



MEETING AGENDA

**PLAN COMMISSION
SPECIAL MEETING
Wednesday, March 13, 2024
6:00 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 – February 15, 2024

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-43-2023 – 945 S. Garfield Avenue – Montessori Gifted Prep Preschool / Hinsdale United Methodist Church – Special Use Permit to allow for Child Day Care Services in the IB Institutional Buildings District located at 945 S. Garfield Avenue

6. PUBLIC HEARINGS

- a) Case A-2-2024 – Short-Term Rentals – Text Amendment to Section 9-101 (Accessory Structures and Uses), Section 9-102 (Home Occupations), and Section 12-206 (Definitions), and Creation of a New Section 9-108 (Short-Term Rentals) of the Hinsdale Zoning Ordinance to Define and Clarify Regulations for Short-Term Rentals
- b) Case A-3-2024 – Landscaping and Screening Standards – Text Amendment to Section 9-107 (Buffers and Landscaping) of the Hinsdale Zoning Ordinance – Case A-3-2024

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

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Thursday, February 15, 2024**

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 Thursday, February 15, 2024 at 7:35 P.M., roll call was taken.

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

ABSENT: Commissioner Laurel Haarlow and Gerald Jablonski

ALSO PRESENT: Bethany Salmon, Village Planner

PUBLIC COMMENT ON NON-AGENDA ITEMS

Chairman Cashman asked for public comments.

APPROVAL OF MINUTES – JANUARY 10, 2024

Hearing no comments, a motion was made by Commissioner Curry, seconded by Commissioner Krillenberger, to approve the January 10, 2024 draft minutes as submitted. The motion carried by the roll call vote of 6-0 as follows:

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

SCHEDULING OF PUBLIC HEARINGS

a) Case A-2-2024 – Short-Term Rentals – Text Amendment to Section 9-101 (Accessory Structures and Uses), Section 9-102 (Home Occupations), and Section 12-206 (Definitions), and Creation of a New Section 9-108 (Short-Term Rentals) of the Hinsdale Zoning Ordinance to Define and Clarify Regulations for Short-Term Rentals – Scheduling of a Public Hearing

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to schedule a Public Hearing for Case A-2-2024 – Short-Term Rentals – Text Amendment to Section 9-101 (Accessory Structures and Uses), Section 9-102 (Home Occupations), and Section 12-206 (Definitions), and Creation of a New Section 9-108 (Short-Term Rentals) of the Hinsdale Zoning Ordinance to Define and Clarify Regulations for Short-Term Rentals – Scheduling of a Public Hearing for the Wednesday, March 13, 2024 Plan Commission meeting at 6:00 P.M. The motion carried with a roll call vote of 7-0 as follows:

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

b) Case A-3-2024 – Landscaping and Screening Standards – Text Amendment to Section 9-107 (Buffers and Landscaping) of the Hinsdale Zoning Ordinance – Case A-3-2024 – Scheduling of a Public Hearing

A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to schedule a Public Hearing for Case A-3-2024 – Landscaping and Screening Standards – Text Amendment to Section 9-107 (Buffers and Landscaping) of the Hinsdale Zoning Ordinance – Case A-3-2024 – Scheduling of a Public Hearing for THE Wednesday, March 13, 2024 Plan Commission meeting at 6 P.M. The motion carried with a roll call vote of 7-0 as follows:

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

SIGN PERMIT REVIEW

a) Case A-1-2024 – Sign Permit Review – 34 E. Hinsdale Avenue – Brasi’s Pizzeria – Installation of One (1) Wall Sign

Mike Hoffer representative from Aubrey Sign Company, on behalf of Brasi’s Pizzeria was present. Commissioner Curry stated that the lettering of Brasi’s is too large, she asked Mr. Hoffer what the size of the lettering is. He was unsure, he believed the sign is 26 inches and Brasi’s is 22 inches. Commissioner Curry discussed the existing sign and lettering for Bake Homemade Pizza. Mr. Hoffer stated that the size of the new sign is the same framing size as the previous sign. Commissioner Curry asked if the lettering can be decreased to 20 inches? Mr. Hoffer said the size can be decreased by 10%.

Commissioner Krillenberger supported the sign with no other comments.

Commissioner Crnovich and Willobee both stated they would prefer the sign to be smaller.

A motion was made by Commissioner Willobee seconded by Commissioner Moore to approve Case Case A-1-2024 – Sign Permit Review – 34 E. Hinsdale Avenue – Brasi’s Pizzeria – Installation of One (1) Wall Sign, subject to the following conditions:

1. Reduce the size of Barasi’s letters by 10% of the original.

The motion carried by a roll call vote of 7-0 as follows:

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

b) Case A-4-2024 – 50 S. Lincoln Street & 120 W. Hinsdale Avenue – BMO Bank – Installation of Three (3) Wall Signs, One (1) Canopy Sign, New Signs Faces on One (1) Existing Pylon Sign, and a New Sign Faces on One (1) Ground Sign

Guy Dragisic from Olympik Sign Co. representing BMO was present. Mr. Dragisic provided an overview on the signs. BMO Bank has been converting signage for their branches over the past two

years and removing Harris Bank from their signage. The square footage on the proposed wall signs will be smaller, the faces will be the same with the exception of removal of Harris Bank. The signs will be illuminated.

Commissioner Moore asked for confirmation that there is no increase in sizing, no new signage, and no changes to the existing. Mr. Dragisic stated there will be no increase in the size just the replacements of faces.

Commissioner Fiascone and Willobee had no comments.

Commissioner Crnovich stated the signs are large, nonconforming, and do not fit in the historic downtown. Commissioner Crnovich asked if the signs could be made smaller so they fit more into the downtown area. Mr. Dragisic stated that the sign frames and the internal lighting will be utilized and the faces will be just replaced.

Commissioner Crnovich asked if other towns are approving the rebranding. Mr. Dragisic stated that the towns they have worked in they have not had any issues.

Commissioner Crnovich asked how large the lettering is. Mr. Dragisic stated that the lettering size differs by sign.

Chairman Cashman stated that the building is contemporary, it is not in the historical district, the signs are for an international bank, and he does not think there are any grounds to eliminate the amount of signs.

Commissioner Krillenberger stated that there are four signs that are nonconforming.

Chairman Cashman stated that they complied with code when the signs were originally installed.

Commissioner Curry stated that there are a lot of signs for this building. She asked if there is an opportunity to remove signs from the building.

Chairman Cashman stated that would be a corporate decision and not the sign company's decision. Mr. Dragisic stated that he can ask if sign removal can be possible.

A motion was made by Commissioner Fiascone seconded by Commissioner Curry to approve Case A-4-2024 – 50 S. Lincoln Street & 120 W. Hinsdale Avenue – BMO Bank – Installation of Three (3) Wall Signs, One (1) Canopy Sign, New Signs Faces on One (1) Existing Pylon Sign, and a New Sign Faces on One (1) Ground Sign with consideration of reducing the amounts of signs.

The motion carried by a roll call vote of 7-0 as follows:

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

PUBLIC HEARING

a) Case A-43-2023 – 945 S. Garfield Avenue – Montessori Gifted Prep Preschool / Hinsdale United Methodist Church – Special Use Permit to allow for Child Day Care Services in the IB Institutional Buildings District located at 945 S. Garfield Avenue

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-43-2023.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to open the Public Hearing for Case A-43-2023 – 945 S. Garfield Avenue – Montessori Gifted Prep Preschool / Hinsdale United Methodist Church – Special Use Permit to allow for Child Day Care Services in the IB Institutional Buildings District located at 945 S. Garfield Avenue. The motion carried with a roll call vote of 7-0 as follows:

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

At the public hearing, Peter Coules, the attorney representing the applicant from Donatelli and Coules, provided an overview of the project. The applicant, JC Mountainbear, representing Montessori Gifted Prep Preschool, and Zed Francis and Jennifer Dean representing Hinsdale United Methodist Church, were also present at the meeting to present information and answer questions.

Mr. Coules spoke about the proposed traffic pattern for pick-up and drop-offs, which were designed with safety in mind. Mr. Coules stated the applicant mailed out detailed letters about the proposed plans to neighbors. The applicant and the Village had not received any responses or concerns from neighbors.

Mr. Francis stated he has been a member of the United Methodist Church for over 40 years. He stated his goal is to utilize the building and grow the church in the community. He provided an overview of the proposed operations in conjunction with the church and student parking.

Mr. Mountainbear provided an overview of his background. He stated his goal is to give back to the community in a meaningful way. His preschool intends to focus on three things - intrinsic motivation, perseverance, and empathy. He noted that the other preschool he currently operates in Chicago has about 92 children, with only 4 loading spaces for pick-ups and drop-offs. They have had no issues at their current location and have been able to maintain an efficient pick-up and drop-off schedule.

Ms. Dean, the former president of the preschool operated by Hinsdale United Methodist Church, spoke about the past operations of the preschool. Ms. Dean stated they had no prior incidents with traffic or stacking issues in the past. The former daycare had about 40-100 students depending on the year. Some of those years, the church was renting out parking spaces to high school students. She noted the current proposal is more thought-out and planned than past preschool operations, as the proposed pick-up and drop-off area has been moved to the east side of the building rather than the north side of the building to increase stacking, and they have created one-way traffic entering from Garfield Avenue and existing onto 9th Court.

Mr. Coules emphasized the safety of the traffic flow as designed and noted that if issues arise, the hours will be adjusted in the future as needed.

Commissioner Curry stated it is good to repurpose the building. Commissioner Curry asked for clarification on the entrance off of Garfield and if it will be used as one-way for an entrance only. Commissioner Curry noted concerns that the exiting traffic onto 9th Court and Park Avenue will cause issues with existing Oak School traffic. Commissioner Curry asked what the months of operations will be. Mr. Mountainbear stated that the program is year-round, 5 days a week.

Mr. Francis reiterated that it was very important in the planning for the application that traffic does not back up onto Garfield.

Commissioner Curry asked if a traffic study been done by Hinsdale Police. Mr. Coules stated they looked at the dismissal time for Oak School and adjusted their time to not overlap.

Commissioner Krillenberger stated it was a good presentation and had no further questions.

Commissioner Crnovich stated she is in support of the application.

There was a discussion over traffic and parent pick-ups at Oak School.

Commissioner Willobee clarified that not all 77 students will be leaving within one time slot. Mr. Coules confirmed that the majority of the students will be split between the two time slots. 25 students will be picked up from 3:00 p.m. to 3:15 p.m. Another 25 students would be picked up from 3:15 to 3:30 p.m.

Commissioner Willobee asked how the applicant will control the high school students exiting the parking lot. Mr. Francis stated that the student and parents sign a contract, the cars have stickers, and if they violate the rules their privileges will be revoked. Mr. Francis stated that once the school will be operational, there will be signage up and notification made to the students and parents of the new traffic flow.

Commissioner Fiascone asked what time do the high school students arrive in the lot after dismissal. Mr. Francis stated about 3:30 p.m. Commissioner Fiascone asked if staff can help direct the traffic flow particularly at the preschool pick-up time and for high school students leaving at the same time. Mr. Coules stated that Mr. Mountainbear will have staff outside directing traffic flow.

Commissioner Fiascone noted that residents were previously concerned about a possible retail user being interested in leasing the space when the site was being advertised a year or so ago. She noted it was good that no residents reported concerns for the proposed use.

Commissioner Moore agreed that this will be great for the church. Commissioner Moore asked who is anticipated to attend. Mr. Mountainbear stated he does not know, but he anticipates Hinsdale residents and people from surrounding neighborhoods will be enrolling their children in the program.

Commissioner Moore asked what is the duration of their lease is with the Church. Mr. Mountainbear stated that they have not signed a lease yet due to pending approvals from the Village. He anticipated the lease to be 3-5 years depending how successful the program will be.

Commissioner Moore stated concerns about stacking onto Garfield and the high school students backing up in the parking lot. He asked the applicant to make sure the situation is managed properly for everyone's safety.

There was a discussion where Commissioners agreed that there is a need for this in the community and the applicant will have no issues with attracting people to enroll their children in the preschool.

Chairman Cashman thanked the presenters and stated that this will be a great program for the church and the community.

Chairman Cashman asked the public if anyone else would like to speak. No additional public comments were provided.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to close the Public Hearing for Case A-43-2023 – 945 S. Garfield Avenue – Montessori Gifted Prep Preschool / Hinsdale United Methodist Church – Special Use Permit to allow for Child Day Care Services in the IB Institutional Buildings District located at 945 S. Garfield Avenue. The motion carried with a roll call vote of 7-0 as follows:

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

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich to approve for Case A-43-2023 – 945 S. Garfield Avenue – Montessori Gifted Prep Preschool / Hinsdale United Methodist Church – Special Use Permit to allow for Child Day Care Services in the IB Institutional Buildings District located at 945 S. Garfield Avenue. The motion carried by a roll call vote of 7-0 as follows:

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

Adjournment

Chairman Willobee asked for a motion to adjourn. A motion was made by Commissioner Fiascone, seconded by Commissioner Moore, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the February 15, 2024.

The meeting was adjourned at 8:51 PM after a unanimous voice vote of 7-0.

ATTEST: _____
Agnes Maka, Community Development Office

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
MONTESSORI GIFTED PREP)
PRESCHOOL, Special Use,)
945 South Garfield,)
CASE NO. A-43-2023.)

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled
matter before the Hinsdale Plan Commission, at
19 East Chicago Avenue, Hinsdale, Illinois, on
the 15th day of February, A.D. 2024, at the
hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

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

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. PETER COULES, Attorney for Applicant;</p> <p>4 MR. J.C. MOUNTAINBEAR, Applicant;</p> <p>5 MR. ZED FRANCIS, Hinsdale United Methodist Church;</p> <p>6</p> <p>7 MS. JENNIFER DEAN, Witness for Applicant.</p> <hr/> <p>8</p> <p>9 CHAIRMAN CASHMAN: Next order of</p> <p>07:58PM 10 business is a Public Hearing Case A-43-2023,</p> <p>11 945 South Garfield Avenue, Montessori Gifted</p> <p>12 Prep Preschool, Hinsdale United Methodist Church</p> <p>13 special use permit to allow for child daycare</p> <p>14 services in the IB institutional buildings</p> <p>15 district located at 945 South Garfield.</p> <p>16 Is there someone here representing</p> <p>17 the applicant?</p> <p>18 MR. COULES: I am. Good evening,</p> <p>19 Chairman Cashman and Commissioners. Peter</p> <p>07:58PM 20 Coules on behalf of Hinsdale United Methodist</p> <p>21 Church and also Montessori Gifted Prep</p> <p>22 Preschool.</p>	<p style="text-align: right;">4</p> <p>1 MR. MOORE: Aye.</p> <p>2 MS. SALMON: Chairman Cashman?</p> <p>3 CHAIRMAN CASHMAN: Aye.</p> <p>4 MR. COULES: Before I begin, do you</p> <p>5 want to swear in all the witnesses that are</p> <p>6 going to testify?</p> <p>7 CHAIRMAN CASHMAN: Yes. Anyone who is</p> <p>8 going to speak on this matter, be sworn in by</p> <p>9 the clerk.</p> <p>07:59PM 10 (Oath administered en masse.)</p> <p>11 MR. COULES: Thank you. So I'm here on</p> <p>12 behalf of both entities, they are working here</p> <p>13 on a joint submission for the special use permit</p> <p>14 to approve and operate a preschool in the</p> <p>15 institutional district.</p> <p>16 The Hinsdale United Methodist</p> <p>17 Community Church has been there for 65 years.</p> <p>18 For 52 of those years they operated a preschool.</p> <p>19 They stopped operating it in 2018. At that time</p> <p>08:00PM 20 when you stop operating, DCFS takes away your</p> <p>21 license and then of course if it's not renewed</p> <p>22 within a year, the special use for that property</p>
<p style="text-align: right;">3</p> <p>1 MS. SALMON: Can I have a motion to</p> <p>2 open the Public Hearing?</p> <p>3 CHAIRMAN CASHMAN: Yes. Can I hear a</p> <p>4 motion to open the public hearing.</p> <p>5 MR. KRILLENBERGER: Krillenberger so</p> <p>6 motion to open the Public Hearing.</p> <p>7 CHAIRMAN CASHMAN: And a second?</p> <p>8 MR. WILLOBEE: Second Willobee.</p> <p>9 CHAIRMAN CASHMAN: Roll call vote,</p> <p>10 please, Bethany.</p> <p>11 MS. SALMON: Commissioner Curry?</p> <p>12 MS. CURRY: Aye.</p> <p>13 MS. SALMON: Commissioner</p> <p>14 Krillenberger?</p> <p>15 MR. KRILLENBERGER: Aye.</p> <p>16 MS. SALMON: Commissioner Crnovich?</p> <p>17 MS. CRNOVICH: Aye.</p> <p>18 MS. SALMON: Commissioner Willobee?</p> <p>19 MR. WILLOBEE: Aye.</p> <p>20 MS. SALMON: Commissioner Fiascone?</p> <p>21 MS. FIASCONE: Aye.</p> <p>22 MS. SALMON: Commissioner Moore?</p>	<p style="text-align: right;">5</p> <p>1 went away.</p> <p>2 So in 2004 actually is kind of</p> <p>3 interesting because they did an expansion of</p> <p>4 about 10,000 square feet on the church at that</p> <p>5 point in time and so they had to come back in at</p> <p>6 that time to not only get a site plan approval</p> <p>7 but to also get the special use reput into place</p> <p>8 because ordinances had changed.</p> <p>9 At that time, one was done in 2004</p> <p>08:00PM 10 for the special use. That was unanimously</p> <p>11 approved for the preschool to be at that</p> <p>12 facility by the board of the village, and then</p> <p>13 2005 was kind of strange, it took them a little</p> <p>14 longer to approve the site plan because the</p> <p>15 construction work had to be done on the final</p> <p>16 plans, I guess -- is my guess, had to be</p> <p>17 submitted.</p> <p>18 There's been no change at all to</p> <p>19 the structure from the time that it operated for</p> <p>08:01PM 20 the end of the 52 years to the present day</p> <p>21 today. So there's no change. There's plenty of</p> <p>22 parking. It meets all the parking requirements.</p>

<p style="text-align: center;">6</p> <p>1 We are here solely to get a special use 2 approved. 3 The reason I had the people sworn 4 in Zed Francis has been with the Hinsdale United 5 Methodist Church for a long period of time, 6 knows the history of the church. 7 Jennifer Dean was the actual 8 president of the preschool when they operated it 9 from 2012 to 2018. She was there longer but she 10 was the president the last six years they 11 operated it. 12 And then J.C. Mountainbear, who is 13 in the back there, he presently runs a 14 Montessori Gifted Preschool program that's in 15 the city of Chicago in another Methodist Church 16 that's at 4754 North Leavitt, Chicago, and they 17 actually teach in three different languages: 18 Spanish, Mandarin and English, and he wants to 19 bring the same kind of programs to Hinsdale. 20 The idea is to have anywhere up to 21 77 students with 17 staff. As I said, we have 22 been through the parking requirements and the</p>	<p style="text-align: center;">8</p> <p>1 get out of their car. Staff meets everybody; 2 it's under a covered area. So the kids are not 3 crossing over any other vehicles, not crossing 4 over anything else, they are covered from the 5 elements, they are brought right in, right into 6 the building. The staff meets everybody. 7 The parent just pulls up, it's the 8 opposite from in the drive thru, drops them off, 9 keeps going. End of the day same way, staff 10 walks them, puts them in the car, parent keeps 11 going. 12 So there's going to be testimony 13 how long it takes them presently to do it the 14 same way in the city of Chicago. It's amazing 15 how fast they can move people in and out of the 16 area and in fact we figured out that the 17 stacking is almost double what's ever going to 18 be there. 19 We have been working -- Bethany has 20 been unbelievably great. I know a couple of the 21 commissioners have gone out. Some of the 22 requests were to try to stagger. So we started</p>
<p style="text-align: center;">7</p> <p>1 like. The reason we keep bringing the one 2 picture back up is -- and you will hear that 3 testimony from Jennifer who handled it. I 4 wasn't around representing the church back in 5 '12 to '18. 6 They used to drop off the students 7 on the side of the building. So the stacking 8 was about where my fingers go straight up about 9 15 vehicles. That was it with the similar 10 number of students. Never had any issues going 11 out onto Garfield. Never had any issues along 12 those lines. 13 What they've decided to do today 14 for security and safety purposes, they are 15 bringing the kids all the way around and 16 stacking is 24 and as Bethany points out, the 17 capability of stacking 20 more if it gets 18 crowded up in that upper area. So you are going 19 to stack 44 and you never have that many drop 20 offs. 21 Staff nowadays meets every car. 22 The parents do not walk the kids in, they don't</p>	<p style="text-align: center;">9</p> <p>1 looking at the drop-off time because Oak school 2 is .4 miles away. 3 Even though you are going to hear 4 Zed say he's been out there watching, they don't 5 back all the way up to where the school is 6 coming off the back end, where the church is, 7 that they get out at 3:05. So the one request 8 was can you move your end of the day time to 9 3:15 and 3:30. Call up J.C., the answer took 10 about 30 seconds. He said, of course, we will 11 work with the village, we will make it even less 12 crowded than anyone would ever see it. 13 So the flow will always be in from 14 Garfield with signage out the back end. That's 15 the way they've always done it and in the past 16 at one point, I guess I found out, they were 17 actually -- and it's a very narrow drive -- had 18 people trying to go both ways. That just 19 doesn't work, it's not safe for the kids and we 20 worked many hours to get it to go the same way. 21 So the hours of the school -- and 22 they're only up to five years old. This is only</p>

<p style="text-align: center;">10</p> <p>1 preschool, this is not grade school kids, are 7 2 a.m. to 6 p.m. Most of the kids are there 8:30 3 to 3:30. That's the hours that were written 4 into the plans. So we see that. 5 They of course have to have a DCFS 6 license to operate at this facility just like 7 everywhere else. They also presently as part of 8 one of the community outreach things is they 9 have students and they do stuff with the 08:05PM 10 students while they are studying and have finals 11 and all that, this one parking lot over here, 12 they rent out up to 50 spaces to students and 13 they have been doing that for a long period of 14 time. They have never had any issues with it 15 and they continue on doing it. 16 The only other time the church is 17 ever used is in the evenings they have some 18 other community groups that utilize the 19 facilities. We have attached that to show when 08:05PM 20 they use it and it's very cognizant of making 21 sure that there's not other people there. 22 The school is not there on weekends</p>	<p style="text-align: center;">12</p> <p>1 always been a good neighbor to everybody. 2 The person that's directly to the 3 north of them on Garfield at one point asked for 4 some things to be done when they were doing the 5 work in the past, they just did it for him. No 6 charge to him. So they have no problem with any 7 of the neighbors around them. Nobody is raising 8 a problem with this. 9 They are bringing back something 08:06PM 10 that they had for years. They just want to go 11 do it now. So I can go through all the 12 different nine criteria, I've laid it out pretty 13 lengthy in writing, it's part of the record if 14 you want me to go through each of them, I can. 15 CHAIRMAN CASHMAN: No, I think we'll 16 just -- we can ask questions. 17 MR. COULES: I'll do questions at the 18 end but I'll let everyone else that wants to 19 speak before I sum up. 08:07PM 20 So next we are going to have Zed 21 Francis who is from the church. 22 CHAIRMAN CASHMAN: Thanks.</p>
<p style="text-align: center;">11</p> <p>1 ever so they don't interfere with Sundays, which 2 is the regular service. We have eight other 3 people here that all live in Hinsdale that are 4 all members of the actual church that I didn't 5 even know were going to show up tonight. I 6 said, who are all these people, are they here to 7 barbecue us or here on our behalf? Well, they 8 are here on our behalf. 9 In fact, if I may approach, 08:05PM 10 Chairman Cashman, for the record, I sent a very 11 lengthy letter to every neighbor explaining 12 everything we are doing, every hour, every drop 13 off that it's been in service, who J.C. is, who 14 the person is that's going to be running the 15 school in the neighborhood. It's the longest 16 letter I have ever written. No responses. In 17 the village as of today, no responses. 18 CHAIRMAN CASHMAN: I appreciate you 19 doing that. 08:06PM 20 MR. COULES: We were going to meet with 21 anybody and everybody who wanted to, we offered 22 it up to everybody. And it's because they have</p>	<p style="text-align: center;">13</p> <p>1 MR. FRANCIS: Zed, Z-e-d, last name is 2 Francis, F-r-a-n-c-i-s. 3 CHAIRMAN CASHMAN: Welcome. 4 MR. FRANCIS: Good evening. I'm here 5 as a lay leader and a proud member of the 6 Hinsdale United Methodist Church. I have been a 7 member for over 40 years. 8 Tonight I'm here as our chair of 9 our building recalibration committee to really 08:07PM 10 share our perspective about what we believe is a 11 wonderful opportunity with Montessori Gifted 12 Prep led by J.C. Mountainbear who you will hear 13 from after me. 14 I was a former co-president of the 15 preschool with my spouse Cheryl back a long time 16 ago, 1990, 1991 when our sons were in the 17 school. Now they are 35 and 38. So I will 18 defer to Jen Dean, who will speak after J.C., in 19 terms of a more current record of running the 08:07PM 20 preschool. 21 But I did want you to have some 22 perspective why this is very important to the</p>

