

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
April 11, 2018  
MEMORIAL HALL  
7:30 P.M.**

Acting Chairman Crnovich called the meeting to order at 7:30 p.m., Wednesday, April 11, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Gerald Jablonski, Anna Fiascone, Debra Braselton, Julie Crnovich, Scott Peterson and Troy Unell

**ABSENT:** Steve Cashman, Mark Willobee and Jim Krillenberger

**ALSO PRESENT:** Chan Yu Village Planner, Robb McGinnis Community Development Director, and Michael Marrs Village Attorney  
Applicant for cases: A-17-2018, A-09-2018, A-12-2018, A-04-2018, A-10-2018, A-13-2018 and A-15-2018

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**Approval of Minutes - March 14, 2018**

The PC, with no questions, **unanimously approved** the March 14, 2018, minutes as submitted, 5-0 (4 absent).

**Findings and Recommendations - Case A-44-2017 – 540 W. Ogden Avenue – Kensington School - Map Amendment and concurrent tentative 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, with no questions, **unanimously approved** the Findings and Recommendations, 5-0 (4 absent).

**Sign Permit Review - Case A-17-2018 – 22 W. First Street – John Realty – 2 New Wall Signs**

The applicant presented the request for the two proposed wall signs, and reviewed the scope including utilizing the existing wall sign frames at the subject property. To that end, the proposed sign panels will be the same size as the former tenant's wall signage. The applicant also stated that the Historic Preservation Commission unanimously supported the application a week before.

A Commissioner asked to clarify, in essence, the request proposes to reface the existing sign frames. The applicant replied, correct.

A Commissioner asked Chan, Village Planner, if the proposed signage is confirming. Chan replied, yes.

With no additional question, the PC **unanimously approved** the sign application, as requested, 6-0 (2 absent and 1 abstained).

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**Public Hearing - Case A-09-2018 – 45 S. Washington St. Suite 302 (3<sup>rd</sup> Floor) - Inner Jasmine Yoga and Fitness – Special Use Permit for a Yoga Studio in the B-2 General Business District**

**(Please see the attached transcript for Case A-09-2018, included as part of this record, Attachment 1)**

The applicant, Ms. Katya Sidelnik, owner and founder of InnerJasmine Yoga and Wellness, reviewed the request for a special use permit to operate a yoga studio, on the third floor of 45 S. Washington Street, and expressed that it is the perfect location for her teacher training programs. The goal is to establish a base, rather than renting other studios or meeting at her clients' homes. By establishing a base in downtown Hinsdale, the applicant believes InnerJasmine Yoga could also draw new persons to support the downtown local businesses.

A Plan Commissioner understood the space is currently vacant, and asked if the space was formally a gym. The applicant stated correct, the subject tenant space was a gym.

A Plan Commissioner asked what is currently on the first floor of the building. The applicant responded Gia Haute & Home Décor, and Halo Salon is on the second floor.

A Plan Commissioner asked about the proposed teacher training program. The applicant explained that the teacher training program runs on a monthly basis, and allows a client the opportunity to potentially teach yoga. Ms. Sidelnik also reviewed example class times throughout the day and week, and clarified the class start time at 9 AM and end time at 8:15 PM. It was reiterated that the primary intention is small groups and private classes.

A Plan Commissioner asked what type of permit did the former gym require, and if there were any issues with the former gym. Chan, Village Planner, responded it most likely required a special use permit, and stated that he understood the current building owner is seeking a use with no heavy gym equipment due to noise from the third floor. The applicant stated that it is part of the lease agreement, and that the proposed yoga studio will not use heavy equipment or weights given the salon a floor below.

A Plan Commissioner asked if there would be loud music for the class. The applicant stated no, and that yoga music in general has a softer cadence. The applicant also explained that she and the salon had tested the sound barrier between the two floors, and there is a setting where the salon and the proposed yoga studio could play its music with no interference to one another.

The PC **recommended approval** of the special use permit application, 6-0 (3 absent), as submitted, to the Village Board, for a yoga studio in the B-2 Central Business District (on the 3<sup>rd</sup> floor).

**Schedule of Public Hearing - Case A-12-2018 – 540 W. Ogden Ave, - Kensington School - Final Plat and concurrent Special Use Permit for a Child Daycare School and Exterior Appearance and Site Plan Review for a 1-story, 23-foot tall Child Daycare School in relation to Case A-44-2017.**

**(Please see the attached transcript for Case A-12-2018, included as part of this record, Attachment 2)**

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The applicant, Mr. Charles Marlas, on behalf of Kensington School, presented the application for a final plat to subdivide the existing 4 acre R-4 Single Family Residential District lot, for 8 code compliant R-4 lots (totaling 2.26 acres), and one (1.74 acre) O-2 lot, and concurrent special use permit to operate a child daycare, and exterior appearance and site plan for a 1-story, 23-foot tall building. The elevation design of the proposed child daycare building was reviewed, and noted to be exactly the same as the previous application at 525-527 W. Ogden Avenue in early 2017 (Case A-38-2016). The school features a residential style façade, including elements such as red brick, white faced trim and a shingled roof. The site plan illustrates extensive landscaping throughout the area.

A Plan Commissioner asked the applicant to review the exterior elements. The applicant reviewed the synthetic smooth faced white PVC trim, the grand manor gatehouse slate roof shingles and red brick building façade. The school lighting fixtures were described as residential style coach lights and the parking lot fixtures would be 15 feet in height and 2,700 kelvin in color. The intent is to match the existing features of Hinsdale, and making sure the lighting is not too bright for the neighbors.

A Plan Commissioner asked the applicant if he could show the PC where the storage shed is located. Chan, stated that it is illustrated in the application packet landscape plan. A Plan Commissioner asked a subsequent question about the function of the storage shed. The applicant responded that it would be used for playground equipment and toys.

A Plan Commissioner asked what type of fencing would be around the dumpster. The applicant stated that a vinyl fence would be installed throughout the entire perimeter of the subject property. The south and east ends of the property would have an 8-foot white vinyl board-on-board fence, and the north and west ends of the property would be a 4-foot scalloped picket open fence.

