

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
October 11, 2017
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, October 11, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Krillenberger, Commissioner Jablonski, Commissioner Crnovich, Commissioner Braselton, Commissioner Unell, & Commissioner Fiascone

ABSENT: Commissioners Peterson & Willobee

ALSO PRESENT: Chan Yu-Village Planner, Applicants for cases A-35-2017, A-36-2017, and A-33-2017

Approval of Minutes

With no questions or concerns, the PC **unanimously approved** the minutes from the September 13, 2017, meeting 4-0 (2 absent, 3 abstained).

Findings and Recommendations - Case A-25-2017 – 55th St./County Line Rd. – Hinsdale Meadows Venture, LLC – Detailed Plan and Special Use Permit for a 64-unit residential Planned Development. The PC, with no questions, **unanimously approved** the Findings and Recommendations as submitted, 6-0 (1 abstained, 2 absent).

Findings and Recommendations - Case A-34-2017 – 16 Grant Square – Kramer Foods – Exterior Appearance/Site Plan review for front façade alteration to existing grocery store. The PC, with no questions, **unanimously approved** the Findings and Recommendations as submitted, 6-0 (1 abstained, 2 absent)

Sign Permit Review - Case A-35-2017 – 4 N. Washington St. – Chase Bank – New Wall Sign Replacement

The applicant presented the sign request to the PC. The Chase representative stated that the ground sign application will come to the PC at a future date. The application described tonight only includes a wall sign. The Chase representative described a wall sign to be placed on the front of the building made up of a 12” letter set & internal illumination. The letters will appear black during the day and illuminated white during the evening hours. The Chase representative also described a stainless steel plaque to be placed on the entrance of the building, however it was noted that the application did not include the plaque.

The PC had no major concerns (although a few preferred a slightly smaller wall sign) for the request as submitted. The PC **unanimously approved** the sign application as submitted, 7-0 (2 absent).

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Agenda Item *no discussion, for continuation for Nov. 8 PC meeting* – Case A-29-2017 – 336 E. Ogden Ave. – Bill Jacobs Land Rover – Exterior Appearance/Site Plan review for new Land Rover Dealership (replacing Land Rover at 300 E. Ogden). Per the applicant's request via email on October 9, 2017, the PC **unanimously continued** the item for the November 8, 2017, PC meeting, 7-0 (2 absent).

Agenda Item Case A-36-2017 – 52 S. Washington Street – Green Goddess – Exterior Appearance/Site Plan Review for a front façade alteration to existing retail store. The applicant presented the exterior appearance and site plan request to the PC. Photos of the existing boarded up location and adjacent buildings were shared with the PC. A color rendition of the proposed store front was displayed and described by the applicant representative. The applicant noted the knee wall in the proposed picture would appear more crème color & less bright white in real life and be constructed of brick. The door to the store entrance would be relocated front the center of the building (as it was previous to the accident) to the right side of the building. It was noted that the proposed recessed door on the right side of the building is likely the original location of the store entry door when the building was constructed and would be a better match with the other buildings on the block. The proposed door would look like a house door and be recessed so that it does not open on to the sidewalk. The applicant also stated the sign above the store would remain the same but be re-located to the center of the building. The sign is currently set off-center.

The PC expressed that the request will be an improvement over the original entrance. The PC **unanimously recommended approval** for the exterior appearance/site plan application as submitted, 7-0 (2 absent).

Agenda Item–Public Hearing - Case A-33-2017 – 21 Salt Creek Ln. (former Robert Crown Center) – Hinsdale Humane Society – Special Use Permit for Animal Humane Society and concurrent Exterior Appearance/Site Plan Review. The applicant reviewed the request for a special use permit and concurrent exterior appearance/site plan application for the Hinsdale Humane Society at the former Robert Crown Center. The applicant described the current location, operation, services offered & staff of the Humane Society. Current neighbors (both residential & hospital) were visited by the Humane Society Director and they reported no problems or concerns with the Humane Society as a neighbor. The applicant also reviewed the neighborhood outreach to neighbors of the proposed location (Salt Creek). The owner of the 21 Spinning Wheel apartment building and Graue Mill condo manager reported support and no concerns with the proposed relocation of the Humane Society. A visit to the residential neighbors in the R5 & R6 homes was attempted by the Humane Society director, however, no homeowners were available at the time of contact.

Noise concerns from the animals were addressed by describing physical building structures and practices of the proposed location. Sound baffles will be part of the building plan, the practice of never leaving dogs outside unattended, the practice of walking dogs one at a time (never together) and obedience training of animals will reduce the noise.

The presentation continued with the applicant describing the physical features of the proposed lot and building. The current size of the parking lot will be reduced increasing green space and landscaping around the building. The front of the building will also include a walkway with donor benches, donor paver plaza, and re-location of the current trash area with a new fence enclosure. The outdoor fenced dog area will be open (no dog “runs”) and will be located at the back corner of the lot.