<p style="text-align: center;">14</p> <p>1 church. We have been really diligently working 2 since the end of 2021 to -- our goal was how can 3 we best utilize our building to accomplish our 4 mission and grow the church and reach others in 5 the community within our expected financial 6 resources.</p> <p>7 So we believe that this really is 8 going to allow us to really go back and we are 9 proud of our 52-year history of serving the 10 community with our own preschool before it 11 closed and as Peter said, we are using the exact 12 same space. There's no new addition. It's on 13 the west side of the church. And our goal is 14 certainly to welcome many new families and 15 children into our church.</p> <p>16 We have been working on this since 17 the end of 2021. We wanted to get work on it 18 earlier, the pandemic certainly impacted us, and 19 we were exploring a variety of possibilities for 20 this underutilized space and we were approached 21 by a number of different users.</p> <p>22 A lot of them wanted to have a lot</p>	<p style="text-align: center;">16</p> <p>1 neighbors and have a beautiful facility. We 2 believe we have the resources to do that and 3 this partnership will allow us.</p> <p>4 As Peter talked about, unlike some 5 other preschools, we are blessed with a large 6 lot and our ability to stack, so there will 7 never be a situation where there's any traffic 8 backing up anywhere on any public street. 9 Everything will be contained within our own 10 property.</p> <p>11 And as Peter mentioned, our other 12 community groups that use our facilities do it 13 at times that will not conflict with Montessori. 14 So this is really a very light footprint use for 15 our facility.</p> <p>16 Student parking he's already talked 17 about. We view that as kind of another form of 18 community outreach and it's worked well for us 19 for over a decade. It was originally brought to 20 us by youth at our high school saying they 21 needed a place to park and would we be willing 22 to open our lot to allow student parking and</p>
<p style="text-align: center;">15</p> <p>1 of evening activities and weekend activities. 2 We viewed that as much less attractive. We are 3 very cognizant of our position in the community 4 and want to be a good neighbor so we viewed the 5 Montessori Gifted Prep opportunity as really 6 achieving our objectives. First, bringing an 7 early childhood program back to our church, and 8 as J.C. will testify, he's run a very successful 9 program in Chicago since 2015 and in a Methodist 10 church, so that's important to us in terms of 11 knowing how he can operate within a church 12 facility.</p> <p>13 The financial resources are not 14 irrelevant. They will allow us to maintain our 15 programs and services, hopefully expand them, and 16 also enable us to have our very well-maintained 17 building and facilities.</p> <p>18 Hopefully, you have all driven 19 around the church and we take great pride -- 20 actually -- obviously, we are there in our 21 religious capacity and believe we want to have a 22 place to honor God but we also want to be good</p>	<p style="text-align: center;">17</p> <p>1 that's how it started. It's now gotten much 2 more formalized. If you look -- I think Bethany 3 put in your packet, and if you look on our 4 website, there's an application, there's a 5 sticker, it is very well controlled and 6 orchestrated.</p> <p>7 So I would encourage you tonight to 8 look favorably upon this application. I know 9 there's a lot of information in the package. If 10 there's any questions that we can amplify 11 afterwards, we would be happy to do it. Thank 12 you for your help.</p> <p>13 CHAIRMAN CASHMAN: Thank you.</p> <p>14 MR. COULES: Next we are going to hear 15 from J.C. Mountainbear.</p> <p>16 Before we have J.C. come up, he's 17 very unbelievably well-educated. He was an 18 investment banker in a prior life before he 19 decided to go to open up a Montessori school. 20 He's a Kellogg grad. I'm not a Northwestern 21 fan, I went to Illinois, but that's okay. But 22 he's a Kellogg grad, and he runs these programs.</p>

<p style="text-align: center;">18</p> <p>1 He runs them very well. This is not the kind of 2 preschool where I know some people have this 3 negative connotations where all of a sudden it 4 goes from a preschool, now there's a coffee shop 5 in the basement, there's a little store over 6 there. None of that is happening here. 7 One of the first things we talked 8 about with Bethany and Robb when we met with 9 them, we don't care if that's got to be a 10 condition. That's not even a contemplation nor 11 a desire to ever have any of those kind of 12 things along those lines. 13 MR. MOUNTAINBEAR: Good evening. I 14 didn't prepare any script. Just want to 15 introduce myself, introduce what I have been 16 doing since 2015. 17 So my name is J.C. Mountainbear of 18 Montessori Gifted Prep. I'm the founder there 19 and have a school there since 2015. My 20 background prior to that, originally from New 21 York City, from the Bronx. My dad was a postal 22 worker, my mom only has a fourth grade</p>	<p style="text-align: center;">20</p> <p>1 outside of New York and the midwest and 2 California and I learned that I couldn't work 3 abroad because I don't have any other foreign 4 language, so, you know, I'm not proficient or 5 fluent in Spanish nor any Asian language. 6 So the only place I could work 7 abroad was Australia. So I worked at Deutsche 8 Bank in the mergers and acquisitions team out 9 there, investment banking, where I met my wife, 10 and then afterwards we moved to Charlotte, North 11 Carolina to work in investment banking at Bank 12 of America and my wife wanted to find a job that 13 was diverse so we ended up here in Chicago, and 14 she's in marketing at United Airlines and we 15 live in Chicago in the northwest side. 16 So I've been doing investment 17 banking for quite a long time, made a lot of 18 money doing it, but I wanted to find purpose and 19 meaning in something that I'm doing to give back 20 to the community. Took an Ephebic Oath in high 21 school and went to Townsend Harris high school 22 in Queens, which was a selective enrollment high</p>
<p style="text-align: center;">19</p> <p>1 education, dad's Native American Cherokee and my 2 mom's Korean. 3 Education was really important 4 growing up in the Bronx. We were a low income, 5 so it was just a matter of how to get educated, 6 get experience somewhere else outside of New 7 York. 8 So I managed to go to the 9 University of Michigan, full scholarship, 10 majored in finance and accounting, went into 11 investment banking afterwards on Wall Street 12 because I wanted to wear a suit, just seeing 13 T.V. all the time all those people wearing suits 14 and here I am today wearing a suit. 15 So investment banking was hard, 16 100-hour workweeks and I'm telling you this for 17 a reason because I work a lot. I'm very hands-on. 18 Did two-year analyst program there. And then 19 afterwards did one year in California. And then 20 went to Kellogg out here at Northwestern for my 21 MBA and I wanted to work abroad. 22 I always wanted to get experiences</p>	<p style="text-align: center;">21</p> <p>1 school that you have to test to get into. It 2 took me two hours to get there, two hours back 3 home from the Bronx. An Ephebic Oath says to 4 make your community better than where you left 5 it and I take that very seriously. 6 So when I was thinking about what I 7 wanted to do to give myself purpose, I wanted to 8 be community-oriented, giving back in a 9 meaningful way and for me it's measurable. 10 Investment banking is very goals driven so you 11 either hit your goal or you don't. And I didn't 12 see that in education. 13 And also in investment banking I 14 didn't see three soft skills that I think are 15 lacking amongst executives. No. 1 is empathy. 16 So the ability to be able to know your own 17 feelings and especially us men, to be able to 18 identify what we feel, to be able to talk about 19 it and that leads to teamwork, right. 20 So if you don't know your own 21 feelings, you can't work with others. So I 22 think that that's an area of development and I</p>

<p style="text-align: right;">22</p> <p>1 sit at the board at Northwestern and wanted to</p> <p>2 see if those skills are learned there and they</p> <p>3 said they're not. They look for that skill but</p> <p>4 it's not taught at Northwestern.</p> <p>5 Then I looked at the other skill</p> <p>6 which is perseverance. So the ability to be</p> <p>7 able to be comfortable in uncomfortable</p> <p>8 situations is also lacking. Investment banking</p> <p>9 we are doing acquisitions and someone's been</p> <p>08:15PM 10 doing a job for a long time and then they are</p> <p>11 told they have to find a new function or a new</p> <p>12 role or a new industry. And that's kind of</p> <p>13 scary for old folk or any people but the older</p> <p>14 you are the more risky it is in your career to</p> <p>15 be acquire. So I wanted to be able to teach</p> <p>16 that skill set. We always have to have an</p> <p>17 absorbent mind to be able to continue growing</p> <p>18 and that's lacking amongst a lot of</p> <p>08:16PM 19 professionals today and again that skill set is</p> <p>20 learned amongst early childhood is what I</p> <p>21 learned.</p> <p>22 And the most important to me for</p>	<p style="text-align: right;">24</p> <p>1 but I, myself, really want to focus on those</p> <p>2 foundational soft skills that I mentioned, which</p> <p>3 I think are really honed in early childhood.</p> <p>4 The Lincoln Square area I picked,</p> <p>5 not because I live there, because I don't, but</p> <p>6 it's only because that's the pastor that</p> <p>7 accepted me and that had space. I rented the</p> <p>8 two classrooms there and then I opened up the</p> <p>9 classroom by hiring people who know what they</p> <p>08:17PM 10 are doing, not me, but I hired other staff to be</p> <p>11 able to run the classroom.</p> <p>12 I only had four kids in the</p> <p>13 beginning and they were all scared looking</p> <p>14 around. I had the parents saying if this</p> <p>15 doesn't work out, are you going to collapse and</p> <p>16 I said, no, we are going to do this. I have the</p> <p>17 financial backing of myself to be able to self-</p> <p>18 fund this whole venture having been in investment</p> <p>19 banking for so long. I finally figured I wanted</p> <p>08:17PM 20 to invest in this and trust me it's going to</p> <p>21 work well. And it did.</p> <p>22 So the first year we were licensed</p>
<p style="text-align: right;">23</p> <p>1 the third skill set is self-directed and</p> <p>2 learning, so to be able to teach yourself</p> <p>3 something new or do you have to be handheld</p> <p>4 every single step of the way. Those three</p> <p>5 things I wanted to focus on, you know, intrinsic</p> <p>6 motivation, perseverance and empathy and that's</p> <p>7 what I built at Montessori Gifted Prep located</p> <p>8 in Chicago.</p> <p>9 Back in 2015 looking for a space.</p> <p>08:16PM 10 I'm not a religious person but I'm just looking</p> <p>11 for any space commercial or not and the United</p> <p>12 Methodist Church took me in and said we will</p> <p>13 take a chance on you, a guy that has no</p> <p>14 educational teaching experience, but I had a</p> <p>15 vision, an idea, measurable education with goals</p> <p>16 to do trilingual immersion language and a</p> <p>17 pedagogy I chose was Montessori because I've</p> <p>18 seen over a hundred schools throughout the world</p> <p>19 in my travels and Montessori fit the bill nicely</p> <p>08:17PM 20 in terms of teaching academics for early</p> <p>21 childhood starts from ages six weeks.</p> <p>22 Montessori goes all the way through high school</p>	<p style="text-align: right;">25</p> <p>1 for 2 classrooms, 36 kids, we filled up in one</p> <p>2 year. Needed to grow and have more space. The</p> <p>3 building was kind of rundown in Lincoln Square,</p> <p>4 needed millions of dollars to renovate it. If</p> <p>5 I'm just leasing the space, I'm not going to put</p> <p>6 millions into it so I ended up buying the</p> <p>7 building in February 2020 for \$4 million.</p> <p>8 That enabled us to have a license</p> <p>9 with DCFS to get the capacity of 92 kids, which</p> <p>08:18PM 10 we quickly filled that up as well. So now we</p> <p>11 have a wait list, you know, of a lot of kids</p> <p>12 that want to join Montessori Gifted Prep in</p> <p>13 Lincoln Square.</p> <p>14 Highly successful. We make over</p> <p>15 \$3 million in revenue, net profits of \$600,000 a</p> <p>16 year, hundred percent owner of the building and</p> <p>17 the business which I like to be able to control</p> <p>18 what we are doing, which again, is very focused</p> <p>19 on academics, goal-oriented.</p> <p>08:18PM 20 So in Chicago we are focused on</p> <p>21 getting kids into the Chicago selective</p> <p>22 enrollment program which is test-based. Ten</p>

<p style="text-align: center;">26</p> <p>1 percent of the kids get accepted. At our school 2 it's 90 percent of the kids who take the test 3 get accepted. 4 We prepare our kids using the 5 Montessori teaching method but really focused on 6 measuring and delivering results. Based on my 7 business background, education measuring is not 8 there and setting goals is not there, especially 9 at early childhood but it has to be a fun 10 program and you have to have a lot of space. 11 My building is 30,000 square feet 12 large and we have a former sanctuary, now 13 auditorium, so it's a lot of space in there but 14 it's a highly dense area. Lincoln Square, if 15 you are not familiar, it's a lot of people there 16 and there's not much space to be able to do too 17 much in terms of pick up and drop off. 18 So we were given four spaces from 19 the city that I pay for to do pick up and drop 20 off and 92 kids and we do that very quickly. So 21 like Peter and Zed mentioned, the parents, it's 22 like a kiss-and-go kind of a situation where the</p>	<p style="text-align: center;">28</p> <p>1 was really scared because who does remote 2 learning for early childhood ages using Zoom. 3 Nobody. 4 So I quickly pivoted and targeted 5 elementary school kids through CPS, Chicago 6 Public Schools, and as my early childhood 7 program went downhill during Covid, we survived 8 and thrived because we targeted pods for 9 elementary schools and helped them -- through 10 the elementary schools helped them with getting 11 on their computer and socializing, you know, in 12 our space. 13 So I managed to always use my 14 business background to be a pivot. Also, I'm a 15 leader. I'm not just a businessman but I knew 16 that I needed to get some educational leadership 17 background. So during that time in 2015 I got 18 Montessori certified at Midwest Teacher Training 19 Center so I am Montessori certified for primary 20 ages. 21 Also went to Harvard graduate 22 school in education, so got my master's from</p>
<p style="text-align: center;">27</p> <p>1 parents, you put your hazards on, they get out 2 of the car, they bring their kids to the door 3 and we take it from there. It's literally like 4 ten seconds. It's really fast. Imagine 92 5 kids. They don't all come at the same time, 6 they come in waves as well. So it's not 92 7 people all showing up at the same time but it's 8 totally manageable. 9 Again, we are on a city block so 10 it's a one-way street so you can't park your car 11 in the middle of the street and bring your kid 12 out, you have to go to our drop zone parking and 13 pull out from there. So highly experienced in 14 managing the traffic flow. We have no issues. 15 Look over any of our reviews and talk to the 16 alderman who we have a really good relationship 17 with. We have no issues with our neighbors in 18 Lincoln Square either. 19 Why Hinsdale? I'm really excited 20 about Hinsdale because during Covid when I 21 bought the building in February of 2020 and 22 Pritzker shut everything down and in March, I</p>	<p style="text-align: center;">29</p> <p>1 there as well. Just a rubber stamp to tell you 2 the truth, so seems like I know what I'm talking 3 about, but really the teachers and the staff are 4 the ones who really get at working with the 5 kids. That's how I hire our staff. 6 Again, we are Spanish and Mandarin 7 and English. We have three teachers in a 8 classroom. They speak their native language all 9 the time. I hired the staff. Really good at 10 visas now, so Chinese staff have their master's 11 degrees in the U.S. program and we sponsor them 12 through the H-1B program. Spanish people native 13 from around the area. 14 But why I chose Hinsdale is because 15 during Covid a lot of the parents in Lincoln 16 Square moved out to Hinsdale. So heard a lot of 17 good things about Hinsdale. So figured once we 18 had our act together in Lincoln Square and past 19 all this Covid stuff, we can come out here to 20 Hinsdale and service what we are doing there. 21 So our mission is not the same, 22 obviously, since you don't have selective</p>

<div>30</div> <div> <p>1 enrollment, but all our parent base, which I</p> <p>2 feel like it's the same as the ones out here,</p> <p>3 really care about academics and so do I, and so</p> <p>4 does our school, in a measurable approach.</p> <p>5 Obviously, there's no test-based</p> <p>6 schools in Hinsdale but our parents in Lincoln</p> <p>7 Square don't even all live in Chicago. They</p> <p>8 live in Lincolnwood, Skokie, Niles, Evanston.</p> <p>9 They commute down to Lincoln Square because we</p> <p>10 are really unique in what we offer. Parents</p> <p>11 want academics, they have proof that we deliver.</p> <p>12 Our kids do graduate two years above grade</p> <p>13 level. They want the foreign language and they</p> <p>14 want the immersion experience of Mandarin and</p> <p>15 Spanish so each teacher in our classroom does</p> <p>16 speak Mandarin all day long and a different</p> <p>17 teacher -- our three teachers don't rotate out</p> <p>18 of classroom doing just a circle of time, one is</p> <p>19 speaking Spanish and the other one teaching</p> <p>20 Mandarin, the other one is doing English all day</p> <p>21 long. That's our model which is quite unique.</p> <p>22 We are an AMS school, which is</p> </div> <div>08:23PM</div> <div>08:23PM</div>	<div>32</div> <div> <p>1 about that but hopefully we documented the</p> <p>2 process very well so I won't belabor that point.</p> <p>3 But thank you very much for your time.</p> <p>4 CHAIRMAN CASHMAN: Thank you very much.</p> <p>5 MR. COULES: Thank you J.C.</p> <p>6 And the other person who is going</p> <p>7 to speak is Jennifer Dean, who was the president</p> <p>8 of the preschool when they were operating it</p> <p>9 themselves for the last six years they had it.</p> <p>10 MS. DEAN: Jennifer Dean, D-e-a-n.</p> <p>11 Good evening. I am here on behalf of the</p> <p>12 Hinsdale United Methodist Church and the</p> <p>13 Montessori Gifted Prep program as my former</p> <p>14 capacity of the Hinsdale preschool program</p> <p>15 through 2018. I was the board president when we</p> <p>16 closed the program.</p> <p>17 My family moved to Hinsdale in 2006</p> <p>18 from the city. Funny how that happens. We</p> <p>19 enrolled our oldest in the preschool during the</p> <p>20 2006-2007 school year and by 2008, I was on the</p> <p>21 board and became president by 2012 and I</p> <p>22 continued in that role until we closed the</p> </div> <div>08:24PM</div> <div>08:25PM</div>
<div>31</div> <div> <p>1 American Montessori Society, so all of our</p> <p>2 teachers are Montessori certified. It doesn't</p> <p>3 make us unique, there's a lot of wonderful</p> <p>4 Montessori schools out here in this region but</p> <p>5 what makes us unique is the trilingual</p> <p>6 immersion, heavily focused on two years above</p> <p>7 grade level academics which is really important,</p> <p>8 and our teacher/student ratio is really</p> <p>9 favorable. At the primary ages we will have 20</p> <p>10 kids per classroom with 3 teachers, DCFS reg is</p> <p>11 just 2 so competitors out there for the programs</p> <p>12 only have 2 teachers for 20 kids, we do have a</p> <p>13 very unique personalized program in that regard</p> <p>14 as well which is really what made us thrive in</p> <p>15 Chicago.</p> <p>16 So that's the reason why I chose</p> <p>17 Hinsdale. That's who I am as a person. Wanted</p> <p>18 to at least put a face to my name. Hello,</p> <p>19 everybody. Welcome to have any questions but</p> <p>20 mainly I think today's questions about the flow,</p> <p>21 we have a lot of experience in Lincoln Square</p> <p>22 and I can walk you through that if you have Q&A</p> </div> <div>08:23PM</div> <div>08:24PM</div>	<div>33</div> <div> <p>1 school in 2018 and I was also the church's</p> <p>2 education Bible school director from 2008 to</p> <p>3 2014.</p> <p>4 My kids went to Monroe elementary.</p> <p>5 My youngest is finishing up Clarendon Hills</p> <p>6 middle school. So I have plenty of experience</p> <p>7 with different carpool lines.</p> <p>8 As background for the original</p> <p>9 preschool closing, just some recent background</p> <p>10 in terms of why we operated for 52 and then had</p> <p>11 to close our doors. We were actually facing</p> <p>12 significant staff challenges because our long-</p> <p>13 term director and most of our long-tenured</p> <p>14 teachers were getting ready to move on and at</p> <p>15 the time to replace them you needed people with</p> <p>16 advanced degrees and people who were willing to</p> <p>17 do a lot of part-time work and we were</p> <p>18 struggling to find them and at the same time,</p> <p>19 myself, and most of the board, also had kids</p> <p>20 that had long moved past the school and so we</p> <p>21 were also quote/unquote trying to retire from</p> <p>22 active duty, and so that combination, along with</p> </div> <div>08:25PM</div> <div>08:26PM</div>

<p style="text-align: center;">34</p> <p>1 trying to make sure that we were up to code with 2 just the building, the playground and all of 3 that became -- it just became too much for what 4 was there at the time. It was a really tough 5 decision. It's an important community and 6 always been an important community place for the 7 neighborhood and for the kids and so we are 8 really happy to see them trying to bring 9 something back again.</p> <p>08:26PM 10 During my tenure, our preschool 11 averaged similar numbers to what the gifted prep 12 is talking about. We had over -- I mean, there 13 were days where we had 40 students and there 14 were days where we had well over 100 students in 15 the early 2000.</p> <p>16 And in the last year, we had DCFS 17 license for 66 students per day and that was 18 also at the same time the last 4 or 5 years were 19 also the same time where they had the high 08:27PM 20 school students parking there.</p> <p>21 So as a board, we were looking at 22 traffic safety for high school kids, traffic</p>	<p style="text-align: center;">36</p> <p>1 on the records, there was not a single incident 2 in the parking lot with traffic. So I'm very 3 comfortable saying that I would support this 4 both as a parent, as someone in the community 5 that wants the village to grow with more young 6 families and then also just someone who had run 7 a program like this just making sure traffic was 8 safe.</p> <p>9 So if you have any questions about 08:28PM 10 any of that, I'm basically here for historical 11 background, but I was really pleased to be asked 12 to come because I think it's a great addition to 13 what they are going to do. Thank you.</p> <p>14 CHAIRMAN CASHMAN: Thank you. 15 MR. COULES: Before we answer questions, 16 I'll just go over a couple of other things. 17 Because we spent even three calls a day with 18 Bethany on this. We had engineers and that. 19 The decisions were made, we kind of 08:29PM 20 looked at one point should we have the students 21 move over to the north was one of the questions. 22 We looked at it, it took away 20 stacking and it</p>
<p style="text-align: center;">35</p> <p>1 safety for our staff, and then safety obviously 2 for the parents on the drop off. And as I think 3 Peter pointed out, Montessori is doing way more 4 than we ever even did in terms of making sure 5 that flow is more comfortable. We did a loop 6 that literally just went around the north doors. 7 And again, we had more cars than they will have 8 and never had a single problem. And now they've 9 actually built in quite a bit more cushion than 08:27PM 10 we even finished with. And so I was -- the same 11 thing, there will be no problem.</p> <p>12 We never even had a problem when we 13 had people going out on Garfield but they have 14 decided that's not even going to happen. So 15 they will have people in on Garfield, out on 16 Park and Ninth. So I was very comfortable with 17 that because as I said, those last couple of 18 years when we were also trying to make sure that 19 we didn't have conflicts with the high school 08:28PM 20 kids, we just wanted to make sure that everybody 21 was safe and we never had a single problem.</p> <p>22 In the 52 years, when I looked back</p>	<p style="text-align: center;">37</p> <p>1 put those students driving around those cars. 2 So right now the high school 3 students come in at 7 in the morning. They go 4 past the school. No one is being dropped off at 5 preschool at that time; they're parked on the 6 north. So they are going to leave the other 7 way. They are never, ever going to cut back by 8 being in that eastern lot.</p> <p>9 The high school students will be 08:29PM 10 isolated from the minute they get there to the 11 minute they leave. So that's one of the things 12 we wanted to make sure. There's no traffic 13 going anywhere where we're going to put the 14 young kids.</p> <p>15 In the past they had a loop. When 16 I saw the picture of the loop, I freaked out. 17 They were literally going up here, turning 18 around and going right back out. The kids were 19 getting out and crossing over in front of the 08:29PM 20 cars. So that's the way that it used to be 21 done.</p> <p>22 We used that area that they were</p>

