



MEETING AGENDA

PLAN COMMISSION
Wednesday, April 12, 2017
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
(Tentative & Subject to Change)

CALL TO ORDER

1. MINUTES - Minutes of March 8, 2017

2. FINDINGS AND RECOMMENDATIONS

- a) Case A-38-2016 – 525-527 W. Ogden Ave. – Kensington School – Text Amendment and Special Use Permit for Child Daycare not operated by/for a Membership Organization and concurrent Exterior Appearance/Site Plan Application. *Continuation from January 11, 2017, Plan Commission meeting*
- b) Case A-26-2016 – 21 W. Second St. – TinkRworks, LLC – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District.
- c) Case A-33-2016 – 534 Chestnut St. – Christine Stec – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District.
- d) Case A-01-2017 – 17 W. Maple St. – Unitarian Church of Hinsdale – Exterior Appearance and Site Plan for new Windows and roof solar panels on the Unitarian Church of Hinsdale Religious Education Building.

3. SCHEDULE OF PUBLIC HEARING - No discussion will take place except to determine a time and date of hearing.

- a) Case A-07-2017 – Village of Hinsdale – Text Amendment to Section 9-104 of the Hinsdale Zoning Code as it relates to Regulation of the Location of Secondary Access Drives to Commercial Properties.
- b) Case A-08-2017 – Village of Hinsdale – Text Amendment to Section 5-105(C) to allow Educational Services with a Special Use Permit in the B-2 Central Business District (but not on the first floor of any structure in the B-2) and B-3 General Business District.

4. SIGN PERMIT REVIEW

- a) Case A-09-2017 – 908 Elm Street – AMITA Health – Two (2) Sign Permit applications to construct a new Ground Sign and Wall Sign.
- b) Case A-13-2017 – 25 W. Chicago Avenue – Baird & Warner – Sign Permit application to re-face a legal nonconforming Ground Sign.

5. ADJOURNMENT

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 Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
March 8, 2017
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, March 8, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Krillenberger and Commissioner Willobee, and Commissioner McMahon, Commissioner Peterson

ABSENT: Commissioner Fiascone, Commissioner Unell, Commissioner Crnovich

ALSO PRESENT: Chan Yu, Village Planner
Applicant Representatives for Case: A-40-16, A-38-16, A-26-16, A-33-16, A-01-17, A-02-17, and A-03-17

Approval of Minutes

Chairman Cashman asked for comments on January 19th special meeting minutes, no concerns were shared & Chairman Cashman motioned to approve the minutes. The motion was unanimously approved (6 Ayes and 3 absent).

Chairman Cashman asked for comments on February 8th meeting minutes, no concerns were shared & Chairman Cashman motioned to approve the minutes. The motion was unanimously approved (6 Ayes and 3 absent).

Findings and Recommendations

Case A-40-2016 – 722-724 N. York Rd. – Hinsdale Animal Hospital – Text Amendment for Pet Hospital, Boarding Kennels and Grooming Services in the B-1 Community Business District as a Special Use Permit and Concurrent Special Use Permit Application. Chairman Cashman requested any comments or questions, none were noted. Chairman Cashman motioned to approve the Findings & Recommendations as submitted. Commissioner McMahon motioned to approve, Commissioner Peterson seconded and the PC unanimously approved the Findings & Recommendations as submitted (6 Ayes-3 absent).

Case A-30-2016 – 210 E. Ogden Ave. – Shell (gas station) – Design Review Permit Application to add additional color to North and West facing Canopies. A sign permit application is also included to replace 2 existing canopy signs with Code compliant (and remove 2 existing canopy signs permanently). Chairman Cashman asked the PC to share any concerns, none were noted. Chairman Cashman asked for a motion to approve the Findings & Recommendations as submitted. Commissioner Ryan made the motion, Commissioner Willobee seconded the motion and the PC unanimously approved the Findings & Recommendations as submitted (6 Ayes-3 absent).

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Case A-37-2016 – 120 N. Oak St. – AMITA Health – Major Adjustment to Planned Development for Signage Replacement to 16 Existing Signs (Adventist to AMITA). Chairman Cashman asked the PC to share any concerns, none were noted. Chairman Cashman asked for a motion to approve the Findings & Recommendations as submitted. Commissioner Willobee made the motion, Commissioner Ryan seconded the motion and the PC unanimously approved the Findings & Recommendations as submitted (6 Ayes-3 absent).

Public Hearings

Case A-38-2016 – 525-527 W. Ogden Ave. – Kensington School – Text Amendment and Concurrent Special Use Permit for Child Daycare not operated by/for a Membership Organization and Concurrent Exterior Appearance/Site Plan Review. Charles Marlas, co-owner of Kensington School, presented a summary of the proposed school plan, including use, site, & appearance of building. Mr. Marlas also briefly described the exterior appearance of the building & outdoor features. Briefly described were requested changes to the site plan including re-location of the enclosed trash receptacle to the southeast corner of property, addition of hedge row to screen lights visible by nearby residents from parking lot, relocation of shed and play structures further away from property line, addition of 25' x 10' loading stall, & updated traffic pattern. A member of the PC also noted the addition of an 8' solid fence along the north & west of the property lines to add further shielding.

Michael Werthmann, KLOA Traffic Consultants, shared details of traffic patterns. After considering the number of staff & students, pick up and drop off times and duration, days and hours of operation, Mr. Werthmann concluded there would be a total of 6 hours of evenly distributed traffic impacting the weekdays involving 50-55 vehicles in and out of the parking lot resulting in a non-significant impact to surrounding roadways. The proposed traffic pattern is a one-way circulation with inbound traffic from the east side of lot and 2 lanes outbound on the west end of the lot. KLOA is currently in discussions with IDOT about this traffic pattern and feel an agreeable traffic pattern can be obtained. It was noted that cars turning left out of the lot on to Ogden Ave. during peak traffic times will be delayed and require additional "stacking" space which the proposed lot plan accommodates. In response to the question asked by the PC if the applicants had any indication of the direction the majority of cars will be turning, Mary Marlas indicated that number is currently unknown. Commissioner Willobee asked if the applicants had considered the action of parents unable to turn left on to Ogden making right turns on to Ogden followed by a left on to Monroe. Mr. Werthmann said this scenario had been considered in the study and deemed insignificant at this time. It was noted however by Mr. Werthmann that IDOT and his firm would continue to evaluate egress and proposal may be altered slightly as IDOT deems necessary. Chan Yu posed the question about the possibility of school crossing signs near the sight. Mr. Werthmann stated these signs were typically present at crosswalks and no crosswalks were being proposed for this facility (most students would not be walking to facility).

Chairman Cashman asked for any questions or concerns from the PC or the community. None were noted. The PC agreed a motion to accept the exterior appearance would be appropriate at this time despite the fact the IDOT issues are concurrently unresolved. Chairman Cashman asked for a motion to approve the exterior appearance and site plan as submitted with the recommendation that the board consider a review of a full traffic study that's currently being developed by the applicant. Commissioner Krillenberger motioned and Commissioner Ryan seconded the motion. The motion was unanimously recommended for approval (6 Ayes-3 absent) as submitted.

(Please see the attached transcript for Case A-38-2016 included as part of this record, Attachment 1)

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Case A-26-2016 – 21 W. Second St. – TinkRworks, LLC – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. Chairman Cashman asked the PC to share thoughts on the text amendment portion only for allowing tutoring within the 0-2 limited office district. Commissioner McMahon stated she had no issue and thought tutoring to be a reasonable use, Commissioner Ryan & Willobee agreed. Chairman Cashman noted that specific issues would be addressed separately as a special use permit. Commissioner Peterson stated that this use should not be allowed in an 0-2 district because it is too close to residential areas. Commissioner Willobee noted that in general, he did not oppose mix of uses and each application could be evaluated on a case-by case basis. Chairman Cashman added applications would still through neighbor notification and community input to determine appropriateness. Chairman Cashman asked for a motion to approve the text amendment as submitted for tutoring in an 0-2 limited office district, Commissioner McMahon made the motion and Commissioner Willobee seconded the motion. The motion to approve the text amendment as submitted for tutoring in an 0-2 limited office district was approved (5 Ayes- 1 Nay- 3 absent).

Noting the approval of the amendment portion, Chairman Cashman suggested the PC return to Case A-26-2016 (TinkRWorks) and asked the applicant, Mr. Anu Mahajan, to present his application. Mr. Mahajan's presentation focused on the intensity of the use of the site & general use of the business. Mr. Mahajan stated that he calculated his site to service 14-20 students daily (Mon- Fri), a majority of that total would be at the site after 5:30 pm. Mr. Mahajan's presentation stated surrounding permit parking is available after 5 pm and on Saturdays- The times that TinkRWorks student attendance is at its peak. Mr. Mahajan stated however, that most parents do not park and stay at the center, most drop off their children. Mr. Mahajan added that most of his students also carpool in groups of 4-5 further reducing the stress on nearby parking.

In response to Chairman Cashman's call for concerns and questions from the PC, Commissioners Ryan & McMahon expressed concern that the business was currently operating without a permit. Mr. Mahajan stated he was issued tickets, plead guilty in court and paid the fines that resulted from his ignorance of the process. Commissioner agreed operating 5 months without compliance was bothersome to him and asked Mr. Mahajan to elaborate on the type of woodworking completed at the facility with concerns stemming from exhaust systems not in place. Mr. Mahajan stated that 3-4 six mm wood dowels would typically be cut by hand saw and that preparation of large amounts of cut dowels and other materials would be completed off site. The Hinsdale facility would be utilizing pre-assembled kits (such as Lego robotics) on site.

In response to Commissioner Krillenberger's question if Mr. Mahajan was a tenant of the bank, Mr. Mahajan explained he and the bank were actually tenants of a separate land lord (Berberry).

Commissioner Willobee asked if parents in cars were parking outside waiting for their child. Mr. Mahajan stated that parents typically text up to center to send children down and he has not noticed any cars stacking up in street thus far. It was noted this may change as student enrollment grows. Commissioner Ryan asked if the bank would allow use of their parking to ease this concern. Mr. Mahajan stated he has not yet asked the bank for permission to use these spots after 5 pm week days but would be open to the idea of doing so.

In response to Commissioner Krillenberger's question about which District 181 schools TinkRWorks was currently providing on-site services to, Mr. Mahajan stated Walker, Elm, Monroe, Prospect, & Oak Schools. Commissioner Willobee asked what current hours of operation are. Mr. Mahajan stated the first class is at 4pm and staff arrives earlier to prepare. Commissioner Willobee stated he would be interested in the concerns the bank has since the business has been in operation for 5 months. Commissioner Krillenberger agreed and asked if the bank was included in the mailing notification for this public hearing. Mr. Yu

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confirmed the bank was included in 2 different certified mailings, signs were posted on site and he, nor code enforcement from his knowledge, received any feedback from the community. Commissioner Krillenberger noted this may be a situation when the parking use is opposite for the bank and TinkRWorks.

Chairman Cashman inquired about turning out of the parking lot. Mr. Mahajan confirmed one could turn left but not suggested due to the ATM at the bank. Chairman Cashman shared concerns that the use of power tools would not be clearly tied to the focus of a “tutor” program and had concerns the use of power tools could create a nuisance. Mr. Mahajan stated the business could operate without the use of power tools. Chairman Cashman expressed he liked the concept of the services provided and the current partnership with D181 and did not feel parking would be an issue. Commissioner Willobee asked Mr. Mahajan about the noise generated from a hammer being used. Mr. Mahajan stated hammer use would be limited to off-site locations & pre-approval. Mr. Mahajan stated that summer camps, other than a 2 week coding class, would be held off site from the location being discussed. Mr. Mahajan went on to describe the type of students his business would service are high achieving students involved in state, national & international competitions.

Commissioner Willobee asked about the use of a 3D printer for the center. Mr. Mahajan confirmed the business does use a 3D printer but it is quiet in operation. Commissioner suggested the bank be reached out to for pro-active feedback prior to going to the board. Chairman Cashman added that the phrase “no power tools or disruptive noise or other nuisance” be considered to make this use a closer fit to “tutoring use”. Commissioner Peterson stated he supported the STEM focus of the business but disagreed with the location of an O-2 area due to safety concerns. Mr. Mahajan stated he would be open to a “no power tools” clause but would need to be allowed to store the tools in the facility to be used in off-site lessons. Commissioner Peterson expressed concern with Mr. Mahajan’s willingness to stick to rules of agreement in light of TinkRWorks moving forward in 5 months of operations without approval. Commissioner Krillenberger agreed with concerns of operating without permission but emphasized and felt the fines paid helped to mitigate the circumstances.

Chairman Cashman asked for any community members present to present their concerns, and without any shared asked for a motion to approve the special use permit application with the clause of “no power tools or any kind of disruptive activities”. It was stated that Mr. Yu would work on appropriate terminology to be used and suggested Mr. Mahajan bring samples of tools and photographs to the Board to address some of the specific concerns expressed by the PC in the transcript. Commissioner Ryan made the motion which was seconded by Commissioner Krillenberger. The PC recommended approval for the Special Use application, (5 Ayes, 1 Nay -3 absent), with the condition of no power tools be utilized at the building.

(Please see the attached transcript for Case A-26-2016 included as part of this record, Attachment 2)

Case A-33-2016 – 534 Chestnut St. – Christine Stec – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. Christine Stec presented a general description of her proposed tutoring business. Ms. Stec stated her focus would be to prepare high school level students for the ACT & SAT in a one-on-one & small class setting. Class size is anticipated to be 5-6 students on average and no larger than 8 students and would take place after 6pm. Ms. Stec stated that evenings after 6 and Sundays would be the center’s busiest times and the location has ample parking and is a low traffic area. The space is approximately 1,000 ft² and consists of 3 rooms. The smallest room would be used for storage and personal office space, the second room for one-on-one tutor sessions and the largest space for the small class sessions.

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Commissioner Peterson raised the question about building code for number of people that can safely occupy a space of 1,000 ft². Chairman Cashman confirmed that occupancy and fire concerns would be addressed by the building department. The Chairman went on to ask Ms. Stec about parking on Saturdays. Ms. Stec confirmed parking was ample and historically students are not available on Saturdays for tutoring due to other activities. She was open to the idea demand for Saturday sessions may increase during peak test prep periods.

Chairman Cashman inquired about how Ms. Stec locates her students. Ms. Stec responded that her clients have been obtained primarily by word of mouth, her local connections as a resident of Hinsdale and former Central HS student but does not have any formal connections to Central faculty. If small classes were permitted, Ms. Stec feels she may advertise to obtain students.

Chairman Cashman asked for any further concerns from the PC or any community members. None were shared so Chairman Cashman asked for a motion to approve the special use permit application as submitted. Commissioner Ryan made the motion, Commissioner Willobee seconded the motion. The motion unanimously was approved with 6 Ayes- 3 absent.

(Please see the attached transcript for Case A-33-2016 included as part of this record, Attachment 3)

Exterior Appearance & Site Plan Review

Case A-01-2017 – 17 W. Maple St. – Unitarian Church of Hinsdale – Exterior Appearance and Site Plan for new Windows and roof solar panels on the Unitarian Church of Hinsdale Religious Education Building. Benjamin Van Horn from the Unitarian Church of Hinsdale made a short presentation describing the application. The Unitarian Church is made up of 145 families and has 250 members and has recently run as capital campaign to increase the energy efficiency of the religious education building with the installation of new windows and solar panels to be installed on the flat portion of the roof which would impact the exterior appearance of the site. Samples of the windows and panels were brought to the meeting for viewing as well as photos of the site provided to the PC in their packets.

Commissioner Willobee asked Mr. Van Horn to confirm the windows were aluminum panels. Mr. Van Horn also confirmed that the steel doors on Maple St. and gutters would be re-painted to better match the new windows if that was the wish of the PC. These steps may not all be taken at the same time but Mr. Van Horn assured the PC that addressing the concern of matching paint was a goal of the Church. A window sample was displayed to the PC for a better understanding of the proposed product. Chairman Cashman stated it was his belief that from Maple St. likely on the top portion of the first row of solar panels would be visible and asked if any community members would like to speak. Mr. Van Horn was asked to speak about the specifics of the system used for the panels. Mr. Van Horn explained there would be no battery storage for electrical energy storage resulting from the panels. During peak hours of collection, excess energy would be returned to the ComEd grid to be used on a 12 month credit cycle drawn from during low producing times.

The PC asked about current and future lightning for the interior space. Mr. Van Horn stated the system would provide sufficient energy for current fixtures used and expressed that more energy efficient LED lighting and an AC unit are goals for the future which would alter current energy use. The panels proposed are the lowest profile available but also the least efficient in energy collection. However, the low profile panels also result in improved aesthetics for the residents.

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Chairman Cashman asked for a motion to approve the Exterior Appearance and Site Plan for new Windows and roof solar panels on the Unitarian Church of Hinsdale Religious Education Building as submitted. Commissioner Krillenberger made the motion and Commissioner McMahon seconded the motion. The PC unanimously approved the motion with 6 Ayes and 3 absent.

Sign Plan Review

Case A-02-2017 – 29 E. First St. – Levato Salon – 1 Canopy Sign in Historic Downtown District. Bryan Lapin of Infinity Communications described the proposed sign as pin mounted letters on a canopy with no electricity for illumination. With no further questions from the PC, Chairman Cashman asked for a motion to approve the canopy sign application as submitted. Commissioner Krillenberger made the motion and Commissioner Ryan seconded. The PC unanimously recommended approval (6 Ayes-3 absent).

Case A-03-2017 – 20 E. Maple St. – Hinsdale Public Library – 1 New Ground Sign at Local Landmark (attached to Memorial Hall). Karen Keefe, Hinsdale Public Library, explained the library currently has no informational signage causing confusion by new residents and the Historic Preservation Committee gave the sign a “thumbs up” once the suggested changes were made to the plan. Chairman Cashman shared he liked the sign location of high visibility and felt it blended well with the historical building. Other members of the PC agreed. The sign would run parallel to Maple. With no further questions from the PC, Chairman Cashman asked for a motion to approve the sign application as submitted. Commissioner Ryan made the motion and Commissioner Krillenberger seconded. The PC unanimously recommended approval (6 Ayes-3 absent).

Adjournment

The meeting was adjourned at 9:00 PM, unanimously after Commissioner Krillenberger motioned and Chairman Cashman seconded.

Respectfully Submitted,
Jennifer Spires, Community Development Secretary

STATE OF ILLINOIS)
)
 COUNTY OF DU PAGE)

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 KENSINGTON SCHOOL, 525-527)
 West Ogden Avenue, Case)
 No. A-38-2016.)

CONTINUED 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 March 8, 2017, at the hour of 7:30
 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MS. LAURIE McMAHON, Member;
 MR. JIM KRILLENBERGER, Member;
 MS. MARY T. RYAN, Member;
 MR. SCOTT PETERSON, Member.
 MR. MARK WILLOBEE, Member.

<p style="text-align: right;">37</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. CHARLES MARLAS, Petitioner;</p> <p>4 MS. BARBARA MARLAS, Petitioner;</p> <p>5 MR. MICHAEL WERTHMANN, Traffic Consultant for Petitioner.</p> <p>6</p> <hr/> <p>7</p> <p>8 CHAIRMAN CASHMAN: If anyone is 9 interested in speaking on this matter, you need 10 to be sworn in.</p> <p>11 (WHEREUPON, the oath was 12 administered en mass to 13 members of the audience.)</p> <p>14 MR. YU: Can we have a motion to 15 formally reopen the continuation of this public 16 hearing?</p> <p>17 CHAIRMAN CASHMAN: Be happy to. So if 18 we can reopen the Case A-38-2016, 525 to 527 19 West Ogden Avenue, Kensington School. This is a 20 text amendment special use permit for a child 21 day-care not operated by or for a membership 22 organization and a concurrent exterior</p> <p>07:44:44PM</p>	<p style="text-align: right;">39</p> <p>1 will be presenting a little bit tonight on some 2 of the traffic concerns that you all had at our 3 last meeting.</p> <p>4 I brought some slides tonight to 5 show everybody just a little bit more detail of 6 what we are trying to do.</p> <p>7 Just to recap, we have a two and a 8 half acre site on the north side of Ogden 9 Avenue. We are planning to build a 15,000 10 square foot childcare center.</p> <p>11 As you can see, very colonial in 12 nature, red brick, white trim. This is our 13 favorite building and we are very excited to 14 bring it to Hinsdale, hopefully get approved and 15 keep moving forward.</p> <p>16 This is an actual image of -- these 17 are actual images of some of our other 18 Kensington schools in the western suburbs. This 19 is our Wheaton location on Naperville Road just 20 near Seven Gables Park.</p> <p>21 This is a picture of our Elmhurst 22 school right across from the York football</p> <p>07:45:54PM</p> <p>07:46:22PM</p>
<p style="text-align: right;">38</p> <p>1 appearance site plan application. This was 2 continued on the January 11th plan commission 3 meeting.</p> <p>4 MR. KRILLENBERGER: I'll so motion.</p> <p>5 CHAIRMAN CASHMAN: Is there a second?</p> <p>6 MS. RYAN: Second.</p> <p>7 CHAIRMAN CASHMAN: All in favor?</p> <p>8 (All aye.)</p> <p>9 Thank you. If you can give us an 10 update. I appreciate you coming back to us and 11 being patient with the process and look forward 12 to -- it was nice to see what you submitted, the 13 revisions you made. So if you want to give us 14 an overview about all the changes and then we 15 will hear any questions or comments from the 16 commissioners or any community member.</p> <p>17 MR. MARLAS: Thanks for having us back. 18 Once again, my name is Charles Marlas. I'm one 19 of the owners of Kensington School. I am joined 20 this evening by my mother, the founder of 21 Kensington School, and by Michael Werthmann, who 22 is a principal at KLOA Traffic Consultants. He</p> <p>07:45:08PM</p> <p>07:45:28PM</p>	<p style="text-align: right;">40</p> <p>1 stadium on Spring Road. And these will be 2 fairly -- almost identical to what we are 3 planning to propose to build here in Hinsdale.</p> <p>4 Just a real quick little material 5 and exterior material, products and materials 6 list. Red brick, white trim, cedar-like 7 shingles, white painted windows, black anodized 8 fixtures for both the parking and the exterior 9 lights.</p> <p>10 These are the outdoor features, a 11 white scalloped picket fence. This is a typical 12 sign that we have built in our schools and we 13 are planning at this current location as well. 14 We have some signage up on the building, a 15 monument and this is a typical shed design.</p> <p>16 One of the things you asked for 17 before was to give a location of some more 18 details about the shed. This is the shed that 19 we have in our Wheaton school and our Elmhurst 20 school. And this is just typical up in the 21 upper left-hand corner. A typical playground 22 structure surrounded by Tanbark.</p> <p>07:46:58PM</p> <p>07:47:26PM</p>

<p style="text-align: right;">41</p> <p>1 So this sheet is something that I</p> <p>2 have printed out a copy for you all to have.</p> <p>3 This is a new revised site plan. In red I have</p> <p>4 made some changes or I made some arrows and some</p> <p>5 notations regarding some of the changes you</p> <p>6 asked us to make, which we have made, and</p> <p>7 there's also a new traffic pattern that we have</p> <p>8 onsite with a different ingress/egress that was</p> <p>9 per the recommendation of KLOA. I'll have Mike</p> <p>07:48:10PM 10 Werthmann discuss that in a little more detail</p> <p>11 when he comes up to present.</p> <p>12 But just in a nutshell, starting on</p> <p>13 the right we did move the -- we relocated the</p> <p>14 trash enclosure to get it away from the north</p> <p>15 side of the property where the residents are and</p> <p>16 that's enclosed in the southeast corner of the</p> <p>17 property now.</p> <p>18 In lieu of a berm to the north of</p> <p>19 parking stalls 32 through 40, we have an 8-foot</p> <p>07:48:40PM 20 arborvitae hedge row that we think will provide</p> <p>21 adequate screening from the neighbors for the</p> <p>22 headlights that may be coming into that parking</p>	<p style="text-align: right;">43</p> <p>1 the equipment shed and moved that the proper</p> <p>2 distance away as required.</p> <p>3 And then really quickly just to</p> <p>4 address the inbound and outbound ingress/egress.</p> <p>5 We have now a -- I'll have Mike Werthmann</p> <p>6 actually come up and talk about this. Because</p> <p>7 this was more their plan than it was ours and I</p> <p>8 think he'll be able to answer any questions that</p> <p>9 you have regarding traffic and then I can come</p> <p>07:50:20PM 10 back up and answer any other questions you have.</p> <p>11 CHAIRMAN CASHMAN: One thing I just</p> <p>12 want to comment on is now this shows along the</p> <p>13 north property line the entire length is an</p> <p>14 eight-foot high solid fence.</p> <p>15 MR. MARLAS: Correct.</p> <p>16 CHAIRMAN CASHMAN: And then on the west</p> <p>17 side of the property line from basically the</p> <p>18 front of the building to the northwest corner</p> <p>19 that that is also a solid fence since those are</p> <p>07:50:40PM 20 residential properties.</p> <p>21 MR. MARLAS: Good catch. Sorry about</p> <p>22 that.</p>
<p style="text-align: right;">42</p> <p>1 lot as people park in those north stalls at</p> <p>2 night.</p> <p>3 There was also -- it wasn't</p> <p>4 mentioned at the last meeting but it was</p> <p>5 mentioned subsequently by reviews of the staff,</p> <p>6 that this site requires a loading stall for</p> <p>7 deliveries and delivery vehicles that's a little</p> <p>8 bit larger than typical parking. I believe it's</p> <p>9 probably 25 deep and 10 wide or something.</p> <p>07:49:16PM 10 So we have accommodated this in a</p> <p>11 location that I think works for staff and this</p> <p>12 does not count towards our parking count. So we</p> <p>13 are over a parked by 1 location so we have 40</p> <p>14 parking spots and we are required to have 39.</p> <p>15 We have relocated both play</p> <p>16 structures, moved them further away from the</p> <p>17 north property line and it was brought to my</p> <p>18 attention that the west side of the property is</p> <p>19 also residential so we moved the other</p> <p>07:49:44PM 20 playground structure in the northwest corner of</p> <p>21 the property further away from the property than</p> <p>22 we already had it. As well as we have relocated</p>	<p style="text-align: right;">44</p> <p>1 CHAIRMAN CASHMAN: We were talking</p> <p>2 about the screening and I --</p> <p>3 MR. MARLAS: Right. I forgot to notate</p> <p>4 that. You did ask for and we have been able to</p> <p>5 accommodate that as well.</p> <p>6 MR. WERTHMANN: Good evening. My name</p> <p>7 is Mike Werthmann. I'm a principal with Kenig,</p> <p>8 Lindgren, O'Hara, Aboona, Inc., KLOA, Inc. We</p> <p>9 have been retained to work with the applicant on</p> <p>07:51:04PM 10 the traffic circulation, the traffic impact</p> <p>11 study for the proposed childcare.</p> <p>12 As you have heard I'm sure last</p> <p>13 public hearing, ultimately the school is to have</p> <p>14 150 students, somewhere between 20 and 25 staff.</p> <p>15 Regarding the operations, the</p> <p>16 drop-off is typically between 6:30 and 9:30 over</p> <p>17 a three-hour period and pickup is generally</p> <p>18 between 3:30 and 6:30. This is significant in</p> <p>19 the fact that it's both the pickup and drop-off</p> <p>07:51:40PM 20 is pretty much distributed over that three-hour</p> <p>21 period so there's really not one peak, one hour</p> <p>22 higher than the other, but it is pretty</p>

