall will be above the floodplain line.

Commissioner Willobee asked how will trash be disposed if no dumpsters will be provided. Mr. Walsh stated that there will be a trash room in the garage level in the building. The plan is to have the garbage truck back down the ramp, the garbage collector would go into the building to wheel the trash containers out, dump them, and wheel the containers back in. The trash pick-up days will be worked out with the trash company.

Commissioner Willobee expressed similar concerns about the TV noise. Commissioner Willobee asked if there is any opportunity to do a bio-retention in the parkway to prevent flooding. Mr. Walsh said that they have been working with their civil engineer and have done as much work as they can to prevent flooding.

Commissioner Fiascone stated she was not concerned about the TV and the age restriction on the units will help reduce the noise from gatherings.

Chairman Cashman stated he was excited about the project. He said he is not concerned about the sound and believes it is more about people being good neighbors. Chairman Cashman asked how many bedrooms the units will have. Mr. Walsh said that only one unit will have one bedroom and the rest will be two to three bedroom units.

Thomas Heinz lives across the street from the property. Mr. Heinz stated that they have done a great job designing and restoring the building. His concern is with parking, the flood zone, and the sound from the TV. Mr. Heinz stated that in the 45 years he has lived there, the flooding has improved but he wanted to make sure that the work done on that property will not redirect water onto Vine Street. As far as parking, it is only currently allowed on one side of Vine Street. Mr. Heinz wanted to make sure that parking will not become an issue in the future on this street. Mr. Heinz suggested that Second Street should be turned into a two-way street to avoid traffic on Vine Street. Mr. Heinz asked if "no parking on this side of the street" signs can be placed on Vine Street to avoid people parking in front of the existing homes.

Chairman Cashman asked what were the previous discussions on making Second Street a two-way street. Ms. Salmon stated that the Village Board decided to keep the street one-way, but that it can be revisited in the future.

Mr. Mitchell said that there is an existing parking lot on site for construction workers and the Zion Lutheran Church has agreed for overnight guests staying at the units to park their vehicles in their lot.

Daniel Diorio stated he lives on Vine Street and reported parking concerns and having access to the full proposal. Chairman Cashman informed Mr. Diorio that the packet is located on the Village website for his review.

Commissioner Curry asked if the no parking signs can be corrected. Ms. Salmon stated that she can connect Mr. Heinz with Public Services and the Police Department to consider those corrections.

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to close the Public Hearing for Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street – Request by Holladay Properties Services Midwest, Inc. The motion carried with a roll call vote of 8-0 as follows:

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

A motion was made by Commissioner Willobee, seconded by Commissioner Curry to approve Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street – Request by Holladay Properties Services Midwest, Inc. subject to the following conditions:

1. The applicant investigate amendments to the Condominium By-laws to address noise and hours of operation for the proposed outdoor television.
2. The Village Board evaluate changes to parking signs on adjacent streets in the neighborhood and consider converting Second Street from a one-way street to a two-way street.
3. The applicant investigate if additional stormwater management infrastructure or practices be used.

The motion carried by a roll call vote of 8-0 as follows:

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

## **PUBLIC MEETINGS**

### **a) Case A-28-2023 – 102 W. Chicago Avenue – Fuller’s Car Wash – Exterior Appearance and Site Plan Review to Allow for the Installation of a Brick Wall and Bollards at 102 W. Chicago Avenue in the B-1 Community Business District**

Joel Groenewold, the project attorney, and Doug Fuller, representing Fuller’s Car Wash, were present at the meeting and provided an overview of the application.

Mr. Groenewold stated the bollards were installed as a response to the tragic accident that occurred in July. A brick wall is proposed around the bollards, which is intended to match the existing brick wall at Fullers Service Center to the north of the site.

Commissioner Fiascone asked for clarification on why the applicant chose the specific locations for the bollards. Mr. Fuller responded that he chose the locations after the accident occurred to increase safety on site, to ensure that this type of accident will not happen again, and to allow for room for vehicles to exit from the car wash.

Commission Willobee asked if the bollards were designed and engineered so that they are protective of vehicles. Mr. Fuller and Mr. Groenewold stated they are concrete-filled steel bollards that extend four (4) feet down and will stop any vehicle. The applicant confirmed that the wall is intended to be more visually attractive to hide the bollards that serve as the protective barrier. Mr. Fuller stated they may add plants to increase the attractiveness. Mr. Groenewold confirmed the wall and the limestone cap will be constructed of solid brick and limestone, not a veneer or faux material.

Commissioner Haarlow asked if there is enough space between the edge of the proposed wall and the sidewalk or property line to include a planting bed similar to the wall located to the north at the Fullers Service Center. Mr. Groenewold stated the existing area is impervious and there is limited space -- only a couple of inches -- between the wall and the property line to add a planting area, but the intent is to

possibly add planters on the top or side of the wall. They would be open to looking into digging out the pavement and adding a plant area if it was requested.

Commissioner Cashman stated concerns over the salt in the area from the car wash. Commissioner Cashman suggested that they pour a foundation and set the top about 6" above the pavement to prevent the wall from deteriorating in the future from the salt.

Mr. Fuller apologized for constructing the bollards without Village approval and noted it was an emotional time.

Several Commissioners noted they supported the appearance of the wall and that it will match the wall to the north located at Fullers Service Center.

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 case A-28-2023 – 102 W. Chicago Avenue- Fuller's Car Wash – Exterior Appearance and Site Plan Review to Allow for the Installation of a Brick Wall and Bollards at 102 W. Chicago Avenue in the B-1 Community Business District was made by Commissioner Krillenberger 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, Fiascone and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioner Moore

### **Adjournment**

Chairman Cashman asked for a motion to adjourn. A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the October 11, 2023.

The meeting was adjourned at 9:01 PM after a unanimous voice vote of 8-0.

ATTEST: \_\_\_\_\_  
Agnes Maka, Community Development Office

In the Matter of: )  
)  
)  
VINE STREET STATION )  
CASE NO. A-38-2022 )

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;  
MR. JIM KRILLENBERGER, Member;  
MS. JULIE CRNOVICH, Member;  
MS. ANNA FIASCONE, Member;  
MS. LAUREL HAARLOW, Member;  
MR. MARK WILLOBEE, Member;  
MR. GERALD JABLONSKI, Member;  
MR. TROY UNELL, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. DREW MITCHELL, Applicant;</p> <p>4 MR. MICHAEL O'CONNOR, Applicant;</p> <p>5 MR. CHRISTOPHER WALSH, Architect;</p> <p>6 MS. LAUREN KAVANAUGH, Attorney for</p> <p>7 Applicant,</p> <hr/> <p>8 CHAIRMAN CASHMAN: Call to order the</p> <p>9 Plan Commission meeting for Wednesday,</p> <p>10 October 11th.</p> <p>11 Roll call, please, Bethany.</p> <p>12 MS. SALMON: Commissioner Haarlow?</p> <p>13 MS. HAARLOW: Here.</p> <p>14 MS. SALMON: Commissioner Curry?</p> <p>15 MS. CURRY: Here.</p> <p>16 MS. SALMON: Commissioner</p> <p>17 Krillenberg?</p> <p>18 MR. KRILLENBERGER: Here.</p> <p>19 MS. SALMON: Commissioner Jablonski?</p> <p>20 MR. JABLONSKI: Here.</p> <p>21 MS. SALMON: Commissioner Crnovich?</p> <p>22 MS. CRNOVICH: Here.</p>	<p style="text-align: right;">4</p> <p>1 MS. SALMON: You can do a motion to</p> <p>2 open the public hearing.</p> <p>3 CHAIRMAN CASHMAN: Motion to open the</p> <p>4 public hearing.</p> <p>5 MR. JABLONSKI: So moved.</p> <p>6 MR. KRILLENBERGER: Second.</p> <p>7 CHAIRMAN CASHMAN: Roll call vote,</p> <p>8 please.</p> <p>9 MS. SALMON: Commissioner Haarlow?</p> <p>10 MS. HAARLOW: Aye.</p> <p>11 MS. SALMON: Commissioner Curry?</p> <p>12 MS. CURRY: Aye.</p> <p>13 MS. SALMON: Commissioner</p> <p>14 Krillenberg?</p> <p>15 MR. KRILLENBERGER: Aye.</p> <p>16 MS. SALMON: Commissioner Jablonski?</p> <p>17 MR. JABLONSKI: Aye.</p> <p>18 MS. SALMON: Commissioner Crnovich?</p> <p>19 MS. CRNOVICH: Aye.</p> <p>20 MS. SALMON: Commissioner Willobee?</p> <p>21 MR. WILLOBEE: Aye.</p> <p>22 MS. SALMON: Commissioner Fiascone?</p>
<p style="text-align: right;">3</p> <p>1 MS. SALMON: Commissioner Willobee?</p> <p>2 MR. WILLOBEE: Here.</p> <p>3 MS. SALMON: Commissioner Fiascone?</p> <p>4 MS. FIASCONE: Here.</p> <p>5 MS. SALMON: Commissioner Moore is</p> <p>6 absent.</p> <p>7 And Chairman Cashman?</p> <p>8 CHAIRMAN CASHMAN: Here.</p> <p>9 (WHEREUPON, proceedings were</p> <p>10 had which were not taken</p> <p>11 stenographically.)</p> <p>12 CHAIRMAN CASHMAN: Our next order of</p> <p>13 business is a public hearing. Case A-38-2022,</p> <p>14 the Vine Street Station planned development</p> <p>15 detailed plan, exterior appearance and site plan</p> <p>16 review, map amendment, tentative and final plat</p> <p>17 of subdivision, and sign permit review to allow</p> <p>18 for the development of 12 age-restricted</p> <p>19 lifestyle housing units within an existing</p> <p>20 building located at 125 South Vine Street.</p> <p>21 Is there someone here representing the</p> <p>22 applicant?</p>	<p style="text-align: right;">5</p> <p>1 MS. FIASCONE: Aye.</p> <p>2 MS. SALMON: Chairman Cashman?</p> <p>3 CHAIRMAN CASHMAN: Aye.</p> <p>4 If there's anyone who would like to</p> <p>5 speak on this matter, if you could, please, be</p> <p>6 sworn in.</p> <p>7 (Witnesses sworn in.)</p> <p>8 CHAIRMAN CASHMAN: Thank you. If you'd</p> <p>9 like to give us an introduction and an overview.</p> <p>10 Nice to see you again.</p> <p>11 MR. MITCHELL: It's really good to be</p> <p>12 back here. Good evening to our Plan Commission.</p> <p>13 Good evening, Chairman Cashman and our Plan</p> <p>14 Commission members. This is month 31 of us</p> <p>15 working on the Vine Street Station project.</p> <p>16 We've got a whole team of people that are real</p> <p>17 excited to be here this evening.</p> <p>18 My name is Drew Mitchell. I'm a</p> <p>19 resident of Hinsdale. I live at 122 East 7th</p> <p>20 Street here in town. Joining me from Holladay</p> <p>21 Properties, which is the applicant, is my</p> <p>22 partner Michael O'Connor; our lead designer,</p>

<p style="text-align: center;">6</p> <p>1 Lori Kappel; and my associates, Mike Doyle and  2 Donald Tomei. We've also got our architect of  3 record this evening, Chris Walsh, from Tandem  4 Architecture. We're represented by Lauren  5 Kavanaugh, she's our counsel. And we've got our  6 traffic study consultant, Javier Milan, from  7 KLOA here.</p> <p>8 I'm also really thrilled to see  9 that our sellers are here, which, really, is,  10 probably, an unfair to way to describe them.  11 They have been partners. So we have Pastor  12 Klein, who is the head of the Zion Lutheran  13 Church, as well as the congregation president,  14 Suzanne McGivney. Thank you for coming this  15 evening.</p> <p>16 So you have seen this project  17 before. They have encouraged me to be concise,  18 which has been a lifelong challenge. So just  19 trying to frame this quickly, we're going to  20 talk about the changes from our concept plan  21 submission to detailed planned submission, which  22 is in front of you this evening.</p>	<p style="text-align: center;">8</p> <p>1 that, I think, we're on a very good course here.  2 So Chris Walsh will be talking  3 through the changes from our concept plan to our  4 detailed plan. There's, really, a couple of  5 them. I'll quickly go through the five.</p> <p>6 The parking previously was not  7 compliant. That was an issue at this body, as  8 well as the village board. We promised to do  9 our best to try to maximize parking and also  10 make sure that the spaces had optimal function,  11 width, length, and we have achieved that. We  12 have removed the loading space. We'll talk  13 about why. But I think that that's, actually,  14 an improvement to the plan.</p> <p>15 We further refined the outdoor  16 spaces. There are three. We are really excited  17 about what we're doing. One is a public pocket  18 park that you can have a Starbucks on your walk  19 home, there's a sitting garden, as well as an  20 outdoor space for the residents.</p> <p>21 There is a request for signage. We  22 have -- There's an awning. It's an existing</p>
<p style="text-align: center;">7</p> <p>1 I also want to thank the Plan  2 Commission and I want to thank staff. You have  3 all been great partners. I think this is,  4 really, a tremendous example of looking inside  5 of our community at assets that we've got and  6 figuring out adaptive reuses to bring the glory  7 and the use and the utility back to existing  8 buildings.</p> <p>9 I think while this process has  10 taken a little bit long, it's been very  11 deliberate and intentional. The reason why I'm  12 thanking you is because I think that the output  13 and the outcome of this process is dramatically  14 improved versus what it otherwise may have been.  15 So thank you. And I'm proud of this  16 collaboration. I think it could be a case study  17 for other communities. And there's some folks  18 in the room who have heard we're converting a  19 portion of a church facility into housing and  20 they have Catholic institutions all over the  21 country that are experiencing similar issues.  22 So who knows what comes of this. It tells me</p>	<p style="text-align: center;">9</p> <p>1 awning on the building. We'd like to replace it  2 with a black awning and we'd like to add a logo  3 for the Vine Street Station, which is the  4 branding of this development. There's also two  5 window decals, which require variances, and we  6 have been working hard with our counsel, Lauren  7 Kavanaugh, who has been collaborating with  8 Michael Mars on preparation of the bylaws and  9 covenants, which are necessary as part of our  10 final agreement in this approval.</p> <p>11 Did I do a good job staying on  12 track? Thank you.</p> <p>13 I'd like to welcome Chris Walsh  14 from Tandem Architecture. He's a partner with  15 the firm, has a great history doing adaptive  16 reuse projects.</p> <p>17 Chris, welcome.</p> <p>18 MR. WALSH: Since Drew mentioned there  19 were not -- Since we were here last -- Since we  20 were here last time, I think most of you have  21 seen the project before, you're familiar, so I'm  22 not going to bore you with other things that we</p>

<p style="text-align: center;">10</p> <p>1 have done -- or the only things that we have 2 done that are different.</p> <p>3           The parking, we did not have 4 nine-foot wide stalls. Since we have been with 5 you, we were able to, really, measure the 6 building, get true drawings, get a structural 7 engineer out there, try to understand how the 8 structure would work, and we were able to kind 9 of reconfigure all of the spaces to get 10 nine-foot spaces. We are no longer asking for 11 that variance. So that's why that is on there.</p> <p>12           As Drew had mentioned, too, the 13 loading space. After talking it through, we 14 talked about this with the board. We are 15 required to have a loading space just by the 16 code, but there's only 12 units here. The 17 reality of it is, once these get sold, people 18 will move in and may never move out. So we're 19 really not anticipating a lot of move-ins or 20 move-outs, so we have asked for forgiveness to 21 not have a loading space. There are spaces on 22 the site where a truck could come in and sit,</p>	<p style="text-align: center;">12</p> <p>1 these things that normally wouldn't be allowed 2 were this a single-family home.</p> <p>3           The fence and the ramp -- So going 4 through this, we are in a floodplain. We have 5 had to lift the building -- not lift the 6 building. We have to lift the first floor, 7 which raises the existing door. So there's 8 going to be two steps -- two to three steps 9 going up. We still want to have an accessible 10 ramp, an accessible way to get in. If you 11 notice, off to the right, we have, kind of, 12 split that garden wall and there would be a 13 little gate there and a ramp that would go into 14 the side yard and we would add another side 15 entrance to the building here.</p> <p>16           Again, since the last time we 17 talked, all of these things have happened. We 18 have kind of realized that door had to be 19 raised, which raises the platform inside. We're 20 going to preserve the door, preserve the sign. 21 We're going to manipulate the stonework a little 22 bit, but we are trying to save everything else</p>
<p style="text-align: center;">11</p> <p>1 you know, block half the ramp for a little 2 while, people can get in and out.</p> <p>3           There is a loading space, but after 4 talking with staff, we're not even going to 5 identify it. We know it's there. We're just 6 asking for -- you know, to not have an 7 identified loading space.</p> <p>8           For the outdoor open space, that is 9 the side yard here. In the side yard, we are 10 asking for -- This has always been a bit of an 11 issue, just the way the code is, the way the 12 building is situated, it's on a corner, so this 13 becomes the side yard. If there was something 14 next to it, this would be the front yard. So 15 we're kind of fighting -- Either way, we would 16 have to do a variance. So we're asking for -- 17 This area is going to be the private space for 18 everybody in the building. And we're asking if 19 there will be a TV out, there will be a fire 20 pit, so there are elements out there. It is 21 going to be fenced in. The fence will be to 22 code. But we're asking that we are allowed</p>	<p style="text-align: center;">13</p> <p>1 or planning to save everything else.</p> <p>2           The indoor plans, there are, 3 really, just minor changes. We had to add a 4 sprinkler room for the fire department. They 5 asked for that. That took a bedroom out of one 6 of the units. That's the red area in the back. 7 And then just with field measurements and that, 8 we have kind of had to manipulate the plans a 9 little bit. So still -- The unit count and all 10 of that is still the same.</p> <p>11           Building elevations, we have done 12 just minor changes, again, just as units move 13 around, shifting windows. We didn't add any 14 balconies or anything like that. All of that 15 stuff is still in the same spot.</p> <p>16           We did add -- You can see the 17 signage. There is an awning -- There is an 18 awning there now. Basically, we're going to 19 recreate it. It's, actually, a little bit 20 shorter, black. But since there is the logo on 21 there, we're asking that we can have the logo. 22 It, roughly, works within your sign code but</p>

<p>14</p> <p>1 it's slightly bigger but there's two decals on 2 the door. That's the signage. We're not asking 3 for a lit sign or anything else like that. 4 That was it, other than the 5 covenants. I'll turn it back to Drew. 6 MR. MITCHELL: Flagpole. 7 MR. WALSH: We are adding -- There was 8 a flagpole here back in the day and it's right 9 at the corner. If you go by the site, there's 10 still a concrete star -- 11 MR. MITCHELL: I think it's shown on 12 your site plan. 13 MR. WALSH: There it is. My cursor is 14 not working on here, but it's in the corner 15 park. We're planning on reusing the star or 16 recreating the star, putting a flagpole there. 17 Again, the code for a flagpole, it's, really, 18 only for on top of a building, so we're asking 19 for the variance, basically, to put the flagpole 20 back there and reinstall it. 21 MR. MITCHELL: Chris, you also -- I 22 think we had remarks on the eastern facade of</p>	<p>16</p> <p>1 like to welcome Lauren Kavanaugh up. I don't 2 know there are necessarily going to be a lot of 3 questions. There was the village board driven 4 80 percent of units would be age-restricted. 5 This is, to me, something that we're willing to 6 adhere to. It's, probably, a village board 7 concern more than this body, but we are trying 8 to not be opinionated on it and just trying to 9 do what we're being asked. 10 There were things that might relate 11 to Plan Commission that go into the covenants 12 and bylaws. For example, we can't store things 13 on the balconies -- and there were a number of 14 them. I'd be not doing anybody a service to try 15 to go through that. I suppose if there are 16 questions here on that, we do have our attorney 17 here and we're willing to respond to anything 18 that might be of concern. 19 I don't know that I have much more 20 else to add. I'm thankful for this group. I'm 21 thankful for the opportunity to work on such a 22 fun and exciting project that's so close to home</p>
<p>15</p> <p>1 the building and there was the trellis that was 2 added, and I also believe there were windows. 3 So that was reactive to this group. 4 MR. WALSH: You can see in the upper 5 right-hand corner, that's the existing building 6 east facing facade, but not much to it. So the 7 bottom elevation, there is now what it will look 8 like from the east. We have trellises on two of 9 the east facing facades. We have added a window 10 at the end of the hallway and we have the two -- 11 the balcony and then another window within the 12 unit. 13 MR. MITCHELL: Great job, Chris. 14 This all goes along with, 15 probably -- As I was looking at my notes, I 16 didn't properly identify some of the really good 17 things we're doing, like saving the cornerstone, 18 cleaning up the limestone. This building needs 19 a bath big time and there's great preservation 20 going on, including the two-story stained-glass 21 window that we planned the interior lip. 22 Next is covenants and bylaws. I'd</p>	<p>17</p> <p>1 for me. That's unusual. And we're really eager 2 to get started and so are a lot of people that 3 are interested in living in this building. 4 So we look forward to hearing your 5 feedback. And, with that, I will be quiet. 6 Thank you. 7 CHAIRMAN CASHMAN: Just as an 8 introduction, these are, kind of, the overall 9 things to be considered when reviewing this 10 planned development, this detailed plan. 11 Going over the detailed plan, is it 12 in substantial conformity with the approved 13 concept plan. Number 2, the merit or lack of 14 merit of any departure in the detailed plan is 15 in substantial conformity with the approved 16 concept plan. Three, whether the detailed plan 17 complies with any and all conditions imposed by 18 approval of the concept plan. And then, 19 finally, whether the detailed plan complies with 20 the planning code and other applicable federal, 21 state, and village codes, ordinances, and 22 regulations.</p>

<p style="text-align: center;">18</p> <p>1                So just as we ask questions and go 2 through our review, keep that in mind. 3                With that, Laurel, want to start us 4 off? 5                MS. HAARLOW: Well, yes, I have a 6 little list here. Thank you for the 7 explanations. The project seems really clear. 8 I am so appreciative of the reuse of that 9 building because, you're right, it is a special 10 building. It's been there for decades. It's 11 part of the fabric of the community at this 12 point, so reusing it in this way is fantastic. 13                I was wondering about the loading 14 space going away, and you explained that very 15 well, so I don't think I have anything to do 16 with that. 17                With regard to the flagpole height, 18 this pole is quite a bit higher than what would 19 be code compliant. So am I correct in thinking 20 that the height of this is what the flagpole 21 would be if it were code compliant or mounted on 22 the roof?</p>	<p style="text-align: center;">20</p> <p>1 talk about -- You may not know how to answer 2 this. 3                I feel like it's going to be 4 screened by our fence to some degree. We would 5 be willing to discuss certain hours that it 6 could be used, so this would only be a problem 7 in the evening. I'm not going to die on the 8 hill. 9                We've got 12 families that are, you 10 know, going to now have a different experience 11 with outdoor. A big part of what we're doing 12 here, and we haven't really come out and said 13 this, is we build trans-oriented developments. 14 We built one in Westmont called Quincy Station, 15 one in Downers, and they have these great 16 outdoor amenity spaces. People, they are 17 walking more, the way they are using even the 18 existing spaces is changing, and we're trying to 19 create an opportunity for community where -- And 20 we do this in this our buildings. We have movie 21 nights or -- I won't go -- So I was worried 22 about it.</p>
<p style="text-align: center;">19</p> <p>1                MR. WALSH: Actually, the way the code 2 is, I think it's 15 feet above the roof. We're, 3 actually, going to be below the roof. It's 4 shorter than the building still. I think it's 5 30 or 35 feet. I can't remember. 6                CHAIRMAN CASHMAN: 35. 7                MR. WALSH: Yeah, 35 feet. That's 8 still below the height of the building. 9                MS. HAARLOW: Okay. I have no 10 objections to the map amendment. 11                I do have a question about the 12 outdoor TV. I'm wondering if it would be -- if 13 it would create a distraction to people who are 14 driving alongside the street? 15                MR. MITCHELL: I have been encouraged 16 not to die on the hill for this TV. Okay. I 17 really think it's important. These are outdoor 18 living rooms in Hinsdale. I have a TV outside 19 where I'm watching movies and trying to 20 replicate an experience. 21                What you're asking is about safety, 22 and I'm paying someone to be here -- Could you</p>	<p style="text-align: center;">21</p> <p>1                It did get into here. If you want 2 me to really take it out, we will. I'm not 3 worried about safety. I'd be willing to remove 4 it later if it became a distraction. I would be 5 willing to discuss hours of its use and I would 6 be willing to remove it if it feels -- if it's 7 very important. 8                MS. HAARLOW: I'm not bringing it up 9 because of a huge objection. You know, lots of 10 people have giant picture windows in their homes 11 and they have huge TVs in their homes. So you 12 can see what's on TV even when you're driving by 13 and it's not outside. 14                MR. MITCHELL: Right. 15                MS. HAARLOW: But this question 16 occurred to me because it is really close to the 17 sidewalk. 18                MR. MITCHELL: Right. 19                MS. HAARLOW: I guess I was wondering a 20 little bit more about height screening, you 21 know, just making sure those safety 22 considerations are taken into account when</p>

<p style="text-align: right;">22</p> <p>1 planning that space.</p> <p>2 MR. MITCHELL: Sure.</p> <p>3 MS. HAARLOW: That was the main point</p> <p>4 of my question.</p> <p>5 MR. MITCHELL: I'm totally open-eared</p> <p>6 on this, and now I'm thinking about ways we can</p> <p>7 deal with this, whether that be through</p> <p>8 landscaping, screening, or TV orientation.</p> <p>9 Right now, it's, actually, facing south so you</p> <p>10 would -- I'm sorry. It faces east. Sorry. So</p> <p>11 if I'm driving west, you know, you could see</p> <p>12 that.</p> <p>13 MR. O'CONNOR: It's up there in the</p> <p>14 corner.</p> <p>15 MR. MITCHELL: I know exactly where it</p> <p>16 is. I misspoke.</p> <p>17 CHAIRMAN CASHMAN: Just north of the</p> <p>18 trellis.</p> <p>19 MR. O'CONNOR: Correct.</p> <p>20 MR. MITCHELL: So it would be located</p> <p>21 around here.</p> <p>22 MR. WALSH: It's in the corner of the</p>	<p style="text-align: right;">24</p> <p>1 Street. I know it's westbound. If it were</p> <p>2 eastbound, this wouldn't be an issue. I</p> <p>3 think -- I'm looking at you, Lori, and thinking</p> <p>4 through ways that maybe we can make it. I can</p> <p>5 even see it on an articulated wall mount and</p> <p>6 facing back this way, so that it's not -- the</p> <p>7 light exposure would be back towards the</p> <p>8 building.</p> <p>9 What I'm trying to not do is make</p> <p>10 myself come back with a solution in a month. I</p> <p>11 hear you and we are going to come up with a</p> <p>12 creative way to deal with this.</p> <p>13 CHAIRMAN CASHMAN: Anything else?</p> <p>14 MS. HAARLOW: Nothing else.</p> <p>15 CHAIRMAN CASHMAN: Cynthia?</p> <p>16 MS. CURRY: Again, I think you're doing</p> <p>17 a great job. I love the fact you're repurposing</p> <p>18 this building. It's a lovely building. I think</p> <p>19 it's going to get even better. The bath idea</p> <p>20 sounds wonderful. It's going to look beautiful</p> <p>21 when you're done with that.</p> <p>22 To piggyback on the TV, I wasn't</p>
<p style="text-align: right;">23</p> <p>1 building where that vine is growing up. There</p> <p>2 are going to be other trees. We're not showing</p> <p>3 all of the trees here but there are existing</p> <p>4 trees, we're going to add bushes and things like</p> <p>5 that.</p> <p>6 I agree with Drew. I think it's</p> <p>7 going to be shielded. I think, you know -- Like</p> <p>8 you said, you get these through windows and all</p> <p>9 of that as well. Reflections of light are just</p> <p>10 as bad. You know, it's not a real busy street</p> <p>11 from what I've seen. I don't live in the town,</p> <p>12 so, I guess, that would be my --</p> <p>13 MR. MITCHELL: I would also add, our</p> <p>14 experience in 90-to-120-unit buildings is that</p> <p>15 these -- actually, a lot of people imagine using</p> <p>16 it and they are really not even used very much.</p> <p>17 I mean, we are doing tours all the time and TVs</p> <p>18 are never on outside. Maybe, for that reason, I</p> <p>19 should be willing to let it go, but not unless</p> <p>20 you make me.</p> <p>21 The other is, you know, there is</p> <p>22 some discussion of the orientation of Second</p>	<p style="text-align: right;">25</p> <p>1 worried about the visualness of the TV, but the</p> <p>2 sound for the neighborhood. I'm wondering how</p> <p>3 you would buffer sound in the corner with brick</p> <p>4 walls? Is there some way, with your</p> <p>5 installations, to have a way of buffering sound?</p> <p>6 MR. MITCHELL: I wonder, Lauren, if you</p> <p>7 could solve this for us through bylaws and</p> <p>8 covenants and creating rules around the TV and</p> <p>9 its hours of operation for the space outside,</p> <p>10 and we establish bylaws that require that we not</p> <p>11 use the space after a certain period of time. I</p> <p>12 mean, I think -- You know, you don't want people</p> <p>13 to not be able to grill and things like that.</p> <p>14 We can easily say no TV after dusk.</p> <p>15 Sound would be, to me, sort of</p> <p>16 similarly pollutive as light. I don't know that</p> <p>17 it would bother anybody during the day. Here's</p> <p>18 what I really think. Is that these end up</p> <p>19 being -- I mean, I had a TV at my house at</p> <p>20 544 West 7th Street and, you know, it's on the</p> <p>21 side and I just don't ever remember anybody ever</p> <p>22 being bothered.</p>

<p style="text-align: center;">26</p> <p>1 Another idea we had was that you</p> <p>2 can do a projector and not have this installed.</p> <p>3 You know, another idea would be to figure out a</p> <p>4 way to have the TV be westbound, but now I'm</p> <p>5 working on Trustee Haarlow's problem -- not</p> <p>6 Trustee -- Commissioner Curry's issue of the</p> <p>7 sound. I don't know, guys.</p> <p>8 MS. CURRY: Just a question. I'm</p> <p>9 picturing a football game or baseball game and</p> <p>08:06:44PM 10 things getting loud and neighbors saying, Hey,</p> <p>11 this is too noisy, the sound carrying. Again,</p> <p>12 just to piggyback on that idea, just to think</p> <p>13 about how you would -- there must be ways to</p> <p>14 abate the noise somehow, plantings.</p> <p>15 MR. MITCHELL: We could, actually,</p> <p>16 functionally limit the volume of the TV. We do</p> <p>17 that on one of our amenity decks so it doesn't</p> <p>18 disturb the neighbors at night that live on the</p> <p>19 deck because the sound bounces off of the walls.</p> <p>08:07:12PM 20 So we have dealt with this in an operational</p> <p>21 setting.</p> <p>22 At some point, there's just --</p>	<p style="text-align: center;">28</p> <p>1 MS. CURRY: Next question. You do</p> <p>2 stipulate in here that nobody can rent one of</p> <p>3 these spaces less than six months. So that will</p> <p>4 be something written into your bylaws and</p> <p>5 covenants to address.</p> <p>6 The bigger question is -- I know</p> <p>7 you're getting rid of that loading zone -- how</p> <p>8 do people move into this building?</p> <p>9 There's one elevator, correct?</p> <p>08:08:45PM 10 MR. MITCHELL: Yes.</p> <p>11 MS. CURRY: If someone has a baby grand</p> <p>12 piano they are bringing into this space, how do</p> <p>13 they get in and out?</p> <p>14 MR. WALSH: It's only -- It's a</p> <p>15 two-and-a-half story building. Technically, you</p> <p>16 know, in most cases written by the code, you're</p> <p>17 not even required to put an elevator in here.</p> <p>18 If you have been in the building, these are</p> <p>19 school-size stairs. We are not shrinking them</p> <p>08:09:19PM 20 down. You can move two grand pianos up there at</p> <p>21 the same time. It's just huge. I guess, I'm</p> <p>22 not concerned about it. There's two very large</p>
<p style="text-align: center;">27</p> <p>1 we're going to be good neighbors. We have the</p> <p>2 church next-door, very limited residential</p> <p>3 nearby. I talked to the neighbor, who is</p> <p>4 immediately west of the preschool, today. They</p> <p>5 seem excited. They don't feel like a bunch of</p> <p>6 complainers to me is my read. I also think</p> <p>7 there was some discussion at the village board</p> <p>8 level about if something here has unintended</p> <p>9 consequences, there can be a mechanism to bring</p> <p>08:07:48PM 10 the HOA in and discuss and find resolution and</p> <p>11 perfect whatever issues there are. And maybe</p> <p>12 that can be a marching order, is that there's a</p> <p>13 trigger that we have to come and see the village</p> <p>14 if we're in violation of something. They are</p> <p>15 going to get notes on this, and it's going to</p> <p>16 now be, probably, a topic in that -- at that</p> <p>17 forum.</p> <p>18 We would be willing the limit TV</p> <p>19 hours. If I'm going to be prescriptive, we</p> <p>08:08:18PM 20 would be willing to do volume control on the TV</p> <p>21 and we would be willing to write it into the</p> <p>22 bylaws.</p>	<p style="text-align: center;">29</p> <p>1 stairwells there to move those things up. At</p> <p>2 most, you're going up two-and-a-half floors.</p> <p>3 That would be my response.</p> <p>4 MR. MITCHELL: There's a second part of</p> <p>5 this, which is, just how are we moving people in</p> <p>6 and out of the building? And also potential</p> <p>7 for -- This also becomes a much bigger</p> <p>8 operational challenge on larger projects.</p> <p>9 The worst time is going to be at</p> <p>08:09:51PM 10 the beginning. You're going to have 12 people</p> <p>11 but there's going to be build-outs going on in</p> <p>12 the units. The likelihood of anyone moving in</p> <p>13 on the same day is, basically, zero.</p> <p>14 Again, in these 100-to-300-unit</p> <p>15 projects that we have, even the move-in/move-out</p> <p>16 is surprisingly little. If we have 12 units and</p> <p>17 somebody -- and we average -- the average</p> <p>18 ownership is four years, you have one person</p> <p>19 moving in every 500 days, roughly. I think.</p> <p>08:10:22PM 20 I'm on the record, so someone is going to check</p> <p>21 my math. It's, really, a nonissue.</p> <p>22 Now, logistically, there is a ramp.</p>