<p style="text-align: center;">38</p> <p>1 using for the loop before for pure stacking and</p> <p>2 the teacher parking. So no kids are ever</p> <p>3 getting out of a car. They used to get out of</p> <p>4 the car and cross over. They don't get out and</p> <p>5 cross over. They get out of the car right into</p> <p>6 the building and that's why we put the high</p> <p>7 school kids keeping them on the -- as I call it</p> <p>8 -- the eastern lot.</p> <p>9 There's the north lot and the</p> <p>08:30PM 10 eastern lot. They all fit in that where they</p> <p>11 park now which is the lot all the way on the</p> <p>12 east. That's all the high school kids. So they</p> <p>13 are there at 7 a.m., out of the way. They go</p> <p>14 home. We worked with the hours. We have no</p> <p>15 problem with gerrymandering hours. If staff</p> <p>16 ever comes back and says we -- even though we</p> <p>17 wanted you to do the break between 3:15 and then</p> <p>18 at 3:30 because they get out at 3:05, we would</p> <p>19 like you to change, you heard him talk, he's</p> <p>08:30PM 20 already said it, he'll put it on the record.</p> <p>21 He'll work with the staff. If they want him to</p> <p>22 change hours because they feel something</p>	<p style="text-align: center;">40</p> <p>1 any questions you have.</p> <p>2 CHAIRMAN CASHMAN: Thank you.</p> <p>3 Cynthia, questions, comments?</p> <p>4 MS. CURRY: First of all, thank you</p> <p>5 very much. You do a beautiful job taking care</p> <p>6 of your church, I have to say. Drive by it</p> <p>7 often, it always looks nice. Your Christmas</p> <p>8 display always looks nice. You do a great job.</p> <p>9 And it's exciting to see the building again more</p> <p>08:32PM 10 lively in getting repurposed so I appreciate the</p> <p>11 fact you are considering opening this school and</p> <p>12 I think there is a need for it.</p> <p>13 Just a couple of questions. I know</p> <p>14 you talk about that you had the loop before so</p> <p>15 people were entering and exiting on Garfield. I</p> <p>16 know now it's going to be on Park and Ninth</p> <p>17 Court.</p> <p>18 MR. COULES: Going off of Garfield.</p> <p>19 MS. CURRY: Right, coming off of</p> <p>08:32PM 20 Garfield. But the old loop was they went right</p> <p>21 back out Garfield; correct?</p> <p>22 MR. COULES: Not all the time. They</p>
<p style="text-align: center;">39</p> <p>1 different has to be done, that's not going to be</p> <p>2 a problem.</p> <p>3 This is not going to be 77 students</p> <p>4 in year one. I mean, he hopes that, but like</p> <p>5 any other school when it just gets reopened up,</p> <p>6 it's going to take a little time to build it</p> <p>7 back up. That's why the parking we spent lots</p> <p>8 of time on stacking. Nowhere else in town has a</p> <p>9 preschool with any stacking more than eight. We</p> <p>08:31PM 10 have stacking for 44. That's where the other</p> <p>11 problems are. I drove around because Bethany</p> <p>12 pointed out some of the other preschools and I</p> <p>13 forgot some of the other churches in downtown</p> <p>14 had preschools. I go by there and they are down</p> <p>15 Garfield. It doesn't work real well.</p> <p>16 CHAIRMAN CASHMAN: Is there anyone else</p> <p>17 from the applicant who wants to speak?</p> <p>18 MR. COULES: None of them look brave</p> <p>19 enough.</p> <p>08:31PM 20 CHAIRMAN CASHMAN: We will allow some</p> <p>21 citizen comments after we do some questions.</p> <p>22 MR. COULES: We are all here to answer</p>	<p style="text-align: center;">41</p> <p>1 had that opportunity. They went both ways. But</p> <p>2 on Sundays, correct me if I'm wrong, most of the</p> <p>3 people go straight out.</p> <p>4 MR. FRANCIS: Sundays you can go either</p> <p>5 way.</p> <p>6 MR. COULES: Right. But what do the</p> <p>7 students do?</p> <p>8 MR. FRANCIS: They aren't there.</p> <p>9 MR. COULES: No, on the weekdays when</p> <p>08:32PM 10 the students are there.</p> <p>11 MR. FRANCIS: Weekdays right now I</p> <p>12 would say it's kind of a mixed bag because</p> <p>13 nobody else is there.</p> <p>14 MS. CURRY: They can go either way?</p> <p>15 MR. FRANCIS: Yes. But that won't be</p> <p>16 the case once we have the school there.</p> <p>17 MS. CURRY: My concern, and you mention</p> <p>18 Oak school, Oak has cars double parked on both</p> <p>19 sides. It's kind of a nightmare, in a way, an</p> <p>08:33PM 20 accident waiting to happen because it's so full.</p> <p>21 So now the fact that people are</p> <p>22 going to be exiting onto Ninth Court and Park,</p>

<p style="text-align: center;">42</p> <p>1 there is going to be a flow of traffic that the 2 residents aren't accustomed to. Now, I know you 3 said you reached out and there was no issue with 4 anyone but keep in mind there's a lot of 5 residents who aren't even here now. I'm hoping 6 most people are really aware of this because I 7 think when they start to see 70 cars starting to 8 go through 2 times a day, I have a concern about 9 that.</p> <p>08:33PM 10 And then my other question is 11 months of operation. Is this -- how many months 12 a year is this?</p> <p>13 MR. MOUNTAINBEAR: Year round. 14 MS. CURRY: It is year round. Okay. 15 So this is something that -- is this going to be 16 five days a week?</p> <p>17 MR. MOUNTAINBEAR: Five days a week. 18 MS. CURRY: 12 months a year? 19 MR. MOUNTAINBEAR: Correct.</p> <p>08:34PM 20 MS. CURRY: Okay. So you will have the 21 traffic obviously with Oak school, which is a 22 lot of traffic, but this is going to be constant.</p>	<p style="text-align: center;">44</p> <p>1 are talking really about at maximum capacity 50 2 students in the afternoon split into two shifts. 3 So you are talking 25 cars over 15 minutes which 4 isn't a whole lot. And if you look at going out 5 on Park, Park is the natural north/south, there 6 is no back up of traffic from Oak school or 7 anywhere else.</p> <p>8 So I agree if for whatever reason 9 somebody wanted to go east on Ninth Court and 10 then go to Ninth Street, Oak school is definitely 11 a problem, but I don't see how we are going to 12 have any -- you can't fix that but we aren't 13 going to add anything to it because our people 14 are going to go up Park and disperse in various 15 places. 25 cars in 15 minutes doesn't feel like 16 very much.</p> <p>17 So that's when we designed the plan 18 we knew the number one thing from the village 19 was never have anybody back up onto Garfield. 20 That was our pecking order. So we have put in 21 like three times the excess capacity to ensure 22 that actually never happens.</p>
<p style="text-align: center;">43</p> <p>1 So my concern is what the neighbors are going to 2 think to be honest with you having that flow of 3 traffic constantly.</p> <p>4 Then my only other question is if 5 parents are late picking up, it's a dollar a 6 minute if you're late. Good God. I'm glad I'm 7 not the mom picking up.</p> <p>8 MR. COULES: Tuition is \$30,000 a year. 9 We were asked to work on making sure that --</p> <p>08:34PM 10 make a plan where there is not people going back 11 out on Garfield. That was the intent and to -- 12 the request.</p> <p>13 MS. CURRY: I understand that. 14 MR. COULES: Any time that the staff 15 comes to us and says we'd like you to switch the 16 flow and go out and loop back around that way 17 and go back out on Garfield because you don't 18 need all that stacking, that's not an issue 19 either.</p> <p>08:35PM 20 MR. FRANCIS: I think the important 21 part though if you look at the plan, he's got 22 some early drop offs and then some late, but we</p>	<p style="text-align: center;">45</p> <p>1 CHAIRMAN CASHMAN: Thank you. 2 Anything else, Cynthia?</p> <p>3 MS. CURRY: Yes, I just wonder is there 4 a traffic study whether it's with our Hinsdale 5 police or something because this is now between 6 Oak school and this, there's an awful lot of 7 cars within a two block --</p> <p>8 MR. COULES: Well, now we have 9 staggered ourselves that we are not letting out 10 the time that Oak is. That was raised, went 11 over, Zed sat there the last two days, we have 12 staggered it and moved it back. We moved it 13 from 3:00 to 3:15, 3:30 for the other half 14 because Oak gets out at 3:05. So we on purpose 15 have moved it back so there would not be, even 16 though no one will go down Ninth because they 17 will see the double parked cars two blocks down. 18 It's .4 miles. You can see it. They might go 19 there once and they are going to turn around and 20 never do that again. So we moved it back at the 21 request of working with staff.</p> <p>08:37PM 22 MS. CURRY: And that would help a lot.</p>

<p style="text-align: center;">46</p> <p>1 It's just there's still going to be between 3, 2 3:15, 3:30 there's a lot of cars passing through 3 between this and Oak, but that is my question 4 and my concern what the residents might say once 5 they realize this is happening. 6 MR. COULES: We already staggered it 7 once, we can stagger it again if need be. 8 MS. CURRY: Okay. Those are my 9 questions. 08:37PM 10 CHAIRMAN CASHMAN: Thanks, Cynthia. 11 Jim? 12 MR. KRILLENBERGER: Very comprehensive 13 presentation as always, so I appreciate that. 14 Zed, I'm on the church council at 15 Redeemer Lutheran, I know the amount of time you 16 put in and echoing Cynthia, your building looks 17 great. 18 I guess I don't have any comments 19 on the operations or the parking. I'm amazed 08:37PM 20 that you've got that much parking. We used that 21 building for my kids for music probably after 22 the preschool shut down, but the context of why</p>	<p style="text-align: center;">48</p> <p>1 Your plan is great. I don't think 2 Oak school has a plan. I don't think any of the 3 District 181 schools have a plan and I think 4 since Covid, kids aren't taking buses. 5 I live across the street from Union 6 church adjacent to the Hinsdale Middle school so 7 I see what goes on with pick up and drop off and 8 I also see a lot of parents not following the 9 rules, going in the wrong way. I don't think 08:39PM 10 your program would allow that, but it's just -- 11 I'm glad the high school kids will be in the 12 main lot and that they won't have to cross 13 through the pick up line. That was one concern 14 I had. Because, again, you have high school 15 kids, you know, they are on their phones, their 16 heads are down, you know, ear pods, they aren't 17 paying attention. If you could maybe just look 18 or give some consideration to Park Street at 19 3:10 and what it looks like. 08:40PM 20 MR. COULES: That's why we moved it to 21 3:30. You have it in your plans but when we 22 originally submitted to Bethany, she called us</p>
<p style="text-align: center;">47</p> <p>1 the preschool shut down, it went through a tough 2 time but it was also helpful and I have no other 3 comments. I wish you the best of luck as a 4 church and as a school. 5 MR. FRANCIS: Thank you. 6 CHAIRMAN CASHMAN: Thanks, Jim. 7 Julie? 8 MS. CRNOVICH: I'm in support of the 9 application. My two daughters went to the 08:38PM 10 preschool at the Methodist church and we could 11 not have been happier. And church always looks 12 so nice, the grounds look so nice, must be a 13 good neighbor. We don't have any complaints 14 tonight. 15 My one concern was when cars exit 16 and then go down Park Street, and I did visit 17 the site at 3:10 on Park Street you have cars 18 double parked waiting to get the kids from Oak 19 school and it's just kind of chaotic so I don't 08:39PM 20 know if there's any way you could time that so 21 there aren't, like, too many cars in that area 22 at a time. I'm one I'm always safety first.</p>	<p style="text-align: center;">49</p> <p>1 up with that question and we moved it back from 2 3 to 3:15 and 3:30. 3 MS. CRNOVICH: So it will be 3:15 and 4 3:30? 5 MR. COULES: Correct. 6 MS. CRNOVICH: Okay. I thought it was 7 3 to 3:15 and then 3:15. 8 MR. COULES: No. 3:15 is the pick up 9 time and then 3:30 is the next pick up. We got 08:40PM 10 rid of the 3 o'clock. 11 MS. CRNOVICH: Okay. That's perfect. 12 Because I know Union church their dismissal is 13 before the middle school just to save things 14 from getting too crazy. So then I don't have 15 any problem with that. Because just trying to 16 get down Park the other day it's like, oh my 17 gosh, whatever happened to kids walking to 18 school. 19 MR. COULES: No one walks to school 08:41PM 20 anymore. 21 MS. CRNOVICH: I was so surprised. I'm 22 sure the neighbors don't like it. But again, my</p>

<p style="text-align: center;">50</p> <p>1 concern was for safety and was to have the flow 2 of cars exiting the Methodist church parking lot 3 and then headed south on Park. 4 I think Park Street is a better 5 exit to Garfield which has gotten to be so busy 6 and a lot of times you have emergency vehicles 7 headed to the hospital, so I think it's a great 8 plan. I would just ask you to keep an eye open 9 on what's going on at Oak school. 08:41PM 10 Do the schools in Hinsdale have a 11 plan for pick up and drop off? 12 MR. COULES: No. 13 MS. FIASCONE: I am at Oak school and 14 the good news is that it's totally cleared out 15 by 3:15. It is. But they just changed the 16 whole thing and now -- I saw you and I waved to 17 you. 18 MS. CURRY: Oh, you were waving to me. 19 MS. FIASCONE: They completely changed 08:42PM 20 it and now I'm on Elm and I never had to be on 21 Elm before. 22 MS. CRNOVICH: My kids went to Oak</p>	<p style="text-align: center;">52</p> <p>1 being repurposed and opening another preschool 2 so thank you for that. 3 CHAIRMAN CASHMAN: Thanks, Julie. 4 Mark? 5 MR. WILLOBEE: Just a couple of things. 6 Just to be clear, from looking at Bethany's 7 memo, it's not all 77 students that are in the 8 times that we are going to be -- 9 MR. COULES: Correct. There's some 08:43PM 10 that come and go home earlier, some of the 11 little ones, some go home a little later. It's 12 the maximum that would be at 3:15 and the 13 maximum that would ever be at 3:30, 25 and 25. 14 That's the maximum. So we put the worst-case 15 scenario down to show we had double and triple 16 what we needed in stacking alone versus that's 17 going to be the worst-case scenario. 18 MR. WILLOBEE: Okay. Thanks. 19 Then my other question the high 08:43PM 20 school students. If they are used to going west 21 sometimes, maybe, how are we going to control 22 that? I mean, we talked a couple of months ago</p>
<p style="text-align: center;">51</p> <p>1 school and I'm like wow, when did all this 2 happen. 3 My grandson goes to grade school in 4 Darien and I'll tell you, that school, they have 5 six staff members out there and nothing goes 6 wrong. Sometimes you have to be firm with the 7 parents. So your plan is great but if you could 8 just keep an eye -- 9 MR. COULES: It took J.C. less than 08:42PM 10 three minutes to get back to me after Bethany 11 reached out and -- 12 MS. CRNOVICH: I believe it. 13 MR. COULES: -- said, we will do it. 14 It's not even a question. 15 MS. CRNOVICH: Thank you. And I was 16 only concerned with that 3 o'clock time. I 17 didn't have any other concerns with the other 18 time. You have a large parking lot. 19 Even when my daughters went to 08:42PM 20 preschool, I don't want to say when that was, 21 there was never a problem. It was a great 22 program and I'm really glad to see the building</p>	<p style="text-align: center;">53</p> <p>1 about south of the school ignoring signs turning 2 into the cul-de-sac, things like that. So how 3 will the high school students be controlled not 4 to go to the west anymore and go to the east? 5 MR. COULES: Well, we can put notices 6 for all of them because they all get -- 7 MR. FRANCIS: Well, I don't know if you 8 saw on our website, the students sign a contract 9 and a waiver of good behavior and their parents 08:44PM 10 sign it and so -- and we have stickers so it's a 11 very controlled process. 12 So, yes, we will -- we haven't done 13 it now because we don't have the school, so we 14 do let them go either direction. But then once 15 the school would be operational, which hopefully 16 with all the approvals it will commence in 17 September, then we would have one-way flow and 18 notify them and we will put signage up so we 19 know that we are going to go facing Garfield out 08:44PM 20 through Park. 21 MR. WILLOBEE: And there would be 22 repercussions if they don't --</p>

<p style="text-align: center;">54</p> <p>1 MR. FRANCIS: Yes.</p> <p>2 MR. COULES: They don't want J.C. to</p> <p>3 fine them.</p> <p>4 MR. WILLOBEE: That's all I have.</p> <p>5 CHAIRMAN CASHMAN: Thank you, Mark.</p> <p>6 Anna?</p> <p>7 MS. FIASCONE: So what time do the high</p> <p>8 schoolers get to the lot?</p> <p>9 MR. COULES: 7 a.m.</p> <p>08:45PM 10 MS. FIASCONE: I mean when they get</p> <p>11 there from dismissal after school. Like,</p> <p>12 they're dismissed from school, what time do they</p> <p>13 end up in the lot?</p> <p>14 MR. FRANCIS: About 3:30. So the</p> <p>15 majority of the students will leave at about</p> <p>16 3:30. Then some have some after school so it</p> <p>17 staggers out. But 3:30 I would say would be the</p> <p>18 bulk of the exit.</p> <p>19 MS. FIASCONE: So when they're backing</p> <p>08:45PM 20 up to get out of their parking spots, there</p> <p>21 could essentially be a backup for the main car</p> <p>22 line, yes?</p>	<p style="text-align: center;">56</p> <p>1 picture and sending it to my friends being like</p> <p>2 get on this list.</p> <p>3 And I will just say my last</p> <p>4 comment, when this property came up for lease,</p> <p>5 the neighbors were very concerned. I have many</p> <p>6 clients -- I'm a realtor -- that said we are</p> <p>7 listing our house because I think it was being</p> <p>8 marketed as a retail situation where retail</p> <p>9 could go in there.</p> <p>08:46PM 10 Anyway, my point is that I think</p> <p>11 it's a really good sign that no neighbors are</p> <p>12 here because they were ready to call it quits on</p> <p>13 that location if something were going to go into</p> <p>14 that space other than --</p> <p>15 MR. COULES: Well, that was part of the</p> <p>16 buzz that I mentioned about the coffee shop and</p> <p>17 all that. That's why I wanted to put it on the</p> <p>18 record, put it on T.V., so anyone watching it is</p> <p>19 one of the things Bethany raised on our first</p> <p>08:47PM 20 meeting and I was like, well, that's not even</p> <p>21 the intent, but people had approached worried</p> <p>22 that that would happen and I have been paying</p>
<p style="text-align: center;">55</p> <p>1 MR. COULES: If they all showed up at</p> <p>2 one time, possibly.</p> <p>3 MS. FIASCONE: So I would just suggest</p> <p>4 maybe the first week or two having somebody out</p> <p>5 there directing that for sure.</p> <p>6 MR. COULES: Well, when the kids get</p> <p>7 picked up, J.C. has staff out there.</p> <p>8 MS. FIASCONE: Okay. That's what I</p> <p>9 mean. I could see it getting backed up if they</p> <p>08:46PM 10 are all backing up and the cars can't move</p> <p>11 through.</p> <p>12 MR. COULES: Great. We will make sure</p> <p>13 that's watched.</p> <p>14 MR. MOUNTAINBEAR: I know we are</p> <p>15 talking about worst-case scenarios the first few</p> <p>16 weeks but just remember when I started the</p> <p>17 school, we only had four kids and I was</p> <p>18 basically expecting that type of ramp up as</p> <p>19 well; it's going to take a while.</p> <p>08:46PM 20 MS. FIASCONE: I can tell you you will</p> <p>21 not have that here. You will have a wait list</p> <p>22 the first month 100 percent. I'm taking a</p>	<p style="text-align: center;">57</p> <p>1 attention in some municipalities that is</p> <p>2 happening in preschools. They are putting in</p> <p>3 coffee shops and I don't know what else they are</p> <p>4 putting in there. They are putting media rooms.</p> <p>5 They are putting all kinds of stuff.</p> <p>6 MS. FIASCONE: That's all I have.</p> <p>7 CHAIRMAN CASHMAN: Thanks, Anna.</p> <p>8 Scott?</p> <p>9 MR. MOORE: I agree with most people</p> <p>08:47PM 10 here. This is a good thing for the church and a</p> <p>11 healthy church is a very positive thing for the</p> <p>12 community so I think that getting this project</p> <p>13 to fit is great.</p> <p>14 J.C., I commend you for the</p> <p>15 business on what you're trying to do and</p> <p>16 everything but I do have a couple of questions</p> <p>17 for you. You mentioned that your draw downtown,</p> <p>18 your draw area is large.</p> <p>19 What do you anticipate out here?</p> <p>08:48PM 20 I'm sure you did some analysis.</p> <p>21 CHAIRMAN CASHMAN: Can you come up</p> <p>22 here, J.C., please.</p>

<p style="text-align: center;">58</p> <p>1 MR. MOUNTAINBEAR: I hate to say what I</p> <p>2 anticipate because what I anticipated in Lincoln</p> <p>3 Square was all wrong. So I don't know anything</p> <p>4 about what's going to happen here. I just know</p> <p>5 that some of our parent base has moved out here</p> <p>6 to Hinsdale. So, hopefully, we will get a lot</p> <p>7 of Hinsdale residents. But it could also be</p> <p>8 from nearby areas Clarendon Hills, Western</p> <p>9 Springs, and all the way out to Naperville as</p> <p>08:48PM 10 well because I know there are a lot of Chinese</p> <p>11 families out there who are looking for Mandarin</p> <p>12 so they might come down to Hinsdale. So it's</p> <p>13 probably that radius if that makes any sense,</p> <p>14 but I have no idea what actually shows up here.</p> <p>15 Because I know there's a huge demand for infant</p> <p>16 care and so they may just want a space just for</p> <p>17 having a space, doesn't matter what program we</p> <p>18 are offering.</p> <p>19 MR. MOORE: You're leasing from the</p> <p>08:49PM 20 church?</p> <p>21 MR. MOUNTAINBEAR: Yes.</p> <p>22 MR. MOORE: How long -- what's the</p>	<p style="text-align: center;">60</p> <p>1 between 3:30 and 3:40 and then it drops off</p> <p>2 again.</p> <p>3 CHAIRMAN CASHMAN: It's the parents</p> <p>4 coming from the high school. I know from</p> <p>5 experience.</p> <p>6 MR. MOORE: Going south on Garfield.</p> <p>7 CHAIRMAN CASHMAN: Yes, because you get</p> <p>8 bottle locked, you have to go south on Grant.</p> <p>9 You can either go west to get to Madison or you</p> <p>08:50PM 10 come back to Garfield. So it's basically half</p> <p>11 of the parents coming in one direction.</p> <p>12 MS. CURRY: Or it's the middle school.</p> <p>13 MR. MOORE: As we go through this and</p> <p>14 we talk about adjustments and tweaking and</p> <p>15 things like that, I do think we are going to</p> <p>16 have to kind of watch this. Not because anybody</p> <p>17 is doing anything wrong, we just don't want to</p> <p>18 add more problems that's going to end up with</p> <p>19 more cars. We just have to be careful is all</p> <p>08:50PM 20 I'm trying to say.</p> <p>21 And your point about having</p> <p>22 somebody out there is going to be really</p>
<p style="text-align: center;">59</p> <p>1 duration of the lease?</p> <p>2 MR. MOUNTAINBEAR: So it will depend, I</p> <p>3 guess, on -- we haven't signed any lease yet</p> <p>4 because we don't have an approval here so this</p> <p>5 is just step one. So we just have to see how</p> <p>6 this goes. Looking at three to five years right</p> <p>7 now. Could be longer depending on how</p> <p>8 successful this venture goes and what the church</p> <p>9 wants and all that.</p> <p>08:49PM 10 MR. MOORE: I know we would like to</p> <p>11 have you here. I do have a couple of -- I went</p> <p>12 over to the site today and spent some time over</p> <p>13 there.</p> <p>14 To answer your question, most of</p> <p>15 the kids that I saw from the high school were</p> <p>16 arriving between 3:20 and 3:30, 3:40, in that</p> <p>17 area. And I mean like all hit at about the same</p> <p>18 time and I know you know this. They do go both</p> <p>19 ways. They do enter and exit both ways.</p> <p>08:49PM 20 Garfield Street, I don't know what happens at</p> <p>21 3:30, but Garfield Street going south backs up</p> <p>22 all the way to Ninth Street around 3:30. So</p>	<p style="text-align: center;">61</p> <p>1 important because the worst drivers, as we all</p> <p>2 know, cuz we were all that age once, are high</p> <p>3 school kids and they are backing up in a parking</p> <p>4 lot that's going to be full with traffic mixed</p> <p>5 with different groups of people and that</p> <p>6 concerns me. It's not a deal breaker by any</p> <p>7 means, it just needs to be managed properly.</p> <p>8 Those are my comments.</p> <p>9 MR. KRILLENBERGER: May I ask a follow-</p> <p>08:51PM 10 up?</p> <p>11 CHAIRMAN CASHMAN: Yes.</p> <p>12 MR. KRILLENBERGER: Scott Moore</p> <p>13 mentioned the reach and the proximity the people</p> <p>14 are going to come from. How are you going to</p> <p>15 market this? Are you going to market it locally</p> <p>16 or are you going to market it widely and the</p> <p>17 reason I think it's relevant is the further away</p> <p>18 people have to come, the more they have to</p> <p>19 adjust for, allow 20 more minutes for traffic so</p> <p>08:51PM 20 they will be sitting there. So how -- what are</p> <p>21 your marketing plans?</p> <p>22 MR. MOUNTAINBEAR: Marketing plan is</p>

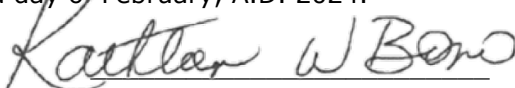
<p style="text-align: center;">62</p> <p>1 the same as we did in Lincoln Square which is</p> <p>2 all internet. Our largest people Google us or</p> <p>3 they Google trilingual or they Google</p> <p>4 Montessori. Not that we don't need signage but</p> <p>5 we just saw in Lincoln Square we only have one</p> <p>6 sign on the building and nothing else. It was</p> <p>7 important to us that Google maps show where our</p> <p>8 school is located. That's how everybody finds</p> <p>9 us. That's how we market it. We just put it</p> <p>08:52PM 10 out there and people will come. That's what</p> <p>11 happened in Lincoln Square, assuming that's</p> <p>12 what's going to happen here. We don't</p> <p>13 aggressively go after anybody, they actually</p> <p>14 seek us.</p> <p>15 MR. KRILLENBERGER: Well, if you're</p> <p>16 correct, it'll just be all the neighbors.</p> <p>17 MS. FIASCONE: My kids went to Seton</p> <p>18 Montessori in Clarendon Hills and I also have</p> <p>19 never -- I knew what Montessori was but I found</p> <p>08:52PM 20 it through the internet and it's honestly the</p> <p>21 first preschool I went to and didn't leave in</p> <p>22 tears because I'm like, I'm leaving my five-week</p>	<p style="text-align: center;">64</p> <p>1 Nice presentation. Nice detail. I</p> <p>2 appreciate the background about the school how</p> <p>3 it came to be. I do think it will be</p> <p>4 successful.</p> <p>5 Both of my children went to</p> <p>6 Montessori over in LaGrange and I had great,</p> <p>7 great experiences. It seems similar. I can</p> <p>8 remember the whole drop off was very organized</p> <p>9 and I think we had specific times to show up as</p> <p>08:53PM 10 parents, which took some discipline, but I'm</p> <p>11 excited about this program. I think it will be</p> <p>12 really great for the community, great for the</p> <p>13 church and I appreciate your sensitivity to the</p> <p>14 neighbors.</p> <p>15 With that said, would any community</p> <p>16 members like to speak?</p> <p>17 (No response.)</p> <p>18 Hearing none, any more discussion?</p> <p>19 (No response.)</p> <p>08:54PM 20 Can I have a motion to close the</p> <p>21 public hearing.</p> <p>22 MR. KRILLENBERGER: So moved.</p>
<p style="text-align: center;">63</p> <p>1 old baby here. I didn't leave in tears, I'm</p> <p>2 like Montessori is great. But the Montessori</p> <p>3 schools in this town have a very, very long wait</p> <p>4 list. Children aren't even born yet and they</p> <p>5 are on the wait list. So i imagine you'll be</p> <p>6 very successful.</p> <p>7 MR. MOUNTAINBEAR: Yes, I know Seton,</p> <p>8 Anna Perry, the head of the school there. I</p> <p>9 know her very well. She has a really long wait</p> <p>08:53PM 10 list.</p> <p>11 MR. MOORE: We hope it works. We would</p> <p>12 like to see you be in the community for a long</p> <p>13 time.</p> <p>14 MR. MOUNTAINBEAR: Well, thank you.</p> <p>15 Also, we will take what you said very seriously</p> <p>16 in terms of the flow, in terms of the safety, in</p> <p>17 terms of these high school kids and the parking</p> <p>18 and definitely be able to manage with our staff</p> <p>19 to make sure the safety of the high school kids</p> <p>08:53PM 20 will be top of mind.</p> <p>21 CHAIRMAN CASHMAN: Okay. Thanks,</p> <p>22 Scott.</p>	<p style="text-align: center;">65</p> <p>1 CHAIRMAN CASHMAN: Is there a second?</p> <p>2 MS. CURRY: Second.</p> <p>3 CHAIRMAN CASHMAN: Everyone feels</p> <p>4 pretty good about this.</p> <p>5 May I have a motion to approve Case</p> <p>6 A-43-2023, 945 Garfield as submitted.</p> <p>7 MR. WILLOBEE: So moved.</p> <p>8 MS. CRNOVICH: Second.</p> <p>9 CHAIRMAN CASHMAN: Roll call vote,</p> <p>08:54PM 10 please, Bethany.</p> <p>11 MS. SALMON: Commissioner Curry?</p> <p>12 MS. CURRY: Aye.</p> <p>13 MS. SALMON: Commissioner</p> <p>14 Krillenberger?</p> <p>15 MR. KRILLENBERGER: Aye.</p> <p>16 MS. SALMON: Commissioner Crnovich?</p> <p>17 MS. CRNOVICH: Aye.</p> <p>18 MS. SALMON: Commissioner Willobee?</p> <p>19 MR. WILLOBEE: Aye.</p> <p>20 MS. SALMON: Commissioner Fiascone?</p> <p>21 MS. FIASCONE: Aye.</p> <p>22 MS. SALMON: Commissioner Moore?</p>

1 MR. MOORE: Aye.
 2 MS. SALMON: Chairman Cashman?
 3 CHAIRMAN CASHMAN: Aye.
 4 (WHICH, were all of the
 5 proceedings had, evidence
 6 offered or received in the
 7 above entitled cause.)
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STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

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

IN WITNESS WHEREOF I have hereunto
 set my hand and affix my electronic signature
 this 22nd day of February, A.D. 2024.