<p style="text-align: center;">45</p> <p>1 distributed over those three-hour period which 2 helps to minimize the impact on the roadway 3 system. 4 Second is that the fact that the 5 school is pretty much closed after 6:30 on 6 weeknights and closed on weekends. So other 7 than those six hours during the day, school 8 generates very little, if any, traffic outside 9 of those six hours. 10 The volume of traffic that will be 11 generated is based on surveys that we have done 12 in the past in Elmhurst. I think Chuck just 13 showed you an example of one of the schools that 14 will have a very similar operation. 15 During those peak hours and one 16 hour, the highest hour in the morning, you are 17 talking maybe about 50 vehicles in, 55 vehicles 18 in and 45 out. You have some staff coming in. 19 And in the afternoon you are still in that range 20 of 50 to 55 vehicles. 21 So you can see that there is 22 traffic coming in but it's not a significant</p> <p>07:52:14PM 07:52:44PM</p>	<p style="text-align: center;">47</p> <p>1 circulation. So we are going to work with them. 2 We feel there's a number of benefits internally 3 for us if you have the full access on the west 4 end and you want to drop-off, you have to go all 5 the way around and around the parking lot. It 6 just doesn't make sense. 7 So this is what we are proposing. 8 We are still going to work with IDOT. They have 9 the final say on it, but we feel pretty 10 comfortable that we can work through this with 11 them. At the least, or at the minimum, we will 12 have one access drive on the west side that 13 would be full access if we can't work it through 14 with IDOT. 15 From a traffic perspective, as we 16 talked about overall the site is going to 17 generate generally a limited volume of traffic 18 overall, particularly given the volume of 19 traffic you have on Ogden Avenue. As we all 20 know, Ogden Avenue carries a high volume of 21 traffic during those critical morning and 22 evening peak period.</p> <p>07:54:22PM 07:54:50PM</p>
<p style="text-align: center;">46</p> <p>1 volume of traffic. Once again, outside of those 2 hours, those three hours in the morning, 3 three hours in the afternoon, the school really 4 does not generate any other traffic. 5 Regarding access, we are currently 6 working with IDOT right now on the access. The 7 current proposal is to provide a one-way 8 counterclockwise circulation system where you 9 would enter inbound from the easternmost access 10 drive, provide direct access to the parking lot 11 and access to the front of the building with all 12 of the outbound access at the western end away 13 from the signal at Monroe. That would provide 14 two outbound lanes with a left turn lane and a 15 right turn lane. 16 IDOT had given us some preliminary 17 comments based on I think the original plan you 18 showed last time. They did not like the full 19 access at the eastern end that we had. They 20 would prefer a full access at the western end. 21 We are going to go back to them and try and 22 explain we would rather have this one-way</p> <p>07:53:22PM 07:53:52PM</p>	<p style="text-align: center;">48</p> <p>1 We did some gap studies out there 2 and as you guys probably all realize, it's 3 difficult to make a left turn out during the 4 peak periods, that the number of gaps are 5 limited, particularly for the left turn because 6 you need a gap in both directions of Ogden 7 Avenue. As such, the vehicles that are making a 8 left turn will experience some additional delay, 9 maybe some cuing. The one thing that this site 10 provides is a lot of internal stacking so that 11 we can accommodate several cars if they are 12 waiting to make a left turn out. 13 I would indicate that as the school 14 opens up, that we continue to monitor that 15 access drive to ensure that left turn is 16 operating sufficiently and in an efficient and 17 orderly manner to make sure everything is 18 working well. 19 That's my presentation. If you 20 have any questions, I'd be happy to answer them. 21 CHAIRMAN CASHMAN: Is there some 22 anticipation on which direction most of the</p> <p>07:55:22PM 07:55:48PM</p>

<p style="text-align: right;">49</p> <p>1 clients will be coming from?</p> <p>2 MS. MARLAS: Good evening, everybody.</p> <p>3 I'm Barbara Marlas. It's a pleasure to meet all</p> <p>4 of you.</p> <p>5 The community speaks and it's</p> <p>6 always a bit of a mystery to us as from which</p> <p>7 direction we will get the majority of the</p> <p>8 families. I wish I could give you more than</p> <p>9 that but I really can't.</p> <p>07:56:24PM 10 We have so many lovely suburbs</p> <p>11 adjacent to Hinsdale that probably will be very</p> <p>12 likely want to be part of this school. Our</p> <p>13 other schools are on waiting lists. The last</p> <p>14 three have opened to full capacity.</p> <p>15 Kensington has worked very hard in</p> <p>16 the last 48 years to create a reputation that</p> <p>17 parents appreciate the experience for their</p> <p>18 children and they find their way to Kensington</p> <p>19 and they find a way to make it work. So first</p> <p>07:56:50PM 20 come, first served. We normally open to a</p> <p>21 waiting list. We assume we will again and it</p> <p>22 will be whatever works best for the families</p>	<p style="text-align: right;">51</p> <p>1 where in other intersections that are very busy,</p> <p>2 if you are on State Street in Geneva at 5</p> <p>3 o'clock east of Randall it's very busy and on</p> <p>4 Naperville Road in Wheaton by Seven Gables is a</p> <p>5 challenge. And what else do we have, Chuck?</p> <p>6 MR. MARLAS: Kirk Road and St. Charles.</p> <p>7 MS. MARLAS: Oh, Kirk Road and St.</p> <p>8 Charles. Yes, going north is also a challenge</p> <p>9 and so parents make wise decisions and they</p> <p>07:58:30PM 10 consider the safety of their children and they</p> <p>11 move when they can and we have a wonderful</p> <p>12 record of having gotten through this very</p> <p>13 nicely. Even LaGrange is a very busy place at</p> <p>14 Kensington.</p> <p>15 CHAIRMAN CASHMAN: Is that right on</p> <p>16 Ogden there?</p> <p>17 MS. MARLAS: Yes, right now. So it is</p> <p>18 something that through the years parents move</p> <p>19 when they can; if not, we have a lovely property</p> <p>07:58:52PM 20 with lots of space and they tend to collect and</p> <p>21 wait and make their move when they can.</p> <p>22 CHAIRMAN CASHMAN: Thank you.</p>
<p style="text-align: right;">50</p> <p>1 from whichever town. Does that help at all?</p> <p>2 CHAIRMAN CASHMAN: Yes, it does. So</p> <p>3 Western Springs would be the closest other</p> <p>4 facility you have?</p> <p>5 MS. MARLAS: Western Springs and</p> <p>6 actually LaGrange Highlands near 50th Place and</p> <p>7 Wolf is also a lot of Hinsdale people in the</p> <p>8 past have come to Highlands for decades. But</p> <p>9 yes, those would be the two closest.</p> <p>07:57:22PM 10 CHAIRMAN CASHMAN: Is there any plans</p> <p>11 in Downers Grove, Westmont, a little further</p> <p>12 west of here?</p> <p>13 MS. MARLAS: Not at this point.</p> <p>14 CHAIRMAN CASHMAN: So ultimately this</p> <p>15 is -- the ingress/egress is going to be</p> <p>16 determined by the state, by IDOT?</p> <p>17 MS. MARLAS: Yes. We feel they have</p> <p>18 the final say and their wisdom will prevail and</p> <p>19 whatever they come up with and tell us we have</p> <p>07:57:46PM 20 to do, I guess that's what's going to happen.</p> <p>21 This is our ninth time we are doing</p> <p>22 it and we have had a nice resolution in the past</p>	<p style="text-align: right;">52</p> <p>1 MS. MARLAS: Thank you.</p> <p>2 CHAIRMAN CASHMAN: Any other questions</p> <p>3 for the traffic engineer?</p> <p>4 MR. KRILLENBERGER: No.</p> <p>5 MR. WILLOBEE: So the one concern I</p> <p>6 would have is if people not wanting to make the</p> <p>7 left turn are going to make a right turn onto</p> <p>8 Ogden and a left turn onto Monroe and that --</p> <p>9 this is part of my commute in the morning so I</p> <p>07:59:22PM 10 know those people making that left turn onto</p> <p>11 Monroe can really stack up traffic because</p> <p>12 eastbound traffic is pretty heavy. I know</p> <p>13 that's an anomaly but I could see that happening</p> <p>14 over time. I know I'd probably end up doing</p> <p>15 that instead of waiting for a left turn. I see</p> <p>16 that having more of a detrimental back up on</p> <p>17 traffic.</p> <p>18 MR. WERTHMANN: Yes. I mean, one of</p> <p>19 the challenges with Ogden Avenue there it's just</p> <p>07:59:46PM 20 a four-lane road and you might have the center</p> <p>21 median. I think our count showed maybe 45 less</p> <p>22 in the morning onto Monroe, which is not too</p>

<p style="text-align: right;">53</p> <p>1 significant but there is a number. Yes.</p> <p>2 Truth be told, if it's difficult to</p> <p>3 get out, you know, some parents will choose to</p> <p>4 make a right and maybe go up 83 to make their</p> <p>5 commute. They will find alternative ways but</p> <p>6 one of the maneuvers may be to come out and make</p> <p>7 the left and go down to the train station or</p> <p>8 something and we are still working on the site</p> <p>9 plan. We are pretty comfortable with this but</p> <p>08:00:24PM 10 as we go through IDOT and all of this, these are</p> <p>11 the things that we are going to look at to make</p> <p>12 sure we address everything.</p> <p>13 MR. WILLOBEE: That was part of my</p> <p>14 question. You guys are looking at the left</p> <p>15 turns onto Monroe as well?</p> <p>16 MR. WERTHMANN: Yes. We are hoping</p> <p>17 this is the final plan but as we go through IDOT</p> <p>18 and some of the site issues, that access could</p> <p>19 move a little bit.</p> <p>08:00:42PM 20 MR. WILLOBEE: Okay.</p> <p>21 MR. WERTHMANN: Okay. Thank you very</p> <p>22 much.</p>	<p style="text-align: right;">55</p> <p>1 or against this proposal?</p> <p>2 (No response.)</p> <p>3 Thank you.</p> <p>4 MR. KRILLENBERGER: Welcome to</p> <p>5 Hinsdale.</p> <p>6 MR. MARLAS: Thank you very much.</p> <p>7 CHAIRMAN CASHMAN: So we basically have</p> <p>8 --</p> <p>9 MR. YU: The text amendment and special</p> <p>08:02:16PM 10 use was approved. This would be the exterior</p> <p>11 site plan.</p> <p>12 CHAIRMAN CASHMAN: Okay. I thought we</p> <p>13 tried to approve something. I'm glad we did.</p> <p>14 MR. KRILLENBERGER: Can we approve an</p> <p>15 exterior site plan with the IDOT issues</p> <p>16 remaining?</p> <p>17 CHAIRMAN CASHMAN: Ultimately, because</p> <p>18 you don't have your full report yet complete,</p> <p>19 right, the traffic study?</p> <p>08:02:34PM 20 MR. WERTHMANN: Not at this point.</p> <p>21 CHAIRMAN CASHMAN: So my thought is</p> <p>22 that we could put in the recommendation because</p>
<p style="text-align: right;">54</p> <p>1 MR. YU: I have a quick question also</p> <p>2 actually. Sometimes you see the signage for</p> <p>3 schools, the school crossing, or something like</p> <p>4 that. Is that something that the state would</p> <p>5 look at and determine whether or not this is</p> <p>6 something that they would put a symbol for a</p> <p>7 school in the area, that type of signage?</p> <p>8 MR. WERTHMANN: We can look into that.</p> <p>9 Typically, they put in if you have a crosswalk</p> <p>08:01:10PM 10 or warn that a crosswalk is coming, and we are</p> <p>11 not proposing any crosswalks at this location.</p> <p>12 If it's an issue down the road,</p> <p>13 it's something you can always ask the state to</p> <p>14 put the signs in. But for a small school like</p> <p>15 this, I don't see that we are going to have many</p> <p>16 walkers so don't see a need for it.</p> <p>17 MR. YU: Thank you.</p> <p>18 CHAIRMAN CASHMAN: Thank you.</p> <p>19 Any questions for the applicant?</p> <p>08:01:40PM 20 MR. KRILLENBERGER: None.</p> <p>21 CHAIRMAN CASHMAN: Are there any</p> <p>22 community members that would like to speak for</p>	<p style="text-align: right;">56</p> <p>1 I think the board wants to consider that or</p> <p>2 should when it goes to them and that would give</p> <p>3 the applicant time to get that all together and</p> <p>4 then maybe even hear more back from IDOT. So</p> <p>5 that was really my thinking versus just waiting</p> <p>6 another month to hear whether we have a full</p> <p>7 report.</p> <p>8 MR. KRILLENBERGER: I agree. Let's</p> <p>9 proceed now.</p> <p>08:02:56PM 10 CHAIRMAN CASHMAN: Okay. With that</p> <p>11 being said, do I hear a motion to approve the</p> <p>12 exterior appearance and site plan as submitted</p> <p>13 with the recommendation that the board consider</p> <p>14 a review of a full traffic study that's</p> <p>15 currently being developed by the applicant?</p> <p>16 MR. KRILLENBERGER: I so move.</p> <p>17 MS. RYAN: Second.</p> <p>18 CHAIRMAN CASHMAN: Mark?</p> <p>19 MR. WILLOBEE: Aye.</p> <p>20 CHAIRMAN CASHMAN: Aye.</p> <p>21 MS. McMAHON: Aye.</p> <p>22 MR. PETERSON: Aye.</p>

1 MS. RYAN: Aye.
 2 MR. KRILLENBERGER: Aye.
 3 CHAIRMAN CASHMAN: Thank you.
 4 MR. MARLAS: Thank you very much.
 5 (WHICH, were all of the
 6 proceedings had, evidence
 7 offered or received in the
 8 above entitled cause.)
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1 STATE OF ILLINOIS)
)
 2 COUNTY OF DU PAGE)
 3 I, KATHLEEN W. BONO, Certified
 4 Shorthand Reporter, Notary Public in and for the
 5 County DuPage, State of Illinois, do hereby
 6 certify that previous to the commencement of the
 7 examination and testimony of the various
 8 witnesses herein, they were duly sworn by me to
 9 testify the truth in relation to the matters
 10 pertaining hereto; that the testimony given by
 11 said witnesses was reduced to writing by means
 12 of shorthand and thereafter transcribed into
 13 typewritten form; and that the foregoing is a
 14 true, correct and complete transcript of my
 15 shorthand notes so taken aforesaid.

16 IN TESTIMONY WHEREOF I have
 17 hereunto set my hand and affixed my notarial
 18 seal this 15th day of March, A.D. 2017.
 19
 20

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

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<div>39</div> <div>1 ALSO PRESENT:</div> <div>2 MR. CHAN YU, Village Planner;</div> <div>3 MR. ANU MAHAJAN, Applicant.</div> <div>4</div> <div>5 CHAIRMAN CASHMAN: Next item of</div> <div>6 business is Case A A-26-2016, 21 West 2nd</div> <div>7 Street, TinkRworks, LLC. It's a text amendment</div> <div>8 to Section 6-106(B)(7) to include tutoring and</div> <div>9 concurrent special use permit application to</div> <div>10 allow tutoring educational services in the O-2</div> <div>11 Limited Office District. This is in a way the</div> <div>12 text amendment is being done to gather with the</div> <div>13 next case which is A-33-2016, 534 Chestnut</div> <div>14 Street, Christine Stec text amendment to Section</div> <div>15 6-106(B)(7) to include tutoring in an O-2</div> <div>16 Limited Office District.</div> <div>17 So, Chan, my idea would be to first</div> <div>18 focus to specifically on the text amendment</div> <div>19 because it basically is allowing there to go in</div> <div>20 if you look at these two applications these are</div> <div>21 two different O-2 districts in different parts</div> <div>22 of town, slightly different uses but within the</div>	<div>41</div> <div>1 reasonable to me.</div> <div>2 MS. RYAN: I have to second it. I</div> <div>3 think looking at the two buildings and I know</div> <div>4 they will vary from time to time as applications</div> <div>5 come forward, but I think it's a very reasonable</div> <div>6 use for this district.</div> <div>7 MR. KRILLENBERGER: Agree. Desirable</div> <div>8 for the community and as long as they are</div> <div>9 conducting their business in a business like</div> <div>10 way.</div> <div>11 CHAIRMAN CASHMAN: All the other</div> <div>12 issues, parking, special uses anything else that</div> <div>13 could be unique to the specific tutoring would</div> <div>14 be handled separately as a special use permit</div> <div>15 application and I think it's even kind of</div> <div>16 intriguing to look at these two because in a way</div> <div>17 even though they are tutoring they are different</div> <div>18 in nature. One is a much smaller impact. They</div> <div>19 both comply with parking but it's kind of</div> <div>20 intriguing the two different uses and it seems</div> <div>21 in one case it's in a bank building, the other</div> <div>22 case it's in a mixed-office building surrounded</div>
<div>40</div> <div>1 tutoring use.</div> <div>2 So I guess with that, do we need to</div> <div>3 hear from the applicant on the text amendment?</div> <div>4 MR. YU: You can have discussion on it</div> <div>5 and then after that the individual special use</div> <div>6 we can have.</div> <div>7 CHAIRMAN CASHMAN: So I guess to start</div> <div>8 with I'd kind of like to hear from the</div> <div>9 commissioners what your thoughts are as far as</div> <div>10 just the text amendment portion of allowing this</div> <div>11 tutoring use within the O-2 limited office</div> <div>12 district, which basically limited office</div> <div>13 district is a transitional district kind of</div> <div>14 scattered throughout town. It's in several</div> <div>15 locations and tends to transition to</div> <div>16 residential, usually a residential use but also</div> <div>17 in our case if you look at these we have</div> <div>18 institutional uses, open space, some different</div> <div>19 types of uses that are adjacent to it. So</div> <div>20 thoughts about the text amendment in general.</div> <div>21 MS. McMAHON: I don't really have an</div> <div>22 issue with this use in the O-2. It seems</div>	<div>42</div> <div>1 by the railroad tracks on one side and office</div> <div>2 uses.</div> <div>3 MR. PETERSON: I don't think it should</div> <div>4 be in an O-2 district. I don't think it should</div> <div>5 be be allowed is my opinion.</div> <div>6 CHAIRMAN CASHMAN: Why is that?</div> <div>7 MR. PETERSON: I think it's too close</div> <div>8 to the residential and I think some of these</div> <div>9 need to be separated, these two need to be</div> <div>10 separated through some of the conversation.</div> <div>11 CHAIRMAN CASHMAN: Mark?</div> <div>12 MR. WILLOBEE: I think the fact that we</div> <div>13 will be able to look at them on a case-by-case</div> <div>14 basis is important. I don't oppose to it on the</div> <div>15 surface the mix of the uses but I think, like</div> <div>16 you said, we have two different scenarios here</div> <div>17 right here in front of us and I think a case-by-</div> <div>18 case is going to be important as we go down the</div> <div>19 road.</div> <div>20 CHAIRMAN CASHMAN: There's a unique</div> <div>21 aspect in our code about any kind of special</div> <div>22 use. It means the door is open but it has to go</div>

<p style="text-align: center;">43</p> <p>1 through notification of neighbors, input from 2 the community of surrounding people and each one 3 looked at uniquely to see if there's some 4 problem with this application. Some might be 5 more fitting than others. 6 If not any other comment, I'd like 7 to know if we can get a motion to approve the 8 text amendment as submitted for tutoring in an 9 O-2 limited office district. 08:08:12PM 10 MS. McMAHON: I'll move. 11 MR. WILLOBEE: I'll second. 12 CHAIRMAN CASHMAN: Mark? 13 MR. WILLOBEE: Aye. 14 CHAIRMAN CASHMAN: Aye. 15 MS. McMAHON: Aye. 16 MR. PETERSON: Nay. 17 MS. RYAN: Aye. 18 MR. KRILLENBERGER: Aye. 19 CHAIRMAN CASHMAN: Okay. So the text 08:08:24PM 20 amendment portion is approved and we will move 21 then back to Case A-26 -- 2016, 21 West 2nd 22 Street, TinkRworks and if the applicant is here</p>	<p style="text-align: center;">45</p> <p>1 Just as a quick reminder, what we 2 are is a provider of STEAM experience to 3 children: Science, technology, engineering 4 arts, mathematics. We engage with children age 5 6 to 14 on topics such as robotics, coding, 6 electronics and digital design, which is 7 3D-printing and computer-aided design. We work 8 with these kids to help reenforce their learning 9 from school to deeper their overall learning. 08:10:44PM 10 That's who we are. 11 What we do is we actually provide 12 services in a variety of different ways. When 13 we originally contemplated our original business 14 plan, we had envisioned having on average of 15 about 150 to 200 steady state students that 16 would come to our center. 17 We had said okay, when we 18 originally started, our focus would be on 19 driving children to the center and then also 08:11:08PM 20 things such as summer camps. 21 What's happened though is we have 22 shifted strategies a little bit. What we found</p>
<p style="text-align: center;">44</p> <p>1 if you could please -- seems like several months 2 ago you were here before us. If you can go 3 through your application and we can see if 4 there's questions, comments from the 5 commissioners and also from any community 6 members. 7 MR. MAHAJAN: Yes. Thank you to the 8 Members of the Plan Commission for having us 9 back. We recently were at the village board of 08:09:09PM 10 trustees. They suggested to us that we focus 11 this meeting on an intent and use as far as 12 parking so that's what we have done. Put 13 together about 3, 4 slides that I'd just like to 14 share if I may. 15 CHAIRMAN CASHMAN: Please. 16 MR. MAHAJAN: I apologize. My name is 17 Anu Mahajan and I'm with the organization 18 TinkRworks, LLC, located at 21 West 2nd Street. 19 So I am from the organization 08:09:22PM 20 TinkRworks and I know I had an opportunity to 21 chat with all of you back in November time frame 22 actually.</p>	<p style="text-align: center;">46</p> <p>1 out is that there's a number of schools in the 2 area that have great interest in what we are 3 doing and they have asked us to take part with 4 them in after school enrichment problems. 5 So what we are starting to do now 6 is add significant effort and actually go out to 7 those schools themselves onsite to those schools 8 to provide services in these topics: Robotics, 9 coding, things like that. 08:11:40PM 10 What I have done on this slide here 11 is I just wanted to showcase to you to give you 12 an average of the average number of students we 13 would be seeing on a daily, weekly kind of 14 basis. 15 When we looked at our original 16 baseline case, that's at the very top, I 17 apologize, I think it might be tough to see, we 18 had envisioned 150 to 200 students steady state 19 and we were hoping to get to that by about year 08:12:04PM 20 three. As we look at weekday center students, 21 we had said that roughly 67 percent of that full 22 volume would be Monday through Friday.</p>