<p style="text-align: center;">30</p> <p>1 You will be able to back the truck down -- and,  2 Chris, keep me honest here -- and you're going  3 to be able to wheel through the garage with your  4 mattress and the workers would go right to the  5 elevator and go up to your unit, unless, if they  6 have a grand piano, I just learned they are  7 going to go up the stairs. I think it's  8 thoughtful. I think it's going to work, really,  9 pretty well here.</p> <p>08:10:54PM 10 There's another approach where you  11 could have the moving truck park on Second  12 Street and then they could wheel up the ramp and  13 wheel into the actual elevator. We think the  14 residents would, probably, rather them go  15 through the garage. These things will probably  16 be able to be better defined when we're standing  17 in the space that's been reimaged and we'll be  18 able to feel it out a little bit.</p> <p>08:11:26PM 19 I think the homeowners are going to  20 start to have big opinions about how and when  21 and where and why. They are going to have the  22 ability to control the HOA and make these</p>	<p style="text-align: center;">32</p> <p>1 flag. More importantly, we need to light it,  2 and I think we have to do that. I don't see why  3 we wouldn't be able to do that.</p> <p>4 So we're agreeing to that. We have  5 to agree to that. It's a rule. Got it. Thank  6 you, Commissioner Curry.</p> <p>7 MR. KRILLENBERGER: I like to see  8 Pastor Klein is here and thrilled that the  9 congregation was able to utilize an unutilized  10 asset. I appreciate your persistence over the  11 last 31 months.</p> <p>12 Real quickly. This is -- I'm not  13 an architect, so the distinction between trellis  14 and balcony, just in a few words -- They are not  15 the same thing?</p> <p>16 MR. WALSH: No. The trellis is the --  17 it's, like, a lattice work that goes up the side  18 of the wall that vines will grow on.</p> <p>19 MR. KRILLENBERGER: Great.</p> <p>08:13:39PM 20 MR. WALSH: And, then, a balcony is a  21 balcony.  22 MR. KRILLENBERGER: Then you're</p>
<p style="text-align: center;">31</p> <p>1 decisions and self-govern within reason. As a  2 guy who is constantly worried about how do I  3 handle trash and how do I handle  4 move-in/move-out, I think -- Now I brought up  5 another thing, but I think they are both  6 thoughtfully handled in this current plan.</p> <p>7 MS. CURRY: Can I ask one more?  8 The flagpole, only because we have  9 had to deal with this issue on another occasion,  10 that if flags are flying all night, they have to  11 have light on them; is that correct?</p> <p>08:12:01PM 12 CHAIRMAN CASHMAN: That's correct.  13 MS. CURRY: Or taken down at night.  14 And there is a sound associated with the  15 flapping of the flag. Just a heads up on that.</p> <p>16 MR. MITCHELL: Okay. Good to know on  17 lighting the flag. We try to incorporate a flag  18 on all of our projects. This is something that,  19 again -- Where am I going on that?</p> <p>08:12:26PM 20 I hear you on the flag noise. You  21 know, I can't speak to how large our flag is. I  22 heard if we get any bigger, we go into a bigger</p>	<p style="text-align: center;">33</p> <p>1 age-restricted?</p> <p>2 MR. MITCHELL: Yes.</p> <p>3 MR. KRILLENBERGER: What age?</p> <p>4 CHAIRMAN CASHMAN: 80 percent at 55.</p> <p>5 MR. MITCHELL: So the intent is  6 age-restricted to 55-plus.</p> <p>7 MR. KRILLENBERGER: I see the provision  8 in the covenants, nothing on the balcony. Any  9 other provision, other than what we see in the  10 homeowners' association, you're 54 and you're  11 out of here.</p> <p>12 MR. MITCHELL: There's -- I'm not in a  13 position to be able to answer that.</p> <p>14 MR. KRILLENBERGER: You have your  15 lawyer here.</p> <p>16 MR. MITCHELL: Lauren, if you wouldn't  17 mind. What I can share, while she's walking up,  18 is we can't do 100 percent 55-plus. You can't  19 age discriminate. We are trying to comply.</p> <p>08:14:46PM 20 MS. KAVANAUGH: Hi, everyone. The way  21 the age-restriction goes is during the contract  22 process, any contract purchaser would fill out</p>

<p style="text-align: center;">34</p> <p>1 an age-verification addendum, an affidavit,  2 essentially, to, you know, myself and the  3 developer that they are going to be occupying  4 the unit. So the Fair Housing Act requires at  5 least -- it's 80 percent 55 and up. So it can't  6 be 100 percent restricted. It's 80 percent, so  7 at least 80 percent of the building has to have  8 a resident that's 55 and up. In the declaration  9 and bylaws, nobody under the age of 22 can  10 occupy the unit.</p> <p>08:15:23PM 11 MR. KRILLENBERGER: Okay. That's good.  12 Thank you.</p> <p>13 MS. KAVANAUGH: Does that answer your  14 question?</p> <p>15 MR. KRILLENBERGER: And then a, kind  16 of, mechanical question. Mr. Mitchell, I heard  17 you're sold out or close to it. Is that the  18 case, in a few words?</p> <p>19 MR. MITCHELL: You know, I don't pay  20 attention. You don't taste anything before you  21 bake it. We have so much interest. I think,  22 really, it's driven by the fact that we got a</p>	<p style="text-align: center;">36</p> <p>1 great.</p> <p>2 CHAIRMAN CASHMAN: Thanks, Jim.</p> <p>3 Jerry?</p> <p>4 MR. JABLONSKI: I need to come back to  5 the TV again. I'm thrilled you're doing the  6 project. I'm really excited about it.</p> <p>7 I have the misfortune of being in  8 the 500 block of West Hickory Street, next to  9 someone who has two TVs, two sub woofers, four  10 speakers, and a swimming pool in the backyard.</p> <p>08:17:14PM 11 I know the noise ordinance. It's  12 electronic-produced noise Monday through Friday  13 until 10:00 o'clock and, on weekends, until  14 11:00.</p> <p>15 When the kids were younger,  16 listening to the Disney movie about ice, I know  17 the words to the song. Now I know the words to  18 the song. Now that the kids have gotten older,  19 I know all of the college football games they  20 are watching until 11:00 o'clock at night.</p> <p>08:17:44PM 21 I have even been out of town and  22 occasionally the games have gone into overtime</p>
<p style="text-align: center;">35</p> <p>1 lot of -- we have -- Our baby boomer generation  2 has these big houses, their kids are gone, and  3 they want to walk to get dinner. There's no  4 product. This is a national issue. It's not a  5 Hinsdale issue. It's everywhere we go. And  6 there's other things that are impacting housing  7 in a big way.</p> <p>8 We have tremendous interest in  9 this. What we have been doing is taking a note  10 and writing a name down. We are not assumptive  11 that we are going to be --</p> <p>08:16:17PM 12 MR. O'CONNOR: We don't own it yet.  13 MR. MITCHELL: We don't own it. This  14 is Hinsdale, so wheels can come off buses at  15 random times -- I shouldn't say that.</p> <p>16 MR. KRILLENBERGER: That's not how  17 Hinsdale works, but we stay on the bus.</p> <p>18 I wish you the best, Drew.</p> <p>19 MR. MITCHELL: Thank you.</p> <p>08:16:48PM 20 MR. KRILLENBERGER: It sounds like  21 you're not sold but it got lots of interest.  22 I'm thrilled you're in town, and it sounds</p>	<p style="text-align: center;">37</p> <p>1 and neighbors have called the police. It gets  2 really loud. It gets really loud. I know  3 people turn up the volume because it's outside  4 and there's no echo in the back. That ends up  5 carrying very, very far. Neighbors as far as  6 five houses down complain about these people.</p> <p>7 I don't know what you're going to  8 do about it. Dusk works. Certainly limiting  9 the volume. Someone sitting 20 feet away on a  10 patio from a jumbo TV are not going to be able  11 to hear the sound if it's mitigated that much.</p> <p>08:18:16PM 12 MR. KRILLENBERGER: Especially if they  13 are over 55.</p> <p>14 MR. JABLONSKI: I do think -- I view  15 that as a concern. There is no one next-door to  16 you. If this gets turned up, people across the  17 street are going to hear it. That's my only  18 concern with the property. As soon as I saw the  19 TV outside, I said, wow, That's going to be  20 tough on the neighbors.</p> <p>08:18:48PM 21 MR. MITCHELL: If I may react to that.  22 Are you open to having ripcords that would allow</p>

<p style="text-align: center;">38</p> <p>1 us to readdress this should it become a problem?</p> <p>2 MR. JABLONSKI: It has to be addressed</p> <p>3 in advance. When I actually called someone on</p> <p>4 the village staff -- I know some of them -- the</p> <p>5 village staff suggested I call the police if I</p> <p>6 wanted a remedy about this neighborly issue, and</p> <p>7 I didn't call the police. I wasn't the guy.</p> <p>8 MR. MITCHELL: We would agree to dusk.</p> <p>9 We would agree to volume limitations. I mean,</p> <p>08:19:28PM 10 that's our position. I'm hearing it's a concern</p> <p>11 of two people. Like I have said, he -- Mike</p> <p>12 said, Do not die on the hill on the TV. I want</p> <p>13 it bad because it's part of how I live. It's</p> <p>14 become a big -- I'm not the guy who is --</p> <p>15 MR. KRILLENBERGER: How close do you</p> <p>16 live to Jerry?</p> <p>17 MR. MITCHELL: I hate Frozen. I have</p> <p>18 that song in my head, too. I do want our</p> <p>19 community to be able to, actually, watch a</p> <p>08:19:58PM 20 football game outside. I don't want to</p> <p>21 discourage that. I want to encourage it. I</p> <p>22 want them to be grilling.</p>	<p style="text-align: center;">40</p> <p>1 only and -- you know -- All right. There are</p> <p>2 other ways. I, actually, think there's</p> <p>3 something with this articulation or -- You know,</p> <p>4 with all of it, I think it can be done</p> <p>5 thoughtfully. There can be even be where they</p> <p>6 come out and we can do a cool element. Again,</p> <p>7 we're talking about noise, we're talking about</p> <p>8 respecting volumes and we don't know who is</p> <p>9 going to live there.</p> <p>08:21:32PM 10 So I appreciate this concern and</p> <p>11 consideration for the future and what could</p> <p>12 happen. I just -- There's a phrase that</p> <p>13 happened at the village board where they said we</p> <p>14 don't like unnecessary handcuffs and President</p> <p>15 Cauley with the village loves unnecessary</p> <p>16 handcuffs. If you want to handcuff us on the</p> <p>17 TV, again, I'm repeating myself but, minimally,</p> <p>18 we're agreeing to dusk and audio control.</p> <p>08:22:02PM 19 MR. JABLONSKI: Sounds good. That's</p> <p>20 all. And I do love the project.</p> <p>21 MR. MITCHELL: Thank you.</p> <p>22 MS. CRNOVICH: I also love the project</p>
<p style="text-align: center;">39</p> <p>1 I think something else happens when</p> <p>2 you have neighbors and you're living in this</p> <p>3 kind of environment is you're actually are more</p> <p>4 respectful because you see the person in the</p> <p>5 hallway versus your neighbor who you maybe only</p> <p>6 see when they get mail.</p> <p>7 All of these decisions that you</p> <p>8 have to make and our ultimate product could have</p> <p>9 precedent to for other things, and so I get all</p> <p>08:20:28PM 10 of it. I have this dream of this really great</p> <p>11 outdoor living room and it's not -- Well, I</p> <p>12 should have said outdoor family room because</p> <p>13 living rooms usually don't have TVs. That's it.</p> <p>14 It's the outdoor family room.</p> <p>15 MR. JABLONSKI: It's potentially an HOA</p> <p>16 problem, not just neighbors. If somebody is up</p> <p>17 watching the Petco Classic, they can only go to</p> <p>18 11:00 by Illinois law and the 75s, not the 55s,</p> <p>19 are nodding off at 9:30. That's --</p> <p>08:21:03PM 20 MR. KRILLENBERGER: Premier league</p> <p>21 soccer starts at 4:00 a.m.</p> <p>22 MR. MITCHELL: They should watch ACC</p>	<p style="text-align: center;">41</p> <p>1 and thank you for repurposing this building. I</p> <p>2 like that there's community need where a new</p> <p>3 building isn't being built, it's in historic</p> <p>4 downtown, and I think there's a community need</p> <p>5 for this type of building. I'd also like to</p> <p>6 thank you for such a thorough package and for</p> <p>7 meeting with the neighbors before starting the</p> <p>8 application process.</p> <p>9 MR. MITCHELL: Twice.</p> <p>08:22:35PM 10 MS. CRNOVICH: I was there. People</p> <p>11 were out there. They were all upset. Then they</p> <p>12 were like, Well, you know, this is a good</p> <p>13 alternative.</p> <p>14 MR. MITCHELL: They ended up leaving</p> <p>15 and they liked it.</p> <p>16 MS. CRNOVICH: Exactly. I was talking</p> <p>17 to some neighbors who live around there over the</p> <p>18 weekend and they were like, It's great. It's</p> <p>19 better than commercial or offices going in.</p> <p>08:22:57PM 20 Everybody is so happy. It's being saved. The</p> <p>21 beautiful stained-glass windows. It's really</p> <p>22 nice. Thank you.</p>

<p style="text-align: center;">42</p> <p>1 I do have a couple questions. Your</p> <p>2 lighting on the exterior walls, will everything</p> <p>3 have shields?</p> <p>4 MR. WALSH: Yes. We did a photometric</p> <p>5 plan.</p> <p>6 MS. CRNOVICH: I saw that.</p> <p>7 MR. WALSH: We did a couple. So it's</p> <p>8 directional light up and down, you know, where</p> <p>9 it gets closer to the sidewalk. There is a</p> <p>08:23:25PM 10 photometric --</p> <p>11 MS. CRNOVICH: I always get concerned</p> <p>12 about glare into neighboring properties.</p> <p>13 MR. WALSH: No. Hold on.</p> <p>14 There we go. Basically it shows</p> <p>15 0-foot candles around.</p> <p>16 MS. CRNOVICH: Because shields make a</p> <p>17 big difference --</p> <p>18 MR. WALSH: We meet code requirements</p> <p>19 and it's been vetted through staff.</p> <p>08:24:18PM 20 MR. MITCHELL: Does your photometric</p> <p>21 plan depict a light on your flagpole?</p> <p>22 MR. WALSH: It does not.</p>	<p style="text-align: center;">44</p> <p>1 MR. WALSH: Are you worried about the</p> <p>2 oval park?</p> <p>3 MS. CRNOVICH: The corner park and</p> <p>4 informal sitting park. I have seen kids dropped</p> <p>5 off with their bikes close to the downtown. The</p> <p>6 parents are dropping them off with their bikes</p> <p>7 so they can run around the downtown and then</p> <p>8 they are picked up later. I just don't want to</p> <p>9 see that happen in the neighborhood. You know,</p> <p>08:25:56PM 10 kids aren't thinking.</p> <p>11 MR. MITCHELL: There's been, actually,</p> <p>12 quite a bit of discussion about the eastern</p> <p>13 park, oval park, it's</p> <p>14 quasi-private/quasi-public, whichever one. We</p> <p>15 would like the church to be able to use it for</p> <p>16 meditation. On that park, we plan to put some</p> <p>17 signage that sort of identifies this. I think</p> <p>18 that this is something -- I'm just looking --</p> <p>19 imagining ahead to the 12 homeowners who are</p> <p>08:26:26PM 20 like, Those kids can't be in that park. We're</p> <p>21 putting a sign up tomorrow.</p> <p>22 I think, again, that's</p>
<p style="text-align: center;">43</p> <p>1 MR. MITCHELL: Well, Chris.</p> <p>2 MR. WALSH: But that would be</p> <p>3 directional and it shouldn't affect --</p> <p>4 MS. CRNOVICH: Right.</p> <p>5 MR. WALSH: You can see if you go</p> <p>6 around the perimeter of the site, you know, it's</p> <p>7 zeros all around.</p> <p>8 MS. CRNOVICH: Okay. As long as the</p> <p>9 exterior on the buildings, the ones on the walls</p> <p>08:24:43PM 10 have the shields, too. I think that makes a big</p> <p>11 difference.</p> <p>12 I'm not going to bring up the TV.</p> <p>13 But your one park, you know, those electric</p> <p>14 scooters in Hinsdale, it's, like, a big issue</p> <p>15 now. I'm wondering if there's any way you can</p> <p>16 say no electric bikes, no scooters, because I</p> <p>17 live near the middle school. I see that the</p> <p>18 kids all gather around there, they are close to</p> <p>19 the downtown, and it's really dangerous. I'm</p> <p>08:25:15PM 20 just worried they are all going to gather in</p> <p>21 your one park. I don't know if there's any way</p> <p>22 you can say no electric scooters or bikes.</p>	<p style="text-align: center;">45</p> <p>1 self-governing. We'll step in. On the western</p> <p>2 one, it's really a public park that's privately</p> <p>3 maintained. To that, I would have to defer to</p> <p>4 the municipality or park district. We can put a</p> <p>5 guy up on the third floor with a paint ball gun.</p> <p>6 (Laughter.)</p> <p>7 MS. CRNOVICH: I see them gather. I</p> <p>8 don't know where the kids are coming from. I</p> <p>9 see them getting dropped off close to downtown</p> <p>08:26:57PM 10 in pickup trucks. I'm sitting on my front</p> <p>11 porch, I'm like, what are these kids doing out</p> <p>12 this late? No lights.</p> <p>13 MR. MITCHELL: They live in the Burr</p> <p>14 Ridge. It's not walkable or bikeable and they</p> <p>15 drop them off here in Hinsdale. I have seen</p> <p>16 what you're talking about. I just hope they</p> <p>17 don't find us.</p> <p>18 MS. CRNOVICH: Maybe put a sign up</p> <p>19 before --</p> <p>08:27:21PM 20 MR. MITCHELL: What I'm hearing from</p> <p>21 you is just get in front of potential problems.</p> <p>22 I think we can address that adequately on the</p>

<p style="text-align: center;">46</p> <p>1 eastern part of the side. The outdoor family 2 room/living room is going to be secure to the 3 residents. 4 By the way, just something that 5 occurred to me that I appreciated was the ramp 6 that is now allowing us to be ADA compliant. 7 This is in a floodplain. There was a lot of 8 work on that two feet. It works really well now 9 for accommodating handicapped but also it 10 provides a way to get out to that outdoor space 11 from the interior of our building. 12 So I digress. But signage will be 13 on the sitting garden and we'll describe its 14 hours and its use and no scooters, no bikes, no 15 roller blades. 16 MS. CRNOVICH: Hopefully, it's not a 17 problem. 18 MR. MITCHELL: We could do pea gravel. 19 MS. CRNOVICH: Thank you. That's all 20 the questions I have. 21 MR. WILLOBEE: Thank you very much. 22 Again, I think it's a great project. A lot of</p>	<p style="text-align: center;">48</p> <p>1 MR. WILLOBEE: Okay. The other 2 question I had is dumpsters. No dumpsters? 3 Just the trash and roll out from there? 4 MR. WALSH: So the trash room is the 5 trash shoots in the bottom right-hand corner, 6 the purple stair, and then next to it is the 7 reddish room. That's the trash room. There 8 would be a trash shoot into there. 9 The plan is the garbage truck would 10 back down the ramp. The ramp is really not that 11 steep. The garbage person would go into the 12 garage door, wheel the trash containers out, 13 dump them, wheel them back in. That's the trash 14 plan. They are not wheeling them down to the 15 street. It's all done onsite. 16 CHAIRMAN CASHMAN: Small dumpsters? 17 MR. WALSH: Yeah, just two yard 18 dumpsters. 19 MR. WILLOBEE: Is there more frequent 20 pickup with this many units? 21 MR. WALSH: That's something you 22 usually work out with the trash company. A</p>
<p style="text-align: center;">47</p> <p>1 my questions have been answered. 2 A couple questions I do have. 3 Regarding the floodplain, I looked at the storm 4 water report. It looks like you guys are at 5 695, the elevation you were trying to go for. 6 The garage door, though, it talks 7 about a retaining wall being used to protect the 8 garage. I don't really see that on the 9 elevations or on the site plan. 10 MR. WALSH: So the way it's designed is 11 there is a wall around the garage. There's a 12 retaining wall around the -- You can kind of see 13 it there. The top of that wall will be at or 14 above the floodplain line and where the driveway 15 crests, that will hit it, too. That's kind of 16 our border. It goes around that ramp that goes 17 down. 18 MR. WILLOBEE: You're assuming no water 19 will make it down into the ramp? 20 MR. WALSH: Right. In theory, the 21 water would come into the edge of that wall and 22 knock down and pour over down into the --</p>	<p style="text-align: center;">49</p> <p>1 building like this, twice a week, you know, 2 something like that is typical. If it becomes a 3 problem, it's three times a week and you pay 4 another 25 bucks a week. 5 MR. MITCHELL: Sometimes the 6 communities are franchised in the refuse 7 services and that changes the way you approach 8 it. If you can competitively bid it, you get a 9 lot of whatever you want. We want your guy 10 there on the truck and move it -- In 11 environments where it's franchised, sometimes it 12 handcuffs a little bit. We have talked to a 13 couple of different refuse companies and this 14 concept of backing down is what Republic 15 Services -- What's that? 16 CHAIRMAN CASHMAN: Hinsdale is 17 Republic. 18 MR. MITCHELL: That's who we spoke 19 with. This doesn't seem to be an issue. As far 20 as -- I think Chris correctly answered that it 21 would be twice a week. That's what we're -- We, 22 actually, think it's one-and-a-half a week but</p>

<p style="text-align: center;">50</p> <p>1 it doesn't work like that.</p> <p>2 MR. WILLOBEE: Okay. I'm more</p> <p>3 interested in noise because trash pickup is very</p> <p>4 loud.</p> <p>5 MR. MITCHELL: Ultimately, it does work</p> <p>6 almost like clockwork. You get on a route and</p> <p>7 it -- they show up at the same time. Thank you.</p> <p>8 MR. WILLOBEE: I also have concerns</p> <p>9 about the sound with the TV. It sounds like you</p> <p>10 have already offered ways to address that, so I</p> <p>11 just wanted to put it on the record.</p> <p>12 MR. MITCHELL: Acknowledged.</p> <p>13 MR. WILLOBEE: Going back to storm</p> <p>14 water. I think we heard from residents about</p> <p>15 flooding in this area. I know you guys were</p> <p>16 reducing the impervious area. With the addition</p> <p>17 of the parkways, is there any chance for</p> <p>18 retention or something like that in the parkway?</p> <p>19 Retrofitting doesn't give you a lot of</p> <p>20 opportunity but is there a way to chip away at</p> <p>21 some of the flooding issues in this area?</p> <p>22 MR. WALSH: I'm not a civil engineer.</p>	<p style="text-align: center;">52</p> <p>1 MS. CRNOVICH: There used to be the</p> <p>2 dancing sewer cap.</p> <p>3 MR. KRILLENBERGER: I, actually, saw a</p> <p>4 car drive into that area and stall and bubbles</p> <p>5 come off of its tailpipe. That was ten years</p> <p>6 ago.</p> <p>7 MR. MITCHELL: That was before we added</p> <p>8 all of this pervious area. Mike mentioned an</p> <p>9 idea and an opportunity where we have these</p> <p>10 nonconforming spaces that are directly south of</p> <p>11 the existing building and we could explore bio</p> <p>12 spills in that space. That's something that we</p> <p>13 can, potentially, look at with the village</p> <p>14 engineer.</p> <p>15 Want to add anything to that.</p> <p>16 MR. O'CONNOR: We're taking those</p> <p>17 spaces out. That becomes parkway. We're not</p> <p>18 the engineer, but we could have him look at it.</p> <p>19 MR. WILLOBEE: I know it's not required</p> <p>20 by the DuPage County Ordinance. Just a</p> <p>21 consideration. I'm always a big fan of where we</p> <p>22 have historical flooding looking for</p>
<p style="text-align: center;">51</p> <p>1 He couldn't be here tonight. We have worked</p> <p>2 with them quite a bit. We have -- You know, we</p> <p>3 have even done the stone and that in the park.</p> <p>4 We have gotten rid of as much impervious area as</p> <p>5 we can. I would just say that, you know, the</p> <p>6 site has been there. I would also say there's,</p> <p>7 actually, a couple of parcels around there that</p> <p>8 have actually gotten removed from the</p> <p>9 floodplain. The flooding is not as -- I don't</p> <p>10 know if it's changed over the years or what. It</p> <p>11 seems like the floodplain is actually adjusting</p> <p>12 to our favor on this. Maybe if we wait long</p> <p>13 enough, we don't have to do floodplains. We</p> <p>14 have talked with the civil engineer. He,</p> <p>15 really, is not concerned about the amount of</p> <p>16 water and that right now.</p> <p>17 CHAIRMAN CASHMAN: It's been quite a</p> <p>18 while.</p> <p>19 MR. KRILLENBERGER: Ten years. I don't</p> <p>20 know what they did for drainage.</p> <p>21 CHAIRMAN CASHMAN: We have been</p> <p>22 separating sewers. That's probably helping.</p>	<p style="text-align: center;">53</p> <p>1 opportunities, even on a small scale, to chip</p> <p>2 away at flooding issues.</p> <p>3 MR. MITCHELL: Noted. Thank you.</p> <p>4 MS. FIASCONE: I read this about the TV</p> <p>5 today and I knew everybody was going to be upset</p> <p>6 about it. I, actually, don't think it's a</p> <p>7 problem. I think it solves a problem, actually.</p> <p>8 I think if somebody is going to have -- if they</p> <p>9 want to have a TV out there, they are going to</p> <p>10 do one of those blow-up TVs and have their</p> <p>11 kid's, you know, Frozen birthday party out</p> <p>12 there, they are going to do it. I'm sorry that</p> <p>13 you have a stinker of a neighbor.</p> <p>14 And help with -- The</p> <p>15 age-restriction helps. There won't be any</p> <p>16 ragers out on that patio. That's just my two</p> <p>17 cents on the TV. I think that the items we're</p> <p>18 tasked with reviewing tonight are all pretty</p> <p>19 minor and they check out and it looks great.</p> <p>20 I think you're right, there should</p> <p>21 be a case study on your submission and your</p> <p>22 ability to work well with the village. It's</p>

<p style="text-align: center;">54</p> <p>1 been great and so nice to have a packet --</p> <p>2 right, Julie -- like this, so thank you.</p> <p>3 MS. CRNOVICH: Bethany is a big part of</p> <p>4 that.</p> <p>5 MR. MITCHELL: All that credit goes to</p> <p>6 this gal. She is a constant professional, kept</p> <p>7 us in line. She's just a total pro. We have</p> <p>8 done this in so many communities. We are so, so</p> <p>9 incredibly fortunate to have Bethany Salmon.</p> <p>08:35:48PM 10 And Robb McGinnis is pretty good, too.</p> <p>11 MR. KRILLENBERGER: He's not here.</p> <p>12 CHAIRMAN CASHMAN: I really think it's</p> <p>13 a great project. I really appreciate you</p> <p>14 responding to the board's concerns and some of</p> <p>15 our concerns. I'm really excited about the</p> <p>16 project. I think it's a great reuse. I'm not</p> <p>17 totally worried about the sound there because</p> <p>18 there's four units that face that spot. I think</p> <p>19 they would be more impacted by the sound than</p> <p>08:36:17PM 20 the neighbors. I think it's something to</p> <p>21 consider in the bylaws, something you can put in</p> <p>22 there, as far as hours and volume. I think that</p>	<p style="text-align: center;">56</p> <p>1 your name.</p> <p>2 MR. HINES: My name is Tom Hines. I</p> <p>3 live at 116 South Vine Street, across the street</p> <p>4 from this project. Like all of you, I think</p> <p>5 they did a beautiful job. You have done a</p> <p>6 beautiful job designing the building.</p> <p>7 My wife and I have lived there for</p> <p>8 45 years in that neighborhood, so we have seen a</p> <p>9 lot. If you have any questions about what it's</p> <p>08:37:53PM 10 been like on any subject, I will be happy to</p> <p>11 answer them.</p> <p>12 From the beginning of this project,</p> <p>13 I have been in favor of it, only because of how</p> <p>14 much it's going to improve the look of -- and</p> <p>15 the building itself is a beautiful building,</p> <p>16 it's great it's being restored. It's going to</p> <p>17 be visually better. That whole side of the</p> <p>18 street has been an improvement.</p> <p>19 When we moved in there, it was -- I</p> <p>08:38:22PM 20 believe -- what do they call it -- a buffer zone</p> <p>21 and it allowed low-volume businesses over there.</p> <p>22 Through the years many, many came and went and</p>
<p style="text-align: center;">55</p> <p>1 would help. And, again, it's people being good</p> <p>2 neighbors. I really like it. I think it's</p> <p>3 great that it worked out with the storm water.</p> <p>4 Very creative solution to raise that.</p> <p>5 I thought I was reading that --</p> <p>6 What's the current capacity? Do you have some</p> <p>7 three-bedroom units, too, or are they all two?</p> <p>8 I thought our plans didn't really reflect some</p> <p>9 of those in the description.</p> <p>08:38:48PM 10 MR. WALSH: I have it written down.</p> <p>11 It's two-plus den. There are no more three</p> <p>12 bedrooms. It was something that had come up.</p> <p>13 Actually, as we reworked things, that worked</p> <p>14 out. There's one one-bedroom because of the</p> <p>15 sprinkler room but everything else is two</p> <p>16 bedrooms or two-plus den.</p> <p>17 CHAIRMAN CASHMAN: Great. Any other</p> <p>18 questions or comments from the commissioners or</p> <p>19 anyone here in the audience who would like to</p> <p>08:37:17PM 20 speak to this matter?</p> <p>21 I see no one in the audience.</p> <p>22 Please, sir, come on up and tell us</p>	<p style="text-align: center;">57</p> <p>1 they were, indeed, low-volume businesses.</p> <p>2 So, from the beginning of this</p> <p>3 project, my two concerns were the parking and</p> <p>4 the flood zone. Before I talk about those two,</p> <p>5 I'm going to add sound, because this is all new</p> <p>6 to me since the last meetings. I have been to</p> <p>7 every meeting there is on this.</p> <p>8 This is the first I have heard of</p> <p>9 the TV situation. I mean, for what it's worth,</p> <p>08:39:03PM 10 I vote it down. At one point, that school was</p> <p>11 used as a music school. That ended our sitting</p> <p>12 on our front porch. Until you have heard a</p> <p>13 trombone playing Vehicle by The Ides of March</p> <p>14 over and over and over again on a summer</p> <p>15 evening -- It was loud. We're three, almost</p> <p>16 four blocks away from the swimming pool and</p> <p>17 every time they have their annual weekend here,</p> <p>18 On your mark, get set, swim -- Sound does</p> <p>19 travel. And, I mean, that is something I'm not</p> <p>08:39:45PM 20 looking forward to. Guess what? We call the</p> <p>21 police when it's too loud or what.</p> <p>22 MR. JABLONSKI: Only after</p>

<p style="text-align: center;">58</p> <p>1 10:00 o'clock.</p> <p>2 MR. HINES: I know that's something</p> <p>3 we're not going to be that happy with. That's</p> <p>4 my new gripe about it. Okay. My main concern</p> <p>5 is the parking.</p> <p>6 Let me talk about the flood zone</p> <p>7 next. In the 45 years we have lived there, yes,</p> <p>8 it has gotten better. I don't know exactly what</p> <p>9 they did along Hinsdale Avenue to make it better</p> <p>10 but, routinely, every time it rained hard, I was</p> <p>11 down there at the corner, you know, with my rake</p> <p>12 and my -- you know, getting the leaves off</p> <p>13 the -- and with hip boots on and everything. So</p> <p>14 it's gotten better. I just -- I don't</p> <p>15 understand the engineering aspect of it. As</p> <p>16 long as whatever you're doing there is not</p> <p>17 putting any more water onto Vine Street because</p> <p>18 it's still something that, yes, I have seen many</p> <p>19 cars drive into that and not drive out. It's</p> <p>20 still -- It still floods but, you know, it is</p> <p>21 better. I just don't want it to get worse again</p> <p>22 because all of that water. Whatever you're</p>	<p style="text-align: center;">60</p> <p>1 eight and nine cars parked along that side of</p> <p>2 the street, totally ignoring no parking from</p> <p>3 here to the corner, which is in front of the</p> <p>4 second house there.</p> <p>5 Now people stop there and go in and</p> <p>6 get their smoothie from that food place, but the</p> <p>7 main thing is the counseling. It comes and goes</p> <p>8 every hour. There are many hours of the day</p> <p>9 where it is lined with traffic. Okay. Well, I</p> <p>10 don't know how that business got in there but</p> <p>11 it's there, we'll live with it. But what I'm</p> <p>12 concerned about is whatever this is going to</p> <p>13 generate.</p> <p>14 One question I have is: What is</p> <p>15 the decision on what Second Street is going to</p> <p>16 be? Right now it's one-way. I don't know what</p> <p>17 you think is going to happen to it. If it stays</p> <p>18 one-way, that means everybody who comes out of</p> <p>19 this building has to turn right and then will</p> <p>20 join the traffic on Vine Street. I think it's</p> <p>21 imperative that that become a two-way street now</p> <p>22 so that people don't have to turn right when</p>
<p style="text-align: center;">59</p> <p>1 doing with it, I trust you to do the right thing</p> <p>2 with it. That was a major concern.</p> <p>3 Now, the main concern, though, is</p> <p>4 the parking. I have never complained about</p> <p>5 parking on that street. It's always been great.</p> <p>6 It's never been allowed on our side of the</p> <p>7 street. It's always been allowed on the other</p> <p>8 side of the street that all of those businesses</p> <p>9 that came and went never generated enough</p> <p>10 traffic that I even cared, noticed. It was like</p> <p>11 lawyers and it was insurance and an architect</p> <p>12 had an office there. All of those -- They were</p> <p>13 asked to put parking behind their buildings and</p> <p>14 they all did.</p> <p>15 This latest is the counseling</p> <p>16 services that moved in a couple of years ago</p> <p>17 that has really made it ridiculous there. They</p> <p>18 have six counselors, they have six appointments</p> <p>19 every hour. And, although, you could drive by</p> <p>20 there at one point in the day and not see a</p> <p>21 single car, if it's -- there's no appointments</p> <p>22 that hour. There are also times where there are</p>	<p style="text-align: center;">61</p> <p>1 they come out of there.</p> <p>2 The other part is, as I said,</p> <p>3 parking has never been allowed on the west side</p> <p>4 of Vine Street. But once the school closed, and</p> <p>5 I think it was the year they redid Vine Street</p> <p>6 with the paving on Vine Street, the no-parking</p> <p>7 school zone signs got taken out. And a couple</p> <p>8 of years later, I was at a meeting here for</p> <p>9 something else, and I happen to mention that now</p> <p>10 there's no signs there and everybody at that</p> <p>11 meeting agreed, oh, no, there's still no parking</p> <p>12 there.</p> <p>13 I'm like, There's no signs that say</p> <p>14 that. So the signs that got put up now say "No</p> <p>15 parking." There's one at the corner house and</p> <p>16 then our house doesn't have one in front of it.</p> <p>17 There's one in front of -- I don't think the</p> <p>18 next one has one in front of it. Then there's</p> <p>19 one in front of the fourth house. Maybe Dennis</p> <p>20 knows. Anyway, it all says is "No parking."</p> <p>21 Well, it doesn't say it in front of my house, so</p> <p>22 people park there, especially because the other</p>