The floor plan of the new facility was shared with the PC. The building entrance will be an open lobby to showcase the offerings of the Humane Society. Administration offices (currently located in a different facility from the current animal shelter) will be included in the proposed location. The proposed facility will

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also include a multi-purpose classroom, dog and cat adoption area, an animal play room for group play of dogs/cats, and an animal intake area in the rear of the building.

The applicant showed pictures of proposed changes to the outside of the building. The concrete walls and columns will be wrapped in brick and stone veneer, many new windows will replace those existing in poor condition, a wood ceiling will be installed at the outdoor covered entrance along with a wall sign and a “cat display” window from the outside entrance. Fencing included in this project will be vinyl and 8ft in some locations, 10ft to screen the existing mechanical equipment. It was proposed to add 2 additional light poles to the 2 existing lights in the parking lot. A concern of the PC was the odor of the animal waste, the applicant stated that the fecal waste would be bagged, tied and disposed of in the dumpster that would be emptied frequently. This is the same practice used by the Human Society currently and has not resulted in unpleasant odors by visitors or neighbors. The PC noted a concern that the proposed location should include ample parking for visitors. It was noted by the applicant that the 4 parking spaces would be increased to over 40 in the proposed location.

The PC unanimously supported the use, and planned improvements to the building and site. The PC also complimented the applicant for a great application packet and neighborhood outreach efforts. The PC **unanimously recommended approval** for the special use permit and exterior appearance/site plan as submitted, 7-0 (2 absent).

(Please see the attached transcript for Case A-33-2017 included as part of this record)

Adjournment

The meeting was adjourned at 8:12 p.m. after a unanimous vote.

Respectfully Submitted,
Jennifer Spires, Community Development Secretary

STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 HINSDALE HUMANE SOCIETY,)
 21 Salt Creek Lane)
 Special Use Permit)
 Case No. A-33-2017.)

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
 October 11, 2017, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MR. GERALD JABLONSKI, Member;
 MS. JULIE CRNOVICH, Member;
 MS. DEBRA BRASELTON, Member;
 MS. ANNA FIASCONE, Member;
 MR. TROY UNELL, Member; and
 MR. JIM KRILLENBERGER, Member.

<div>2</div> <div>1 ALSO PRESENT:</div> <div>2 MR. CHAN YU, Village Planner;</div> <div>3 MR. MIKE MATTHYS, Architect for</div> <div>4 Applicant;</div> <div>5 MR. JASON SANDERSON, Builder for</div> <div>6 Applicant;</div> <div>7 MR. TOM VAN WINKLE, Director of Humane</div> <div>8 Society;</div> <div>9 MR. BRAD HOEPFNER, Project Team Member</div> <div>10 for Applicant.</div> <div>11</div> <div>12 CHAIRMAN CASHMAN: Our next order of</div> <div>13 business is Public Hearing on Case A-33-2017, 21</div> <div>14 South Salt Creek, formerly the Robert Crown</div> <div>15 Center, for the Hinsdale Humane Society for a</div> <div>16 special use permit for animal humane society.</div> <div>17 Now, we need to swear in anyone who is going to</div> <div>18 testify.</div> <div>19 (WHEREUPON, the oath was</div> <div>20 administered to Mr. Matthys,</div> <div>21 Mr. Sanderson, Mr. VanWinkle</div> <div>22 and Mr. Hoepfner.)</div> <div>07:46:52PM</div> <div>CHAIRMAN CASHMAN: You can give us an</div> <div>overview of the project. Let us know who you</div>	<div>4</div> <div>1 feet from residential to the north through that</div> <div>2 little woodland area you can see in the aerial.</div> <div>3 As part of our due diligence and as</div> <div>4 requested by the board in our introduction to</div> <div>5 them with this project, they asked that we get</div> <div>6 the testimony from the neighbors, our current</div> <div>7 neighbors, as to how we participated as</div> <div>8 neighbors for them, so Tom went around through</div> <div>9 the neighbors to the north. We got four</div> <div>10 signatures that just sort of suggests or talks</div> <div>11 about us being good neighbors and not having any</div> <div>12 problems with our operational practices.</div> <div>13 We also went to Amita and to</div> <div>14 highlight a few things they pointed out.</div> <div>15 Property grounds were always well-maintained.</div> <div>16 We had no complaints regarding Hinsdale Humane</div> <div>17 Society as a neighbor and they have also</div> <div>18 partnership with the hospital with patient pet</div> <div>19 therapy program, an initiative that's been a</div> <div>20 huge success. It's not only are we good</div> <div>21 neighbors but we engage our neighbors in</div> <div>22 cooperative business enterprises.</div> <div>07:49:00PM</div> <div>07:49:28PM</div>
<div>3</div> <div>1 are and we look forward to seeing your</div> <div>2 presentation.</div> <div>3 MR. MATTHYS: Thank you. Mike Matthys,</div> <div>4 with Linden Group architects representing</div> <div>5 Hinsdale Humane Society. I have with me Tom</div> <div>6 VanWinkle, the director, Jason Sanderson,</div> <div>7 builder, and project team Brad.</div> <div>8 Tonight we are here requesting a</div> <div>9 special use for an animal shelter/humane society</div> <div>10 and exterior and site plan review.</div> <div>11 The existing Hinsdale Humane</div> <div>12 Society is located at 22 North Elm Street. It's</div> <div>13 operated since 1953 in Hinsdale for 64 years.</div> <div>14 Currently they operate 16 dog kennels and 16 cat</div> <div>15 kennels in the animal shelter. Humane society</div> <div>16 facilitates adoptions for approximately 900</div> <div>17 animals serving the community with outreach</div> <div>18 education, obedience and classes. They have</div> <div>19 over 50 volunteers that serve the facility.</div> <div>20 Here is a picture of the existing</div> <div>21 facility on Elm Street. It's located just next</div> <div>22 to the hospital off the corner approximately 500</div> <div>07:47:30PM</div> <div>07:48:24PM</div>	<div>5</div> <div>1 We are relocating the facility to</div> <div>2 21 Salt Creek Lane in the Robert Crown Center.</div> <div>3 Just a map coming from 22 North Elm Street up to</div> <div>4 the Crown center. We are surrounded by zoning</div> <div>5 districts R-5, R-6 and O-3.</div> <div>6 Another thing the board asked us to</div> <div>7 do is to create some information gathering out</div> <div>8 to what will be our new neighbors and I'll have</div> <div>9 Tom VanWinkle step up just to talk a little bit</div> <div>10 about his neighborhood outreach to the</div> <div>11 neighbors.</div> <div>12 MR. VAN WINKLE: Thank you. Hello.</div> <div>13 Tom VanWinkle. I'm the executive director of</div> <div>14 the Hinsdale Humane Society. I went around and</div> <div>15 visited, or tried to visit, all of our new</div> <div>16 neighbors to let them know what our hopes and</div> <div>17 plans are and to let them know that we are here</div> <div>18 to answer any questions or concerns they have.</div> <div>19 The closest neighbor to us, which</div> <div>20 has the R-6 zoning, which is the Spinning Wheel</div> <div>21 apartments, I was able to speak to the owner's</div> <div>22 family of that building and Rich was with me who</div> <div>07:50:12PM</div> <div>07:50:42PM</div>