<p style="text-align: center;">47</p> <p>1 Saturdays typically tend to be a heavier day, 2 that's when kids many times have availability. 3 So that means if we had 150 to 200 4 starting, that on a weekday we would be seeing 5 100 to 134 students out of that original pool. 6 Furthermore, we then said that if you divide 7 that by 5, because we work actually Monday 8 through Friday and then Saturdays, you are 9 looking at an average daily volume of about 20 10 to 30 students. That then -- it was 11 contemplated that that's over the course of just 12 the after school hours. That would be from 13 about 3:45 all the way up to about 8:30. So you 14 are looking at the span of about four hours. So 15 if you look at -- and then furthermore, what we 16 do is we always said that before 5:30 we would 17 just run programs for younger kids and so we 18 estimated 3 to 5 students per day before 5:30 19 and after that then about 17 to 25 students per 20 day. And again, this is over the course of 21 about four hours. So you can see 3 to 5 22 students they would be there for a class on any</p>	<p style="text-align: center;">49</p> <p>1 same ratios where 67 percent on weekday students 2 you are looking at 67 to 100 students throughout 3 the week which averages out to 14 to 20 students 4 a day. Again, then if I look at before 5:30, 5 typically it's one-sixth of the population that 6 would come before 5:30, that would be 2 to 4 7 students before 5:30 and then the remainder 11 8 to 16 afterwards. 9 Again, I just want to emphasize our 10 teams primarily are out at the schools right at 11 that time slot so kids actually don't really 12 come to us in volume until after 5:00 p.m. 13 Very quickly, I'm not going to 14 spend much time on this, but what I do want to 15 emphasize is just that there is some basis 16 behind the revised proposal in terms of the 17 volumes. You can see we are at a number of 18 schools within the district 181 area. Oak 19 Brook, Barrington has recently expressed 20 interest, Western Springs, a number of those 21 places. So what we want to do more and more is 22 go out to those schools and then operate later</p>
<p style="text-align: center;">48</p> <p>1 given day. After that you would have 17 to 25, 2 but they would be split over the course of 3 multiple hours and multiple classes too that 4 start at different times within the center 5 itself. 6 Based on the revised plan that we 7 are now focusing on, which focuses more on some 8 growth and onsite after school efforts, we 9 revised our forecast because we actually want to 10 do more with the schools onsite themselves. In 11 this case the instructors, meaning myself and my 12 colleagues, we go out to those schools right 13 after school. We are out in a number of 14 district 181 schools from 3:10 to 4:30. We 15 generally clean up in those schools for about 20 16 minutes, we get back to our center anywhere 17 between 5 and 5:15 p.m. 18 Assuming we do that, we are doing 19 that, our revised forecast for steady state 20 center students is actually a bit lower because 21 we are working with students at the schools so 22 we are looking at 100 to 150. If I used the</p>	<p style="text-align: center;">50</p> <p>1 in the evenings. 2 In terms of parking impact, you can 3 see up here what I have done is I have just 4 taken a snapshot, Google snapshot. You can see 5 21 West 2nd Street, our building, the US Bank 6 building highlighted by that -- not sure what 7 it's called -- red pointy item for lack of a 8 better term. 9 What's very interesting as I 10 mention, the vast majority of weekday classes 11 and students will really begin at 5:30 p.m. or 12 later on weekdays. If you look around the block 13 there, the permit parking, that's all permit 14 parking and it says Monday to Friday until 15 5:00 p.m. For weekday classes prior to 16 5:30 p.m. student volumes are anticipated to be 17 low. We have five spaces ourselves. As the 18 bulk of our instructors will be out, those 19 spaces then become available to any parents that 20 may want to park and go up in the center. For 21 Saturday classes permit parking opens up, public 22 parking is also available. I'd like to point</p>

<p style="text-align: center;">51</p> <p>1 out that public paid parking is available just 2 about a half a block east of where we are. We 3 made that a note to parents as well to let them 4 know that that parking is available as well. 5 And then finally I just wanted to 6 highlight this. These have just been some 7 observations that we have had. Parents 8 typically don't park and stay. Instead they 9 drop-off and pickup across all age groups 10 including six-year olds. On average two parents 11 per week park their cars and come up and stay. 12 Actually, one of those parents stays on a 13 weekday, the other parent on the weekend and 14 will stay for about an hour and a half. Parents 15 of six-year olds don't stay based on what we 16 have observed. They escort their children up 17 for drop-off and then come back when the class 18 is over to pick them up. There's a lot of 19 carpooling that goes on. So even though you 20 might have four kids in the class, large part 21 those four kids are carpooled together because 22 they take classes with people they know. Bulk</p> <p>08:16:44PM 08:17:12PM</p>	<p style="text-align: center;">53</p> <p>1 ask for this permit? 2 MR. MAHAJAN: So we came originally in 3 November 9th was the date that we came and so 4 there was a special use permit and what happened 5 there is that we were told to get a text 6 amendment. At the time I was open with the plan 7 commission and said that we were operating and 8 so -- and I told them, I said that, you know, it 9 was just because of ignorance on my part more so 10 than anything. 11 MS. RYAN: So how many students do you 12 currently have enrolled? 13 MR. MAHAJAN: I'd say anywhere between 14 40 to 50. 15 MR. PETERSON: Yeah, running the five 16 months without being in compliance bothers me, 17 you know, that you guys continued to basically, 18 you know, this commission basically slap in the 19 hands, which I really don't like that. 20 The one question I had I think the 21 parking is going to be more than what is put 22 together here.</p> <p>08:18:50PM 08:19:18PM</p>
<p style="text-align: center;">52</p> <p>1 of our student base is actually over nine years 2 old. Those children have classes that start 3 after 5:30. Those are almost all our street 4 drop-offs. Like I said before, carpooling is 5 heavily in play. The bulk of the students that 6 we have they carpool together four all the way 7 up to five. 8 So that's what I wanted to present 9 to you. I'm happy to field any questions and 10 definitely hope that we are able to answer them 11 in a simple fashion for you. Thank you. 12 CHAIRMAN CASHMAN: Thank you. Any 13 questions from the commissioners? 14 MS. McMAHON: Are you currently 15 operating? 16 MR. MAHAJAN: We are operating, that's 17 right. So that was cited previously. We were 18 issued tickets and I was actually at court 19 yesterday and pled guilty to that and paid a 20 fine. 21 MS. RYAN: I guess my confusion is you 22 are allowed to operate and now come before us to</p> <p>08:17:46PM 08:18:12PM</p>	<p style="text-align: center;">54</p> <p>1 Are you still doing woodworking? 2 MR. MAHAJAN: So I would say we are not 3 doing woodworking in the case perhaps you might 4 define it. Let me tell you the kind that we are 5 doing. 6 We have -- for some of the projects 7 we have we have dowel, wooden dowel pieces that 8 are six millimeter by six millimeter in 9 diameter. Some of the projects what we do and 10 we have done it three times with three different 11 kids since we started is they will use a hand 12 miter saw and they will cut with that. 13 MR. PETERSON: Last time when we talked 14 in November you were talking about having saws 15 and everything else. When I think of saws, I 16 think of -- 17 MR. MAHAJAN: What we do is we do have 18 other saws, we never let the kids use that. 19 What we do is we partner up with a 20 maker space called Pumping Station: One in 21 Chicago. That's where we do everything else. 22 MR. PETERSON: What do you mean</p> <p>08:19:40PM 08:20:04PM</p>

<div>55</div> <div>1 everything else? So you are not cutting wood</div> <div>2 there?</div> <div>3 MR. MAHAJAN: No, we are. But if I</div> <div>4 need to cut 20 pieces or something like that,</div> <div>5 then we will go to Pumping Station: One to do</div> <div>6 that.</div> <div>7 MR. PETERSON: So how often do you do</div> <div>8 cutting in this place? I'm just concerned from</div> <div>9 an exhaust standpoint.</div> <div>08:20:32PM 10 MR. MAHAJAN: I would say if I'm</div> <div>11 cutting a piece of wood, probably, I don't know,</div> <div>12 two, three times a week, maybe.</div> <div>13 MR. PETERSON: So there's kids there</div> <div>14 and there's no exhaust to support any of that.</div> <div>15 MR. MAHAJAN: So, again, what we are</div> <div>16 talking about is more so like a hand tool. We</div> <div>17 might do like a stroke on a miter saw but that's</div> <div>18 it. Any time we do something -- I'm fully with</div> <div>19 you. That's when we use the larger maker</div> <div>08:21:04PM 20 spaces. We are also looking at maker spaces in</div> <div>21 Elmhurst and there's a new one in Downers Grove</div> <div>22 as well.</div>	<div>57</div> <div>1 name of the --</div> <div>2 UNIDENTIFIED SPEAKER: I believe it's</div> <div>3 Berberry.</div> <div>4 MR. MAHAJAN: They are based out of</div> <div>5 California. The bank also is -- they are a</div> <div>6 tenant of that same landlord.</div> <div>7 MR. KRILLENBERGER: You have the entire</div> <div>8 floor?</div> <div>9 MR. MAHAJAN: That's right, the third</div> <div>08:22:36PM 10 floor.</div> <div>11 MR. WILLOBEE: I have a question. Do</div> <div>12 you have parents that are parking waiting</div> <div>13 outside for a kid, like stacking up waiting for</div> <div>14 the kids?</div> <div>15 MR. MAHAJAN: Usually not. This is the</div> <div>16 way that it's happened is that they will text</div> <div>17 their children or they will text us to please</div> <div>18 send the child down and the child will go down.</div> <div>19 So then we will escort the child down. So they</div> <div>08:23:06PM 20 will usually text us before they get there and</div> <div>21 so by the time the child comes down, then it's</div> <div>22 just a pickup as it is like that. So we haven't</div>
<div>56</div> <div>1 MR. PETERSON: I'm very skeptical about</div> <div>2 that. That's all my comment.</div> <div>3 MS. McMAHON: So you are saying you go</div> <div>4 to this other place to prepare materials?</div> <div>5 MR. MAHAJAN: That's right.</div> <div>6 MS. McMAHON: In smaller pieces or</div> <div>7 whatever?</div> <div>8 MR. MAHAJAN: That's right. And then</div> <div>9 what we do is we then do assembly at our center.</div> <div>08:21:30PM 10 So now you have cut pieces of wood. You have</div> <div>11 other things besides that.</div> <div>12 I mean, we do a lot with Legos,</div> <div>13 Lego robotics, things like that. Kids assemble</div> <div>14 that. I will say in large part if I look at our</div> <div>15 projects, probably 90 to 95 percent of what we</div> <div>16 do is stuff like Legos or kit things from other</div> <div>17 platforms that are already done.</div> <div>18 MR. KRILLENBERGER: Are you a tenant of</div> <div>19 the bank?</div> <div>08:22:00PM 20 MR. MAHAJAN: We are a tenant of a</div> <div>21 separate landlord actually. We reside in that</div> <div>22 bank. It's -- may I ask my colleague here the</div>	<div>58</div> <div>1 seen stacked cars to date.</div> <div>2 MR. WILLOBEE: That's one of my concern</div> <div>3 as your enrollment grows, there are people not</div> <div>4 actually parking, they are stacking up on 2nd.</div> <div>5 MR. MAHAJAN: Understood. And then as</div> <div>6 mentioned, the bulk of that would be after 5,</div> <div>7 5:30 because that's when the bulk of our volume</div> <div>8 would be.</div> <div>9 MS. RYAN: For parents who come and to</div> <div>08:23:40PM 10 avoid this cuing on the street, would the bank</div> <div>11 allow you to have the parents park there</div> <div>12 temporarily as the children come down to meet</div> <div>13 the parents?</div> <div>14 MR. MAHAJAN: So I haven't asked the</div> <div>15 bank. From our side, again, the classes -- the</div> <div>16 later classes start at 5:30 which is when the</div> <div>17 bulk of the volume is. So they have all the</div> <div>18 parking that's available in the permit which is</div> <div>19 right on that same street. So they would have</div> <div>08:24:04PM 20 that option there. That's why I haven't asked</div> <div>21 the bank if we could use their spots after 5.</div> <div>22 MS. RYAN: It just might make sense, I</div>

<p style="text-align: center;">59</p> <p>1 mean, it's right there and if they are empty and</p> <p>2 they are amenable to that, it could certainly</p> <p>3 ease some of the concerns about traffic cuing</p> <p>4 up.</p> <p>5 MR. MAHAJAN: Right. I definitely</p> <p>6 would enjoy that opportunity to speak to them</p> <p>7 about that.</p> <p>8 MR. KRILLENBERGER: You said you were</p> <p>9 in D 181 schools. Specifically which ones?</p> <p>08:24:34PM 10 MR. MAHAJAN: I can give you the list</p> <p>11 here. Walker, Elm -- and these are the ones we</p> <p>12 were at in 2016. Walker, Elm, Monroe, Prospect,</p> <p>13 and Oak now as well. Those are the D 181</p> <p>14 schools.</p> <p>15 They have also asked us to actually</p> <p>16 speak with the assistant superintendent on</p> <p>17 curriculum and development to talk about</p> <p>18 potential ways to start doing STEM and STEAM in</p> <p>19 the district.</p> <p>08:25:18PM 20 MR. KRILLENBERGER: I would guess those</p> <p>21 are skills that are not readily available to D</p> <p>22 181 teachers?</p>	<p style="text-align: center;">61</p> <p>1 MR. WILLOBEE: So I guess to use the</p> <p>2 silver lining of the fact that you have been in</p> <p>3 the building already, I guess one thing I'd be</p> <p>4 interested is in hearing the bank's take on</p> <p>5 noise complaint, anything like that, or issues.</p> <p>6 I mean, we have the benefit that they have been</p> <p>7 operating in a mixed-use so I guess that would</p> <p>8 be advantageous to understand what the other</p> <p>9 tenant's perspective.</p> <p>08:26:36PM 10 MR. KRILLENBERGER: I have the same</p> <p>11 concern. This is a public hearing. Was the</p> <p>12 bank notified or are they not a resident so they</p> <p>13 don't get a --</p> <p>14 MR. YU: It was a public mailing, 250</p> <p>15 foot. There was signage on the property as</p> <p>16 well, certified lettering. And as my office is</p> <p>17 right on the same floor as code enforcement and</p> <p>18 I haven't heard any complaints from the US Bank</p> <p>19 or anything for TinkRworks.</p> <p>08:27:00PM 20 MS. McMAHON: So no feedback from the</p> <p>21 mailings that you got?</p> <p>22 MR. YU: No.</p>
<p style="text-align: center;">60</p> <p>1 MR. MAHAJAN: That's right.</p> <p>2 MR. KRILLENBERGER: So you are adding</p> <p>3 something probably pretty valuable to the</p> <p>4 curriculum.</p> <p>5 MR. MAHAJAN: We like to think so. You</p> <p>6 are absolutely right. These skill sets are</p> <p>7 typically not the ones that the teachers</p> <p>8 specialize in and so in some cases in other</p> <p>9 schools they have asked us to partner with</p> <p>08:25:42PM 10 teachers to deliver some of these services and</p> <p>11 have the teachers work with us as part of</p> <p>12 professional development from their side.</p> <p>13 MR. WILLOBEE: What are your current</p> <p>14 hours of operation right now? Same as what you</p> <p>15 are proposing?</p> <p>16 MR. MAHAJAN: Yes. So what we operate</p> <p>17 now is we don't have classes until -- the</p> <p>18 earliest class we have right now is somewhere</p> <p>19 right around 4 o'clock. Before that we are</p> <p>08:26:08PM 20 there and we are getting ready for projects</p> <p>21 later in the day essentially is what we are</p> <p>22 doing.</p>	<p style="text-align: center;">62</p> <p>1 MR. KRILLENBERGER: And it doesn't just</p> <p>2 go to residences, right, it goes to business in</p> <p>3 the area? I guess that's my specific question.</p> <p>4 MR. YU: Right.</p> <p>5 CHAIRMAN CASHMAN: Any property owner.</p> <p>6 MR. KRILLENBERGER: Okay. Well, if</p> <p>7 they had the chance to speak and didn't, that</p> <p>8 says something as well.</p> <p>9 MR. YU: I just wanted to point out</p> <p>08:27:22PM 10 there was two separate mailings, one for the</p> <p>11 special use and then one for the text amendment.</p> <p>12 So there was two periods of time.</p> <p>13 MR. KRILLENBERGER: I'm sure they were</p> <p>14 happy to go to the post office and get their</p> <p>15 certified letter both times. And I'm glad you</p> <p>16 did that. Thank you.</p> <p>17 But that process, actually, in my</p> <p>18 view, gives a lot of information about what the</p> <p>19 neighbors think, including the bank. Because</p> <p>08:27:44PM 20 that was my concern too, especially given the</p> <p>21 specific circumstances of this.</p> <p>22 But I think we might have a Dunkin'</p>

<p style="text-align: center;">63</p> <p>1 Donuts/Baskin-Robbins circumstance where the 2 bank is operating at different hours than the 3 tutoring service and whether permission is 4 granted or not, my guess is that the parking 5 clears out from the bank and then from what I 6 have heard, the parking is utilized for this 7 purpose.</p> <p>8 CHAIRMAN CASHMAN: Is this parking lot 9 -- are you able to get out on the north end out 10 to Lincoln?</p> <p>11 MR. MAHAJAN: Let me go back here. I'm 12 assuming --</p> <p>13 CHAIRMAN CASHMAN: If I went into the 14 parking lot you can turn left at the end of the 15 lot and go out?</p> <p>16 MR. MAHAJAN: One can do it, 17 definitely. You have the ATM drive-thrus and 18 things like that. So hand to God, I don't do it 19 because I don't think it's appropriate, but 20 somebody could go that route definitely.</p> <p>21 CHAIRMAN CASHMAN: If you are a US Bank 22 customer, you can drop your child, get some</p>	<p style="text-align: center;">65</p> <p>1 You don't think of woodcutting and tutoring, I 2 mean, to be honest that that's kind of the same. 3 That's more of an industrial arts-type use which 4 I don't think we would be approving in the O-2 5 district.</p> <p>6 Would you be able to operate if 7 none of the cutting and if that stuff had to 8 happen offsite?</p> <p>9 MR. MAHAJAN: Yes. We could still 10 operate. If I may, in all honesty, the answer 11 is yes, we can definitely operate. It wouldn't 12 be ideal of course, which I completely 13 understand where the Plan Commission is coming 14 from because a large component of what we pride 15 ourselves in is what the new world terms as 16 making. Making is creating with your hands.</p> <p>17 The kids do a lot in terms of using 18 markers to color. They will glue like cotton on 19 pieces of wood, things like that. So there's a 20 satisfaction that a child may get out of being 21 able to cut a very small dowel-like substance. 22 There's pride in the sense that he is able or</p>
<p style="text-align: center;">64</p> <p>1 cash. 2 So the number of staff is basically 3 around five?</p> <p>4 MR. MAHAJAN: That's correct.</p> <p>5 CHAIRMAN CASHMAN: I mean, it seems, 6 because of this use, and I can imagine if I had 7 a child that was in this, I think you are 8 talking about carpooling pickup and drop-off. I 9 mean that's really going to be the nature of it, 10 and if most of it is happening after 5:30, the 11 bank's basically closed, it's the end of the 12 day, all parking spots are open. I don't see 13 parking as being an issue.</p> <p>14 The thing that's just a little 15 interesting to me is the use in my mind crosses 16 a little away from what I would just assume 17 tutoring is. It's a unique type of tutoring 18 because it's related to robotics and STEAM.</p> <p>19 If we were really just assembling 20 things and not introducing like Scott's concern, 21 you know, which I kind of share, we are cutting 22 wood and we are starting to do things beyond.</p>	<p style="text-align: center;">66</p> <p>1 she is able to do it. She's able to start with 2 something larger, design it down as he or she 3 might, and then have something working after it. 4 That's the only thing.</p> <p>5 To answer your question though, the 6 answer is we could do without it though.</p> <p>7 CHAIRMAN CASHMAN: My biggest concern 8 would definitely be power tools, circular saws, 9 drills, anything like that because I just think 10 then is this really a tutoring use or are we 11 morphing into a lab.</p> <p>12 MR. PETERSON: It's in an office 13 building.</p> <p>14 CHAIRMAN CASHMAN: Right. So you are 15 talking about the potential of disturbing 16 currently the bank. It could be a future tenant 17 with some other use. There could be multiple 18 tenants within the building if the bank left.</p> <p>19 So could you restrict it to just no 20 power tools?</p> <p>21 MR. MAHAJAN: The answer is yes. Let 22 me ask you -- I see what you are saying.</p>

<p style="text-align: right;">67</p> <p>1 CHAIRMAN CASHMAN: Because of the 2 noise. Number 1, it would in a way keep it more 3 kind of low-tech and more assembly. If somebody 4 is cutting a dowel or something with a handsaw, 5 that's not going to generate a noise. Could be 6 issue of a safety hazard and it's less of a 7 vocational shop use and closer to the nature of 8 what a tutoring use should be. 9 I mean, robotics wasn't around 10 20 years ago so who knows what's going to be 11 around 20 years from now. I think Scott's 12 concern about the tools, I do have concerns 13 about that because I just think it gets away 14 from the definition of what tutoring is. 15 The rest, the traffic, I don't see 16 that as being an issue. I like the use. This 17 is something that it is important. I do a lot 18 of architect school designs for K-12 and we are 19 talking about all our clients. The high school 20 level especially, robotics is a way to kind of 21 introduce people to science and also cross 22 curriculum, bring people from other disciplines</p>	<p style="text-align: right;">69</p> <p>1 many times they are not actually even at the 2 schools or at our center because we are very 3 sensitive to noise. Where we have done that is 4 summer camps where we have a different location 5 all together. We are able to take children 6 outside or we are granted approval beforehand to 7 do that. So you are absolutely right. That's 8 why we mentioned hammering because we have done 9 that in the summer camps but not onsite. 10 CHAIRMAN CASHMAN: You run these during 11 the summer, obviously? 12 MR. MAHAJAN: In the summer we actually 13 will be running camps out of Gower Middle School 14 because we don't feel that's appropriate to run 15 the type of camps we want out of our center. 16 We do plan to run I think two weeks 17 in the center but those are camps on coding 18 mostly so you don't have to -- the assembly that 19 we are talking about, that wouldn't take place 20 in the center itself. 21 CHAIRMAN CASHMAN: But it could 22 conceivably take place in the new Hinsdale</p>
<p style="text-align: right;">68</p> <p>1 into science and engineering. So that part 2 encouraged me. 3 The fact that it's an involvement 4 with 181 I think is a positive because 181 5 doesn't necessarily have the ability to do this 6 on an elementary school level and if you are 7 partnering with them, that's good. 8 I just have concerns that we need 9 to do something to make sure that if it was 10 permitted, that it's not going to be used that 11 could be some kind of nuisance to other people 12 in the O-2 district. So that's only my thought, 13 you know, could this be a conditional approval 14 where no power tools are permitted. 15 MR. PETERSON: Well, maybe we should 16 understand maybe what is planned right now? 17 MR. WILLOBEE: Yes. Because I noticed 18 I was on your website earlier and I know the 19 assembly mentioned hammering as well. So if I 20 was working late, I don't know if I'd -- 21 MR. MAHAJAN: It's a reasonable point 22 for me to clarify. When we do things like that,</p>	<p style="text-align: right;">70</p> <p>1 Middle School if something developed there? 2 MR. MAHAJAN: If they give us the 3 opportunity, we would very much enjoy going with 4 them. 5 If I may say one thing, it's a 6 little bit tangential, but you had mentioned 7 your background, others mentioned some 8 interesting points. 9 We recently had two girls that are 10 part of our student base. They are 11 years 11 old; one is a fifth grader, one is a sixth 12 grader. They competed in what's called a Vex 13 Robotics Competition this past weekend 14 downstate. They won that. They now qualify to 15 go to the World Championships and also the US 16 Open it's called. 17 One of them has actually 18 represented the U.S. in Beijing and Qatar at the 19 international levels and so those are the kinds 20 of people that we are trying to draw and the 21 kinds of capabilities that we are trying to grow 22 within district 181 and neighboring communities.</p>