<p style="text-align: center;">62</p> <p>1 side of the street is full.</p> <p>2 I think that that's got to say --</p> <p>3 If it's going to stay no parking there, which I</p> <p>4 really, really beg of you all to support that,</p> <p>5 the signs need to say "No parking this side of</p> <p>6 the street," because I just go out and tell</p> <p>7 people, You know, there's no parking here.</p> <p>8 Oh, well, I'm just running in to</p> <p>9 get a smoothie or something.</p> <p>08:45:03PM 10 I go out and -- Well, I hope the</p> <p>11 police don't come. I hope they do, actually.</p> <p>12 Anyway, just, please, no parking this side of</p> <p>13 street maybe would make it clear. I don't know.</p> <p>14 Yeah. I just -- I'm concerned -- I guess the</p> <p>15 main thing is you have to make that a two-way</p> <p>16 street, otherwise, all of those cars are going</p> <p>17 to have to turn right and then they are going to</p> <p>18 be on Vine Street to join the crowds.</p> <p>19 With all of the lawn maintenance</p> <p>08:45:34PM 20 services that people use -- I mean, there's</p> <p>21 probably six different lawn services that come</p> <p>22 to our block because everybody uses a different</p>	<p style="text-align: center;">64</p> <p>1 the discussions at the board level and</p> <p>2 engineering regarding Second Street?</p> <p>3 MS. SALMON: There were discussions</p> <p>4 originally to make the street two-way. The</p> <p>5 village board had decided to keep it one-way.</p> <p>6 That's something that could be decided later</p> <p>7 down the road. Looking at it as not changing</p> <p>8 too much the traffic pattern and coming back</p> <p>9 later. That was a concern.</p> <p>08:47:03PM 10 It wasn't completely ruled out.</p> <p>11 It's just not part of this approval and</p> <p>12 something to look at separately. The</p> <p>13 recommendation was to keep it one-way, which is</p> <p>14 how the plans are right now.</p> <p>15 MR. KRILLENBERGER: There had been</p> <p>16 discussion about Zion Lutheran making their</p> <p>17 parking spaces available for construction, busy</p> <p>18 seasons, holidays. Has that progressed?</p> <p>19 MR. MITCHELL: That's correct. Real</p> <p>08:47:35PM 20 quickly. The construction parking, there's a</p> <p>21 previously existing parking lot on the site, so</p> <p>22 we can park there for construction vehicles, as</p>
<p style="text-align: center;">63</p> <p>1 one. There's always one of those there, there's</p> <p>2 the eight or nine cars for the counseling</p> <p>3 service, you know, somebody else has a delivery</p> <p>4 from FedEx. I mean, we sometimes have to wait</p> <p>5 to get out of our driveway until some, you know,</p> <p>6 commercial vehicle moves.</p> <p>7 Those are the concerns I have. I'm</p> <p>8 looking forward -- I wish -- Oh. Then the final</p> <p>9 thing is I can't even imagine what you're going</p> <p>08:46:05PM 10 to do with all of the work -- the construction</p> <p>11 vehicles when you're working on this thing.</p> <p>12 MR. MITCHELL: Don't change those signs</p> <p>13 for a little bit -- I'm kidding.</p> <p>14 MR. HINES: I don't even know -- I</p> <p>15 can't imagine. I wish I could go to sleep and</p> <p>16 wake up and it's all done and everything is</p> <p>17 fine. That's -- Another concern is the</p> <p>18 construction. I guess that's it for now.</p> <p>19 CHAIRMAN CASHMAN: Okay. Thank you.</p> <p>08:46:31PM 20 Appreciate it. I thought it stated it in the</p> <p>21 here in the packet that the village was still</p> <p>22 recommending that it stay one-way. What were</p>	<p style="text-align: center;">65</p> <p>1 well as, once the garage is completed, they can</p> <p>2 park in the garage. There is a letter that was</p> <p>3 gracious and generous that the church produced</p> <p>4 that there would be a collaboration if we have a</p> <p>5 resident who has an overnight guest, if a</p> <p>6 grandchild comes for a long weekend, they are</p> <p>7 willing to work with us on that, and we</p> <p>8 appreciated that.</p> <p>9 I don't think we are going to</p> <p>08:46:08PM 10 further contribute to the parking issues. I</p> <p>11 don't know there's any solving of them. With</p> <p>12 the baseball team that was using the facility,</p> <p>13 that seemed to -- that was a couple years ago --</p> <p>14 that generated, really, a lot of traffic. Maybe</p> <p>15 our residents will be the ones that are using</p> <p>16 the consulting services and are walking now. I</p> <p>17 don't know about that. Thank you.</p> <p>18 CHAIRMAN CASHMAN: Does someone else</p> <p>19 want to speak?</p> <p>08:46:43PM 20 MR. DIORIO: Daniel Diorio. I just</p> <p>21 moved in. I'm on the opposite side of the</p> <p>22 longevity spectrum as Tom. I moved into</p>

<p style="text-align: center;">66</p> <p>1 128 South Vine three months ago. The last thing</p> <p>2 I want to be is an impediment or a barrier to</p> <p>3 any of this. It sounds like this is the end of</p> <p>4 a long journey for you all, which I can</p> <p>5 appreciate.</p> <p>6 I would second Tom's point about</p> <p>7 the parking. Then, I guess, more, sort of,</p> <p>8 broadly having access to the materials that you</p> <p>9 all have. Frankly, it's pretty significant</p> <p>10 implications. Balconies that will now be</p> <p>11 looking into my house, which heretofore, I was</p> <p>12 entirely unaware of. Again, I don't want to</p> <p>13 slow the process down but, for my own</p> <p>14 edification, it would be helpful to review, sort</p> <p>15 of, the full proposal.</p> <p>16 CHAIRMAN CASHMAN: If you go to the</p> <p>17 village website Plan Commission, the entire</p> <p>18 package is there on the PDF. You can review it.</p> <p>19 MR. DIORIO: Thank you.</p> <p>20 CHAIRMAN CASHMAN: Anyone else?</p> <p>21 (No response.)</p> <p>22 Seeing none, should we close the</p>	<p style="text-align: center;">68</p> <p>1 MS. SALMON: Commissioner Haarlow?</p> <p>2 MS. HAARLOW: Aye.</p> <p>3 MS. SALMON: Commissioner Curry?</p> <p>4 MS. CURRY: Aye.</p> <p>5 MS. SALMON: Commissioner</p> <p>6 Krillenberger?</p> <p>7 MR. KRILLENBERGER: Aye.</p> <p>8 MS. SALMON: Commissioner Jablonski?</p> <p>9 MR. JABLONSKI: Aye.</p> <p>10 MS. SALMON: Commissioner Crnovich?</p> <p>11 MS. CRNOVICH: Aye.</p> <p>12 MS. SALMON: Commissioner Willobee?</p> <p>13 MR. WILLOBEE: Aye.</p> <p>14 MS. SALMON: Commissioner Fiascone?</p> <p>15 MS. FIASCONE: Aye.</p> <p>16 MS. SALMON: Chairman Cashman?</p> <p>17 CHAIRMAN CASHMAN: Aye.</p> <p>18 Commissioners, thoughts, comments?</p> <p>19 Seems like everyone likes the proposal.</p> <p>20 Any conditions you want to put on</p> <p>21 the recommendation? We talked about for the</p> <p>22 outdoor area, restrictions on hours and volume</p>
<p style="text-align: center;">67</p> <p>1 public hearing?</p> <p>2 MS. CURRY: One more question. The</p> <p>3 question about the no parking versus the no</p> <p>4 parking this side of street, is that something,</p> <p>5 since it was supposed to be there, can we make</p> <p>6 that correction?</p> <p>7 MS. SALMON: Yeah. That's something I</p> <p>8 can work with Mr. Hines on. If we're lacking</p> <p>9 some street signs, that's something that we can</p> <p>10 look at. That's completely separate from this.</p> <p>11 I have talked about that before, so we can</p> <p>12 certainly follow up.</p> <p>13 MS. CURRY: Thank you.</p> <p>14 MS. CRNOVICH: We have a sign in front</p> <p>15 of our house but it's no parking this side of</p> <p>16 street, so it's usually not a problem.</p> <p>17 CHAIRMAN CASHMAN: Can I have a motion</p> <p>18 to close the public hearing?</p> <p>19 MS. CRNOVICH: So moved.</p> <p>20 MR. KRILLENBERGER: Second.</p> <p>21 CHAIRMAN CASHMAN: Roll call vote,</p> <p>22 please.</p>	<p style="text-align: center;">69</p> <p>1 and to put that in the bylaws. And I would like</p> <p>2 the village board to reconsider the two-way</p> <p>3 street.</p> <p>4 MS. CURRY: Me, too.</p> <p>5 CHAIRMAN CASHMAN: It made sense when</p> <p>6 it was a school. It was pretty common safety</p> <p>7 for kids going the same direction. It seems</p> <p>8 like it doesn't make sense anymore. It would</p> <p>9 be -- I want the trustees to reconsider that.</p> <p>10 MS. HAARLOW: I agree.</p> <p>11 MS. CURRY: Agree.</p> <p>12 CHAIRMAN CASHMAN: Any other comments?</p> <p>13 (No response.)</p> <p>14 Can I have a motion to approve</p> <p>15 A-38-2022 for planned development detailed plan,</p> <p>16 exterior appearance and site plan review, map</p> <p>17 amendment, tentative and final plat of</p> <p>18 subdivision, and sign permit review to allow for</p> <p>19 the development of 12 age-restricted lifestyle</p> <p>20 housing units within an existing building</p> <p>21 located at 125 South Vine Street, as submitted</p> <p>22 with the recommendation to investigate bylaws</p>

1 for the sound hours and volume, and then ask the  
 2 board to look at parking signs in the  
 3 neighborhood, and then the two-way street. And  
 4 I also like the idea to investigate anything  
 5 else you can do with the storm water, too. If  
 6 you can add some kind of wall, that would be  
 7 great.

8 That will would be so moved.

9 MS. CURRY: Second, Curry.

08:52:34PM

10 CHAIRMAN CASHMAN: Roll call vote,  
 11 please, Beth.

12 MS. SALMON: Commissioner Haarlow?

13 MS. HAARLOW: Aye.

14 MS. SALMON: Commissioner Curry?

15 MS. CURRY: Aye.

16 MS. SALMON: Commissioner

17 Krillenberger?

18 MR. KRILLENBERGER: Aye.

19 MS. SALMON: Commissioner Jablonski?

20 MR. JABLONSKI: Aye.

21 MS. SALMON: Commissioner Crnovich?

22 MS. CRNOVICH: Aye.

1 MS. SALMON: Commissioner Willobee?

2 MR. WILLOBEE: Aye.

3 MS. SALMON: Commissioner Fiascone?

4 MS. FIASCONE: Aye.

5 MS. SALMON: Chairman Cashman?

6 CHAIRMAN CASHMAN: Aye.

7 (Which were all of the  
 8 proceedings in the above  
 9 entitled cause.)

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STATE OF ILLINOIS )

) ss:

COUNTY OF DU PAGE )

I, KRISTI LANDOLINA, Certified  
 Shorthand Reporter, Registered Professional  
 Reporter, and 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 electronic signature this  
 23rd day of October, A.D. 2023.

/s/ Kristi Landolina  
 KRISTI LANDOLINA, CSR, RPR  
 C.S.R. No. 84-004611

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

**APPLICATION:** Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street

**PROPERTY:** 125 S. Vine Street – Former private school building (PINs: 09-12-110-006; 09-12-110-007); 204 S. Grant Street – Membership organization building / church with child day care and preschool (PINs: 09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017); 116 S. Grant Street – Single-family home / Pastor's residence (PINs: 09-12-110-014; 09-12-110-015)

**APPLICANT:** Holladay Properties Services Midwest, Inc. and Zion Lutheran Church

**REQUEST:** Planned Development Detailed Plan and associated waivers to the Zoning Code and Village Code, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review Text Amendment, Planned Development Concept Plan, Special Use Permit, and Major Adjustment to the Zion Lutheran Church Planned Development

**PLAN COMMISSION (PC) REVIEW:** October 11, 2023

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** November 7, 2023

**SUMMARY OF REQUEST:** The Village of Hinsdale received an application from Holladay Properties Services Midwest, Inc. requesting approval of a Planned Development Detailed Plan, a Map Amendment to rezone 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office District, an Exterior Appearance / Site Plan Review, a Tentative and Final Plat of Subdivision, and a Sign Permit Review for Vine Street Station, a proposed planned development consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a portion of the adjacent property to the east located at 116 S. Grant Street.

The Detailed Plan approval includes certain waivers and variations from the Village of Hinsdale Zoning Code (the “Zoning Ordinance”) and the Village Code (the “Village Code of Hinsdale”) relative to the Planned Development. The various waivers and variations (“Waivers and Variations”) sought by applicant are attached hereto as **Exhibit 1** and made a part hereof.

Office buildings in the O-1 Specialty Office District are located to the north and to the east of the property. Single-family detached homes in the R-4 Single Family Residential District are located to the south, east, and west of the subject property. Zion Lutheran Church is located to the south across Second Street in the IB Institutional Buildings District.

**BACKGROUND:** On August 16, 2022, the Village Board approved the following ordinances related to this project:

1. Ordinance No. O2022-21 - A Text Amendment to Sections 6-106 (Special Uses) and 11-603 (Planned Development) of the Zoning Code to allow for Lifestyle Housing as a Special Use and Planned Development in the O-1 Specialty Office District.

2. Ordinance No. O2022-22 – An Ordinance approving a Planned Development Concept Plan and Special Use Permits for a Planned Development and Lifestyle Housing for Vine Street Station. Various waivers to the Zoning Code were granted as part of the approval. The conditions of approval are summarized below:
- No building permits shall be issued until the Property is rezoned to O-1 District
  - Approval of Detailed and Final Plans for the Planned Development in accordance with subsection 11-603(D)(3) and (D)(4) of the Zoning Code is required
  - No rentals of individual units for a time period of less than six (6) months, with such restriction to be included in the by-laws and rules of the property owners' association and all declarations, covenants, and restrictions to be recorded relative to the Planned Development
  - Second Street is to remain one-way traffic. The Petitioner shall work with the Village to determine any changes to existing street signage as a result of the improvements to the Second Street right-of-way, which entails removal of the non-conforming angled parking spaces and installation of a landscaped parkway with street trees, with the Detailed Plan submittal
  - The Petitioner shall obtain the following approvals to reach the building permitting stage: Planned Development Detailed Plan with Modifications to the Zoning Code; Planned Development Final Plan; Tentative Plat of Subdivision / Final Plat of Subdivision; Map Amendment; and, Exterior Appearance and Site Plan Review
3. Ordinance No. O2022-23 - A Major Adjustment to the Zion Lutheran Church Planned Development to remove 0.61-acres from the existing 1.96-acre Planned Development located in the IB Institutional Buildings District. The 0.61-acres included 125 S. Vine Street, the former private school building, and a portion of 116 S. Grant Street, the single-family home currently used as the Pastor's residence. The shared rear lot line between these two properties will be relocated 56.6 feet to the east, reducing the lot size and lot depth of 116 S. Grant Street. Approval of a Tentative and Final Plat of Subdivision is included as part of the current application request. With the approval of the Major Adjustment, the 1.34-acre Planned Development now includes only 204 S. Grant Street and 116 S. Grant Street. New modifications to the Zoning Code were also approved as part of this request and all waivers previously granted were approved to continue in full force and effect, unless no longer required.

**PUBLIC HEARING SUMMARY:** A public hearing for the submitted applications was held on Wednesday, October 11, 2023, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* September 14, 2023. A copy of the published notice is attached hereto as Exhibit 2 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, Drew Mitchell, representing Holladay Properties Services Midwest, Inc., provided a presentation to the Plan Commission on the proposed development. Christopher Walsh, the architect for the project representing Tandem, Inc., and Lauren Kavanaugh, the project attorney representing LK Law, LLC, were also present and assisted with the presentation. Mr. Walsh described the changes to the proposed plans since the prior approvals were granted in August 2022. Ms. Kavanaugh provided an overview of the Condominium Association Bylaws and Covenants, which includes age-restricted provisions requiring that at least eighty percent (80%) of the units shall be occupied by at least one (1) resident who is fifty-five (55) years of age or older to be compliant with the Fair Housing Act. Other members of the project team and a representative of Zion Lutheran Church were in attendance in the audience.

Chairman Cashman noted that the Plan Commission and Village Board shall consider whether the Planned Development Detailed Plan is in substantial conformity with the approved Concept Plan in accordance with the regulations of Section 11-603(D) and shall consider the following:

- Whether the Detailed Plan is in substantial conformity with the approved Concept Plan
- The merit or lack of merit of any departure of the Detailed Plan from substantial conformity with the approved Concept Plan
- Whether the Detailed Plan complies with any and all conditions imposed by approval of the Concept Plan
- Whether the Detailed Plan complies with the provisions of this Code and all other applicable federal, State, and Village codes, ordinances, and regulations.

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 proposed changes to the plans since the Concept Plan approval, Federal Fair Housing Act laws and the age-restricted limits proposed in the Condominium By-laws, the proposed height of the flagpole with possible lighting and noise concerns, the removal of the required loading space on site, the moving in process for future residents, details on the interior layout and design of the building, demand and interest in units, proposed lighting on the building, future signage for the park spaces, trash pick-up, floodplain and stormwater details, flooding concerns, and various relief requested to the bulk regulations in the Zoning and Village Code.

Of note, there were several discussions over the outdoor television proposed in the private courtyard to the south of the building. Commissioners noted concerns over noise and the hours of operation, which could negatively impact adjacent residents in the area, as well as safety issues due to the possible distraction to people driving vehicles on Second Street. There was a discussion over possible solutions without removing the outdoor TV. Mr. Mitchell noted the importance of including an outdoor TV in the development as this area would serve as an outdoor living room to future residents and help create a community space. Mr. Mitchell stated they would look into design options and adding language into the by-laws that would mitigate negative impacts to neighboring properties or safety concerns.

Commissioners noted support for the project, commenting they appreciated historic preservation and repurposing of the building, liked the design of the building and site, and thought there was a need for this type of housing in the community for residents looking to down-size.

Testimony was taken and heard by the Plan Commission on application requests. All persons testifying during the public hearing were sworn in prior to giving testimony. All persons wishing to be heard were given the opportunity to provide testimony on their own behalf.

Two (2) members of the public spoke at the public hearing. Members of the public expressed overall support for the project, but discussed potential concerns over stormwater, the floodplain, past flooding, the outdoor TV, and parking. One resident noted that flooding frequently occurred in the past on Vine Street and Second Street. Although flooding has gotten better over time, they do not want the development to make flooding in the area worse. There was a discussion over past flooding and stormwater. The applicant noted that they are decreasing impervious surface area as part of the project and will meet all DuPage County and Village code requirements. Commissioners noted that the applicant could look into other methods to increase stormwater volume as part of the project to prevent flooding.

Residents also brought up existing parking issues in the area from the businesses currently located on the east side of Vine Street. They did not want this development to exacerbate parking issues. A resident stated that people visiting the businesses on the east side of Vine Street regularly park on the west side of Vine Street, which is not allowed. The resident asked if the Village could look into replacing the existing No Parking Any Time signs to "No Parking This Side of Street". The hope is that this language will make it clearer to visitors that they cannot park anywhere on the west side of the street. It was also requested that the Village look into adding more "No Parking" signs on the west side of Vine Street, investigate if Second Street can be converted into two-way traffic, and how construction will be staged at the site.

There was a discussion over the conversion of Second Street from one-way to two-way traffic. A resident noted that keeping the street one-way could impact traffic negatively on Vine Street. The Village Board had previously determined during the discussions for the Planned Development Concept Plan that Second Street would remain one-way.

One resident also noted that he did not have access to the packet materials prior to the meeting and was informed that the materials are located on the Village's website for review.

There being no further 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 3** and made a part hereof.

**MOTIONS AND RECOMMENDATIONS:** Following the close of the public hearing on October 11, 2023, a motion was made by Commissioner Willobee, seconded by Commissioner Curry, to recommend approval of a Planned Development Detailed Plan with associated waivers to the Zoning Code and Village Code, a Map Amendment to rezone 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office District, an Exterior Appearance / Site Plan Review, a Tentative and Final Plat of Subdivision, and a Sign Permit Review for Vine Street Station, consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a portion of the adjacent property to the east located at 116 S. Grant Street, for Case A-38-2022, subject to the following conditions:

1. The applicant shall investigate amendments to the Condominium By-laws to address noise and hours of operation for the proposed outdoor television.
2. The applicant shall investigate if additional stormwater management infrastructure or practices may be used.

In addition, the Plan Commission recommended that the Village Board evaluate changes to parking signs on adjacent streets in the neighborhood and consider converting Second Street from a one-way street to a two-way street.

The motion carried by the roll call vote of eight (8) ayes and zero (0) nays, with one (1) absent, as follows:

**AYES:** Commissioners Haarlow, Curry, Krillenberger, Jablonski, Crnovich, Willobee, Fiascone, and Chairman Cashman

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Moore

**FINDINGS ON THE PROPOSED PLANNED DEVELOPMENT DETAILED PLAN:** The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-603(D)(3)(e) of the Hinsdale Zoning Code, makes the following Findings as to the application requesting Planned Development Concept Plan approval:

1. The Detailed Plan is in substantial conformity with the previously approved Concept Plan. Any changes to the plans were considered warranted. The Plan Commission found this standard to have been met;

2. The Detailed Plan complies with all conditions imposed in Ordinance No. O2022-22 approving the Concept Plan. The Plan Commission found all conditions set forth in the Ordinance approving the Concept Plan have been met; and
3. The Detailed Plan complies with the provisions of the Hinsdale Zoning Code, and all other applicable federal, State and Village codes, ordinances and regulations, with the exception of the requested associated waivers to the Zoning Code and Village Code. The Plan Commission found this standard to have been met.

The Plan Commission found the Standards for a Special Use Permit for a Planned Development and Lifestyle Housing set forth in Section 11-602(E)(1) of the Zoning Code, the specific objectives sought to be accomplished through the Planned Development process set forth in Section 11-603(B) of the Zoning Code, the Additional Standards for Planned Developments set forth in Section 11-603(E)(2) of the Zoning Code, and the Standards for lifestyle housing set forth in Section 11-603(M) to be met in the Findings incorporated in Ordinance No. O2022-22, the Planned Development Concept Plan and Special Use Permits for a Planned Development and Lifestyle Housing for Vine Street Station, and various waivers to the Zoning Code and Village Code, approved by Village Board of Trustees on August 16, 2022.

**FINDINGS ON WAIVERS/VARIATIONS TO REGULATIONS:** The list of Waivers and Variations sought by the Applicant is attached hereto as **Exhibit 1** and made a part hereof. The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-603(H) of the Zoning Code, makes the following Findings as to the Waivers and Variations to regulations sought as part of the Planned Development:

1. The Waivers and Variations will achieve the purposes for which Planned Developments may be approved pursuant to the Hinsdale Zoning Code and Village Code. The Planned Development has been the subject of an extensive review and approval process. The majority of the requested Waivers and Variations are a result of existing conditions, such as building setbacks, and due to the repurposing of an existing building. Detailed findings relative to the Planned Development are set forth in the Plan Commission findings and recommendations in Ordinance No. O2022-22, approved by Village Board of Trustees on August 16, 2022. This standard has been met;
2. The Waivers and Variations will not violate the general purposes, goals, and objectives of the Zoning Code, Village Code, or Comprehensive Plan. The Planned Development has been the subject of an extensive review and approval process. The majority of the requested Waivers and Variations are a result of existing conditions, such as building setbacks, and due to the repurposing of an existing building. Detailed findings relative to the Planned Development and its consistency with the purposes, goals, and objectives of the Zoning Code are set forth in the Plan Commission findings and recommendations in Ordinance No. O2022-22, approved by Village Board of Trustees on August 16, 2022. This standard has been met; and
3. The Waivers and Variations will result in a development providing compensating amenities to the Village. The Waivers and Variations shall facilitate the proposed development and the amenities provided to the Village by the Planned Development. The proposed Planned Development includes various open space amenities, including a corner pocket park to be privately owned and maintained, but accessible to the public. Improvements to the Village right-of-way are also proposed.

**FINDINGS ON THE PROPOSED TENTATIVE AND FINAL PLAT OF SUBDIVISION:** In accordance with Section 11-603(D)(3) of the Zoning Code, when a subdivision of land subject to the Hinsdale Subdivision Ordinance is proposed in connection with a Planned Development, review of the Tentative Plat of the proposed subdivision shall be carried out simultaneously with review of the Detailed Plan. The proposed Tentative and Final Plat of Subdivision shall be in compliance with the Subdivision Regulations outlined in Title 11 of the Village Code.

The shared rear lot line between 125 S. Vine Street and 116 S. Grant Street will be relocated 56.6 feet to the east, reducing the lot size and lot depth of 116 S. Grant Street. As a result of relocation of the

shared lot line, 125 S. Vine Street will be increased in size from 0.48-acres to 0.61-acres. 116 S. Grant Street, which is to remain in the Zion Lutheran Church Planned Development, will be reduced in size from 0.41-acres to 0.28-acres.

**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 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office Zoning 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 twelve (12) age-restricted lifestyle housing units upon rezoning to the O-1 District under the proposed Planned Development.

On August 16, 2022, the Village Board, in Ordinance No. O2022-21, allowed for a Text Amendment to Sections 6-106 (Special Uses) and 11-603 (Planned Development) of the Zoning Code to allow for Lifestyle Housing as a Special Use and Planned Development in the O-1 Specialty Office District. The proposed Map Amendment would allow for lifestyle housing to be approved as part of a Planned Development and a Special Use in the O-1 District.

The proposed development will provide high-quality condominium dwellings near the downtown, allow for increased housing options for older population which are in limited supply in the Village, and allow for the adaptive reuse of a historic former private school building for Zion Lutheran Church into twelve (12) lifestyle housing units that are compatible with the existing transitional nature of the area that includes a membership organization building and day care, office buildings, and single-family homes in the O-1, IB, and R-4 Districts.

The proposed use of lifestyle housing is intended to provide high quality townhouse and condominium housing that is attractive to existing Hinsdale residents who seek housing that requires less maintenance than single-family detached houses; residents who wish to remain in the village, close to neighbors, friends, and familiar institutions, near downtown shopping and amenities, and close to the transportation center of the village. Lifestyle housing may be appropriate on property near downtown Hinsdale and on property of a transitional nature between the downtown retail environment and nearby single-family residential areas.

The proposed project fits within the trend of development in the vicinity of the subject property. The existing historic building fits within the context of the surrounding neighborhood and the massing, scale, and overall building envelope will be unchanged. The proposed Map Amendment will not diminish the public health, safety, and welfare of the area and will enhance the value, enjoyment, and the use of adjacent properties. The former private school building has been vacant for several years. The current property owner, Zion Lutheran Church, has been unable to find other educational uses or alternative uses to occupy the building. With the proposed approval, the building would be converted into a new use with residential units that contributes to Village property taxes. 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 years.

The proposed development will provide adequate ingress and egress into the site. Access into the site and lower level parking garage will be provided from a driveway off of Second Street. The proposed configuration will create no negative impacts on vehicular traffic patterns. The submitted traffic study found that the residential project is anticipated to generate less traffic than a private school or an office building and the proposed number of parking spaces will be adequate to serve the development. Second Street is currently a one-way street that accommodates westbound traffic from Grant Street to Vine Street. Parking is allowed between certain hours on both sides of the street. Based on discussions during the Planned Development Concept Plan review, Second Street will remain one-way. The Plan Commission asked the Village Board to consider converting Second Street into two-way traffic.

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. The proposed development will entail improvements to the Vine Street and Second Street right-of-ways. Seven (7) non-complaint angled parking spaces in the Village parkway on Second Street will be removed to bring this area into compliance, and new curb, grass, and two (2) parkway trees will be installed. The applicant will also replace the sidewalks in the right-of-way that are in need of replacement. Additionally, the applicant is coordinating with the Village on a proposed Second Street water main replacement project extending from Vine Street to Grant Street.

**FINDINGS ON THE EXTERIOR APPEARANCE AND SITE PLAN REVIEW:** In recommending approval of the Exterior Appearance and Site Plan, 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.

With the exception of the requested Waivers and Variations, the proposed plans meet the standards of the Zoning Code and Village Code. The flexibility and use of land permitted by the Planned Development process will allow for the adaptive reuse and conversion of an existing vacant former historic school building into lifestyle housing condominium units and a development targeted at empty-nesters within the Village in a manner that would not be possible through strict application of the Village's standard zoning regulations. The project largely meets the bulk, yard, and space standards for lifestyle housing set forth in set forth in Section 11-603(M)(6), with the exception of building height, which is an existing non-conforming condition and is not increasing under the proposed project. The requested Waivers and Variations require relief from the Village Code and Zoning Code bulk regulations for the O-1 District, fencing, off-street parking, and loading. The project requires zoning relief for various bulk requirements, largely due to existing conditions such as building setbacks.

The proposed site plan will not destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site or of surrounding property. The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare. The site design, preservation of the existing historic components of the building and proposed architectural details, and the existing building massing and scale, were considered visually attractive and compatible with the surrounding land uses.

The project would benefit the community as a whole by providing additional residential units in the Village in a form that will be attractive to older people looking to downsize from larger single-family homes and live near the downtown area.

The proposed site plan does not create undue traffic congestion or hazards in the public streets, and the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site. A traffic study by KLOA, Inc. included findings that determined that the condominium project is anticipated to generate less traffic than a private school or an office building and the proposed number of parking spaces will be adequate to serve the development. The Plan Commission recommended that the Village Board reconsider the conversation of Second Street from one-way to two-way traffic. The proposed development meets parking requirements and additional overflow parking for guests could be accommodated in Zion Lutheran Church's parking lot to the south on Second Street.

The proposed plans provides ample site landscaping, adequate shielding from or for nearby uses, and open space. The proposed site plan improves an existing vacant building and will include new pervious surfaces, landscaping, and the conversion of non-conforming parking on Second Street into a new landscaped parkway with street trees. Open space is provided through three (3) separate outdoor park and amenity spaces with a combined area of 0.26-acres, all of which will be privately owned and maintained by a future homeowner's association. One of the park spaces will be accessible to the public and will provide a benefit to the Village and surrounding neighborhood. The applicant is providing adequate public open space pursuant to the Village's Subdivision Ordinance, to meet the requirements listed in Section 11-1-12(G) of the Village Code.

The proposed site plan does not create unreasonable drainage or erosion problems or fail to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village. The property is located in a floodplain and the development will be required to meet all codes by the Village and DuPage County Stormwater and Flood Plain Ordinance. The proposed development will reduce the amount of impervious surface as part of this project, restore the existing non-conforming parking on Second Street into a landscaped parkway, and will install ample landscaping on site.

Adequate public facilities will be provided. The applicant is proposing three park spaces that will be privately owned and maintained by the future homeowner's association. One of the park areas will be

accessible to the public and two which will be for condominium residents. The proposed outdoor areas will provide a public benefit to the Village and surrounding neighborhood. Improvements are proposed to Village sidewalks and the Second Street right-of-way, where the applicant will install a new curb, grass, and two (2) parkway trees. Additionally, the applicant is coordinating with the Village on a proposed Second Street water main replacement project extending from Vine Street to Grant Street.

The development incorporates quality materials, open spaces, landscaping, and overall design. Because the existing historic building will be preserved as part of the project and the building height will not increase, the scale of the building will remain unchanged and will fit into the surrounding area. Many of the proposed Waivers from the Zoning Code and Village Code regulations are a result of the existing conditions of the buildings, such as setbacks.

No destruction, loss, or damage of any natural, scenic, or historic feature of significant importance is anticipated, and the proposed Planned Development complies with additional standards imposed upon it through the Zoning Code other than for the waivers requested. The applicant intends to preserve the existing historic building and converted the former school into a residential use. The requested deviations from the Zoning Code regulations are largely a result of non-conforming conditions from utilizing an existing building.

**RECOMMENDATION:** 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, recommend approval of a Planned Development Detailed Plan with associated waivers to the Zoning Code and Village Code, a Map Amendment to rezone 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office District, an Exterior Appearance / Site Plan, a Tentative and Final Plat of Subdivision, and a Sign Permit for Vine Street Station, consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a portion of the adjacent property to the east located at 116 S. Grant Street, for Case A-38-2022, subject to the following conditions:

1. The applicant shall investigate amendments to the Condominium By-laws to address noise and hours of operation for the proposed outdoor television.
2. The applicant shall investigate if additional stormwater management infrastructure or practices may be used.

In addition, the Plan Commission recommends that the Village Board evaluate changes to parking signs on adjacent streets in the neighborhood and consider converting Second Street from a one-way street to a two-way street.

