

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
January 10, 2018  
MEMORIAL HALL  
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, January 10, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Steve Cashman, Debra Braselton, Troy Unell, Gerald Jablonski, Jim Krillenberger, Scott Peterson, Mark Willobee and Julie Crnovich

**ABSENT:** Anna Fiascone

**ALSO PRESENT:** Chan Yu Village Planner  
Applicant for cases: A-42-2017, A-47-2017, A-48-2017, A-38-2017, A-39-2017, and A-46-2017

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**Approval of Minutes**

November 8, 2017: The PC, with no questions, **unanimously approved** the Findings and Recommendations as submitted, 7-0 (1 abstained, 1 absent).

December 13, 2017: There were 4 Commissioners who abstained for these Findings and Recommendations, thus with **no quorum**, this item will be on the PC agenda again on February 14, 2018.

**Findings and Recommendations - 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)**

The PC, **unanimously approved** the Findings and Recommendations, 7-0 (1 abstained, 1 absent), with the request to add “some of” in the first sentence for paragraph four.

(The sentence thus reads, “On November 8, 2017, the applicant, Kevin Jacobs, presented its revised plans to the PC, and stated **some of** the revisions reflect the neighborhood meetings and discussions between neighbors and the Village.”)

**Sign Permit Review - Case A-45-2017 – 908 Elm St. –Non-compliant, Off-Site Signage on median at Ogden Avenue and Salt Creek Lane – MedProperties (8 Salt Creek Campus LLC) – New Ground Sign (will also require variation review/approval by the Zoning Board of Appeals)**

The applicant presented the ground sign and history of the initial request in 2015. It was part of an 8 ground sign variation application by MedProperties for the properties at 8, 10, 12 and 12 Salt Creek Lane and 901 and 907 Elm Street. On June 10, 2015, the PC expressed concern over the location of this off-premise ground sign on the median, citing concerns over the line-of-sight, size of the sign and sign content. To this end, the PC recommended approval of the sign to the Board of Trustees with the condition that it is 6’ tall and 4’

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wide (24 SF) with only the text “Salt Creek Lane” on both sides. (On August 27, 2015, the applicant removed the sign from the application, citing that it was unlikely to be approved as designed/presented.)

The PC, in general, expressed that the sign is too large and contained too much information. Most of the Commissioners preferred a 6-foot height versus the proposed 8-foot height. To that end, the PC recommended to submit revised illustrations showing the sign at 6 feet, with only “Salt Creek Lane”, “Salt Creek Lane” and “Immediate Care”, and “Salt Creek Lane” with “Immediate Care” and 1 or 2 open text slots.

The PC **unanimously continued** the sign application for the February 14, 2017, PC meeting to review revised illustrations based on the above PC recommendations, 8-0 (1 absent).

#### **Sign Permit Review - Case A-47-2017 – 1 Grant Square (inside Evergreen Bank) – CHT Ortho – 2 New Wall Signs -**

The applicant presented the two wall signs to the PC, reviewing the materials and support system. A Commissioner asked if the fasteners bolted into the joints and not the brick itself. The applicant confirmed in the joints. The PC had no further questions.

The PC in general, expressed that the signs look good and **unanimously approved** the sign application as submitted, 8-0 (1 absent).

#### **Sign Permit Review - Case A-48-2017 – 24 Chicago Avenue – Elysian Nail Spa – 1 New Wall Sign**

The applicant presented the new wall sign to the PC, reviewing the materials and support system. The PC, in general, expressed that this sign is straightforward, and had no concerns. Chan reviewed that the Historic Preservation was supportive of the proposed sign.

The PC **unanimously approved** the sign application as submitted, 8-0 (1 absent).

#### **Public Hearing - Case A-38-2017 – 7 N. Grant St., 1<sup>st</sup> Floor – Responsible Driver - Text Amendment to allow Driving Schools in the O-2 Limited Office District as a Special Use (application includes concurrent Special Use Permit by Responsible Driver) – (please see Attachment 1 transcript)**

The applicant presented to the PC the business background, classroom/tenant space, business format and logistics for the driving school classes. The applicant also stated that the recommended required parking space ratio, 1 space/250 SF, would comply per the lease.