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

<p>22:8, 24:19 barbecue [1] - 11:7 base [2] - 30:1, 58:5 based [3] - 25:22, 26:6, 30:5 basement [1] - 18:5 beautiful [2] - 16:1, 40:5 became [3] - 32:21, 34:3 BEFORE [1] - 1:1 begin [1] - 4:4 beginning [1] - 24:13 behalf [5] - 2:20, 4:12, 11:7, 11:8, 32:11 behavior [1] - 53:9 belabor [1] - 32:2 best [2] - 14:3, 47:3 Bethany [11] - 3:10, 7:16, 8:19, 17:2, 18:8, 36:18, 39:11, 48:22, 51:10, 56:19, 65:10 BETHANY [1] - 2:2 Bethany's [1] - 52:6 better [2] - 21:4, 50:4 between [6] - 38:17, 45:5, 46:1, 46:3, 59:16, 60:1 Bible [1] - 33:2 bill [1] - 23:19 bit [1] - 35:9 blessed [1] - 16:5 block [2] - 27:9, 45:7 blocks [1] - 45:17 BOARD [1] - 1:13 board [6] - 5:12, 22:1, 32:15, 32:21, 33:19, 34:21 BONO [2] - 67:3, 67:20 born [1] - 63:4 bottle [1] - 60:8 bought [1] - 27:21 brave [1] - 39:18 break [1] - 38:17 breaker [1] - 61:6 bring [4] - 6:19, 27:2, 27:11, 34:8 bringing [4] - 7:1, 7:15, 12:9, 15:6 Bronx [3] - 18:21, 19:4, 21:3 brought [2] - 8:5, 16:19 build [1] - 39:6 building [17] - 7:7, 8:6, 13:9, 14:3, 15:17, 25:3, 25:7, 25:16, 26:11, 27:21, 34:2,</p>	<p>38:6, 40:9, 46:16, 46:21, 51:22, 62:6 buildings [1] - 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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-43-2023 – 945 S. Garfield Avenue – Montessori Gifted Prep Preschool / Hinsdale United Methodist Church – Special Use Permit to allow for Child Daycare Services in the IB Institutional Buildings District located at 945 S. Garfield Avenue

PROPERTY: 945 S. Garfield Avenue (PINs: 09-12-412-008; 09-12-412-016; 09-12-412-018; 09-12-412-019; 09-12-412-020; 09-12-412-021; 09-12-412-023)

APPLICANT: Montessori Gifted Prep Preschool

REQUEST: Special Use Permit

PLAN COMMISSION (PC) REVIEW: February 15, 2024

BOARD OF TRUSTEES 1ST READING: March 5, 2024

SUMMARY OF REQUEST: The Village of Hinsdale received an application from Montessori Gifted Prep Preschool requesting approval of a Special Use Permit to allow for the operation of child daycare services within a portion of the Hinsdale United Methodist Church building located at 945 S. Garfield Avenue in the IB Institutional Buildings District. In accordance with Section 7-305 of the Zoning Code, child daycare services operated by or for a membership organization (SIC 835) are considered a Special Use in the IB District.

Montessori Gifted Prep Preschool proposes to occupy approximately 14,347 square feet of the existing 36,596 square foot building for child daycare services. The applicant currently operates a facility in Chicago and is seeking approval to open a second location in Hinsdale.

No changes are proposed to the building or the site. The applicant will be required to obtain approval of a Sign Permit Review at a later date.

The property is surrounded by single-family homes to the north in the R-1 District and IB District, to the south in the R-3 District, to the east in the R-1 District, and to the west in the R-2 District.

BACKGROUND: On March 2, 2004, by Ordinance No. O2004-12, the Village Board approved a Special Use Permit to allow for the operation of a membership organization with daycare facilities, as well as a Site Plan and Exterior Appearance Review to allow for a 10,000 square foot building addition onto the existing 16,095 square foot building utilized by Hinsdale United Methodist Church, new and reconfigured parking lots, landscaping, and other site improvements. On February 1, 2005, by Ordinance No. O2005-05, the Village Board approved a modification to the Exterior Appearance plans to allow for changes to the exterior of the building addition.

Hinsdale United Methodist Church previously operated a preschool in the existing building for about 52 years, from 1966 to 2018. The Church has been actively seeking a new tenant for the vacant space for several years. In accordance with Section 11-602(I) and (J), approval of a new Special Use Permit is required for the proposed Montessori preschool. The former preschool was terminated longer than 6 months ago and the proposed use will be operated by a separate organization with a different operating plan, necessitating a new review of the proposed operations and impacts.

Per the applicant, the proposed preschool will be of a similar intensity to the previous preschool operated by the Church. The preschool intends to operate Monday through Friday from 7:00 a.m. to 6:00 p.m. There will be a maximum of 17 staff members and 77 students enrolled, with children ranging between the ages of 6 weeks to 5 years old. The former preschool operated by Hinsdale United Methodist Church was similar in size, with about 15-17 staff members and about 66 children when it closed in 2018. The majority of children are anticipated to attend the preschool during school day hours from 8:00 a.m. to 3:30 p.m. The remaining children will attend either a half day, from 8:30am to 12:30pm, or a full day between 7:00 a.m. to 6:00 p.m.

Since 2014, Hinsdale United Methodist Church has been leasing parking spaces to students from Hinsdale Central High School located several blocks to the west of the site at 5500 S. Grant Street. The Church currently leases 50 parking spaces to High School students. In addition to the operations of the church membership organization, the applicant has taken this accessory use into account as part of the Special Use Permit application and parking analysis.

PUBLIC HEARING SUMMARY: A public hearing was held on Thursday, February 15, 2024, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on January 18, 2024. The public hearing notice and transcript are attached.

At the public hearing, Peter Coules, the attorney representing the applicant from Donatelli and Coules, provided an overview of the project. JC Mountainbear, representing Montessori Gifted Prep Preschool, and Zed Francis and Jennifer Dean, representing Hinsdale United Methodist Church, were also present at the meeting to present information pertaining to the application and to answer questions.

Mr. Coules spoke about the proposed traffic pattern for pick-up and drop-offs, which were designed with safety in mind. Mr. Coules stated the applicant mailed out detailed letters about the proposed plans to neighbors. The applicant and the Village had not received any responses or concerns from neighbors prior to the public hearing.

Mr. Francis stated he has been a member of the United Methodist Church for over 40 years. He stated his goal is to utilize the building and grow the Church in the community. He provided an overview of the proposed operations in conjunction with the Church and student parking.

Mr. Mountainbear provided an overview of his background. He stated his goal is to give back to the community in a meaningful way. His preschool intends to focus on three things - intrinsic motivation, perseverance, and empathy. He noted that the other preschool he currently operates in Chicago has about 92 children, with only four loading spaces for pick-ups and drop-offs. They have had no issues at their current location with loading and have been able to maintain an efficient pick-up and drop-off schedule.

Ms. Dean, the former president of the preschool operated by Hinsdale United Methodist Church, spoke about the past operations of the preschool. Ms. Dean stated they had no prior incidents with traffic or stacking issues in the past. The former daycare had about 40-100 students depending on the year. During some of those years, the Church was renting out parking spaces to high school students. She noted the current proposal is more thought-out and planned than past preschool operations, as the proposed pick-up and drop-off area has been moved to the east side of the building rather than the north side of the building to increase vehicle stacking, and they are proposing one-way traffic entering from Garfield Avenue and existing onto 9th Court.

Mr. Coules emphasized the traffic flow was designed to create a safe environment and noted that if issues arise, the hours will be adjusted in the future as needed.

Commissioner Curry stated the proposed use is good for repurposing the building. Commissioner Curry asked for clarification on the driveway entrance from Garfield and confirmed it will be used as a one-way entrance only. Commissioner Curry noted concerns that the exiting traffic onto 9th Court and Park Avenue will cause issues with existing Oak School traffic during pick-up hours. Commissioner Curry asked what the months of operations will be. Mr. Mountainbear stated that the program is year-round, 5 days a week.

Mr. Francis reiterated that it was very important in the planning for the Special Use application that traffic does not back up onto Garfield.

Commissioner Curry asked if a traffic study been done by Hinsdale Police. Mr. Coules stated they looked at the dismissal time for Oak School and adjusted their time.

Commissioner Krillenberger stated it was a good presentation and had no further questions.

Commissioner Crnovich stated she is in support of the application.

There was a discussion over traffic and parent pick-ups at Oak School.

Commissioner Willobee clarified that not all 77 students will be leaving within one time slot. Mr. Coules confirmed that the majority of the students will be split between two time slots. 25 students will be picked up from 3:00 p.m. to 3:15 p.m. Another 25 students will be picked up from 3:15 to 3:30 p.m.

Commissioner Willobee asked how the applicant will control the high school students exiting the parking lot. Mr. Francis stated that the student and parents sign a contract, the cars have stickers, and if they violate the rules, their parking privileges will be revoked. Mr. Francis stated that once the school will be operational, signage will be posted and notification will be provided to the students and parents informing them of the new traffic flow.

Commissioner Fiascone asked what time do the high school students arrive in the lot after dismissal. Mr. Francis stated about 3:30 p.m. Commissioner Fiascone asked if staff can help direct the traffic flow particularly at the preschool pick-up time and for high school students leaving at the same time. Mr. Coules stated that Mr. Mountainbear will have staff outside directing traffic flow.

Commissioner Fiascone noted when the space was originally advertised for rent, several residents were concerned about a retail user being interested in leasing the space. She noted it was good that no residents showed up at the public hearing or reported concerns for the proposed use.

Commissioner Moore agreed that the use will be great for the Church. Commissioner Moore asked who is anticipated to attend. Mr. Mountainbear stated he does not know, but he anticipates Hinsdale residents and people from surrounding neighborhoods will be enrolling their children in the program.

Commissioner Moore asked what is the duration of their lease is with the Church. Mr. Mountainbear stated that they have not signed a lease yet due to pending approvals from the Village. He anticipated the lease to be 3-5 years depending how successful the program will be.

Commissioner Moore stated concerns about stacking onto Garfield and the high school students exiting the parking lot during daycare pick-up times. He asked the applicant to make sure the situation is managed properly for everyone's safety.

There was a discussion where Commissioners agreed that there is a need for this in the community and the applicant will have no issues with attracting people to enroll their children in the preschool.

Chairman Cashman thanked the presenters and stated that this will be a great program for the church and the community.

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.

There being no further questions or members of the public wishing to speak on the application, a motion to approve the Special Use Permit was made by Commissioner Willobee and seconded by Commissioner Crnovich, as submitted. The vote carried by a roll call vote as follows:

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

FINDINGS: In recommending approval of the Special Use Permit, the Plan Commission determined that the standards set forth in Section 11-602(E) of the Village's Zoning Code have been met. The following are the summary of Findings of the Plan Commission relative to the application request based on the standards listed in Section 11-602(E):

1. *General Standards: No special use permit shall be recommended or granted pursuant to this section unless the applicant shall establish that:*

(a) *Code And Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.*

The proposed use, child daycare services operated by or for a membership organization (SIC 835), is considered a Special Use in the IB District per Section 7-305 of the Zoning Code. The proposed Montessori Gifted Prep Preschool will operate within a portion of the Hinsdale United Methodist Church building. The proposed use is consistent with the purposes of the IB District, which accommodates existing and future public buildings and buildings having purposes and impacts similar to public buildings. The Montessori Gifted Prep Preschool fits within the context of the IB District, which is intended to serve the Hinsdale suburban community with a range of public, community, and institutional services. A preschool formerly operated out of the Hinsdale United Methodist Church for about fifty-two (52) years and the proposed use will be similar in nature. Approval of a new Special Use Permit is required as the former preschool closed in 2018 and the original Special Use Permit is no longer valid. The Plan Commission found this standard to be met.

(b) *No Undue Adverse Impact: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.*

The proposed use will not cause undue impact on the adjacent properties or the community. The applicant stated the use will help contribute to and foster the local community and the proposed Montessori Gifted Prep Preschool will be similar to the operations of the former preschool program that was previously offered by Hinsdale United Methodist Church. The Plan Commission found this standard to be met.

(c) *No Interference With Surrounding Development: The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.*

The proposed use will not interfere with the surrounding development. The proposed use of the property for child daycare services will not require any change to the existing site or building. The proposed use will not impact the immediate vicinity or interfere with the use and development of neighboring properties in accordance with the applicable district regulations.

Child pick-up and drop-offs will operate in a similar manner as the former preschool operated by the Church. The site will accommodate one-way traffic traveling from the west to east side of the site. Vehicles will enter off of Garfield Avenue, which will be made one-way during weekdays, pick-up and drop-offs will take place at the covered canopy entrance on the east side of the building, and vehicles will exit onto Park Avenue / 9th Court. The one-way route through the site can accommodate stacking for 24 vehicles, with 20 additional stacking spaces in the north parking lot drive aisles, and additional stacking spaces in other drive aisles elsewhere on site. In response to questions and concerns regarding the proposed traffic congestion, traffic flow, and potential vehicle stacking onto Garfield Avenue during peak pick-up and drop-off times, the applicant revised the pick-up and drop-off schedule to include two pick-up and drop-off timeslots between 8:00am-8:30am and 3:00pm-3:30pm to reduce the number of vehicles on site at one time and possible stacking onto Garfield Avenue. The applicant stated during the public hearing that staff will be on site to manage drop-off and pick-up operations. The applicant also stated that the drop-off and pick-up times can be adjusted if there are traffic issues once the preschool is operational. The Plan Commission found this standard to be met.

- (d) *Adequate public facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.*

There are adequate public facilities and no changes are needed to accommodate the proposed Montessori Gifted Prep Preschool. The Plan Commission found this standard to be met.

- (e) *No traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.*

It does not appear that the proposed use will cause undue traffic congestion and parking requirements have been met. There are currently 105 parking spaces on site. In accordance with Section 9-104(J), the Church is required to provide 56 spaces and the Montessori Gifted Prep Preschool is required to provide 31 spaces. A total of 87 parking spaces is required, which meets Zoning Code requirements.

An analysis of anticipated parking usage between the Hinsdale United Methodist Church, Montessori Gifted Prep Preschool, and the accessory High School student parking was provided. The operating hours and days for the Church, preschool, and student parking are staggered and therefore it does not appear that there will be a parking issue based on the data provided.

Parking for the Church primarily occurs on Sunday's during the daytime, with about 40 estimated parking spaces used. The Church stated that their operations have been altered since the pandemic as more Church attendance now takes place virtually, which has reduced parking usage on site. Various community groups also use the Church for meetings throughout the week, with an estimated maximum of 70 spaces used. Special events or funerals may also take place throughout the year. The Montessori School will use spaces in the north parking lot and plans to primarily use only 17 parking spaces for staff members. The Church currently leases 50 parking spaces to High School students in the east parking lot on weekdays between 7:00am-4:00pm. Student parking is not allowed during evenings, school events, or weekends.

Hinsdale United Methodist Church stated that they have not experienced parking issues since they began leasing spaces to High School students in 2014 and when the former preschool was still operating. The former preschool program did not create traffic issues and the proposed preschool is similar in nature. Further, a one-way traffic flow through the property for child drop-off and pick-up is proposed to alleviate traffic issues. The proposed drop-off and pick-up route has room for 24 cars,

with room in the parking lot isles for stacking of up to 20 additional cars. The Plan Commission found this standard to be met.

- (f) *No destruction of significant features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.*

The property is not historically significant or located within a historic district. There will be no destruction of significant features. The Plan Commission found this standard to be met.

- (g) *Compliance with standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.*

The use will meet all code requirements. The Plan Commission found this standard to be met.

2. *Special standards for specified special uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.*

The use will provide child daycare services operated by or for a membership organization (SIC 835), as required by the Zoning Code and approved as a Special Use Permit, and all code requirements will be met. The Plan Commission found this standard to be met.

3. *Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider:*

- (a) *Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.*

The proposed use will be located in a portion of Hinsdale United Methodist Church building, which was formerly used as a preschool and has been vacant since 2018. Several Commissioners stated the proposed preschool was a good use for repurposing the existing space in the Church building.

Per the applicant, Montessori Gifted Prep Preschool will serve needs of Hinsdale residents. The preschool will help promote early childhood education within the community through immersion, authentic Montessori inquiry-based curriculum taught in Spanish, Mandarin, and English that is focused on building relationships. The preschool provides a full arts and sciences enrichment program that includes music, computer coding, robotics, yoga, fine arts, sports, and gardening. The founder has operated a successful Montessori program at 4754 N. Leavitt in Chicago since 2015. The Plan Commission found this standard to be met.

- (b) *Alternative locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.*

The portion of the building to be occupied is an ideal location for this use as it was previously used as a preschool, has been vacant since 2018, and is served by adequate parking. Per the applicant, no alternative locations would better serve the public goals or proposed use and development of the current site. The Plan Commission found this standard to be met.

- (c) *Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.*

The applicant stated they have taken steps to mitigate possible adverse impacts, particularly through the development of the traffic and parking plan, as well as a detailed drop-off and pick-up schedule. The Plan Commission found this standard to be met.

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of seven (7) ayes and zero (0) nays, with two (2) absent, recommended to the President and Board of Trustees approval of Case A-43-2023 – 945 S. Garfield Avenue – Montessori Gifted Prep Preschool / Hinsdale United Methodist Church – Special Use Permit to allow for Child Daycare Services in the IB Institutional Buildings District located at 945 S. Garfield Avenue, as submitted.

Signed: _____
Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

**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 Thursday, February 15, 2024 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from Montessori Gifted Prep Preschool for a Special Use Permit to allow for the operation of child day care services within a portion of the Hinsdale United Methodist Church building located at 945 S. Garfield Avenue in the IB Institutional Buildings District. In accordance with Section 7-305 of the Zoning Code, child daycare services operated by or for a membership organization (SIC 835) is considered a Special Use in the IB District. Hinsdale United Methodist Church also intends to continue to lease parking spaces to students from Hinsdale Central High School located several blocks to the west of the site at 5500 S. Grant Street as an accessory use. No changes are proposed to the building or the site. This request is known as Case A-43-2023.

Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 945 S. Garfield Avenue, Hinsdale IL, 60521 (PINs: 09-12-412-008; 09-12-412-016; 09-12-412-018; 09-12-412-019; 09-12-412-020; 09-12-412-021; 09-12-412-023) and legally described as follows:

LOTS 6, 7, 8, 9, 10, 11, and 18 IN WM W. THOMPSON'S SUBDIVISION OF THE SOUTHWEST quarter OF THE SOUTHWEST quarter OF THE SOUTHEAST quarter OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1927 AS DOCUMENT 231565, EXCEPT THAT PART OF LOTS 7, 8, 9 AND 10, AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7; THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 27 FEET; THENCE SOUTHEASTERLY A DISTANCE 21.21 FEET, MORE OR LESS, TO A POINT 15 FEET EAST OF THE WEST LINE OF SAID LOT 7 AND 12 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7; THENCE RUNNING EAST ALONG A LINE 12 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 7, 8 AND 9 TO A POINT 335 FEET EAST OF THE WEST LINE OF SAID LOT 7 AND 12 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7; THENCE RUNNING SOUTHEASTERLY A DISTANCE OF 150.08 FEET, MORE OR LESS, TO A POINT 485 FEET EAST OF THE WEST LINE OF SAID LOT 7 AND 7 FEET NORTH OF THE SOUTH LINE OF LOT 10; THENCE RUNNING EAST ALONG A LINE 7 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 109.1 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINES OF SAID LOTS 10, 9, 8 AND 7 A DISTANCE OF 594.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: January 15, 2024

Emily Tompkins, Village Clerk

To be published in the Hinsdalean on January 18, 2024

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
MONTESSORI GIFTED PREP)
PRESCHOOL, Special Use,)
945 South Garfield,)
CASE NO. A-43-2023.)