<p style="text-align: center;">6</p> <p>1 is with Robert Crown Center. We had a great 2 conversation. 3 She told us that we could tell you 4 tonight that she has no problems with us moving 5 in. She wants to be a good neighbor also. We 6 discussed any of the concerns she had, which 7 would be noise was her biggest question, and we 8 told her how we are going to keep that under 9 wraps as we do in our current location, and then 10 we asked her permission to tell you tonight that 11 she is happy with us moving in there and has no 12 concerns. 13 I also went to the Graue Mill, 14 spoke to -- I'm not sure of her title, to the 15 manager, the grounds manager, introduced myself 16 and told her -- asked her if she could spread 17 the word amongst her residents that, again, if 18 they would like to have a meeting or any 19 questions or concerns, I'd be happy to answer 20 them. She, herself, again, said she, herself, 21 did not see a problem with it. There are many 22 dog owners and pet owners in that area but she</p>	<p style="text-align: center;">8</p> <p>1 a volunteer or staff member with them so -- can 2 I say a dog never barks? That would be pretty 3 silly for me to say that, but there's a person 4 right there to keep them under control. 5 On the inside we do have -- we will 6 be having sound baffles in order to control the 7 noise inside. And as I explained to the owner, 8 if you can hear a dog barking from inside the 9 facility at 250 or 300 feet away, you can 10 imagine how loud it is inside the shelter and 11 that's not something that we or our guests want 12 so it really -- it behooves us from a business 13 standpoint to keep the noise as minimal as 14 possible because doctors don't want to stay in a 15 building that is overrun with noise. So we do 16 that through enrichment practices, obedience 17 training and as I said, dogs are never walked 18 together so there's no two dogs walking side-by- 19 side yapping at each other out on a walk, they 20 are all done individually. 21 MR. MATTHYS: A few highlights on the 22 site. Lot size is about 101,000 square feet,</p>
<p style="text-align: center;">7</p> <p>1 did say that if any concerns came up, she would 2 pass my name along and I have heard nothing from 3 them. 4 I then did go around to the other 5 neighbors up there in the R-5, R-6 up at the top 6 of the page there. I was not able to -- I 7 knocked on doors but no one was home when I did 8 visit them but I did make an attempt to speak to 9 those homeowners as well. That is what I have 10 been able to do in the new location. 11 CHAIRMAN CASHMAN: Do you know are pets 12 allowed in the Spinning Wheel apartments? 13 MR. VAN WINKLE: They are. It's pet 14 friendly, yes. 15 CHAIRMAN CASHMAN: Quite a convenience. 16 MR. UNELL: How do you currently 17 control the noise and how do you expect to 18 control the noise at the new location? 19 MR. VAN WINKLE: Our animals are never 20 left outside unattended. That's number one 21 thing. We have outdoor play areas but they are 22 never left in there unattended so we always have</p>	<p style="text-align: center;">9</p> <p>1 approximately 2.3 acres, bordered by Salt Creek 2 on two sides and located within a flood plain. 3 Built in the mid 1970s, poured concrete 4 construction, approximately 15,000 square foot 5 on the first floor. There is a small mezzanine 6 floor as well. 7 Proposed site plan. Just to 8 highlight a few of our development changes. 9 It's in zoning district IB. Our building size I 10 mentioned was approximately 15,000. We have an 11 FAR of .17 which is well under the maximum .5. 12 Our building height is 22 feet existing, which 13 we will not change, well under the 44-foot 14 maximum current height in the zoning code 15 permitted. 16 Our green area, we are reducing the 17 impervious area by reducing some parking area, 18 which I'll highlight later, but we are taking 19 our green area that's currently at 48,000 square 20 feet existing to 56,000 square feet, so roughly 21 a 17 percent reduction of impervious area, 22 17 percent increase in green space.</p>