A Plan Commissioner asked if there are 39 parking spaces. The applicant stated yes, a code compliant 39 parking spaces are on the site plan.

A Plan Commissioner asked if the vinyl fence would replace the cedar fence that goes along the east property line, adjacent to the residential district. The applicant stated that the new vinyl fence will either replace it or be installed along beside it.

A Plan Commissioner asked the applicant to review the lighting for the project. The applicant reviewed that each exterior exit will have an exterior light, per the building code, and stated that every classroom will have its own exit, nine (9) exits total, plus the front entrance/exit of the building. The applicant described the lighting as coach lights, and the lights will be all incandescent and not LED. Mr. Marlas also noted that he is happy to work with the neighbors so that the neighborhood is not too bright. A Plan Commissioner stated the lighting has to be dimmed to security levels during nonuse, and asked for the hours of operation. The applicant stated the hours of operation at from 6:30 AM to 6:30 PM, and thus, the lighting would be dimmed shortly after 6:30 PM during the winter months by a timer. Another question about lighting included if the proposed 15-foot tall light pole included the light fixture. The applicant stated yes, 15 feet is the maximum height.

A Plan Commissioner asked if the applicant will still assist the Village in storm water management, as presented last month during the public hearing for the related application (Case A-44-2017) for a Tentative Plat of Subdivision and Map Amendment at 540 W. Ogden Avenue. The applicant stated yes, that is still the plan, and it calls for a storm water detention vault to be placed under the parking lot. Mr. Marlas also stated

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that he is happy to grant the Village any easements it needs to get the storm water utility back through Wedgewood along the east side of the property and up to the parking lot in front of the subject property.

A neighbor was sworn in from 501 Wedgewood Court, and spoke in favor of the project with one caveat; for the two streets, Wedgewood and Warren Court to enter into a partnership for the public benefit requirement. Mr. Kirk Dillard, the neighbor, stated that he does not speak for the homeowners association of Wedgewood and Warren Court because he is not the president or treasurer. His idea is not for a complete rebuild of the wall, but to propose for the Kensington School builders, who will have masons/bricklayers onsite, to split between the Village, the developer and the homeowners association, a plan that would improve the corners of the wall that need repair. The public good/benefit in his opinion, is that the Madison and Ogden area is a major entrance into the Village of Hinsdale. The applicant stated that he would be happy to work with the Village and the Wedgewood homeowners association to look into the cost of repairing the wall and doing anything necessary while the masons are constructing the school

A Plan Commissioner asked Village staff to review the relatively recent work with the Village Attorney, regarding establishing new regulations to protect the residential districts in the Village. Mr. Michael Marrs, the Village Attorney explained that from the previous PC meeting relating to the application (Case A-44-2017), the concerns from the neighbors reflected what other uses would be permitted if the Kensington School were to vacate the property, and in particular, if the school building was demolished. To that end, the Village directed its firm to work with Village staff, in developing zoning amendments to help protect the property and possibly others in the O-2 Limited Office districts that are adjacent to residential properties, including development bulk regulations to ensure that there is a buffer should there be a change on the property in the future.

The PC **recommended approval** of the final plat, and concurrent special use permit and exterior appearance/site plan applications, as submitted, 6-0 (3 absent), to the Village Board.

### **Exterior Appearance Plan Review - Case A-04-2018 – 55<sup>th</sup> St./County Line – Hinsdale Meadows - Major Adjustment to a Planned Development for Elevation and Material Changes to the Homes.**

The applicant, Mr. Jerry James, presented to the PC an overview of the changes that are in response to the feedback of their clients and local brokers. The requests include minor façade modifications, principally with the windows, dormers, and that is due to the change in materials from stucco to Hardie siding, and brick to stone. The applicant referenced that the Board of Trustees expressed more support for the stone versus the brick, with respect to using Hardie siding.

A Plan Commissioner asked the applicant to present the slides so that the public may view it too (online/T.V.). The applicant obliged and reviewed all the elevation changes (via PowerPoint) of the request.

After the presentation, a Plan Commissioner asked about the existing single-family home at the entrance at S. County Line Rd. and Hannah Lane. The applicant explained that they are keeping it and currently using it as a sales facility.

With no further questions, the PC **recommended approval** of the Major Adjustment to the Planned Development, as submitted, 6-0 (3 absent), to the Village Board.

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**Exterior Appearance Plan Review - Case A-10-2018 – 830 N. Madison Street – Salt Creek Club - Third Major Adjustment to Exterior Appearance/Site Plan Review within 250 feet of a Single-Family Residential District.**

The applicant, Mr. Bob Crane, representative and Board member of Salt Creek Club, presented the request for retroactive modifications made during construction to the approved exterior appearance and site plans at the Salt Creek Club. Examples of the modification review included: reducing the number of arborvitae plants, relocating parking spaces, elimination of a generator and generator pad, added a fence to screen mechanical equipment, removed sand volleyball court, and added a fence to screen the garage and storage shed.

A Plan Commissioner asked to clarify, if these items presented were all completed. The applicant replied correct.

A Plan Commissioner asked Village staff how the work was detected. Mr. McGinnis stated that this was noticed during the Village building permit final inspection.

A Plan Commissioner asked why the work was completed before approval. The applicant explained that certain members of the Salt Creek Club now understand changes cannot happen without approval by the Village.

A Plan Commissioner asked Village staff about the shed, and if the residential requirements are applicable. Chan responded that setback requirements reflect which district the request is in, and that the shed in the site plan is code compliant. The applicant stated, under the direction of the Village, that they removed another shed to comply with the code.

A Plan Commissioner asked if Salt Creek Club is a Planned Development. Chan responded, correct, per the initial Ordinance, it is a Planned Development. However, this is the third major adjustment, and this request reflects the exterior appearance and site plan of the planned development.

The PC **recommended approval** of the major adjustment to a site plan and exterior appearance plan, as submitted, 6-0 (3 absent), to the Village Board.