The PC was generally supportive for the request, and had no concerns. However, a Commissioner expressed a recommendation to install a bike rack for the students to use.

The PC **unanimously recommended approval** for the application as submitted, 8-0 (1 absent), the Text Amendment to allow Driving Schools in the O-2 Limited Office District as a Special Use (application includes concurrent Special Use Permit).

#### **Public Hearing - Case A-39-2017 – 1 Grant Square., 2<sup>nd</sup> Floor – Top Driver - Text Amendment to allow Driving Schools in the B-1 Community Business District as a Special Use, but only on the 2<sup>nd</sup>**

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**floor in the B-1 Community Business District (application includes concurrent Special Use Permit by Top Driver) (please see Attachment 2 transcript)**

The applicant presented to the PC the office space, business format and logistics for the driving school classes. The applicant also stated that the recommended required parking space ratio, 1 space/250 SF, would comply per the lease.

The PC was generally supportive for the request, and had no concerns. However, a Commissioner expressed a recommendation to install a bike rack for the students to use.

The PC **unanimously recommended approval** for the application as submitted, 8-0 (1 absent), the Text Amendment to allow Driving Schools in the B-1 Community Business District as a Special Use, but only on the 2<sup>nd</sup> floor in the B-1 Community Business District, and concurrent Special Use Permit.

**Exterior Appearance and Site Plan - Case A-46-2017 – 301 W. 59<sup>th</sup> Street – Hinsdale Apartments – Exterior Appearance/Site Plan for a Playground Structure in the R-6 Multiple Family Residential District**

The applicant presented to the PC the plan for the community playground at Hinsdale Apartments at 301 W. 59<sup>th</sup> Street. The applicant reviewed the experience and examples of other playgrounds completed in the community and area.

The PC had no major concerns for the playground, however, a Commissioner asked about the storm water easement shown on the plat of survey. Chan stated that this is part of the Engineering Department construction permit review, and they have reviewed this already. However, Chan indicated that he will point out the Commissioner's concern to Engineering after the PC meeting.

The PC **unanimously recommended approval** for the exterior appearance and site plan application as submitted, 8-0 (1 absent).

(After the meeting, the Engineering Department has determined that the applicant will need to demonstrate that the amount of cubic yards filled in by the playground, will be compensated for (via excavation) at another location adjacent to the pond. Additionally, the applicant will need to have the easement adjusted to the redefined boundaries. This adjustment must be in the form of a newly recorded plat of survey. This application will not proceed to the Board of Trustees for First Reading until this is verified.)

**Schedule of Public Hearing - Case A-44-2017 – 540 W. Ogden Ave, - Kensington School - Map Amendment and concurrent Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an O-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.**

The PC **unanimously approved** to schedule a public hearing for Case A-44-2017 for the February 14, 2018, PC meeting, 8-0 (1 absent).

**Adjournment**

The meeting was adjourned at 9:00 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of:

Case A-38-2017

7 N. Grant St., 1st Floor -

Responsible Driver - Text Amendment  
to allow Driving Schools in the 0-2  
Limited Office District as a Special  
Use (application includes concurrent  
Special Use Permit by Responsible  
Driver.)

REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 9th day of January, 2018, at the hour of 8:34 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;  
MS. DEB BRASELTON, Member;  
MS. JULIE CRNOVICH, Member;  
MR. GERALD JABLONSKI, Member;  
MR. JIM KRILLENBERGER, Member;  
MR. SCOTT PETERSON, Member;  
MR. TROY UNELL, Member;  
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. BRIAN KEARNEY, Responsible Driver.</p> <p>4</p> <p style="text-align: center;">* * *</p> <p>5</p> <p>6 CHAIRMAN CASHMAN: Now, we have two</p> <p>7 public hearings. And if there is anyone in the</p> <p>8 audience that would like to speak on any one of</p> <p>9 these matters, the first one is Case A-38-2017</p> <p>10 for 7 North Grant Street, 1st Floor, Responsible</p> <p>11 Driver, for a text amendment and the concurrent</p> <p>12 Special Use Permit.</p> <p>13 The second case is A-39-2017,</p> <p>14 1 Grant Square, 2nd floor -- rings a bell -- Top</p> <p>15 Driver. Again, a text amendment to allow</p> <p>16 driving schools, in this case B-1, and also a</p> <p>17 concurrent Special Use Permit.</p> <p>18 Anyone in the audience that would</p> <p>19 like to speak on this matter?</p> <p>20 MR. KEARNEY: Yes. Hi, my name is</p> <p>21 Brian Kearney, Responsible Driver.</p> <p>22 CHAIRMAN CASHMAN: Would you like to</p>	<p style="text-align: center;">4</p> <p>1 in there.</p> <p>2 For parking, it's really self-</p> <p>3 explanatory. There is no one really in the</p> <p>4 building but the owner of the building. And at</p> <p>5 that point he's usually, what I have heard from</p> <p>6 the leaser, he's never there. So there is 11</p> <p>7 spots available in the back of the building. I</p> <p>8 guess I have to zoom. So there is 11 spots in</p> <p>9 the back of the building, an additional probably</p> <p>10 about 5 to 8 spots in the front parallel to the</p> <p>11 building that students can be dropped off at.</p> <p>12 At 111 West Chicago is the same</p> <p>13 owner of the building where he has offered</p> <p>14 additional parking spaces if necessary. We are</p> <p>15 guaranteed 9 spaces from the back of the 11.</p> <p>16 And then he said that if there is someone else</p> <p>17 that came into the building, because there will</p> <p>18 be one more available spot, then that will go</p> <p>19 down to 6 available spots guaranteed.</p> <p>20 Our cars, the driver's ed cars,</p> <p>21 will now be in that space he's offered us at the</p> <p>22 location at 111 West Chicago, in that back of</p>
<p style="text-align: center;">3</p> <p>1 swear him.</p> <p>2 (Mr. Brian Kearney sworn.)</p> <p>3 MR. CASHMAN: Thank you.</p> <p>4 MR. KEARNEY: I'm just going to put the</p> <p>5 site up for any questions.</p> <p>6 (Discussion outside the record.)</p> <p>7 MR. KEARNEY: So I will begin while</p> <p>8 this loads up. I'm Brian Kearney. I'm the</p> <p>9 owner of Responsible Driving school. I wanted</p> <p>10 to open up a driver's education classroom at</p> <p>11 7 North Grant Street.</p> <p>12 A little bit about our company. We</p> <p>13 have been open for three years. We are</p> <p>14 currently located at 700 East Ogden Avenue on</p> <p>15 the lower level. What my plan was is to move</p> <p>16 that into the Hinsdale area for this or north</p> <p>17 Grant we will be in the 1st floor, kind of</p> <p>18 basement area. It's approximately 550 feet.</p> <p>19 The approximate scale for the state is 450 feet.</p> <p>20 So we are going to have, basically it's going to</p> <p>21 be our main location, approximately 400 feet for</p> <p>22 the classroom and about 150 feet for an office</p>	<p style="text-align: center;">5</p> <p>1 that building, as that's the same owner as well.</p> <p>2 CHAIRMAN CASHMAN: And Chan, just to</p> <p>3 follow the comment from the trustees, so</p> <p>4 basically for their space they need 2 spaces?</p> <p>5 MR. CHAN: Yes. So under the parking</p> <p>6 regulation of the Code, nothing specifies for</p> <p>7 schools. So they recommended consistent with</p> <p>8 the rest of the Code, 1 space for every</p> <p>9 250 square feet.</p> <p>10 CHAIRMAN CASHMAN: Okay. Any questions</p> <p>11 for the applicant?</p> <p>12 MS. BRASELTON: I'm trying to figure</p> <p>13 out where, what's in there now.</p> <p>14 CHAIRMAN CASHMAN: This is the best</p> <p>15 picture just north of Chicago Avenue on Grant.</p> <p>16 MS. BRASELTON: Thank you.</p> <p>17 CHAIRMAN CASHMAN: On the east side of</p> <p>18 the street?</p> <p>19 MR. KEARNEY: North side. Well, it's</p> <p>20 north. It's on the east side.</p> <p>21 CHAIRMAN CASHMAN: This is the right</p> <p>22 corner. It's right around the corner.</p>