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled
matter before the Hinsdale Plan Commission, at
19 East Chicago Avenue, Hinsdale, Illinois, on
the 15th day of February, A.D. 2024, at the
hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

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

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. PETER COULES, Attorney for Applicant;</p> <p>4 MR. J.C. MOUNTAINBEAR, Applicant;</p> <p>5 MR. ZED FRANCIS, Hinsdale United Methodist Church;</p> <p>6</p> <p>7 MS. JENNIFER DEAN, Witness for Applicant.</p> <hr/> <p>8</p> <p>9 CHAIRMAN CASHMAN: Next order of</p> <p>07:58PM 10 business is a Public Hearing Case A-43-2023,</p> <p>11 945 South Garfield Avenue, Montessori Gifted</p> <p>12 Prep Preschool, Hinsdale United Methodist Church</p> <p>13 special use permit to allow for child daycare</p> <p>14 services in the IB institutional buildings</p> <p>15 district located at 945 South Garfield.</p> <p>16 Is there someone here representing</p> <p>17 the applicant?</p> <p>18 MR. COULES: I am. Good evening,</p> <p>19 Chairman Cashman and Commissioners. Peter</p> <p>07:58PM 20 Coules on behalf of Hinsdale United Methodist</p> <p>21 Church and also Montessori Gifted Prep</p> <p>22 Preschool.</p>	<p style="text-align: right;">4</p> <p>1 MR. MOORE: Aye.</p> <p>2 MS. SALMON: Chairman Cashman?</p> <p>3 CHAIRMAN CASHMAN: Aye.</p> <p>4 MR. COULES: Before I begin, do you</p> <p>5 want to swear in all the witnesses that are</p> <p>6 going to testify?</p> <p>7 CHAIRMAN CASHMAN: Yes. Anyone who is</p> <p>8 going to speak on this matter, be sworn in by</p> <p>9 the clerk.</p> <p>07:59PM 10 (Oath administered en masse.)</p> <p>11 MR. COULES: Thank you. So I'm here on</p> <p>12 behalf of both entities, they are working here</p> <p>13 on a joint submission for the special use permit</p> <p>14 to approve and operate a preschool in the</p> <p>15 institutional district.</p> <p>16 The Hinsdale United Methodist</p> <p>17 Community Church has been there for 65 years.</p> <p>18 For 52 of those years they operated a preschool.</p> <p>19 They stopped operating it in 2018. At that time</p> <p>08:00PM 20 when you stop operating, DCFS takes away your</p> <p>21 license and then of course if it's not renewed</p> <p>22 within a year, the special use for that property</p>
<p style="text-align: right;">3</p> <p>1 MS. SALMON: Can I have a motion to</p> <p>2 open the Public Hearing?</p> <p>3 CHAIRMAN CASHMAN: Yes. Can I hear a</p> <p>4 motion to open the public hearing.</p> <p>5 MR. KRILLENBERGER: Krillenberg so</p> <p>6 motion to open the Public Hearing.</p> <p>7 CHAIRMAN CASHMAN: And a second?</p> <p>8 MR. WILLOBEE: Second Willobee.</p> <p>9 CHAIRMAN CASHMAN: Roll call vote,</p> <p>10 please, Bethany.</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 Crnovich?</p> <p>17 MS. CRNOVICH: Aye.</p> <p>18 MS. SALMON: Commissioner Willobee?</p> <p>19 MR. WILLOBEE: Aye.</p> <p>20 MS. SALMON: Commissioner Fiascone?</p> <p>21 MS. FIASCONE: Aye.</p> <p>22 MS. SALMON: Commissioner Moore?</p>	<p style="text-align: right;">5</p> <p>1 went away.</p> <p>2 So in 2004 actually is kind of</p> <p>3 interesting because they did an expansion of</p> <p>4 about 10,000 square feet on the church at that</p> <p>5 point in time and so they had to come back in at</p> <p>6 that time to not only get a site plan approval</p> <p>7 but to also get the special use reput into place</p> <p>8 because ordinances had changed.</p> <p>9 At that time, one was done in 2004</p> <p>08:00PM 10 for the special use. That was unanimously</p> <p>11 approved for the preschool to be at that</p> <p>12 facility by the board of the village, and then</p> <p>13 2005 was kind of strange, it took them a little</p> <p>14 longer to approve the site plan because the</p> <p>15 construction work had to be done on the final</p> <p>16 plans, I guess -- is my guess, had to be</p> <p>17 submitted.</p> <p>18 There's been no change at all to</p> <p>19 the structure from the time that it operated for</p> <p>08:01PM 20 the end of the 52 years to the present day</p> <p>21 today. So there's no change. There's plenty of</p> <p>22 parking. It meets all the parking requirements.</p>

<p style="text-align: center;">6</p> <p>1 We are here solely to get a special use 2 approved. 3 The reason I had the people sworn 4 in Zed Francis has been with the Hinsdale United 5 Methodist Church for a long period of time, 6 knows the history of the church. 7 Jennifer Dean was the actual 8 president of the preschool when they operated it 9 from 2012 to 2018. She was there longer but she 10 was the president the last six years they 11 operated it. 12 And then J.C. Mountainbear, who is 13 in the back there, he presently runs a 14 Montessori Gifted Preschool program that's in 15 the city of Chicago in another Methodist Church 16 that's at 4754 North Leavitt, Chicago, and they 17 actually teach in three different languages: 18 Spanish, Mandarin and English, and he wants to 19 bring the same kind of programs to Hinsdale. 20 The idea is to have anywhere up to 21 77 students with 17 staff. As I said, we have 22 been through the parking requirements and the</p>	<p style="text-align: center;">8</p> <p>1 get out of their car. Staff meets everybody; 2 it's under a covered area. So the kids are not 3 crossing over any other vehicles, not crossing 4 over anything else, they are covered from the 5 elements, they are brought right in, right into 6 the building. The staff meets everybody. 7 The parent just pulls up, it's the 8 opposite from in the drive thru, drops them off, 9 keeps going. End of the day same way, staff 10 walks them, puts them in the car, parent keeps 11 going. 12 So there's going to be testimony 13 how long it takes them presently to do it the 14 same way in the city of Chicago. It's amazing 15 how fast they can move people in and out of the 16 area and in fact we figured out that the 17 stacking is almost double what's ever going to 18 be there. 19 We have been working -- Bethany has 20 been unbelievably great. I know a couple of the 21 commissioners have gone out. Some of the 22 requests were to try to stagger. So we started</p>
<p style="text-align: center;">7</p> <p>1 like. The reason we keep bringing the one 2 picture back up is -- and you will hear that 3 testimony from Jennifer who handled it. I 4 wasn't around representing the church back in 5 '12 to '18. 6 They used to drop off the students 7 on the side of the building. So the stacking 8 was about where my fingers go straight up about 9 15 vehicles. That was it with the similar 10 number of students. Never had any issues going 11 out onto Garfield. Never had any issues along 12 those lines. 13 What they've decided to do today 14 for security and safety purposes, they are 15 bringing the kids all the way around and 16 stacking is 24 and as Bethany points out, the 17 capability of stacking 20 more if it gets 18 crowded up in that upper area. So you are going 19 to stack 44 and you never have that many drop 20 offs. 21 Staff nowadays meets every car. 22 The parents do not walk the kids in, they don't</p>	<p style="text-align: center;">9</p> <p>1 looking at the drop-off time because Oak school 2 is .4 miles away. 3 Even though you are going to hear 4 Zed say he's been out there watching, they don't 5 back all the way up to where the school is 6 coming off the back end, where the church is, 7 that they get out at 3:05. So the one request 8 was can you move your end of the day time to 9 3:15 and 3:30. Call up J.C., the answer took 10 about 30 seconds. He said, of course, we will 11 work with the village, we will make it even less 12 crowded than anyone would ever see it. 13 So the flow will always be in from 14 Garfield with signage out the back end. That's 15 the way they've always done it and in the past 16 at one point, I guess I found out, they were 17 actually -- and it's a very narrow drive -- had 18 people trying to go both ways. That just 19 doesn't work, it's not safe for the kids and we 20 worked many hours to get it to go the same way. 21 So the hours of the school -- and 22 they're only up to five years old. This is only</p>

<div>10</div> <div> <p>1 preschool, this is not grade school kids, are 7</p> <p>2 a.m. to 6 p.m. Most of the kids are there 8:30</p> <p>3 to 3:30. That's the hours that were written</p> <p>4 into the plans. So we see that.</p> <p>5 They of course have to have a DCFS</p> <p>6 license to operate at this facility just like</p> <p>7 everywhere else. They also presently as part of</p> <p>8 one of the community outreach things is they</p> <p>9 have students and they do stuff with the</p> <p>08:05PM 10 students while they are studying and have finals</p> <p>11 and all that, this one parking lot over here,</p> <p>12 they rent out up to 50 spaces to students and</p> <p>13 they have been doing that for a long period of</p> <p>14 time. They have never had any issues with it</p> <p>15 and they continue on doing it.</p> <p>16 The only other time the church is</p> <p>17 ever used is in the evenings they have some</p> <p>18 other community groups that utilize the</p> <p>19 facilities. We have attached that to show when</p> <p>08:05PM 20 they use it and it's very cognizant of making</p> <p>21 sure that there's not other people there.</p> <p>22 The school is not there on weekends</p> </div>	<div>12</div> <div> <p>1 always been a good neighbor to everybody.</p> <p>2 The person that's directly to the</p> <p>3 north of them on Garfield at one point asked for</p> <p>4 some things to be done when they were doing the</p> <p>5 work in the past, they just did it for him. No</p> <p>6 charge to him. So they have no problem with any</p> <p>7 of the neighbors around them. Nobody is raising</p> <p>8 a problem with this.</p> <p>9 They are bringing back something</p> <p>08:06PM 10 that they had for years. They just want to go</p> <p>11 do it now. So I can go through all the</p> <p>12 different nine criteria, I've laid it out pretty</p> <p>13 lengthy in writing, it's part of the record if</p> <p>14 you want me to go through each of them, I can.</p> <p>15 CHAIRMAN CASHMAN: No, I think we'll</p> <p>16 just -- we can ask questions.</p> <p>17 MR. COULES: I'll do questions at the</p> <p>18 end but I'll let everyone else that wants to</p> <p>19 speak before I sum up.</p> <p>08:07PM 20 So next we are going to have Zed</p> <p>21 Francis who is from the church.</p> <p>22 CHAIRMAN CASHMAN: Thanks.</p> </div>
<div>11</div> <div> <p>1 ever so they don't interfere with Sundays, which</p> <p>2 is the regular service. We have eight other</p> <p>3 people here that all live in Hinsdale that are</p> <p>4 all members of the actual church that I didn't</p> <p>5 even know were going to show up tonight. I</p> <p>6 said, who are all these people, are they here to</p> <p>7 barbecue us or here on our behalf? Well, they</p> <p>8 are here on our behalf.</p> <p>9 In fact, if I may approach,</p> <p>08:05PM 10 Chairman Cashman, for the record, I sent a very</p> <p>11 lengthy letter to every neighbor explaining</p> <p>12 everything we are doing, every hour, every drop</p> <p>13 off that it's been in service, who J.C. is, who</p> <p>14 the person is that's going to be running the</p> <p>15 school in the neighborhood. It's the longest</p> <p>16 letter I have ever written. No responses. In</p> <p>17 the village as of today, no responses.</p> <p>18 CHAIRMAN CASHMAN: I appreciate you</p> <p>19 doing that.</p> <p>08:06PM 20 MR. COULES: We were going to meet with</p> <p>21 anybody and everybody who wanted to, we offered</p> <p>22 it up to everybody. And it's because they have</p> </div>	<div>13</div> <div> <p>1 MR. FRANCIS: Zed, Z-e-d, last name is</p> <p>2 Francis, F-r-a-n-c-i-s.</p> <p>3 CHAIRMAN CASHMAN: Welcome.</p> <p>4 MR. FRANCIS: Good evening. I'm here</p> <p>5 as a lay leader and a proud member of the</p> <p>6 Hinsdale United Methodist Church. I have been a</p> <p>7 member for over 40 years.</p> <p>8 Tonight I'm here as our chair of</p> <p>9 our building recalibration committee to really</p> <p>08:07PM 10 share our perspective about what we believe is a</p> <p>11 wonderful opportunity with Montessori Gifted</p> <p>12 Prep led by J.C. Mountainbear who you will hear</p> <p>13 from after me.</p> <p>14 I was a former co-president of the</p> <p>15 preschool with my spouse Cheryl back a long time</p> <p>16 ago, 1990, 1991 when our sons were in the</p> <p>17 school. Now they are 35 and 38. So I will</p> <p>18 defer to Jen Dean, who will speak after J.C., in</p> <p>19 terms of a more current record of running the</p> <p>08:07PM 20 preschool.</p> <p>21 But I did want you to have some</p> <p>22 perspective why this is very important to the</p> </div>

<p style="text-align: center;">14</p> <p>1 church. We have been really diligently working 2 since the end of 2021 to -- our goal was how can 3 we best utilize our building to accomplish our 4 mission and grow the church and reach others in 5 the community within our expected financial 6 resources.</p> <p>7 So we believe that this really is 8 going to allow us to really go back and we are 9 proud of our 52-year history of serving the 10 community with our own preschool before it 11 closed and as Peter said, we are using the exact 12 same space. There's no new addition. It's on 13 the west side of the church. And our goal is 14 certainly to welcome many new families and 15 children into our church.</p> <p>16 We have been working on this since 17 the end of 2021. We wanted to get work on it 18 earlier, the pandemic certainly impacted us, and 19 we were exploring a variety of possibilities for 20 this underutilized space and we were approached 21 by a number of different users.</p> <p>22 A lot of them wanted to have a lot</p>	<p style="text-align: center;">16</p> <p>1 neighbors and have a beautiful facility. We 2 believe we have the resources to do that and 3 this partnership will allow us.</p> <p>4 As Peter talked about, unlike some 5 other preschools, we are blessed with a large 6 lot and our ability to stack, so there will 7 never be a situation where there's any traffic 8 backing up anywhere on any public street. 9 Everything will be contained within our own 10 property.</p> <p>11 And as Peter mentioned, our other 12 community groups that use our facilities do it 13 at times that will not conflict with Montessori. 14 So this is really a very light footprint use for 15 our facility.</p> <p>16 Student parking he's already talked 17 about. We view that as kind of another form of 18 community outreach and it's worked well for us 19 for over a decade. It was originally brought to 20 us by youth at our high school saying they 21 needed a place to park and would we be willing 22 to open our lot to allow student parking and</p>
<p style="text-align: center;">15</p> <p>1 of evening activities and weekend activities. 2 We viewed that as much less attractive. We are 3 very cognizant of our position in the community 4 and want to be a good neighbor so we viewed the 5 Montessori Gifted Prep opportunity as really 6 achieving our objectives. First, bringing an 7 early childhood program back to our church, and 8 as J.C. will testify, he's run a very successful 9 program in Chicago since 2015 and in a Methodist 10 church, so that's important to us in terms of 11 knowing how he can operate within a church 12 facility.</p> <p>13 The financial resources are not 14 irrelevant. They will allow us to maintain our 15 programs and services, hopefully expand them, and 16 also enable us to have our very well-maintained 17 building and facilities.</p> <p>18 Hopefully, you have all driven 19 around the church and we take great pride -- 20 actually -- obviously, we are there in our 21 religious capacity and believe we want to have a 22 place to honor God but we also want to be good</p>	<p style="text-align: center;">17</p> <p>1 that's how it started. It's now gotten much 2 more formalized. If you look -- I think Bethany 3 put in your packet, and if you look on our 4 website, there's an application, there's a 5 sticker, it is very well controlled and 6 orchestrated.</p> <p>7 So I would encourage you tonight to 8 look favorably upon this application. I know 9 there's a lot of information in the package. If 10 there's any questions that we can amplify 11 afterwards, we would be happy to do it. Thank 12 you for your help.</p> <p>13 CHAIRMAN CASHMAN: Thank you.</p> <p>14 MR. COULES: Next we are going to hear 15 from J.C. Mountainbear.</p> <p>16 Before we have J.C. come up, he's 17 very unbelievably well-educated. He was an 18 investment banker in a prior life before he 19 decided to go to open up a Montessori school. 20 He's a Kellogg grad. I'm not a Northwestern 21 fan, I went to Illinois, but that's okay. But 22 he's a Kellogg grad, and he runs these programs.</p>

<p style="text-align: center;">18</p> <p>1 He runs them very well. This is not the kind of 2 preschool where I know some people have this 3 negative connotations where all of a sudden it 4 goes from a preschool, now there's a coffee shop 5 in the basement, there's a little store over 6 there. None of that is happening here. 7 One of the first things we talked 8 about with Bethany and Robb when we met with 9 them, we don't care if that's got to be a 10 condition. That's not even a contemplation nor 11 a desire to ever have any of those kind of 12 things along those lines. 13 MR. MOUNTAINBEAR: Good evening. I 14 didn't prepare any script. Just want to 15 introduce myself, introduce what I have been 16 doing since 2015. 17 So my name is J.C. Mountainbear of 18 Montessori Gifted Prep. I'm the founder there 19 and have a school there since 2015. My 20 background prior to that, originally from New 21 York City, from the Bronx. My dad was a postal 22 worker, my mom only has a fourth grade</p>	<p style="text-align: center;">20</p> <p>1 outside of New York and the midwest and 2 California and I learned that I couldn't work 3 abroad because I don't have any other foreign 4 language, so, you know, I'm not proficient or 5 fluent in Spanish nor any Asian language. 6 So the only place I could work 7 abroad was Australia. So I worked at Deutsche 8 Bank in the mergers and acquisitions team out 9 there, investment banking, where I met my wife, 10 and then afterwards we moved to Charlotte, North 11 Carolina to work in investment banking at Bank 12 of America and my wife wanted to find a job that 13 was diverse so we ended up here in Chicago, and 14 she's in marketing at United Airlines and we 15 live in Chicago in the northwest side. 16 So I've been doing investment 17 banking for quite a long time, made a lot of 18 money doing it, but I wanted to find purpose and 19 meaning in something that I'm doing to give back 20 to the community. Took an Ephebic Oath in high 21 school and went to Townsend Harris high school 22 in Queens, which was a selective enrollment high</p>
<p style="text-align: center;">19</p> <p>1 education, dad's Native American Cherokee and my 2 mom's Korean. 3 Education was really important 4 growing up in the Bronx. We were a low income, 5 so it was just a matter of how to get educated, 6 get experience somewhere else outside of New 7 York. 8 So I managed to go to the 9 University of Michigan, full scholarship, 10 majored in finance and accounting, went into 11 investment banking afterwards on Wall Street 12 because I wanted to wear a suit, just seeing 13 T.V. all the time all those people wearing suits 14 and here I am today wearing a suit. 15 So investment banking was hard, 16 100-hour workweeks and I'm telling you this for 17 a reason because I work a lot. I'm very hands-on. 18 Did two-year analyst program there. And then 19 afterwards did one year in California. And then 20 went to Kellogg out here at Northwestern for my 21 MBA and I wanted to work abroad. 22 I always wanted to get experiences</p>	<p style="text-align: center;">21</p> <p>1 school that you have to test to get into. It 2 took me two hours to get there, two hours back 3 home from the Bronx. An Ephebic Oath says to 4 make your community better than where you left 5 it and I take that very seriously. 6 So when I was thinking about what I 7 wanted to do to give myself purpose, I wanted to 8 be community-oriented, giving back in a 9 meaningful way and for me it's measurable. 10 Investment banking is very goals driven so you 11 either hit your goal or you don't. And I didn't 12 see that in education. 13 And also in investment banking I 14 didn't see three soft skills that I think are 15 lacking amongst executives. No. 1 is empathy. 16 So the ability to be able to know your own 17 feelings and especially us men, to be able to 18 identify what we feel, to be able to talk about 19 it and that leads to teamwork, right. 20 So if you don't know your own 21 feelings, you can't work with others. So I 22 think that that's an area of development and I</p>

<p style="text-align: right;">22</p> <p>1 sit at the board at Northwestern and wanted to</p> <p>2 see if those skills are learned there and they</p> <p>3 said they're not. They look for that skill but</p> <p>4 it's not taught at Northwestern.</p> <p>5 Then I looked at the other skill</p> <p>6 which is perseverance. So the ability to be</p> <p>7 able to be comfortable in uncomfortable</p> <p>8 situations is also lacking. Investment banking</p> <p>9 we are doing acquisitions and someone's been</p> <p>08:15PM 10 doing a job for a long time and then they are</p> <p>11 told they have to find a new function or a new</p> <p>12 role or a new industry. And that's kind of</p> <p>13 scary for old folk or any people but the older</p> <p>14 you are the more risky it is in your career to</p> <p>15 be acquire. So I wanted to be able to teach</p> <p>16 that skill set. We always have to have an</p> <p>17 absorbent mind to be able to continue growing</p> <p>18 and that's lacking amongst a lot of</p> <p>08:16PM 19 professionals today and again that skill set is</p> <p>20 learned amongst early childhood is what I</p> <p>21 learned.</p> <p>22 And the most important to me for</p>	<p style="text-align: right;">24</p> <p>1 but I, myself, really want to focus on those</p> <p>2 foundational soft skills that I mentioned, which</p> <p>3 I think are really honed in early childhood.</p> <p>4 The Lincoln Square area I picked,</p> <p>5 not because I live there, because I don't, but</p> <p>6 it's only because that's the pastor that</p> <p>7 accepted me and that had space. I rented the</p> <p>8 two classrooms there and then I opened up the</p> <p>9 classroom by hiring people who know what they</p> <p>08:17PM 10 are doing, not me, but I hired other staff to be</p> <p>11 able to run the classroom.</p> <p>12 I only had four kids in the</p> <p>13 beginning and they were all scared looking</p> <p>14 around. I had the parents saying if this</p> <p>15 doesn't work out, are you going to collapse and</p> <p>16 I said, no, we are going to do this. I have the</p> <p>17 financial backing of myself to be able to self-</p> <p>18 fund this whole venture having been in investment</p> <p>19 banking for so long. I finally figured I wanted</p> <p>08:17PM 20 to invest in this and trust me it's going to</p> <p>21 work well. And it did.</p> <p>22 So the first year we were licensed</p>
<p style="text-align: right;">23</p> <p>1 the third skill set is self-directed and</p> <p>2 learning, so to be able to teach yourself</p> <p>3 something new or do you have to be handheld</p> <p>4 every single step of the way. Those three</p> <p>5 things I wanted to focus on, you know, intrinsic</p> <p>6 motivation, perseverance and empathy and that's</p> <p>7 what I built at Montessori Gifted Prep located</p> <p>8 in Chicago.</p> <p>9 Back in 2015 looking for a space.</p> <p>08:16PM 10 I'm not a religious person but I'm just looking</p> <p>11 for any space commercial or not and the United</p> <p>12 Methodist Church took me in and said we will</p> <p>13 take a chance on you, a guy that has no</p> <p>14 educational teaching experience, but I had a</p> <p>15 vision, an idea, measurable education with goals</p> <p>16 to do trilingual immersion language and a</p> <p>17 pedagogy I chose was Montessori because I've</p> <p>18 seen over a hundred schools throughout the world</p> <p>19 in my travels and Montessori fit the bill nicely</p> <p>08:17PM 20 in terms of teaching academics for early</p> <p>21 childhood starts from ages six weeks.</p> <p>22 Montessori goes all the way through high school</p>	<p style="text-align: right;">25</p> <p>1 for 2 classrooms, 36 kids, we filled up in one</p> <p>2 year. Needed to grow and have more space. The</p> <p>3 building was kind of rundown in Lincoln Square,</p> <p>4 needed millions of dollars to renovate it. If</p> <p>5 I'm just leasing the space, I'm not going to put</p> <p>6 millions into it so I ended up buying the</p> <p>7 building in February 2020 for \$4 million.</p> <p>8 That enabled us to have a license</p> <p>9 with DCFS to get the capacity of 92 kids, which</p> <p>08:18PM 10 we quickly filled that up as well. So now we</p> <p>11 have a wait list, you know, of a lot of kids</p> <p>12 that want to join Montessori Gifted Prep in</p> <p>13 Lincoln Square.</p> <p>14 Highly successful. We make over</p> <p>15 \$3 million in revenue, net profits of \$600,000 a</p> <p>16 year, hundred percent owner of the building and</p> <p>17 the business which I like to be able to control</p> <p>18 what we are doing, which again, is very focused</p> <p>19 on academics, goal-oriented.</p> <p>08:18PM 20 So in Chicago we are focused on</p> <p>21 getting kids into the Chicago selective</p> <p>22 enrollment program which is test-based. Ten</p>

<p style="text-align: center;">26</p> <p>1 percent of the kids get accepted. At our school 2 it's 90 percent of the kids who take the test 3 get accepted. 4 We prepare our kids using the 5 Montessori teaching method but really focused on 6 measuring and delivering results. Based on my 7 business background, education measuring is not 8 there and setting goals is not there, especially 9 at early childhood but it has to be a fun 10 program and you have to have a lot of space. 11 My building is 30,000 square feet 12 large and we have a former sanctuary, now 13 auditorium, so it's a lot of space in there but 14 it's a highly dense area. Lincoln Square, if 15 you are not familiar, it's a lot of people there 16 and there's not much space to be able to do too 17 much in terms of pick up and drop off. 18 So we were given four spaces from 19 the city that I pay for to do pick up and drop 20 off and 92 kids and we do that very quickly. So 21 like Peter and Zed mentioned, the parents, it's 22 like a kiss-and-go kind of a situation where the</p>	<p style="text-align: center;">28</p> <p>1 was really scared because who does remote 2 learning for early childhood ages using Zoom. 3 Nobody. 4 So I quickly pivoted and targeted 5 elementary school kids through CPS, Chicago 6 Public Schools, and as my early childhood 7 program went downhill during Covid, we survived 8 and thrived because we targeted pods for 9 elementary schools and helped them -- through 10 the elementary schools helped them with getting 11 on their computer and socializing, you know, in 12 our space. 13 So I managed to always use my 14 business background to be a pivot. Also, I'm a 15 leader. I'm not just a businessman but I knew 16 that I needed to get some educational leadership 17 background. So during that time in 2015 I got 18 Montessori certified at Midwest Teacher Training 19 Center so I am Montessori certified for primary 20 ages. 21 Also went to Harvard graduate 22 school in education, so got my master's from</p>
<p style="text-align: center;">27</p> <p>1 parents, you put your hazards on, they get out 2 of the car, they bring their kids to the door 3 and we take it from there. It's literally like 4 ten seconds. It's really fast. Imagine 92 5 kids. They don't all come at the same time, 6 they come in waves as well. So it's not 92 7 people all showing up at the same time but it's 8 totally manageable. 9 Again, we are on a city block so 10 it's a one-way street so you can't park your car 11 in the middle of the street and bring your kid 12 out, you have to go to our drop zone parking and 13 pull out from there. So highly experienced in 14 managing the traffic flow. We have no issues. 15 Look over any of our reviews and talk to the 16 alderman who we have a really good relationship 17 with. We have no issues with our neighbors in 18 Lincoln Square either. 19 Why Hinsdale? I'm really excited 20 about Hinsdale because during Covid when I 21 bought the building in February of 2020 and 22 Pritzker shut everything down and in March, I</p>	<p style="text-align: center;">29</p> <p>1 there as well. Just a rubber stamp to tell you 2 the truth, so seems like I know what I'm talking 3 about, but really the teachers and the staff are 4 the ones who really get at working with the 5 kids. That's how I hire our staff. 6 Again, we are Spanish and Mandarin 7 and English. We have three teachers in a 8 classroom. They speak their native language all 9 the time. I hired the staff. Really good at 10 visas now, so Chinese staff have their master's 11 degrees in the U.S. program and we sponsor them 12 through the H-1B program. Spanish people native 13 from around the area. 14 But why I chose Hinsdale is because 15 during Covid a lot of the parents in Lincoln 16 Square moved out to Hinsdale. So heard a lot of 17 good things about Hinsdale. So figured once we 18 had our act together in Lincoln Square and past 19 all this Covid stuff, we can come out here to 20 Hinsdale and service what we are doing there. 21 So our mission is not the same, 22 obviously, since you don't have selective</p>