**Exterior Appearance Plan Review - Case A-13-2018 – 339 W. 57<sup>th</sup> St. – T-Mobile - Exterior Appearance Review within 250 feet of a Single-Family Residential District for Additional Cell Phone Equipment on Existing Infrastructure.**

The applicant, Ms. Amanda Wegrzyn of NTP Wireless, agent for T-Mobile Central, LLC, presented the request for Exterior Appearance and Site Plan application for telecommunication upgrades at 339 W. 57<sup>th</sup> Street, an existing T-Mobile telecommunication site on a Village owned water tank. She reviewed the scope of work for replacing 4 existing antennas with 4 new antennas, and replacement/addition of its ancillary equipment. The ancillary equipment was summarized as removing 4 tower mounted amplifiers (a.k.a. RRU) and installing 8 new ones (net increase of 4 RRU's). It was stated that the purpose of this request is to improve the overall network coverage for T-Mobile customers.

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A Plan Commissioner asked, if in short, the request is to replace old equipment with new and larger equipment, within the standards of the Code. Chan, stated yes, and there is a building permit review process after the Exterior Appearance/Site Plan review for code compliance.

A Plan Commissioner asked about the language of the application, to understand if this review is a courtesy. Mr. Michael Marrs, Village Attorney, responded that he had previous correspondence with the applicant's attorney (Mr. Jack O. Snyder, Jr.), and Mr. Marrs' position is the various laws that Mr. Snyder cites in the application, do not apply when the Village is acting in its proprietary capacity; the Village owns the water tower, and the applicant's request is pursuant to a lease with the Village of Hinsdale. To that end, the Village can require this request, per the Zoning Ordinance, for the Exterior Appearance/Site Plan review process. Mr. Marrs stated that Mr. Snyder disagreed, but had agreed to submit to the Village approval process subject to a reservation of rights to make the argument in the event of a negative outcome.

A Plan Commissioner asked if the request for upgraded equipment is to provide 5G service. The applicant responded, no, not yet, but the carriers are working on it. However, to clarify, the main purpose is to improve the service in the area.

The PC **recommended approval** of the major adjustment to a site plan and exterior appearance plan, as submitted, 6-0 (3 absent), to the Village Board.

**Exterior Appearance Plan Review - A-15-2018 – 4 N. Washington St. - Chase Bank – Exterior Appearance/Site Plan Review for New Mechanical Equipment (Condenser and Air Handler) within 250 feet of a Multiple Family Residential District.**

The applicant's representative, Mr. Mitchell Carrel, presented the request to relocate 3 condenser units from the south west corner of the subject property to the back of the building (north end of the lot). As part of the request, the applicant will construct a 2-foot tall retaining wall, and a 6-foot tall wooden fence constructed on top of the retaining wall. It was noted that the proposed wood fence would match the existing wooden fence. The interior of the fence would be wrapped for sound attenuation. The reason for the request for relocating the units is due to the inability of new technology to run condensate lines below grade (the refrigerant would coagulate and invalidates the warranty). A second option was also introduced, to run the condensate lines above and along the existing fence. The applicant expressed that Chase bank is open to all feasible solutions to open for business on June 5, 2018.

A Plan Commissioner asked why there are no mechanical details or a sound study and only architectural exhibits.

Mr. Carrel introduced Mr. Terron Wright, the Senior Project Manager/Architect, to respond. Mr. Wright stated the mechanical details were submitted as part of the building permit process, and expressed the difficulty of continuing to utilize underground lines to the existing mechanical equipment location in the south west corner of the lot.

Chan pointed to the sound decibel chart that was submitted by the applicant, located in the PC packet.

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A Plan Commissioner asked how many existing units there are or had. The applicant responded the former tenant had 3 units.

A Plan Commissioner asked how loud the proposed units would be with the 2 fences and sound blanket. The applicant stated they believe the sound decibels for the largest unit would decrease from 80 to 70.

A Plan Commissioner asked how loud a typical residential unit is. The applicant responded a normal 2 ton condensing unit is about 50 to 60 decibels. It was added by Mr. Carrel that they could use 4 smaller units in-lieu of the larger unit, which has a 60 decibel level rating. (Additional discussion regarding sound and sound mitigation ensued.)

The Eve Assisted Living Business Manager (located north/adjacent to the subject property), Ubair Siddiqui, introduced himself and stated that he met with the applicant today to hopefully come to a compromise. However, the President of Eve Assisted Living (Eve) did not agree to any of them. The President of Eve is concerned over the noise that may carry over from the requested units in the rear of the Chase building, and proposing the units to not exceed 40 decibels.

Additional discussion on alternatives to the request ensued, including an option to install condensate lines above grade, and around the perimeter of the subject property to the existing location of the former units at the south west corner. At the end of the discussion, Mr. Carrel proposed to continue to work with staff for alternatives to present at the next PC meeting. As for a temporary solution, Mr. McGinnis stated that if the applicant could utilize the existing location of the former equipment, there is no reason for the application to be forwarded to the Village Board since there is no difference with respect to the exterior appearance and site plan. The applicant concurred.

The PC **continued the item** to the May 9, 2018, PC meeting for additional information/data, 6-0 (3 absent).

**Adjournment**

The meeting was adjourned at 9:29 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-09-2018 - 45 S. Washington  
Suite 302 (3rd floor) - Inner Jasmine  
Yoga and Fitness - Special Use Permit  
for a Yoga Studio in the B-2 General  
Business District.

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 11th day of April, 2018, at the  
hour of 7:00 p.m.