<div>10</div> <div> <p>1 Parking wise, based on our use we</p> <p>2 are required to have 40 spaces based on the</p> <p>3 zoning code, we are proposing 43.</p> <p>4 So back up one page just to sort of</p> <p>5 summarize the site improvements that we are</p> <p>6 proposing. Throughout the site we are looking</p> <p>7 at advanced landscaping that you will see</p> <p>8 detailed out on our submitted landscape plan.</p> <p>9 The removal of bus parking area</p> <p>10 which is to the northeast portion of the site,</p> <p>11 so we are reducing the back parking lot. Along</p> <p>12 with that, we are adding additional parking to</p> <p>13 the front of the building towards the turnaround</p> <p>14 cul-de-sac so we are looking at trying to create</p> <p>15 more parking. What we are going to highlight is</p> <p>16 our front entrance for our customers.</p> <p>17 Another small thing additional</p> <p>18 green space. The current drive that goes</p> <p>19 alongside of the building the asphalt abuts</p> <p>20 right into the structure. It's a wide drive</p> <p>21 because of the bus traffic that went through</p> <p>22 there previously so I think it's probably</p> </div> <div>07:55:28PM</div> <div>07:55:58PM</div>	<div>12</div> <div> <p>1 is our fenced in area. (Indicating.)</p> <p>2 We will have a relocated trash</p> <p>3 area. So if you have driven behind the</p> <p>4 building, as you come around the building</p> <p>5 currently, the trash dumpster is here and it's</p> <p>6 not covered, not enclosed in any way. So we are</p> <p>7 relocating the trash area over to this side with</p> <p>8 a fence enclosure. Details of that enclosure</p> <p>9 are provided with the site plan submittal.</p> <p>10 MR. YU: Sheet A-1, lower left.</p> <p>11 MR. MATTHYS: Just to highlight our</p> <p>12 floor plan and our plans how we look to renovate</p> <p>13 the current Robert Crown Center. Actually, it</p> <p>14 really worked as a nice fit for the program that</p> <p>15 was put together with a lot of conversations</p> <p>16 with the humane society as they planned even</p> <p>17 before Linden Group architects was even on</p> <p>18 board.</p> <p>19 We are looking at the entrance that</p> <p>20 faces the drive right here being the main public</p> <p>21 entrance where I mentioned we are adding</p> <p>22 parking. Comes into a nice lobby. If you have</p> </div> <div>07:57:42PM</div> <div>07:58:12PM</div>
<div>11</div> <div> <p>1 34 feet now. We are taking that and reducing it</p> <p>2 down to a standard two-way lane, which is 24</p> <p>3 feet, so we are taking that 10 feet, we are</p> <p>4 putting it along the building and doing</p> <p>5 foundation plantings which will make the building</p> <p>6 look much nicer along the access drive there.</p> <p>7 A couple of nice features out</p> <p>8 front. We are looking at doing a walking path</p> <p>9 and a donor paver plaza. You will see it</p> <p>10 highlighted in some of the views that we will</p> <p>11 show you of the exterior. Looking at providing</p> <p>12 kind of pedestrian benches in those areas with</p> <p>13 possible donor opportunities and also that paver</p> <p>14 area is a nice opportunity for the humane</p> <p>15 society to offer donor bricks, engraved bricks</p> <p>16 for donations.</p> <p>17 We will have a fenced in outdoor</p> <p>18 yard. Tom mentioned that. The fenced in area</p> <p>19 will not have what we call individual runs in</p> <p>20 it, it's just an open area. It's located off</p> <p>21 the back corner of the building. I'll point it</p> <p>22 out here on the screen. That little area there</p> </div> <div>07:56:28PM</div> <div>07:56:58PM</div>	<div>13</div> <div> <p>1 been in the building, it's kind of a nice</p> <p>2 two-story lobby open structure. It's going to</p> <p>3 be a great kind of common space for the facility</p> <p>4 where they can sort of show off the current</p> <p>5 offerings of adoptions and education about</p> <p>6 animals.</p> <p>7 Administrative offices. Currently</p> <p>8 humane society has their offices and their</p> <p>9 animal facilities in two different locations.</p> <p>10 This building allows us to bring everything</p> <p>11 together. So the administrative offices are in</p> <p>12 the right corner.</p> <p>13 We will have a nice multipurpose</p> <p>14 classroom where we are going to do obedience</p> <p>15 training. That's item No. 3 there. And we will</p> <p>16 also do various community instructional</p> <p>17 activities as well as additional playroom and</p> <p>18 bonding room for people looking at adoptions.</p> <p>19 We will have a dog adoption area</p> <p>20 and a cat adoption area and then our intake is</p> <p>21 off the back corner of the building. So the</p> <p>22 traffic of animals coming into the humane</p> </div> <div>07:58:42PM</div> <div>07:59:08PM</div>