<p style="text-align: center;">71</p> <p>1 CHAIRMAN CASHMAN: Bennett Academy is</p> <p>2 one of our clients and they staffed that</p> <p>3 competition. It's a science department, it's a</p> <p>4 club, robotics club that's in their school and</p> <p>5 it's growing to the point where we are trying to</p> <p>6 create dedicated space for robotics in their</p> <p>7 school. It's this whole science crossing into</p> <p>8 engineering as an applied science.</p> <p>9 MR. MAHAJAN: And design as well as you</p> <p>10 mentioned.</p> <p>11 CHAIRMAN CASHMAN: They want us to make</p> <p>12 it like a fishbowl so that it's very visible</p> <p>13 because they think that alone will draw kids</p> <p>14 into it. Because it's really fascinating when</p> <p>15 you see what these kids put together. It's</p> <p>16 amazing. It's kind of intriguing.</p> <p>17 MR. WILLOBEE: Following on the tools</p> <p>18 and things like that. 3D-printer. I have never</p> <p>19 been around a 3D-printer. Is that -- I know</p> <p>20 that was on your list. Are those loud? I guess</p> <p>21 maybe can you go through the different pieces of</p> <p>22 equipment that you use?</p>	<p style="text-align: center;">73</p> <p>1 competitions now on ESPN actually. So all of a</p> <p>2 sudden these children are being heralded as the</p> <p>3 next generation of celebrities which is really</p> <p>4 nice to see.</p> <p>5 MR. WILLOBEE: I guess my</p> <p>6 recommendation if we were to move forward with</p> <p>7 this is that when it goes to the board, that</p> <p>8 prior to that proactively reaching out to the</p> <p>9 bank rather than waiting for a complaint.</p> <p>10 CHAIRMAN CASHMAN: See if they have any</p> <p>11 issues with noise.</p> <p>12 MR. WILLOBEE: Yes.</p> <p>13 CHAIRMAN CASHMAN: Trying to think of</p> <p>14 how to make this so it would fit and work as a</p> <p>15 tutoring use. In my mind, it would be no power</p> <p>16 tools and anything that could cause disruptive</p> <p>17 noise to other neighboring tenants or homeowners</p> <p>18 because then it could be something that's not</p> <p>19 power tools but it becomes a nuisance. Who</p> <p>20 knows what that can be, a chemical reaction or</p> <p>21 something like that. Smells that you wouldn't</p> <p>22 normally expect coming from a tutoring service.</p>
<p style="text-align: center;">72</p> <p>1 MR. MAHAJAN: Sure. So primarily we</p> <p>2 have 3D-printers we do have. Those do not -- I</p> <p>3 mean, they are very quiet.</p> <p>4 CHAIRMAN CUSHMAN: We have them in our</p> <p>5 library.</p> <p>6 MR. WILLOBEE: Okay.</p> <p>7 MR. MAHAJAN: So we have the 3D-</p> <p>8 printers. And then the rest of the things that</p> <p>9 we have, as I look room to room, they really are</p> <p>10 kits. They are electronics. I'm just trying to</p> <p>11 think. That's really -- the 3D-printers tend to</p> <p>12 be the showcase.</p> <p>13 When somebody comes in, the kids</p> <p>14 love looking at the 3D-printers. The parents</p> <p>15 are looking at the 3D-printers. And everything</p> <p>16 else the kids assemble with their hands, I mean</p> <p>17 like the kits.</p> <p>18 Lately it's been a huge push</p> <p>19 towards Lego robotics and Vex robotics to be</p> <p>20 very specific. People see that exactly as you</p> <p>21 mentioned, it's just -- it's something that</p> <p>22 resonates with them because they see these</p>	<p style="text-align: center;">74</p> <p>1 That's just my thought.</p> <p>2 MR. PETERSON: I'm all for STEM. I</p> <p>3 just don't believe that this building should be</p> <p>4 in an O-2. That's all. I'm totally -- STEM I</p> <p>5 believe in that.</p> <p>6 I'm in the Boy Scouts and I</p> <p>7 understand all of that and put centers together</p> <p>8 for that, so I get it. I just don't like the</p> <p>9 location and I don't like the safety of that</p> <p>10 kind of stuff in an office building.</p> <p>11 MR. YU: So in your application you say</p> <p>12 you occupy 3,000 square feet out of essentially</p> <p>13 a 13,000 square feet building?</p> <p>14 MR. MAHAJAN: Yes.</p> <p>15 MR. YU: Do you have the entire top?</p> <p>16 MR. MAHAJAN: We do. We have it</p> <p>17 completely.</p> <p>18 MR. KRILLENBERGER: Can we do that?</p> <p>19 Can we put a restriction no power tools? And</p> <p>20 that's not really restrictive, right, based on</p> <p>21 what you described?</p> <p>22 MR. MAHAJAN: Yes. May I make one</p>

<p style="text-align: center;">75</p> <p>1 comment? I'm happy for the clause not to use 2 the power tools. May I store them there because 3 sometimes we go to community centers and things 4 like that and so we would take the tools and use 5 them? 6 CHAIRMAN CASHMAN: It's just the use of 7 them there. That's why I was asking about the 8 middle school. If you were going over there and 9 using them. They are going to put in STEM labs 10 in this new building so it seemed like a perfect 11 place for you guys to go and rent out or use the 12 facilities. 13 MR. PETERSON: But that has the right 14 exhaust and everything else. We don't have that 15 in a building. And if the tools are there, then 16 it's going to be, you know, let's just saw this 17 up and everything else because they are onsite. 18 That's my issue. 19 And unfortunately, your five months 20 of moving ahead without approval that makes me 21 skeptical of whether you are going to follow-up 22 and really follow the rules. That's all.</p>	<p style="text-align: center;">77</p> <p>1 permit application with -- I would qualify it 2 with no use of power tools or any kind of 3 disruptive activities. 4 Chan, you can work on how that 5 exactly would be phrased and I would want -- I 6 think when this goes to the board, we are just 7 an advisory group, when this goes to the board, 8 I think it's an area they really need to focus 9 on. This is clearly a portion of -- a big chunk 10 of this is tutoring, it's teaching. But because 11 of the unique nature of it, are we crossing some 12 line and could it be a disruptive use and I 13 think that would be the biggest problem and 14 Scott's concern is can this -- is this a problem 15 in the O-2 district. 16 MS. RYAN: Can we add or noxious odors? 17 CHAIRMAN CASHMAN: Or noxious odors. 18 It could be a tutoring cooking class. 19 MR. WILLOBEE: I think use the word 20 nuisance instead. 21 CHAIRMAN CUSHMAN: I think there's a 22 standard definition of that in our building code</p>
<p style="text-align: center;">76</p> <p>1 MR. KRILLENBERGER: And I agree. I was 2 taken aback last time when you were here and it 3 is a little bit of a slap in the face, however, 4 my office is in downtown Hinsdale and I, as an 5 upstanding member of the Plan Commission, moved 6 in and it was only later told that I had to go 7 get a permit. Fortunately, I was within 8 permitted uses, but for five hours I was in 9 their same situation. So it doesn't excuse it, 10 but the fact that you acknowledged it and you 11 went and paid a fine. 12 MR. MAHAJAN: Yes. I was there 13 yesterday. 14 MR. KRILLENBERGER: Pled guilty. 15 That's a -- I think that that's mitigating. But 16 I completely understand your view. 17 CHAIRMAN CASHMAN: Are there any 18 community members who would like to speak on 19 this issue? 20 (No response.) 21 Any other questions or comments or 22 can I hear a motion to approve the special use</p>	<p style="text-align: center;">78</p> <p>1 about what's permitted so I think we are good. 2 MR. YU: So the board will also get the 3 transcript. They will get the findings, 4 recommendations, and so they will see your 5 concerns. I'll be there also and Anu would also 6 be there at the first reading and maybe bring 7 one of your tools to show them. 8 MR. MAHAJAN: Sure. 9 CHAIRMAN CASHMAN: Maybe some 10 photographs of the spaces to show what's exactly 11 going on would be helpful. 12 MR. MAHAJAN: Yes. 13 CHAIRMAN CASHMAN: So that's a long, 14 lengthy motion. Potential motion. 15 Do I hear a motion? 16 MS. RYAN: I'll so move. 17 MR. KRILLENBERGER: I'll second. 18 CHAIRMAN CASHMAN: Mark? 19 MR. WILLOBEE: Aye. 20 CHAIRMAN CASHMAN: Aye. 21 MS. McMAHON: Aye. 22 MR. PETERSON: Nay.</p>

1 MS. RYAN: Aye.
 2 MR. KRILLENBERGER: Aye.
 3 CHAIRMAN CASHMAN: Okay. Thank you.
 4 MR. MAHAJAN: Thank you very much.
 5 (WHICH, were all of the
 6 proceedings had, evidence
 7 offered or received in the
 8 above entitled cause.)

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1 STATE OF ILLINOIS)
)
 2 COUNTY OF DU PAGE)

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

16 IN TESTIMONY WHEREOF I have
 17 hereunto set my hand and affixed my notarial
 18 seal this 20th day of March, A.D. 2017.

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 21
 22

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

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STATE OF ILLINOIS)
)
 COUNTY OF DU PAGE)

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 CHRISTINE STEC, Text)
 Amendment, 534 Chestnut)
 Case No. A-33-2016.)

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
 March 8, 2017, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MS. LAURIE McMAHON, Member;
 MR. JIM KRILLENBERGER, Member;
 MS. MARY T. RYAN, Member;
 MR. SCOTT PETERSON, Member.
 MR. MARK WILLOBEE, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MS. CHRISTINE STEC, Petitioner.</p> <hr/> <p>4</p> <p>5 CHAIRMAN CASHMAN: This is for Case</p> <p>6 A-33-2016, 534 Chestnut Street, Christine Stec</p> <p>7 special use permit to allow tutoring and</p> <p>8 educational services in the O-2.</p> <p>9 Could the applicant please</p> <p>08:43:12PM 10 introduce yourself and tell us about your</p> <p>11 application and what you do?</p> <p>12 MS. STEC: Sure. My name is Christine</p> <p>13 Stec. I have been tutoring in Hinsdale area for</p> <p>14 a number of years. I have been working mostly</p> <p>15 just one-on-one with students pretty much</p> <p>16 exclusive. I do SAT and ACT tutoring,</p> <p>17 primarily, sometimes other high school subjects</p> <p>18 depending on what students ask for.</p> <p>19 All of my students are high school</p> <p>08:43:42PM 20 students. I plan -- the space that I'm in right</p> <p>21 now, it's kind of my personal office. I'm</p> <p>22 working on developing curriculum materials and</p>	<p style="text-align: right;">4</p> <p>1 probably going to be somewhat split.</p> <p>2 The classes -- I wouldn't plan on</p> <p>3 offering classes until later in the evening,</p> <p>4 probably like maybe 6, 7 p.m. probably two to</p> <p>5 three-hour long classes just because I know</p> <p>6 students just historically right after school</p> <p>7 tend to be pretty busy. So between probably</p> <p>8 like 4 and 6 o'clock would probably be one</p> <p>9 student coming at a time for an hour and then</p> <p>08:45:32PM 10 possibly some weekdays I'd be having the classes</p> <p>11 and I would guess that Sunday would probably be</p> <p>12 my busiest day, just that's when students are</p> <p>13 focused on academics and tend not to have sports</p> <p>14 or other activities, which is actually great</p> <p>15 because in that space my office is kind of like</p> <p>16 a separate -- it has a separate entrance. It's</p> <p>17 sort of like a little attachment to the back of</p> <p>18 what's called the Chestnut Medical Center and</p> <p>19 they have mostly professional offices and I</p> <p>08:46:06PM 20 think maybe a few doctors in there. It tends to</p> <p>21 be busy during the day and in the evening and on</p> <p>22 Sundays when I would be using my space, it's</p>
<p style="text-align: right;">3</p> <p>1 do the tutoring on the side, but what I would</p> <p>2 like to do is use this space for, you know, to</p> <p>3 one, just have a better environment to do the</p> <p>4 one-on-one tutoring, which I think will probably</p> <p>5 still be in very high demand, but also to offer</p> <p>6 small classes because there's certain times of</p> <p>7 the year where I get so many requests for</p> <p>8 tutoring and since I'm just one person, I can't</p> <p>9 handle them all.</p> <p>08:44:20PM 10 So I have just kind of going off</p> <p>11 that interest in my services, I just want to be</p> <p>12 able to offer small classes. The space it</p> <p>13 really is not suitable for, I think, more than</p> <p>14 eight students just because I don't want to cram</p> <p>15 people in and I definitely want to keep it</p> <p>16 small. I'm hoping to average maybe five to six</p> <p>17 students per class. I'm not sure right now what</p> <p>18 the demand will be like for a small class versus</p> <p>19 an individual tutoring session, so I'm not</p> <p>08:44:52PM 20 really sure. I can't give you an idea of sort</p> <p>21 of how often it would be classes versus</p> <p>22 one-on-one, but I would assume that it's</p>	<p style="text-align: right;">5</p> <p>1 basically empty. It's a ghost town there. And</p> <p>2 there's a really, really large parking spot so</p> <p>3 there's not going to be any issue there.</p> <p>4 It's also not a very high traffic</p> <p>5 area. My office is like if you were standing</p> <p>6 kind of at the rear entrance of the Hinsdale</p> <p>7 pool looking north across the tracks you would</p> <p>8 see it from there. So it's kind of -- it's</p> <p>9 pretty sort of hidden little area, wouldn't</p> <p>08:46:42PM 10 really cause any issues with traffic I don't</p> <p>11 think.</p> <p>12 CHAIRMAN CASHMAN: Great. Thank you.</p> <p>13 Questions by the commissioners of</p> <p>14 the applicant?</p> <p>15 MR. KRILLENBERGER: None.</p> <p>16 MS. RYAN: It's a no brainer.</p> <p>17 MR. PETERSON: It's 1,000 feet?</p> <p>18 MS. STEC: Yes.</p> <p>19 MR. PETERSON: So what's the rule for</p> <p>08:47:06PM 20 head count being limited? Is it one per hundred</p> <p>21 from an occupancy issue?</p> <p>22 MR. YU: Are you talking about parking</p>

<p style="text-align: center;">6</p> <p>1 spaces?</p> <p>2 MR. PETERSON: No. I'm talking about</p> <p>3 how many people can occupy that space? Like in</p> <p>4 Chicago it's 100 per person so it seems like</p> <p>5 she's in line with 5 or 6 but there's got to be</p> <p>6 some --</p> <p>7 CHAIRMAN CASHMAN: Like office use is</p> <p>8 100, educational use it gets down to 20. A shop</p> <p>9 or a lab would be 50.</p> <p>08:47:50PM 10 MS. McMAHON: Is that code?</p> <p>11 CHAIRMAN CASHMAN: Yes, the code</p> <p>12 requirements. But that's going to really be a</p> <p>13 building code issue.</p> <p>14 MR. YU: Your application says you will</p> <p>15 be utilizing 1,000 square feet?</p> <p>16 MS. STEC: Yes.</p> <p>17 MR. YU: Is that an open space?</p> <p>18 MS. STEC: It's actually three separate</p> <p>19 rooms. One is kind of a lot larger than the</p> <p>08:48:08PM 20 others. One is kind of what I would leave as my</p> <p>21 personal office space and storage space, and</p> <p>22 then there's another smaller room that would be</p>	<p style="text-align: center;">8</p> <p>1 even that many students for that time since I</p> <p>2 would definitely want to offer different time</p> <p>3 slots, give people different options given their</p> <p>4 varying schedules. So, yes, I would put eight</p> <p>5 as the absolute maximum.</p> <p>6 MR. YU: And there's processes after.</p> <p>7 I think fire prevention gets involved. I think</p> <p>8 building code.</p> <p>9 CHAIRMAN CASHMAN: Looking at the</p> <p>08:49:44PM 10 space, it's her office, that would be 100 square</p> <p>11 feet per person, if it was a classroom space it</p> <p>12 would be 20, but the whole space the maximum</p> <p>13 would be 50 if it was one big classroom and</p> <p>14 there's no way it's going to be that. So that's</p> <p>15 Robb's issue.</p> <p>16 I do think it's interesting</p> <p>17 comparing these two applications for tutoring.</p> <p>18 I mean they are different. This is much more</p> <p>19 what you would expect the tutoring.</p> <p>08:50:12PM 20 MR. KRILLENBERGER: Absolutely.</p> <p>21 CHAIRMAN CASHMAN: And there is an</p> <p>22 abundance of parking there, especially after</p>
<p style="text-align: center;">7</p> <p>1 better for students for like individual</p> <p>2 tutoring. And then the largest room would be</p> <p>3 where I would have classes.</p> <p>4 MR. YU: Just for context, what's the</p> <p>5 largest room as compared to this room?</p> <p>6 MS. STEC: That's a good question. If</p> <p>7 I were standing like maybe in the middle here,</p> <p>8 maybe like, I would say probably from here to</p> <p>9 maybe the back wall where you guys are sitting,</p> <p>08:48:44PM 10 probably like around this space right here. So</p> <p>11 ending at that door and then probably ending at</p> <p>12 about that door. That's probably about the</p> <p>13 biggest room. (Indicating.)</p> <p>14 MR. YU: And you said your maximum</p> <p>15 would probably be around eight students?</p> <p>16 MS. STEC: No more than eight just</p> <p>17 because of the way I plan on arranging the</p> <p>18 seating. I don't want to cram people in. I</p> <p>19 think a lot of the appeal of the services I</p> <p>08:49:08PM 20 offer are that it is a small group rather than</p> <p>21 class of 20 or so. So, yes, eight would be the</p> <p>22 maximum. And that would depend on if there were</p>	<p style="text-align: center;">9</p> <p>1 hours you pretty much are going to have the</p> <p>2 whole space.</p> <p>3 Is this busy? I imagine on</p> <p>4 Saturdays. Do you work on Sundays also?</p> <p>5 MS. STEC: So I'm usually there working</p> <p>6 on Sundays. I have never -- Saturdays has never</p> <p>7 actually been a day that anyone has really -- a</p> <p>8 lot of students have sports or activities on</p> <p>9 Saturdays. So I have been there on Sundays and</p> <p>08:50:42PM 10 it's just when I stop by or am working there on</p> <p>11 Sundays, no one is ever there. Sometimes I'm</p> <p>12 the only car in the entire parking lot. And</p> <p>13 Saturdays I'm not sure if they are open or not</p> <p>14 but I probably wouldn't. Saturdays I might if</p> <p>15 there's kind of an upcoming test date or</p> <p>16 something, I might do like a weekend kind of</p> <p>17 last minute review session or something like</p> <p>18 that. But I would guess that's probably pretty</p> <p>19 empty on Saturdays as well. It seems like the</p> <p>08:51:14PM 20 majority of their business is kind of like</p> <p>21 normal business hours 9 to 5 sort of thing.</p> <p>22 CHAIRMAN CASHMAN: How do you find your</p>

<p style="text-align: right;">10</p> <p>1 students, your clients?</p> <p>2 MS. STEC: I started tutoring one</p> <p>3 student in the area and I have basically gotten</p> <p>4 all of my business through word of mouth. A lot</p> <p>5 of people, a lot of families come back, you</p> <p>6 know, multiple kids or recommend me to their</p> <p>7 friends or family. So I haven't -- if I can use</p> <p>8 the space for the classes, then I may advertise</p> <p>9 a little bit more, but it's gone pretty well so</p> <p>08:51:52PM 10 far without really that much.</p> <p>11 I'm actually from Hinsdale, went to</p> <p>12 Hinsdale Central. So I feel like I'm kind of</p> <p>13 familiar with the community and sort of I know</p> <p>14 some people and know people here and that sort</p> <p>15 of thing.</p> <p>16 CHAIRMAN CASHMAN: Do you work with the</p> <p>17 counselors there at Central?</p> <p>18 MS. STEC: I don't. I haven't really</p> <p>19 done anything with the school. I have had my</p> <p>08:52:16PM 20 old counselor send people my way for tutoring</p> <p>21 but I haven't done anything with the actual</p> <p>22 school. I would probably be interested because</p>	<p style="text-align: right;">12</p> <p>1 CHAIRMAN CASHMAN: Jim?</p> <p>2 MR. KRILLENBERGER: Aye.</p> <p>3 MS. RYAN: Aye</p> <p>4 MR. PETERSON: Aye.</p> <p>5 MS. McMAHON: Aye.</p> <p>6 CHAIRMAN CASHMAN: Aye.</p> <p>7 MR. WILLOBEE: Aye.</p> <p>8 (All aye.)</p> <p>9 CHAIRMAN CASHMAN: Good luck. Thank</p> <p>08:53:24PM 10 you.</p> <p>11 That closes our public hearing.</p> <p>12 (WHICH, were all of the</p> <p>13 proceedings had, evidence</p> <p>14 offered or received in the</p> <p>15 above entitled cause.)</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">11</p> <p>1 I know test prep for those kids in this</p> <p>2 community it's really a top priority. Students</p> <p>3 are thinking about college applications so yes.</p> <p>4 And a lot of my students are Hinsdale Central</p> <p>5 students. The majority are Hinsdale Central</p> <p>6 students or Hinsdale residents that send their</p> <p>7 kids to the Catholic schools in the area and</p> <p>8 some people from surrounding areas too.</p> <p>9 CHAIRMAN CASHMAN: Okay. Any other</p> <p>08:52:56PM 10 questions or comments?</p> <p>11 (No response.)</p> <p>12 Anyone in the community that would</p> <p>13 like to speak on this matter?</p> <p>14 (No response.)</p> <p>15 Thank you very much. Appreciate</p> <p>16 it.</p> <p>17 MS. STEC: Thank you.</p> <p>18 CHAIRMAN CASHMAN: Do I hear a motion</p> <p>19 to approve the special use permit application as</p> <p>08:53:12PM 20 submitted?</p> <p>21 MS. RYAN: So moved.</p> <p>22 MR. WILLOBEE: Second.</p>	<p style="text-align: right;">13</p> <p>1 STATE OF ILLINOIS)</p> <p style="text-align: center;">) ss:</p> <p>2 COUNTY OF DU PAGE)</p> <p>3 I, KATHLEEN W. BONO, Certified</p> <p>4 Shorthand Reporter, Notary Public in and for the</p> <p>5 County DuPage, State of Illinois, do hereby</p> <p>6 certify that previous to the commencement of the</p> <p>7 examination and testimony of the various</p> <p>8 witnesses herein, they were duly sworn by me to</p> <p>9 testify the truth in relation to the matters</p> <p>10 pertaining hereto; that the testimony given by</p> <p>11 said witnesses was reduced to writing by means</p> <p>12 of shorthand and thereafter transcribed into</p> <p>13 typewritten form; and that the foregoing is a</p> <p>14 true, correct and complete transcript of my</p> <p>15 shorthand notes so taken aforesaid.</p> <p>16 IN TESTIMONY WHEREOF I have</p> <p>17 hereunto set my hand and affixed my notarial</p> <p>18 seal this 15th day of March, A.D. 2017.</p> <p>19</p> <p>20</p> <p>21 _____</p> <p style="text-align: right;">KATHLEEN W. BONO, C.S.R. No. 84-1423, Notary Public, DuPage County</p> <p>22</p>

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HINSDALE PLAN COMMISSION

RE: Case A-38-2016 – Applicant: Kensington School (application address: 525-527 W. Ogden Avenue)

Request: Text Amendment and Concurrent Special Use Permit for Child Daycare not operated by/for a Membership Organization and Concurrent Exterior Appearance/Site Plan Review

DATE OF BOARD OF TRUSTEES REFERRAL: January 10, 2017

DATE OF PLAN COMMISSION (PC) PUBLIC HEARING: February 8, 2017 and (continued to) March 8, 2017

DATE OF BOARD OF TRUSTEES 1ST READING: April 4, 2017

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant Charles Marlas of Kensington Schools for the proposed Text Amendment to allow child daycare services in general, with a Special Use permit in the IB Institutional Buildings District. Currently, the special uses of the IB District, per Section 7-305(E) only allows “Child daycare services operated by or for a membership organization”. Per the SIC code (86), “membership organizations” excludes business establishments but includes political and religious organizations. The applicant has also submitted a concurrent Special Use Permit for child daycare services and an Exterior Appearance and Site Plan application for its new school at 525-527 W. Ogden Avenue.
2. A Plan Commissioner asked about the egress and ingress plan from Ogden Avenue, expressing the concern of the heavy traffic on the street. The applicant responded that they have hired Kenig Lindgren O'Hara & Aboona, Inc. (KLOA) as their traffic consultants, and they are working with IDOT with traffic counts and site plan design. The current (02/08/17) egress/ingress plan is the eastern entrance will be a full access, right in and left out; and the west curb cut will be exit only, with right out and left out only. The plan is also to have pickup and drop-off traffic flow contained onsite. Chairman Cashman commented that he would like to see a traffic study once it is completed. He's concerned for a potential morning rush between 6:30 AM and 9 AM. The applicant expressed that from his experience, the morning drop-off is a gradual flow due to differences in everyone's schedule.
3. The PC, in general, was in favor for the proposed text amendment request and special use permit for child daycare at the subject property. However, there were core elements the PC would like to see related to the site plan for updates and revisions, including: buffering/screening between the R-2 district and parking lot/play equipment/tyke track; higher fencing, and an alternative dumpster space location further away from the R-2 district.
4. During the public participation period of the public hearing, Mr. Paul Sigfusson expressed his concerns for water issues because of the crown they have on the property where his office is located on 501 W. Ogden Avenue.
5. On February 8, 2017, the PC, for the aforementioned request for site plan updates and for review of a completed traffic study, unanimously continued the Exterior Appearance and Site Plan application to the next regularly scheduled PC meeting (March 8, 2017), 7-0 (2 absent). The PC was supportive for the use and Text Amendment application, and unanimously recommended approval for the Text Amendment application and concurrent Special Use permit as submitted, 7-0 (2 absent).
6. On March 8, 2017, the public hearing formally resumed and the applicant returned with Michael Werthmann, Principal of KLOA, to review the traffic analysis and to answer questions. Charles Marlas reviewed the changes to the site plan in response to the concerns and requests by the PC on February 8, 2017: (1) the dumpster space has been relocated to the southeast corner of the property, (2) in lieu of a berm for parking stalls 32-40, an 8-foot arborvitae hedge row will be planted to screen the R-2 district from the parking lot area, (3) relocated the play areas further away from the north property line and illustrated the equipment shed and running path, and (4) the 8-foot solid fencing around the perimeter of the west and north property lines.
7. Michael Werthmann, KLOA, reviewed that the school estimates it will have 150 students and somewhere between 20 to 25 staff members. The drop-off will typically be between 6:30 and 9:30 AM over a 3-hour period and pickup will be generally between 3:30 and 6:30 PM. He pointed out that the 3-hour period is significant because it's

distributed over 3 hours and not one peak hour, which helps minimize the impact on the roadway system. Mr. Werthmann also reviewed that the school is essentially closed after 6:30 PM on weeknights and closed on weekends. The volume of traffic generated is based on surveys from the Elmhurst school location. During those peak hours, the highest peak hour is in the morning, and is about 50 to 55 vehicles in and 45 vehicles out.

In regards to access, KLOA is working with IDOT, with the current proposal to provide a one-way counterclockwise circulation system where you enter from the east curb cut and all outbound access at the west curb cut. The west side curb cut will allow for 2 outbound lanes and 1 inbound lane. He noted that IDOT has the final decision authority.