BOARD MEMBERS PRESENT:

MS. JULIE CRNOVICH, Acting Chairman;  
MS. DEBRA BRASELTON, Member;  
MS. ANNA FIASCONE, Member;  
MR. GERALD JABLONSKI, Member;  
MR. SCOTT PETERSON, Member;  
MR. TROY UNELL, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. MICHAEL MARRS, Village Attorney;</p> <p>3 MR. ROBERT MC GINNIS, Director of</p> <p>4 Community Development/Building</p> <p>5 Commissioner;</p> <p>6 MR. CHAN YU, Village Planner;</p> <p>7 MS. KATYA SIDELNIK, Inner Jasmine Yoga.</p> <p>8 * * *</p> <p>9 ACTING CHAIRMAN CRNOVICH: Our next</p> <p>10 items on the agenda are two public hearings.</p> <p>11 The first is Case A-09-2018 for 45 South</p> <p>12 Washington, the 3rd floor. This is for Jasmine</p> <p>13 Yoga.</p> <p>14 MS. SIDELNIK: Yes. Hi, how are you.</p> <p>15 My name is Katya Sidelnik, and I'm the owner and</p> <p>16 founder of Inner Jasmine Yoga and Wellness. And</p> <p>17 I am looking for the special permit to be able</p> <p>18 to open the yoga studio --</p> <p>19 ACTING CHAIRMAN CRNOVICH: Excuse me.</p> <p>20 You need to be sworn in.</p> <p>21 (Audience members sworn en masse.)</p> <p>22 MS. SIDELNIK: So I am looking for the</p>	<p style="text-align: center;">4</p> <p>1 clients can come to me rather than having to</p> <p>2 deal with kind of their space in homes. And</p> <p>3 then also really to cultivate more of that</p> <p>4 community sense. Yoga is about creating</p> <p>5 adjoining or a union between our bodies,</p> <p>6 ourself, and our environment around us.</p> <p>7 Being able to come in and take yoga</p> <p>8 and then go to have a coffee date with our</p> <p>9 friends or go shopping across the street or pick</p> <p>10 up flowers next door, it's much more about</p> <p>11 picking up an entire space versus just finding</p> <p>12 those 60 minutes just on our mats.</p> <p>13 So I do ask the Board in going</p> <p>14 through to kind of go through that this will be</p> <p>15 a wonderful addition to the downtown area and to</p> <p>16 be able to bring in other people to bring</p> <p>17 support to kind of all the businesses that</p> <p>18 Hinsdale has been growing for so long.</p> <p>19 ACTING CHAIRMAN CRNOVICH: And I did</p> <p>20 read in the Application this space has been</p> <p>21 vacant?</p> <p>22 MS. SIDELNIK: It has.</p>
<p style="text-align: center;">3</p> <p>1 special permit to be able to open a yoga studio</p> <p>2 above -- on the 3rd floor of 45 South</p> <p>3 Washington. When I was looking for a location</p> <p>4 to run my mentoring programs and teacher</p> <p>5 trainings I have written, this has been the</p> <p>6 central hub of most of where I work; and I kind</p> <p>7 of outsource everyone, and so it was the perfect</p> <p>8 place.</p> <p>9 I know that there are different</p> <p>10 kind of concerns of space or different things.</p> <p>11 But there was the wonderful opportunity of being</p> <p>12 able to create this space of yoga being a</p> <p>13 life-style change. So often we think that yoga</p> <p>14 is just about the physical practice and it's an</p> <p>15 exercise program, but yoga is so much more.</p> <p>16 Yoga is much more about having this opportunity</p> <p>17 to build awareness of who we are and being able</p> <p>18 to cultivate this sense of empowerment to be</p> <p>19 able to make those decisions in our lives.</p> <p>20 My hope is to be able to have a</p> <p>21 ground base so I don't have to rent other</p> <p>22 people's studios anymore, and all my private</p>	<p style="text-align: center;">5</p> <p>1 ACTING CHAIRMAN CRNOVICH: And it used</p> <p>2 to be a gym?</p> <p>3 MS. SIDELNIK: It did.</p> <p>4 MS. BRASELTON: Who is on the 1st floor</p> <p>5 if you know? I'm trying to --</p> <p>6 MS. SIDELNIK: Gia, Gia Haute Home and</p> <p>7 Couture.</p> <p>8 MS. BRASELTON: Okay.</p> <p>9 MS. SIDELNIK: And then Halo Salon is</p> <p>10 the 2nd floor.</p> <p>11 MS. BRASELTON: Okay. I can picture it</p> <p>12 now. I was a little confused by the use that</p> <p>13 you propose. I thought I read in your</p> <p>14 Application that you propose teacher training</p> <p>15 that would only occur once a month?</p> <p>16 MS. SIDELNIK: Yes. So our teacher</p> <p>17 training programs are just so people can learn</p> <p>18 more about yoga, whether they choose to teach or</p> <p>19 not.</p> <p>20 MS. BRASELTON: Okay.</p> <p>21 MS. SIDELNIK: So teacher training, my</p> <p>22 program runs on a monthly basis. So that is the</p>