Signed: \_\_\_\_\_

Steve Cashman, Chair  
Plan Commission  
Village of Hinsdale

Date: \_\_\_\_\_

**Vine Street Station – Waivers and Variations to the Zoning Code and Village Code**

- Front Yard Setback (Vine Street) – Reduce the front yard setback from 35' to 28.2'
- Corner Side Yard Setback (Second Street) – Reduce the corner side yard setback from 35' to 2.4'
- Interior Side Yard and Setback – Reduce the interior side yard setback from 10' to 6.1'
- Building Height – Increase the maximum building height from 33' to 38'5"
- Loading Space – Reduce the number of required loading spaces from one (1) to zero (0)
- Specified Structures and Uses in Required Yard.
  - West Balconies – Front Yard – Increase the balcony projection from an exterior wall into the required front side yard from 3' to 6'
  - North Balconies – Interior Side Yard – Increase the balcony projection from the exterior wall into the required interior side yard from 2' to 6'
  - South Balconies – Corner Side Yard – Increase the balcony projection from the exterior wall into the required corner side yard from 2' to 6'
  - Awning – Corner Side Yard – Increase the awning projection from the exterior wall into the required corner side yard from 2' to 2'6" and allow for the awning to extend outside of the planes drawn from the main corners of the building at an interior angle of twenty-two and one-half degrees (22 1/2°) from the wall in question
  - Outdoor Amenities in the Private Courtyard – Corner Side Yard – Allow an outdoor fire table, outdoor grill, and outdoor TV to be located within the required corner side yard
- Fences – Allow for a five (5) foot tall fence with partially solid areas to be located in the required corner side yard
- Perimeter Landscaped Open Space – Reduce the width of the required perimeter landscaped open space along Vine Street from 35' to 28.2' and on Second Street from 35' to 2.4'
- Signage – Allow for one (1) awning valance sign measuring 3.5 square feet and two (2) permanent window signs measuring 0.52 square feet each (1.04 square feet combined), for a total sign area of 4.54 square feet
- Flagpole – Allow for an increase to the height of a flagpole from fifteen (15) feet to thirty-five (35) feet (Section 6-111(A)(2))

**Original Waivers and Variations Included in the Planned Development Concept Plan Ordinance No. O2022-22 – No Longer Necessary or Modified**

- Parking Space Stalls – While currently a reduction in parking space stall width from 9' to 8' is proposed, the Petitioner shall work between the time of this approval and submission of the Detailed Plans to increase the parking space width to be code compliant.
- Loading Space Length – Reduce the length of the required loading space from 30' to 20'
- Drive Aisle Width – Reduce the two-way aisle width in the parking garage from 24' to 20'2"

**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, October 11, 2023 at 7:30 p.m. in the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from Holladay Properties Services Midwest, Inc. for a Planned Development Detailed Plan with certain associated waivers and/or modifications to applicable Zoning Code provisions, a Map Amendment to rezone 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office District, an Exterior Appearance / Site Plan Review, a Tentative and Final Plat of Subdivision, and a Sign Permit Review for Vine Street Station, consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a portion of the adjacent property to the east located at 116 S. Grant Street.

The purpose of the Detailed Plan is to particularize, refine, and implement the Concept Plan and to serve as a working document in development of a Final Plan. On August 16, 2022, the Village Board approved the following ordinances related to this project: 1) Ordinance No. O2022-21, a Text Amendment to Zoning Code Sections 6-106 and 11-603 to allow for Lifestyle Housing as a Special Use and Planned Development in the O-1 Specialty Office District; 2) Ordinance No. O2022-22, a Planned Development Concept Plan and Special Use Permits for a Planned Development and Lifestyle Housing with associated waivers to the Zoning Code; 3) Ordinance No. O2022-23, a Major Adjustment to the Zion Lutheran Church Planned Development to remove 0.61-acres consisting of 125 S. Vine Street and a portion of 116 S. Grant Street from the existing 1.96-acre Planned Development located in the IB Institutional Buildings District and associated waivers to the Zoning Code.

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. Please email Village Clerk Emily Tompkins at [etompkins@villageofhinsdale.org](mailto:etompkins@villageofhinsdale.org) for additional information. This project is known as Case A-38-2022.

The common addresses are 125 S. Vine Street (PINs: 09-12-110-006; 09-12-110-007), 204 S. Grant Street (PINs: 09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017), and 116 S. Grant Street (PINs: 09-12-110-014; 09-12-110-015) in Hinsdale IL, 60521 and legally described as follows:

LOT 1, THE EAST 70.00 FEET OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5, 6 IN BLOCK 5, ALSO, LOTS 10, 11, 12, AND 13 IN BLOCK 6 ALL IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to the said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, planned development concept plan approval, map amendment, text amendment, other special approvals, and/or other 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: September 1, 2023

Emily Tompkins, Village Clerk

To be published in the Hinsdalean on September 14, 2023

In the Matter of: )  
)  
)  
VINE STREET STATION )  
CASE NO. A-38-2022 )

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;  
MR. JIM KRILLENBERGER, Member;  
MS. JULIE CRNOVICH, Member;  
MS. ANNA FIASCONE, Member;  
MS. LAUREL HAARLOW, Member;  
MR. MARK WILLOBEE, Member;  
MR. GERALD JABLONSKI, Member;  
MR. TROY UNELL, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. DREW MITCHELL, Applicant;</p> <p>4 MR. MICHAEL O'CONNOR, Applicant;</p> <p>5 MR. CHRISTOPHER WALSH, Architect;</p> <p>6 MS. LAUREN KAVANAUGH, Attorney for</p> <p>7 Applicant,</p> <hr/> <p>8 CHAIRMAN CASHMAN: Call to order the</p> <p>9 Plan Commission meeting for Wednesday,</p> <p>10 October 11th.</p> <p>11 Roll call, please, Bethany.</p> <p>12 MS. SALMON: Commissioner Haarlow?</p> <p>13 MS. HAARLOW: Here.</p> <p>14 MS. SALMON: Commissioner Curry?</p> <p>15 MS. CURRY: Here.</p> <p>16 MS. SALMON: Commissioner</p> <p>17 Krillenberg?</p> <p>18 MR. KRILLENBERGER: Here.</p> <p>19 MS. SALMON: Commissioner Jablonski?</p> <p>20 MR. JABLONSKI: Here.</p> <p>21 MS. SALMON: Commissioner Crnovich?</p> <p>22 MS. CRNOVICH: Here.</p> <p>07:32:26PM</p>	<p style="text-align: right;">4</p> <p>1 MS. SALMON: You can do a motion to</p> <p>2 open the public hearing.</p> <p>3 CHAIRMAN CASHMAN: Motion to open the</p> <p>4 public hearing.</p> <p>5 MR. JABLONSKI: So moved.</p> <p>6 MR. KRILLENBERGER: Second.</p> <p>7 CHAIRMAN CASHMAN: Roll call vote,</p> <p>8 please.</p> <p>9 MS. SALMON: Commissioner Haarlow?</p> <p>10 MS. HAARLOW: Aye.</p> <p>11 MS. SALMON: Commissioner Curry?</p> <p>12 MS. CURRY: Aye.</p> <p>13 MS. SALMON: Commissioner</p> <p>14 Krillenberg?</p> <p>15 MR. KRILLENBERGER: Aye.</p> <p>16 MS. SALMON: Commissioner Jablonski?</p> <p>17 MR. JABLONSKI: Aye.</p> <p>18 MS. SALMON: Commissioner Crnovich?</p> <p>19 MS. CRNOVICH: Aye.</p> <p>20 MS. SALMON: Commissioner Willobee?</p> <p>21 MR. WILLOBEE: Aye.</p> <p>22 MS. SALMON: Commissioner Fiascone?</p> <p>07:42:29PM</p>
<p style="text-align: right;">3</p> <p>1 MS. SALMON: Commissioner Willobee?</p> <p>2 MR. WILLOBEE: Here.</p> <p>3 MS. SALMON: Commissioner Fiascone?</p> <p>4 MS. FIASCONE: Here.</p> <p>5 MS. SALMON: Commissioner Moore is</p> <p>6 absent.</p> <p>7 And Chairman Cashman?</p> <p>8 CHAIRMAN CASHMAN: Here.</p> <p>9 (WHEREUPON, proceedings were</p> <p>10 had which were not taken</p> <p>11 stenographically.)</p> <p>12 CHAIRMAN CASHMAN: Our next order of</p> <p>13 business is a public hearing. Case A-38-2022,</p> <p>14 the Vine Street Station planned development</p> <p>15 detailed plan, exterior appearance and site plan</p> <p>16 review, map amendment, tentative and final plat</p> <p>17 of subdivision, and sign permit review to allow</p> <p>18 for the development of 12 age-restricted</p> <p>19 lifestyle housing units within an existing</p> <p>20 building located at 125 South Vine Street.</p> <p>21 Is there someone here representing the</p> <p>22 applicant?</p> <p>07:41:58PM</p>	<p style="text-align: right;">5</p> <p>1 MS. FIASCONE: Aye.</p> <p>2 MS. SALMON: Chairman Cashman?</p> <p>3 CHAIRMAN CASHMAN: Aye.</p> <p>4 If there's anyone who would like to</p> <p>5 speak on this matter, if you could, please, be</p> <p>6 sworn in.</p> <p>7 (Witnesses sworn in.)</p> <p>8 CHAIRMAN CASHMAN: Thank you. If you'd</p> <p>9 like to give us an introduction and an overview.</p> <p>10 Nice to see you again.</p> <p>11 MR. MITCHELL: It's really good to be</p> <p>12 back here. Good evening to our Plan Commission.</p> <p>13 Good evening, Chairman Cashman and our Plan</p> <p>14 Commission members. This is month 31 of us</p> <p>15 working on the Vine Street Station project.</p> <p>16 We've got a whole team of people that are real</p> <p>17 excited to be here this evening.</p> <p>18 My name is Drew Mitchell. I'm a</p> <p>19 resident of Hinsdale. I live at 122 East 7th</p> <p>20 Street here in town. Joining me from Holladay</p> <p>21 Properties, which is the applicant, is my</p> <p>22 partner Michael O'Connor; our lead designer,</p> <p>07:43:11PM</p> <p>07:43:38PM</p>

<p style="text-align: center;">6</p> <p>1 Lori Kappel; and my associates, Mike Doyle and  2 Donald Tomei. We've also got our architect of  3 record this evening, Chris Walsh, from Tandem  4 Architecture. We're represented by Lauren  5 Kavanaugh, she's our counsel. And we've got our  6 traffic study consultant, Javier Milan, from  7 KLOA here.</p> <p>8 I'm also really thrilled to see  9 that our sellers are here, which, really, is,  10 probably, an unfair to way to describe them.  11 They have been partners. So we have Pastor  12 Klein, who is the head of the Zion Lutheran  13 Church, as well as the congregation president,  14 Suzanne McGivney. Thank you for coming this  15 evening.</p> <p>16 So you have seen this project  17 before. They have encouraged me to be concise,  18 which has been a lifelong challenge. So just  19 trying to frame this quickly, we're going to  20 talk about the changes from our concept plan  21 submission to detailed planned submission, which  22 is in front of you this evening.</p>	<p style="text-align: center;">8</p> <p>1 that, I think, we're on a very good course here.  2 So Chris Walsh will be talking  3 through the changes from our concept plan to our  4 detailed plan. There's, really, a couple of  5 them. I'll quickly go through the five.</p> <p>6 The parking previously was not  7 compliant. That was an issue at this body, as  8 well as the village board. We promised to do  9 our best to try to maximize parking and also  10 make sure that the spaces had optimal function,  11 width, length, and we have achieved that. We  12 have removed the loading space. We'll talk  13 about why. But I think that that's, actually,  14 an improvement to the plan.</p> <p>15 We further refined the outdoor  16 spaces. There are three. We are really excited  17 about what we're doing. One is a public pocket  18 park that you can have a Starbucks on your walk  19 home, there's a sitting garden, as well as an  20 outdoor space for the residents.</p> <p>21 There is a request for signage. We  22 have -- There's an awning. It's an existing</p>
<p style="text-align: center;">7</p> <p>1 I also want to thank the Plan  2 Commission and I want to thank staff. You have  3 all been great partners. I think this is,  4 really, a tremendous example of looking inside  5 of our community at assets that we've got and  6 figuring out adaptive reuses to bring the glory  7 and the use and the utility back to existing  8 buildings.</p> <p>9 I think while this process has  10 taken a little bit long, it's been very  11 deliberate and intentional. The reason why I'm  12 thanking you is because I think that the output  13 and the outcome of this process is dramatically  14 improved versus what it otherwise may have been.  15 So thank you. And I'm proud of this  16 collaboration. I think it could be a case study  17 for other communities. And there's some folks  18 in the room who have heard we're converting a  19 portion of a church facility into housing and  20 they have Catholic institutions all over the  21 country that are experiencing similar issues.  22 So who knows what comes of this. It tells me</p>	<p style="text-align: center;">9</p> <p>1 awning on the building. We'd like to replace it  2 with a black awning and we'd like to add a logo  3 for the Vine Street Station, which is the  4 branding of this development. There's also two  5 window decals, which require variances, and we  6 have been working hard with our counsel, Lauren  7 Kavanaugh, who has been collaborating with  8 Michael Mars on preparation of the bylaws and  9 covenants, which are necessary as part of our  10 final agreement in this approval.</p> <p>11 Did I do a good job staying on  12 track? Thank you.</p> <p>13 I'd like to welcome Chris Walsh  14 from Tandem Architecture. He's a partner with  15 the firm, has a great history doing adaptive  16 reuse projects.</p> <p>17 Chris, welcome.</p> <p>18 MR. WALSH: Since Drew mentioned there  19 were not -- Since we were here last -- Since we  20 were here last time, I think most of you have  21 seen the project before, you're familiar, so I'm  22 not going to bore you with other things that we</p>

<p style="text-align: center;">10</p> <p>1 have done -- or the only things that we have  2 done that are different.  3           The parking, we did not have  4 nine-foot wide stalls. Since we have been with  5 you, we were able to, really, measure the  6 building, get true drawings, get a structural  7 engineer out there, try to understand how the  8 structure would work, and we were able to kind  9 of reconfigure all of the spaces to get  10 nine-foot spaces. We are no longer asking for  11 that variance. So that's why that is on there.  12           As Drew had mentioned, too, the  13 loading space. After talking it through, we  14 talked about this with the board. We are  15 required to have a loading space just by the  16 code, but there's only 12 units here. The  17 reality of it is, once these get sold, people  18 will move in and may never move out. So we're  19 really not anticipating a lot of move-ins or  20 move-outs, so we have asked for forgiveness to  21 not have a loading space. There are spaces on  22 the site where a truck could come in and sit,</p>	<p style="text-align: center;">12</p> <p>1 these things that normally wouldn't be allowed  2 were this a single-family home.  3           The fence and the ramp -- So going  4 through this, we are in a floodplain. We have  5 had to lift the building -- not lift the  6 building. We have to lift the first floor,  7 which raises the existing door. So there's  8 going to be two steps -- two to three steps  9 going up. We still want to have an accessible  10 ramp, an accessible way to get in. If you  11 notice, off to the right, we have, kind of,  12 split that garden wall and there would be a  13 little gate there and a ramp that would go into  14 the side yard and we would add another side  15 entrance to the building here.  16           Again, since the last time we  17 talked, all of these things have happened. We  18 have kind of realized that door had to be  19 raised, which raises the platform inside. We're  20 going to preserve the door, preserve the sign.  21 We're going to manipulate the stonework a little  22 bit, but we are trying to save everything else</p>
<p style="text-align: center;">11</p> <p>1 you know, block half the ramp for a little  2 while, people can get in and out.  3           There is a loading space, but after  4 talking with staff, we're not even going to  5 identify it. We know it's there. We're just  6 asking for -- you know, to not have an  7 identified loading space.  8           For the outdoor open space, that is  9 the side yard here. In the side yard, we are  10 asking for -- This has always been a bit of an  11 issue, just the way the code is, the way the  12 building is situated, it's on a corner, so this  13 becomes the side yard. If there was something  14 next to it, this would be the front yard. So  15 we're kind of fighting -- Either way, we would  16 have to do a variance. So we're asking for --  17 This area is going to be the private space for  18 everybody in the building. And we're asking if  19 there will be a TV out, there will be a fire  20 pit, so there are elements out there. It is  21 going to be fenced in. The fence will be to  22 code. But we're asking that we are allowed</p>	<p style="text-align: center;">13</p> <p>1 or planning to save everything else.  2           The indoor plans, there are,  3 really, just minor changes. We had to add a  4 sprinkler room for the fire department. They  5 asked for that. That took a bedroom out of one  6 of the units. That's the red area in the back.  7 And then just with field measurements and that,  8 we have kind of had to manipulate the plans a  9 little bit. So still -- The unit count and all  10 of that is still the same.  11           Building elevations, we have done  12 just minor changes, again, just as units move  13 around, shifting windows. We didn't add any  14 balconies or anything like that. All of that  15 stuff is still in the same spot.  16           We did add -- You can see the  17 signage. There is an awning -- There is an  18 awning there now. Basically, we're going to  19 recreate it. It's, actually, a little bit  20 shorter, black. But since there is the logo on  21 there, we're asking that we can have the logo.  22 It, roughly, works within your sign code but</p>

<p>14</p> <p>1 it's slightly bigger but there's two decals on</p> <p>2 the door. That's the signage. We're not asking</p> <p>3 for a lit sign or anything else like that.</p> <p>4 That was it, other than the</p> <p>5 covenants. I'll turn it back to Drew.</p> <p>6 MR. MITCHELL: Flagpole.</p> <p>7 MR. WALSH: We are adding -- There was</p> <p>8 a flagpole here back in the day and it's right</p> <p>9 at the corner. If you go by the site, there's</p> <p>10 still a concrete star --</p> <p>11 MR. MITCHELL: I think it's shown on</p> <p>12 your site plan.</p> <p>13 MR. WALSH: There it is. My cursor is</p> <p>14 not working on here, but it's in the corner</p> <p>15 park. We're planning on reusing the star or</p> <p>16 recreating the star, putting a flagpole there.</p> <p>17 Again, the code for a flagpole, it's, really,</p> <p>18 only for on top of a building, so we're asking</p> <p>19 for the variance, basically, to put the flagpole</p> <p>20 back there and reinstall it.</p> <p>21 MR. MITCHELL: Chris, you also -- I</p> <p>22 think we had remarks on the eastern facade of</p>	<p>16</p> <p>1 like to welcome Lauren Kavanaugh up. I don't</p> <p>2 know there are necessarily going to be a lot of</p> <p>3 questions. There was the village board driven</p> <p>4 80 percent of units would be age-restricted.</p> <p>5 This is, to me, something that we're willing to</p> <p>6 adhere to. It's, probably, a village board</p> <p>7 concern more than this body, but we are trying</p> <p>8 to not be opinionated on it and just trying to</p> <p>9 do what we're being asked.</p> <p>10 There were things that might relate</p> <p>11 to Plan Commission that go into the covenants</p> <p>12 and bylaws. For example, we can't store things</p> <p>13 on the balconies -- and there were a number of</p> <p>14 them. I'd be not doing anybody a service to try</p> <p>15 to go through that. I suppose if there are</p> <p>16 questions here on that, we do have our attorney</p> <p>17 here and we're willing to respond to anything</p> <p>18 that might be of concern.</p> <p>19 I don't know that I have much more</p> <p>20 else to add. I'm thankful for this group. I'm</p> <p>21 thankful for the opportunity to work on such a</p> <p>22 fun and exciting project that's so close to home</p>
<p>15</p> <p>1 the building and there was the trellis that was</p> <p>2 added, and I also believe there were windows.</p> <p>3 So that was reactive to this group.</p> <p>4 MR. WALSH: You can see in the upper</p> <p>5 right-hand corner, that's the existing building</p> <p>6 east facing facade, but not much to it. So the</p> <p>7 bottom elevation, there is now what it will look</p> <p>8 like from the east. We have trellises on two of</p> <p>9 the east facing facades. We have added a window</p> <p>10 at the end of the hallway and we have the two --</p> <p>11 the balcony and then another window within the</p> <p>12 unit.</p> <p>13 MR. MITCHELL: Great job, Chris.</p> <p>14 This all goes along with,</p> <p>15 probably -- As I was looking at my notes, I</p> <p>16 didn't properly identify some of the really good</p> <p>17 things we're doing, like saving the cornerstone,</p> <p>18 cleaning up the limestone. This building needs</p> <p>19 a bath big time and there's great preservation</p> <p>20 going on, including the two-story stained-glass</p> <p>21 window that we planned the interior lip.</p> <p>22 Next is covenants and bylaws. I'd</p>	<p>17</p> <p>1 for me. That's unusual. And we're really eager</p> <p>2 to get started and so are a lot of people that</p> <p>3 are interested in living in this building.</p> <p>4 So we look forward to hearing your</p> <p>5 feedback. And, with that, I will be quiet.</p> <p>6 Thank you.</p> <p>7 CHAIRMAN CASHMAN: Just as an</p> <p>8 introduction, these are, kind of, the overall</p> <p>9 things to be considered when reviewing this</p> <p>10 planned development, this detailed plan.</p> <p>11 Going over the detailed plan, is it</p> <p>12 in substantial conformity with the approved</p> <p>13 concept plan. Number 2, the merit or lack of</p> <p>14 merit of any departure in the detailed plan is</p> <p>15 in substantial conformity with the approved</p> <p>16 concept plan. Three, whether the detailed plan</p> <p>17 complies with any and all conditions imposed by</p> <p>18 approval of the concept plan. And then,</p> <p>19 finally, whether the detailed plan complies with</p> <p>20 the planning code and other applicable federal,</p> <p>21 state, and village codes, ordinances, and</p> <p>22 regulations.</p>

<p style="text-align: center;">18</p> <p>1 So just as we ask questions and go 2 through our review, keep that in mind. 3 With that, Laurel, want to start us 4 off? 5 MS. HAARLOW: Well, yes, I have a 6 little list here. Thank you for the 7 explanations. The project seems really clear. 8 I am so appreciative of the reuse of that 9 building because, you're right, it is a special 10 building. It's been there for decades. It's 11 part of the fabric of the community at this 12 point, so reusing it in this way is fantastic. 13 I was wondering about the loading 14 space going away, and you explained that very 15 well, so I don't think I have anything to do 16 with that. 17 With regard to the flagpole height, 18 this pole is quite a bit higher than what would 19 be code compliant. So am I correct in thinking 20 that the height of this is what the flagpole 21 would be if it were code compliant or mounted on 22 the roof?</p>	<p style="text-align: center;">20</p> <p>1 talk about -- You may not know how to answer 2 this. 3 I feel like it's going to be 4 screened by our fence to some degree. We would 5 be willing to discuss certain hours that it 6 could be used, so this would only be a problem 7 in the evening. I'm not going to die on the 8 hill. 9 We've got 12 families that are, you 10 know, going to now have a different experience 11 with outdoor. A big part of what we're doing 12 here, and we haven't really come out and said 13 this, is we build trans-oriented developments. 14 We built one in Westmont called Quincy Station, 15 one in Downers, and they have these great 16 outdoor amenity spaces. People, they are 17 walking more, the way they are using even the 18 existing spaces is changing, and we're trying to 19 create an opportunity for community where -- And 20 we do this in this our buildings. We have movie 21 nights or -- I won't go -- So I was worried 22 about it.</p>
<p style="text-align: center;">19</p> <p>1 MR. WALSH: Actually, the way the code 2 is, I think it's 15 feet above the roof. We're, 3 actually, going to be below the roof. It's 4 shorter than the building still. I think it's 5 30 or 35 feet. I can't remember. 6 CHAIRMAN CASHMAN: 35. 7 MR. WALSH: Yeah, 35 feet. That's 8 still below the height of the building. 9 MS. HAARLOW: Okay. I have no 10 objections to the map amendment. 11 I do have a question about the 12 outdoor TV. I'm wondering if it would be -- if 13 it would create a distraction to people who are 14 driving alongside the street? 15 MR. MITCHELL: I have been encouraged 16 not to die on the hill for this TV. Okay. I 17 really think it's important. These are outdoor 18 living rooms in Hinsdale. I have a TV outside 19 where I'm watching movies and trying to 20 replicate an experience. 21 What you're asking is about safety, 22 and I'm paying someone to be here -- Could you</p>	<p style="text-align: center;">21</p> <p>1 It did get into here. If you want 2 me to really take it out, we will. I'm not 3 worried about safety. I'd be willing to remove 4 it later if it became a distraction. I would be 5 willing to discuss hours of its use and I would 6 be willing to remove it if it feels -- if it's 7 very important. 8 MS. HAARLOW: I'm not bringing it up 9 because of a huge objection. You know, lots of 10 people have giant picture windows in their homes 11 and they have huge TVs in their homes. So you 12 can see what's on TV even when you're driving by 13 and it's not outside. 14 MR. MITCHELL: Right. 15 MS. HAARLOW: But this question 16 occurred to me because it is really close to the 17 sidewalk. 18 MR. MITCHELL: Right. 19 MS. HAARLOW: I guess I was wondering a 20 little bit more about height screening, you 21 know, just making sure those safety 22 considerations are taken into account when</p>

<p style="text-align: right;">22</p> <p>1 planning that space.</p> <p>2 MR. MITCHELL: Sure.</p> <p>3 MS. HAARLOW: That was the main point</p> <p>4 of my question.</p> <p>5 MR. MITCHELL: I'm totally open-eared</p> <p>6 on this, and now I'm thinking about ways we can</p> <p>7 deal with this, whether that be through</p> <p>8 landscaping, screening, or TV orientation.</p> <p>9 Right now, it's, actually, facing south so you</p> <p>10 would -- I'm sorry. It faces east. Sorry. So</p> <p>11 if I'm driving west, you know, you could see</p> <p>12 that.</p> <p>13 MR. O'CONNOR: It's up there in the</p> <p>14 corner.</p> <p>15 MR. MITCHELL: I know exactly where it</p> <p>16 is. I misspoke.</p> <p>17 CHAIRMAN CASHMAN: Just north of the</p> <p>18 trellis.</p> <p>19 MR. O'CONNOR: Correct.</p> <p>20 MR. MITCHELL: So it would be located</p> <p>21 around here.</p> <p>22 MR. WALSH: It's in the corner of the</p>	<p style="text-align: right;">24</p> <p>1 Street. I know it's westbound. If it were</p> <p>2 eastbound, this wouldn't be an issue. I</p> <p>3 think -- I'm looking at you, Lori, and thinking</p> <p>4 through ways that maybe we can make it. I can</p> <p>5 even see it on an articulated wall mount and</p> <p>6 facing back this way, so that it's not -- the</p> <p>7 light exposure would be back towards the</p> <p>8 building.</p> <p>9 What I'm trying to not do is make</p> <p>10 myself come back with a solution in a month. I</p> <p>11 hear you and we are going to come up with a</p> <p>12 creative way to deal with this.</p> <p>13 CHAIRMAN CASHMAN: Anything else?</p> <p>14 MS. HAARLOW: Nothing else.</p> <p>15 CHAIRMAN CASHMAN: Cynthia?</p> <p>16 MS. CURRY: Again, I think you're doing</p> <p>17 a great job. I love the fact you're repurposing</p> <p>18 this building. It's a lovely building. I think</p> <p>19 it's going to get even better. The bath idea</p> <p>20 sounds wonderful. It's going to look beautiful</p> <p>21 when you're done with that.</p> <p>22 To piggyback on the TV, I wasn't</p>
<p style="text-align: right;">23</p> <p>1 building where that vine is growing up. There</p> <p>2 are going to be other trees. We're not showing</p> <p>3 all of the trees here but there are existing</p> <p>4 trees, we're going to add bushes and things like</p> <p>5 that.</p> <p>6 I agree with Drew. I think it's</p> <p>7 going to be shielded. I think, you know -- Like</p> <p>8 you said, you get these through windows and all</p> <p>9 of that as well. Reflections of light are just</p> <p>10 as bad. You know, it's not a real busy street</p> <p>11 from what I've seen. I don't live in the town,</p> <p>12 so, I guess, that would be my --</p> <p>13 MR. MITCHELL: I would also add, our</p> <p>14 experience in 90-to-120-unit buildings is that</p> <p>15 these -- actually, a lot of people imagine using</p> <p>16 it and they are really not even used very much.</p> <p>17 I mean, we are doing tours all the time and TVs</p> <p>18 are never on outside. Maybe, for that reason, I</p> <p>19 should be willing to let it go, but not unless</p> <p>20 you make me.</p> <p>21 The other is, you know, there is</p> <p>22 some discussion of the orientation of Second</p>	<p style="text-align: right;">25</p> <p>1 worried about the visualness of the TV, but the</p> <p>2 sound for the neighborhood. I'm wondering how</p> <p>3 you would buffer sound in the corner with brick</p> <p>4 walls? Is there some way, with your</p> <p>5 installations, to have a way of buffering sound?</p> <p>6 MR. MITCHELL: I wonder, Lauren, if you</p> <p>7 could solve this for us through bylaws and</p> <p>8 covenants and creating rules around the TV and</p> <p>9 its hours of operation for the space outside,</p> <p>10 and we establish bylaws that require that we not</p> <p>11 use the space after a certain period of time. I</p> <p>12 mean, I think -- You know, you don't want people</p> <p>13 to not be able to grill and things like that.</p> <p>14 We can easily say no TV after dusk.</p> <p>15 Sound would be, to me, sort of</p> <p>16 similarly pollutive as light. I don't know that</p> <p>17 it would bother anybody during the day. Here's</p> <p>18 what I really think. Is that these end up</p> <p>19 being -- I mean, I had a TV at my house at</p> <p>20 544 West 7th Street and, you know, it's on the</p> <p>21 side and I just don't ever remember anybody ever</p> <p>22 being bothered.</p>

<p style="text-align: center;">26</p> <p>1 Another idea we had was that you  2 can do a projector and not have this installed.  3 You know, another idea would be to figure out a  4 way to have the TV be westbound, but now I'm  5 working on Trustee Haarlow's problem -- not  6 Trustee -- Commissioner Curry's issue of the  7 sound. I don't know, guys.</p> <p>8 MS. CURRY: Just a question. I'm  9 picturing a football game or baseball game and  10 things getting loud and neighbors saying, Hey,  11 this is too noisy, the sound carrying. Again,  12 just to piggyback on that idea, just to think  13 about how you would -- there must be ways to  14 abate the noise somehow, plantings.</p> <p>15 MR. MITCHELL: We could, actually,  16 functionally limit the volume of the TV. We do  17 that on one of our amenity decks so it doesn't  18 disturb the neighbors at night that live on the  19 deck because the sound bounces off of the walls.  20 So we have dealt with this in an operational  21 setting.  22 At some point, there's just --</p>	<p style="text-align: center;">28</p> <p>1 MS. CURRY: Next question. You do  2 stipulate in here that nobody can rent one of  3 these spaces less than six months. So that will  4 be something written into your bylaws and  5 covenants to address.</p> <p>6 The bigger question is -- I know  7 you're getting rid of that loading zone -- how  8 do people move into this building?</p> <p>9 There's one elevator, correct?</p> <p>10 MR. MITCHELL: Yes.</p> <p>11 MS. CURRY: If someone has a baby grand  12 piano they are bringing into this space, how do  13 they get in and out?</p> <p>14 MR. WALSH: It's only -- It's a  15 two-and-a-half story building. Technically, you  16 know, in most cases written by the code, you're  17 not even required to put an elevator in here.  18 If you have been in the building, these are  19 school-size stairs. We are not shrinking them  20 down. You can move two grand pianos up there at  21 the same time. It's just huge. I guess, I'm  22 not concerned about it. There's two very large</p>
<p style="text-align: center;">27</p> <p>1 we're going to be good neighbors. We have the  2 church next-door, very limited residential  3 nearby. I talked to the neighbor, who is  4 immediately west of the preschool, today. They  5 seem excited. They don't feel like a bunch of  6 complainers to me is my read. I also think  7 there was some discussion at the village board  8 level about if something here has unintended  9 consequences, there can be a mechanism to bring  10 the HOA in and discuss and find resolution and  11 perfect whatever issues there are. And maybe  12 that can be a marching order, is that there's a  13 trigger that we have to come and see the village  14 if we're in violation of something. They are  15 going to get notes on this, and it's going to  16 now be, probably, a topic in that -- at that  17 forum.</p> <p>18 We would be willing the limit TV  19 hours. If I'm going to be prescriptive, we  20 would be willing to do volume control on the TV  21 and we would be willing to write it into the  22 bylaws.</p>	<p style="text-align: center;">29</p> <p>1 stairwells there to move those things up. At  2 most, you're going up two-and-a-half floors.  3 That would be my response.</p> <p>4 MR. MITCHELL: There's a second part of  5 this, which is, just how are we moving people in  6 and out of the building? And also potential  7 for -- This also becomes a much bigger  8 operational challenge on larger projects.</p> <p>9 The worst time is going to be at  10 the beginning. You're going to have 12 people  11 but there's going to be build-outs going on in  12 the units. The likelihood of anyone moving in  13 on the same day is, basically, zero.</p> <p>14 Again, in these 100-to-300-unit  15 projects that we have, even the move-in/move-out  16 is surprisingly little. If we have 12 units and  17 somebody -- and we average -- the average  18 ownership is four years, you have one person  19 moving in every 500 days, roughly. I think.  20 I'm on the record, so someone is going to check  21 my math. It's, really, a nonissue.  22 Now, logistically, there is a ramp.</p>