<p style="text-align: right;">14</p> <p>1 society goes to the rear parking lot and through</p> <p>2 this entrance where they get taken in, taken</p> <p>3 care of, and hopefully moved forward into</p> <p>4 adoption.</p> <p>5 We also have various isolation</p> <p>6 wards and things to deal with animals who have</p> <p>7 problems.</p> <p>8 The last sort of exciting thing</p> <p>9 that we have been talking about is the idea of a</p> <p>07:59:38PM 10 puppy bowl bonding playroom. So kind of central</p> <p>11 to the whole facility is going to be a big nice</p> <p>12 size playroom where people can get in there and</p> <p>13 play with an animal they are looking at</p> <p>14 adopting. We are kind of modeling it after a</p> <p>15 Super Bowl commercial, puppy bowl with the idea</p> <p>16 of having a bunch of puppies in there playing</p> <p>17 around and having some windows looking out over</p> <p>18 it. When they get puppies in, it's a great way</p> <p>19 to promote those adoptions.</p> <p>08:00:04PM 20 CHAIRMAN CASHMAN: It's like cats and</p> <p>21 dogs battle in there.</p> <p>22 MR. MATTHYS: So a few pictures for</p>	<p style="text-align: right;">16</p> <p>1 structure. You see the concrete columns. They</p> <p>2 have in-fill of built walls that have wood</p> <p>3 paneling on them that have seen better days.</p> <p>4 It's painted blue now.</p> <p>5 What we are looking at doing to the</p> <p>6 exterior is keeping the concrete structures.</p> <p>7 Along the posts areas we are looking at wrapping</p> <p>8 those columns in stone. Brad, I think we have a</p> <p>9 sample over there on the far right of the stone</p> <p>08:01:32PM 10 we are looking at, kind of a natural pattern</p> <p>11 stone and combining that with brick on the wall.</p> <p>12 So on the existing walls we will be</p> <p>13 applying a thin veneer stone and brick to give</p> <p>14 the building a nicer look of quality and I think</p> <p>15 it's going to do a big improvement from the blue</p> <p>16 painted falling apart wood paneling. Some of</p> <p>17 those walls will be rebuilt. Where we can keep</p> <p>18 them we will and we will just apply the new</p> <p>19 facade materials to them.</p> <p>08:02:06PM 20 We will also be adding new windows.</p> <p>21 Not in the clear story but everywhere else</p> <p>22 pretty much gets new windows. The windows are</p>
<p style="text-align: right;">15</p> <p>1 you.</p> <p>2 CHAIRMAN CASHMAN: Going back to the</p> <p>3 previous page. Near the intake door, there's an</p> <p>4 area that's called police drop box. Is that for</p> <p>5 like after hours or how does that function?</p> <p>6 MR. MATTHYS: Yes. So currently they</p> <p>7 have off the back of their facility is for</p> <p>8 police drop-off. It's a room that's locked down</p> <p>9 and the police have a key to the outside door,</p> <p>08:00:32PM 10 they can come in and leave an animal there. So</p> <p>11 we have a few runs. I think we have a sink and</p> <p>12 a counter and some cages.</p> <p>13 MR. VAN WINKLE: We have contracts with</p> <p>14 nine different communities including Hinsdale.</p> <p>15 So they bring animals in to us in that area. It</p> <p>16 keeps them from having to go out to the rest of</p> <p>17 the shelter, they will stay contained in that</p> <p>18 little area until we come in in the morning and</p> <p>19 take care of them.</p> <p>08:01:00PM 20 MR. MATTHYS: Just some pictures of how</p> <p>21 the exterior of the building looks today. It's</p> <p>22 -- simple stated, it's a cast concrete</p>	<p style="text-align: right;">17</p> <p>1 all old, kind of leaky and need replacement.</p> <p>2 You can see on that bottom picture</p> <p>3 I highlighted that paver area with the outdoor</p> <p>4 seating.</p> <p>5 The entranceway. Currently that</p> <p>6 has just like acoustical tile ceiling like an</p> <p>7 outdoor 2-by-2 ceiling grid in it. We are</p> <p>8 looking at highlighting that ceiling with some</p> <p>9 tongue-and-groove wood.</p> <p>08:02:34PM 10 Some nice signage element that</p> <p>11 identifies the facility. The window you see in</p> <p>12 the middle there is actually our cat adoption</p> <p>13 area. We are looking at getting sight lines</p> <p>14 into the colony areas where cats will be hanging</p> <p>15 out. It will be kind of a cool thing as you</p> <p>16 enter the building.</p> <p>17 So lastly, this is sort of the</p> <p>18 formal presentation of elevation of materials of</p> <p>19 all sides, the architectural elevation and with</p> <p>08:03:00PM 20 that, I'd like to thank you and open up to</p> <p>21 questions.</p> <p>22 CHAIRMAN CASHMAN: Thank you very much.</p>