<p style="text-align: center;">6</p> <p>1 MR. KEARNEY: The only other tenant is</p> <p>2 a holding company, which is basically the owner</p> <p>3 of the building.</p> <p>4 MS. CRNOVICH: You mentioned earlier a</p> <p>5 lot of children might be riding their bikes. Do</p> <p>6 you have plans for a bike rack?</p> <p>7 MR. KEARNEY: Yes. If it's an option,</p> <p>8 if we seen -- The owner has let us go, there is</p> <p>9 going to be a bike rack on the north side of the</p> <p>08:39:26PM 10 building right where there is an entrance. He</p> <p>11 said that there is a, it's kind of a -- You</p> <p>12 know, there is some plants, there is some</p> <p>13 bushes; but it's really not well maintained. So</p> <p>14 it will be pretty easy to put it right on the</p> <p>15 north side of the building.</p> <p>16 MS. CRNOVICH: I would like to see a</p> <p>17 bike rack.</p> <p>18 MR. KEARNEY: Yes. I would, too.</p> <p>19 MS. CRNOVICH: You know, rather than</p> <p>08:39:47PM 20 bikes all over.</p> <p>21 MR. KEARNEY: Yes, I know. And that's</p> <p>22 the thing, so they are not on the parking lot or</p>	<p style="text-align: center;">8</p> <p>1 CHAIRMAN CASHMAN: And if no additional</p> <p>2 questions or conversation, do I have a motion to</p> <p>3 approve the Text Amendment application and the</p> <p>4 Special Use Permit application?</p> <p>5 MS. CRNOVICH: With a bike rack?</p> <p>6 CHAIRMAN CASHMAN: With the urging of</p> <p>7 the owner --</p> <p>8 MS. CRNOVICH: Okay.</p> <p>9 CHAIRMAN CASHMAN: -- to provide</p> <p>08:40:49PM 10 a bike rack for, the building owner,</p> <p>11 7 North Grant Street, lower level, in the</p> <p>12 O-2 District.</p> <p>13 MR. WILLOBEE: So moved.</p> <p>14 MR. KRILLENBERGER: Second.</p> <p>15 CHAIRMAN CASHMAN: Jim?</p> <p>16 MR. KRILLENBERGER: Aye.</p> <p>17 MS. BRASELTON: Aye.</p> <p>18 MR. PETERSON: Aye.</p> <p>19 MR. JABLONSKI: Aye.</p> <p>08:41:12PM 20 CHAIRMAN CASHMAN: Aye.</p> <p>21 MS. CRNOVICH: Aye.</p> <p>22 MR. WILLOWBEE: Aye.</p>
<p style="text-align: center;">7</p> <p>1 anything like that.</p> <p>2 Most of the kids in that area</p> <p>3 probably are going to be walking. A lot of them</p> <p>4 carpool as well.</p> <p>5 CHAIRMAN CASHMAN: Or the parents give</p> <p>6 them a ride.</p> <p>7 MS. CRNOVICH: Right.</p> <p>8 CHAIRMAN CASHMAN: More likely.</p> <p>9 MR. KEARNEY: And there is no other</p> <p>08:40:05PM 10 area around us. Like we are away from Fuller's.</p> <p>11 We are away from the busy area where kids will</p> <p>12 be safe and things like that.</p> <p>13 MS. CRNOVICH: I think it's a good</p> <p>14 location.</p> <p>15 CHAIRMAN CASHMAN: Yes.</p> <p>16 Deb?</p> <p>17 Scott?</p> <p>18 MR. PETERSON: I don't have anything.</p> <p>19 CHAIRMAN CASHMAN: Gerry?</p> <p>08:40:23PM 20 MR. JABLONSKI: Okay.</p> <p>21 CHAIRMAN CASHMAN: Thank you very much.</p> <p>22 MR. KEARNEY: Thank you very much.</p>	<p style="text-align: center;">9</p> <p>1 MR. UNELL: Aye.</p> <p>2 * * *</p> <p>3 (Which were all the proceedings had</p> <p>4 in the above-entitled cause.)</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>

1 STATE OF ILLINOIS )

) ss.

2 COUNTY OF DU PAGE )

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5 I, JANICE H. HEINEMANN, CSR, RDR, CRR,

6 do hereby certify that I am a court reporter

7 doing business in the State of Illinois, that I

8 reported in shorthand the testimony given at the

9 hearing of said cause, and that the foregoing is

10 a true and correct transcript of my shorthand

11 notes so taken as aforesaid.