<p style="text-align: center;">30</p> <p>1 You will be able to back the truck down -- and,  2 Chris, keep me honest here -- and you're going  3 to be able to wheel through the garage with your  4 mattress and the workers would go right to the  5 elevator and go up to your unit, unless, if they  6 have a grand piano, I just learned they are  7 going to go up the stairs. I think it's  8 thoughtful. I think it's going to work, really,  9 pretty well here.</p> <p>08:10:54PM 10 There's another approach where you  11 could have the moving truck park on Second  12 Street and then they could wheel up the ramp and  13 wheel into the actual elevator. We think the  14 residents would, probably, rather them go  15 through the garage. These things will probably  16 be able to be better defined when we're standing  17 in the space that's been reimaged and we'll be  18 able to feel it out a little bit.</p> <p>08:11:26PM 19 I think the homeowners are going to  20 start to have big opinions about how and when  21 and where and why. They are going to have the  22 ability to control the HOA and make these</p>	<p style="text-align: center;">32</p> <p>1 flag. More importantly, we need to light it,  2 and I think we have to do that. I don't see why  3 we wouldn't be able to do that.</p> <p>4 So we're agreeing to that. We have  5 to agree to that. It's a rule. Got it. Thank  6 you, Commissioner Curry.</p> <p>7 MR. KRILLENBERGER: I like to see  8 Pastor Klein is here and thrilled that the  9 congregation was able to utilize an unutilized  10 asset. I appreciate your persistence over the  11 last 31 months.</p> <p>12 Real quickly. This is -- I'm not  13 an architect, so the distinction between trellis  14 and balcony, just in a few words -- They are not  15 the same thing?</p> <p>16 MR. WALSH: No. The trellis is the --  17 it's, like, a lattice work that goes up the side  18 of the wall that vines will grow on.</p> <p>19 MR. KRILLENBERGER: Great.</p> <p>08:13:39PM 20 MR. WALSH: And, then, a balcony is a  21 balcony.  22 MR. KRILLENBERGER: Then you're</p>
<p style="text-align: center;">31</p> <p>1 decisions and self-govern within reason. As a  2 guy who is constantly worried about how do I  3 handle trash and how do I handle  4 move-in/move-out, I think -- Now I brought up  5 another thing, but I think they are both  6 thoughtfully handled in this current plan.</p> <p>7 MS. CURRY: Can I ask one more?  8 The flagpole, only because we have  9 had to deal with this issue on another occasion,  10 that if flags are flying all night, they have to  11 have light on them; is that correct?</p> <p>08:12:01PM 12 CHAIRMAN CASHMAN: That's correct.  13 MS. CURRY: Or taken down at night.  14 And there is a sound associated with the  15 flapping of the flag. Just a heads up on that.</p> <p>16 MR. MITCHELL: Okay. Good to know on  17 lighting the flag. We try to incorporate a flag  18 on all of our projects. This is something that,  19 again -- Where am I going on that?</p> <p>08:12:26PM 20 I hear you on the flag noise. You  21 know, I can't speak to how large our flag is. I  22 heard if we get any bigger, we go into a bigger</p>	<p style="text-align: center;">33</p> <p>1 age-restricted?</p> <p>2 MR. MITCHELL: Yes.</p> <p>3 MR. KRILLENBERGER: What age?</p> <p>4 CHAIRMAN CASHMAN: 80 percent at 55.</p> <p>5 MR. MITCHELL: So the intent is  6 age-restricted to 55-plus.</p> <p>7 MR. KRILLENBERGER: I see the provision  8 in the covenants, nothing on the balcony. Any  9 other provision, other than what we see in the  10 homeowners' association, you're 54 and you're  11 out of here.</p> <p>12 MR. MITCHELL: There's -- I'm not in a  13 position to be able to answer that.</p> <p>14 MR. KRILLENBERGER: You have your  15 lawyer here.</p> <p>16 MR. MITCHELL: Lauren, if you wouldn't  17 mind. What I can share, while she's walking up,  18 is we can't do 100 percent 55-plus. You can't  19 age discriminate. We are trying to comply.</p> <p>08:14:46PM 20 MS. KAVANAUGH: Hi, everyone. The way  21 the age-restriction goes is during the contract  22 process, any contract purchaser would fill out</p>

<p style="text-align: center;">34</p> <p>1 an age-verification addendum, an affidavit,  2 essentially, to, you know, myself and the  3 developer that they are going to be occupying  4 the unit. So the Fair Housing Act requires at  5 least -- it's 80 percent 55 and up. So it can't  6 be 100 percent restricted. It's 80 percent, so  7 at least 80 percent of the building has to have  8 a resident that's 55 and up. In the declaration  9 and bylaws, nobody under the age of 22 can  10 occupy the unit.</p> <p>08:15:23PM 11 MR. KRILLENBERGER: Okay. That's good.  12 Thank you.</p> <p>13 MS. KAVANAUGH: Does that answer your  14 question?</p> <p>15 MR. KRILLENBERGER: And then a, kind  16 of, mechanical question. Mr. Mitchell, I heard  17 you're sold out or close to it. Is that the  18 case, in a few words?</p> <p>19 MR. MITCHELL: You know, I don't pay  20 attention. You don't taste anything before you  21 bake it. We have so much interest. I think,  22 really, it's driven by the fact that we got a</p>	<p style="text-align: center;">36</p> <p>1 great.</p> <p>2 CHAIRMAN CASHMAN: Thanks, Jim.  3 Jerry?</p> <p>4 MR. JABLONSKI: I need to come back to  5 the TV again. I'm thrilled you're doing the  6 project. I'm really excited about it.</p> <p>7 I have the misfortune of being in  8 the 500 block of West Hickory Street, next to  9 someone who has two TVs, two sub woofers, four  10 speakers, and a swimming pool in the backyard.</p> <p>08:17:14PM 11 I know the noise ordinance. It's  12 electronic-produced noise Monday through Friday  13 until 10:00 o'clock and, on weekends, until  14 11:00.</p> <p>15 When the kids were younger,  16 listening to the Disney movie about ice, I know  17 the words to the song. Now I know the words to  18 the song. Now that the kids have gotten older,  19 I know all of the college football games they  20 are watching until 11:00 o'clock at night.</p> <p>08:17:44PM 21 I have even been out of town and  22 occasionally the games have gone into overtime</p>
<p style="text-align: center;">35</p> <p>1 lot of -- we have -- Our baby boomer generation  2 has these big houses, their kids are gone, and  3 they want to walk to get dinner. There's no  4 product. This is a national issue. It's not a  5 Hinsdale issue. It's everywhere we go. And  6 there's other things that are impacting housing  7 in a big way.</p> <p>8 We have tremendous interest in  9 this. What we have been doing is taking a note  10 and writing a name down. We are not assumptive  11 that we are going to be --</p> <p>08:16:17PM 12 MR. O'CONNOR: We don't own it yet.  13 MR. MITCHELL: We don't own it. This  14 is Hinsdale, so wheels can come off buses at  15 random times -- I shouldn't say that.</p> <p>16 MR. KRILLENBERGER: That's not how  17 Hinsdale works, but we stay on the bus.</p> <p>18 I wish you the best, Drew.</p> <p>19 MR. MITCHELL: Thank you.</p> <p>08:16:48PM 20 MR. KRILLENBERGER: It sounds like  21 you're not sold but it got lots of interest.  22 I'm thrilled you're in town, and it sounds</p>	<p style="text-align: center;">37</p> <p>1 and neighbors have called the police. It gets  2 really loud. It gets really loud. I know  3 people turn up the volume because it's outside  4 and there's no echo in the back. That ends up  5 carrying very, very far. Neighbors as far as  6 five houses down complain about these people.</p> <p>7 I don't know what you're going to  8 do about it. Dusk works. Certainly limiting  9 the volume. Someone sitting 20 feet away on a  10 patio from a jumbo TV are not going to be able  11 to hear the sound if it's mitigated that much.</p> <p>08:18:16PM 12 MR. KRILLENBERGER: Especially if they  13 are over 55.</p> <p>14 MR. JABLONSKI: I do think -- I view  15 that as a concern. There is no one next-door to  16 you. If this gets turned up, people across the  17 street are going to hear it. That's my only  18 concern with the property. As soon as I saw the  19 TV outside, I said, wow, That's going to be  20 tough on the neighbors.</p> <p>08:18:48PM 21 MR. MITCHELL: If I may react to that.  22 Are you open to having ripcords that would allow</p>

<p style="text-align: center;">38</p> <p>1 us to readdress this should it become a problem?</p> <p>2 MR. JABLONSKI: It has to be addressed</p> <p>3 in advance. When I actually called someone on</p> <p>4 the village staff -- I know some of them -- the</p> <p>5 village staff suggested I call the police if I</p> <p>6 wanted a remedy about this neighborly issue, and</p> <p>7 I didn't call the police. I wasn't the guy.</p> <p>8 MR. MITCHELL: We would agree to dusk.</p> <p>9 We would agree to volume limitations. I mean,</p> <p>08:19:28PM 10 that's our position. I'm hearing it's a concern</p> <p>11 of two people. Like I have said, he -- Mike</p> <p>12 said, Do not die on the hill on the TV. I want</p> <p>13 it bad because it's part of how I live. It's</p> <p>14 become a big -- I'm not the guy who is --</p> <p>15 MR. KRILLENBERGER: How close do you</p> <p>16 live to Jerry?</p> <p>17 MR. MITCHELL: I hate Frozen. I have</p> <p>18 that song in my head, too. I do want our</p> <p>19 community to be able to, actually, watch a</p> <p>08:19:58PM 20 football game outside. I don't want to</p> <p>21 discourage that. I want to encourage it. I</p> <p>22 want them to be grilling.</p>	<p style="text-align: center;">40</p> <p>1 only and -- you know -- All right. There are</p> <p>2 other ways. I, actually, think there's</p> <p>3 something with this articulation or -- You know,</p> <p>4 with all of it, I think it can be done</p> <p>5 thoughtfully. There can be even be where they</p> <p>6 come out and we can do a cool element. Again,</p> <p>7 we're talking about noise, we're talking about</p> <p>8 respecting volumes and we don't know who is</p> <p>9 going to live there.</p> <p>08:21:32PM 10 So I appreciate this concern and</p> <p>11 consideration for the future and what could</p> <p>12 happen. I just -- There's a phrase that</p> <p>13 happened at the village board where they said we</p> <p>14 don't like unnecessary handcuffs and President</p> <p>15 Cauley with the village loves unnecessary</p> <p>16 handcuffs. If you want to handcuff us on the</p> <p>17 TV, again, I'm repeating myself but, minimally,</p> <p>18 we're agreeing to dusk and audio control.</p> <p>08:22:02PM 19 MR. JABLONSKI: Sounds good. That's</p> <p>20 all. And I do love the project.</p> <p>21 MR. MITCHELL: Thank you.</p> <p>22 MS. CRNOVICH: I also love the project</p>
<p style="text-align: center;">39</p> <p>1 I think something else happens when</p> <p>2 you have neighbors and you're living in this</p> <p>3 kind of environment is you're actually are more</p> <p>4 respectful because you see the person in the</p> <p>5 hallway versus your neighbor who you maybe only</p> <p>6 see when they get mail.</p> <p>7 All of these decisions that you</p> <p>8 have to make and our ultimate product could have</p> <p>9 precedent to for other things, and so I get all</p> <p>08:20:28PM 10 of it. I have this dream of this really great</p> <p>11 outdoor living room and it's not -- Well, I</p> <p>12 should have said outdoor family room because</p> <p>13 living rooms usually don't have TVs. That's it.</p> <p>14 It's the outdoor family room.</p> <p>15 MR. JABLONSKI: It's potentially an HOA</p> <p>16 problem, not just neighbors. If somebody is up</p> <p>17 watching the Petco Classic, they can only go to</p> <p>18 11:00 by Illinois law and the 75s, not the 55s,</p> <p>19 are nodding off at 9:30. That's --</p> <p>08:21:03PM 20 MR. KRILLENBERGER: Premier league</p> <p>21 soccer starts at 4:00 a.m.</p> <p>22 MR. MITCHELL: They should watch ACC</p>	<p style="text-align: center;">41</p> <p>1 and thank you for repurposing this building. I</p> <p>2 like that there's community need where a new</p> <p>3 building isn't being built, it's in historic</p> <p>4 downtown, and I think there's a community need</p> <p>5 for this type of building. I'd also like to</p> <p>6 thank you for such a thorough package and for</p> <p>7 meeting with the neighbors before starting the</p> <p>8 application process.</p> <p>9 MR. MITCHELL: Twice.</p> <p>08:22:35PM 10 MS. CRNOVICH: I was there. People</p> <p>11 were out there. They were all upset. Then they</p> <p>12 were like, Well, you know, this is a good</p> <p>13 alternative.</p> <p>14 MR. MITCHELL: They ended up leaving</p> <p>15 and they liked it.</p> <p>16 MS. CRNOVICH: Exactly. I was talking</p> <p>17 to some neighbors who live around there over the</p> <p>18 weekend and they were like, It's great. It's</p> <p>19 better than commercial or offices going in.</p> <p>08:22:57PM 20 Everybody is so happy. It's being saved. The</p> <p>21 beautiful stained-glass windows. It's really</p> <p>22 nice. Thank you.</p>

<p style="text-align: center;">42</p> <p>1 I do have a couple questions. Your</p> <p>2 lighting on the exterior walls, will everything</p> <p>3 have shields?</p> <p>4 MR. WALSH: Yes. We did a photometric</p> <p>5 plan.</p> <p>6 MS. CRNOVICH: I saw that.</p> <p>7 MR. WALSH: We did a couple. So it's</p> <p>8 directional light up and down, you know, where</p> <p>9 it gets closer to the sidewalk. There is a</p> <p>08:23:25PM 10 photometric --</p> <p>11 MS. CRNOVICH: I always get concerned</p> <p>12 about glare into neighboring properties.</p> <p>13 MR. WALSH: No. Hold on.</p> <p>14 There we go. Basically it shows</p> <p>15 0-foot candles around.</p> <p>16 MS. CRNOVICH: Because shields make a</p> <p>17 big difference --</p> <p>18 MR. WALSH: We meet code requirements</p> <p>19 and it's been vetted through staff.</p> <p>08:24:18PM 20 MR. MITCHELL: Does your photometric</p> <p>21 plan depict a light on your flagpole?</p> <p>22 MR. WALSH: It does not.</p>	<p style="text-align: center;">44</p> <p>1 MR. WALSH: Are you worried about the</p> <p>2 oval park?</p> <p>3 MS. CRNOVICH: The corner park and</p> <p>4 informal sitting park. I have seen kids dropped</p> <p>5 off with their bikes close to the downtown. The</p> <p>6 parents are dropping them off with their bikes</p> <p>7 so they can run around the downtown and then</p> <p>8 they are picked up later. I just don't want to</p> <p>9 see that happen in the neighborhood. You know,</p> <p>08:25:56PM 10 kids aren't thinking.</p> <p>11 MR. MITCHELL: There's been, actually,</p> <p>12 quite a bit of discussion about the eastern</p> <p>13 park, oval park, it's</p> <p>14 quasi-private/quasi-public, whichever one. We</p> <p>15 would like the church to be able to use it for</p> <p>16 meditation. On that park, we plan to put some</p> <p>17 signage that sort of identifies this. I think</p> <p>18 that this is something -- I'm just looking --</p> <p>19 imagining ahead to the 12 homeowners who are</p> <p>08:26:26PM 20 like, Those kids can't be in that park. We're</p> <p>21 putting a sign up tomorrow.</p> <p>22 I think, again, that's</p>
<p style="text-align: center;">43</p> <p>1 MR. MITCHELL: Well, Chris.</p> <p>2 MR. WALSH: But that would be</p> <p>3 directional and it shouldn't affect --</p> <p>4 MS. CRNOVICH: Right.</p> <p>5 MR. WALSH: You can see if you go</p> <p>6 around the perimeter of the site, you know, it's</p> <p>7 zeros all around.</p> <p>8 MS. CRNOVICH: Okay. As long as the</p> <p>9 exterior on the buildings, the ones on the walls</p> <p>08:24:43PM 10 have the shields, too. I think that makes a big</p> <p>11 difference.</p> <p>12 I'm not going to bring up the TV.</p> <p>13 But your one park, you know, those electric</p> <p>14 scooters in Hinsdale, it's, like, a big issue</p> <p>15 now. I'm wondering if there's any way you can</p> <p>16 say no electric bikes, no scooters, because I</p> <p>17 live near the middle school. I see that the</p> <p>18 kids all gather around there, they are close to</p> <p>19 the downtown, and it's really dangerous. I'm</p> <p>08:25:15PM 20 just worried they are all going to gather in</p> <p>21 your one park. I don't know if there's any way</p> <p>22 you can say no electric scooters or bikes.</p>	<p style="text-align: center;">45</p> <p>1 self-governing. We'll step in. On the western</p> <p>2 one, it's really a public park that's privately</p> <p>3 maintained. To that, I would have to defer to</p> <p>4 the municipality or park district. We can put a</p> <p>5 guy up on the third floor with a paint ball gun.</p> <p>6 (Laughter.)</p> <p>7 MS. CRNOVICH: I see them gather. I</p> <p>8 don't know where the kids are coming from. I</p> <p>9 see them getting dropped off close to downtown</p> <p>08:26:57PM 10 in pickup trucks. I'm sitting on my front</p> <p>11 porch, I'm like, what are these kids doing out</p> <p>12 this late? No lights.</p> <p>13 MR. MITCHELL: They live in the Burr</p> <p>14 Ridge. It's not walkable or bikeable and they</p> <p>15 drop them off here in Hinsdale. I have seen</p> <p>16 what you're talking about. I just hope they</p> <p>17 don't find us.</p> <p>18 MS. CRNOVICH: Maybe put a sign up</p> <p>19 before --</p> <p>08:27:21PM 20 MR. MITCHELL: What I'm hearing from</p> <p>21 you is just get in front of potential problems.</p> <p>22 I think we can address that adequately on the</p>

<p style="text-align: center;">46</p> <p>1 eastern part of the side. The outdoor family 2 room/living room is going to be secure to the 3 residents. 4 By the way, just something that 5 occurred to me that I appreciated was the ramp 6 that is now allowing us to be ADA compliant. 7 This is in a floodplain. There was a lot of 8 work on that two feet. It works really well now 9 for accommodating handicapped but also it 10 provides a way to get out to that outdoor space 11 from the interior of our building. 12 So I digress. But signage will be 13 on the sitting garden and we'll describe its 14 hours and its use and no scooters, no bikes, no 15 roller blades. 16 MS. CRNOVICH: Hopefully, it's not a 17 problem. 18 MR. MITCHELL: We could do pea gravel. 19 MS. CRNOVICH: Thank you. That's all 20 the questions I have. 21 MR. WILLOBEE: Thank you very much. 22 Again, I think it's a great project. A lot of</p>	<p style="text-align: center;">48</p> <p>1 MR. WILLOBEE: Okay. The other 2 question I had is dumpsters. No dumpsters? 3 Just the trash and roll out from there? 4 MR. WALSH: So the trash room is the 5 trash shoots in the bottom right-hand corner, 6 the purple stair, and then next to it is the 7 reddish room. That's the trash room. There 8 would be a trash shoot into there. 9 The plan is the garbage truck would 10 back down the ramp. The ramp is really not that 11 steep. The garbage person would go into the 12 garage door, wheel the trash containers out, 13 dump them, wheel them back in. That's the trash 14 plan. They are not wheeling them down to the 15 street. It's all done onsite. 16 CHAIRMAN CASHMAN: Small dumpsters? 17 MR. WALSH: Yeah, just two yard 18 dumpsters. 19 MR. WILLOBEE: Is there more frequent 20 pickup with this many units? 21 MR. WALSH: That's something you 22 usually work out with the trash company. A</p>
<p style="text-align: center;">47</p> <p>1 my questions have been answered. 2 A couple questions I do have. 3 Regarding the floodplain, I looked at the storm 4 water report. It looks like you guys are at 5 695, the elevation you were trying to go for. 6 The garage door, though, it talks 7 about a retaining wall being used to protect the 8 garage. I don't really see that on the 9 elevations or on the site plan. 10 MR. WALSH: So the way it's designed is 11 there is a wall around the garage. There's a 12 retaining wall around the -- You can kind of see 13 it there. The top of that wall will be at or 14 above the floodplain line and where the driveway 15 crests, that will hit it, too. That's kind of 16 our border. It goes around that ramp that goes 17 down. 18 MR. WILLOBEE: You're assuming no water 19 will make it down into the ramp? 20 MR. WALSH: Right. In theory, the 21 water would come into the edge of that wall and 22 knock down and pour over down into the --</p>	<p style="text-align: center;">49</p> <p>1 building like this, twice a week, you know, 2 something like that is typical. If it becomes a 3 problem, it's three times a week and you pay 4 another 25 bucks a week. 5 MR. MITCHELL: Sometimes the 6 communities are franchised in the refuse 7 services and that changes the way you approach 8 it. If you can competitively bid it, you get a 9 lot of whatever you want. We want your guy 10 there on the truck and move it -- In 11 environments where it's franchised, sometimes it 12 handcuffs a little bit. We have talked to a 13 couple of different refuse companies and this 14 concept of backing down is what Republic 15 Services -- What's that? 16 CHAIRMAN CASHMAN: Hinsdale is 17 Republic. 18 MR. MITCHELL: That's who we spoke 19 with. This doesn't seem to be an issue. As far 20 as -- I think Chris correctly answered that it 21 would be twice a week. That's what we're -- We, 22 actually, think it's one-and-a-half a week but</p>

<p style="text-align: center;">50</p> <p>1 it doesn't work like that.</p> <p>2 MR. WILLOBEE: Okay. I'm more</p> <p>3 interested in noise because trash pickup is very</p> <p>4 loud.</p> <p>5 MR. MITCHELL: Ultimately, it does work</p> <p>6 almost like clockwork. You get on a route and</p> <p>7 it -- they show up at the same time. Thank you.</p> <p>8 MR. WILLOBEE: I also have concerns</p> <p>9 about the sound with the TV. It sounds like you</p> <p>10 have already offered ways to address that, so I</p> <p>11 just wanted to put it on the record.</p> <p>12 MR. MITCHELL: Acknowledged.</p> <p>13 MR. WILLOBEE: Going back to storm</p> <p>14 water. I think we heard from residents about</p> <p>15 flooding in this area. I know you guys were</p> <p>16 reducing the impervious area. With the addition</p> <p>17 of the parkways, is there any chance for</p> <p>18 retention or something like that in the parkway?</p> <p>19 Retrofitting doesn't give you a lot of</p> <p>20 opportunity but is there a way to chip away at</p> <p>21 some of the flooding issues in this area?</p> <p>22 MR. WALSH: I'm not a civil engineer.</p>	<p style="text-align: center;">52</p> <p>1 MS. CRNOVICH: There used to be the</p> <p>2 dancing sewer cap.</p> <p>3 MR. KRILLENBERGER: I, actually, saw a</p> <p>4 car drive into that area and stall and bubbles</p> <p>5 come off of its tailpipe. That was ten years</p> <p>6 ago.</p> <p>7 MR. MITCHELL: That was before we added</p> <p>8 all of this pervious area. Mike mentioned an</p> <p>9 idea and an opportunity where we have these</p> <p>10 nonconforming spaces that are directly south of</p> <p>11 the existing building and we could explore bio</p> <p>12 spills in that space. That's something that we</p> <p>13 can, potentially, look at with the village</p> <p>14 engineer.</p> <p>15 Want to add anything to that.</p> <p>16 MR. O'CONNOR: We're taking those</p> <p>17 spaces out. That becomes parkway. We're not</p> <p>18 the engineer, but we could have him look at it.</p> <p>19 MR. WILLOBEE: I know it's not required</p> <p>20 by the DuPage County Ordinance. Just a</p> <p>21 consideration. I'm always a big fan of where we</p> <p>22 have historical flooding looking for</p>
<p style="text-align: center;">51</p> <p>1 He couldn't be here tonight. We have worked</p> <p>2 with them quite a bit. We have -- You know, we</p> <p>3 have even done the stone and that in the park.</p> <p>4 We have gotten rid of as much impervious area as</p> <p>5 we can. I would just say that, you know, the</p> <p>6 site has been there. I would also say there's,</p> <p>7 actually, a couple of parcels around there that</p> <p>8 have actually gotten removed from the</p> <p>9 floodplain. The flooding is not as -- I don't</p> <p>10 know if it's changed over the years or what. It</p> <p>11 seems like the floodplain is actually adjusting</p> <p>12 to our favor on this. Maybe if we wait long</p> <p>13 enough, we don't have to do floodplains. We</p> <p>14 have talked with the civil engineer. He,</p> <p>15 really, is not concerned about the amount of</p> <p>16 water and that right now.</p> <p>17 CHAIRMAN CASHMAN: It's been quite a</p> <p>18 while.</p> <p>19 MR. KRILLENBERGER: Ten years. I don't</p> <p>20 know what they did for drainage.</p> <p>21 CHAIRMAN CASHMAN: We have been</p> <p>22 separating sewers. That's probably helping.</p>	<p style="text-align: center;">53</p> <p>1 opportunities, even on a small scale, to chip</p> <p>2 away at flooding issues.</p> <p>3 MR. MITCHELL: Noted. Thank you.</p> <p>4 MS. FIASCONE: I read this about the TV</p> <p>5 today and I knew everybody was going to be upset</p> <p>6 about it. I, actually, don't think it's a</p> <p>7 problem. I think it solves a problem, actually.</p> <p>8 I think if somebody is going to have -- if they</p> <p>9 want to have a TV out there, they are going to</p> <p>10 do one of those blow-up TVs and have their</p> <p>11 kid's, you know, Frozen birthday party out</p> <p>12 there, they are going to do it. I'm sorry that</p> <p>13 you have a stinker of a neighbor.</p> <p>14 And help with -- The</p> <p>15 age-restriction helps. There won't be any</p> <p>16 ragers out on that patio. That's just my two</p> <p>17 cents on the TV. I think that the items we're</p> <p>18 tasked with reviewing tonight are all pretty</p> <p>19 minor and they check out and it looks great.</p> <p>20 I think you're right, there should</p> <p>21 be a case study on your submission and your</p> <p>22 ability to work well with the village. It's</p>

<p style="text-align: center;">54</p> <p>1 been great and so nice to have a packet --</p> <p>2 right, Julie -- like this, so thank you.</p> <p>3 MS. CRNOVICH: Bethany is a big part of</p> <p>4 that.</p> <p>5 MR. MITCHELL: All that credit goes to</p> <p>6 this gal. She is a constant professional, kept</p> <p>7 us in line. She's just a total pro. We have</p> <p>8 done this in so many communities. We are so, so</p> <p>9 incredibly fortunate to have Bethany Salmon.</p> <p>08:35:48PM 10 And Robb McGinnis is pretty good, too.</p> <p>11 MR. KRILLENBERGER: He's not here.</p> <p>12 CHAIRMAN CASHMAN: I really think it's</p> <p>13 a great project. I really appreciate you</p> <p>14 responding to the board's concerns and some of</p> <p>15 our concerns. I'm really excited about the</p> <p>16 project. I think it's a great reuse. I'm not</p> <p>17 totally worried about the sound there because</p> <p>18 there's four units that face that spot. I think</p> <p>19 they would be more impacted by the sound than</p> <p>08:36:17PM 20 the neighbors. I think it's something to</p> <p>21 consider in the bylaws, something you can put in</p> <p>22 there, as far as hours and volume. I think that</p>	<p style="text-align: center;">56</p> <p>1 your name.</p> <p>2 MR. HINES: My name is Tom Hines. I</p> <p>3 live at 116 South Vine Street, across the street</p> <p>4 from this project. Like all of you, I think</p> <p>5 they did a beautiful job. You have done a</p> <p>6 beautiful job designing the building.</p> <p>7 My wife and I have lived there for</p> <p>8 45 years in that neighborhood, so we have seen a</p> <p>9 lot. If you have any questions about what it's</p> <p>08:37:53PM 10 been like on any subject, I will be happy to</p> <p>11 answer them.</p> <p>12 From the beginning of this project,</p> <p>13 I have been in favor of it, only because of how</p> <p>14 much it's going to improve the look of -- and</p> <p>15 the building itself is a beautiful building,</p> <p>16 it's great it's being restored. It's going to</p> <p>17 be visually better. That whole side of the</p> <p>18 street has been an improvement.</p> <p>19 When we moved in there, it was -- I</p> <p>08:38:22PM 20 believe -- what do they call it -- a buffer zone</p> <p>21 and it allowed low-volume businesses over there.</p> <p>22 Through the years many, many came and went and</p>
<p style="text-align: center;">55</p> <p>1 would help. And, again, it's people being good</p> <p>2 neighbors. I really like it. I think it's</p> <p>3 great that it worked out with the storm water.</p> <p>4 Very creative solution to raise that.</p> <p>5 I thought I was reading that --</p> <p>6 What's the current capacity? Do you have some</p> <p>7 three-bedroom units, too, or are they all two?</p> <p>8 I thought our plans didn't really reflect some</p> <p>9 of those in the description.</p> <p>08:38:48PM 10 MR. WALSH: I have it written down.</p> <p>11 It's two-plus den. There are no more three</p> <p>12 bedrooms. It was something that had come up.</p> <p>13 Actually, as we reworked things, that worked</p> <p>14 out. There's one one-bedroom because of the</p> <p>15 sprinkler room but everything else is two</p> <p>16 bedrooms or two-plus den.</p> <p>17 CHAIRMAN CASHMAN: Great. Any other</p> <p>18 questions or comments from the commissioners or</p> <p>19 anyone here in the audience who would like to</p> <p>08:37:17PM 20 speak to this matter?</p> <p>21 I see no one in the audience.</p> <p>22 Please, sir, come on up and tell us</p>	<p style="text-align: center;">57</p> <p>1 they were, indeed, low-volume businesses.</p> <p>2 So, from the beginning of this</p> <p>3 project, my two concerns were the parking and</p> <p>4 the flood zone. Before I talk about those two,</p> <p>5 I'm going to add sound, because this is all new</p> <p>6 to me since the last meetings. I have been to</p> <p>7 every meeting there is on this.</p> <p>8 This is the first I have heard of</p> <p>9 the TV situation. I mean, for what it's worth,</p> <p>08:39:03PM 10 I vote it down. At one point, that school was</p> <p>11 used as a music school. That ended our sitting</p> <p>12 on our front porch. Until you have heard a</p> <p>13 trombone playing Vehicle by The Ides of March</p> <p>14 over and over and over again on a summer</p> <p>15 evening -- It was loud. We're three, almost</p> <p>16 four blocks away from the swimming pool and</p> <p>17 every time they have their annual weekend here,</p> <p>18 On your mark, get set, swim -- Sound does</p> <p>19 travel. And, I mean, that is something I'm not</p> <p>08:39:45PM 20 looking forward to. Guess what? We call the</p> <p>21 police when it's too loud or what.</p> <p>22 MR. JABLONSKI: Only after</p>

<p style="text-align: center;">58</p> <p>1 10:00 o'clock.</p> <p>2 MR. HINES: I know that's something</p> <p>3 we're not going to be that happy with. That's</p> <p>4 my new gripe about it. Okay. My main concern</p> <p>5 is the parking.</p> <p>6 Let me talk about the flood zone</p> <p>7 next. In the 45 years we have lived there, yes,</p> <p>8 it has gotten better. I don't know exactly what</p> <p>9 they did along Hinsdale Avenue to make it better</p> <p>10 but, routinely, every time it rained hard, I was</p> <p>11 down there at the corner, you know, with my rake</p> <p>12 and my -- you know, getting the leaves off</p> <p>13 the -- and with hip boots on and everything. So</p> <p>14 it's gotten better. I just -- I don't</p> <p>15 understand the engineering aspect of it. As</p> <p>16 long as whatever you're doing there is not</p> <p>17 putting any more water onto Vine Street because</p> <p>18 it's still something that, yes, I have seen many</p> <p>19 cars drive into that and not drive out. It's</p> <p>20 still -- It still floods but, you know, it is</p> <p>21 better. I just don't want it to get worse again</p> <p>22 because all of that water. Whatever you're</p>	<p style="text-align: center;">60</p> <p>1 eight and nine cars parked along that side of</p> <p>2 the street, totally ignoring no parking from</p> <p>3 here to the corner, which is in front of the</p> <p>4 second house there.</p> <p>5 Now people stop there and go in and</p> <p>6 get their smoothie from that food place, but the</p> <p>7 main thing is the counseling. It comes and goes</p> <p>8 every hour. There are many hours of the day</p> <p>9 where it is lined with traffic. Okay. Well, I</p> <p>10 don't know how that business got in there but</p> <p>11 it's there, we'll live with it. But what I'm</p> <p>12 concerned about is whatever this is going to</p> <p>13 generate.</p> <p>14 One question I have is: What is</p> <p>15 the decision on what Second Street is going to</p> <p>16 be? Right now it's one-way. I don't know what</p> <p>17 you think is going to happen to it. If it stays</p> <p>18 one-way, that means everybody who comes out of</p> <p>19 this building has to turn right and then will</p> <p>20 join the traffic on Vine Street. I think it's</p> <p>21 imperative that that become a two-way street now</p> <p>22 so that people don't have to turn right when</p>
<p style="text-align: center;">59</p> <p>1 doing with it, I trust you to do the right thing</p> <p>2 with it. That was a major concern.</p> <p>3 Now, the main concern, though, is</p> <p>4 the parking. I have never complained about</p> <p>5 parking on that street. It's always been great.</p> <p>6 It's never been allowed on our side of the</p> <p>7 street. It's always been allowed on the other</p> <p>8 side of the street that all of those businesses</p> <p>9 that came and went never generated enough</p> <p>10 traffic that I even cared, noticed. It was like</p> <p>11 lawyers and it was insurance and an architect</p> <p>12 had an office there. All of those -- They were</p> <p>13 asked to put parking behind their buildings and</p> <p>14 they all did.</p> <p>15 This latest is the counseling</p> <p>16 services that moved in a couple of years ago</p> <p>17 that has really made it ridiculous there. They</p> <p>18 have six counselors, they have six appointments</p> <p>19 every hour. And, although, you could drive by</p> <p>20 there at one point in the day and not see a</p> <p>21 single car, if it's -- there's no appointments</p> <p>22 that hour. There are also times where there are</p>	<p style="text-align: center;">61</p> <p>1 they come out of there.</p> <p>2 The other part is, as I said,</p> <p>3 parking has never been allowed on the west side</p> <p>4 of Vine Street. But once the school closed, and</p> <p>5 I think it was the year they redid Vine Street</p> <p>6 with the paving on Vine Street, the no-parking</p> <p>7 school zone signs got taken out. And a couple</p> <p>8 of years later, I was at a meeting here for</p> <p>9 something else, and I happen to mention that now</p> <p>10 there's no signs there and everybody at that</p> <p>11 meeting agreed, oh, no, there's still no parking</p> <p>12 there.</p> <p>13 I'm like, There's no signs that say</p> <p>14 that. So the signs that got put up now say "No</p> <p>15 parking." There's one at the corner house and</p> <p>16 then our house doesn't have one in front of it.</p> <p>17 There's one in front of -- I don't think the</p> <p>18 next one has one in front of it. Then there's</p> <p>19 one in front of the fourth house. Maybe Dennis</p> <p>20 knows. Anyway, it all says is "No parking."</p> <p>21 Well, it doesn't say it in front of my house, so</p> <p>22 people park there, especially because the other</p>