<p style="text-align: center;">18</p> <p>1 Jim, questions for the applicant?</p> <p>2 MR. KRILLENBERGER: I think this is</p> <p>3 spectacular. Help me understand the fencing.</p> <p>4 It looks from the elevations that it's very</p> <p>5 close to the building. Is that where the dog</p> <p>6 runs are going to be?</p> <p>7 MR. MATTHYS: Yes. So I'll go back up.</p> <p>8 There are no exterior dog runs.</p> <p>9 So on the floor plan there's a</p> <p>08:03:36PM 10 fence that rides along this long, narrow area</p> <p>11 that connects that outdoor exercise area to</p> <p>12 these dog adoption areas. So you are basically</p> <p>13 not connected. Does that answer your question?</p> <p>14 You are seeing that on the northwest elevation</p> <p>15 that faces the creek.</p> <p>16 MR. KRILLENBERGER: Eight-foot tall?</p> <p>17 MR. MATTHYS: Yes.</p> <p>18 MR. KRILLENBERGER: What will the</p> <p>19 material be?</p> <p>08:04:04PM 20 MR. MATTHYS: It will be a vinyl, solid</p> <p>21 vinyl PVC fence. There's also an additional</p> <p>22 fence screening that's currently there that's</p>	<p style="text-align: center;">20</p> <p>1 reuse of this. There couldn't be a better, more</p> <p>2 perfect spot for the humane society. As long as</p> <p>3 there hasn't been any neighbors, would be my</p> <p>4 only concern, but I applaud your efforts. It</p> <p>5 looks fabulous.</p> <p>6 CHAIRMAN CASHMAN: Jerry?</p> <p>7 MR. JABLONSKI: I think the beauty of</p> <p>8 the project it's really spectacular. One of my</p> <p>9 few concerns is it's so spectacular. Have you</p> <p>08:05:58PM 10 raised all the funds to complete the project?</p> <p>11 MR. VAN WINKLE: Yes.</p> <p>12 MR. JABLONSKI: Is it going to incur a</p> <p>13 higher operating cost?</p> <p>14 MR. VAN WINKLE: We are going to</p> <p>15 undergo a fundraising campaign now to make sure</p> <p>16 we can meet our operating needs and my</p> <p>17 architects and my contractor have promised me</p> <p>18 that what I have set for the budget they are</p> <p>19 going to come in underneath that.</p> <p>08:06:26PM 20 We actually are beginning the</p> <p>21 campaign and fundraising efforts now to be</p> <p>22 prepared a year from now to meet the increased</p>
<p style="text-align: center;">19</p> <p>1 screened. It's a ten-foot fence that screens a</p> <p>2 mechanical unit off the back that will be</p> <p>3 replaced. You will see that also represented on</p> <p>4 the northeast elevation. There's a chance that</p> <p>5 that piece of equipment will go away but more</p> <p>6 than likely we will maintain HVAC equipment in</p> <p>7 that existing enclosure.</p> <p>8 MR. KRILLENBERGER: I'm tremendously</p> <p>9 encouraged that with outreach to the neighbors</p> <p>08:04:36PM 10 that's very appreciated and addresses some of my</p> <p>11 concerns. And the additional green space seems</p> <p>12 like this facility will be a good answer.</p> <p>13 MS. BRASELTON: Any lighting change in</p> <p>14 the parking areas?</p> <p>15 MR. HOEPFNER: So currently we did not</p> <p>16 do a photometric of the existing parking lot.</p> <p>17 MR. MATTHYS: There's two existing</p> <p>18 poles. More than likely we will probably add a</p> <p>19 couple to illuminate it, but we will meet code,</p> <p>08:05:22PM 20 and we can have that submitted to you before the</p> <p>21 next meeting.</p> <p>22 MS. BRASELTON: I think it's an amazing</p>	<p style="text-align: center;">21</p> <p>1 operating costs.</p> <p>2 MR. JABLONSKI: I wish you well.</p> <p>3 MR. VAN WINKLE: Thank you.</p> <p>4 CHAIRMAN CASHMAN: Julie?</p> <p>5 MS. CRNOVICH: It's a wonderful reuse</p> <p>6 of the building and I love how the design of the</p> <p>7 new building fits in with the woods and the</p> <p>8 creek. It just looks like it belongs.</p> <p>9 I'd like to commend you for putting</p> <p>08:06:52PM 10 together a wonderful packet for us and bringing</p> <p>11 in all the information. I think this is a win</p> <p>12 win for everybody, and I just wish all</p> <p>13 applications that came in front of us were like</p> <p>14 this. Thank you.</p> <p>15 CHAIRMAN CASHMAN: This is the same</p> <p>16 team from the Hinsdale Animal Hospital, isn't</p> <p>17 it?</p> <p>18 MR. VAN WINKLE: Yes, it is.</p> <p>19 CHAIRMAN CASHMAN: Which was just as</p> <p>08:07:14PM 20 well.</p> <p>21 MR. UNELL: I agree it looks very nice,</p> <p>22 good use of the property and as long as there's</p>