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15 Janice H. Heinemann CSR, RDR, CRR

License No 084-001391

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<b>0</b>	<b>A</b>	<b>busy</b> [1] - 7:11	<b>DEB</b> [1] - 1:19 <b>Discussion</b> [1] - 3:6 <b>District</b> [2] - 1:8, 8:12 <b>down</b> [1] - 4:19 <b>Driver</b> [6] - 1:7, 1:10, 2:3, 2:11, 2:15, 2:21 <b>driver's</b> [2] - 3:10, 4:20 <b>driving</b> [1] - 2:16 <b>Driving</b> [2] - 1:8, 3:9 <b>dropped</b> [1] - 4:11 <b>DU</b> [2] - 1:2, 10:2	<b>HEINEMANN</b> [1] - 10:5 <b>Heinemann</b> [1] - 10:15 <b>hereby</b> [1] - 10:6 <b>Hi</b> [1] - 2:20 <b>HINSDALE</b> [1] - 1:3 <b>Hinsdale</b> [3] - 1:14, 1:15, 3:16 <b>holding</b> [1] - 6:2 <b>hour</b> [1] - 1:17
<b>0-2</b> [1] - 1:8 <b>084-001391</b> [1] - 10:15	<b>A-38-2017</b> [2] - 1:6, 2:9 <b>A-39-2017</b> [1] - 2:13 <b>above-entitled</b> [2] - 1:14, 9:4 <b>additional</b> [3] - 4:9, 4:14, 8:1 <b>aforesaid</b> [1] - 10:11 <b>allow</b> [2] - 1:8, 2:15 <b>ALSO</b> [1] - 2:1 <b>Amendment</b> [2] - 1:7, 8:3 <b>amendment</b> [2] - 2:11, 2:15 <b>applicant</b> [1] - 5:11 <b>application</b> [3] - 1:9, 8:3, 8:4 <b>approve</b> [1] - 8:3 <b>approximate</b> [1] - 3:19 <b>area</b> [5] - 3:16, 3:18, 7:2, 7:10, 7:11 <b>audience</b> [2] - 2:8, 2:18 <b>available</b> [3] - 4:7, 4:18, 4:19 <b>Avenue</b> [3] - 1:15, 3:14, 5:15 <b>Aye</b> [8] - 8:16, 8:17, 8:18, 8:19, 8:20, 8:21, 8:22, 9:1	<b>C</b>	<b>east</b> [2] - 5:17, 5:20 <b>East</b> [2] - 1:15, 3:14 <b>easy</b> [1] - 6:14 <b>ed</b> [1] - 4:20 <b>education</b> [1] - 3:10 <b>entitled</b> [2] - 1:14, 9:4 <b>entrance</b> [1] - 6:10 <b>explanatory</b> [1] - 4:3	<b>I</b>