<p style="text-align: center;">62</p> <p>1 side of the street is full.</p> <p>2 I think that that's got to say --</p> <p>3 If it's going to stay no parking there, which I</p> <p>4 really, really beg of you all to support that,</p> <p>5 the signs need to say "No parking this side of</p> <p>6 the street," because I just go out and tell</p> <p>7 people, You know, there's no parking here.</p> <p>8 Oh, well, I'm just running in to</p> <p>9 get a smoothie or something.</p> <p>08:45:03PM 10 I go out and -- Well, I hope the</p> <p>11 police don't come. I hope they do, actually.</p> <p>12 Anyway, just, please, no parking this side of</p> <p>13 street maybe would make it clear. I don't know.</p> <p>14 Yeah. I just -- I'm concerned -- I guess the</p> <p>15 main thing is you have to make that a two-way</p> <p>16 street, otherwise, all of those cars are going</p> <p>17 to have to turn right and then they are going to</p> <p>18 be on Vine Street to join the crowds.</p> <p>19 With all of the lawn maintenance</p> <p>08:45:34PM 20 services that people use -- I mean, there's</p> <p>21 probably six different lawn services that come</p> <p>22 to our block because everybody uses a different</p>	<p style="text-align: center;">64</p> <p>1 the discussions at the board level and</p> <p>2 engineering regarding Second Street?</p> <p>3 MS. SALMON: There were discussions</p> <p>4 originally to make the street two-way. The</p> <p>5 village board had decided to keep it one-way.</p> <p>6 That's something that could be decided later</p> <p>7 down the road. Looking at it as not changing</p> <p>8 too much the traffic pattern and coming back</p> <p>9 later. That was a concern.</p> <p>08:47:03PM 10 It wasn't completely ruled out.</p> <p>11 It's just not part of this approval and</p> <p>12 something to look at separately. The</p> <p>13 recommendation was to keep it one-way, which is</p> <p>14 how the plans are right now.</p> <p>15 MR. KRILLENBERGER: There had been</p> <p>16 discussion about Zion Lutheran making their</p> <p>17 parking spaces available for construction, busy</p> <p>18 seasons, holidays. Has that progressed?</p> <p>19 MR. MITCHELL: That's correct. Real</p> <p>08:47:35PM 20 quickly. The construction parking, there's a</p> <p>21 previously existing parking lot on the site, so</p> <p>22 we can park there for construction vehicles, as</p>
<p style="text-align: center;">63</p> <p>1 one. There's always one of those there, there's</p> <p>2 the eight or nine cars for the counseling</p> <p>3 service, you know, somebody else has a delivery</p> <p>4 from FedEx. I mean, we sometimes have to wait</p> <p>5 to get out of our driveway until some, you know,</p> <p>6 commercial vehicle moves.</p> <p>7 Those are the concerns I have. I'm</p> <p>8 looking forward -- I wish -- Oh. Then the final</p> <p>9 thing is I can't even imagine what you're going</p> <p>08:46:05PM 10 to do with all of the work -- the construction</p> <p>11 vehicles when you're working on this thing.</p> <p>12 MR. MITCHELL: Don't change those signs</p> <p>13 for a little bit -- I'm kidding.</p> <p>14 MR. HINES: I don't even know -- I</p> <p>15 can't imagine. I wish I could go to sleep and</p> <p>16 wake up and it's all done and everything is</p> <p>17 fine. That's -- Another concern is the</p> <p>18 construction. I guess that's it for now.</p> <p>19 CHAIRMAN CASHMAN: Okay. Thank you.</p> <p>08:46:31PM 20 Appreciate it. I thought it stated it in the</p> <p>21 here in the packet that the village was still</p> <p>22 recommending that it stay one-way. What were</p>	<p style="text-align: center;">65</p> <p>1 well as, once the garage is completed, they can</p> <p>2 park in the garage. There is a letter that was</p> <p>3 gracious and generous that the church produced</p> <p>4 that there would be a collaboration if we have a</p> <p>5 resident who has an overnight guest, if a</p> <p>6 grandchild comes for a long weekend, they are</p> <p>7 willing to work with us on that, and we</p> <p>8 appreciated that.</p> <p>9 I don't think we are going to</p> <p>08:46:08PM 10 further contribute to the parking issues. I</p> <p>11 don't know there's any solving of them. With</p> <p>12 the baseball team that was using the facility,</p> <p>13 that seemed to -- that was a couple years ago --</p> <p>14 that generated, really, a lot of traffic. Maybe</p> <p>15 our residents will be the ones that are using</p> <p>16 the consulting services and are walking now. I</p> <p>17 don't know about that. Thank you.</p> <p>18 CHAIRMAN CASHMAN: Does someone else</p> <p>19 want to speak?</p> <p>08:46:43PM 20 MR. DIORIO: Daniel Diorio. I just</p> <p>21 moved in. I'm on the opposite side of the</p> <p>22 longevity spectrum as Tom. I moved into</p>

<p style="text-align: center;">66</p> <p>1 128 South Vine three months ago. The last thing</p> <p>2 I want to be is an impediment or a barrier to</p> <p>3 any of this. It sounds like this is the end of</p> <p>4 a long journey for you all, which I can</p> <p>5 appreciate.</p> <p>6 I would second Tom's point about</p> <p>7 the parking. Then, I guess, more, sort of,</p> <p>8 broadly having access to the materials that you</p> <p>9 all have. Frankly, it's pretty significant</p> <p>10 implications. Balconies that will now be</p> <p>11 looking into my house, which heretofore, I was</p> <p>12 entirely unaware of. Again, I don't want to</p> <p>13 slow the process down but, for my own</p> <p>14 edification, it would be helpful to review, sort</p> <p>15 of, the full proposal.</p> <p>16 CHAIRMAN CASHMAN: If you go to the</p> <p>17 village website Plan Commission, the entire</p> <p>18 package is there on the PDF. You can review it.</p> <p>19 MR. DIORIO: Thank you.</p> <p>20 CHAIRMAN CASHMAN: Anyone else?</p> <p>21 (No response.)</p> <p>22 Seeing none, should we close the</p>	<p style="text-align: center;">68</p> <p>1 MS. SALMON: Commissioner Haarlow?</p> <p>2 MS. HAARLOW: Aye.</p> <p>3 MS. SALMON: Commissioner Curry?</p> <p>4 MS. CURRY: Aye.</p> <p>5 MS. SALMON: Commissioner</p> <p>6 Krillenberger?</p> <p>7 MR. KRILLENBERGER: Aye.</p> <p>8 MS. SALMON: Commissioner Jablonski?</p> <p>9 MR. JABLONSKI: Aye.</p> <p>10 MS. SALMON: Commissioner Crnovich?</p> <p>11 MS. CRNOVICH: Aye.</p> <p>12 MS. SALMON: Commissioner Willobee?</p> <p>13 MR. WILLOBEE: Aye.</p> <p>14 MS. SALMON: Commissioner Fiascone?</p> <p>15 MS. FIASCONE: Aye.</p> <p>16 MS. SALMON: Chairman Cashman?</p> <p>17 CHAIRMAN CASHMAN: Aye.</p> <p>18 Commissioners, thoughts, comments?</p> <p>19 Seems like everyone likes the proposal.</p> <p>20 Any conditions you want to put on</p> <p>21 the recommendation? We talked about for the</p> <p>22 outdoor area, restrictions on hours and volume</p>
<p style="text-align: center;">67</p> <p>1 public hearing?</p> <p>2 MS. CURRY: One more question. The</p> <p>3 question about the no parking versus the no</p> <p>4 parking this side of street, is that something,</p> <p>5 since it was supposed to be there, can we make</p> <p>6 that correction?</p> <p>7 MS. SALMON: Yeah. That's something I</p> <p>8 can work with Mr. Hines on. If we're lacking</p> <p>9 some street signs, that's something that we can</p> <p>10 look at. That's completely separate from this.</p> <p>11 I have talked about that before, so we can</p> <p>12 certainly follow up.</p> <p>13 MS. CURRY: Thank you.</p> <p>14 MS. CRNOVICH: We have a sign in front</p> <p>15 of our house but it's no parking this side of</p> <p>16 street, so it's usually not a problem.</p> <p>17 CHAIRMAN CASHMAN: Can I have a motion</p> <p>18 to close the public hearing?</p> <p>19 MS. CRNOVICH: So moved.</p> <p>20 MR. KRILLENBERGER: Second.</p> <p>21 CHAIRMAN CASHMAN: Roll call vote,</p> <p>22 please.</p>	<p style="text-align: center;">69</p> <p>1 and to put that in the bylaws. And I would like</p> <p>2 the village board to reconsider the two-way</p> <p>3 street.</p> <p>4 MS. CURRY: Me, too.</p> <p>5 CHAIRMAN CASHMAN: It made sense when</p> <p>6 it was a school. It was pretty common safety</p> <p>7 for kids going the same direction. It seems</p> <p>8 like it doesn't make sense anymore. It would</p> <p>9 be -- I want the trustees to reconsider that.</p> <p>10 MS. HAARLOW: I agree.</p> <p>11 MS. CURRY: Agree.</p> <p>12 CHAIRMAN CASHMAN: Any other comments?</p> <p>13 (No response.)</p> <p>14 Can I have a motion to approve</p> <p>15 A-38-2022 for planned development detailed plan,</p> <p>16 exterior appearance and site plan review, map</p> <p>17 amendment, tentative and final plat of</p> <p>18 subdivision, and sign permit review to allow for</p> <p>19 the development of 12 age-restricted lifestyle</p> <p>20 housing units within an existing building</p> <p>21 located at 125 South Vine Street, as submitted</p> <p>22 with the recommendation to investigate bylaws</p>

1 for the sound hours and volume, and then ask the  
 2 board to look at parking signs in the  
 3 neighborhood, and then the two-way street. And  
 4 I also like the idea to investigate anything  
 5 else you can do with the storm water, too. If  
 6 you can add some kind of wall, that would be  
 7 great.

8 That will would be so moved.

9 MS. CURRY: Second, Curry.

08:52:34PM

10 CHAIRMAN CASHMAN: Roll call vote,  
 11 please, Beth.

12 MS. SALMON: Commissioner Haarlow?

13 MS. HAARLOW: Aye.

14 MS. SALMON: Commissioner Curry?

15 MS. CURRY: Aye.

16 MS. SALMON: Commissioner

17 Krillenberger?

18 MR. KRILLENBERGER: Aye.

19 MS. SALMON: Commissioner Jablonski?

20 MR. JABLONSKI: Aye.

21 MS. SALMON: Commissioner Crnovich?

22 MS. CRNOVICH: Aye.

1 MS. SALMON: Commissioner Willobee?

2 MR. WILLOBEE: Aye.

3 MS. SALMON: Commissioner Fiascone?

4 MS. FIASCONE: Aye.

5 MS. SALMON: Chairman Cashman?

6 CHAIRMAN CASHMAN: Aye.

7 (Which were all of the  
 8 proceedings in the above  
 9 entitled cause.)

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STATE OF ILLINOIS )

) ss:

COUNTY OF DU PAGE )

I, KRISTI LANDOLINA, Certified  
 Shorthand Reporter, Registered Professional  
 Reporter, and 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 electronic signature this  
 23rd day of October, A.D. 2023.

/s/ Kristi Landolina  
 KRISTI LANDOLINA, CSR, RPR  
 C.S.R. No. 84-004611

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

**APPLICATION:** Case A-28-2023 – 102 W. Chicago Avenue – Fuller's Car Wash – Exterior Appearance and Site Plan Review to Allow for the Installation of a Brick Wall and Bollards at 102 W. Chicago Avenue in the B-1 Community Business District

**PROPERTY:** 102 W. Chicago Avenue (PIN: 09-12-109-003)

**APPLICANT:** Fullers Service Center

**REQUEST:** Exterior Appearance and Site Plan Review

**PLAN COMMISSION (PC) REVIEW:** October 11, 2023

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** November 7, 2023

**SUMMARY OF REQUEST:** The Village of Hinsdale received an application from Fullers Service Center requesting approval of an Exterior Appearance and Site Plan Review to allow for the installation of a brick wall and bollards for Fuller's Car Wash located at 102 W. Chicago Avenue in the B-1 Community Office District.

In the B-1 District, car washes and automotive repair shops are considered a Special Use. On June 6, 1995, by Ordinance No. O1995-17, the Village Board approved a Special Use Permit, Site Plan Approval, and Exterior Appearance to operate a gasoline service station, car wash, and automotive repair shop on the subject property and to allow for the construction of two canopies.

The property is surrounded by a mix of uses in the B-1 District, including a veterinary clinic, an auto repair service station, Grant Square shopping center, a restaurant, dentist, dry cleaners, and offices. There are no properties in a Single-Family Residential District located within 250 feet of the site. The existing site is non-conforming with respect to several bulk requirements, such as yards and setbacks.

In August 2023, eleven (11) bollards were installed at the southeast corner of the site without prior approval from the Village. The applicant intends to install a brick wall around the existing bollards, which will conceal the bollards and is intended to match the existing brick wall for Fuller's Service Center located one block north on the west side of Lincoln Street. The brick wall will measure approximately 40' in length.

As proposed, the majority of the brick wall will have a height of 4.9'. The two end caps on each side of the wall will measure 5.25' feet tall. A decorative light fixture will be installed on top of each end cap. The applicant has included the proposed light fixtures for review. The overall height measured to the top of the two proposed decorative light fixtures at each end of the wall is 7.125'. The existing bollards, which have a height of 3.5', will be concealed inside the wall.

Per Section 9-12-3 of the Village Code, the proposed fence may have a height of eight (8) feet. As proposed, the wall meets code requirements.

**PUBLIC MEETING SUMMARY AND FINDINGS:** The application request for an Exterior Appearance and Site Plan Review was reviewed by the Plan Commission at a public meeting held on October 11, 2023. Joel Groenewold, the project attorney, and Doug Fuller, representing Fuller's Car Wash, were present at the meeting and provided an overview of the application.

Mr. Groenewold stated the bollards were installed as a response to the tragic accident that occurred in July. A brick wall is proposed around the bollards, which is intended to match the existing brick wall at Fullers Service Center to the north of the site.

Commissioner Fiascone asked for clarification on why the applicant chose the specific locations for the bollards. Mr. Fuller responded that he chose the locations after the accident occurred to increase safety on site, to ensure that this type of accident will not happen again, and to allow for room for vehicles to exit from the car wash.

Commission Willabee asked if the bollards were designed and engineered so that they are protective of vehicles. Mr. Fuller and Mr. Groenewold stated they are concrete-filled steel bollards that extend four (4) feet down and will stop any vehicle. The applicant confirmed that the wall is intended to be more visually attractive to hide the bollards that serve as the protective barrier. Mr. Fuller stated they may add plants to increase the attractiveness.

Mr. Groenewold confirmed the wall and the limestone cap will be constructed of solid brick and limestone, not a veneer or faux material.

Commissioner Haarlow asked if there is enough space between the edge of the proposed wall and the sidewalk or property line to include a planting bed similar to the wall located to the north at the Fullers Service Center. Mr. Groenewold stated the existing area is impervious and there is limited space -- only a couple of inches -- between the wall and the property line to add a planting area, but the intent is to possibly add planters on the top or side of the wall. They would be open to looking into digging out the pavement and adding a plant area if it was requested.

Chairman Cashman stated concerns over the salt use from the car wash. Chairman Cashman suggested that they pour a foundation and set the top about 6" above the pavement to prevent the wall from deteriorating in the future from the salt.

Mr. Fuller apologized for constructing the bollards without Village approval and noted it was an emotional time.

Several Commissioners noted they supported the appearance of the wall and that it will match the wall to the north located at Fullers Service Center.

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.

The proposed project meets Zoning Code and Village Code regulations and is intended to increase safety on site from vehicles exiting the car wash (Section 11-604(F)(1)(c), (d), (g), and (n)). The proposed brick wall to be constructed around the bollards will provide an attractive and safe barrier on site, utilizes high quality materials, will match the aesthetic of the building, and will be visually compatible with the existing brick wall constructed to the north at the Fullers Service Center (Section 11-604(F)(1)(h) and (i); Section 11-605(E)(1)(b) and (c); Section 11-605(E)(2)).

No members of the public provided comment at the meeting. Staff did not receive complaints or 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 Krillenberger 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, Fiascone and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioner Moore

**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 approval of Case A-28-2023 – 102 W. Chicago Avenue – Fuller’s Car Wash – Exterior Appearance and Site Plan Review to Allow for the Installation of a Brick Wall and Bollards at 102 W. Chicago Avenue in the B-1 Community Business District, as submitted.

Signed: \_\_\_\_\_

Steve Cashman, Chair  
Plan Commission  
Village of Hinsdale

Date: \_\_\_\_\_



**PLAN COMMISSION  
MEMORANDUM**

**DATE:** November 3, 2023

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign

**FOR:** November 8, 2023 Plan Commission Meeting

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**Summary**

The Village of Hinsdale received a sign permit application from Frederick Lynn LLC requesting approval to install one (1) new wall sign on the building located at 33 E. First Street. The existing two-story building is located in the B-2 Central Business District and the Downtown Historic District.

On November 16, 2021, by Ordinance No. No. O2021-34, the Village Board approved an Exterior Appearance and Site Plan to allow for improvements to the building façade and site. Frederick Lynn will occupy the second floor tenant space and has a separate ground level entrance on First Street. A first floor tenant has not been identified yet.

Frederick Lynn must remove all temporary window signage installed on the first floor storefront windows as part of this sign permit approval.

**Request and Analysis**

The applicant is requesting to install one (1) wall sign on the façade facing First Street to be externally illuminated by gooseneck lights. The sign will consist of white aluminum letters that will be stud mounted onto black custom background panels that will have a woodgrain finish. The panels can be considered an architectural feature as they will be installed on both the front and side areas of the existing sign panel. The sign will measure 12.3” tall and 180” wide, with an overall sign face area of 15.3 square feet.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The business has a separate ground floor entrance. The proposed wall sign meets the maximum 25 square feet of total sign face area allowed for the tenant space.



## MEMORANDUM

The sign will be externally illuminated by three (3) black gooseneck lights. The existing three (3) gooseneck lights will be replaced with similar light fixtures, as shown in the application packet. Per Section 9-106, in no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

### Meeting History

Historic Preservation Commission Meeting – November 6, 2023 – The November 1, 2023 regular meeting of the Historic Preservation Commission (HPC) was rescheduled to November 6, 2023. Due to the limited timeframe between meetings, a summary of the HPC meeting and the recommendation from the Commission was not able at the time of the writing of this staff report. Staff will provide a summary of the discussion and the vote of the HPC meeting at the Plan Commission meeting on November 8, 2023.

### Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only.

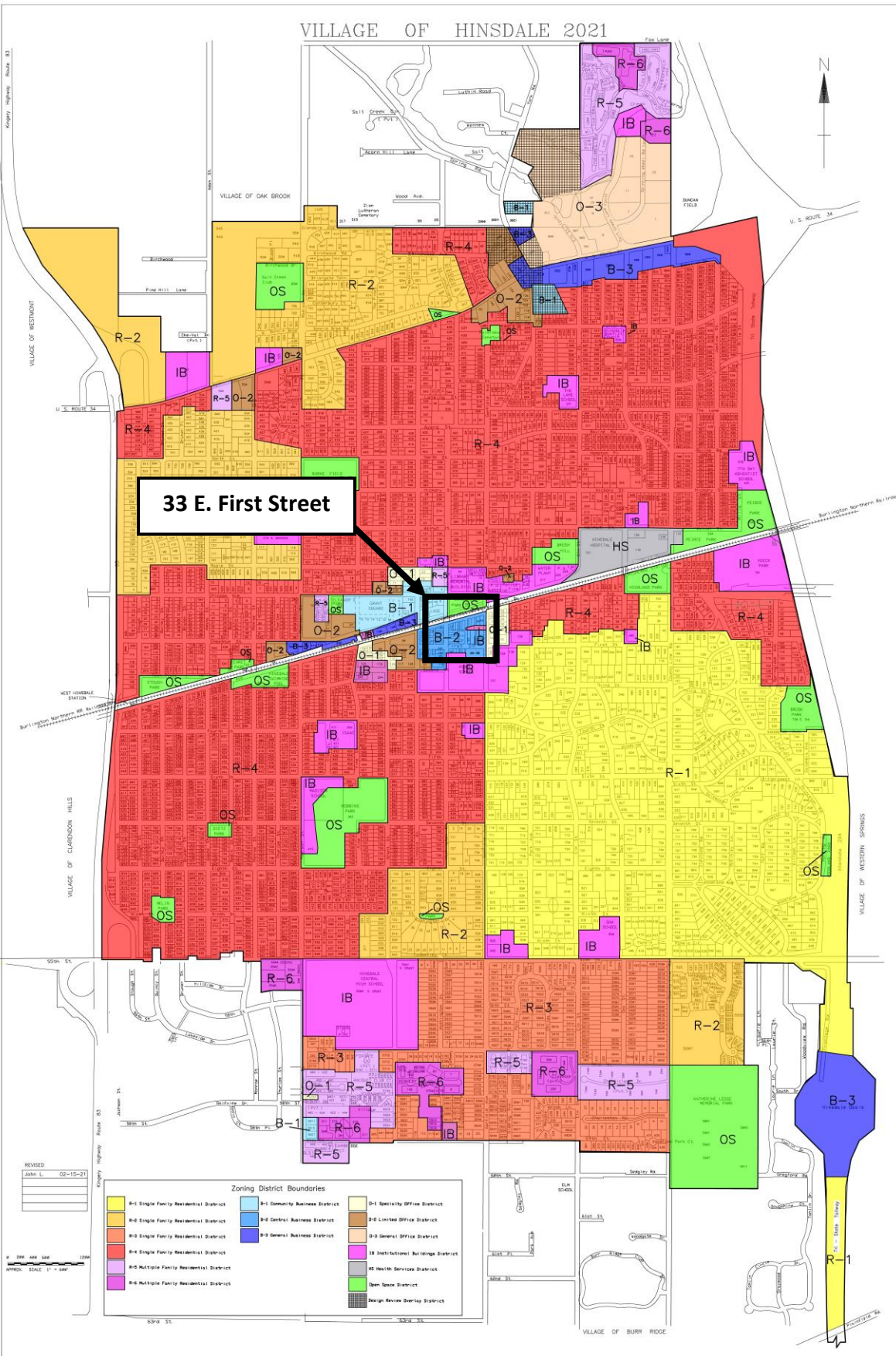
The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

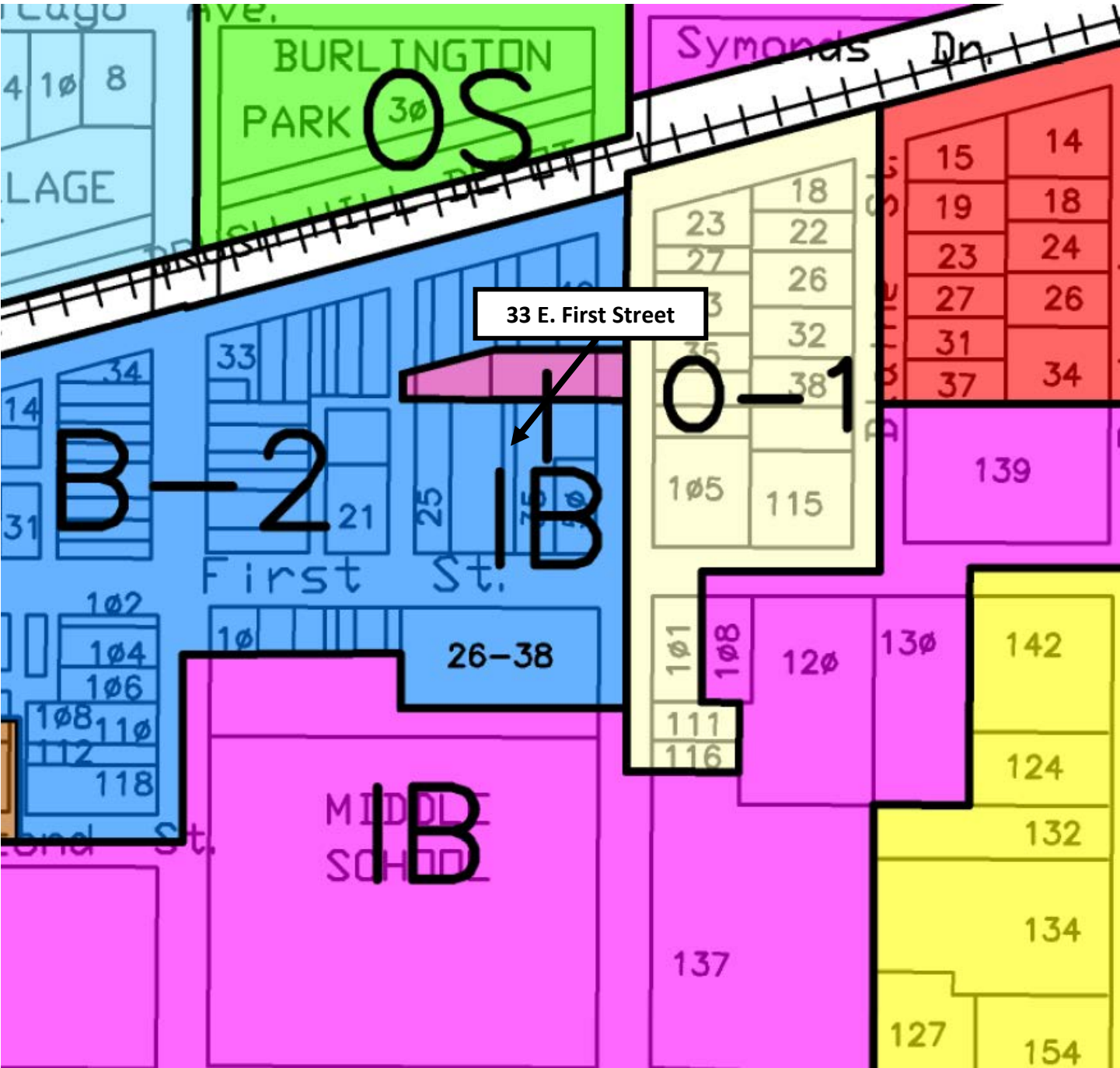
### Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Sign Application and Exhibits

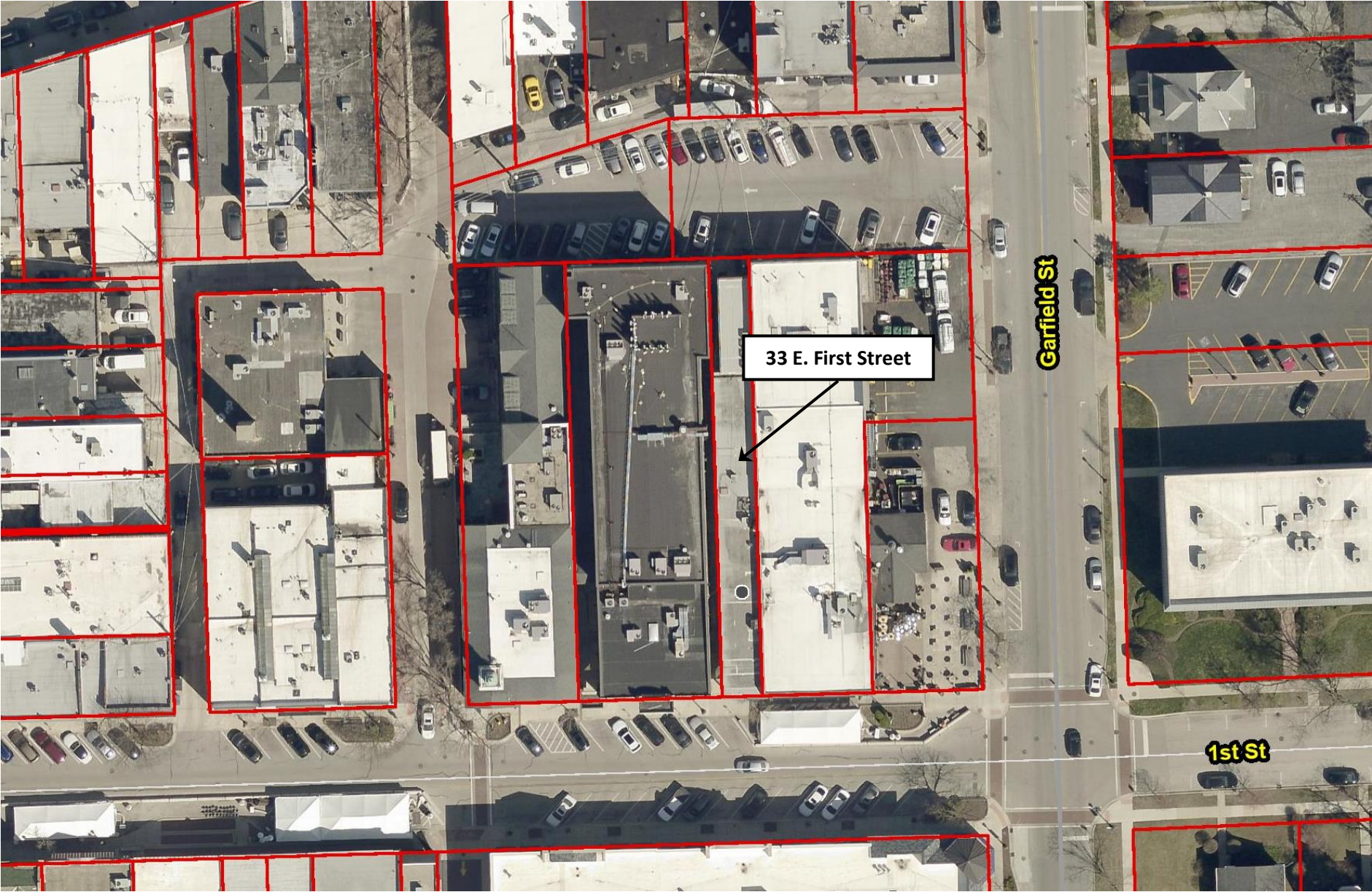
# Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – 33 E. First Street



Birds Eye View – 33 E. First Street



Street View – 33 E. First Street



**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT**

**Applicant**

Name: Frederick Lynn LLC  
Address: 33 E 1st Street  
City/Zip: \_\_\_\_\_  
Phone/Fax: (312) 399-1379 / \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Contact Name: \_\_\_\_\_

**Contractor**

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

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:**

**SIGN TYPE:**

**ILLUMINATION**

**Sign Information:**

Overall Size (Square Feet): \_\_\_\_\_ ( \_\_\_\_\_ x \_\_\_\_\_ )

Overall Height from Grade: \_\_\_\_\_ Ft.

Proposed Colors (Maximum of Three Colors):

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

**Site Information:**

Lot/Street Frontage: \_\_\_\_\_

Building/Tenant Frontage: \_\_\_\_\_

Existing Sign Information:

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

Size of Sign: \_\_\_\_\_ Square Feet

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

Size of Sign: \_\_\_\_\_ Square Feet

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

ACone  
Signature of Applicant

\_\_\_\_\_  
Date

ACone Green Candle LLC  
Signature of Building Owner

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

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

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

Aaron Comes  
524 S Spring Ave  
LaGrange, IL 60525  
312-399-1379

7/19/2023

To Whom it May Concern:

I Aaron Comes, owner of the building located at 33 E 1<sup>st</sup> Street, Hinsdale, IL, hereby authorize Right Way Signs LLC. to complete and sign any necessary applications and forms regarding the signage at the aforementioned property on my behalf. Please the attached deed as Proof of Ownership.

Respectfully,

  
Aaron Comes

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
LIVING TRUST

**FIRST AMERICAN TITLE**  
**FILE #** AF 1002717

Preparer File: AF1002717  
FATIC No.: AF1002717

THE GRANTOR, Susie Duboe-Bryant, Trustee of the Susie Duboe-Bryant Trust, dated January 29, 2004, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Green Candle, LLC, an Illinois Limited Liability Company, of the Village of Hinsdale, of the County of DuPage, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: covenants, conditions and restrictions of record, general real estate taxes not yet due or payable

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-12-129-011

Address(es) of Real Estate: 33 E 1<sup>st</sup> St  
Hinsdale, Illinois 60521

Dated this 8th day of April, 2021

Susie Duboe-Bryant, Trustee  
SUSIE DUBOE-BRYANT, AS TRUSTEE OF THE SUSIE DUBOE-  
BRYANT TRUST DATED JANUARY 29, 2004



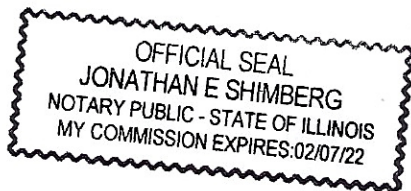
First American  
Title Insurance Company

Special Warranty Deed - Individual

STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Susie Duboe-Bryant, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 8th day of April, 20 21.