<p style="text-align: center;">22</p> <p>1 no concerns of the neighbors, I'm in support of</p> <p>2 it.</p> <p>3 CHAIRMAN CASHMAN: Anna?</p> <p>4 MS. FIASCONE: I echo you all. I have</p> <p>5 a few random questions.</p> <p>6 What's the material going to be for</p> <p>7 the trash enclosure and how do you handle the</p> <p>8 dog waste? Is that dumpster going to be tightly</p> <p>9 closed? I'm just worried about other people</p> <p>10 walking around and the smell from the dogs and</p> <p>11 the cats.</p> <p>12 MR. MATTHYS: Currently the plan is for</p> <p>13 the fecal waste to be bagged and tied and put in</p> <p>14 the dumpster. It's managed with pickups. In</p> <p>15 hotter months the pickups are more frequent when</p> <p>16 odor becomes an issue. There's other ways to</p> <p>17 manage it but that's the more typical way.</p> <p>18 Jason, if you want to add something</p> <p>19 to that?</p> <p>20 MR. SANDERSON: Yes. Tom kind of said</p> <p>21 this before. We don't want the people that come</p> <p>22 in for adoptions to smell that no more than</p>	<p style="text-align: center;">24</p> <p>1 have now at your current location?</p> <p>2 MR. VAN WINKLE: Well, I'll say it</p> <p>3 depends on the day. So weekends Saturdays and</p> <p>4 Sundays are our two busiest days. We could have</p> <p>5 anywhere right now from 50 to 100 on a weekend</p> <p>6 day. Today we may have had three on a crummy</p> <p>7 day like today.</p> <p>8 We do hope to vastly increase the</p> <p>9 number of visitors that come through with the</p> <p>10 bigger facility and with the services we offer.</p> <p>11 So I would say on the weekends I would be hoping</p> <p>12 for 200 to 250 coming through for various</p> <p>13 reasons, whether it be adoption or one of our</p> <p>14 education programs or maybe it's obedience</p> <p>15 training, or whatever we are having to offer.</p> <p>16 MS. FIASCONE: So you think your</p> <p>17 parking lot is sufficient?</p> <p>18 MR. SANDERSON: How many spots do you</p> <p>19 have today?</p> <p>20 MR. VAN WINKLE: Four.</p> <p>21 MR. SANDERSON: I had a feeling where</p> <p>22 you were going. I knew where you were asking</p>
<p style="text-align: center;">23</p> <p>1 anybody else does. So they are going to be on</p> <p>2 top of managing that more than you guys can</p> <p>3 imagine.</p> <p>4 So we have built 150 animal</p> <p>5 hospitals, this is how we manage it. It's never</p> <p>6 been an issue. Because for this reason they are</p> <p>7 investing 2 to 3 million in the project, they</p> <p>8 don't want a facility that smells. So that when</p> <p>9 they bag it and tie it and then there's a lid on</p> <p>10 top of the dumpster, it has not been an issue.</p> <p>11 MR. MATTHYS: One of the things to note</p> <p>12 is this came up with Hinsdale Animal Hospital as</p> <p>13 well as and we presented two options of removing</p> <p>14 the waste and what was kind of I think came to</p> <p>15 the conclusion, they would rather have it in the</p> <p>16 dumpster than go into the water treatment plant.</p> <p>17 That was versus a flush method of removing the</p> <p>18 waste. So that's why we are going to the bag</p> <p>19 and tie and I think currently --</p> <p>20 MR. VAN WINKLE: Bag and tie.</p> <p>21 MS. FIASCONE: How many visitors do you</p> <p>22 plan to have in a day? I mean, how many do you</p>	<p style="text-align: center;">25</p> <p>1 the question. Pardon to interrupt you, but I</p> <p>2 know where you were going. We are going to go</p> <p>3 up to 44 so we are going to exponentially</p> <p>4 increasing the parking which should help out.</p> <p>5 CHAIRMAN CASHMAN: The weekends are</p> <p>6 your busiest time?</p> <p>7 MR. VAN WINKLE: It would be our</p> <p>8 busiest time, yes.</p> <p>9 CHAIRMAN CASHMAN: And it's when it's</p> <p>10 the most quiet there.</p> <p>11 MS. FIASCONE: And then I notice the</p> <p>12 signage on the site plan, that comes later;</p> <p>13 correct?</p> <p>14 CHAIRMAN CASHMAN: Correct.</p> <p>15 MS. FIASCONE: Thank you.</p> <p>16 MR. SANDERSON: Just for the record, we</p> <p>17 are really excited about the signage on the</p> <p>18 building. Really excited.</p> <p>19 CHAIRMAN CASHMAN: This is a really</p> <p>20 well-done presentation. I think it's a great</p> <p>21 reuse. I was probably there a few months ago, I</p> <p>22 was talking to a board member of Robert Crown</p>