<p style="text-align: center;">6</p> <p>1 biggest crux of the program, of being able to</p> <p>2 facilitate that development.</p> <p>3 MS. BRASELTON: You have private</p> <p>4 clients and then also classes for just the</p> <p>5 general public?</p> <p>6 MS. SIDELNIK: Yes.</p> <p>7 MS. BRASELTON: What would your</p> <p>8 proposed hours be?</p> <p>9 MS. SIDELNIK: So there would be a</p> <p>10 morning class proposal at 9:30. It would be</p> <p>11 about 3 or 4 classes at the most a day. So</p> <p>12 9:30, around noon to 1:00, and then an evening</p> <p>13 class.</p> <p>14 So depending on what teachers were</p> <p>15 available at those time slots there might be a</p> <p>16 slight half an hour variation or so, but it</p> <p>17 would be much more even about those teachers</p> <p>18 about them being able to be mentored. So how</p> <p>19 can they cultivate and develop their brands</p> <p>20 rather than just coming in and doing a</p> <p>21 structured program.</p> <p>22 MS. BRASELTON: So the schedule that's</p>	<p style="text-align: center;">8</p> <p>1 the gym operate under? Does anyone know?</p> <p>2 MR. YU: Most likely a special use</p> <p>3 permit.</p> <p>4 MR. UNELL: Does anyone know if we had</p> <p>5 any problems with the gym operating?</p> <p>6 MR. YU: I'm sorry?</p> <p>7 MR. UNELL: Does anyone know if we had</p> <p>8 any problems with the gym operating in that</p> <p>9 location?</p> <p>10 MR. YU: Well, from what I heard, the</p> <p>11 building owner wanted to make sure that moving</p> <p>12 forward no heavy equipment such as the same type</p> <p>13 in the gym that was there before because of the</p> <p>14 location on the 3rd floor.</p> <p>15 MS. SIDELNIK: That is a part of my</p> <p>16 lease specifically, that I was a yoga studio and</p> <p>17 a part of that contingency is that there were no</p> <p>18 weights or equipment or nothing being dropped on</p> <p>19 the floor for being in respect for the salon</p> <p>20 below.</p> <p>21 MS. FIASCONE: And music, it wouldn't</p> <p>22 be too loud?</p>
<p style="text-align: center;">7</p> <p>1 in your Application --</p> <p>2 MS. SIDELNIK: Yes.</p> <p>3 MS. BRASELTON: You would end at 8:15</p> <p>4 three days a week?</p> <p>5 MS. SIDELNIK: Yes.</p> <p>6 MS. BRASELTON: No. Wait. It would be</p> <p>7 9:15.</p> <p>8 MS. SIDELNIK: 8:15?</p> <p>9 MS. BRASELTON: No, it would be 8:15.</p> <p>10 MS. SIDELNIK: 8:15.</p> <p>11 MS. BRASELTON: And your first would be</p> <p>12 at 9 a.m. I know the gym was open a lot</p> <p>13 earlier.</p> <p>14 MS. SIDELNIK: Yes.</p> <p>15 MS. BRASELTON: Do you ever envision</p> <p>16 that schedule filling up where it would be --</p> <p>17 MS. SIDELNIK: Maybe a little. But the</p> <p>18 primary intention is small groups and private</p> <p>19 classes. So I don't want the overall general</p> <p>20 public classes to kind of blow up where there</p> <p>21 isn't space for those anymore.</p> <p>22 MR. JABLONSKI: What kind of permit did</p>	<p style="text-align: center;">9</p> <p>1 MS. SIDELNIK: No. And yoga music as a</p> <p>2 whole has its softer cadence. And I have talked</p> <p>3 to the studio downstairs so we could see in</p> <p>4 reference what the sound barrier is between the</p> <p>5 two, and there seems to be one that's</p> <p>6 sustainable for classes and as well for them to</p> <p>7 have theirs.</p> <p>8 ACTING CHAIRMAN CRNOVICH: Any other</p> <p>9 questions, comments, from the Commissioners?</p> <p>10 I think it would be a good fit at</p> <p>11 the location, a good fit in the gym.</p> <p>12 MS. SIDELNIK: Thank you.</p> <p>13 ACTING CHAIRMAN CRNOVICH: Okay. Could</p> <p>14 I have a motion to approve the Case A-09-2018,</p> <p>15 45 South Washington Street, for a Special Use</p> <p>16 Permit for a Yoga Studio in the B-2 business</p> <p>17 district.</p> <p>18 MR. UNELL: So moved.</p> <p>19 MR. PETERSON: Second.</p> <p>20 ACTING CHAIRMAN CRNOVICH: Debra?</p> <p>21 MS. BRASELTON: Aye.</p> <p>22 MR. PETERSON: Aye.</p>

1 MR. JABLONSKI: Aye.

2 ACTING CHAIRMAN CRNOVICH: Aye.

3 MR. UNELL: Aye.

4 MS. FIASCONE: Aye.

5 \* \* \*

6 (Which were all the proceedings had  
7 in the above-entitled cause.)

1 STATE OF ILLINOIS )

) ss.

2 COUNTY OF DU PAGE )

3  
4  
5  
6  
7 I, JANICE H. HEINEMANN, CSR, RDR, CRR,  
8 do hereby certify that I am a court reporter  
9 doing business in the State of Illinois, that I  
10 reported in shorthand the testimony given at the  
11 hearing of said cause, and that the foregoing is  
12 a true and correct transcript of my shorthand  
13 notes so taken as aforesaid.

14  
15  
16  
17 Janice H. Heinemann CSR, RDR, CRR  
License No 084-001391  
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STATE OF ILLINOIS )  
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COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of:

Case A-12-2018 - 540 W. Ogden Avenue - Kensington School - Final Plat and concurrent Special Use Permit for a Child Daycare School and Exterior Appearance and Site Plan Review for a 1-story, 23-foot tall Child Daycare School in relation to Case A-44-2017

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 11th day of April, 2018, at the  
hour of 7:40 p.m.

BOARD MEMBERS PRESENT:

MS. JULIE CRNOVICH, Acting Chairman;  
MS. DEBRA BRASELTON, Member;  
MS. ANNA FIASCONE, Member;  
MR. GERALD JABLONSKI, Member;  
MR. SCOTT PETERSON, Member;  
MR. TROY UNELL, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. MICHAEL MARRS, Village Attorney;</p> <p>3 MR. ROBERT MC GINNIS, Director of</p> <p>4 Community Development/Building</p> <p>5 Commissioner;</p> <p>6 MR. CHAN YU, Village Planner;</p> <p>7 MR. CHARLES MARLAS, Owner, Kensington</p> <p>8 School;</p> <p>9 MR. MARK WERTHMANN, KLOA.</p> <p>10 * * *</p> <p>11 ACTING CHAIRMAN CRNOVICH: Our next</p> <p>12 public hearing is for Case A-12-2018, 540 West</p> <p>13 Ogden Avenue for Kensington School. And this</p> <p>14 will be for a Final Plat and concurrent Special</p> <p>15 Use Permit for a Child Daycare School and</p> <p>16 Exterior Appearance and Site Plan Review for a</p> <p>17 1-story, 23-foot tall Child Daycare School.</p> <p>18 First I would like to hear the</p> <p>19 presentation from the Applicant.</p> <p>07:43:57PM 20 MR. MARLAS: Sure.</p> <p>21 ACTING CHAIRMAN CRNOVICH: And then if</p> <p>22 there is any public comment, if you could just</p>	<p style="text-align: center;">4</p> <p>1 But going back to our site plan, as</p> <p>2 you all may recall, this is a 4-acre site zoned</p> <p>3 R-4. We are asking that we subdivide the</p> <p>4 property into an 02 component whereby we could</p> <p>5 put in place our childcare center on the 02</p> <p>6 portion of the property and then develop eight</p> <p>7 single-family home lots on the remaining</p> <p>8 2.5 acres in the rear.</p> <p>9 The exterior appearance of the</p> <p>07:45:39PM 10 school, like I said, is identical in the prior</p> <p>11 application. So it's a very residentially</p> <p>12 styled building. It's red brick. It's white</p> <p>13 wood trim, extensive landscaping throughout, a</p> <p>14 synthetic slate shingle roof.</p> <p>15 And would you like me to go through</p> <p>16 some of the different exterior elements, or</p> <p>17 would you like to -- Do you have specific</p> <p>18 questions or --</p> <p>19 ACTING CHAIRMAN CRNOVICH: If you can</p> <p>07:46:05PM 20 go through some of the exterior elements,</p> <p>21 please.</p> <p>22 MR. MARLAS: Sure. So I have got a</p>
<p style="text-align: center;">3</p> <p>1 please make sure that you are sworn in.</p> <p>2 MR. MARLAS: Good evening, everyone.</p> <p>3 Charles Marlas, I'm one of the owners of</p> <p>4 Kensington Schools.</p> <p>5 So this evening we are here to</p> <p>6 present our Special Use and Exterior Appearance</p> <p>7 and Site Plan Review. So for many of you you</p> <p>8 may recall this, as we were looking to bring</p> <p>9 Kensington School to Hinsdale in the years past,</p> <p>07:44:38PM 10 I believe it was about a year and a half ago, we</p> <p>11 had this exact building and Site Plan Review</p> <p>12 brought before this Commission for the property</p> <p>13 across the street at 527 West Ogden. And we</p> <p>14 discussed pretty much all the same exterior</p> <p>15 elements. And those exterior elements of the</p> <p>16 building have stayed the same from that</p> <p>17 application to this application.</p> <p>18 And I believe this Commission was</p> <p>19 supportive of that building and its exterior</p> <p>07:45:04PM 20 appearance. So as we go through this again, I</p> <p>21 will be happy to answer any questions relative</p> <p>22 to that.</p>	<p style="text-align: center;">5</p> <p>1 little board up here. (Indicating.) So the</p> <p>2 exterior trim, all will be the synthetic PVC</p> <p>3 exterior, smooth faced, white trim. The roof</p> <p>4 material will be a Certainteed, Grand Manor,</p> <p>5 gatehouse slate. It's a synthetic shingle. Red</p> <p>6 brick throughout.</p> <p>7 Let's see, what else do we have</p> <p>8 here. Exterior light fixtures are residentially</p> <p>9 styled coach lights. And the parking lot light</p> <p>07:46:44PM 10 fixtures will be a 15-foot light pole, 2700</p> <p>11 Calvin light fixture. So a residentially</p> <p>12 styled, you know, parking lot light fixture to</p> <p>13 match what we have around Hinsdale. Nothing too</p> <p>14 bright, nothing too glaring for the neighbors.</p> <p>15 And I can't think of what else we</p> <p>16 have here on the exterior. Excuse me. I'm not</p> <p>17 used to using a PC, I have got a Mac.</p> <p>18 So and then for signage, we have a</p> <p>19 monument sign that will be out on the corner of</p> <p>07:47:28PM 20 Monroe and Ogden. And we will also have some</p> <p>21 signage up on the top of the pediment by the</p> <p>22 front doors that says Kensington School.</p>