8. There was no one from the audience who commented regarding the application at the public hearing on March 8, 2017.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed Text Amendment application and concurrent Special Use Permit as submitted, the Village of Hinsdale Plan Commission on **February 8, 2017**, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the Text Amendment application and concurrent Special Use Permit as submitted.

Following a motion to recommend approval of the proposed concurrent Exterior Appearance and Site Plan application, the Village of Hinsdale Plan Commission on **March 8, 2017**, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the concurrent Exterior Appearance and Site Plan application, with the recommendation that the Board of Trustees consider full review of the full traffic study that is currently being developed by the applicant.

THE HINSDALE PLAN COMMISSION By:

Chairman

Dated this _____ day of _____, 2017.

HINSDALE PLAN COMMISSION

RE: Case A-26-2016 – Applicant: TinkRworks (application address: 21 W. Second Street)

Request: Text Amendment to add Tutoring and Curriculum Development as a Special Use in the O-2 Limited Office District and Concurrent Special Use Permit Application for TinkRworks LLC at 21 W. Second St. in the O-2 District.

(Please note, the Text Amendment application was co-applied with Stec Educational Group, LLC. Stec LLC has applied for a concurrent Special Use Permit application as Case A-33-2016)

DATE OF BOARD OF TRUSTEES REFERRAL: February 7, 2017

DATE OF PLAN COMMISSION (PC) PUBLIC HEARING: March 8, 2017

DATE OF BOARD OF TRUSTEES 1ST READING: April 4, 2017

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant Aaditya “Anu” Mahajan, TinkRworks, LLC, for the proposed text amendment to Zoning Code Section 6-106(B)(7), to add Tutoring and Curriculum Development as a special use in the O-2 Limited Office District and a concurrent special use permit application (Case A-26-2016) for Tutoring and Curriculum Development at 21 W. Second Street, in the O-2 District.
2. The PC, in general, was in favor for the proposed text amendment to add Tutoring and Curriculum Development as a special use in the O-2 Limited Office District. The PC believes that each unique tutoring type, along with potential issues and parking situations would be properly reviewed and considered through the special use permit process. It was also noted that a public notification for input from the surrounding neighbors would also be part of the entitlement process. However, there was one commissioner who thought the use was too close to the residential district and voted against the recommendation to approve the text amendment application.
3. The applicant reviewed that TinkrWorks plans to utilize 3,000 SF, the entire third floor in the office building for two classrooms and a common area. U.S. Bank is currently the only tenant and occupies the first two floors. The applicant has a steady-rate goal for 200 unique students by year 3. However, the maximum number of students at one time will be 25. The maximum staff on site will be 5. The applicant has noted that there is no additional room to expand in the building.
4. The applicant reviewed that the vast majority of weekday classes will begin at 5:30 PM or later, and noted that permit parking from Monday to Friday ends at 5:00 PM. For weekday classes prior to 5:30 PM, student volumes are anticipated to be low. Mr. Mahajan also pointed out that parents typically do not park and stay. Instead, they drop-off and pickup across all age groups; and on average, two parents per week park their cars, come up and stay.
5. The PC expressed concern for the use of power tools, such as circular saws and drills, due to potential noise and odor issues. The applicant agreed not to use power tools after the PC asked if TinkRworks could function without it.
6. There was no one from the audience who commented in regards to the application at the PC public hearing on March 8, 2017.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed Text Amendment application, as submitted, the Village of Hinsdale Plan Commission on March 8, 2017, on a vote of five (5) “Ayes,” one (1) “Nay” and three (3) “Absent,” recommends that the President and Board of Trustees approve the Text Amendment application as submitted.

Following a motion to recommend approval of the proposed concurrent Special Use Permit application, the Village of Hinsdale Plan Commission on March 8, 2017, on a vote of five (5) “Ayes,” one (1) “Nay” and three (3) “Absent,”

recommends that the President and Board of Trustees approve the concurrent Special Use Permit application, with the recommendation that the Board of Trustees further discuss prohibiting power tools to prevent potential noise/odor nuisance to the vicinity.

THE HINSDALE PLAN COMMISSION By:

Chairman

Dated this _____ day of _____, 2017.

HINSDALE PLAN COMMISSION

RE: Case A-33-2016 – Applicant: Stec Educational Group LLC (application address: 534 Chestnut Street)

Request: Concurrent Special Use Permit Application for Stec LLC at 534 Chestnut St. in the O-2 District, with Text Amendment to add Tutoring and Curriculum Development as a Special Use in the O-2 Limited Office District

(Please note, the Text Amendment application was co-applied with TinkRworks - Case A-26-2016)

DATE OF BOARD OF TRUSTEES REFERRAL: February 7, 2017

DATE OF PLAN COMMISSION (PC) PUBLIC HEARING: March 8, 2017

DATE OF BOARD OF TRUSTEES 1ST READING: April 4, 2017

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant Christine Stec, Stec Educational Group LLC, for the special use permit application (Case A-33-2016) for Tutoring and Curriculum Development at 534 Chestnut Street, in the O-2 District. She reviewed that she has tutored in the Hinsdale area for a number of years, mostly focusing on one-on-one SAT-ACT tutoring. All of her current students are high school students. This special use request is to offer small classes because the demand during certain periods is too high for a single person.
2. The applicant reviewed that the average class size is 5 to 6 students. In terms of the schedule, classes will be offered in the evening at 6 or 7 PM, and are 2 to 3 hours long. Sunday's she explained, would probably be the busiest day. One-on-one tutoring would occur between 4 and 6 PM, for an hour long session.
3. The applicant reviewed that the shared office building is mostly occupied by professional offices, and tends to be the busiest during the day. During the evening and on Sundays, the building is essentially empty Ms. Stec explained.
4. A Plan Commissioner asked if the tenant space is 1,000 square feet, and what the rule is for occupancy. The applicant confirmed the proposed space is 1,000 square feet, and due to the planned seating arrangement, the classroom maximum will be 8 students.
5. The PC, in general was supportive for the request. Some of the comments made suggested that parking would not be an issue, nor would the requested use for one-on-one tutoring and classes (no larger than 8 students at a time).
6. There was no one from the audience who commented in regards to the application at the PC public hearing on March 8, 2017.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed Special Use permit application, as submitted, the Village of Hinsdale Plan Commission on March 8, 2017, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the Special Use permit application as submitted.

THE HINSDALE PLAN COMMISSION By: _____

Chairman

Dated this _____ day of _____, 2017.

HINSDALE PLAN COMMISSION

RE: Case A-01-2017 – Applicant: Unitarian Church of Hinsdale (application address: 17 W. Maple Street)

Request: Exterior Appearance Plan Review for new Windows and Roof Solar Panels on Religious Education Church Building

DATE OF PLAN COMMISSION (PC) REVIEW: March 8, 2017

DATE OF BOARD OF TRUSTEES 1ST READING: April 4, 2017

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant for the proposed new windows and roof solar panels on the Religious Education Building of the Unitarian Church of Hinsdale, in the IB Institutional Buildings District. Benjamin Van Horne, project applicant, reviewed the window color, design and engineering features. Jason Hawksworth, President of Hawk Energy Solutions, reviewed the solar panel design and its function for the building. Both presenters had samples to show the PC. In short, the request is focused on improving energy efficiency and reducing its carbon footprint.
2. The subject property is in the IB Institutional Buildings District, within 250 feet from a single-family residential district (R-4), and properly notified by certified mailing, posting a sign and by publication in the Hinsdalean on February 16, 2017. There was no one from the audience who commented during the Plan Commission public meeting on March 8, 2017.
3. The Chairman asked if the window frame material will be aluminum. The applicant confirmed it is factory finished aluminum panels. The Chairman also recommended to replace or paint the existing two doors to match the proposed dark bronze windows. The applicant replied he cannot promise it will happen at the same time for the window installation, but it will be a goal to paint said two doors, as well as the gutters to match the window panels.
4. The PC was supportive for the roof solar panel request, and noted it will be difficult to see from the street. The applicant noted that they have two plans for the angle of the panels, but is proposing the least intrusive version.
5. The PC asked what type of battery storage will be used. The applicant responded there is no battery storage because it will use ComEd's net metering program; and will send excess energy back to the grid for credit. During seasons with less solar capture, the church may use its credit for energy.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plan as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plan to replace its windows and install roof solar panels as submitted in the application.

THE HINSDALE PLAN COMMISSION By: _____

Chairman

Dated this _____ day of _____, 2017.




MEMORANDUM

DATE: April 12, 2017

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: **Scheduling of Public Hearing** for Text Amendment Application to Prohibit a Secondary Access to or from a Commercially Zoned Property into a Residentially Zoned District Request by the Village of Hinsdale

Summary

This Plan Commission (PC) Agenda item is for scheduling the Public Hearing for the May 10 PC meeting. At the April 4, 2017, Board of Trustees meeting, the Board unanimously approved to refer the application for review and consideration for a Text Amendment to Section 9-104 of the Hinsdale Zoning Code as it relates to regulation of the location of new secondary access drives to commercial properties.

Request and Analysis

On July 13, 2016, the Plan Commission reviewed an Exterior Appearance and Site Plan request from Hinsdale Management Corporation, the property owner of 120 E. Ogden Avenue, to construct a driveway for a secondary access for its parking lot (Case A-15-2016). The new driveway access would have allowed parking lot entry and exiting onto Fuller Road, adjacent to a residential district. There were many neighborhood residents present at the July 13, 2016, Plan Commission public meeting, to voice their opposition of the application. A petition against the application was also submitted to staff. At the public meeting, a local resident asked if there was a way to prevent an application like this from coming back before the Village. Staff responded that the Village could potentially amend the Code.

In response to many safety concerns voiced by the local residents on July 13, 2016, the Village of Hinsdale is requesting a Text Amendment to Section 9-104(G)(3)(d), to prohibit a new driveway approach for secondary access from a commercially zoned property onto a street where the access drive is directly adjacent to or directly across from a residential dwelling unit located in a residentially zoned district. The proposed language (in red below) seeks to protect the residential nature of streets from the traffic impacts a secondary impact may create; and specifically used the term “commercial” as opposed to “nonresidential” to prevent inadvertent impacts to schools, parks and institutional uses which would expect may have secondary access onto properties adjacent to residential districts:



MEMORANDUM

Location Of Drives: On a parcel of property used for nonresidential purposes, no driveway approach shall be located within five feet (5') of the property line, or within ten feet (10') of any other driveway approach as measured at the property line. Additionally, no new driveway approach for secondary access to or from a commercially-zoned property shall be permitted to be created onto a street where the access drive is directly adjacent to, or directly across from, a residential dwelling unit located in a residentially-zoned district."

Staff is also requesting to correct a long-standing typo referencing "single-family dwellings" as opposed to "nonresidential uses" in Section 9-104(G)(3) where defining parking and driveway requirements for nonresidential uses:

Parking and Driveways for Nonresidential Uses: Notwithstanding any other provision of this code, driveways serving ~~single-family dwellings~~nonresidential uses may traverse any required yard and shall conform to the following regulations:"

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the BOT its recommendation in the form specified by subsection [11-103\(H\)](#). The failure of the PC to act within forty five (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 as submitted.

Attachments:

- Attachment 1 – Text Amendment and Plan Commission Applications by the Village of Hinsdale
- Attachment 2 - Plan Commission Minutes - July 13, 2016 (approved on September 14, 2016)
- Attachment 3 - Zoning Map
- Attachment 4 - 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: _____



**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.

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
July 13, 2016
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, July 13, 2016, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Unell, Commissioner McMahon and Commissioner Crnovich

ABSENT: Commissioner Krillenberger

ALSO PRESENT: Kathleen Gargano, Village Manager, Robb McGinnis, Director of Community Development, and Chan Yu, Village Planner
Applicant Representatives for Case: A-10-2016, A-12-16 and A-14-2016

Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) for any revisions or comments from the May 11, 2016, meeting. With none, Chairman Cashman asked for a motion to approve the minutes. Commissioner McMahon motioned and Commissioner Peterson seconded. The motion passed unanimously (7 Ayes and 1 absent).

Exterior Appearance and Site Plan Review

Case A-15-2016 – 120 E. Ogden Ave. – Hinsdale Management Corp. – Site Plan Review for a new secondary parking lot access driveway (O-2 Limited Office District) into Fuller Rd. (R-4 Single Family Residential District). This is a Public Meeting item.

Chairman Cashman summarized the latest information between the Village and applicant, in regards to resolving the issue, and informed the public meeting that the application will be continued at the September 14, 2016, PC meeting. Chairman Cashman explained the PC will not be discussing the item, however, recognized the audience and offered to listen to the comments by the public.

Jennifer L., 628 N. York Rd., apologized to the audience about the application being continued for the September meeting. She explained that they found out late Friday and by then, their post cards have already been sent out. She wishes that anyone present to please put the meeting on their calendars and watch for updates, to offer intelligent feedback to the Village, on how it will impact residents on Fuller Road.

Andrew L., expressed gratitude for the feedback from the Village, and happy to be part of the review process. He explained however, he wished the application would have moved forward and declined in its current form for the record.

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July 13, 2016

Michael C., 117 Fuller Rd., explained one of his neighbors Greg Peters wasn't able to attend tonight, but he monitored the traffic that came in and out of the building (at 120 E. Ogden Ave.) for four days, from 7 AM to 9 AM and in the afternoon from 4 PM to 6 PM. Michael summarized Greg's findings and found that the majority of traffic traveled east bound on Ogden Ave., and made a right turn onto York Rd. Michael also referenced 30 years ago, Koplin applied for this when he bought the property. He recalled the residents at the time also organized in opposition and the Village opposed the driveway application.

Chairman Cashman reiterated that the PC truly values the citizens input, and encouraged the public to come back in September.

Neil T., 111 Fuller Rd., is a newer resident, and explained that they bought the new home largely because they have children. It's not a cul-de-sac but it is a dead end street. He expressed how beautiful the street and Village is. He explained that he views the application as an investor, a parent and a surgeon. He believes Ogden is a dangerously busy street and Ogden and York is a busy corner. It astonishes him that there is no "no turn on red" sign when turning east onto Ogden from York. He explained all the various potential dangers of additional traffic in the area should the driveway be constructed. He believes approving this application would set a dangerous precedence. Moreover, he would like to explore a way to bring forth an ordinance to prevent a parking lot from applying to emptying out onto a residential street.

Darius N., 100 Fuller Rd., explained as a new resident, the home was purchased because it is on a quiet residential street. One of his biggest concerns is for the children of the neighborhood, including his soon to be born child. There are commuters already using his driveway to turn around in the cul-de-sac. He suspects the tenants and additional traffic will increase this issue from the new office driveway. He also mentioned a school is only three blocks away and additional traffic is not good. He summarized that he is opposed to the application and hopes the PC understands why.

Jordan P., 118 Fuller Rd., would like to echo Darius's concerns in regards to traffic. She mentioned speeding cars on the street after finding out of the dead end. She explained that she walks to work at Whole Food and sees how fast the traffic is already in the area. Allowing for more cars through the driveway will only increase the dangerous area. The cars she noted, already ignores stop signs and speed limit signage in the neighborhood.

Kelly S., 115 Fuller Rd., she explained that she is a seven year resident who purchased the home because it is on a quiet residential street. She expressed her concern for her children and the neighborhood children who are at an age where they can play unsupervised at all times. This driveway would also change the feel of the neighborhood. There is also concern that the commuters using the driveway will not look both ways and expect children while exiting. Property value will decrease from the new driveway. She also asked if there could be a neighborhood representative that could be more involved with the Village and applicant.

Plan Commission Minutes
July 13, 2016

Lyn W., pointed out that this application was denied about 30 years ago as Mike referenced. She also asked if there could be a neighborhood representative that could be more involved with the Village.

Chairman Cashman answered that would be Chan, the Village Planner. At this point, the PC knows as much as the public does he explained, and the application is being continued.

Lyn W., also explained that there is high speed and traffic congestion already, and for the PC to consider this.

Todd A., 114 Fuller Rd., indicated that he just moved back from LaGrange primarily for his children to be able to attend the school system. His family moved into the neighborhood for the safety, security, sensibility, schooling and serenity. He pointed out that the office currently has two curb cuts onto Ogden, and that they do not need a third one onto a residential street. This application is not OK and it was not OK back in circa 1985.

Bob K., 608 N. County Line Rd., explained that N. County Line and Fuller are major arterials already. Moreover, he explained that this driveway will add additional traffic, which will cause a butterfly affect and impact other traffic points that already back up into the residential streets. There are already numerous traffic incidents at the intersection he stated.

Rob S., 229 Fuller Rd., explains the street floods when there is heavy rain, and should be considered. There is already enough traffic in the area. Also, this resident's home features a living room near the front of the house, and will be more affected by additional traffic onto the street. In addition, he will not allow his kids to play in the front yard due to the increase in dangerous traffic. This resident also explained that the driveway will push additional cars south on York.

Meg P., 412 Fuller Rd., she explained that she grew up in Hinsdale and moved back 10 years ago. She recalled Fuller Rd. as a nice and quiet road. However, over the last 3 to 5 years, the traffic has increased. There is already enough speeding traffic in the area, and believes this driveway will make it worse since people will figure out a shortcut to access the highway. She also wished this application could have been denied today versus being continued at a later date.

Cindy K., 407 Fuller Rd., this resident explained that she is a teacher and referenced that the neighborhood sidewalks were installed in 1988. With this new driveway, her primary concern will be the danger for the kids, pets and residents to use it. She also suggested that the street is in bad shape, and that the Elm and Fuller Rd. intersection needs a stop sign.

Debra B., 802 Franklin, This resident indicated that she would like an earlier notice for the meetings, especially if the applicant chooses to continue it on another date. She explained that

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a lot of residents changed their schedules around for this meeting, so she hopes the applicant can give the residents a chance to also have the flexibility for a potential date change.

Chairman Cashman told the audience or anyone watching the meeting at home to please send emails to the PC. He explained that they review the emails and it's another way to communicate with the PC.

Mike M., 543 N. County Line Rd., this resident explained this proposed driveway will make traffic worse in the area.

Todd A., 114 Fuller Rd., asked if the Village or resident(s) can propose an ordinance to prevent an application like this from being submitted. He believes approval for this would set a dangerous precedence over protecting the residential neighborhoods.

Chairman Cashman recommended that he ask the Chan that question.

Chan, explained with respect to due process, the applicant owns the land, the land is zoned O-2 and can apply for a driveway, and that the driveway plan the applicant submitted meets the Code- and has the right to apply for it. In regards to how citizens can stop the approval of the application, he explained you/they are doing the right thing right now; and that's by showing up at the meetings to voice your concerns/opposition.

Todd A., 114 Fuller Rd., asked how we can prevent this application from coming back before the Village.

Robb McGinnis, Director of Community Development, replied that you could reach out to himself or Chan, and that we could potentially bring this forward as a staff driven text amendment to the Code.

Kathleen Gargano, Village Manager, introduced herself and reviewed that she had spoken with Mr. London last weekend, and that the Village is aware of the concerns of the neighbors. She expressed that she is glad to be in attendance tonight to hear the thoughtful comments by the residents. She also indicated that the Village will follow up with the traffic concerns brought up to the Police Department. She will review her notes with Chief Simpson the next day. Ms. Gargano pointed out that it's not uncommon for resident groups to request a review of the neighborhood traffic flows. She indicated that the Village will look into the desire of the residents to prohibit this type of application in the future. All general public meetings have a summary reported to the Village Board. To that end, all of the concerns and comments will be communicated to the Village Board. The PC is a recommending body to the Board, and has been aware of the materials and petition, and understands the concerns. The applicant is not present because the item is being continued. She reviewed that she talked to Mr. London about the applicant continuing this in response to the residential concerns, while considering

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for the safety for their tenants. Lastly, Ms. Gargano reiterated that the Village understands and hears the concerns by the residents. But at the same time, the applicant, has the ability to apply before the PC, and is working on a solution, other than the present application, which is clearly opposed by the participants of the current public meeting.

A question was raised in regards to stopping the application.

Kathleen Gargano, Village Manager, replied there's many ways to stop the application. The applicant can withdraw it, the PC can recommend for denial to the Board and the Board can concur with the PC. The Board is the ultimate authority.

A question was asked if the public has access to the Board.

Kathleen replied yes, everyone does, and that the petition and application materials have been shared, and the Board has been apprised of the situation.

A concern was raised from a resident that the continuance might be a way for the application to be somehow approved. He'd like this comment to be noticed and for the next meeting date to be noticed (August 9, 2016).

Kathleen replied that the Village is committed in working with the neighbors and hopeful for the commenter will understand the continuance is not an attempt to approve it.

A question was asked how long the applicant needs to wait to re-apply.

Robb McGinnis, Director of Community Development, replied two years is the duration. He also explained the difference between a public meeting and public hearing and the notification reason for the public meeting since it's within 250 feet from a residential lot.

Chan explained that the notification process will need to be continued with certified mailing, signage at the subject property and newspaper notification (Note: it should be clarified that this is NOT necessary as long as the continuance date is established for the next meeting).

More discussion about process ensued.

Chairman Cashman brought up that it's common for the PC to focus a lot of the time on applications that affect transition zones, between commercial and residential districts, and that the PC is respectful for the residents as a priority. He also reminded everyone to attend the next meeting and send emails to the PC.

Chairman Cashman asked for a motion to formally continue this item for the September PC meeting.

Commissioner McMahon motioned to approve. Commissioner Fiascone seconded. The motion passed unanimously (7 Ayes and 1 absent).

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Sign Permit Review

Case A-10-2016 – 49 S. Washington Street – Reflexion Spa – 1 Wall Sign with a Height Modification Request (13.25’ vs. 13’ above grade)

Chairman Cashman reviewed the next item on the agenda as a sign application from Reflexion Spa. He next asked the applicant to please introduce himself and the request.

Mr. Michael Kovar, the sign representative presented the wall sign modification request to allow a wall sign 3” over the maximum height per the Code.

Chairman Cashman indicated the bay window does pose a unique situation for the building since the maximum height (in this case) is set by the bottom of the second story window.

Chairman Cashman asked for any questions by the PC.

Commissioner Crnovich asked if the building owner plans to install more signs for the tenants upstairs.

Mr. Kovar explained that the building owner will apply for them separately if so.

Commissioner Crnovich mentioned that it’d be nice for all future signage to be on the same level.

Mr. Kovar indicated that he’d like to keep all the signage consistent in terms of material.

Chan asked if the sign is still non-illuminated.

Mr. Kovar replied correct.

With no other questions, Chairman Cashman asked for a motion to approve the sign application as submitted, with the height modification.

Commissioner McMahon motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously (7 Ayes and 1 absent).

Exterior Appearance and Site Plan Review

Case A-12-2016 – 107 S. Vine St. – Psychological Resources – Exterior Appearance and Site Plan for a Wheelchair Elevator in the Rear Yard of an O-1 Specialty Office District. This is a Public Meeting item.

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Chairman Cashman reviewed the next item on the agenda as an exterior appearance review by Psychological Resources. He next asked the applicant to please introduce himself and the request.

Dennis Parsons, project architect, presented the proposed exterior elevator to the PC. The key points are the new elevator will feature the same colors and materials as the current house. The height of the elevator enclosure will be less than the building itself, as small as possible and proportionate to the current building.

Dennis Batchos, Owner of Psychological Resources, clarified that this is not to generate additional revenue. His wife has patients currently unable to walk and needs this to remain patients of the office. They want to take care of their current patients.

Commissioner Ryan asked for clarification of the location of the elevator.

Dennis Parsons and Batchos explained that it's on the east side by the back stairs are. It's approximately a 5' by 5' square going straight up.

Commissioner Fiascone asked if the area is currently landscape/greenscape.

Dennis Parsons replied no, it's a paved area already.

Chairman Cashman asked for any additional questions by the PC and for any comments by the audience. With none, he asked for a motion to approve the exterior appearance and site plan as submitted.

Commissioner McMahon motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously (7 Ayes and 1 absent).

Case A-14-2016 – 5721 S. Garfield Ave. – Mr. Philip Miscimarra – Exterior Appearance Review for a Dormer Addition at Sutton Place townhome development in the R-5 Multiple Family Residential District. This is a Public Meeting item.

Chairman Cashman reviewed the next item on the agenda as an exterior appearance review as a dormer addition in the Sutton Place development. He next asked the applicant to please introduce himself and the request.

The homeowner, Mr. Philip Miscimarra presented the proposed dormer addition to the PC in a finished 3rd floor attic, with no current windows. The proposed dormer will face the interior of the development, opposite and no visible from the street (Garfield Ave.). There are similar dormers already in the development. He also explained that the Sutton Place homeowners association has already approved his plan. Mr. Miscimarra reiterated Chan's memo and pointed out that the dormer will not be taller or project further than the building envelope. The design will also match the current home in terms of quality and finish.

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Chairman Cashman asked for any questions by the PC and for any comments by the audience. With none, he asked for a motion to approve the exterior appearance and site plan as submitted.

Commissioner Ryan asked for clarification of the approval by the association and asked if there are other townhomes with similar dormers like the proposed.

Mr. Philip Miscimarra responded there are three or four other homes with existing attic dormers and that he made sure his location will not be too close to the next one over. He also clarified yes, the association has already approved for this dormer plan.

Chairman Cashman also mentioned about existing dormers on the other side of the common area.