<div>30</div> <div> <p>1 enrollment, but all our parent base, which I</p> <p>2 feel like it's the same as the ones out here,</p> <p>3 really care about academics and so do I, and so</p> <p>4 does our school, in a measurable approach.</p> <p>5 Obviously, there's no test-based</p> <p>6 schools in Hinsdale but our parents in Lincoln</p> <p>7 Square don't even all live in Chicago. They</p> <p>8 live in Lincolnwood, Skokie, Niles, Evanston.</p> <p>9 They commute down to Lincoln Square because we</p> <p>10 are really unique in what we offer. Parents</p> <p>11 want academics, they have proof that we deliver.</p> <p>12 Our kids do graduate two years above grade</p> <p>13 level. They want the foreign language and they</p> <p>14 want the immersion experience of Mandarin and</p> <p>15 Spanish so each teacher in our classroom does</p> <p>16 speak Mandarin all day long and a different</p> <p>17 teacher -- our three teachers don't rotate out</p> <p>18 of classroom doing just a circle of time, one is</p> <p>19 speaking Spanish and the other one teaching</p> <p>20 Mandarin, the other one is doing English all day</p> <p>21 long. That's our model which is quite unique.</p> <p>22 We are an AMS school, which is</p> </div> <div>08:23PM</div> <div>08:23PM</div>	<div>32</div> <div> <p>1 about that but hopefully we documented the</p> <p>2 process very well so I won't belabor that point.</p> <p>3 But thank you very much for your time.</p> <p>4 CHAIRMAN CASHMAN: Thank you very much.</p> <p>5 MR. COULES: Thank you J.C.</p> <p>6 And the other person who is going</p> <p>7 to speak is Jennifer Dean, who was the president</p> <p>8 of the preschool when they were operating it</p> <p>9 themselves for the last six years they had it.</p> <p>10 MS. DEAN: Jennifer Dean, D-e-a-n.</p> <p>11 Good evening. I am here on behalf of the</p> <p>12 Hinsdale United Methodist Church and the</p> <p>13 Montessori Gifted Prep program as my former</p> <p>14 capacity of the Hinsdale preschool program</p> <p>15 through 2018. I was the board president when we</p> <p>16 closed the program.</p> <p>17 My family moved to Hinsdale in 2006</p> <p>18 from the city. Funny how that happens. We</p> <p>19 enrolled our oldest in the preschool during the</p> <p>20 2006-2007 school year and by 2008, I was on the</p> <p>21 board and became president by 2012 and I</p> <p>22 continued in that role until we closed the</p> </div> <div>08:24PM</div> <div>08:25PM</div>
<div>31</div> <div> <p>1 American Montessori Society, so all of our</p> <p>2 teachers are Montessori certified. It doesn't</p> <p>3 make us unique, there's a lot of wonderful</p> <p>4 Montessori schools out here in this region but</p> <p>5 what makes us unique is the trilingual</p> <p>6 immersion, heavily focused on two years above</p> <p>7 grade level academics which is really important,</p> <p>8 and our teacher/student ratio is really</p> <p>9 favorable. At the primary ages we will have 20</p> <p>10 kids per classroom with 3 teachers, DCFS reg is</p> <p>11 just 2 so competitors out there for the programs</p> <p>12 only have 2 teachers for 20 kids, we do have a</p> <p>13 very unique personalized program in that regard</p> <p>14 as well which is really what made us thrive in</p> <p>15 Chicago.</p> <p>16 So that's the reason why I chose</p> <p>17 Hinsdale. That's who I am as a person. Wanted</p> <p>18 to at least put a face to my name. Hello,</p> <p>19 everybody. Welcome to have any questions but</p> <p>20 mainly I think today's questions about the flow,</p> <p>21 we have a lot of experience in Lincoln Square</p> <p>22 and I can walk you through that if you have Q&A</p> </div> <div>08:23PM</div> <div>08:24PM</div>	<div>33</div> <div> <p>1 school in 2018 and I was also the church's</p> <p>2 education Bible school director from 2008 to</p> <p>3 2014.</p> <p>4 My kids went to Monroe elementary.</p> <p>5 My youngest is finishing up Clarendon Hills</p> <p>6 middle school. So I have plenty of experience</p> <p>7 with different carpool lines.</p> <p>8 As background for the original</p> <p>9 preschool closing, just some recent background</p> <p>10 in terms of why we operated for 52 and then had</p> <p>11 to close our doors. We were actually facing</p> <p>12 significant staff challenges because our long-</p> <p>13 term director and most of our long-tenured</p> <p>14 teachers were getting ready to move on and at</p> <p>15 the time to replace them you needed people with</p> <p>16 advanced degrees and people who were willing to</p> <p>17 do a lot of part-time work and we were</p> <p>18 struggling to find them and at the same time,</p> <p>19 myself, and most of the board, also had kids</p> <p>20 that had long moved past the school and so we</p> <p>21 were also quote/unquote trying to retire from</p> <p>22 active duty, and so that combination, along with</p> </div> <div>08:25PM</div> <div>08:26PM</div>

<p style="text-align: center;">34</p> <p>1 trying to make sure that we were up to code with 2 just the building, the playground and all of 3 that became -- it just became too much for what 4 was there at the time. It was a really tough 5 decision. It's an important community and 6 always been an important community place for the 7 neighborhood and for the kids and so we are 8 really happy to see them trying to bring 9 something back again.</p> <p>08:26PM 10 During my tenure, our preschool 11 averaged similar numbers to what the gifted prep 12 is talking about. We had over -- I mean, there 13 were days where we had 40 students and there 14 were days where we had well over 100 students in 15 the early 2000.</p> <p>16 And in the last year, we had DCFS 17 license for 66 students per day and that was 18 also at the same time the last 4 or 5 years were 19 also the same time where they had the high 08:27PM 20 school students parking there.</p> <p>21 So as a board, we were looking at 22 traffic safety for high school kids, traffic</p>	<p style="text-align: center;">36</p> <p>1 on the records, there was not a single incident 2 in the parking lot with traffic. So I'm very 3 comfortable saying that I would support this 4 both as a parent, as someone in the community 5 that wants the village to grow with more young 6 families and then also just someone who had run 7 a program like this just making sure traffic was 8 safe.</p> <p>9 So if you have any questions about 08:28PM 10 any of that, I'm basically here for historical 11 background, but I was really pleased to be asked 12 to come because I think it's a great addition to 13 what they are going to do. Thank you.</p> <p>14 CHAIRMAN CASHMAN: Thank you. 15 MR. COULES: Before we answer questions, 16 I'll just go over a couple of other things. 17 Because we spent even three calls a day with 18 Bethany on this. We had engineers and that. 19 The decisions were made, we kind of 08:29PM 20 looked at one point should we have the students 21 move over to the north was one of the questions. 22 We looked at it, it took away 20 stacking and it</p>
<p style="text-align: center;">35</p> <p>1 safety for our staff, and then safety obviously 2 for the parents on the drop off. And as I think 3 Peter pointed out, Montessori is doing way more 4 than we ever even did in terms of making sure 5 that flow is more comfortable. We did a loop 6 that literally just went around the north doors. 7 And again, we had more cars than they will have 8 and never had a single problem. And now they've 9 actually built in quite a bit more cushion than 08:27PM 10 we even finished with. And so I was -- the same 11 thing, there will be no problem.</p> <p>12 We never even had a problem when we 13 had people going out on Garfield but they have 14 decided that's not even going to happen. So 15 they will have people in on Garfield, out on 16 Park and Ninth. So I was very comfortable with 17 that because as I said, those last couple of 18 years when we were also trying to make sure that 19 we didn't have conflicts with the high school 08:28PM 20 kids, we just wanted to make sure that everybody 21 was safe and we never had a single problem.</p> <p>22 In the 52 years, when I looked back</p>	<p style="text-align: center;">37</p> <p>1 put those students driving around those cars. 2 So right now the high school 3 students come in at 7 in the morning. They go 4 past the school. No one is being dropped off at 5 preschool at that time; they're parked on the 6 north. So they are going to leave the other 7 way. They are never, ever going to cut back by 8 being in that eastern lot.</p> <p>9 The high school students will be 08:29PM 10 isolated from the minute they get there to the 11 minute they leave. So that's one of the things 12 we wanted to make sure. There's no traffic 13 going anywhere where we're going to put the 14 young kids.</p> <p>15 In the past they had a loop. When 16 I saw the picture of the loop, I freaked out. 17 They were literally going up here, turning 18 around and going right back out. The kids were 19 getting out and crossing over in front of the 08:29PM 20 cars. So that's the way that it used to be 21 done.</p> <p>22 We used that area that they were</p>

<p style="text-align: center;">38</p> <p>1 using for the loop before for pure stacking and 2 the teacher parking. So no kids are ever 3 getting out of a car. They used to get out of 4 the car and cross over. They don't get out and 5 cross over. They get out of the car right into 6 the building and that's why we put the high 7 school kids keeping them on the -- as I call it 8 -- the eastern lot. 9 There's the north lot and the 08:30PM 10 eastern lot. They all fit in that where they 11 park now which is the lot all the way on the 12 east. That's all the high school kids. So they 13 are there at 7 a.m., out of the way. They go 14 home. We worked with the hours. We have no 15 problem with gerrymandering hours. If staff 16 ever comes back and says we -- even though we 17 wanted you to do the break between 3:15 and then 18 at 3:30 because they get out at 3:05, we would 19 like you to change, you heard him talk, he's 08:30PM 20 already said it, he'll put it on the record. 21 He'll work with the staff. If they want him to 22 change hours because they feel something</p>	<p style="text-align: center;">40</p> <p>1 any questions you have. 2 CHAIRMAN CASHMAN: Thank you. 3 Cynthia, questions, comments? 4 MS. CURRY: First of all, thank you 5 very much. You do a beautiful job taking care 6 of your church, I have to say. Drive by it 7 often, it always looks nice. Your Christmas 8 display always looks nice. You do a great job. 9 And it's exciting to see the building again more 08:32PM 10 lively in getting repurposed so I appreciate the 11 fact you are considering opening this school and 12 I think there is a need for it. 13 Just a couple of questions. I know 14 you talk about that you had the loop before so 15 people were entering and exiting on Garfield. I 16 know now it's going to be on Park and Ninth 17 Court. 18 MR. COULES: Going off of Garfield. 19 MS. CURRY: Right, coming off of 08:32PM 20 Garfield. But the old loop was they went right 21 back out Garfield; correct? 22 MR. COULES: Not all the time. They</p>
<p style="text-align: center;">39</p> <p>1 different has to be done, that's not going to be 2 a problem. 3 This is not going to be 77 students 4 in year one. I mean, he hopes that, but like 5 any other school when it just gets reopened up, 6 it's going to take a little time to build it 7 back up. That's why the parking we spent lots 8 of time on stacking. Nowhere else in town has a 9 preschool with any stacking more than eight. We 08:31PM 10 have stacking for 44. That's where the other 11 problems are. I drove around because Bethany 12 pointed out some of the other preschools and I 13 forgot some of the other churches in downtown 14 had preschools. I go by there and they are down 15 Garfield. It doesn't work real well. 16 CHAIRMAN CASHMAN: Is there anyone else 17 from the applicant who wants to speak? 18 MR. COULES: None of them look brave 19 enough. 08:31PM 20 CHAIRMAN CASHMAN: We will allow some 21 citizen comments after we do some questions. 22 MR. COULES: We are all here to answer</p>	<p style="text-align: center;">41</p> <p>1 had that opportunity. They went both ways. But 2 on Sundays, correct me if I'm wrong, most of the 3 people go straight out. 4 MR. FRANCIS: Sundays you can go either 5 way. 6 MR. COULES: Right. But what do the 7 students do? 8 MR. FRANCIS: They aren't there. 9 MR. COULES: No, on the weekdays when 08:32PM 10 the students are there. 11 MR. FRANCIS: Weekdays right now I 12 would say it's kind of a mixed bag because 13 nobody else is there. 14 MS. CURRY: They can go either way? 15 MR. FRANCIS: Yes. But that won't be 16 the case once we have the school there. 17 MS. CURRY: My concern, and you mention 18 Oak school, Oak has cars double parked on both 19 sides. It's kind of a nightmare, in a way, an 08:33PM 20 accident waiting to happen because it's so full. 21 So now the fact that people are 22 going to be exiting onto Ninth Court and Park,</p>

<p style="text-align: center;">42</p> <p>1 there is going to be a flow of traffic that the 2 residents aren't accustomed to. Now, I know you 3 said you reached out and there was no issue with 4 anyone but keep in mind there's a lot of 5 residents who aren't even here now. I'm hoping 6 most people are really aware of this because I 7 think when they start to see 70 cars starting to 8 go through 2 times a day, I have a concern about 9 that.</p> <p>08:33PM 10 And then my other question is 11 months of operation. Is this -- how many months 12 a year is this?</p> <p>13 MR. MOUNTAINBEAR: Year round. 14 MS. CURRY: It is year round. Okay. 15 So this is something that -- is this going to be 16 five days a week?</p> <p>17 MR. MOUNTAINBEAR: Five days a week. 18 MS. CURRY: 12 months a year? 19 MR. MOUNTAINBEAR: Correct.</p> <p>08:34PM 20 MS. CURRY: Okay. So you will have the 21 traffic obviously with Oak school, which is a 22 lot of traffic, but this is going to be constant.</p>	<p style="text-align: center;">44</p> <p>1 are talking really about at maximum capacity 50 2 students in the afternoon split into two shifts. 3 So you are talking 25 cars over 15 minutes which 4 isn't a whole lot. And if you look at going out 5 on Park, Park is the natural north/south, there 6 is no back up of traffic from Oak school or 7 anywhere else.</p> <p>8 So I agree if for whatever reason 9 somebody wanted to go east on Ninth Court and 10 then go to Ninth Street, Oak school is definitely 11 a problem, but I don't see how we are going to 12 have any -- you can't fix that but we aren't 13 going to add anything to it because our people 14 are going to go up Park and disperse in various 15 places. 25 cars in 15 minutes doesn't feel like 16 very much.</p> <p>17 So that's when we designed the plan 18 we knew the number one thing from the village 19 was never have anybody back up onto Garfield. 20 That was our pecking order. So we have put in 21 like three times the excess capacity to ensure 22 that actually never happens.</p>
<p style="text-align: center;">43</p> <p>1 So my concern is what the neighbors are going to 2 think to be honest with you having that flow of 3 traffic constantly.</p> <p>4 Then my only other question is if 5 parents are late picking up, it's a dollar a 6 minute if you're late. Good God. I'm glad I'm 7 not the mom picking up.</p> <p>8 MR. COULES: Tuition is \$30,000 a year. 9 We were asked to work on making sure that -- 10 make a plan where there is not people going back 11 out on Garfield. That was the intent and to -- 12 the request.</p> <p>13 MS. CURRY: I understand that. 14 MR. COULES: Any time that the staff 15 comes to us and says we'd like you to switch the 16 flow and go out and loop back around that way 17 and go back out on Garfield because you don't 18 need all that stacking, that's not an issue 19 either.</p> <p>08:35PM 20 MR. FRANCIS: I think the important 21 part though if you look at the plan, he's got 22 some early drop offs and then some late, but we</p>	<p style="text-align: center;">45</p> <p>1 CHAIRMAN CASHMAN: Thank you. 2 Anything else, Cynthia?</p> <p>3 MS. CURRY: Yes, I just wonder is there 4 a traffic study whether it's with our Hinsdale 5 police or something because this is now between 6 Oak school and this, there's an awful lot of 7 cars within a two block --</p> <p>8 MR. COULES: Well, now we have 9 staggered ourselves that we are not letting out 10 the time that Oak is. That was raised, went 11 over, Zed sat there the last two days, we have 12 staggered it and moved it back. We moved it 13 from 3:00 to 3:15, 3:30 for the other half 14 because Oak gets out at 3:05. So we on purpose 15 have moved it back so there would not be, even 16 though no one will go down Ninth because they 17 will see the double parked cars two blocks down. 18 It's .4 miles. You can see it. They might go 19 there once and they are going to turn around and 20 never do that again. So we moved it back at the 21 request of working with staff.</p> <p>22 MS. CURRY: And that would help a lot.</p>

<p style="text-align: center;">46</p> <p>1 It's just there's still going to be between 3, 2 3:15, 3:30 there's a lot of cars passing through 3 between this and Oak, but that is my question 4 and my concern what the residents might say once 5 they realize this is happening. 6 MR. COULES: We already staggered it 7 once, we can stagger it again if need be. 8 MS. CURRY: Okay. Those are my 9 questions. 08:37PM 10 CHAIRMAN CASHMAN: Thanks, Cynthia. 11 Jim? 12 MR. KRILLENBERGER: Very comprehensive 13 presentation as always, so I appreciate that. 14 Zed, I'm on the church council at 15 Redeemer Lutheran, I know the amount of time you 16 put in and echoing Cynthia, your building looks 17 great. 18 I guess I don't have any comments 19 on the operations or the parking. I'm amazed 08:37PM 20 that you've got that much parking. We used that 21 building for my kids for music probably after 22 the preschool shut down, but the context of why</p>	<p style="text-align: center;">48</p> <p>1 Your plan is great. I don't think 2 Oak school has a plan. I don't think any of the 3 District 181 schools have a plan and I think 4 since Covid, kids aren't taking buses. 5 I live across the street from Union 6 church adjacent to the Hinsdale Middle school so 7 I see what goes on with pick up and drop off and 8 I also see a lot of parents not following the 9 rules, going in the wrong way. I don't think 08:39PM 10 your program would allow that, but it's just -- 11 I'm glad the high school kids will be in the 12 main lot and that they won't have to cross 13 through the pick up line. That was one concern 14 I had. Because, again, you have high school 15 kids, you know, they are on their phones, their 16 heads are down, you know, ear pods, they aren't 17 paying attention. If you could maybe just look 18 or give some consideration to Park Street at 19 3:10 and what it looks like. 08:40PM 20 MR. COULES: That's why we moved it to 21 3:30. You have it in your plans but when we 22 originally submitted to Bethany, she called us</p>
<p style="text-align: center;">47</p> <p>1 the preschool shut down, it went through a tough 2 time but it was also helpful and I have no other 3 comments. I wish you the best of luck as a 4 church and as a school. 5 MR. FRANCIS: Thank you. 6 CHAIRMAN CASHMAN: Thanks, Jim. 7 Julie? 8 MS. CRNOVICH: I'm in support of the 9 application. My two daughters went to the 08:38PM 10 preschool at the Methodist church and we could 11 not have been happier. And church always looks 12 so nice, the grounds look so nice, must be a 13 good neighbor. We don't have any complaints 14 tonight. 15 My one concern was when cars exit 16 and then go down Park Street, and I did visit 17 the site at 3:10 on Park Street you have cars 18 double parked waiting to get the kids from Oak 19 school and it's just kind of chaotic so I don't 08:39PM 20 know if there's any way you could time that so 21 there aren't, like, too many cars in that area 22 at a time. I'm one I'm always safety first.</p>	<p style="text-align: center;">49</p> <p>1 up with that question and we moved it back from 2 3 to 3:15 and 3:30. 3 MS. CRNOVICH: So it will be 3:15 and 4 3:30? 5 MR. COULES: Correct. 6 MS. CRNOVICH: Okay. I thought it was 7 3 to 3:15 and then 3:15. 8 MR. COULES: No. 3:15 is the pick up 9 time and then 3:30 is the next pick up. We got 08:40PM 10 rid of the 3 o'clock. 11 MS. CRNOVICH: Okay. That's perfect. 12 Because I know Union church their dismissal is 13 before the middle school just to save things 14 from getting too crazy. So then I don't have 15 any problem with that. Because just trying to 16 get down Park the other day it's like, oh my 17 gosh, whatever happened to kids walking to 18 school. 19 MR. COULES: No one walks to school 08:41PM 20 anymore. 21 MS. CRNOVICH: I was so surprised. I'm 22 sure the neighbors don't like it. But again, my</p>

<p style="text-align: center;">50</p> <p>1 concern was for safety and was to have the flow 2 of cars exiting the Methodist church parking lot 3 and then headed south on Park. 4 I think Park Street is a better 5 exit to Garfield which has gotten to be so busy 6 and a lot of times you have emergency vehicles 7 headed to the hospital, so I think it's a great 8 plan. I would just ask you to keep an eye open 9 on what's going on at Oak school. 08:41PM 10 Do the schools in Hinsdale have a 11 plan for pick up and drop off? 12 MR. COULES: No. 13 MS. FIASCONE: I am at Oak school and 14 the good news is that it's totally cleared out 15 by 3:15. It is. But they just changed the 16 whole thing and now -- I saw you and I waved to 17 you. 18 MS. CURRY: Oh, you were waving to me. 19 MS. FIASCONE: They completely changed 08:42PM 20 it and now I'm on Elm and I never had to be on 21 Elm before. 22 MS. CRNOVICH: My kids went to Oak</p>	<p style="text-align: center;">52</p> <p>1 being repurposed and opening another preschool 2 so thank you for that. 3 CHAIRMAN CASHMAN: Thanks, Julie. 4 Mark? 5 MR. WILLOBEE: Just a couple of things. 6 Just to be clear, from looking at Bethany's 7 memo, it's not all 77 students that are in the 8 times that we are going to be -- 9 MR. COULES: Correct. There's some 08:43PM 10 that come and go home earlier, some of the 11 little ones, some go home a little later. It's 12 the maximum that would be at 3:15 and the 13 maximum that would ever be at 3:30, 25 and 25. 14 That's the maximum. So we put the worst-case 15 scenario down to show we had double and triple 16 what we needed in stacking alone versus that's 17 going to be the worst-case scenario. 18 MR. WILLOBEE: Okay. Thanks. 19 Then my other question the high 08:43PM 20 school students. If they are used to going west 21 sometimes, maybe, how are we going to control 22 that? I mean, we talked a couple of months ago</p>
<p style="text-align: center;">51</p> <p>1 school and I'm like wow, when did all this 2 happen. 3 My grandson goes to grade school in 4 Darien and I'll tell you, that school, they have 5 six staff members out there and nothing goes 6 wrong. Sometimes you have to be firm with the 7 parents. So your plan is great but if you could 8 just keep an eye -- 9 MR. COULES: It took J.C. less than 08:42PM 10 three minutes to get back to me after Bethany 11 reached out and -- 12 MS. CRNOVICH: I believe it. 13 MR. COULES: -- said, we will do it. 14 It's not even a question. 15 MS. CRNOVICH: Thank you. And I was 16 only concerned with that 3 o'clock time. I 17 didn't have any other concerns with the other 18 time. You have a large parking lot. 19 Even when my daughters went to 08:42PM 20 preschool, I don't want to say when that was, 21 there was never a problem. It was a great 22 program and I'm really glad to see the building</p>	<p style="text-align: center;">53</p> <p>1 about south of the school ignoring signs turning 2 into the cul-de-sac, things like that. So how 3 will the high school students be controlled not 4 to go to the west anymore and go to the east? 5 MR. COULES: Well, we can put notices 6 for all of them because they all get -- 7 MR. FRANCIS: Well, I don't know if you 8 saw on our website, the students sign a contract 9 and a waiver of good behavior and their parents 08:44PM 10 sign it and so -- and we have stickers so it's a 11 very controlled process. 12 So, yes, we will -- we haven't done 13 it now because we don't have the school, so we 14 do let them go either direction. But then once 15 the school would be operational, which hopefully 16 with all the approvals it will commence in 17 September, then we would have one-way flow and 18 notify them and we will put signage up so we 19 know that we are going to go facing Garfield out 08:44PM 20 through Park. 21 MR. WILLOBEE: And there would be 22 repercussions if they don't --</p>

<p style="text-align: center;">54</p> <p>1 MR. FRANCIS: Yes.</p> <p>2 MR. COULES: They don't want J.C. to</p> <p>3 fine them.</p> <p>4 MR. WILLOBEE: That's all I have.</p> <p>5 CHAIRMAN CASHMAN: Thank you, Mark.</p> <p>6 Anna?</p> <p>7 MS. FIASCONE: So what time do the high</p> <p>8 schoolers get to the lot?</p> <p>9 MR. COULES: 7 a.m.</p> <p>08:45PM 10 MS. FIASCONE: I mean when they get</p> <p>11 there from dismissal after school. Like,</p> <p>12 they're dismissed from school, what time do they</p> <p>13 end up in the lot?</p> <p>14 MR. FRANCIS: About 3:30. So the</p> <p>15 majority of the students will leave at about</p> <p>16 3:30. Then some have some after school so it</p> <p>17 staggers out. But 3:30 I would say would be the</p> <p>18 bulk of the exit.</p> <p>19 MS. FIASCONE: So when they're backing</p> <p>08:45PM 20 up to get out of their parking spots, there</p> <p>21 could essentially be a backup for the main car</p> <p>22 line, yes?</p>	<p style="text-align: center;">56</p> <p>1 picture and sending it to my friends being like</p> <p>2 get on this list.</p> <p>3 And I will just say my last</p> <p>4 comment, when this property came up for lease,</p> <p>5 the neighbors were very concerned. I have many</p> <p>6 clients -- I'm a realtor -- that said we are</p> <p>7 listing our house because I think it was being</p> <p>8 marketed as a retail situation where retail</p> <p>9 could go in there.</p> <p>08:46PM 10 Anyway, my point is that I think</p> <p>11 it's a really good sign that no neighbors are</p> <p>12 here because they were ready to call it quits on</p> <p>13 that location if something were going to go into</p> <p>14 that space other than --</p> <p>15 MR. COULES: Well, that was part of the</p> <p>16 buzz that I mentioned about the coffee shop and</p> <p>17 all that. That's why I wanted to put it on the</p> <p>18 record, put it on T.V., so anyone watching it is</p> <p>19 one of the things Bethany raised on our first</p> <p>08:47PM 20 meeting and I was like, well, that's not even</p> <p>21 the intent, but people had approached worried</p> <p>22 that that would happen and I have been paying</p>
<p style="text-align: center;">55</p> <p>1 MR. COULES: If they all showed up at</p> <p>2 one time, possibly.</p> <p>3 MS. FIASCONE: So I would just suggest</p> <p>4 maybe the first week or two having somebody out</p> <p>5 there directing that for sure.</p> <p>6 MR. COULES: Well, when the kids get</p> <p>7 picked up, J.C. has staff out there.</p> <p>8 MS. FIASCONE: Okay. That's what I</p> <p>9 mean. I could see it getting backed up if they</p> <p>08:46PM 10 are all backing up and the cars can't move</p> <p>11 through.</p> <p>12 MR. COULES: Great. We will make sure</p> <p>13 that's watched.</p> <p>14 MR. MOUNTAINBEAR: I know we are</p> <p>15 talking about worst-case scenarios the first few</p> <p>16 weeks but just remember when I started the</p> <p>17 school, we only had four kids and I was</p> <p>18 basically expecting that type of ramp up as</p> <p>19 well; it's going to take a while.</p> <p>08:46PM 20 MS. FIASCONE: I can tell you you will</p> <p>21 not have that here. You will have a wait list</p> <p>22 the first month 100 percent. I'm taking a</p>	<p style="text-align: center;">57</p> <p>1 attention in some municipalities that is</p> <p>2 happening in preschools. They are putting in</p> <p>3 coffee shops and I don't know what else they are</p> <p>4 putting in there. They are putting media rooms.</p> <p>5 They are putting all kinds of stuff.</p> <p>6 MS. FIASCONE: That's all I have.</p> <p>7 CHAIRMAN CASHMAN: Thanks, Anna.</p> <p>8 Scott?</p> <p>9 MR. MOORE: I agree with most people</p> <p>08:47PM 10 here. This is a good thing for the church and a</p> <p>11 healthy church is a very positive thing for the</p> <p>12 community so I think that getting this project</p> <p>13 to fit is great.</p> <p>14 J.C., I commend you for the</p> <p>15 business on what you're trying to do and</p> <p>16 everything but I do have a couple of questions</p> <p>17 for you. You mentioned that your draw downtown,</p> <p>18 your draw area is large.</p> <p>19 What do you anticipate out here?</p> <p>08:48PM 20 I'm sure you did some analysis.</p> <p>21 CHAIRMAN CASHMAN: Can you come up</p> <p>22 here, J.C., please.</p>