<b>1</b>		<b>carpool</b> [1] - 7:4 <b>cars</b> [2] - 4:20 <b>Case</b> [2] - 1:6, 2:9 <b>case</b> [2] - 2:13, 2:16 <b>CASHMAN</b> [19] - 1:19, 2:6, 2:22, 3:3, 5:2, 5:10, 5:14, 5:17, 5:21, 7:5, 7:8, 7:15, 7:19, 7:21, 8:1, 8:6, 8:9, 8:15, 8:20 <b>certify</b> [1] - 10:6 <b>Chairman</b> [1] - 1:19 <b>CHAIRMAN</b> [17] - 2:6, 2:22, 5:2, 5:10, 5:14, 5:17, 5:21, 7:5, 7:8, 7:15, 7:19, 7:21, 8:1, 8:6, 8:9, 8:15, 8:20 <b>Chan</b> [1] - 5:2 <b>CHAN</b> [2] - 2:2, 5:5 <b>Chicago</b> [4] - 1:15, 4:12, 4:22, 5:15 <b>children</b> [1] - 6:5 <b>classroom</b> [2] - 3:10, 3:22 <b>Code</b> [2] - 5:6, 5:8 <b>comment</b> [1] - 5:3 <b>COMMISSION</b> [1] - 1:4 <b>Commission</b> [1] - 1:15 <b>company</b> [2] - 3:12, 6:2 <b>concurrent</b> [3] - 1:9, 2:11, 2:17 <b>consistent</b> [1] - 5:7 <b>continued</b> [1] - 1:13 <b>conversation</b> [1] - 8:2 <b>corner</b> [2] - 5:22 <b>correct</b> [1] - 10:10 <b>COUNTY</b> [2] - 1:2, 10:2 <b>court</b> [1] - 10:6 <b>CRNOVICH</b> [9] - 1:20, 6:4, 6:16, 6:19, 7:7, 7:13, 8:5, 8:8, 8:21 <b>CRR</b> [2] - 10:5, 10:15 <b>CSR</b> [2] - 10:5, 10:15	<b>E</b>	<b>ILLINOIS</b> [2] - 1:1, 10:1 <b>Illinois</b> [2] - 1:16, 10:7 <b>includes</b> [1] - 1:9
<b>2</b>			<b>F</b>	<b>J</b>
<b>2</b> [1] - 5:4 <b>2018</b> [1] - 1:16 <b>250</b> [1] - 5:9 <b>2nd</b> [1] - 2:14			<b>feet</b> [5] - 3:18, 3:19, 3:21, 3:22, 5:9 <b>figure</b> [1] - 5:12 <b>first</b> [1] - 2:9 <b>Floor</b> [2] - 1:7, 2:10 <b>floor</b> [2] - 2:14, 3:17 <b>follow</b> [1] - 5:3 <b>foregoing</b> [1] - 10:9 <b>front</b> [1] - 4:10 <b>Fuller's</b> [1] - 7:10	<b>JABLONSKI</b> [3] - 1:20, 7:20, 8:19 <b>JANICE</b> [1] - 10:5 <b>Janice</b> [1] - 10:15 <b>January</b> [1] - 1:16 <b>JIM</b> [1] - 1:21 <b>Jim</b> [1] - 8:15 <b>JULIE</b> [1] - 1:20
<b>4</b>			<b>G</b>	<b>K</b>
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STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of: )  
 )  
Case A-39-2017 )  
1 Grant Square, 2nd Floor - Top Driver )  
Amendment to allow Driving Schools in )  
the B-1 Community Business District as )  
a Special Use, but only on the 2nd floor )  
in the B-1 Community Business District )  
(Application includes concurrent Special )  
Use Permit by Top Driver.) )

REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 9th day of January, 2018, at the hour of 8:42 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;  
MS. DEB BRASELTON, Member;  
MS. JULIE CRNOVICH, Member;  
MR. GERALD JABLONSKI, Member;  
MR. JIM KRILLENBERGER, Member;  
MR. SCOTT PETERSON, Member;  
MR. TROY UNELL, Member;  
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. PETER R. COULES, Attorney for</p> <p>4 Petitioners;</p> <p>5 MR. PAUL ZALATORIS, Petitioner;</p> <p>6 MS. CAROLINE ZALATORIS, Petitioner.</p> <p>7</p> <p style="text-align: center;">* * *</p> <p>8 MR. COULES: Good evening. Yes. I'm</p> <p>9 here representing Paul and Caroline Zalatoris</p> <p>10 for the public hearing.</p> <p>11 CHAIRMAN CASHMAN: So this is for Case</p> <p>12 A-39-2017. This is for a Text Amendment to</p> <p>13 allow a driving school in the B-1 District,</p> <p>14 which is a Special Use, not on a 1st floor, and</p> <p>15 a concurrent Special Use Permit issued for Top</p> <p>16 Driver.</p> <p>17 MR. COULES: Correct. Paul and</p> <p>18 Caroline Zalatoris are here this evening. They</p> <p>19 own Top Driver. They are also full-time</p> <p>20 employees. It's a very professionally run</p> <p>21 place. Caroline actually grew up here in</p> <p>22 Hinsdale. They live in Clarendon Hills.</p>	<p style="text-align: center;">4</p> <p>1 B-1. I didn't even realize this until I started</p> <p>2 looking into this. It's Grant Square, two on</p> <p>3 York Road right near to Ogden, and one down on</p> <p>4 Surrey Court. And I can't recall what it is</p> <p>5 down there.</p> <p>6 MS. BRASELTON: There is a very small</p> <p>7 shopping -- Where the food mart used to be.</p> <p>8 CHAIRMAN CASHMAN: Yes.</p> <p>9 MR. COULES: Those are the only areas</p> <p>10 that are B-1. And this is like one of only two</p> <p>11 B-1 areas with a 2nd floor. So the request is</p> <p>12 actually very narrow in scope to go into this</p> <p>13 empty 2nd floor that's been empty for over a</p> <p>14 year and a half.</p> <p>15 And what's nice about this area is</p> <p>16 in B-1 we have a lot of other uses that we all</p> <p>17 know about. We have Kramer's. We have a paint</p> <p>18 store. We have a fish store. We have places</p> <p>19 people can get their hair cut and places people</p> <p>20 can eat.</p> <p>21 People come into these classes.</p> <p>22 And I have had two kids go through this, they</p>
<p style="text-align: center;">3</p> <p>1 (Mr. Coules sworn.)</p> <p>2 MR. COULES: They are here this</p> <p>3 evening. Their two children went through the</p> <p>4 grade school public district at Hinsdale and</p> <p>5 also the high school district. They service the</p> <p>6 area now greatly, and they have been looking for</p> <p>7 a spot for a while.</p> <p>8 And that's why the Village Board</p> <p>9 wanted the two people to come at the same time,</p> <p>10 just to keep everything going together. We had</p> <p>11 two times in front of them. It's interesting</p> <p>12 because I have done other school-type stuff</p> <p>13 here, School of Rock and the cooking school.</p> <p>14 There is nothing in the Code that talks at all</p> <p>15 about the educational services, you know, under</p> <p>16 the NAICS. So every time we want to add a new</p> <p>17 kind of user, we have to come in actually add</p> <p>18 them to the actual Code. So that's why the</p> <p>19 first step is a mandatory one.</p> <p>20 The nice part about B-1, and this</p> <p>21 is the structure on Grant Square, is that there</p> <p>22 are only four places in town that are actually</p>	<p style="text-align: center;">5</p> <p>1 don't drive themselves. They get dropped off.</p> <p>2 Parents have to go somewhere for 50 minutes to</p> <p>3 an hour. It's a very good use for them to go</p> <p>4 drop the kids off, go grocery shop, go utilize</p> <p>5 -- Kramer's is going to be very happy -- utilize</p> <p>6 the area greatly. They can go to Ya Ya's and</p> <p>7 eat. They can go into the paint store. They</p> <p>8 can do whatever they want to do.</p> <p>9 But it's going to be helpful to the</p> <p>10 area. Not only is it centrally located where a</p> <p>11 lot of kids might be able to walk there, but</p> <p>12 it's also going to be an area where the parent</p> <p>13 who picks up all the kids and drops them off can</p> <p>14 then go back there.</p> <p>15 The classroom size is about 1,000-</p> <p>16 square feet upstairs. The four spots are not an</p> <p>17 issue. There are two driving cars that they are</p> <p>18 going to keep onsite in the big parking lot.</p> <p>19 The kids that drive -- and the parents who</p> <p>20 haven't gone through this yet -- they pick up</p> <p>21 your child. Thank goodness they do, because the</p> <p>22 first couple times your kids drive and you're in</p>