<div>26</div> <div>1 and they were wondering what to do with this</div> <div>2 building and what the future is going to hold</div> <div>3 for them and when I first heard about this, I</div> <div>4 thought it was a great reuse and fantastic.</div> <div>5 When is the lease up in the office</div> <div>6 space you are using at Katherine Legge?</div> <div>7 MR. VAN WINKLE: I think we are month</div> <div>8 to month with the village at Katherine Legge.</div> <div>9 CHAIRMAN CASHMAN: I just think it's a</div> <div>10 fantastic reuse of this facility. Robert Crown</div> <div>11 has been a great asset and so has Hinsdale</div> <div>12 Humane Society, so this is a continuing great</div> <div>13 legacy on this site so I'm very excited about</div> <div>14 it. A very well-done presentation. Very</div> <div>15 thorough.</div> <div>16 Any more questions?</div> <div>17 (No response.)</div> <div>18 Hearing none, do I have a motion to</div> <div>19 approve the special use permit application for</div> <div>20 animal hospital, Hinsdale Humane Society, Case</div> <div>21 A-33-2017 as submitted?</div> <div>22 MR. YU: Chairman, with the exterior</div>	<div>28</div> <div>1 STATE OF ILLINOIS)</div> <div>2) ss:</div> <div>3 COUNTY OF DU PAGE)</div> <div>4 I, KATHLEEN W. BONO, Certified</div> <div>5 Shorthand Reporter, Notary Public in and for the</div> <div>6 County DuPage, State of Illinois, do hereby</div> <div>7 certify that previous to the commencement of the</div> <div>8 examination and testimony of the various</div> <div>9 witnesses herein, they were duly sworn by me to</div> <div>10 testify the truth in relation to the matters</div> <div>11 pertaining hereto; that the testimony given by</div> <div>12 said witnesses was reduced to writing by means</div> <div>13 of shorthand and thereafter transcribed into</div> <div>14 typewritten form; and that the foregoing is a</div> <div>15 true, correct and complete transcript of my</div> <div>16 shorthand notes so taken aforesaid.</div> <div>17 IN TESTIMONY WHEREOF I have</div> <div>18 hereunto set my hand and affixed my notarial</div> <div>19 seal this 30th day of October, A.D. 2017.</div> <div>20</div> <div>21 KATHLEEN W. BONO,</div> <div>22 C.S.R. No. 84-1423,</div>
<div>27</div> <div>1 appearance and site plan as well.</div> <div>2 CHAIRMAN CASHMAN: So noted.</div> <div>3 MR. KRILLENBERGER: I so motion.</div> <div>4 MR. UNELL: Second.</div> <div>5 CHAIRMAN CASHMAN: Anna?</div> <div>6 MS. FIASCONE: Aye.</div> <div>7 MR. UNELL: Aye.</div> <div>8 MS. CRNOVICH: Aye.</div> <div>9 CHAIRMAN CASHMAN: Aye.</div> <div>10 MR. JABLONSKI: Aye.</div> <div>11 MS. BRASELTON: Aye.</div> <div>12 MR. KRILLENBERGER: Aye.</div> <div>13 CHAIRMAN CASHMAN: Great job. Thank</div> <div>14 you.</div> <div>15 (WHICH, were all of the</div> <div>16 proceedings had, evidence</div> <div>17 offered or received in the</div> <div>18 above entitled cause.)</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>	