<p style="text-align: center;">58</p> <p>1 MR. MOUNTAINBEAR: I hate to say what I</p> <p>2 anticipate because what I anticipated in Lincoln</p> <p>3 Square was all wrong. So I don't know anything</p> <p>4 about what's going to happen here. I just know</p> <p>5 that some of our parent base has moved out here</p> <p>6 to Hinsdale. So, hopefully, we will get a lot</p> <p>7 of Hinsdale residents. But it could also be</p> <p>8 from nearby areas Clarendon Hills, Western</p> <p>9 Springs, and all the way out to Naperville as</p> <p>08:48PM 10 well because I know there are a lot of Chinese</p> <p>11 families out there who are looking for Mandarin</p> <p>12 so they might come down to Hinsdale. So it's</p> <p>13 probably that radius if that makes any sense,</p> <p>14 but I have no idea what actually shows up here.</p> <p>15 Because I know there's a huge demand for infant</p> <p>16 care and so they may just want a space just for</p> <p>17 having a space, doesn't matter what program we</p> <p>18 are offering.</p> <p>19 MR. MOORE: You're leasing from the</p> <p>08:49PM 20 church?</p> <p>21 MR. MOUNTAINBEAR: Yes.</p> <p>22 MR. MOORE: How long -- what's the</p>	<p style="text-align: center;">60</p> <p>1 between 3:30 and 3:40 and then it drops off</p> <p>2 again.</p> <p>3 CHAIRMAN CASHMAN: It's the parents</p> <p>4 coming from the high school. I know from</p> <p>5 experience.</p> <p>6 MR. MOORE: Going south on Garfield.</p> <p>7 CHAIRMAN CASHMAN: Yes, because you get</p> <p>8 bottle locked, you have to go south on Grant.</p> <p>9 You can either go west to get to Madison or you</p> <p>08:50PM 10 come back to Garfield. So it's basically half</p> <p>11 of the parents coming in one direction.</p> <p>12 MS. CURRY: Or it's the middle school.</p> <p>13 MR. MOORE: As we go through this and</p> <p>14 we talk about adjustments and tweaking and</p> <p>15 things like that, I do think we are going to</p> <p>16 have to kind of watch this. Not because anybody</p> <p>17 is doing anything wrong, we just don't want to</p> <p>18 add more problems that's going to end up with</p> <p>19 more cars. We just have to be careful is all</p> <p>08:50PM 20 I'm trying to say.</p> <p>21 And your point about having</p> <p>22 somebody out there is going to be really</p>
<p style="text-align: center;">59</p> <p>1 duration of the lease?</p> <p>2 MR. MOUNTAINBEAR: So it will depend, I</p> <p>3 guess, on -- we haven't signed any lease yet</p> <p>4 because we don't have an approval here so this</p> <p>5 is just step one. So we just have to see how</p> <p>6 this goes. Looking at three to five years right</p> <p>7 now. Could be longer depending on how</p> <p>8 successful this venture goes and what the church</p> <p>9 wants and all that.</p> <p>08:49PM 10 MR. MOORE: I know we would like to</p> <p>11 have you here. I do have a couple of -- I went</p> <p>12 over to the site today and spent some time over</p> <p>13 there.</p> <p>14 To answer your question, most of</p> <p>15 the kids that I saw from the high school were</p> <p>16 arriving between 3:20 and 3:30, 3:40, in that</p> <p>17 area. And I mean like all hit at about the same</p> <p>18 time and I know you know this. They do go both</p> <p>19 ways. They do enter and exit both ways.</p> <p>08:49PM 20 Garfield Street, I don't know what happens at</p> <p>21 3:30, but Garfield Street going south backs up</p> <p>22 all the way to Ninth Street around 3:30. So</p>	<p style="text-align: center;">61</p> <p>1 important because the worst drivers, as we all</p> <p>2 know, cuz we were all that age once, are high</p> <p>3 school kids and they are backing up in a parking</p> <p>4 lot that's going to be full with traffic mixed</p> <p>5 with different groups of people and that</p> <p>6 concerns me. It's not a deal breaker by any</p> <p>7 means, it just needs to be managed properly.</p> <p>8 Those are my comments.</p> <p>9 MR. KRILLENBERGER: May I ask a follow-</p> <p>08:51PM 10 up?</p> <p>11 CHAIRMAN CASHMAN: Yes.</p> <p>12 MR. KRILLENBERGER: Scott Moore</p> <p>13 mentioned the reach and the proximity the people</p> <p>14 are going to come from. How are you going to</p> <p>15 market this? Are you going to market it locally</p> <p>16 or are you going to market it widely and the</p> <p>17 reason I think it's relevant is the further away</p> <p>18 people have to come, the more they have to</p> <p>19 adjust for, allow 20 more minutes for traffic so</p> <p>08:51PM 20 they will be sitting there. So how -- what are</p> <p>21 your marketing plans?</p> <p>22 MR. MOUNTAINBEAR: Marketing plan is</p>

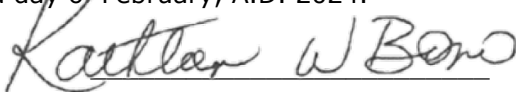
<p style="text-align: center;">62</p> <p>1 the same as we did in Lincoln Square which is</p> <p>2 all internet. Our largest people Google us or</p> <p>3 they Google trilingual or they Google</p> <p>4 Montessori. Not that we don't need signage but</p> <p>5 we just saw in Lincoln Square we only have one</p> <p>6 sign on the building and nothing else. It was</p> <p>7 important to us that Google maps show where our</p> <p>8 school is located. That's how everybody finds</p> <p>9 us. That's how we market it. We just put it</p> <p>08:52PM 10 out there and people will come. That's what</p> <p>11 happened in Lincoln Square, assuming that's</p> <p>12 what's going to happen here. We don't</p> <p>13 aggressively go after anybody, they actually</p> <p>14 seek us.</p> <p>15 MR. KRILLENBERGER: Well, if you're</p> <p>16 correct, it'll just be all the neighbors.</p> <p>17 MS. FIASCONE: My kids went to Seton</p> <p>18 Montessori in Clarendon Hills and I also have</p> <p>19 never -- I knew what Montessori was but I found</p> <p>08:52PM 20 it through the internet and it's honestly the</p> <p>21 first preschool I went to and didn't leave in</p> <p>22 tears because I'm like, I'm leaving my five-week</p>	<p style="text-align: center;">64</p> <p>1 Nice presentation. Nice detail. I</p> <p>2 appreciate the background about the school how</p> <p>3 it came to be. I do think it will be</p> <p>4 successful.</p> <p>5 Both of my children went to</p> <p>6 Montessori over in LaGrange and I had great,</p> <p>7 great experiences. It seems similar. I can</p> <p>8 remember the whole drop off was very organized</p> <p>9 and I think we had specific times to show up as</p> <p>08:53PM 10 parents, which took some discipline, but I'm</p> <p>11 excited about this program. I think it will be</p> <p>12 really great for the community, great for the</p> <p>13 church and I appreciate your sensitivity to the</p> <p>14 neighbors.</p> <p>15 With that said, would any community</p> <p>16 members like to speak?</p> <p>17 (No response.)</p> <p>18 Hearing none, any more discussion?</p> <p>19 (No response.)</p> <p>08:54PM 20 Can I have a motion to close the</p> <p>21 public hearing.</p> <p>22 MR. KRILLENBERGER: So moved.</p>
<p style="text-align: center;">63</p> <p>1 old baby here. I didn't leave in tears, I'm</p> <p>2 like Montessori is great. But the Montessori</p> <p>3 schools in this town have a very, very long wait</p> <p>4 list. Children aren't even born yet and they</p> <p>5 are on the wait list. So i imagine you'll be</p> <p>6 very successful.</p> <p>7 MR. MOUNTAINBEAR: Yes, I know Seton,</p> <p>8 Anna Perry, the head of the school there. I</p> <p>9 know her very well. She has a really long wait</p> <p>08:53PM 10 list.</p> <p>11 MR. MOORE: We hope it works. We would</p> <p>12 like to see you be in the community for a long</p> <p>13 time.</p> <p>14 MR. MOUNTAINBEAR: Well, thank you.</p> <p>15 Also, we will take what you said very seriously</p> <p>16 in terms of the flow, in terms of the safety, in</p> <p>17 terms of these high school kids and the parking</p> <p>18 and definitely be able to manage with our staff</p> <p>19 to make sure the safety of the high school kids</p> <p>08:53PM 20 will be top of mind.</p> <p>21 CHAIRMAN CASHMAN: Okay. Thanks,</p> <p>22 Scott.</p>	<p style="text-align: center;">65</p> <p>1 CHAIRMAN CASHMAN: Is there a second?</p> <p>2 MS. CURRY: Second.</p> <p>3 CHAIRMAN CASHMAN: Everyone feels</p> <p>4 pretty good about this.</p> <p>5 May I have a motion to approve Case</p> <p>6 A-43-2023, 945 Garfield as submitted.</p> <p>7 MR. WILLOBEE: So moved.</p> <p>8 MS. CRNOVICH: Second.</p> <p>9 CHAIRMAN CASHMAN: Roll call vote,</p> <p>08:54PM 10 please, Bethany.</p> <p>11 MS. SALMON: Commissioner Curry?</p> <p>12 MS. CURRY: Aye.</p> <p>13 MS. SALMON: Commissioner</p> <p>14 Krillenberger?</p> <p>15 MR. KRILLENBERGER: Aye.</p> <p>16 MS. SALMON: Commissioner Crnovich?</p> <p>17 MS. CRNOVICH: Aye.</p> <p>18 MS. SALMON: Commissioner Willobee?</p> <p>19 MR. WILLOBEE: Aye.</p> <p>20 MS. SALMON: Commissioner Fiascone?</p> <p>21 MS. FIASCONE: Aye.</p> <p>22 MS. SALMON: Commissioner Moore?</p>

1 MR. MOORE: Aye.
 2 MS. SALMON: Chairman Cashman?
 3 CHAIRMAN CASHMAN: Aye.
 4 (WHICH, were all of the
 5 proceedings had, evidence
 6 offered or received in the
 7 above entitled cause.)
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STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

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

IN WITNESS WHEREOF I have hereunto
 set my hand and affix my electronic signature
 this 22nd day of February, A.D. 2024.



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

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PLAN COMMISSION
MEMORANDUM

DATE: March 8, 2024

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

FROM: Robert McGinnis, Director of Community Development/Building Commissioner
Bethany Salmon, Village Planner

SUBJECT: Case A-2-2024 – Text Amendment to Section 9-101 (Accessory Structures and Uses), Section 9-102 (Home Occupations), and Section 12-206 (Definitions) of the Zoning Code, and the creation of Section 9-108 (Short-Term Rentals) of the Zoning Code to Define and Clarify Regulations for Short-Term Rentals – Request by the Village of Hinsdale – **Public Hearing**

FOR: March 13, 2024 Plan Commission Meeting

APPLICATION SUMMARY

A Text Amendment is proposed to amend Section 9-101 (Accessory Structures and Uses), Section 9-102 (Home Occupations), and Section 12-206 (Definitions) of the Zoning Code, and to create a new Section 9-108 (Short-Term Rentals) of the Zoning Code to define and clarify regulations for Short-Term Rentals.

It was brought to staff's attention that certain single-family homes in town were being used as commercial short term rentals. Based on the concerns received, staff drafted an ordinance that details parameters for this type of use.

The draft ordinance specifically addresses commercial short-term rentals within residential zoning districts and places a minimum of 180 days on a lease term with specific exceptions listed.

On February 15, 2024, the Plan Commission scheduled the public hearing for this application for March 13, 2024.

Prior to the public hearing, staff received two emails from members of the public, which are attached for review.

MEETING HISTORY

Village Board – Referral to the Plan Commission: On January 24, 2024, the Village Board voted to approve a Referral to the Plan Commission for review and consideration of a Text Amendment to the Zoning Code to amend various sections relative to short-term rentals.

Per Section 11-601(D)(2)(a) of the Zoning Code, every properly filed and completed application for an amendment shall be referred to the Village Board for a determination as to whether the application merits a hearing and consideration by the Plan Commission or should be summarily denied.



MEMORANDUM

At the January 24, 2024 Board meeting, President Cauley introduced proposed Text Amendment. Several members of the public spoke at the meeting.

Ms. Ashley Hill, 822 W. Eighth Street, spoke of concerns related to the proposed short-term rental ordinance. Ms. Hill believed there is a need for short-term rentals in Hinsdale and suggested that the proposed ordinance provide more flexibility to accommodate specific situations for residents in town, such as when closing on a property, for home renovations, or for emergency repairs.

Ms. Michelle Crowe, 200 S. Bodin Street, spoke of concerns related to short-term rentals in Hinsdale, specifically for a rental near her house and supported the Village adopting an ordinance to further restrict short-term rentals. Ms. Crowe noted nuisance issues with short-term rentals, such as garbage, an influx of people, and parties. Ms. Crowe stated she supported the 180-day minimum lease term.

A member of the public who manages Airbnb properties at 415 and 421 Justina Street spoke of concerns related to the proposed short-term rental ordinance. He believes there is a need for short-term rentals as these provide better accommodations than hotels and the 180-day minimum lease term is too strict.

President Cauley suggested that Plan Commission possibly consider an exception to the 180-day minimum lease that could allow for extenuating circumstances, such as broken pipes or emergency home repairs.

There was discussion regarding ordinance violations handled by the Village's code enforcement officer and the possibility of asking the Plan Commission to require an application for short-term rentals. Trustees Braden and Fisher were in favor of an application.

Trustee Banke asked if Airbnb properties were required to have a Business License. Community Development Director Robb McGinnis stated home based businesses did not require a license currently.

A Hinsdale resident spoke of concerns related to the proposed short-term rental ordinance. She stated she frequently does contract based work with frequent travel and short-term rentals are more comfortable than hotels for several months. She believes there is a need for short-term rentals in Hinsdale.

Trustee Posthuma noted redundancies in the proposed ordinance text and instructed Plan Commission to review the details.

President Cauley asked Plan Commission to review if six months (180-days) is an appropriate amount of time, whether there be exceptions for residents due to some need for less than 6 months or someone is traveling on business, and if the Village should adopted some type of application for these properties.

The proposed ordinance has been revised since the Board meeting to clean up redundant language. Staff can make additional changes to the ordinance following the Plan Commission review at the public hearing.

REVIEW PROCESS

Text Amendments are subject to the requirements of Section 11-601 of the Zoning Code. Following a referral by the Board of Trustees to Plan Commission, a public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303.



MEMORANDUM

Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Village Board its recommendation in the form specified by Section 11-103(H). The failure of the Plan Commission to act within 45 days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment.

Within 60 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board shall either deny the application or, by ordinance duly adopted, shall grant the amendment, with or without modifications or conditions. The failure of the Board of Trustees to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the application.

The standards listed in Section 11-601(E) shall be considered for all Amendment applications.

ATTACHMENTS

1. Plan Commission and Text Amendment Applications by the Village of Hinsdale
2. Revised Draft Ordinance
3. Emails from Members of the Public



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

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

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

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

1) _____

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: _____

Property identification number (P.I.N. or tax number): ____ - ____ - ____ - ____

Brief description of proposed project: _____

General description or characteristics of the site: _____

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

Proposed zoning and land use: _____

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E

Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 22nd day of December, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Robert P. McGinnis
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 22nd day of
December, 2023



Emily Tompkins
Notary Public



**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending 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, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose 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, 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 the 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.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE HINSDALE ZONING CODE RELATIVE TO SHORT-TERM RENTALS

WHEREAS, the Village of Hinsdale (the “Village”) has received an application (the “Application”) from the Village of Hinsdale (the “Applicant”) pursuant to Section 11-601 of the Hinsdale Zoning Code (Zoning Code”) for amendments to the text of various sections of the Zoning Code to define short-term rentals and clarify that short term rentals are prohibited within the Village’s residential zoning districts (the “Proposed Text Amendments”); and

WHEREAS, the Village Board of Trustees finds and determines that short-term rentals present issues within the Village which differ from those presented by longer-term rentals. Parking, noise, excessive activity, the presence of unlicensed animals, and other nuisance activities, along with concerns for the health and safety of renters, the conduct of prohibited commercial activity within residential areas, and the protection of the peaceful and quiet nature of the Village’s residential neighborhoods, are of concern to both residents and the Village’s elected officials and necessitate, in the opinion of the Board, the prohibition of short-term rentals within the residential zoning districts of the Village; and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on _____, 2024, the Plan Commission held a public hearing on the Proposed Text Amendments. The public hearing on the Application was pursuant to notice thereof properly published in *The Hinsdalean* on _____, 2024. After considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Proposed Text Amendments by a vote of ____ () in favor, ____ () against and ____ () absent, as set forth in the Plan Commission’s Findings and Recommendation for Plan Commission Case No. A-__-2024 (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

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

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

Section 2: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length, The President and Board of Trustees further find that the Proposed Text Amendments set forth below are demanded by and required for the public good.

Section 3: Amendment to Section 9-101 (Accessory Structures and Uses). Article IX (District Regulations of General Applicability), Section 9-101 (Accessory Structures and Uses) is amending by adding a new subsection G. (Short-Term Rentals Prohibited) of the Hinsdale Zoning Code, to read in its entirety as follows:

Sec. 9-101: Accessory Structures And Uses:

G. Short-Term Rentals Prohibited: Short-term rentals as defined in Section 12-206 of this Code are not permitted accessory uses in residential zoning districts and are specifically prohibited as set forth in Section 9-108 of this Code.

Section 4: Amendment to Section 9-102 (Home Occupations). Article IX (District Regulations of General Applicability), Section 9-102 (Home Occupations) is amended by adding a new subsection C.8. (Short-Term Rentals Prohibited) of the Hinsdale Zoning Code, to read in its entirety as follows:

Sec. 9-102: Home Occupations:

C. Use Limitations:

8. Short-Term Rentals Prohibited: Short-term rentals as defined in Section 12-206 of this Code do not constitute a home occupation as defined herein and are specifically prohibited within residential zoning districts as set forth in Section 9-108 of this Code.

Section 5: Creation of a New Section 9-108 (Short-Term Rentals). Article IX (District Regulations of General Applicability) is amended by adding a new Section 9-108 (Short-Term Rentals) of the Hinsdale Zoning Code, to read in its entirety as follows:

Sec. 9-108: Short-Term Rentals:

- A. The Village Board of Trustees finds and determines that short-term rentals as defined in Section 12-206 of this Code present issues within the Village which differ from those presented by longer-term rentals. Parking, noise, excessive activity, the presence of unlicensed animals, and other nuisance activities, along with concerns for the health and safety of renters, the conduct of prohibited commercial activity within residential areas, and the protection of the peaceful and quiet nature of the Village's residential neighborhoods, are of concern to both residents and the Village's elected officials and necessitate the prohibition of short-term rentals in residential zoning districts within the Village.
- B. Except as otherwise provided herein, short-term rentals, as defined in Section 12-206 of this Code, are specifically prohibited within the residential zoning districts in the Village.
- C. The term of any lease or occupancy agreement which has satisfied the minimum term required by the definition of short-term rental in Section 12-206 may be extended on a month to month basis on the condition that the tenant(s) remain(s) the same.
- D. No dwelling unit shall be rented by a tenant more than two (2) times during any twelve (12) month period unless the lease or occupancy agreement has been terminated by the owner for reason of a tenant default.
- E. The restrictions of this Section shall be applicable whether the rental premises comprise(s) all or a part of the principal dwelling unit, or all or part of any accessory structure.
- F. The property owner shall remain responsible for compliance with all applicable provisions of this Code and the Village Code during the term of any rental, occupancy agreement, and/or any occupancy of the rental premises by persons other than the property owner.
- G. No temporary structure shall be permitted to be used for a residential rental, regardless of its term.
- H. The prohibition on short-term rentals as herein provided shall not apply when the immediately preceding owner of a property maintains possession of the dwelling unit after closing on a real estate transaction for the sale thereof and leases said property back from the successor owner for a period of time pursuant to a written

agreement, or in other circumstances where a Village Code Enforcement Officer, upon investigation and in their discretion, determines that the circumstances of the rental do not constitute the repetitive commercial type of rental activity that this Section is intended to prohibit.

- I. Each day a principal dwelling or any accessory structure within a residential zoning district in the Village is offered for rent as a short-term rental, is leased or rented as a short-term rental, and/or each day a principal dwelling or any accessory structure is occupied as a "short term rental", as that term is defined herein, shall constitute a separate violation of this Section.
- J. The operation of any short-term rental within the Village in violation of the provisions of this Section shall be deemed a public nuisance and abated pursuant to all available remedies, including but not limited to injunctive relief.

Section 6: Amendment to Section 12-206 (Definitions). Article XII (Applicability and Interpretation), Section 12-206 (Definitions) is amended by adding the following new definition, at its proper alphabetical location, to read in its entirety as follows:

Sec. 12-206: Definitions:

When used in this code, the following terms shall have the meanings herein ascribed to them:

Short-term rental: Leasing, renting, offering or inviting the leasing or renting, or otherwise permitting the leasing or renting of a dwelling unit or portion thereof located within any structure in any zoning district within the Village for overnight lodging on a temporary basis to paying guests for a period of one hundred eighty (180) days or less to any person other than a member of the owner's family. Short-term rentals as defined herein include, but are not limited to, what are sometimes commonly known as vacation rentals. Leases or other lodging agreements or arrangements that are in excess of one hundred eighty (180) days but allow for early termination without penalty prior to one hundred eighty (180) days are considered short-term rentals as defined herein and are prohibited.

Section 7: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 8: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this _____ day of _____ 2024.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2024, and attested to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Emily Tompkins, Village Clerk

Exhibit A

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE HINSDALE ZONING
CODE RELATIVE TO SHORT-TERM RENTALS**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2024, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2024.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2024.

Village Clerk

[SEAL]

Bethany Salmon

From: David Zwolinski [REDACTED]
Sent: Thursday, January 25, 2024 7:24 PM
To: Plan Commission
Cc: Thomas Cauley; Kathleen Gargano; Lourdes Garcia; [REDACTED]
Subject: Fwd: SHORT-TERM RENTAL ORDINANCE

Dear Chairman Cashman,

We're looking forward to attending the upcoming plan commission's public hearing regarding short-term rentals in Hinsdale.

We're attaching a letter we sent last January to the entire Village Board, and please share it with the entire commission. Village officials have been very attentive and helpful. They cited our neighbor's short-term rental in September and asked us to join three village attorneys in court, which resulted in them getting fined.

If we can provide you with additional information, please let us know.

Dave & Marge Zwolinski
[REDACTED]

----- Forwarded message -----

From: David Zwolinski [REDACTED]
Date: Tue, Jan 3, 2023 at 6:00 AM
Subject: RE: SHORT-TERM RENTAL ORDINANCE
To: <tcauley@villageofhinsdale.org>, <nbyrnes@villageofhinsdale.org>, <sbanke@villageofhinsdale.org>, <mfisher@villageofhinsdale.org>, <mposthuma@villageofhinsdale.org>, <lhaarlow@villageofhinsdale.org>, <lstifflear@villageofhinsdale.org>, <lbacke@villageofhinsdale.org>
Cc: [REDACTED]

Dear Village President Cauley and Board of Trustees:

Happy New Year, and we'd like to thank all of you for the time and work you've contributed to keeping Hinsdale a prestigious community!

As thirty-year residents, we're proud of our village and so glad we raised our family here, and look forward to its future as our grandchildren now enjoy visiting.

However, recent trends on social media have created new marketing real estate tools that we never anticipated and dreamt of before the advent of the Internet and smart-phones.