Chairman Cashman asked for any questions by the PC and for any comments by the audience. With none, he asked for a motion to approve the exterior appearance application as submitted.

Commissioner Unell motioned to approve. Commissioner Ryan seconded. The motion passed unanimously (7 Ayes and 1 absent).

Other Business

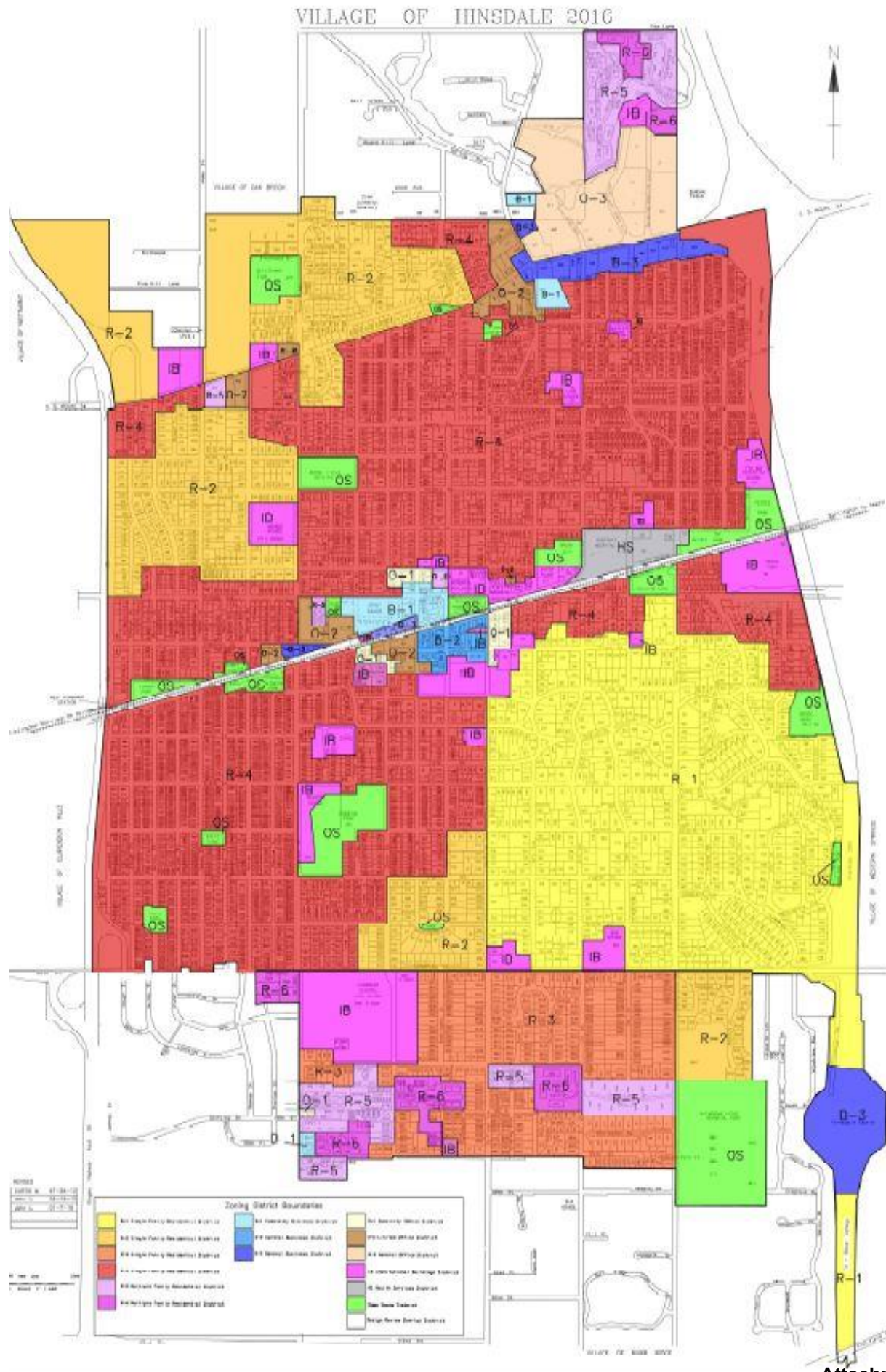
Chairman Cashman announced the PC will not have a meeting in August and will meet again at the next regularly scheduled September PC meeting date. The meeting was adjourned at 8:49 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', written in a cursive style.

Chan Yu, Village Planner

Attachment 3: Village of Hinsdale Zoning Map



VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 9-104 (“OFF STREET PARKING”) OF THE HINSDALE ZONING CODE AS IT RELATES TO REGULATION OF THE LOCATION OF SECONDARY ACCESS DRIVES TO COMMERCIAL PROPERTIES

WHEREAS, the Village of Hinsdale (the “Village”) has received an application from the Village of Hinsdale (the “Applicant”) pursuant to Section 11-601 of the Hinsdale Zoning Code for an amendment to the text of subsection 9-104.G.3.d of the Zoning Code relative to regulation of the location of secondary access drives to commercial properties (the “Application”), and to clean up a typographical error in that same subsection of the Zoning Code. The proposed text amendment will ensure that secondary access drives to and from commercial properties cannot be created adjacent to or directly across from residential properties located in residentially zoned district; 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 _____, 2017, 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. _____-2017 (“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 amendment set forth below is demanded by and required for the public good.

Section 3: Amendment. Chapter 9 (District Regulations of General Applicability), Section 9-104 (Off Street Parking), subsection G.3. (Parking and Driveways for Nonresidential Uses - introductory paragraph of the subsection), and subsection G.3.d. (Parking and Driveways for Nonresidential Uses – Location of Drives) of the Hinsdale Zoning Code are hereby amended to read in their entirety as follows:

“3. *Parking and Driveways for Nonresidential Uses*: Notwithstanding any other provision of this code, driveways serving ~~single-family dwellings~~nonresidential uses may traverse any required yard and shall conform to the following regulations:”

“(d) *Location Of Drives*: On a parcel of property used for nonresidential purposes, no driveway approach shall be located within five feet (5') of the property line, or within ten feet (10') of any other driveway approach as measured at the property line. Additionally, no new driveway approach for secondary access to or from a commercially-zoned property shall be permitted to be created onto a street where the access drive is directly adjacent to, or directly across from, a residential dwelling unit located in a residentially-zoned district.”

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.




MEMORANDUM

DATE: April 12, 2017

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: **Scheduling of Public Hearing** for Text Amendment Application for Educational Services in the B-2 and B-3 Business Districts as a Special Use Request by the Village of Hinsdale

Summary

This Plan Commission (PC) Agenda item is for scheduling the Public Hearing for the May 10 PC meeting. At the April 4, 2017, Board of Trustees meeting, the Board unanimously approved to refer the application for review and consideration for a Text Amendment to Section 5-105(C), to allow Educational Services with a Special Use permit in the B-2 Central Business District (but not on the first floor of any structure in the B-2) and B-3 General Business District.

Request and Analysis

The Village of Hinsdale receives inquiries by businesses that offer various types of educational services. However, the only educational service permitted with a Special Use Permit in the business districts is, "Musical tutoring services" in the B-2 District (but not on the first floor of any structure and not in any structure that is not freestanding) per Section 5-105(C)(22). This has prevented potential businesses that offer educational services with less intensive purposes, compared to a music school, from locating in Hinsdale.

A Text Amendment to Section 5-105(C), to allow Educational Services with a Special Use permit in the B-2, but not on the first floor of any structure in the B-2 District, and B-3 District, would support the purpose of the Business District definitions (Attachment 2), and allow a more flexible range of educational classes to be considered. To avoid unintended consequences to the adjacent properties, a Special Use permit application includes review criteria's (Attachment 3), and public notification requirements to invite neighborhood discussions through the public hearing(s).

A Special Use permit application requires the Plan Commission to hear, review and offer its recommendations to the Board of Trustees for a final decision.



MEMORANDUM

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the BOT its recommendation in the form specified by subsection [11-103\(H\)](#). The failure of the PC to act within forty five (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 as submitted.

Attachments:

- Attachment 1 – Text Amendment and Plan Commission Applications by the Village of Hinsdale
- Attachment 2 - Definitions of the Business Districts B-1, B-2 and B-3 (Section 5-101: Purposes)
- Attachment 3 - Special Use Permit Application
- Attachment 4 - Current Permitted Uses and Special Uses in the Business Districts (Section 5-102 and 5-105)
- Attachment 5 - Zoning Map highlighting the B-2 and B-3 District locations



**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: _____



**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.

commercial district designed for established areas of heavier vehicular traffic (B-3).
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.

Attachment 2: Zoning Code Sec. 5-101: Purposes:

Three (3) zoning districts are provided for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Hinsdale and surrounding areas in a suburban setting.

The districts, while distinct, permit a harmonious spectrum of general suburban shopping and service opportunities, ranging from a relatively low intensity (B-1), through a higher intensity business zone intended to accommodate local shopping needs in a "downtown" setting (B-2), to a more generalized commercial district designed for established areas of heavier vehicular traffic (B-3).

Specifically, the B-1 community business district is intended to serve the everyday shopping needs of village residents as well as to provide opportunities for specialty shops attractive to wider suburban residential community around the village. It permits uses that are necessary to satisfy most basic, frequently occurring shopping needs. Also allowed are compatible uses that, while not used as frequently, would be desirably located in close proximity to potential users. This district is designed to accommodate development of community shopping centers with planned off street parking and loading as well as existing individual shops or small groups of local stores. The district is normally located on primary or secondary thoroughfares, is relatively small in size, and has bulk standards that provide for compatibility with nearby residential uses.

The B-2 central business district is intended to serve the entire Hinsdale suburban community with a wide variety of retail and service uses. It is intended to serve as the primary shopping area of the village. This district is located in the center of the village, adjacent to commuter facilities, and at the convergence of primary thoroughfares. The bulk standards are intended to reflect the generally more intense development of property in this area.

The B-3 general business district is intended to serve the Hinsdale suburban community with a full range of locally oriented business uses commonly located along established traffic routes. (1991 Code)



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: _____

Proposed Special Use request: _____

Is this a Special Use for a Planned Development? **No** **Yes** (If so this submittal also requires a completed Planned Development Application)

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit 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 Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. *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.
2. *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.

3. *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
4. *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.
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
6. *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.
7. *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.
8. *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.

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

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.

Alternate 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.

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.

Sec. 5-102: Permitted Uses:

The following uses and no others are permitted as of right in the business districts indicated in the following table. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual" (see appendix A of this code) and section 11-501 of this code. SIC codes are given in parentheses following each use listing.

							B-1	B-2	B-3
A. Construction, Special Trade Contractors:									
1.	General building contractors; residential buildings (152).								P
2.	Operative builders (153).								P
3.	Plumbing, heating, and air conditioning contractors (171).							P	P
4.	Painting and paper hanging contractors (172).							P	P
5.	Electrical work contractors (173), but not highway lighting and electrical signal construction.							P	P
6.	Masonry, stone setting, and other stone work contractors (1741).								P
7.	Plastering, drywall, acoustical, and insulation work contractors (1742).							P	P
8.	Terrazzo, tile, marble, and mosaic work contractors (1743).								P
9.	Carpentry and floor work contractors (175).							P	P
10.	Roofing, siding, and sheet metal work contractors (176).								P
11.	Glass and glazing work contractors (1793).							P	P
12.	Special trade contractors not elsewhere classified (1799).							P	
B. Printing, Publishing, And Allied Industries:									
1.	Commercial printing (275).								P
C. Retail Trade:									
1.	Lumber and other building materials dealers (521).								P
2.	Paint, glass, and wallpaper stores (523).						P	P	P
3.	Hardware stores (525).						P	P	P
4.	Department stores (531).						P	P	P

5.	Variety stores (533).		P	P	P
6.	Miscellaneous general merchandise stores (539).		P	P	P
7.	Grocery stores (541).		P	P	P
8.	Meat and fish markets (543).		P	P	P
9.	Fruit and vegetable markets (543).		P	P	P
10.	Candy, nut, and confectionery stores (544).		P	P	P
11.	Dairy products stores (545).		P	P	P
12.	Retail bakeries (546).		P	P	P
13.	Miscellaneous food stores (549).		P	P	P
14.	New and used motor vehicle dealers (551), but only on lots abutting Ogden Avenue.				P
15.	Auto and home supply stores (553), but not including service bays.		P	P	P
16.	Men's and boys' clothing and accessory stores (561).		P	P	P
17.	Women's clothing stores (562).		P	P	P
18.	Women's accessory and specialty stores (563).		P	P	P
19.	Children's and infants' wear stores (564).		P	P	P
20.	Family clothing stores (565).		P	P	P
21.	Shoe stores (566).		P	P	P
22.	Miscellaneous apparel and accessory stores (569).		P	P	P
23.	Home furniture and furnishings stores (571).		P	P	P
24.	Household appliance stores (572).		P	P	P
25.	Radio, television, consumer electronics, and music stores (573).		P	P	P
26.	Eating places (5812), including accessory outdoor seating, but not including live entertainment or drive-in establishments.		P	P	P
27.	Drinking places (5813) accessory to permitted eating places.				P
28.	Drugstores and proprietary stores (591).		P	P	P
29.	Used merchandise stores (593).		P	P	P

30.	Sporting good stores and bicycle shops (5941).		P	P	P
31.	Bookstores (5942).		P	P	P
32.	Stationery stores (5943).		P	P	P
33.	Jewelry stores (5944).		P	P	P
34.	Hobby, toy, and game shops (5945).		P	P	P
35.	Camera and photographic supply stores (5946).		P	P	P
36.	Gift, novelty, and souvenir shops (5947).		P	P	P
37.	Luggage and leather goods stores (5948).		P	P	P
38.	Sewing, needlework, and piece goods stores (5949).		P	P	P
39.	Florists (5992).		P	P	P
40.	Tobacco stores and stands (5993).		P	P	P
41.	News dealers and newsstands (5994).		P	P	P
42.	Optical goods stores (5995).		P	P	P
43.	Miscellaneous retail stores (5999), but not including auction rooms, firework sales, gravestone sales, sales barns, or tombstone sales.		P	P	P
<i>D. Finance, Insurance And Real Estate:</i>					
1.	Depository and nondepository credit institutions (60-61), but not on the first floor of any structure in the B-2 district except expansion of such an institution existing on such a first floor as of January 1, 1994, into additional first floor space owned by such an institution as of January 1, 1994, in the same structure or an abutting structure, and except expansion of such an institution into first floor space that does not abut a street, provided that such expansion does not occupy more than 50 percent of the depth of the overall tenant space, and not including drive-in establishments or automatic teller machines, except teller machines attached to the principal structure on the lot.			P	
2.	Security and commodity brokers, dealers, exchanges, and services (62), but not on the first floor of any structure in the B-2 district.		P	P	P
3.			P	P	P

	Insurance carriers, agents, brokers, and service (63-64), but not on the first floor of any structure in the B-2 district.			
4.	Real estate offices (65), but not on the first floor of any structure in the B-2 district.	P	P	P
5.	Holding and other investment offices (67), but not on the first floor of any structure in the B-2 district.	P	P	P
E. Services:				
1.	Veterinary services for animal specialties (0742).			P
2.	Grooming services for pets (0752).			P
3.	Laundry, cleaning, and garment services (721), but not including dry cleaning plants (7216) or industrial launderers (7218).	P	P	P
4.	Photographic studios, portrait (722).	P	P	P
5.	Beauty shops (723).	P	P	P
6.	Barbershops (724).	P	P	P
7.	Shoe repair shops and shoeshine parlors (725).	P	P	P
8.	Tax preparation services (7291), but not on the first floor of any structure in the B-2 district.	P	P	P
9.	Advertising services (731), but not on the first floor of any structure in the B-2 district.	P	P	P
10.	Mailing, reproduction, commercial art and photography, and stenographic services (733).	P	P	P
11.	Services to dwellings and other buildings (734).			P
12.	Employment agencies (7361), but not on the first floor of any structure in the B-2 district.	P	P	
13.	Help supply services (7363), but not on the first floor of any structure in the B-2 district.	P	P	P
14.	Computer programming, data processing, and other computer related services (737), but not on the first floor of any structure in the B-2 district.	P	P	P

15.	Electrical repair shops (762), but not including refrigeration and air conditioning service and repair shops (7632).		P	P	P
16.	Watch, clock, and jewelry repair (763).		P	P	P
17.	Reupholstery and furniture repair (764).				P
18.	Videotape rental (784).		P	P	P
19.	Offices and clinics of doctors of medicine, dentists, osteopaths, chiropractors, optometrists, podiatrists, and other health practitioners (801-804), but not on the first floor of any structure in the B-2 district.		P	P	P
20.	Kidney dialysis centers (8092).				P
21.	Legal services (81), but not on the first floor of any structure in the B-2 district.		P	P	P
22.	Engineering, architectural, and surveying services (871), but not on the first floor of any structure in the B-2 district.		P	P	P
23.	Accounting, auditing, and bookkeeping services (872), but not on the first floor of any structure in the B-2 district.		P	P	P
24.	Management and public relations services (874), but not on the first floor of any structure in the B-2 district.		P	P	P
25.	Miscellaneous services (89), but not on the first floor of any structure in the B-2 district.			P	P
26.	Miscellaneous business and professional office uses not listed herein, but not on the first floor of any structure in the B-2 district.			P	P
27.	Small parcel store (733 and 4783).		P		
28.	Professional, home based, supplemental education program centers.		P		
<i>F. Transportation And Utility Services:</i>					
1.	Office of local and suburban transit and interurban highway passenger transportation companies (41), but not including terminals, stations, vehicle yards, or garages and not on the first floor of any structure in the B-2 district.			P	P

2.	Travel agencies (4724).		P	P	P
3.	Tour operators (4725), but not on the first floor of any structure in the B-2 district.		P	P	P
4.	Airline, bus, and railroad ticket offices (4729).		P	P	P
5.	Offices of communications and utility companies (48-49), but not on the first floor of any structure in the B-2 district.		P	P	P
6.	Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures (481); but only where: a) the antenna and any necessary antenna support structure are fully enclosed or shielded from view from any point located off the zoning lot on which they are located by a structure otherwise permitted on the zoning lot and all electronic equipment is fully enclosed in a structure otherwise permitted on the zoning lot, or b) the antenna or antennas are limited to omnidirectional or whip antennas and directional or panel antennas and are located on a lawfully preexisting building that will serve as an antenna support structure and all electronic equipment is fully enclosed in a structure otherwise permitted on the zoning lot and, in either such case, such antenna, support structure and equipment fully comply with all standards and requirements applicable thereto.				
G. <i>Dwelling Units</i> : Dwelling units shall be subject to the lot area provisions applicable to the R-5 district; provided, however, that no dwelling unit shall be located on the first floor of any structure.				P	P

(Ord. 92-27, § 2, 8-18-1992; Ord. 94-2, § 2, 1-4-1994; Ord. 94-11, § 2, 3-1-1994; Ord. 97-4, § 3A, 3-4-1997; Ord. O2005-02, § 2, 1-18-2005; Ord. O2006-76, § 2, 10-17-2006; Ord. O2007-50, § 2, 7-17-2007; Ord. O2009-19, § 2, 3-17-2009; Ord. O2010-14, § 2, 3-23-2010; Ord. O2011-55, 11-15-2011)

Sec. 5-105:Special Uses:

Except as specifically limited in the following table, the uses listed in the following table may be permitted in the business districts indicated subject to the issuance of a special use permit as provided in section 11-602 of this code. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual" (see appendix A of this code) and section 11-501 of this code. SIC codes are given in parentheses following each use listing.

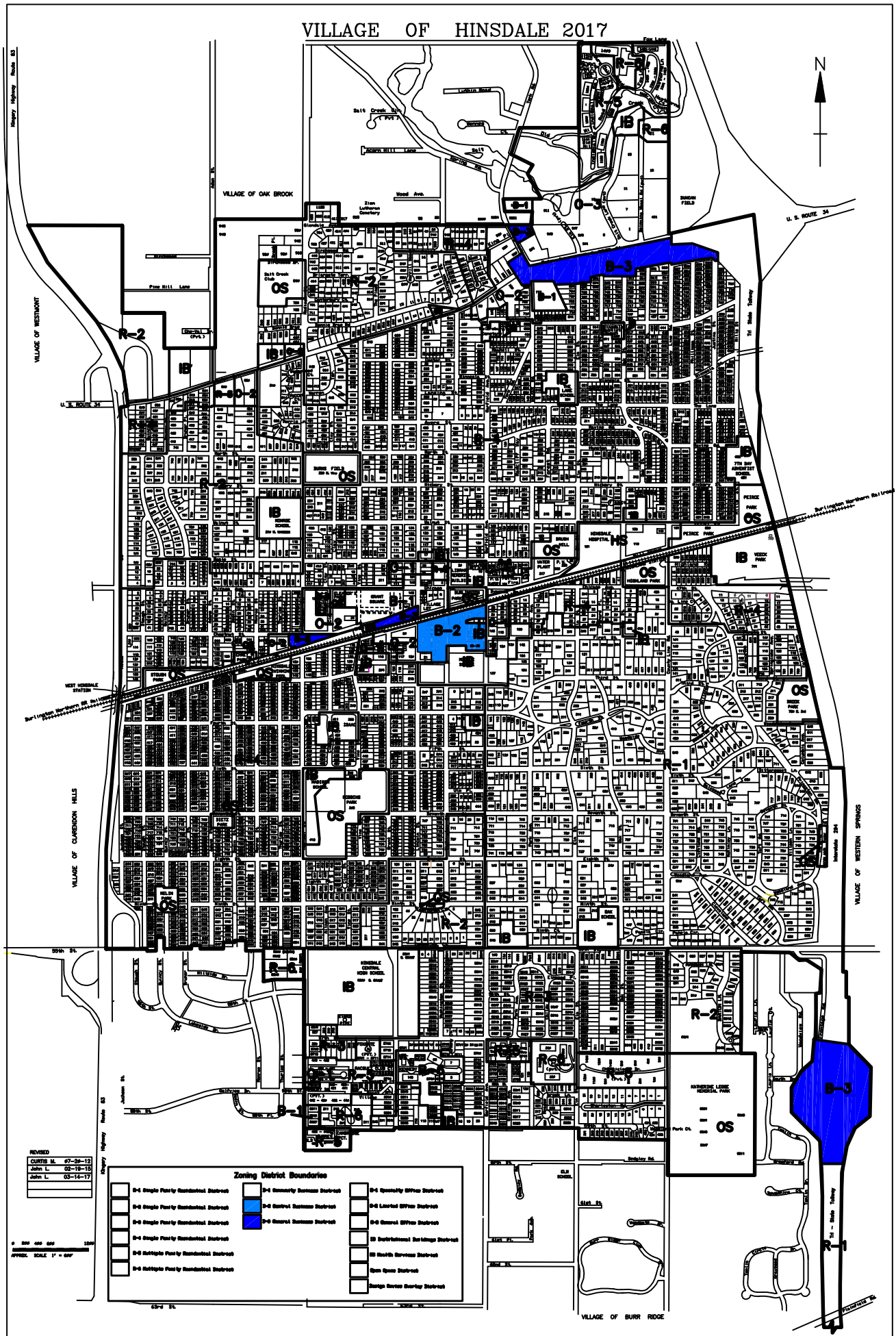
							B-1	B-2	B-3
A. Retail Trade:									
1.	Retail nurseries, lawn, and garden supply stores (526).						S		S
2.	Expansion of existing new and used motor vehicle dealers (551), but only on lots abutting Ogden Avenue.								S
3.	Auto and home supply stores (553), with service bays.								S
4.	Gasoline service stations (554).						S		S
5.	Live entertainment accessory to permitted eating places.						S	S	S
6.	Repealed.								
7.	Carryout eating places (5812).						S	S	S
8.	Drugstores and pharmacies with drive-throughs.						S		
B. Finance, Insurance, And Real Estate:									
1.	Depository and nondepository credit institutions (60-61), not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot and only subject to the provisions of subsection 5-109G of this article.						S		S
2.	Drive-in depository and nondepository credit institutions (60-61), but only subject to the provisions of subsection 5-109H of this article.						S	S	S
3.	Automatic teller machines when not attached to the principal structure on the lot.						S	S	S
C. Services:									
1.	Grooming services for pets (0752).							S	
2.	Laundry and dry cleaning plants (7211/7216).						S		S

3.	Miscellaneous personal services (729), but not including coin operated service machine operation, comfort station operation, dating services, escort services, locker rental, massage parlors, restroom operation, steam baths, tattoo parlor, turkish baths, or wedding chapels.		S	S	S
4.	Medical and miscellaneous equipment rental and leasing (7352/7359).			S	S
5.	Passenger car rental and leasing (7514-7515).				S
6.	Automobile parking (752), but not tow in parking lots.		S	S	S
7.	Automotive repair shops (753), but not including tire retreading (7534).		S		S
8.	Car washes (7542).		S		S
9.	Motion picture theaters, except drive-in establishments (7832).			S	S
10.	Dance studios, schools, and halls (7911), but not on the first floor of any structure in the B-2 district.			S	S
11.	Physical fitness facilities (7991), but not on the first floor of any structure in the B-2 district.		S	S	S
12.	Membership sports and recreation clubs (7997), but not on the first floor of any structure in the B-2 district.		S	S	S
13.	Medical and dental laboratories (807), but not on the first floor of any structure in the B-2 district.			S	S
14.	Correspondence and vocational schools (824).				S
15.	Child daycare services (835), but not on the first floor of any structure in the B-2 district.			S	S
16.	Business associations (861), but not on the first floor of any structure in the B-2 district.			S	S
17.	Professional membership organizations (862), but not on the first floor of any structure in the B-2 district.			S	S
18.	Labor organizations (863), but not on the first floor of any structure in the B-2 district.			S	S
19.	Civic, social, and fraternal associations (864), but not on the first floor of any structure in the B-2 district.			S	S
20.	Political organizations (865), but not on the first floor of any structure in the B-2 district.			S	S

21.	Membership organizations not elsewhere classified (869), but not on the first floor of any structure in the B-2 district.			S	S
22.	Musical tutoring services (8299), but not on the first floor of any structure in the B-2 district and not in any structure that is not freestanding.			S	
<i>D. Transportation And Utility Services:</i>					
1.	Local and suburban passenger transportation terminals and stations (41), but not including vehicle yards or garages.			S	S
2.	Household goods warehousing (4225), self-service only, but only on lots abutting Ogden Avenue.				S
3.	Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures (481) not otherwise permitted pursuant to section <u>5-102</u> of this article.				
<i>E. Miscellaneous:</i>					
1.	Planned developments.		S	S	S
2.	Hotels (7011).				S
3.	Lifestyle housing, subject to the planned development provisions of subsection <u>11-603M</u> of this code.		S		S

(Ord. 92-27, § 3, 8-18-1992; Ord. 97-4, § 3B, 3-4-1997; Ord. O2002-66, § 2, 10-1-2002; Ord. O2003-45, § 2, 8-19-2003; Ord. O2005-02, § 3, 1-18-2005; Ord. O2006-76, § 3, 10-17-2006; Ord. O2007-62, § 2, 9-4-2007; Ord. O2009-47, § 2, 9-1-2009; Ord. O2011-53, 11-15-2011; Ord. O2012-38, 9-13-2012)

VILLAGE OF HINSDALE 2017






MEMORANDUM

DATE: April 12, 2017

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: Ground Sign and Wall Sign Application – AMITA Health at 908 N. Elm Street

Summary

The Village of Hinsdale has received two (2) sign applications from Doug Merritt, from Icon, representing AMITA Health, requesting approval to install a Code compliant ground sign and wall sign at 908 N. Street. The subject property is approximately 5.83 acres in area, features a 3-story medical office building and has no current signage.