<p style="text-align: center;">6</p> <p>1            ACTING CHAIRMAN CRNOVICH: You will be</p> <p>2   applying for signage at a later date?</p> <p>3            MR. MARLAS: We will, yes.</p> <p>4            ACTING CHAIRMAN CRNOVICH: Okay.</p> <p>5            MR. MARLAS: So as we have already run</p> <p>6   through this appearance review in the past, I'm</p> <p>7   happy to answer any questions that you all may</p> <p>8   have that are relative to appearance and,</p> <p>9   obviously, site plan review as well.</p> <p>07:48:00PM 10            MS. BRASELTON: I don't recall the</p> <p>11   storage shed being on the site plan last month.</p> <p>12   Is that new or did I just miss it? And also,</p> <p>13   can you show me where it is on the lot?</p> <p>14            MR. MARLAS: Sure. Chan, do we have a</p> <p>15   site plan here?</p> <p>16            MR. YU: It might not be in the PDF,</p> <p>17   but it is in your packet. I think it's in your</p> <p>18   landscape plan.</p> <p>19            MS. FIASCONE: Yes. We have it in</p> <p>07:48:30PM 20   this.</p> <p>21            MR. MARLAS: I believe the shed is in</p> <p>22   the southeast corner of the property. Is that</p>	<p style="text-align: center;">8</p> <p>1   be surrounded by a vinyl fence. So the south</p> <p>2   and east elevations will have an 8-foot white,</p> <p>3   vinyl, board-on-board fence. The north and west</p> <p>4   elevations will have a 4-foot scallop picket,</p> <p>5   open, vinyl fence. And the dumpster shed or the</p> <p>6   dumpster area will have a solid board-on-board</p> <p>7   vinyl fence surrounding as well.</p> <p>8            MS. FIASCONE: How high?</p> <p>9            MR. MARLAS: If there is a code</p> <p>07:50:00PM 10   requirement to satisfy, we will meet that code.</p> <p>11   Otherwise, I would imagine somewhere in the</p> <p>12   neighborhood of 6 feet.</p> <p>13            MR. JABLONSKI: The prime concern we had</p> <p>14   was the number of parking places. Commissioner</p> <p>15   Cashman was adamant about 39 parking spaces.</p> <p>16            MR. MARLAS: We do have 39 spaces now.</p> <p>17            MR. JABLONSKI: There are 39?</p> <p>18            MR. MARLAS: There are.</p> <p>19            ACTING CHAIRMAN CRNOVICH: So the whole</p> <p>07:50:30PM 20   project is code compliant?</p> <p>21            MR. MARLAS: The entire project is code</p> <p>22   compliant now, yes. Both the O-2 portion and</p>
<p style="text-align: center;">7</p> <p>1   correct? I have got an actual image of the</p> <p>2   shed.</p> <p>3            MS. BRASELTON: No, I see that. I'm</p> <p>4   just trying to locate it on the site plan.</p> <p>5            MS. FIASCONE: It's on the big</p> <p>6   landscape plan.</p> <p>7            ACTING CHAIRMAN CRNOVICH: What will</p> <p>8   the shed be used for? While we are looking for</p> <p>9   it.</p> <p>07:49:00PM 10            MR. MARLAS: So the shed will be used</p> <p>11   for playground equipment, bicycles, tricycles,</p> <p>12   water tables, any of the exterior playground</p> <p>13   toys that the children utilize during the day.</p> <p>14   They will at the end of the day bring things</p> <p>15   back inside that shed just so they are not left</p> <p>16   out and about.</p> <p>17            ACTING CHAIRMAN CRNOVICH: Did you find</p> <p>18   it?</p> <p>19            MS. BRASELTON: I haven't found it.</p> <p>07:49:35PM 20            MS. FIASCONE: What kind of fence is</p> <p>21   around the dumpster?</p> <p>22            MR. MARLAS: So the entire project will</p>	<p style="text-align: center;">9</p> <p>1   the R-4 portion.</p> <p>2            ACTING CHAIRMAN CRNOVICH: And what</p> <p>3   kind of fence will be on the interior yard?</p> <p>4            MR. MARLAS: So a vinyl, an 8-foot</p> <p>5   vinyl, white board-on-board fence, on the east</p> <p>6   elevation along the Wedgewood Court and the</p> <p>7   south elevation along the new R-4 development of</p> <p>8   single-family homes. And on the west side the</p> <p>9   open scallop picket, I believe there might be an</p> <p>07:51:00PM 10   image in that file.</p> <p>11            MS. BRASELTON: Would that replace the</p> <p>12   cedar fence that goes along Wedgewood Court</p> <p>13   right now?</p> <p>14            MR. MARLAS: It will either replace it</p> <p>15   or go up alongside it. So on the last page of</p> <p>16   the graphic, you can see on the right-hand</p> <p>17   corner that scallop picket, that will be the</p> <p>18   fence that presents to the north side of the</p> <p>19   building and the west side of the building.</p> <p>07:51:27PM 20            ACTING CHAIRMAN CRNOVICH: I think that</p> <p>21   looks nice with the building.</p> <p>22            Now, could you talk a little bit</p>

<p style="text-align: right;">10</p> <p>1 about lighting.</p> <p>2 MR. MARLAS: So each exterior exit will</p> <p>3 be required to have a light I believe per</p> <p>4 building code. Every classroom has its own</p> <p>5 exit. So there will be nine exits out of the</p> <p>6 building along with the front entry. You can</p> <p>7 see here on this page, these two, bottom</p> <p>8 right-hand corner, so the --</p> <p>9 We will have coach lights, which</p> <p>07:52:00PM 10 are -- There is a graphic of the exact coach</p> <p>11 light we will be using right here. Everything</p> <p>12 is incandescent. Nothing is LED. We are happy</p> <p>13 to work with the neighbors because I know that's</p> <p>14 the -- That's the main concern of everybody</p> <p>15 here, that we don't -- with a commercial</p> <p>16 location, we don't over light the neighbors. So</p> <p>17 if there is any kind of shielding or anything</p> <p>18 that we need to protect the neighbors'</p> <p>19 line-of-sight toward the building, we are happy</p> <p>07:52:30PM 20 to do that. But we are required by code to have</p> <p>21 coach lights on the outside of the building at</p> <p>22 every exit.</p>	<p style="text-align: right;">12</p> <p>1 But once again, we are happy to</p> <p>2 work with the Village as to whatever ordinance</p> <p>3 or code they have in place. We are not looking</p> <p>4 to light up the site 24 hours a day, that's not</p> <p>5 our purpose at all. So we just want to have</p> <p>6 enough site lighting that it will provide</p> <p>7 adequate protection and security from any</p> <p>8 would-be intruders or burglars or whatnot.</p> <p>9 ACTING CHAIRMAN CRNOVICH: One more</p> <p>07:53:49PM 10 question about lighting. I see that your light</p> <p>11 pole is 15-feet tall. Does that include the</p> <p>12 light fixture?</p> <p>13 MR. MARLAS: That is the top of the</p> <p>14 light fixture. That's a maximum. Again, if the</p> <p>15 Village would request that those be shorter, we</p> <p>16 can have them shorter. Just as long as we are</p> <p>17 able to get the photometric dispersion that we</p> <p>18 need to properly light the site of the parking</p> <p>19 lot and the ingress/egress points and such, so</p> <p>07:54:13PM 20 you know. But like I said, we haven't done</p> <p>21 photometrics for this yet.</p> <p>22 ACTING CHAIRMAN CRNOVICH: Do you know</p>
<p style="text-align: right;">11</p> <p>1 And then for the parking lot, we</p> <p>2 don't have photometrics yet. I'm not certain, I</p> <p>3 don't believe that the Village has a code</p> <p>4 relative to photometrics. But I have been</p> <p>5 speaking with staff, and we have been talking</p> <p>6 about what the Village concerns are relative to</p> <p>7 parking lot lighting. And we are happy to be</p> <p>8 compliant with whatever it is that they would</p> <p>9 like to see there.</p> <p>07:53:00PM 10 ACTING CHAIRMAN CRNOVICH: The lights</p> <p>11 have to be dimmed to security lighting during</p> <p>12 times of nonuse.</p> <p>13 MR. MARLAS: Okay.</p> <p>14 ACTING CHAIRMAN CRNOVICH: Do you know</p> <p>15 what time that would be?</p> <p>16 MR. MARLAS: Well, our hours of</p> <p>17 operation are 6:30 a.m. to 6:30 p.m. So I would</p> <p>18 imagine shortly after 6:30 p.m. in the winter</p> <p>19 months. We would set them on a timer or on a</p> <p>07:53:17PM 20 photometric switch to reduce and, obviously,</p> <p>21 have whatever lighting is necessary for security</p> <p>22 purposes on the entire site.</p>	<p style="text-align: right;">13</p> <p>1 how many light poles would be in the parking</p> <p>2 lot?</p> <p>3 MR. MARLAS: You know, it would be an</p> <p>4 estimate, but I would say anywhere between seven</p> <p>5 to ten. We do have the access drive near Monroe</p> <p>6 will need to be lit as well as, you know, it's a</p> <p>7 pretty big parking field.</p> <p>8 So every one of these sites that we</p> <p>9 do, they are all different. And you know, there</p> <p>07:54:49PM 10 are lighting consultants that we send this site</p> <p>11 plan to, and they would make a couple</p> <p>12 recommendations of what they want to see.</p> <p>13 Obviously, the shorter the light pole, the more</p> <p>14 you'll need. The taller the light pole, the</p> <p>15 less you need. So there is a balance there.</p> <p>16 But with 15 feet being the maximum</p> <p>17 height at the top, we can work off of that, see</p> <p>18 what that yields.</p> <p>19 MR. JABLONSKI: A big plus to the</p> <p>07:55:17PM 20 project when you presented it last month was the</p> <p>21 help you are going to give us for stormwater.</p> <p>22 Is that still in the plan?</p>