We're sure most of you have heard of *Airbnb* and various short-term online rentals like *Vrbo* and others. Well, they've arrived in Hinsdale, next door to us at 822 W. 8th St. For the past year and a half, we have been

subjected to what feels like living next to a hotel/motel which has turned our longtime neighborhood into a commercial property of strangers.

Many communities in DuPage County, including Naperville, have recently realized that zoning changes are needed to address short-term rentals, and we've included a link to their ordinance.

We've addressed this with Lourdes Garcia over the summer. She has been extremely helpful, but since our last correspondence with her, the situation has gotten progressively worse. The owners of the property also own a house in Western Springs which is also offered as a short-term rental on various rental websites.

The rental property comes furnished, just like hotel rooms, and has "check-in" and "check-out" times. They claim in some of their digital marketing ads that they're looking for long term guests, but we've witnessed various people staying just a few days, with never ending U-Hauls parked on the driveway, moving in and out at all hours of the day and night. One family placed 10 plastic garbage bags and boxes on the ground next to our property line for a week, and also placed a rented dumpster on the driveway for an entire week which their child would play in.

Here's a link to the Naperville short-term rental ordinance:

<https://www.naperville.il.us/globalassets/media/projects/ted-business-group/short-term-rentals/ordinance-20-087.pdf>

We believe that a distinguished area such as ours needs to be proactive instead of reactive; why wait until a significant issue occurs when it can be avoided. Naperville experienced a large Super Bowl party with 150 guests in 2020 which wreaked havoc on neighbors, result of short-term Airbnb guests, an incident which precipitated the need for the ordinance:

<https://napervillelocal.com/naperville-may-restrict-parties-regulate-parking-and-occupancy-for-short-term-rentals-after-more-complaints-arise/>

The 8th Street owners encourage families to host family reunions; family reunions are 1–2-day events. They also encourage dogs and pets. Pets in our village need to be licensed with proof of vaccinations that we've provided as residents for three decades. Short-term guests don't have to abide by what the rest of us have to? Who's monitoring this? What are the safe-guards? Many cities across the nation require permits for short-term rentals.

Is this a commercial business operating in a residential area? If so, shouldn't the Village benefit from taxes?

Special insurance is required for short-term rentals. If large issues occur with their guests, they're strangers in a neighborhood. A few vehicles didn't have front license plates. We have three young grandchildren who use our yard all the time. Quite frankly, it's very concerning not knowing who any of these short-term guests are.

Should realtors be required to disclose to prospective buyers that a home next to, or near them, is an Airbnb? We surely wouldn't want to purchase a home next to a hotel, motel, or short-term rental.

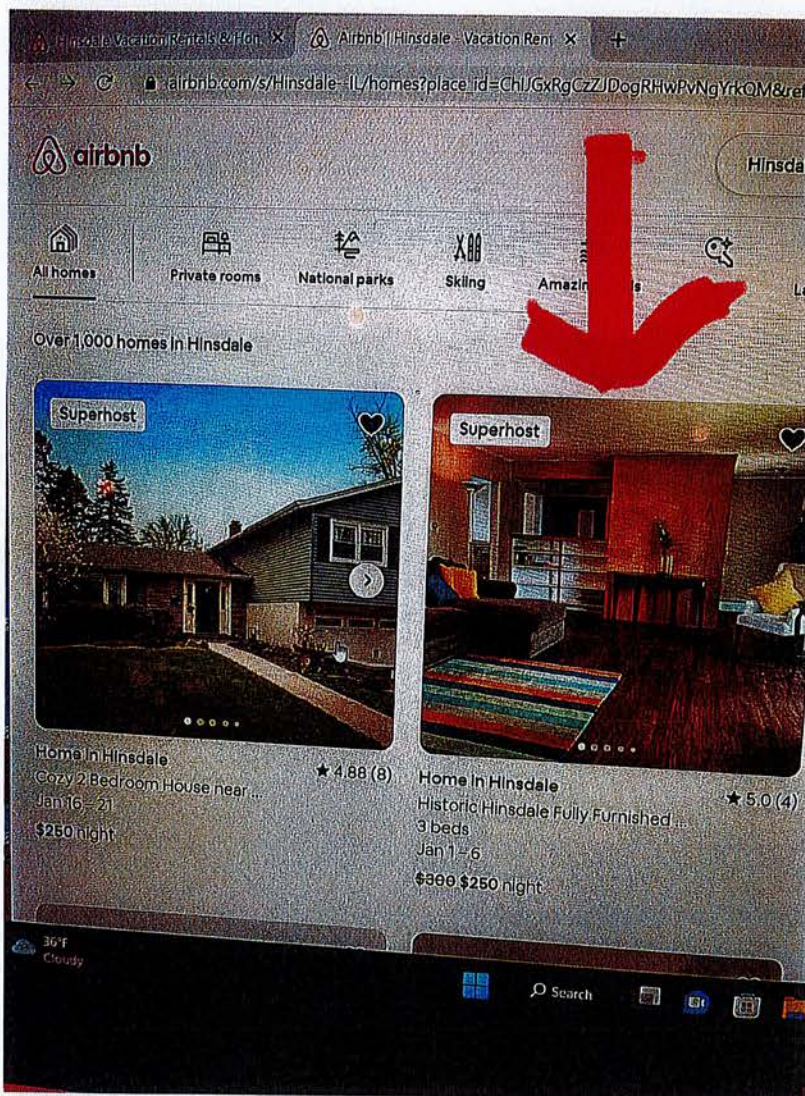
Two of the families had grade-school aged children who entered our District's school system. One child appeared at the rental home the night before this year's classes began. Please be aware of the McKinney-Vento Act, a federal law from 1987 that has had many changes over the years. A family can rent a short-term rental in Hinsdale for one night, announce that they're in transition, or "doubled-up," and can enter our

schools for the entire school year, and if they move elsewhere, they can continue staying in our school district until the end of the school year. They are legally entitled to our district's education, required services, and transportation. We're aware and support that this is a necessary and important law to help many in true need; however, it can be abused as well.

It's been difficult for us to write this, but more difficult to live next to a situation that changes continuously. The owners have every right to rent their property, but as residents, we also have the right to feel safe and comfortable with our neighbors, not overnight strangers.

We'd like the Village to consider zoning similar to Naperville. 30-day minimums aren't unreasonable. We hope many of you agree.

Here's an Airbnb screenshot from 12.30.2022 of the property indicating its availability from 1.1.2023 to 1.6.2023, that's a 5-day rental:



Sincerely,

Dave & Marge Zwolinski

809 S. Stough
Hinsdale, IL 60521

--
Dave Zwolinski

From: [Brittany Hill](#)
To: [Plan Commission](#)
Subject: Long Term Rental Ordinance
Date: Wednesday, February 14, 2024 7:02:32 PM

Dear Chairman Cashman,

We hope that we can continue to be part of the process along with our fellow citizens to help guide the Village towards an ordinance that can both address the concerns of the residents who have been subject to poor owner actions as well as to facilitate responsible ownership and provide a reasonable option for other residents or stakeholders within the community.

We think the suggestion to register pets and vehicles for families that are not currently village residents is a great suggestion!

For background purposes, we think it's important to note that while we received a citation (with prior documented confirmation from village staff that there is no ordinance in place in regards to any rental homes within the village) the DuPage County judge's court order, for our case number 230v1132, indicated that "...violations of 9-101 and 9-102 shall not be applicable if a rental occurs for 30 days or more in the municipality."

As a result of the DuPage County judge's decision, the thought is that staying consistent with DuPage County ordinances and many of our neighboring communities: such as Burr Ridge, Darien, Downers Grove, Naperville, Oakbrook Terrace (28 days), Hanover Park, Schaumburg, Tinley Park, Willowbrook, and Willow Springs, we have routinely rented our home in a "long term" fashion, with stays 30 days or more to families that were in between closings, had emergency repairs and/or home renovations.

We hope that the plan commission considers this viewpoint to stay consistent with these other villages and our county's reasonable regulations.

Thank you for taking the time to read this email and share it with the commissioners. We appreciate all that you do for our wonderful town of Hinsdale!

Best,
Brittany



PLAN COMMISSION
MEMORANDUM

DATE: March 8, 2024

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

SUBJECT: Case A-3-2024 – Text Amendment to Section 9-107 (Buffers and Landscaping) of the Hinsdale Zoning Code Relative to Landscaping and Screening Standards for Non-Residential Uses Abutting Residential Uses – Request by the Village of Hinsdale – **Public Hearing**

FOR: March 13, 2024 Plan Commission Meeting

APPLICATION SUMMARY

A Text Amendment is proposed to Section 9-107(H) of the Zoning Code to strengthen the Village's screening requirements between residential and non-residential uses.

Over the past several years, concerns over landscaping and fencing for development projects adjacent to residential properties have consistently been raised at Plan Commission and Village Board meetings. Based on these prior cases, an ordinance has been drafted that intends to enhance the Village's screening regulations to promote stronger bufferyards between adjacent uses and mitigate impacts to neighboring residential properties.

The proposed language would increase the height of landscape screening from six (6) feet to ten (10) feet at the time of planting within at least a five (5) foot wide landscape buffer along the side or rear lot lines of non-residential properties across the street from or abutting properties in the residential zoning districts. In addition to the required landscaping, an eight (8) foot tall solid opaque fence along the side or rear lot lines would be required. There are no proposed changes to the existing building setback or the outdoor activity area requirements.

The existing code section currently allows an exception to the requirements for building setbacks, landscaping and screening, and outdoor activity areas for any use or structure established prior to the effective date of the Zoning Code adopted in 1989. The proposed language would amend this section to allow the Village Manager or their designee to waive these provisions plus the new fencing requirement for existing uses or structures only in cases where it is deemed impossible or impractical, where there are safety concerns, or an alternative plan would provide an equal or better means of meeting the intent of the code provisions. This exception could apply to situations where there is limited space on site to meet all screening and buffer requirements and would allow for other alternatives to be explored.

New development would be required to meet these regulations and, in cases where they could not be met, an applicant would have to obtain approval of a variation. In almost every case, development projects that would be subject to these requirements would require review and approval from the Plan Commission and Village Board via an Exterior Appearance and Site Plan Review.



MEMORANDUM

On February 15, 2024, the Plan Commission scheduled the public hearing for this application for March 13, 2024.

MEETING HISTORY

Village Board – Referral to the Plan Commission – On January 24, 2024, the Village Board voted to approve a Referral to the Plan Commission for review and consideration of a Text Amendment to the Zoning Code Section 9-107 (Buffers and Landscaping) of Title IX (District Regulations of General Applicability) of the Hinsdale Zoning Code Relative to Nondwelling Uses Abutting Residential Uses.

Per Section 11-601(D)(2)(a) of the Zoning Code, every properly filed and completed application for an amendment shall be referred to the Village Board for a determination as to whether the application merits a hearing and consideration by the Plan Commission or should be summarily denied.

At the January 24, 2024 Board meeting, President Cauley introduced proposed Text Amendment. President Cauley stated he was in favor of stricter screening where non-residential uses abut residential uses. Trustee Byrnes stated he thought it was a good idea to codify the screening regulations. There was discussion about the buffer requirements, the location of landscaping versus fencing, future maintenance issues, and past cases in Hinsdale.

The proposed ordinance has been revised since the Board meeting to modify language regarding an alternative compliance plan, to clarify landscape height at the time of planting, to state that plantings must be densely placed, and to note that, when mature, plantings shall provide continuous screening.

REVIEW PROCESS

Text Amendments are subject to the requirements of Section 11-601 of the Zoning Code. Following a referral by the Board of Trustees to Plan Commission, a public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303. Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Village Board its recommendation in the form specified by Section 11-103(H). The failure of the Plan Commission to act within 45 days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment.

Within 60 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board shall either deny the application or, by ordinance duly adopted, shall grant the amendment, with or without modifications or conditions. The failure of the Board of Trustees to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the application.

The standards listed in Section 11-601(E) shall be considered for all Amendment applications.

ATTACHMENTS

1. Plan Commission and Text Amendment Applications by the Village of Hinsdale
2. Section 9-107 (Buffers and Landscaping)
3. Revised Draft Ordinance



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

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

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

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

1) _____

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: _____

Property identification number (P.I.N. or tax number): ____ - ____ - ____ - ____

Brief description of proposed project: _____

General description or characteristics of the site: _____

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

Proposed zoning and land use: _____

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E

Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 9th day of January, 2024, I/We have read the above certification, understand it, and agree to abide by its conditions.



Signature of applicant or authorized agent

Signature of applicant or authorized agent

Robert McGinnis

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 9th day of

January, 2024.

Emily Tompkins
Notary Public





**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending 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, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose 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, 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 the 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.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

Sec. 9-107: Buffers And Landscaping:

A. Parking Lots And Garages:

1. **Parking Lot Screening:** Every parking lot shall be buffered and screened by a perimeter landscaped open space having a width of at least ten feet (10') or the width of the required yard, whichever is less. Village owned parking lots shall be exempt from this requirement.

2. **Parking Lot Interior Landscaping:** In addition to the requirements set forth in subsection A1 of this section, every parking lot shall contain at least one tree of three inches (3") or greater in diameter for each thirty (30) parking spaces constructed after the effective date of this code. Such trees may be provided by the preservation of existing trees or the planting of new trees. Each tree shall be surrounded by a landscaped area of at least thirty six (36) square feet. No existing or new tree located more than five feet (5') outside the perimeter of the paved parking area shall be counted in meeting the requirements of this subsection A2. All islands in excess of fifty (50) square feet created by curbs or other traffic flow regulators shall be landscaped.

Planting islands located within the interior of a parking lot shall be at least six feet (6') in width. Village owned parking lots shall be exempt from this requirement.

3. **Parking Garage Design:** Every parking garage constructed after the effective date of this code, other than garages accessory to single-family dwellings, shall comply with the following design standards:

(a) The exterior walls of the garage shall be such as to shield all parked vehicles from view from the exterior of the garage; and

(b) The exterior surface of the garage shall be constructed of the same materials as, or materials architecturally and aesthetically compatible with, the principal building to which it is accessory.

B. **Loading Spaces:** Every loading space visible from any lot zoned for residential use, whether or not such residential use is within the village, shall be screened on all sides visible from any such lot by an opaque fence, wall, or densely planted evergreen hedge of not less than six feet (6') in height, except as necessary for access.

C. Refuse Containers; Outdoor Storage:

1. **Screening:** All refuse containers and all areas of permitted outdoor storage shall be fully enclosed by an opaque fence, wall, or densely planted evergreen hedge of a height sufficient to completely screen such containers or storage areas from view from adjoining properties and public or private streets.

2. **Location:** No refuse containers or storage areas shall be located between any principal structure and either its front or corner side lot line.

3. **Sanitation:** All refuse containers and areas of permitted outdoor storage shall be kept in a clean and neat condition, and no containers or materials shall be maintained or stored in any manner that creates or emits noxious fumes, odors, or other emissions.

4. **Exemptions:** The requirements of subsection C1 of this section shall not apply to standard receptacles permitted for use by single-family dwellings nor to receptacles accessory to schools. None of the requirements of this subsection C shall apply to receptacles placed and maintained for use by the general public to avoid littering.

D. **Storage Of Class II Vehicles In Residential Districts:** All class II vehicles stored in parking areas in residential districts shall be screened on all sides visible from any neighboring public or private property by an opaque fence, wall, or densely planted hedge of at least six feet (6') in height, except as necessary for access. See subsection [9-101D4\(e\)](#) of this article for additional requirements applicable to such vehicles.

E. **Residential Recreational Facilities:** Outdoor residential recreational facilities accessory to any dwelling located in any single-family residential district shall be buffered and screened by a perimeter landscaped open space equal in width to the applicable required yard or ten feet (10'), whichever is less, and consisting of an

opaque fence, wall, or densely planted evergreen hedge of not less than six feet (6') in height in combination with other landscaping materials. Such screening shall be provided on all sides of such facility visible from any adjoining property or any public or private street. See subsection [9-101D2](#) of this article for additional requirements applicable to such facilities.

F. Antennas And Antenna Support Structures:

1. Accessory Uses: Ground mounted antennas and antenna support structures that are accessory uses under subsection [9-101D](#) of this article, except such antennas and antenna support structures as are permitted pursuant to subsection [9-101D8](#) of this article, shall be buffered and screened by a perimeter landscaped open space equal in width to the applicable required yard or ten feet (10'), whichever is more, and consisting of a densely planted evergreen hedge of not less than six feet (6') in height, in combination with other landscaping materials. Such screening shall be provided between any such ground mounted antenna or antenna support structure and each lot line of the property on which such antenna or antenna support structure is located so as to provide the maximum reasonably achievable screening, as determined by the village manager, of such antenna and antenna support structure from view from adjacent properties and public or private streets. See subsections [9-101D7](#) and [D8](#) of this article for additional requirements applicable to antennas and antenna support structures.

2. Personal Wireless Services Antennas: Ground mounted personal wireless services antennas and antenna support structures and related electronic equipment and equipment structures shall be buffered and screened by a perimeter landscaped open space of not less than ten feet (10') in width, consisting of a densely planted evergreen hedge of not less than six feet (6') in height and other landscaping materials. Such screening shall be provided between any such ground mounted personal wireless services antenna or antenna support structure and each lot line of the property on which such personal wireless services antenna or antenna support structure is located so as to provide the maximum reasonably achievable screening, as determined by the board of trustees, of such personal wireless services antenna and antenna support structure from view from adjacent properties and public or private streets. Such screening requirements may be waived by the board of trustees where the operator of such personal wireless services antenna demonstrates that such screening will substantially interfere with the provision of personal wireless services, in which case the operator shall provide the maximum reasonably achievable screening as is approved by the board of trustees. See applicable district regulations for additional requirements applicable to personal wireless services antennas and antenna support structures.

G. Rooftop Mechanical Equipment: Except for antennas mounted on roofs pursuant to the provisions of this code, all mechanical equipment located on the roof of any building constructed after the effective date of this code shall be fully screened by a parapet wall or other screening structure constructed of the same materials as, or materials architecturally and aesthetically compatible with, the principal building facade to the height of such equipment.

H. Nondwelling Uses Abutting Residential Use: Notwithstanding any other provision of this section [9-107](#), in any case where a lot to be devoted to any use other than use as a dwelling abuts or is across a right of way from any lot zoned for residential use within the village, the use and development of the lot to be devoted to the nondwelling use shall be subject to the following requirements:

1. Building Setback: All buildings more than fifteen feet (15') in height shall be set back from any front or corner side lot line facing a residential district a distance equal to the setback normally required or to the front yard required in the adjacent residential district whichever is greater and from any other yard line a distance equal to the yard normally required or twenty five feet (25'), whichever is greater.

2. Landscaping And Screening: Any front or corner side yard or setback required pursuant to the preceding paragraph shall be treated as a perimeter landscaped open space. Any side or rear lot line abutting a dwelling use or a residential district shall be buffered by a perimeter landscaped open space of at least five feet (5') in

width along such lot line which shall be sufficient to provide a screen at least six feet (6') in height along the entire length of such line.

3. Outdoor Activity Areas: Any area of permitted outdoor activity likely to produce visual or auditory disturbance or annoyance on any abutting residential lot shall be separated from said lot by a perimeter landscaped open space at least twenty feet (20') wide or by a buffer found by the village manager to be reasonably sufficient to create a visual barrier, to absorb and diffuse noise, and to ensure the private enjoyment of said lot.

The provisions of this subsection H shall not apply to any use or structure established prior to the effective date of this code.

I. General Landscaping And Maintenance Requirements: Except for accessory uses expressly permitted to be located in required yards, all yards and open space between and about structures and off street parking and loading areas and lots shall be landscaped and kept free of accumulations of garbage, trash, refuse, debris, and other unsightly or nuisance creating materials. All landscaping shall be continually maintained by the owner or other person responsible for maintenance of the premises, and all planting areas shall be kept free of weeds and debris. Undeveloped areas shall be mowed and kept free of accumulations of garbage, trash, refuse, debris, and other unsightly or nuisance creating materials until developed.

J. Fences And Walls: Fences and walls erected as permitted obstructions in any required yard shall comply with the requirements of section [9-12-3](#) of the village code.

K. Screening And Landscaping Within Sight Triangles: Notwithstanding any other provision of this section, no landscaping, fencing, or other screening shall be erected or maintained at a height in excess of two and one-half feet (2½') within the area of any sight triangle as defined in title 7, chapter 1, article D of the village code.

L. Perimeter Landscaped Open Space: Except as expressly provided otherwise in the regulations requiring a perimeter landscaped open space, such open space shall extend along the entire length of the lot line in question and shall have width equal to ten feet (10') or the depth of the yard required along the lot line in question, whichever is greater. Perimeter landscaped open space shall be broken only by required access drives. Such perimeter landscape space shall be suitably surfaced with grass, ground cover, or decorative paving material, or a combination thereof; and shall contain landscaping such as ornamental trees and shrubs or appropriate screening devices such as decorative walls, fences, or berms, or a combination thereof. The landscaping and screening treatment of such space shall be so designed and maintained as to preserve unobstructed vision of the street and sidewalk at points of access and as not to interfere with, or be damaged by, work within any public or utility easement unless the village manager shall determine that no other location is reasonably feasible. (Ord. 97-4, §8, 3-4-1997; Ord. 99-6, §7E, 3-2-1999; Ord. O2006-44, §4, 6-20-2006)

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 9-107 (BUFFERS AND LANDSCAPING) OF
TITLE IX (DISTRICT REGULATIONS OF GENERAL APPLICABILITY) OF THE
HINSDALE ZONING CODE RELATIVE TO NONDWELLING USES ABUTTING
RESIDENTIAL USES**

WHEREAS, the Village of Hinsdale (the “Village”) received an application (the “Application”) from the Village of Hinsdale (the “Applicant”) pursuant to Section 11-601 of the Hinsdale Zoning Code (Zoning Code”) for amendments to the text of subsection H of Section 9-107 of the Zoning Code regarding the use and development of nondwelling lots abutting residential lots relative to screening and fencing to be provided (the “Proposed Text Amendments”); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has been processed in accordance with the Zoning Code, as amended; and

WHEREAS, on _____, 2024, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in The Hinsdalean, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of __ (__) in favor, ____ (__) against and __ (__) absent, as set forth in the Plan Commission’s Findings and Recommendation for Plan Commission Case No. _____-2024 (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Village is an Illinois non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to law, including but not limited to authority to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential and other uses, and the authority to divide the Village into districts as deemed necessary by the Board of Trustees to carry out the purposes of Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) relative to zoning within the Village; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

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

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

Section 2: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the proposed text amendments set forth below are demanded by and required for the public good.

Section 3: Amendment to Section 9-107 (Buffers and Landscaping). Article IX (District Regulations of General Applicability), Section 9-107 (Buffers and Landscaping), subsection H, is amended to read in its entirety as follows:

“H. Nondwelling Uses Abutting Residential Uses: Notwithstanding any other provision of this Section 9-107, in any case where a lot to be devoted to any use other than use as a dwelling abuts or is across a right of way from any lot zoned for residential use within the village, the use and development of the lot to be devoted to the nondwelling use shall be subject to the following requirements:

1. Building Setback: All buildings more than fifteen feet (15') in height shall be setback from any front or corner side lot line facing a residential district a distance equal to the setback normally required or to the front yard required in the adjacent residential district whichever is greater and from any other yard line a distance equal to the yard normally required or twenty five feet (25'), whichever is greater.
2. Landscaping and Screening: Any front or corner side yard or setback required pursuant to the preceding paragraph shall be treated as a perimeter landscaped open space. Any side or rear lot line abutting a dwelling use or a residential district shall be buffered by a perimeter landscaped open space of at least five feet (5') in width along such lot line which shall be sufficient to provide a screen at least ~~six~~ ten feet (~~6'~~10') in height along the entire length of such line at the time of planting. Plantings shall be densely placed and shall, when mature, provide continuous screening of the property from view from adjacent streets and residential properties.
3. Outdoor Activity Areas: Any area of permitted outdoor activity likely to produce visual or auditory disturbance or annoyance on any abutting residential lot shall be separated from said lot by a perimeter landscaped open space at least twenty feet (20') wide or by a buffer found by the village manager to be reasonably sufficient to create a visual barrier, to absorb and diffuse noise, and to ensure the private enjoyment of said lot.

4. Fencing: Any side or rear lot line abutting a dwelling use or a residential district shall be screened with an eight foot (8') tall solid opaque fence in addition to the landscape screening requirements provided for in subsection 2 above.

~~The provisions of this subsection H shall not apply to any use or structure established prior to the effective date of this code.~~

5. Alternative Compliance: In order to allow for flexibility in addressing unique, site-specific redevelopment challenges, the Village Manager or his / her designee is authorized to administratively waive the provisions of this subsection H and approve an alternative compliance plan for any use or structure established prior to the effective date of this code when it is determined that one or more of the following conditions are present:

- (a) The site has space limitations or an unusual shape that makes strict compliance impossible or impractical;
- (b) Conditions on or adjacent to the site such as topography, soils, vegetation or existing structures or utilities are such that strict compliance is impossible, impractical or of no value in terms of advancing the general purposes of this subsection;
- (c) Safety considerations such as intersection visibility, utility locations, etc., make alternative compliance necessary; or
- (d) Creative, alternative landscape plans will provide an equal or better means of meeting the intent of the landscaping and screening regulations of this subsection."

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

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

PASSED this _____ day of _____ 2024.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2024, and attested to by
the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Emily Tompkins, Village Clerk

Exhibit A

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 9-107 (BUFFERS AND LANDSCAPING)
OF TITLE IX (DISTRICT REGULATIONS OF GENERAL APPLICABILITY) OF THE
HINSDALE ZONING CODE RELATIVE TO NONDWELLING USES ABUTTING
RESIDENTIAL USES**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2024, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2024.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2024.

Village Clerk

[SEAL]