Jonathan E Shimberg  
Notary Public

Prepared by:  
Shimberg & Crohn, P.C.  
9003 Lincolnwood Dr.  
Evanston, IL 60203

Mail to:

Jodi Pacer, Esq  
824 S. Scoville  
Oak Park IL 60304


Name and Address of Taxpayer:

GREEN CANDLE, LLC  
524 S. Spring Ave.  
La Grange IL 60525-2749



First American  
Title Insurance Company

Special Warranty Deed - Individual



**CLIENT**  
Frederick Lynn

**ADDRESS**  
33 E 1st Street  
Hinsdale, IL 60521

**CONTACT INFO**  
Melissa Waters  
melissa@fredericklynn.com

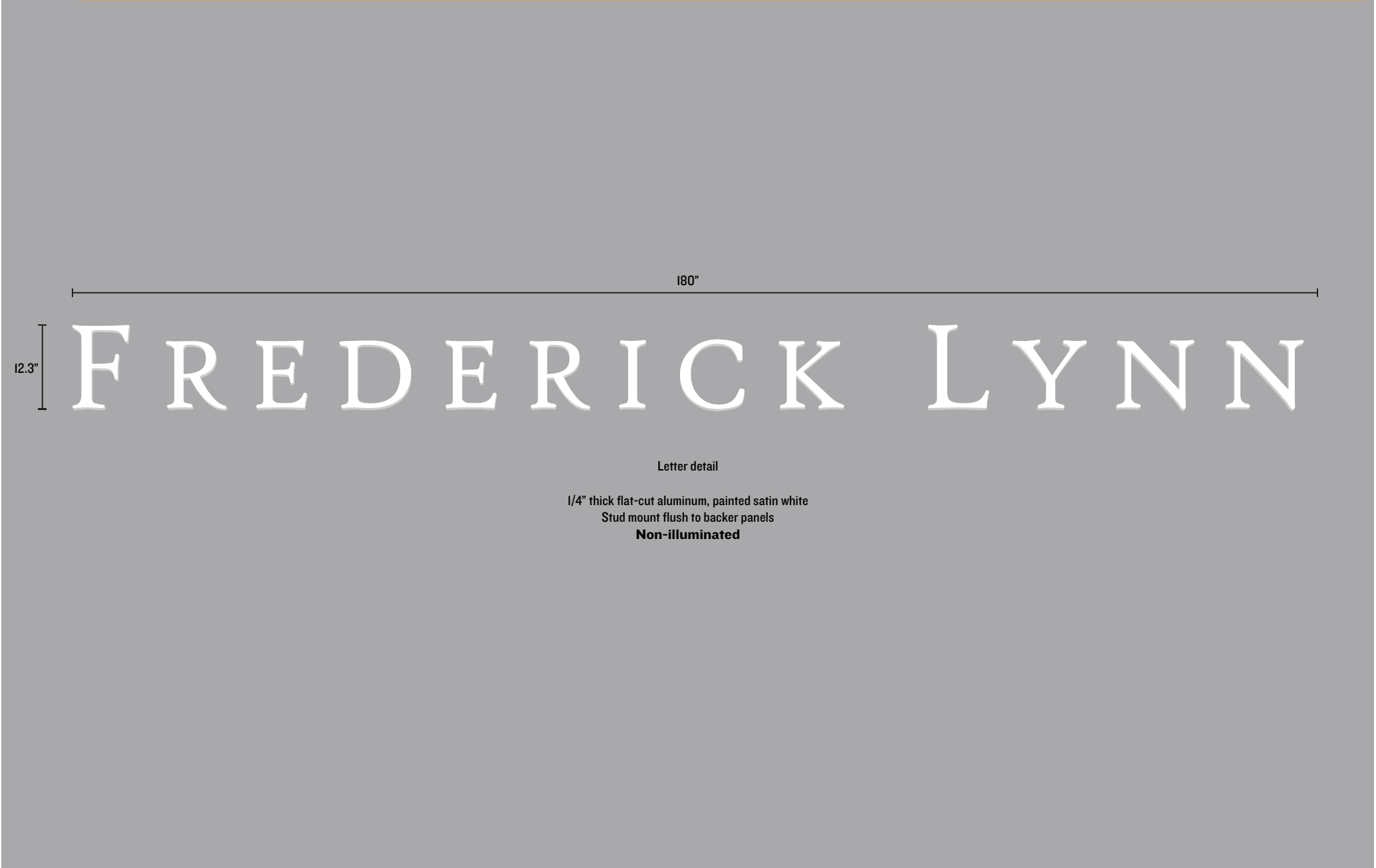
**NOTES**


**DATE**  
9/20/23

**VERSION**  
2

**FOR ELECTRICAL SIGNS:**  
**DESIGNED FOR 110 VOLTS**  
Connection to be visible within 5ft of time of installation, second trip will be charged at time & material, Right Way Signs DOES NOT provide primary electrical to sign, power to sign must be done by a licensed electrical contractor or licensed electrician.  
**EACH SIGN MUST HAVE:**  
1: A minimum of one dedicated 120V 20A circuit  
2: Junction box installed within 6ft of sign  
3: Three wires: Line, Ground, Neutral  
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

COLOR  
PALETTE





**CLIENT**  
Frederick Lynn

**ADDRESS**  
33 E 1st Street  
Hinsdale, IL 60521

**CONTACT INFO**  
Melissa Waters  
melissa@fredericklynn.com

**NOTES**

**DATE**  
9/20/23

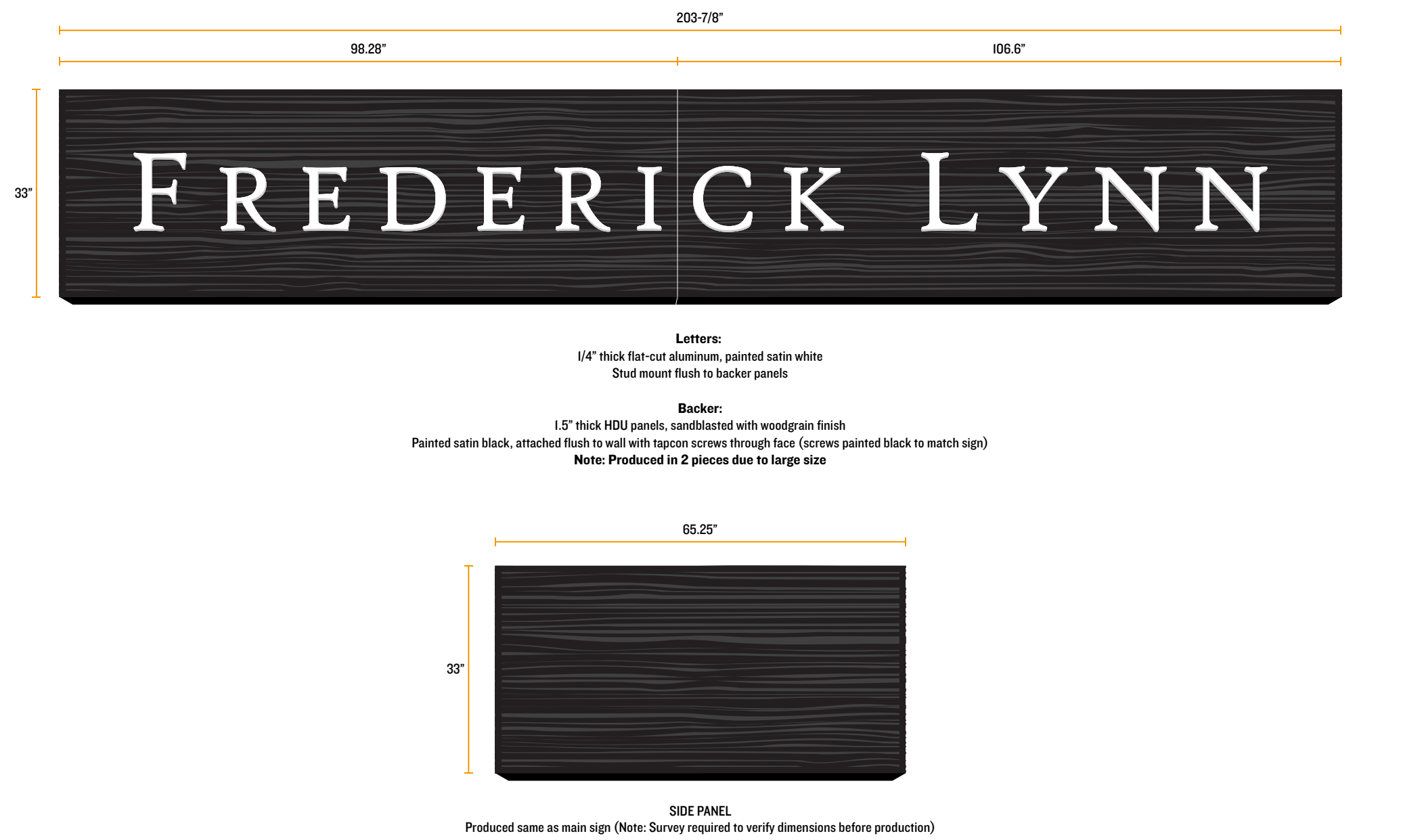
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**COLOR PALETTE**

Black

White





**CLIENT**  
Frederick Lynn

**ADDRESS**  
33 E 1st Street  
Hinsdale, IL 60521

**CONTACT INFO**  
Melissa Waters  
melissa@fredericklynn.com

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COLOR  
PALETTE

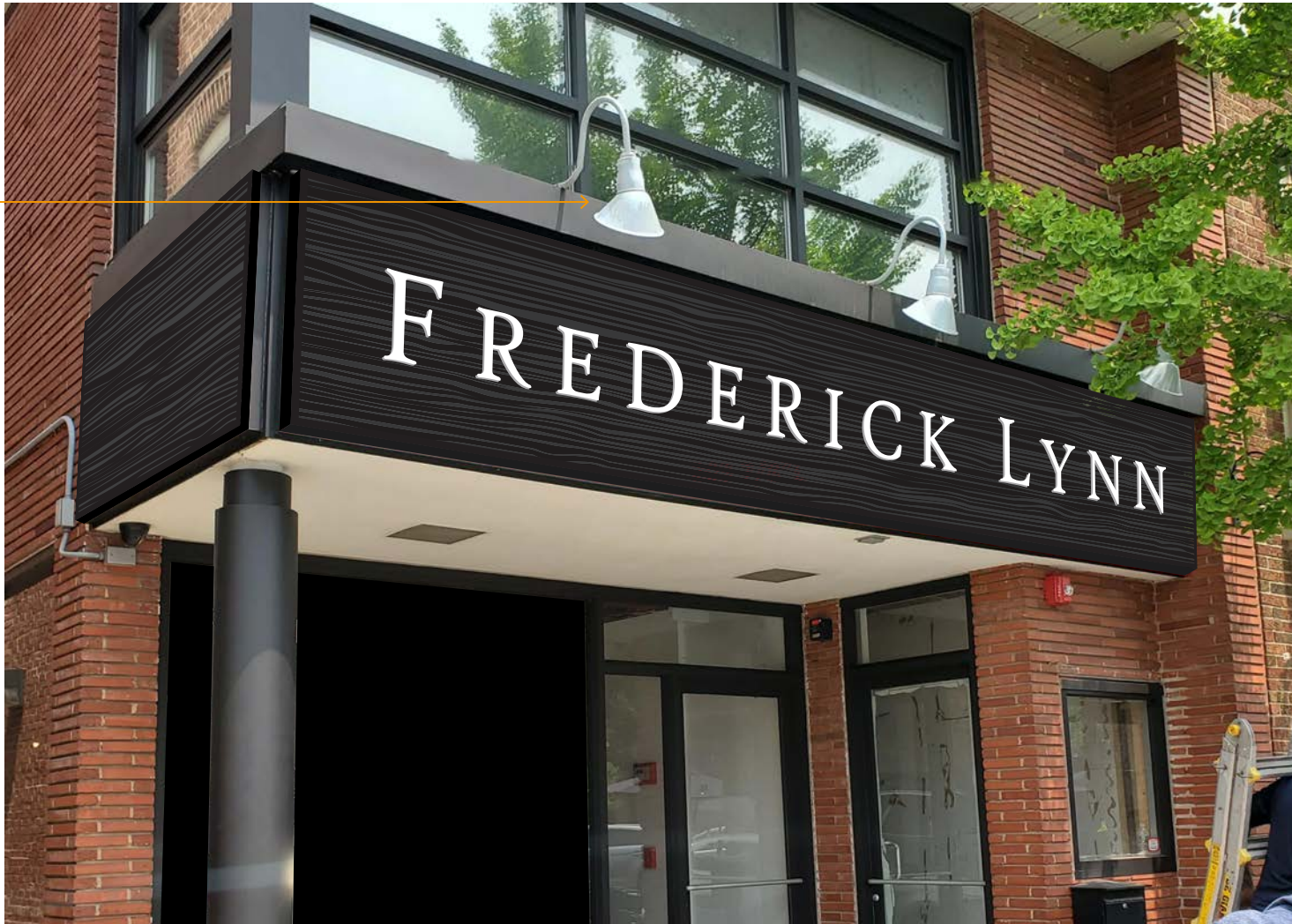


Sign will be down-lit with (3) goose neck lamps. Existing lamps (as-shown) to be replaced with new goose neck lamps (details on following page).

Lamps will not protrude more than 18" from the face of the sign.

Illumination of the sign will not exceed 50 foot-candles.

Illumination will be directed to illuminate only the sign face and shades will prevent glare or direct light upon adjacent property or streets.



Mockup of placement on building



**CLIENT**  
Frederick Lynn

**ADDRESS**  
33 E 1st Street  
Hinsdale, IL 60521

**CONTACT INFO**  
Melissa Waters  
melissa@fredericklynn.com

**NOTES**

**DATE**  
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**VERSION**  
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COLOR  
PALETTE



Mockup of placement on building



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melissa@fredericklynn.com

**NOTES**

**DATE**  
9/20/23

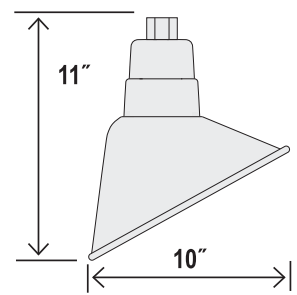
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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

COLOR PALETTE



## RAS10 - R SERIES 10" ANGLE SHADE



### Dimensions

Width	10"
Height	11"
Wire	100"

### Finish & Material

Finishes	SB - Satin Black
Material	Metal

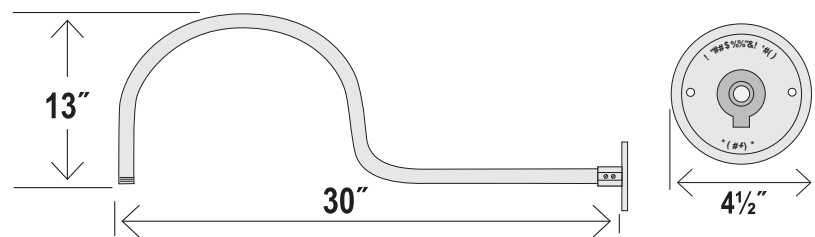
### Wattage

Bulbs	1-Medium A21
Watts per Bulb	200W
Voltage	120V

### Certification

UL Listed	Wet Location
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## RGN30 - R SERIES GOOSE NECK (WALL MOUNT)



### Dimensions

Length	30"
Width	4.5"
Height	13"

### Finish & Material

Finishes	SB - Satin Black
Material	Metal

New Goose neck lighting details



PLAN COMMISSION  
MEMORANDUM

**DATE:** November 3, 2023

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign

**FOR:** November 8, 2023 Plan Commission Meeting

---

**Summary**

The Village of Hinsdale received a sign permit application from Que Miso requesting approval to install one (1) new wall sign for the new restaurant tenant located at 114 S. Washington Street. The existing one-story building is located in the B-2 Central Business District and the Downtown Historic District.

**Request and Analysis**

The applicant is requesting to install one (1) halo-lit wall sign on the façade of the tenant space facing Washington Street. The wall sign will consist of terra cotta colored aluminum halo-lit channel letters. The sign will measure 30" tall and 55" wide, with an overall sign face area of 11.5 square feet. No permanent window signage is proposed.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed wall sign meets the maximum 25 square feet of total sign face area allowed for the tenant space.

A rendering has been provided to show what the sign will look like illumined at night. Per Section 9-106, in no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

**Meeting History**

Historic Preservation Commission Meeting – November 6, 2023 – The November 1, 2023 regular meeting of the Historic Preservation Commission (HPC) was rescheduled to November 6, 2023. Due to the limited timeframe between meetings, a summary of the HPC meeting and the recommendation from the Commission was not able at the time of the writing of this staff report.



## MEMORANDUM

Staff will provide a summary of the discussion and the vote of the HPC meeting at the Plan Commission meeting on November 8, 2023.

### Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only.

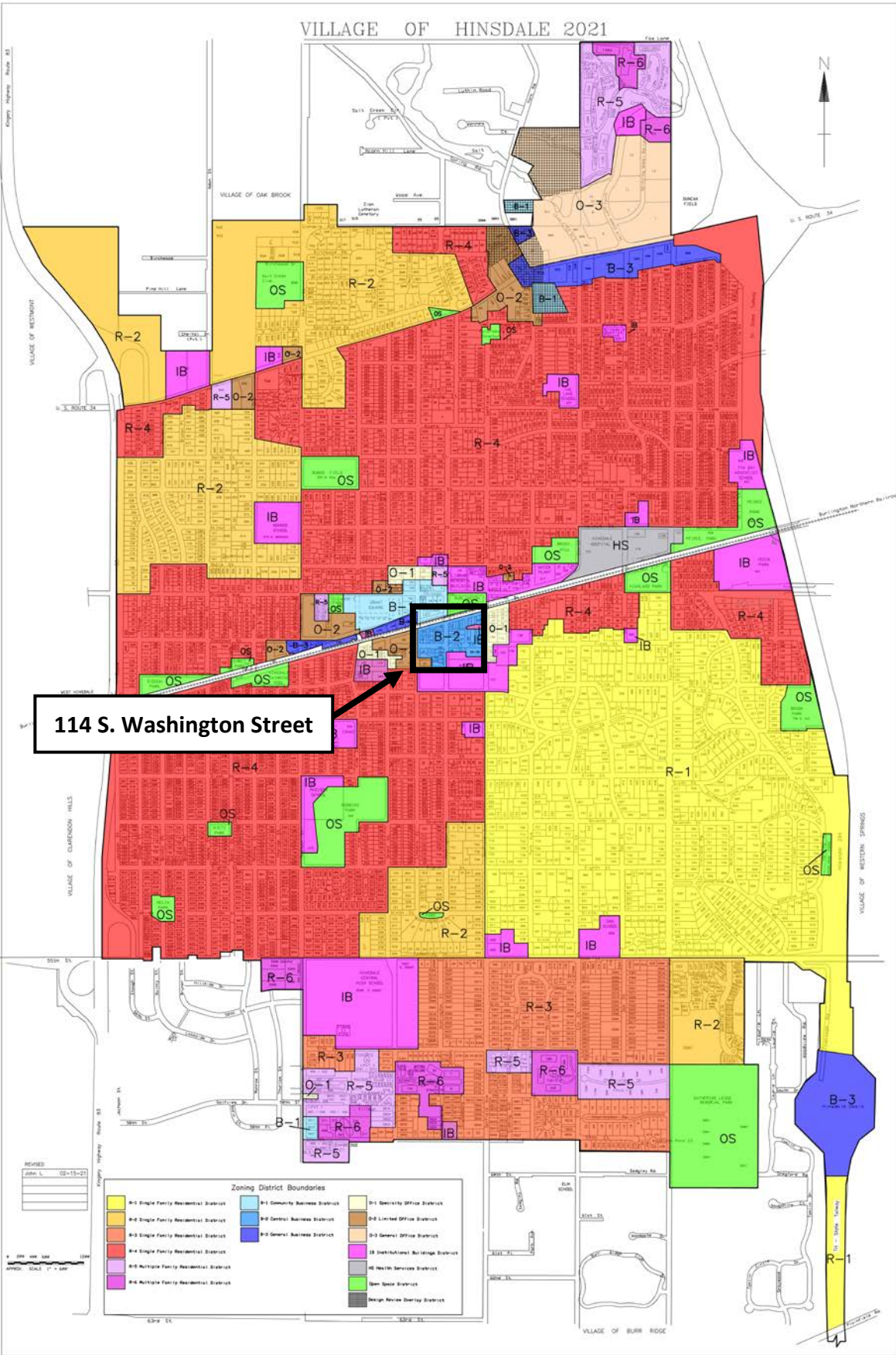
The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

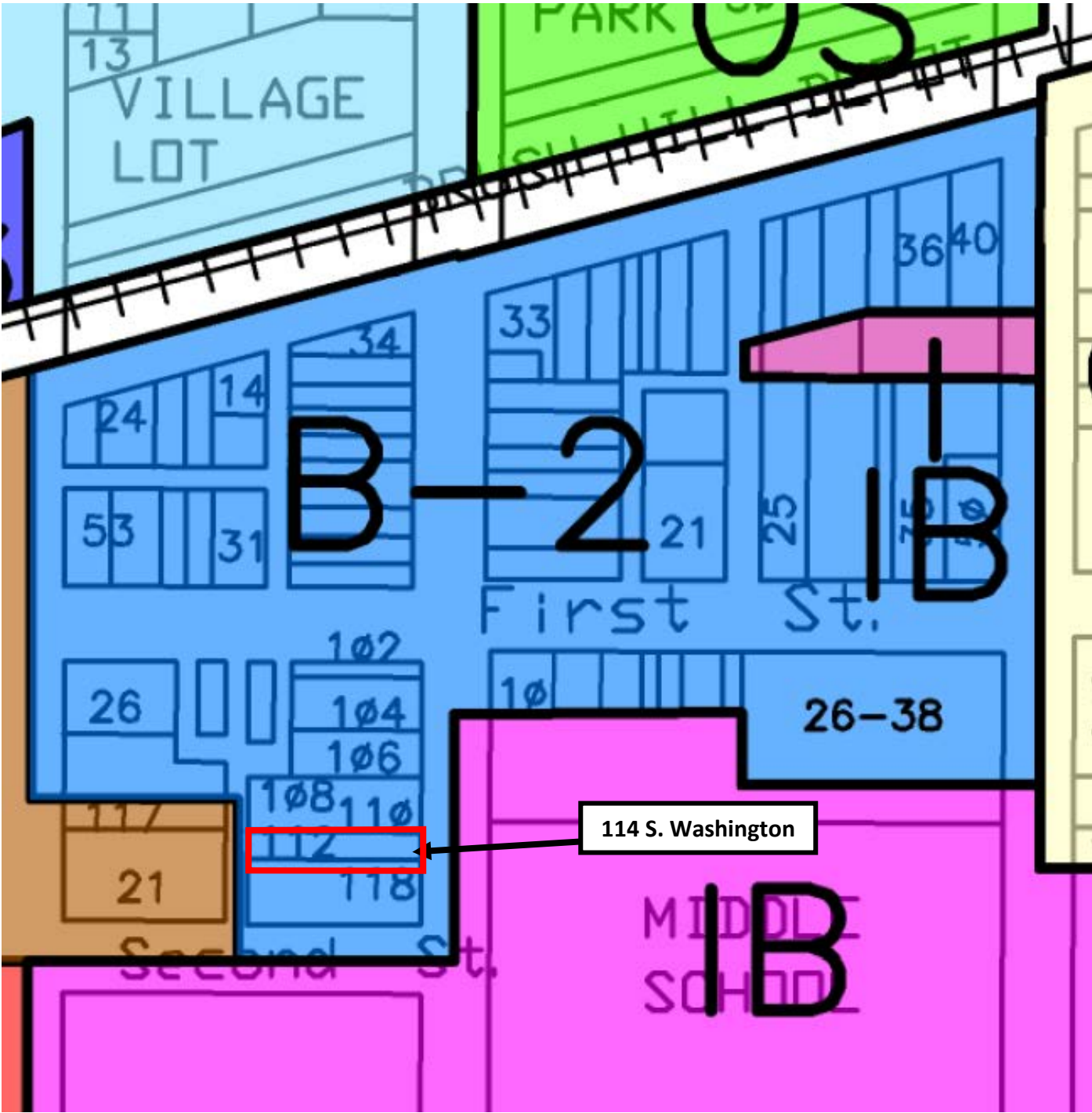
### Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Sign Application and Exhibits

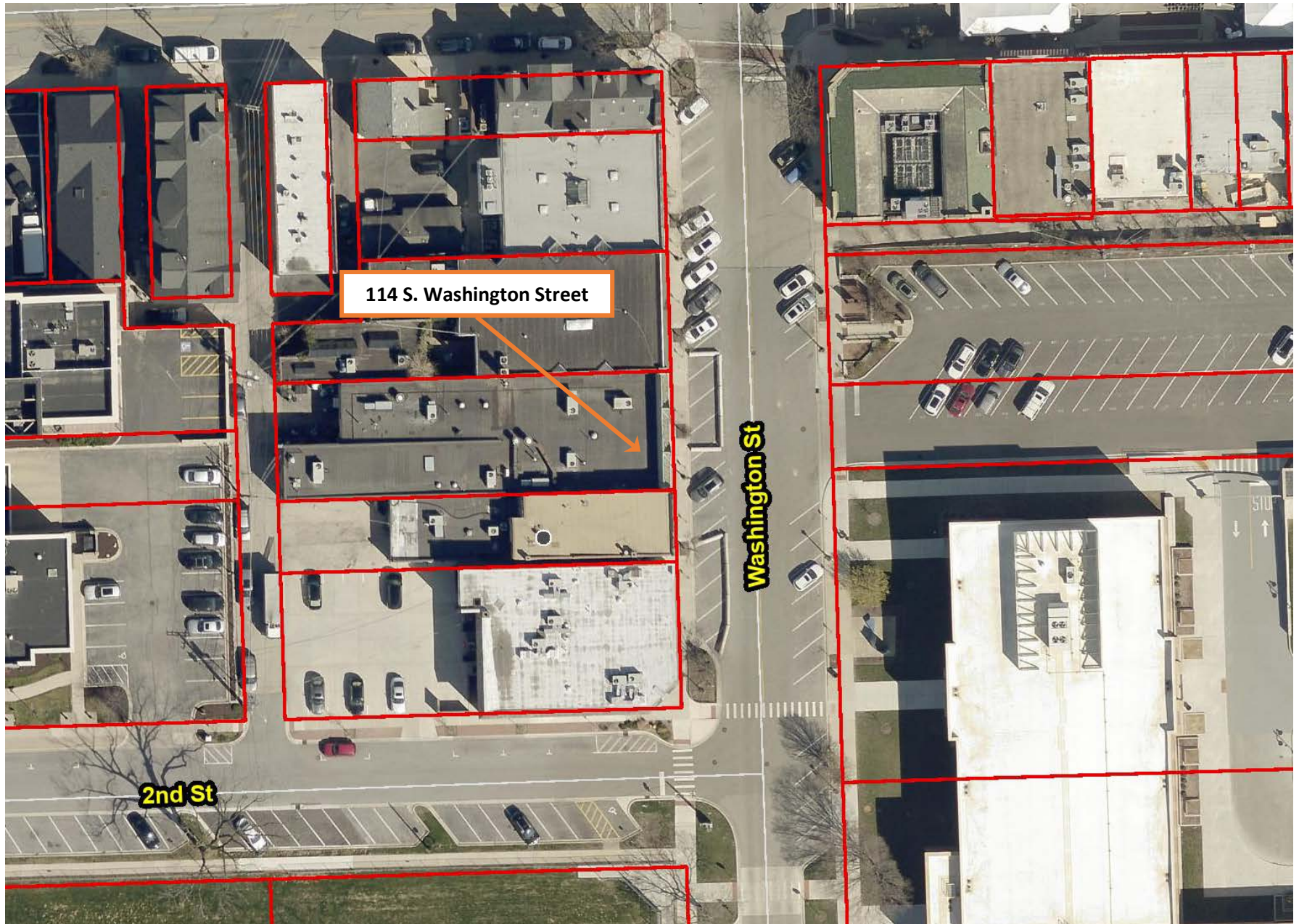
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location

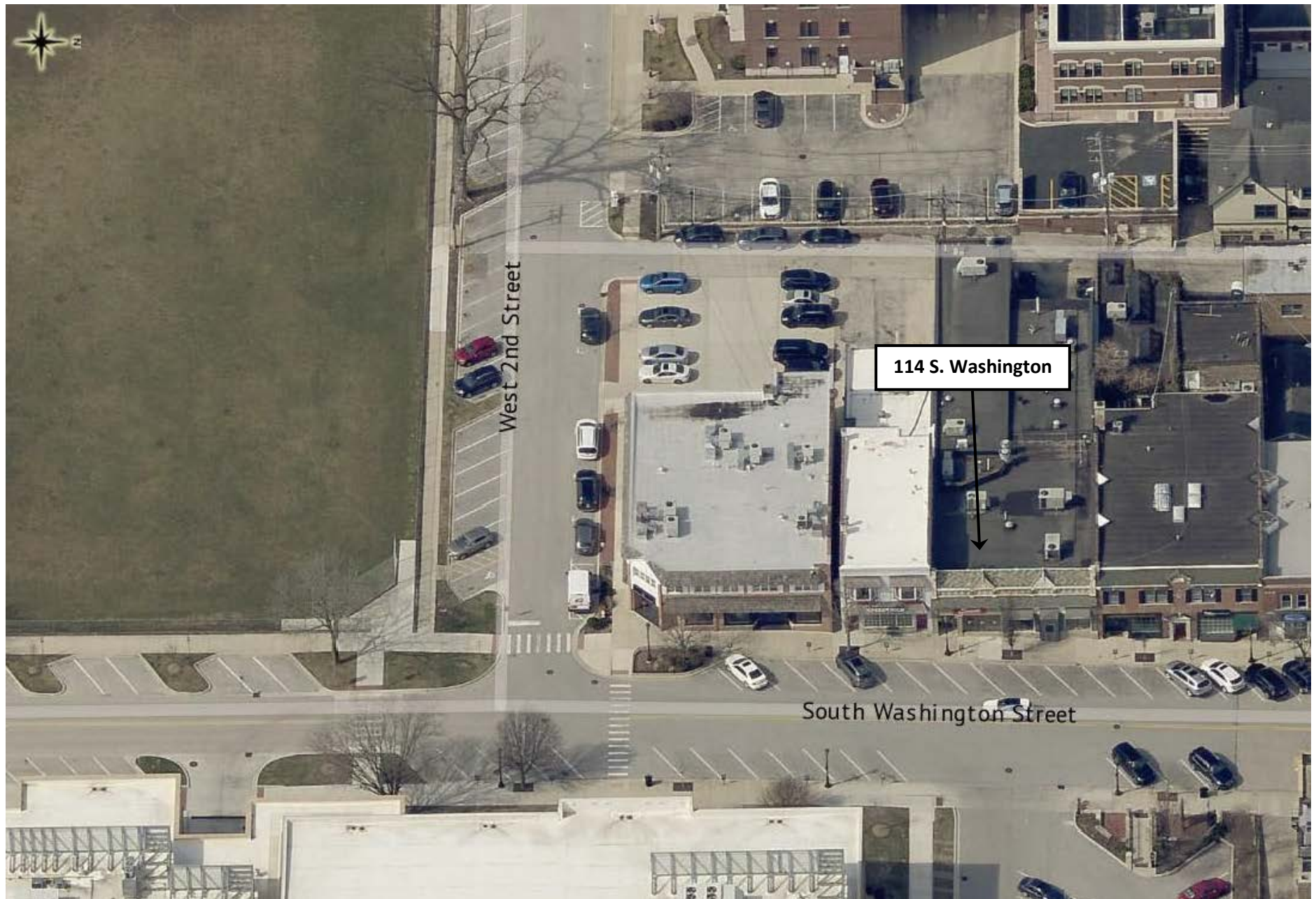


Aerial View – 114 S. Washington Street





## Birds Eye View – 114 S. Washington Street



Street View – 114 S. Washington Street





VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Que Miso  
Address: 114 s. Washington  
City/Zip: Hinsdale  
Phone/Fax: (303) 956-1219 /  
E-Mail: collin@quemiso.com  
Contact Name: Collin

**Contractor**

Name: Sign Solutions Inc.  
Address: 58 Lombard Circle  
City/Zip: Lombard  
Phone/Fax: (847) 308-5581 /  
E-Mail: tonybauer89@gmail.com  
Contact Name: Tony Bauernfreund

ADDRESS OF SIGN LOCATION: 114 S. Washington

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated



**Sign Information:**

Overall Size (Square Feet): 11.5 ( 30" x 55" )

Overall Height from Grade: 11.2 Ft.

Proposed Colors (Maximum of Three Colors):

① terracotta

② \_\_\_\_\_

③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 22'

Building/Tenant Frontage: 22'

Existing Sign Information:

Business Name: na

Size of Sign: \_\_\_\_\_ Square Feet

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

Size of Sign: \_\_\_\_\_ Square Feet

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

Tony Bauerfreund  
Signature of Applicant

10-1-23

Date

Simernett Singh  
Signature of Building Owner

10/4/23

Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

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

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



Qué Miso  
(630)-277-9349  
114 S Washington Street  
Hinsdale IL, 60521

To whom it may concern Qué Miso and its managers authorize sign solutions inc to fabricate and install the signage as shown in the application. On the building of 114 s Washington Street.

Collin Ringelstetter-Ennis, Manager Haute Taco LLC (D.B.A. Qué Miso)

Collin Ringelstetter-Ennis

To whom it may concern 112-114 washington LLC and its managers authorize Sign Solutions inc to fabricate and install the signage as shown in the application. On the building of 114 s Washington Street.

Simerneet Singh, 112-114 Washington LLC

Simerneet Singh

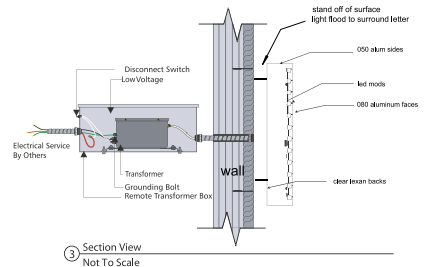
# exterior sign display

## reverse halo letters

- 2" deep aluminum halo lit channel letters
- all mounted to building fascia
- electric to existing 120v line behind wall
- external disconnect switch

lettering and logo terra cotta  
leds white to bounce back panel (flood halo)

### reverse channel letter section



UL Listed



lettering sq ft - 11.5sf  
120v - 60w led power supply  
white leds total 60w.  
indirect halo light visible approx 12candle ft

**SIGN**  
Solutions, Inc.

tonybauer89@gmail.com  
847-308-5581

DESIGN • FABRICATION • INSTALLATION • PROJECT MANAGEMENT

#### COMMENTS

QUE MISO  
114 S WASHINGTON  
HINDSDALE, IL

#### ACCOUNT REPRESENTATIVE

CLIENT

DRAWN BY



30"

Que Miso

55"

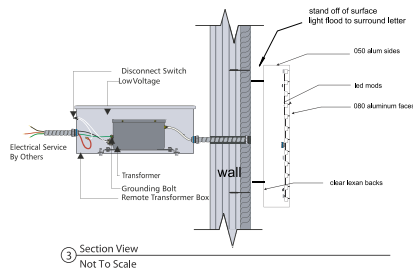
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UL Listed

**sign**  
Solutions, Inc.

tonybauer89@gmail.com  
847-308-5581

DESIGN • FABRICATION • INSTALLATION • PROJECT MANAGEMENT

#### COMMENTS

QUE MISO  
114 S WASHINGTON  
HINDSDALE, IL

#### ACCOUNT REPRESENTATIVE

CLIENT

DRAWN BY



**PLAN COMMISSION  
MEMORANDUM**

**DATE:** November 3, 2023

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign

**FOR:** November 8, 2023 Plan Commission Meeting

---

**Summary**

The Village of Hinsdale received a sign permit application from Rush University Medical Center requesting approval to install one (1) new wall sign for a new second floor medical office tenant located at 32 E. First Street. The existing two-story, multi-tenant building is located in the B-2 Central Business District. The building, known as Garfield Crossing, is not located in the Downtown Historic District, but has historically been reviewed by the Historic Preservation Commission.