<p style="text-align: center;">6</p> <p>1 that passenger's seat is downright scary. The</p> <p>2 first time you take them on the expressway, pray</p> <p>3 because they don't know how to merge.</p> <p>4 CHAIRMAN CASHMAN: Is this the special</p> <p>5 car with the extra brake?</p> <p>6 MR. COULES: With the home car, we</p> <p>7 don't have that advantage at home.</p> <p>8 So this is basically a very narrow</p> <p>9 scope to say 2nd floor for B-1. It's I believe</p> <p>08:45:09PM 10 a very good use to this area because there is a</p> <p>11 lot for people to do that drop their kids off.</p> <p>12 It's very centrally located, and it fits right</p> <p>13 in with the character.</p> <p>14 Because when you look under B-1,</p> <p>15 they talk about the other uses you want to have</p> <p>16 are what's compatible with what's there now.</p> <p>17 This is very compatible with what's there now.</p> <p>18 You are not adding any stress to the parking</p> <p>19 lot. You are not adding any stress to the area.</p> <p>08:45:30PM 20 You are not causing any congestion and the like.</p> <p>21 So that's why the Village Board</p> <p>22 sent it here. They didn't have any issues with</p>	<p style="text-align: center;">8</p> <p>1 not on the 1st floor, and the concurrent Special</p> <p>2 Use Permit for Top Driver at 1 Grant Square, 2nd</p> <p>3 floor?</p> <p>4 MS. CRNOVICH: I would like to see a</p> <p>5 bike rack at this location.</p> <p>6 MS. BRASELTON: Isn't there one there</p> <p>7 already?</p> <p>8 MR. COULES: We will request -- There</p> <p>9 is one in the parking lot. I don't think it's</p> <p>08:46:35PM 10 right next to this.</p> <p>11 MS. BRASELTON: There is one by</p> <p>12 Walgreens.</p> <p>13 MS. CRNOVICH: Walgreens, okay.</p> <p>14 MR. COULES: Yes, it's by Walgreens.</p> <p>15 So they could walk there, but there is none</p> <p>16 right next to the bank.</p> <p>17 CHAIRMAN CASHMAN: I think the parent</p> <p>18 drops them off, gets the car washed.</p> <p>19 MR. COULES: They are going to be</p> <p>08:46:52PM 20 utilizing the area greatly, the parents. I know</p> <p>21 I would.</p> <p>22 MS. CRNOVICH: Both letters mentioned</p>
<p style="text-align: center;">7</p> <p>1 the site. They wanted just to make sure that</p> <p>2 it's done properly to limit it to the 2nd floor</p> <p>3 on B-1, which is what we agreed to do.</p> <p>4 CHAIRMAN CASHMAN: Chan, were there any</p> <p>5 other areas in our zoning that would allow this</p> <p>6 use, any other district?</p> <p>7 MR. CHAN: No, because driving schools</p> <p>8 are just not specifically --</p> <p>9 CHAIRMAN CASHMAN: Doesn't show up in</p> <p>08:46:00PM 10 our Code.</p> <p>11 MR. COULES: The other one that was</p> <p>12 approved has a little more area. B-1 is very</p> <p>13 limited in town.</p> <p>14 CHAIRMAN CASHMAN: Right.</p> <p>15 Any questions for the applicant?</p> <p>16 MR. KRILLENBERGER: None.</p> <p>17 MR. WILLOBEE: No.</p> <p>18 CHAIRMAN CASHMAN: Thanks, Peter.</p> <p>19 MR. COULES: Thank you.</p> <p>08:46:14PM 20 CHAIRMAN CASHMAN: Do I hear a motion</p> <p>21 to approve the Text Amendment for a driving</p> <p>22 school in B-1 district, that's a special use but</p>	<p style="text-align: center;">9</p> <p>1 that.</p> <p>2 MR. COULES: No. We are not asking for</p> <p>3 any signage. It's a classroom.</p> <p>4 CHAIRMAN CASHMAN: Will it be signage</p> <p>5 in the future?</p> <p>6 MR. ZALATORIS: Existing sign outside.</p> <p>7 CHAIRMAN CASHMAN: The current one?</p> <p>8 Okay. Do I have --</p> <p>9 MS. BRASELTON: So moved.</p> <p>08:47:15PM 10 MR. UNELL: Second.</p> <p>11 CHAIRMAN CASHMAN: Okay.</p> <p>12 MR. UNELL: Aye.</p> <p>13 MR. WILLOBEE: Aye.</p> <p>14 CHAIRMAN CASHMAN: Aye.</p> <p>15 MR. JABLONSKI: Aye.</p> <p>16 MR. PETERSON: Aye.</p> <p>17 MS. BRASELTON: Aye.</p> <p>18 MR. KRILLENBERGER: Aye.</p> <p>19 CHAIRMAN CASHMAN: The public hearing</p> <p>08:47:30PM 20 is closed.</p> <p>21 * * *</p> <p>22 (Which were all the proceedings had</p>

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10 hearing of said cause, and that the foregoing is  
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12 notes so taken as aforesaid.  
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