Request and Analysis

The proposed location for the ground sign is at the east entrance on Elm Street. The ground sign structure is 8 feet tall and 10 feet wide. It features brick to match the building and an illuminated white aluminum cabinet with the address (908 N Elm St.) in a dark grey color and AMITA Health in a blue color. The signage area is calculated based on the sign backing, which is 8'-10" long and 3'-7" tall, for an area of 31.7 SF. The Code maximum is 50 SF per sign face and 8 feet in height. The ground sign will be installed 8'6" from the curb line but still further than the required 10 foot minimum setback from the lot line (located on the street).

The proposed illuminated wall sign is approximately 12 feet long and 1'-9" tall, for an area of 20.9 SF. The "AMITA Health" text is white and there is a small opaque shape inside the first "A" channel letter colored to match the wall. The bottom of the wall sign is 11'-9" from grade and no higher than the bottom of any second floor window. The requested wall sign is Code compliant.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

- Attachment 1 – Cover Letter and Sign Applications (packet, dated March 7, 2017)
- Attachment 2 – Village of Hinsdale Zoning Map and Project Location
- Attachment 3 – Birds Eye View of 908 N. Elm Street
- Attachment 4 - Street View of Ground Sign Location



We Brand Your
Places & Spaces

Table of Contents

- I. Plan Commission Introductory Letter
- II. AMITA Signage Map
- III. AMITA Proposed Signage Artwork & Sign Applications
- IV. Proof of Ownership



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Places & Spaces

March 7th, 2017

Plan Commission Committee
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521

RE: AMITA Health –Plan Commission Submission
[908 Elm Street, Hinsdale Exterior Signage Package]

Honorable Commissioners:

Thank you for your time reviewing the AMITA Health signage package at 908 Elm Street. The signage package includes one ground sign and one building identification sign. The ground sign is a monolithic design in keeping with the material and design elements found within the overall development. The wall sign is an illuminated channel letterset that will provide wayfinding and business identification of the AMITA Health location within the development.

Thank you for reviewing the enclosed signage package. We hope we may receive the Plan Commission's approval to move forward with the AMITA Health exterior signage package at 908 Elm Street.

Sincerely,

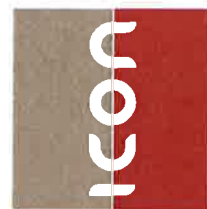


Doug Merritt

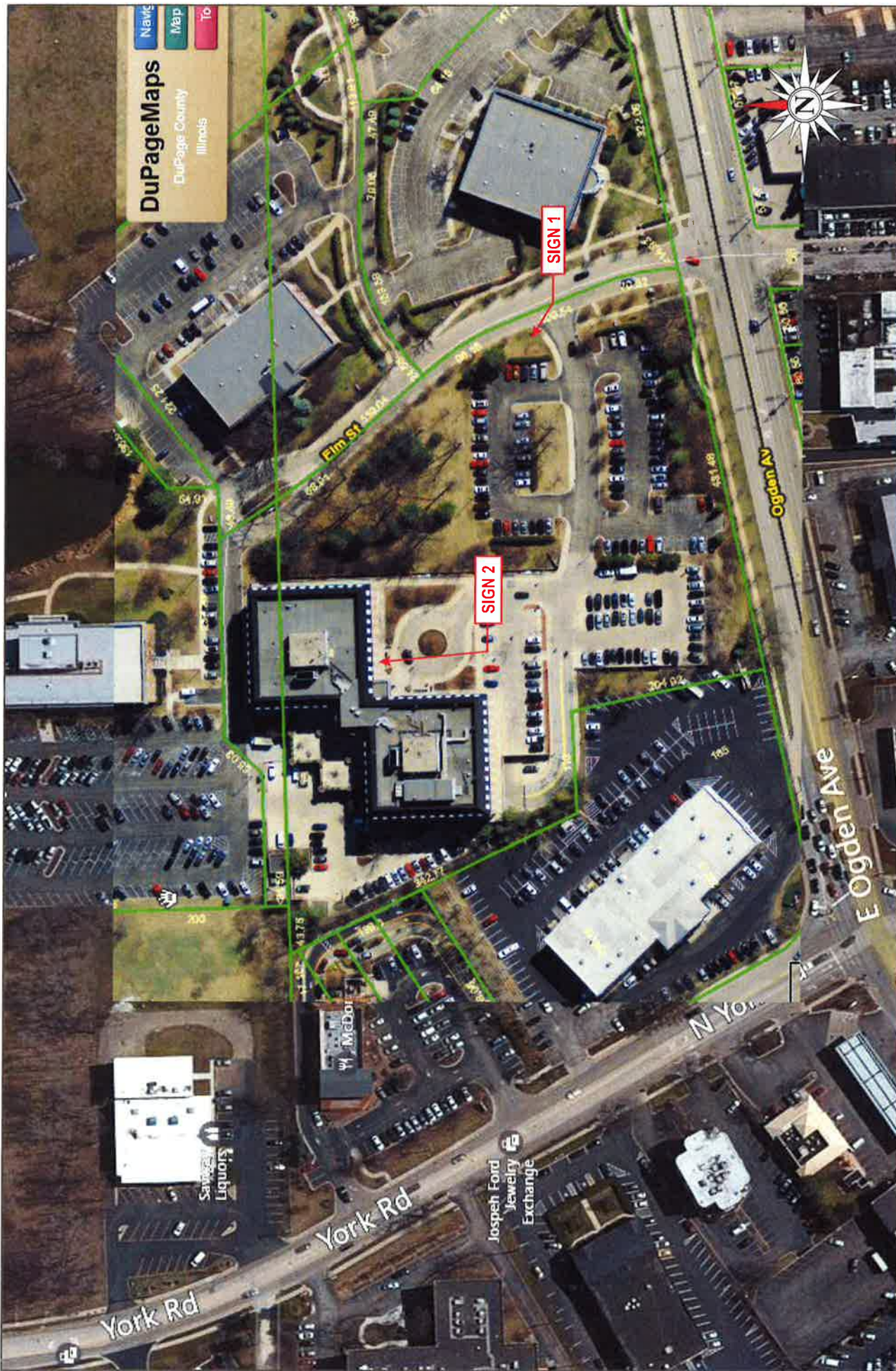
AMITA[®] HEALTH

Loc#: 11

908 N Elm St.
Hinsdale, IL 60521



**We Brand Your
Places & Spaces**



Drawing prepared by:		SITE PLAN		Drawing prepared for:	
Location:		Project #:		AMITA HEALTH	
908 N Elm St.		4400			
Hinsdale, IL 60521		Loc #:			
File Path:		11			
EGV-ART\active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0011_Hinsdale_IL_Monument_R8_Permit					
Revision Description:		Revision Description:		Revision Description:	
Original 230575 04/06/16 JH KWK		Rev 1 232835 05/17/16 JH KWK		Rev 1 234581 06/15/16 JH KWK	
Rev 2 233506 05/31/16 JH KWK		Rev 2 233791 06/02/16 JH KWK		Rev 2 234785 06/20/16 JH KWK	
Rev 3 233881 06/06/16 JH KWK		Rev 3 234093 06/08/16 JH KWK		Rev 3 247542 03/07/17 JH KWK	
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Rev 118 247676 03/09/17 JH KWK					



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

Applicant

Name: Icon
Address: 1418 Elmhurst Road
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (847) 631 / 3188
E-Mail: dmerritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: Cindy@midsign.com
Contact Name: Cindy Scriptor

ADDRESS OF SIGN LOCATION: 908 N. Elm

ZONING DISTRICT: O-3 General Office District

SIGN TYPE: Monument Sign

ILLUMINATION Internally Illuminated

*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 80 (8' x 10')

Overall Height from Grade: 8' Ft.

Proposed Colors (Maximum of Three Colors):

- ① PMS 659C Blue
- ② Avery HP700-870-0 Battle Ship Grey
- ③ _____

Site Information:

Lot/Street Frontage: 431.48'

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: AMITA Health

Size of Sign: N/A Square Feet

Business Name: _____

Size of Sign: N/A Square Feet

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

[Signature]
Signature of Applicant

03/09/2017
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



EXISTING NOTE: Existing tree stump to be removed



SIGN 1

North Elm Street

ELM 30

Drawing prepared by:		SIGN 1		Drawing prepared for:																																																																		
<div> <div>icon</div> <div> <div>Location:</div> <div>908 N Elm St.</div> <div>Hinsdale, IL 60521</div> </div> <div> <div>File Path:</div> <div>EGV\Arch\active\ACCOUNT\SI\Amita Health\Project 4400\Locations\4400_0011 Hinsdale IL Monument R8 Permit</div> </div> </div>	<div> <div>11</div> <div>Loc #:</div> <div>4400</div> <div>Proj #:</div> </div>	AMITA HEALTH		<div> <div>Original</div> <div>230576</div> <div>04/06/16</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Rev #:</div> <div>Original</div> <div>230576</div> <div>04/06/16</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.</div> </div>	<div> <div>Rev #:</div> <div>Rev 1</div> <div>232835</div> <div>05/07/16</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Removed fountain panels & Opt 2.</div> </div>	<div> <div>Rev #:</div> <div>Rev 2</div> <div>233506</div> <div>05/31/16</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Removed Opt 1, Rev. Opt. 2</div> </div>	<div> <div>Rev #:</div> <div>Rev 3</div> <div>233791</div> <div>06/02/16</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. face size. New logo</div> </div>	<div> <div>Rev #:</div> <div>Rev 4</div> <div>233881</div> <div>06/06/16</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. logo color. Added property lines & set back.</div> </div>	<div> <div>Rev #:</div> <div>Rev 5</div> <div>234093</div> <div>06/08/16</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Logo</div> </div>	<div> <div>Rev #:</div> <div>Rev 6</div> <div>234233</div> <div>06/10/16</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 7</div> <div>234785</div> <div>06/20/16</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 8</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 9</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 10</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 11</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 12</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 13</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 14</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 15</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 16</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 17</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 18</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 19</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 20</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>	<div> <div>Rev #:</div> <div>Rev 21</div> <div>247676</div> <div>03/09/17</div> <div>JH</div> <div>KWK</div> </div>	<div> <div>Req. By:</div> <div>Drawn By:</div> </div>	<div> <div>Revision Description:</div> <div>Rev. Monument. Add white letter to building.</div> </div>



SCALE: 1/32"=1'-0"



PROPOSED - (Looking North)



PROPOSED - (Looking South)

Drawing prepared by:

ICON

Location:

908 N Elm St.
Hinsdale, IL 60521

Proj #:

4400

Loc #:

11

File Path:

EGV-ART\Active\ACCOUNTS\Amrita Health\Project 4400\Locations\4400_0011_Hinsdale_IL_Monument_R8_Permit

SIGN 1

Drawing prepared for:

AMITA HEALTH

Rev #	Reqt#	Date:	Req. By:	Drawn By:	Revision Description:	Drawn By:
Original	230575	04/06/16	JH	KWK	Removed tenant panels & Opt 2.	JH
Rev 1	232835	05/17/16	JH	KWK	Removed Opt 1, Rev. Opt. 2	JH
Rev 2	233506	05/31/16	JH	KWK	Rev. face size, New logo	JH
Rev -	233791	06/02/16	JH	KWK	Rev. Logo color, Adjust property lines & set back.	JH
Rev 3	233881	06/06/16	JH	KWK	Rev. Logo	JH
Rev 4	234093	06/08/16	JH	KWK	Rev. Monument, Add white lettering to building.	JH
Rev 5	234233	06/10/16	JH	NPP		JH
Rev 6	234581	06/15/16	JH	KWK		JH
Rev 7	234785	06/20/16	JH	KWK		JH
Rev 8	247542	03/07/17	JH	KWK		JH
Rev 9	247676	03/09/17	JH	KWK		JH

Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.

Pg. 5



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

Applicant

Name: Icon
Address: 1418 Elmhurst Road
City/Zip: Elk Grove Village, IL 60007
Phone/Fax: (847) 631 / 3188
E-Mail: dmerritt@iconid.com
Contact Name: Doug Merritt

Contractor

Name: Midwest Sign & Lighting
Address: 4910 W. Wilshire Blvd.
City/Zip: Country Club Hills, IL 60478
Phone/Fax: (708) 365 / 5555
E-Mail: Cindy@midsign.com
Contact Name: Cindy Scripter

ADDRESS OF SIGN LOCATION: 908 N. Elm

ZONING DISTRICT: O-3 General Office District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 20.8 (21" x 143.25")

Overall Height from Grade: 11' 9" Ft.

Proposed Colors (Maximum of Three Colors):

- ① 3M 3632-20 Translucent
- ② Standard White
- ③

Site Information:

Lot/Street Frontage: 431.48'

Building/Tenant Frontage:

Existing Sign Information:

Business Name: AMITA Health

Size of Sign: N/A Square Feet

Business Name:

Size of Sign: N/A Square Feet

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

Day Merritt
Signature of Applicant

03/09/2017

Date

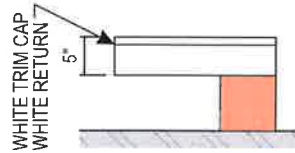
Signature of Building Owner

Date

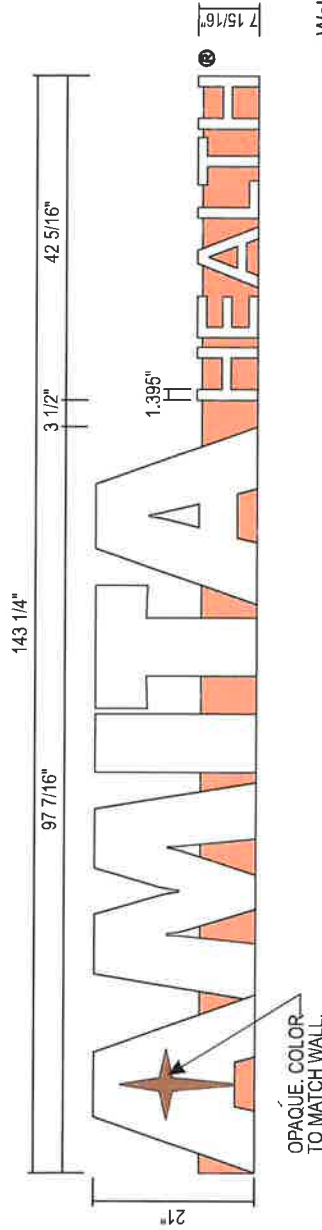
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

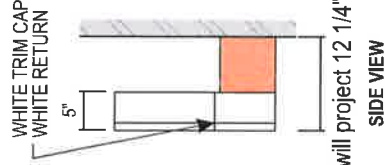
Plan Commission Approval Date: _____ Administrative Approval Date: _____



SIDE VIEW



SIDE VIEW



Wall sign will project 12 1/4" from wall
SIDE VIEW

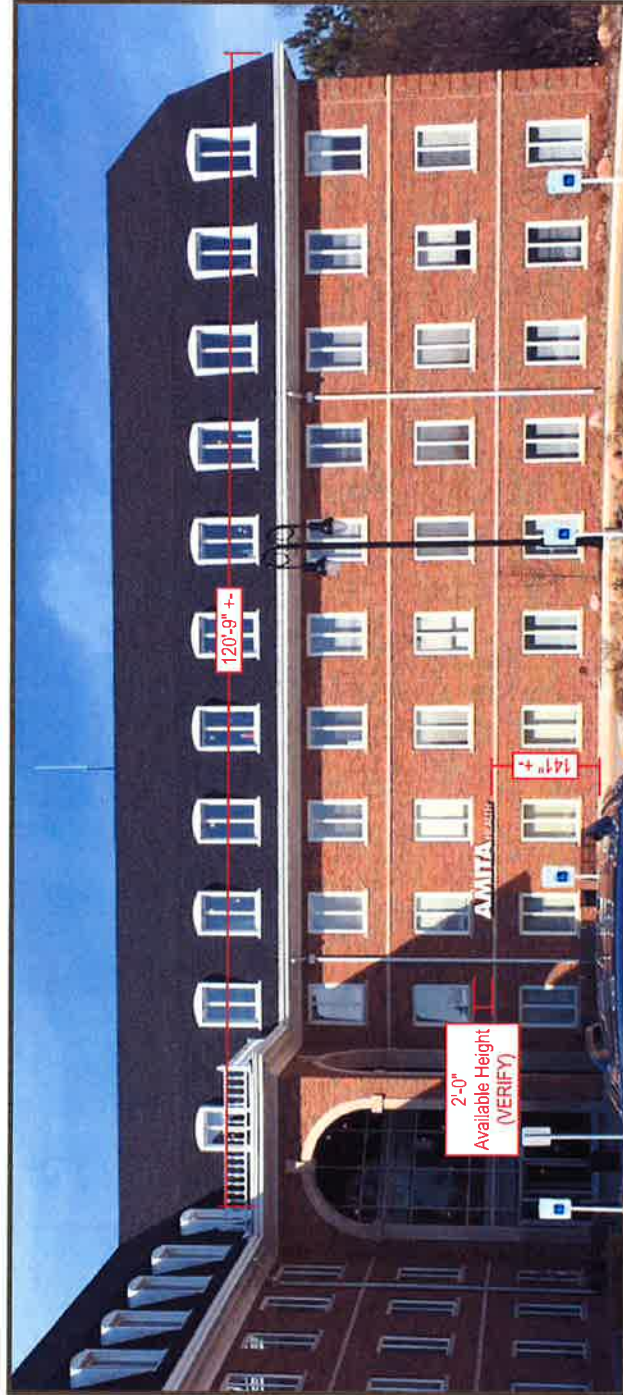
21" ILLUMINATED CHANNEL LETTERS W/ RACEWAY / WHITE - (20.8 SQ. FT.)

QTY: 1

RACEWAY PAINTED TO MATCH BRICK

PRIMARY POWER NEEDS TO BE BROUGHT TO SIGN LOCATION. **ELECTRIC TO BE VERIFIED.**

SCALE: 1/2"=1'-0"



PROPOSED CHANNEL LETTERS @ SOUTH ELEVATION

Drawing prepared by:

SIGN 2

Drawing prepared for:



Location:
908 N Elm St.
Hinsdale, IL 60521

Proj #:
4400

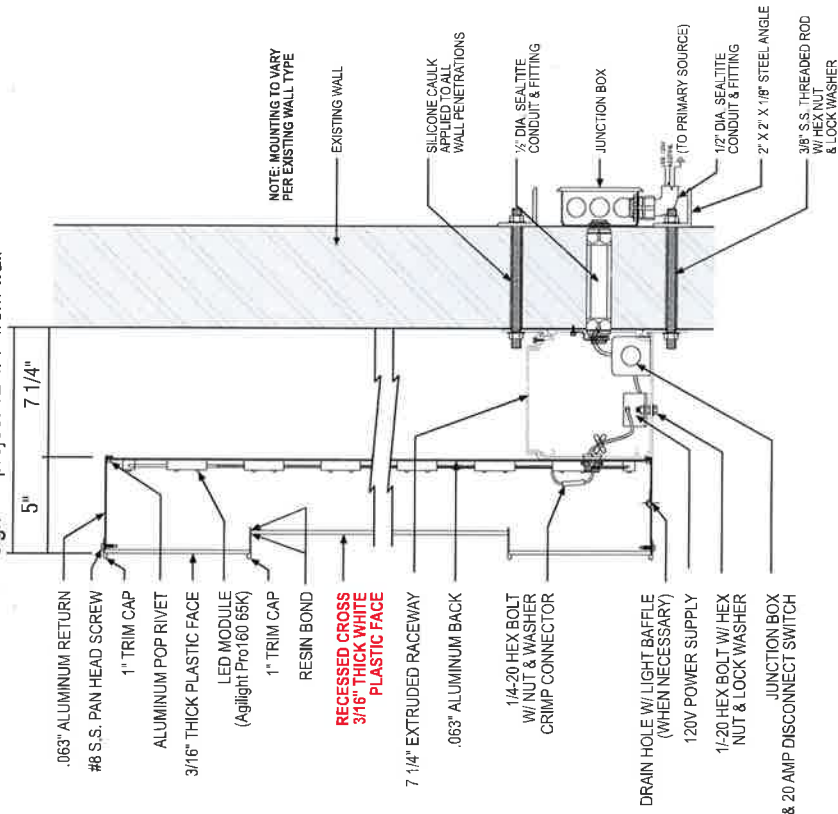
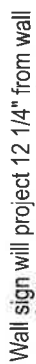
Loc #:
11



Rev #	Revised	Date	Req. By	Drawn By	Revision Description	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	230575	04/06/16	JH	KWK	Removed tenant panels & Opt 2.	Rev. By: Dean Sz
Rev 1	232835	05/17/16	JH	KWK	Removed Opt 1. Rev. Opt. 2	Rev. By: JH KWK
Rev 2	233506	05/31/16	JH	KWK	Rev. face size. New logo	Rev. By: JH KWK
Rev 3	233791	06/02/16	JH	KWK	Rev. logo color. Added property lines & set back.	Rev. By: JH KWK
Rev 4	233881	06/06/16	JH	KWK	Rev. Logo	Rev. By: JH KWK
Rev 5	234033	06/08/16	JH	KWK	Rev. Monument. Add white letter set to building.	Rev. By: JH KWK
Rev 6	234233	06/10/16	JH	NPP		Rev. By: JH KWK

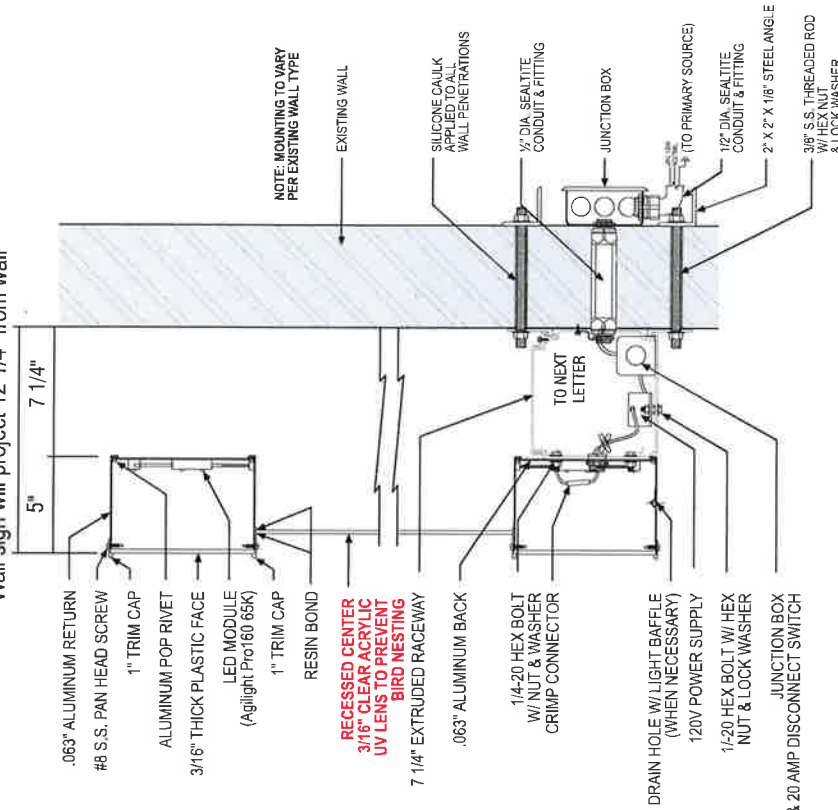
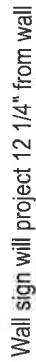
EGV-ARTActive\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0011_Hinsdale_IL_Monument_R8_Permit

Pg. 6







FIRST "A" SECTION DETAIL

SCALE: N.T.S.