The second floor of the building will be occupied by two tenants. The majority of the second floor office space, approximately 8,200 square feet, will be occupied by Rush University Medical Center for use as an outpatient center and medical offices. Ferguson Hill Wealth Management, a financial advisor office, is currently located in Suite 200 and occupies approximately 2,000 square feet of the second floor. The applicant has provided an interior floor plan for the second floor showing the division of the tenant spaces.

**Request and Analysis**

Rush University Medical Center is requesting to install one (1) internally-illuminated wall sign in the existing sign band area located above the central shared entrance for the second floor tenants on the north elevation facing First Street. The proposed wall sign measures 28” tall and 127” wide, with an overall sign face area of 24.7 square feet. The sign consists of black face-lit illuminated channel letters and a green logo mounted to a raceway. The raceway will be painted to match the color of the stone façade behind the sign. No permanent window signage is proposed.

A rendering has been provided to show what the sign will look like illumined at night. Per Section 9-106, in no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.



## MEMORANDUM

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. As noted above, the two businesses on the second floor have a shared entrance to the outside of the building. Therefore, the applicant is not afforded a twenty-five (25) square foot wall sign by right under the Zoning Code requirements.

Per Section 11-607(F), the Plan Commission has the authority to modify certain sign regulations, including to allow one of the following signs to be located on a lot where signs of such functional types are not otherwise allowed: business sign, identification sign, joint identification sign, off premises identification sign, and public service sign. No modification shall be unless the applicant properly applies for the specific relief required and the applicant establishes compliance with all of the following standards:

1. General Standard: Carrying out the strict letter of the provisions of section 9-106 of this code would create a particular hardship or a practical difficulty not caused by an act or omission of the applicant.
2. Unusual Physical Limitations: The subject property or the structure on which the sign is proposed to be located is burdened with an unusual physical limitation, such as an irregular shape, unusual geographic location, exceptional topographical feature, or other extraordinary physical condition, that is peculiar to the subject property and that is more than merely an inconvenience or cost consideration to the applicant.
3. Adverse Impacts: The modification, if granted, would have no adverse impact on any abutting or adjacent property and no adverse impact on the essential character of any part of or all of the neighborhood of the subject property.
4. Public Health And Safety: The modification, if granted, would have no adverse impact on, and would not endanger, the public health or safety.
5. Compliance With Permit Standards: The application satisfies the standards of subsection E of this section.

The applicant has provided a cover letter requesting approval of a modification to the sign regulations to allow for an identification sign / wall sign on the lot where the sign is otherwise not allowed. Rush University Medical Center would be allowed to install the following permanent sign types, subject to Village approval, if a modification to the sign regulations is not approved by the Plan Commission:

- Projecting Sign: Rush University Medical Center would be allowed a projecting sign measuring three (3) square feet per sign face. If they combined signage with the other second floor tenant, Ferguson Hill Wealth Management, they would be allowed to install a projecting sign with a maximum total sign face area of five (5) square feet.
- Nameplate Sign: Nameplate signs are typically a small directory wall sign installed next to a shared entrance for businesses that do not have a separate entrance and that are not located on the ground floor of a building. Businesses are allowed one non-illuminated nameplate sign per occupancy with a maximum sign face area of one (1) square foot. Nameplate signs are considered permit exempt and do not require approval by the Historic Preservation Commission or Plan Commission.



## MEMORANDUM

### Meeting History

Historic Preservation Commission Meeting – November 6, 2023 – The November 1, 2023 regular meeting of the Historic Preservation Commission (HPC) was rescheduled to November 6, 2023. Due to the limited timeframe between meetings, a summary of the HPC meeting and the recommendation from the Commission was not able at the time of the writing of this staff report.

Staff will provide a summary of the discussion and the vote of the HPC meeting at the Plan Commission meeting on November 8, 2023.

### Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only.

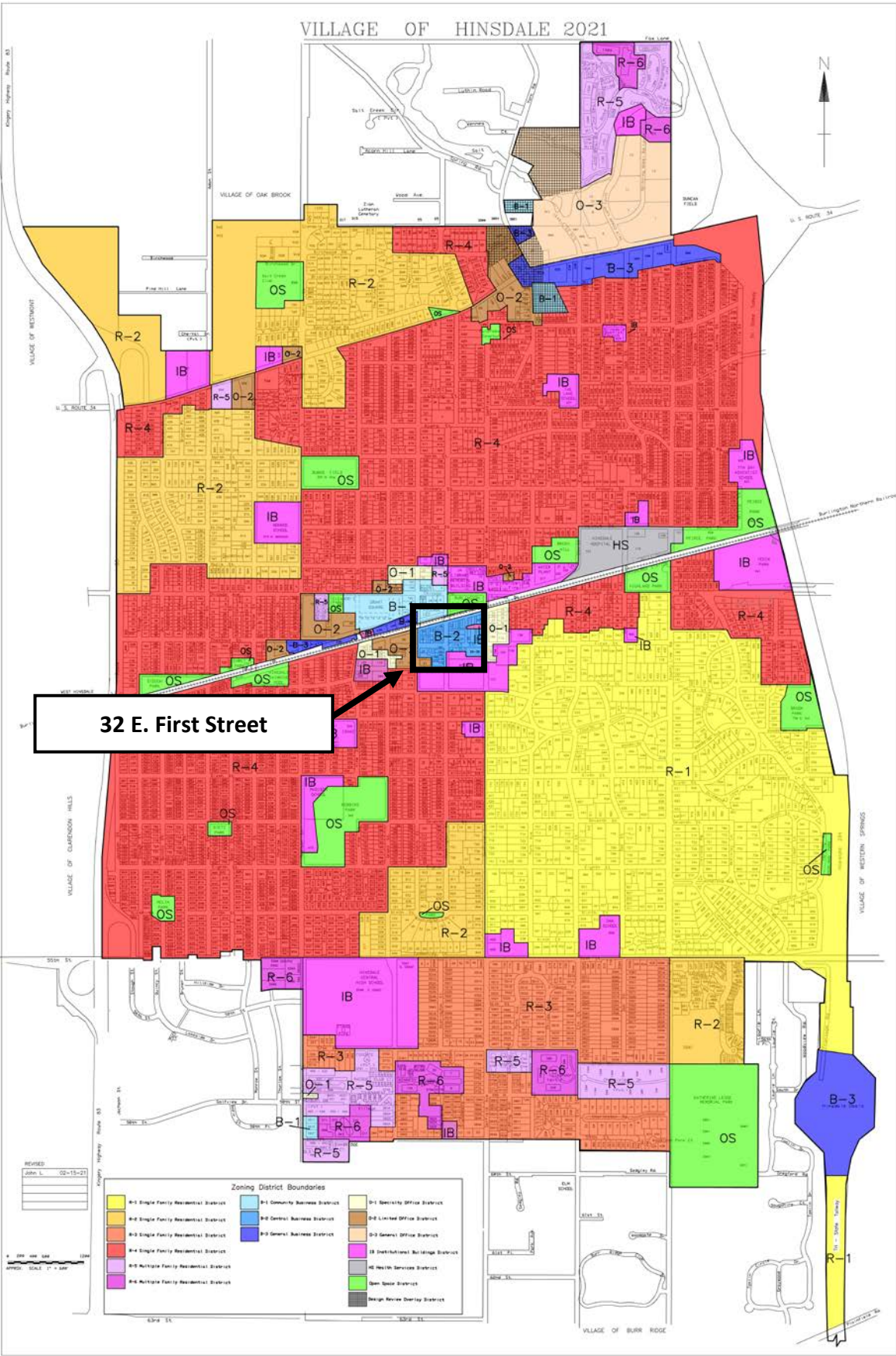
The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

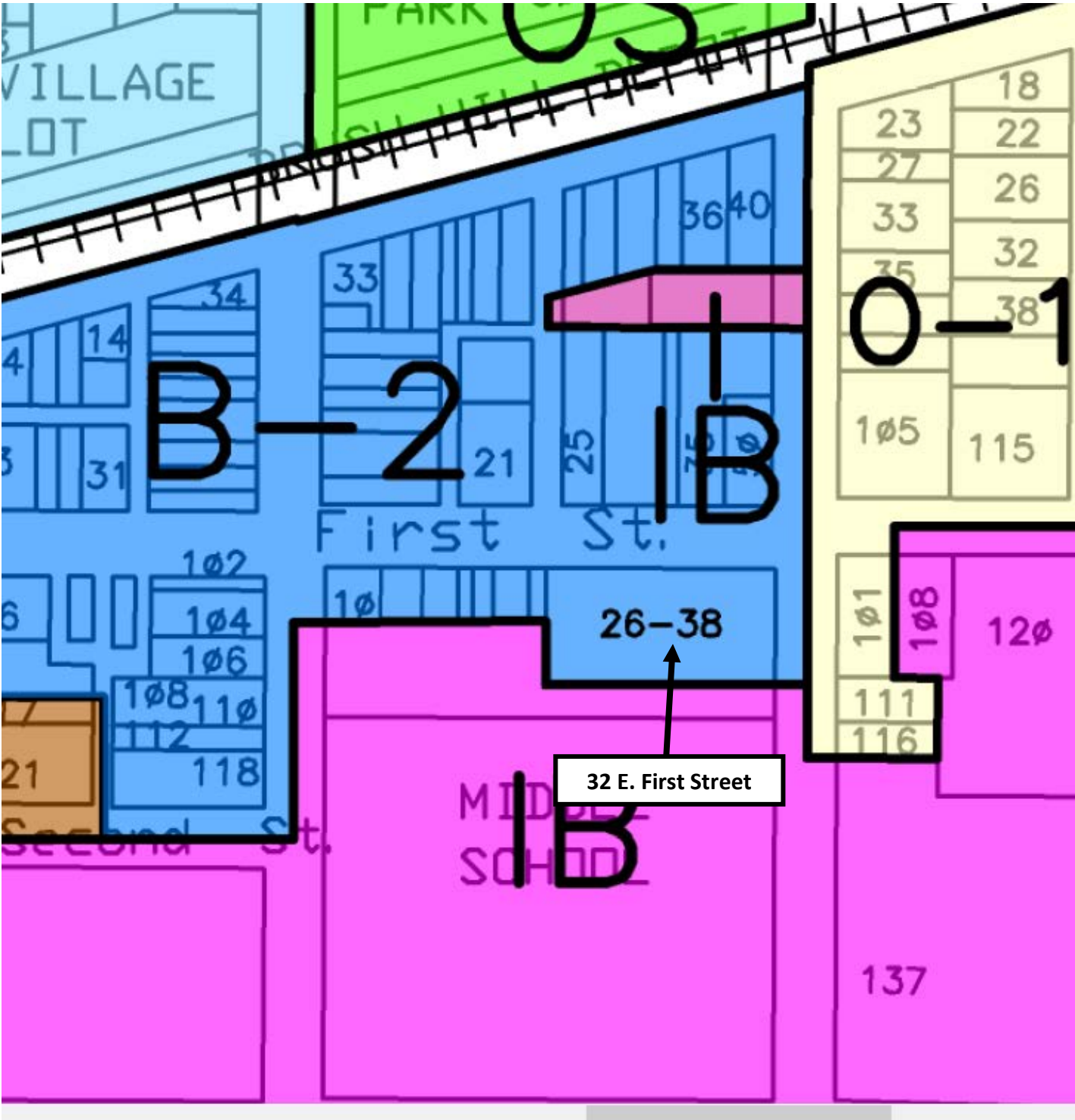
### Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Sign Application and Exhibits

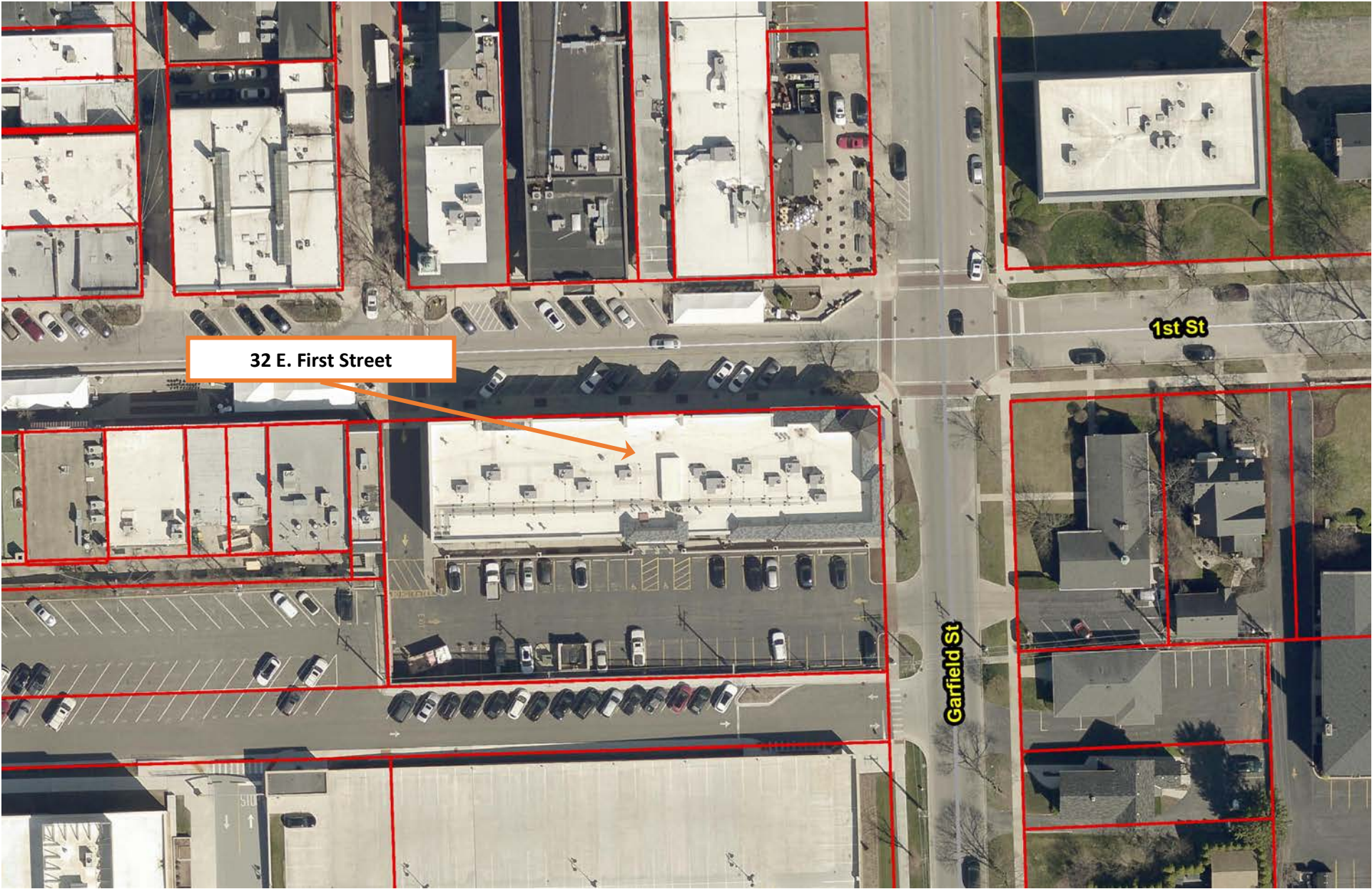
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – 32 E. First Street



## Birds Eye View – 32 E. First Street



Street View – 32 E. First Street



Street View – 32 E. First Street

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**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT**

**Applicant**

Name: Rush University Medical Center  
 Address: 1725 W Harrison, 229 POB  
 City/Zip: Chicago, IL 60612  
 Phone/Fax: (773) 844 / 5615  
 E-Mail: Peter\_J\_Ziarno@rush.edu  
 Contact Name: Peter Ziarno

**Contractor**

Name: IFA Signs  
 Address: 5500 N. Kedzie Ave  
 City/Zip: Chicago, IL 60625  
 Phone/Fax: (773) 649 / 5194  
 E-Mail: april@tfasigns.com  
 Contact Name: April Rose Colle

**ADDRESS OF SIGN LOCATION:** 32 E 1st St. Hinsdale, IL 60521**ZONING DISTRICT:** IB Institutional Buildings**B2-IB****SIGN TYPE:** Wall Sign**ILLUMINATION** Internally Illuminated**Sign Information:****127" X 28"**Overall Size (Square Feet): 24.67 ( 127" x 28" )Overall Height from Grade: 18 ft (to top of sign) Ft.

Proposed Colors (Maximum of Three Colors):

① Black② White @ Night to be filled by designer③ Green**Site Information:**Lot/Street Frontage: approx 380 ft. (2 frontages)Building/Tenant Frontage: 220 ft / 28.75 ftExisting Sign Information: Business Name: Circa Lighting ; Verizon ✓Size of Sign: 25 ; 25 Square FeetBusiness Name: FedEx Office ; FedEx Office ; redESize of Sign: 25 ; 25 ; 20 Square Feet

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

DocuSigned by:

Peter Ziarno10/20/2023

Signature of Applicant

Date

Larry Geringer

Signature of Building Owner

Date

10-19-23**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

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

Village of Hinsdale, IL  
Community Development Department  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

Rush University Medical Center (32 E. First St, Hinsdale, IL)

To whom it may concern,

I, Corey Geringer on behalf of Hinsdale LM Properties LLC , owner of the location 32 E. First St, Hinsdale, IL 60521 grant permission to my tenant Rush University Medical Center (Peter Ziarno) and Sign Contractor TFA Signs to apply for and obtain permit, and install the wall sign with the measurement of 127" long and 28" tall in the location mentioned above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Corey Geringer", is positioned above a horizontal blue line.

Corey Geringer  
Hinsdale LM Properties, LLC.  
1401 S. Brentwood Blvd. Suite 520  
St. Louis, MO. 63144  
314-567-4852

20 October 2023

Village of Hinsdale  
Building & Zoning Department

RE: RUSH Hinsdale Outpatient Center  
32 E. 1<sup>st</sup> Street, Hinsdale, IL

To whom it may concern,

Rush University System for Health, a national leader in patient care, education, research and community partnerships, is excited to bring an outpatient center to the Village of Hinsdale expanding access to primary and specialty care in Chicago's western suburbs.

RUSH Hinsdale plans to open at 32 E 1<sup>st</sup> Street in early 2024. The outpatient center will feature medical offices, bringing primary and specialty care to Hinsdale and surrounding suburbs, including reproductive endocrinology and infertility care.

Per Section 11-607 of the code we are seeking Plan Commission approval for a business wall sign for a second-floor tenant space that does not have a separate ground floor principle entry directly to the exterior. RUSH Hinsdale will be the primary second floor tenant alongside Ferguson Hill Wealth Management and occupy over 9,000 square feet which consists of over eighty percent of the leasable floor space. Rush is seeking permission to install a business wall sign through a permitted modification, which the plan commission has the authority to grant. This letter is being filed in connection with the enclosed sign permit application.

Please find below confirmation that this sign permit request complies with the modification standards for a permitted modification as is set forth in the village zoning code.

- General Standard: Carrying out the strict letter of the provisions of section 9-106 of the code would cause a hardship and practical difficulty not caused by an act or omission of the applicant. If Rush is not permitted to install this business wall sign there is potential confusion for patients finding the clinic and navigating to see their providers.
- Unusual Physical Limitations: The subject property on which the sign is proposed to be located is burdened with an unusual physical limitation that is peculiar to the subject property and that is more than merely an inconvenience or cost consideration to the applicant. This property is unique with respect to the entry points and size of the second floor commercial space. As the tenant space is large and located on the second-

850 West Jackson Boulevard  
Suite 850  
Chicago, Illinois 60607  
312.491.3060

[chicagodesignnetwork.com](http://chicagodesignnetwork.com)

floor additional wayfinding is required to ensure patients are able to identify the correct building entry point.

- Adverse Impacts: The modification, if granted, would have no adverse impact on any abutting or adjacent property and no adverse impact on the essential character of any part of or all of the neighborhood of the subject property. The proposed sign will be located within an area delineated with accent brickwork similar to existing signage and blend into the overall façade rhythm of the building and the neighborhood.
- Public Health And Safety: The modification, if granted, would have no adverse impact on, and would not endanger, the public health or safety.
- Compliance With Permit Standards: The proposed signage satisfies the standards set forth in subsection E as it relates to visual compatibility, quality of design and construction, as well as, appropriateness to activity and site.

We look forward to your favorable consideration of the sign permit application enclosed. Please reach out with any questions related to the application or any of the standards outlined above.

Sincerely,



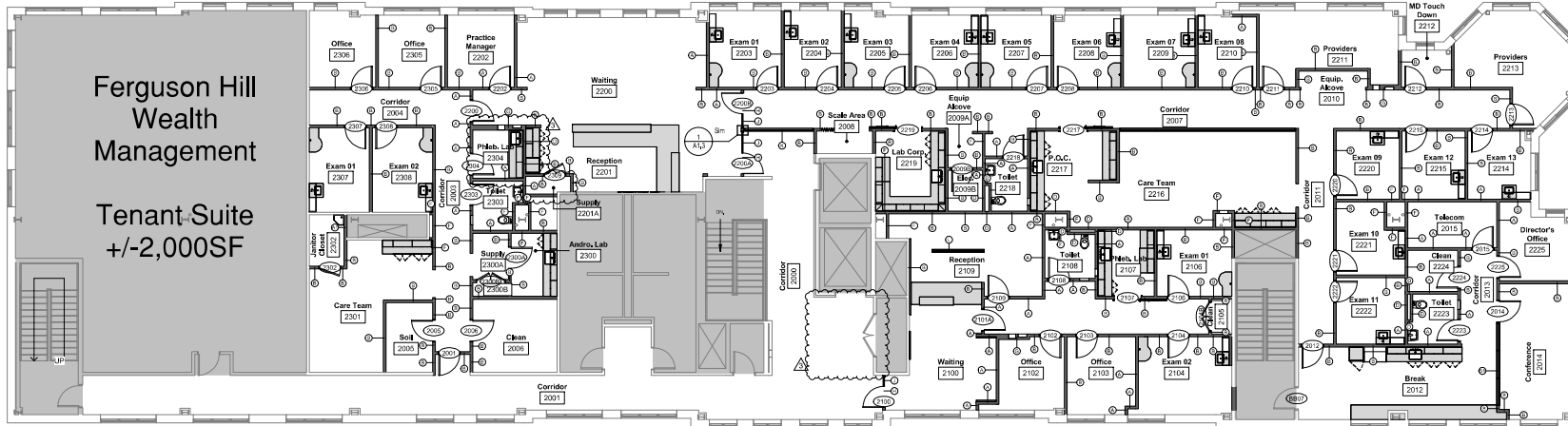
Deborah J. Winchester  
Principal

**O** 312.491.3063

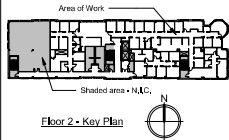
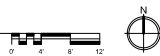
**M** 847.530.5125

[debbie.winchester@chicagodesignnetwork.com](mailto:debbie.winchester@chicagodesignnetwork.com)

# RUSH Hinsdale Tenant Suite +/-8,200SF



D:\NC-Construction Plan\Level 02  
1/8" = 1'-0"



- Construction Legend**
- New Partition
  - Existing Partition
  - Partition Type Indicator
  - 10001 Door Number
  - 1 Equipment mark/callout. See schedule and coordinate with engineer drawings.
  - 15 Detail Number
  - 15001 Sheet Number
  - 15001 Millwork (Shown Hatched)
  - 15001 Area "Not in contract" (Shown Hatched)
  - 15001 Keyed Note Tag

## General Gypsum Wallboard Notes - Interior Applications

- See drawings and details for partition construction type.
- Where new construction aligns with an existing partition, verify construction to ensure match for materials and partition thickness.
- Examine substrate and framing before proceeding with wallboard installation. Do not proceed if conditions are not appropriate. Proceeding with installation shall constitute acceptance of substrate and framing conditions.
- Install panels with face side out, across framing and aligned to minimize joints. Stagger end joints not less than one framing member.
- Unless specifically noted, install perimeter of partition from adjacent structural columns or structural ceiling components by 1/2" x 1/2" furring strip connection tracks. Where required include fire caulking.
- Where control joints are not indicated on drawings verify manufacturer's recommendations before proceeding. Form control joints and expansion joints with space between the edges of panels.
- For all locations gypsum wallboard panels shall be furnished with long edges tapered and shall be the appropriate wallboard type in accordance with ASTM c1396/c1396m.
  - Standard partitions = see plan for thickness.
  - Fire rated partitions = type x
  - Fire rated ceiling = type c
  - Wall locations not scheduled for finish = sink or toilet walls from floor to 48" moisture and mold resistant
  - Tub or shower surround locations = cementitious backer units in accordance with ASTM c 1285, Manufacturer's standard edge
  - Locations scheduled for wall finish materials = cement water-resistant interior gypsum board, 5/8" backboard panels in accordance with ASTM c 1775 or cementitious backer units in accordance with ASTM c 1285, Manufacturer's standard edge
  - Locations scheduled for skim coat (level 5 finish) = skim-coated wallboard manufactured with a factory-applied skim coat
- All trim accessories, corner beads, casing beads, etc. shall be galvanized or aluminum-coated steel designed to receive joint compound.
- Joint and prefilling compound shall be appropriate for intended use as indicated by manufacturer's recommendations and specifications. Strictly follow manufacturer's instructions. Coordinate required number of coats and materials with specified finish level in accordance with ASTM c440.
- Verify compatibility of joint and prefilling compounds with specified finish materials and adhesives. Use only materials as recommended by the backing panel manufacturer.
- Unless otherwise indicated, use screws complying with ASTM c 854 for fastening panels to steel studs.
- Control joints shall be installed where indicated on the plans. Control joints shall be installed where specified by the architect or designer as a design accent or architectural feature. Full height door frames shall be considered equivalent to a control joint. When not indicated on the plans, install control joints in the following conditions:
  - Control joints shall be installed where a partition, wall, or ceiling traverses a construction joint (expansion, seismic, or building control element) in the base building structure.
  - Control joints shall be installed where a wall or partition runs in an uninterrupted straight plane exceeding 30 linear feet. Total length of wall or partition shall be divided into equal segments not exceeding 30 linear feet between joints.
  - Control joints in interior ceilings with perimeter relief shall be installed so that linear dimensions between control joints do not exceed 50 ft and total area between control joints does not exceed 2600 sq ft.

- Control joints in interior ceilings without perimeter relief and control joints in exterior ceilings and soffits shall be installed so that linear dimensions between control joints do not exceed 30 ft and total area between control joints does not exceed 900 sq ft.
- A control joint or intermediate blocking shall be installed where ceiling framing members change direction.
- Where a control joint occurs in an acoustical or fire-rated system, blocking shall be provided behind the control joint by using a backing material such as 5/8" in. type X gypsum board, mineral fiber, or other tested equivalent.
- Where sound attenuation blankets are indicated they shall comply with ASTM c 685, type 1 (blankets without facing).
- Wallboard shall be finished in accordance with ASTM c840 finish levels (0 through 5):
  - Level 0 = see finish schedule
  - Level 1 = all partitions unless specifically noted on drawings, details or finish schedule
  - Level 2 = above line of finished ceiling where not visible
  - Level 3 = 2 or 1 - not acceptable

- Stud and track, U.N.O.,
  - a. Framing members to be formed from corrosion resistant steel which is zinc-coated.
  - b. Studs: 25-gauge by (3x58") deep galvanized steel, 24" O.C.
  - c. Track: 25-gauge by (3x8") wide galvanized steel, 24" O.C.

1	20001	Revised for Construction
2	20001	Revised for Permit, Comment Response 2
3	20001	Revised for Permit, Comment Response
4	20001	Revised for Permit & Pricing



Primary Care, IVF, and Concierge

Rush-Hinsdale

32 E 1st St.  
2nd Floor  
Hinsdale, IL 60521

**CHICAGO**  
**DESIGN**  
**NETWORK**

850 West Jackson, Suite 800  
Chicago, Illinois 60607

Construction Plan	A1.0
23.105.02	
Scale: As indicated	

PROJECT:



32 E. First St, Hinsdale, IL

[illegible]

REVISION			
REV.	DATE:	DB	NOTES:
0	00.00.0000	-	-



5500 N. Kedzie Ave Chicago, IL 60625  
**773-267-6007** | [sales@tfasigns.com](mailto:sales@tfasigns.com)

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## CLIENT & LOCATION



32 E. First St, Hinsdale, IL

**CLIENT APPROVAL:**

LEAD NO.:

**DATE STARTED:**  
25.08.2023

REVIEWED BY:

**SHEET NO.:**

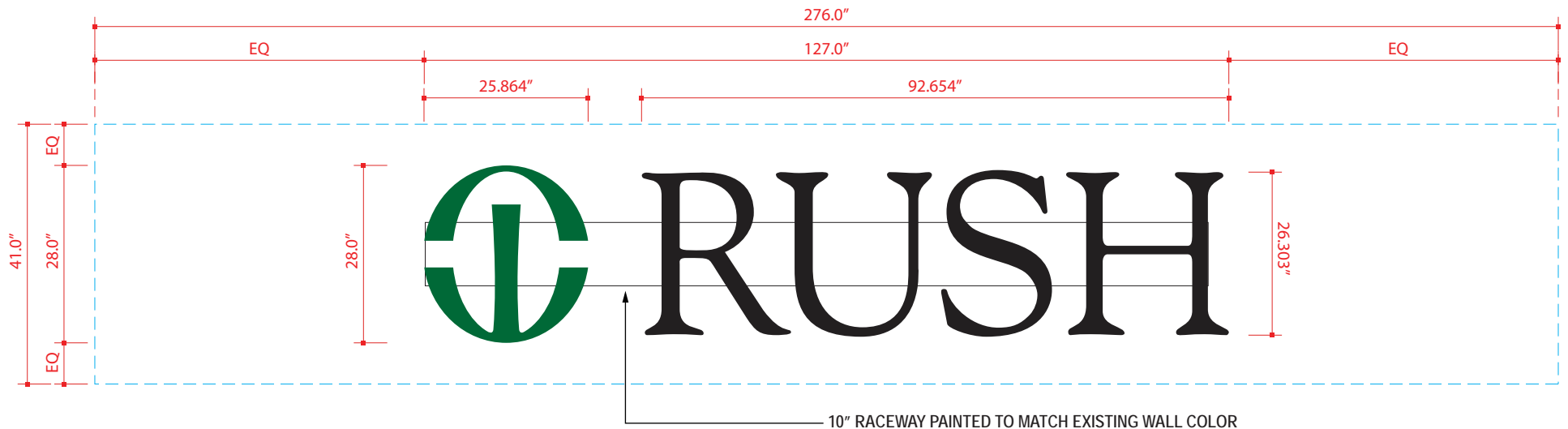
**LANDLORD APPROVAL:**

SM - PM

**DRAWN BY:**  
IÑIGO

SEG. NO.:

1 of 4



## SPECIFICATIONS

Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted  
Internally Illuminated

Quantity: TWO (2)  
Overall Height: 28.0"  
Overall Length: 127.0"  
Total Sq. Ft.: 24.677 ft<sup>2</sup>

Logo

Returns: To be painted to match Pantone 349C  
Back: To be painted to match Pantone 349C  
Trimcap: To be painted to match Pantone 349C  
Face: 3/16" white acrylic pasted with 3M Scotchcal Translucent Graphic Film Series 3630

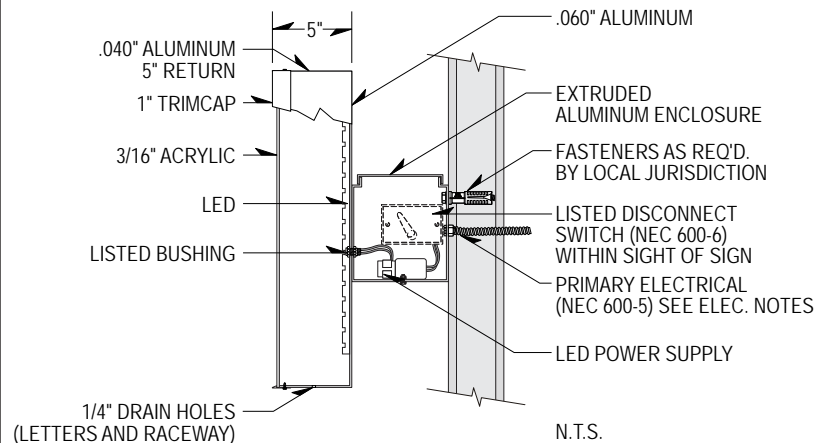
Text RUSH

Returns: Black  
Back: Black  
Trimcap: To be painted Black  
Face: 3/16" white acrylic pasted with 3M™ Dual Color Film 3635-222, Day / Night vinyl film

Illumination: White LED

NOTE:  
- White interiors to increase illumination  
- All paint two-stage automotive acrylic

## CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



## ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.  
Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

## LED MODULES



• Illumination.  
Lighting details need to be provided. Verify the following code requirements are met:

o Signs may be illuminated only by indirect or internal white light not exceeding 50 foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

**tfasigns**

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## CLIENT & LOCATION

**RUSH**  
32 E. First St, Hinsdale, IL

## CLIENT APPROVAL:

## LANDLORD APPROVAL:

## LEAD NO.:

## SM - PM

## DATE STARTED:

## DRAWN BY:

## REVIEWED BY:

## SEG. NO.:

## SHEET NO.:

2 of 4



BEFORE



AFTER



NIGHT VIEW



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CLIENT & LOCATION

 **RUSH**  
32 E. First St, Hinsdale, IL

CLIENT APPROVAL:	LEAD NO.: -	DATE STARTED: 25.08.2023	REVIEWED BY: -	SHEET NO.:  3 of 4
LANDLORD APPROVAL:	SM - PM -	DRAWN BY: INIGO	SEG. NO.: -	