SECOND "A" SECTION DETAIL

SCALE: N.T.S.

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOM INSULATION
SECTION				
ANCHOR TYPE	Ø1/2" SLEEVE ANCHOR (Ø9/16" BOLT, 2" MIN. EMBEDMENT)	Ø3/8" EXPANSION ANCHOR (Ø1/2" BOLT, 2" MIN. EMBEDMENT)	Ø3/8" T-THREADED ROD	Ø3/8" T-THREADED ROD OR Ø3/8" ANCHOR OR P.C. CYCLICALLY WELDED

DETAIL - MOUNTING OPTIONS

SCALE: N.T.S.

SIGN 2 DETAIL		Drawing prepared by:	
Location:	Proj #:	Drawing prepared for:	
908 N Elm St.	4400		
Hinsdale, IL 60521	Loc #:		
11			
File Path:		EGV\ART\Active\ACCOUNTS\Amita Health\Project 4400\Locations\4400_0011_Hinsdale_IL_Monument_R8_Permit	

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a permits(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

I, **Timothy A. Locke, As Sub-Agent for Owner** of the property listed below certify that I have granted, Icon Identity Solutions, my duly authorized agent, permission to obtain the sign permits and area variance application as well as any related documents necessary for the construction (or installation) of signs at the following address:

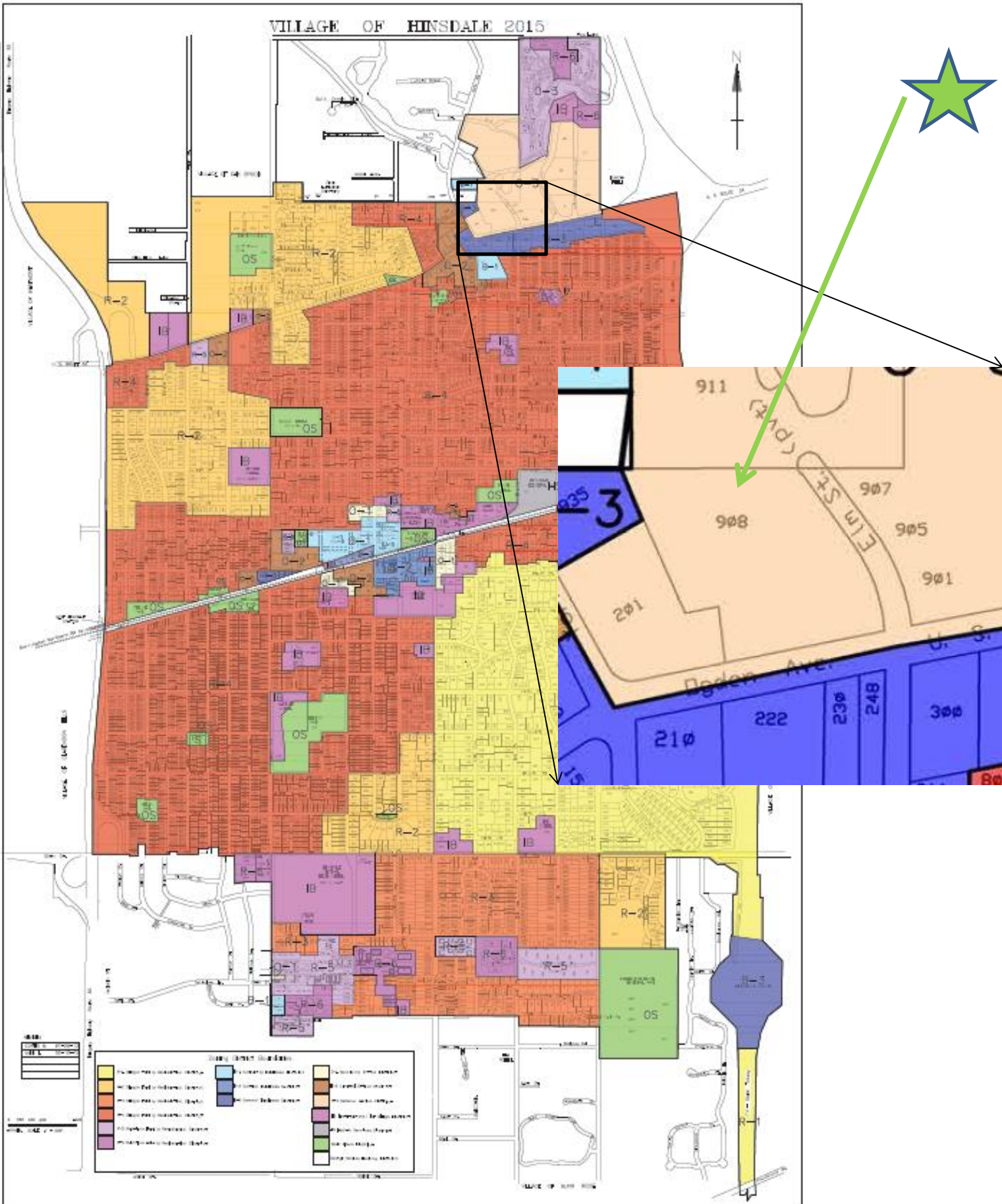
908 N Elm Street, Hinsdale, IL 60521

Address of permit location

I understand that I am authorizing them to apply for permit related documents of various types for sign approvals and any related area variance documents. This is limited to what is necessary for sign permit projects to be completed.

Timothy A. Locke, As Sub-Agent for Owner 3/7/17
Signature of Property Owner Date

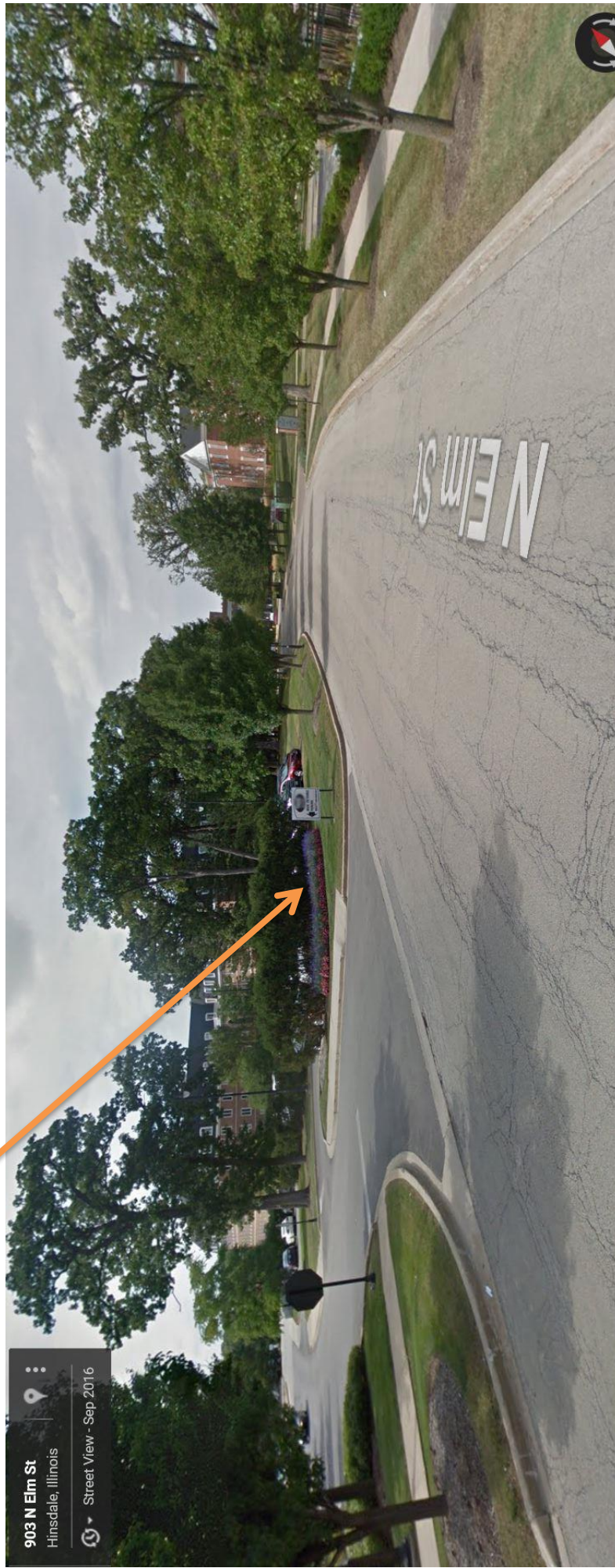
Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Birds Eye View of 908 N. Elm Street (facing north)



Attachment 4: Street View of Ground Sign Location (facing north)
Proposed Sign Location






MEMORANDUM

DATE: April 12, 2017

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: Sign Re-face Application on Nonconforming Ground Sign
Brush Hill Realtors/Baird & Warner Real Estate 25 W. Chicago Avenue

Summary

The Village of Hinsdale has received a sign application from Brian Shipkin, from H.W. Witt Signs, representing Brush Hill Realtors/Baird & Warner Real Estate, requesting approval to re-face a nonconforming ground sign at 25 W. Chicago Avenue. Per Section 10-106(C), a change in sign message which does not otherwise violate the provisions of the Code shall not be deemed to be prohibited by this subsection.

Request and Analysis

The existing ground sign structure at 25 W. Chicago Avenue is 7 feet tall. However, the sign structure is nonconforming because it has a distance of more than 4 feet between the bottom edge of the sign and grade. However, per Section 10-106: Nonconforming Signs subsection (C), the business may change the sign message. This application is requesting approval to change the sign message from "Brush Hill Realtors" to "Baird & Warner Real Estate".

Staff reviewed Section 10-106(F)(3), stating that a nonconforming sign shall be terminated upon any change in ownership or control the business with the Village attorney. However, it was explained that changing the name of the business does not itself trigger Section 10-106(F)(3). According to the Baird & Warner website (Attachment 4), the relationship between Brush Hill Realtors and Baird & Warner is described as a partnership. It was also explained on January 3, 2017, by Phillip Fornaro, the applicant's attorney, that in April, 2016, Brush Hill Realtors and Baird & Warner Real Estate began branding and marketing together and merged their business model. Brush Hill and Baird & Warner "are continuing on together as partners" to attract a wider cross section of the community as both names have value. The realtors from Brush Hill and Baird & Warner have combined so they all work together in the same office space. According to the Secretary of the State website, Brush Hill Realtors has changed entity names 4 times since 1983 (Attachment 5).

Since the Code is unclear as to whether a partnership between two entities constitutes a change in ownership or control, staff is processing the sign re-face application per Section 10-106(C), which allows review for a change in sign message as long as does not increase the degree of nonconformity.



MEMORANDUM

The sign application does not request any changes or alteration to the nonconforming ground sign structure. It requests for approval to re-face the double sided sign from “Brush Hill Realtors” to “Baird & Warner Real Estate” with two new translucent white Lexan faces with black and yellow vinyl. Each sign face area is 3 feet tall and 8 feet wide for an area of 24 SF per side. Per the Code, the maximum surface area for a ground sign face is 50 SF.

25 W. Chicago Avenue is located in the B-1 Community Business District, and permits 5% of the square footage of the wall to which the sign or signs are affixed for a multiple-tenant building, minus any square footage devoted to a ground sign. Per the applicant, the total square footage of the wall is 1,700 SF which equates to 85 SF of signage between the applicant and the doctor’s office.

The doctor’s office currently has 33 SF of signage, which leaves Baird & Warner 52 SF of signage area. The proposed ground sign face is 24 SF per face. Per the Code, the maximum surface area for a ground sign face is 50 SF. Baird & Warner currently has a 12 SF temporary wall sign that it will remove prior to re-facing the ground sign.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

- Attachment 1 – Sign Application (packet, dated March 22, 2017)
- Attachment 2 – Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of Current Ground Sign at Subject Property
- Attachment 4 - Baird & Warner website page: http://www.bairdwarner.com/our_offices/office_info/hinsdale
- Attachment 5 - Illinois Corporation File Detail Report – Hinsdale Realty, Inc. (04.06.17)



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Baird & Warner
Address: 120 S LaSalle St, Suite 2000
City/Zip: Chicago, IL 60602
Phone/Fax: (312) 857-9556 /
E-Mail: margaret.cabello@bairdwarner.com
Contact Name: Margaret Cabello

Contractor

Name: H.M. Witt & Co. Signs
Address: 3313 W. Newport Ave.
City/Zip: Chicago, IL 60618
Phone/Fax: (773) 250-5000 / 773-250-5100
E-Mail: brian@hmwitt.com
Contact Name: Brian Shipkin

ADDRESS OF SIGN LOCATION: 25 W. Chicago Avenue

ZONING DISTRICT: B-1 Community Business District

SIGN TYPE: Monument Sign - Replace only

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 24 (3'-0" x 8'-0")

Overall Height from Grade: 7 Ft.

Proposed Colors (Maximum of Three Colors):

- ① white
- ② black
- ③ yellow

Site Information:

Lot/Street Frontage: 75

Building/Tenant Frontage: 30

Existing Sign Information:

Business Name: Brush Hill Realtors

Size of Sign: 24 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

Brian Shipkin
Signature of Applicant

3/22/17
Date

Margaret Cabello
Signature of Building Owner

MARCH 22, 2017
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

TWO (2) 36" (h) X 96" (w) new translucent white Lexan faces inserted into existing monument sign.
Faces are decorated with black and yellow vinyl as shown.

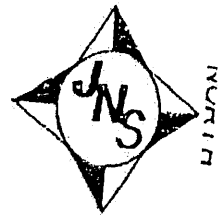


H.M. WITT & Co. FINE SIGNAGE SINCE 1894 3313 West Newport Ave. Chicago, IL 60618 office 773 250 5000 fax 773 250 5100 toll free 1 888 427 0703 web www.hmwitt.com		REVISIONS	
APPROVED AS IS	<input type="radio"/>	CLIENT	Baird & Warner
APPROVED W/CHANGES	<input type="radio"/>	DATE	09-02-16
REVISE AND RESUBMIT	<input type="radio"/>	JOB #	Reface monument sign
APPROVAL	DRAWN BY	bs
DATE	SCALE	No Scale
THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.			

REGISTERED ILLINOIS LAND SURVEYORS

John Nelson

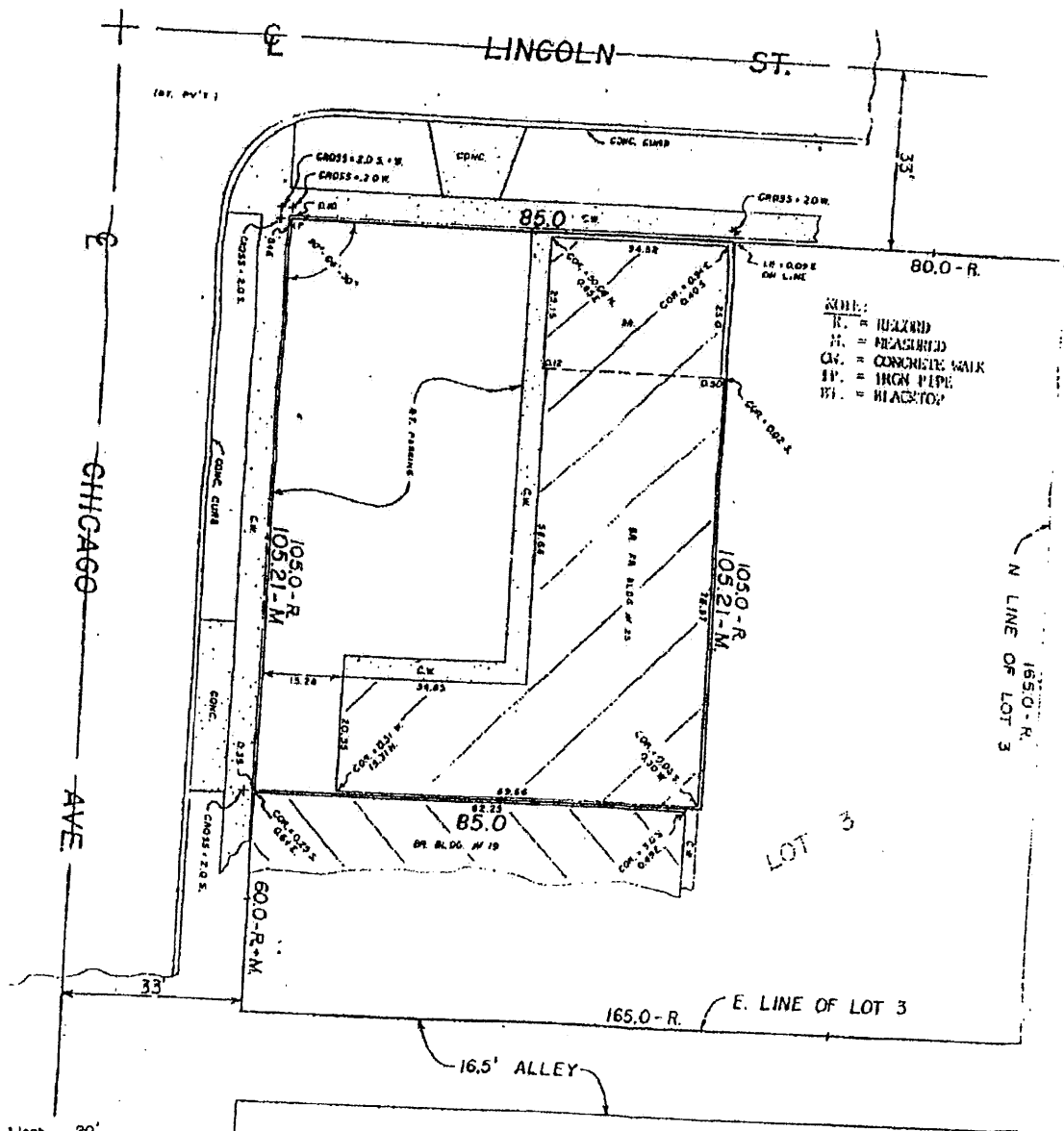
206 W. 69TH ST. DARIEN, ILLINOIS 60559
Res. 312/920-9019



PLAT OF SURVEY

OF THE SOUTH 85 FEET (EXCEPT THE EAST 60 FEET) OF LOT 3 IN BLOCK 4 IN SIXTH'S ADDITION TO HUNSAULE, IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUNDEE COUNTY, ILLINOIS.

COMMON ADDRESS: 25 W. CHICAGO AVE.



Scale: 1 inch = 20'

Order No. 85-788

Field Book 1308

Survey made for BRUSH HILL REMEDIATIONS

Ordered by BEVERLY BRIGGS

I hereby certify that I have made a resurvey on

and that the location of the
is correctly shown on the plat hereon drawn.

I hereby certify that I have surveyed the property described above, and that the plat hereon drawn is a correct representation of said survey, all measurements being corrected to the standard of 62° Fahrenheit.

Darien, Illinois DEC. 10, 1985

John Nelson
Illinois Registered Land Surveyor No. 2374

CAUTION: Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and at once report any difference.

BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Existing monument sign to be
refaced



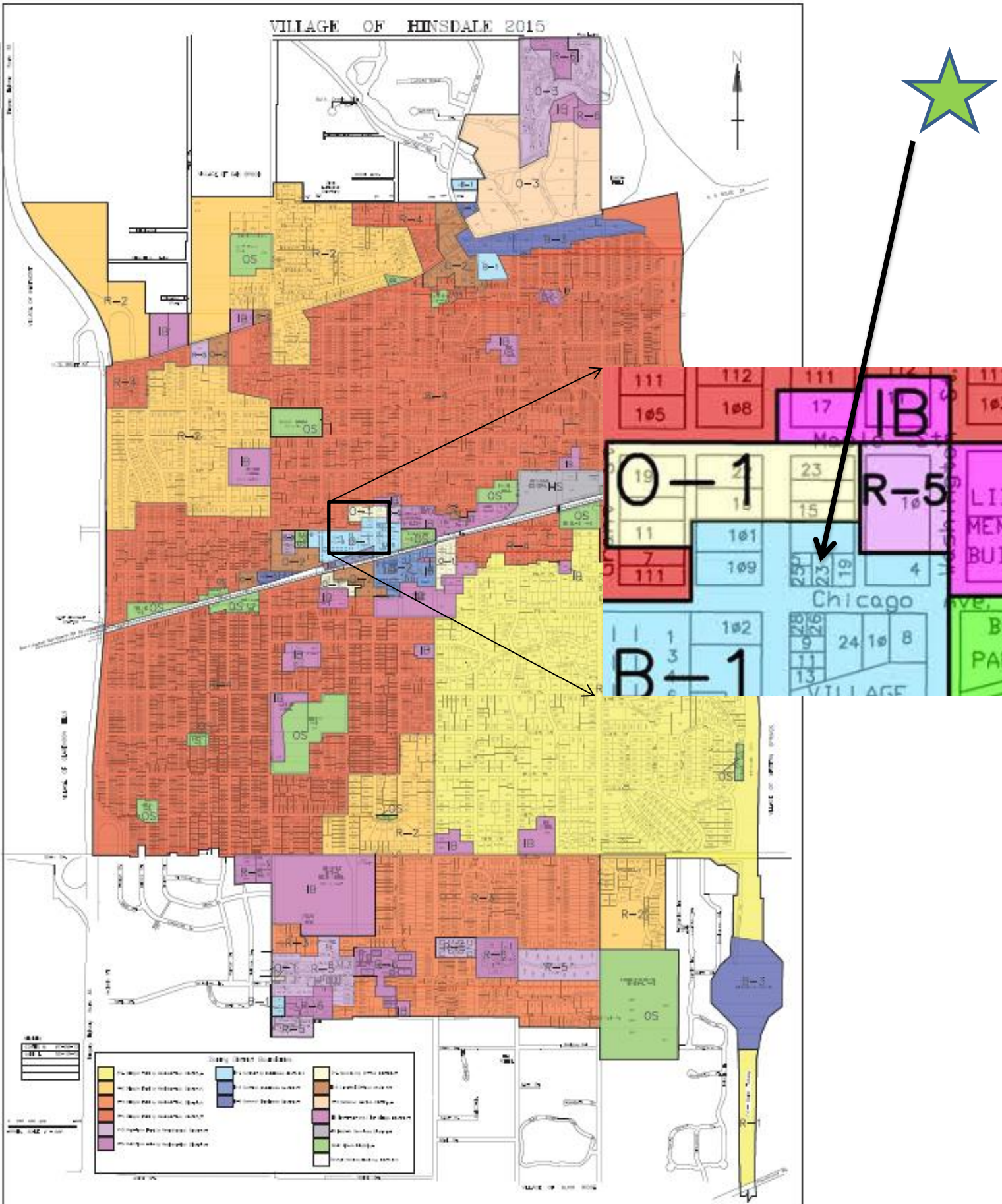
PINSDALE FOOT AND
ANKLE SPECIALIST

PINSDALE
FOOT
SPECIALIST

Existing sign will be removed
prior to installation of proposed



Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View of Current Nonconforming Ground Sign at Subject Property



Baird & Warner Hinsdale has fulfilled the real estate needs of Chicagoland's western suburbs for more than 70 years. In April 2016, Brush Hill Realtors — the leading independent luxury brokerage in Hinsdale — became part of the Baird &



Warner family. This partnership has helped us enhance our presence, resources and market expertise to provide even greater support and broader exposure for clients in the western suburbs, including Hinsdale, Clarendon Hills, Burr Ridge and Oak Brook.

Our broker associates handle all aspects of real estate, including single-family homes, condominiums, townhomes, land, new construction, as well as relocation services to out-of-state and international destinations. We specialize in the luxury market and provide customized marketing and concierge-level services for our discerning clientele.

We have the best trained sales team and are known for putting the needs of our clients first. For our buyers, our goal is to secure the right home under the most favorable terms. For our sellers, we strive to obtain the best price in the shortest amount of time and with the least amount of inconvenience.

We offer a full service approach to your real estate transaction. From sales and marketing to title and mortgage services, we have your entire transaction covered.

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CORPORATION FILE DETAIL REPORT

File Number	53063632		
Entity Name	HINSDALE REALTY, INC.		
Status	NOT GOOD STANDING		
Entity Type	CORPORATION	Type of Corp	DOMESTIC BCA
Incorporation Date (Domestic)	04/26/1983	State	ILLINOIS
Agent Name	JOANNE MCCAFFERTY	Agent Change Date	06/23/2008
Agent Street Address	25 WEST CHICAGO AVE	President Name & Address	JOANNE MCCAFFERTY 84 BRIARWOODOAK BROOK 60523
Agent City	HINSDALE	Secretary Name & Address	ANDREE K SHIELDS 1212 N LAKESHORE DR CHICAGO IL 60610
Agent Zip	60521	Duration Date	PERPETUAL
Annual Report Filing Date	00/00/0000	For Year	2017
Old Corp Name	12/23/1983 - BRUSH HILL COMPANY 03/18/2003 - BRUSH HILL REALTORS, INC. 06/23/2016 - BRUSH HILL, INC.		

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