<p style="text-align: center;">14</p> <p>1 MR. MARLAS: That's still in the plan.</p> <p>2 As I have been discussing further with Village</p> <p>3 staff, it does seem like there will be a</p> <p>4 stormwater detention vault placed under the</p> <p>5 parking lot. I believe it's about 4,000 feet at</p> <p>6 the surface area, square feet of the surface</p> <p>7 area. I don't know what the capacity of it</p> <p>8 would be. But we are more than happy to grant</p> <p>9 the Village any easements they need to get that</p> <p>07:55:45PM 10 stormwater utility back through Wedgewood along</p> <p>11 the east side of the property and up to the</p> <p>12 parking lot in front of our property where they</p> <p>13 will be placing that vault.</p> <p>14 ACTING CHAIRMAN CRNOVICH: That would</p> <p>15 be a huge benefit I think. Madison gets so bad</p> <p>16 over there.</p> <p>17 MR. MARLAS: It's bad. And that was</p> <p>18 one of the preliminary discussions that I had</p> <p>19 with staff as I came to Hinsdale with this</p> <p>07:56:07PM 20 project. That was something that I learned</p> <p>21 right away was of need and interest, and I have</p> <p>22 been happy to work with the Village the entire</p>	<p style="text-align: center;">16</p> <p>1 Parwani out there that for 18 years there has</p> <p>2 been a concrete slab that sits by the alley</p> <p>3 behind the Wedgewood/Warren Court homeowners,</p> <p>4 big piece of concrete, that has been untouched</p> <p>5 and just, you know, sat there for an automobile</p> <p>6 or something to run into.</p> <p>7 So this use to me makes sense, and</p> <p>8 I certainly support it with one caveat. We</p> <p>9 would like to, our two streets, Wedgewood and</p> <p>07:57:53PM 10 Warren Court, would like to probably enter into</p> <p>11 some kind of partnership that would go under the</p> <p>12 public good requirement. Probably what I</p> <p>13 envision, and I don't speak for my homeowners</p> <p>14 association because I'm not the president or the</p> <p>15 treasurer. And you should know that the two</p> <p>16 streets, Wedgewood and Warren Court, we are a</p> <p>17 homeowners association. So that may seem weird</p> <p>18 that there is an association within the Village</p> <p>19 of Hinsdale. But Wedgewood and Warren Court, we</p> <p>07:58:23PM 20 pay an assessment to the homeowners association.</p> <p>21 It's in our deeds.</p> <p>22 And what you see along Madison</p>
<p style="text-align: center;">15</p> <p>1 time on that so there is really no problem</p> <p>2 there.</p> <p>3 ACTING CHAIRMAN CRNOVICH: Any more</p> <p>4 questions, comments, before we open up for</p> <p>5 public comments?</p> <p>6 No. Is there anybody who would</p> <p>7 like to speak?</p> <p>8 MR. DILLARD: Hello. I've been sworn.</p> <p>9 My name is Kirk Dillard, and I live</p> <p>07:58:40PM 10 at 501 Wedgewood Court, which is the southwest</p> <p>11 corner of Wedgewood and Madison Street. So if</p> <p>12 there is one residential property that is going</p> <p>13 to see any change at all in traffic, it's mine.</p> <p>14 I'm generally in favor of this</p> <p>15 project. There is an old saying that perfect is</p> <p>16 the enemy of the good. And I was here with one</p> <p>17 of my neighbors last time and heard people</p> <p>18 testify against this. But I have lived in my</p> <p>19 home for 18 years. And for 18 years I have</p> <p>07:57:14PM 20 waited for something to happen to that Amlings'</p> <p>21 property.</p> <p>22 I was kidding my neighbor Jeremy</p>	<p style="text-align: center;">17</p> <p>1 Street and behind the Wrigley Field-looking wall</p> <p>2 without the ivy along Ogden is all mowed and</p> <p>3 maintained, including the two flower beds on</p> <p>4 Madison Street, maintained by the association.</p> <p>5 They are not maintained by the owners of our</p> <p>6 homes. So there is an association that we pay</p> <p>7 into that maintains, you know, that outside</p> <p>8 property, which most of you, if you are one of</p> <p>9 the 10,000 people a day that drive down Madison</p> <p>07:59:00PM 10 Street, you know, you are looking at the</p> <p>11 maintenance by the homeowners association.</p> <p>12 So what I envision, and it's not a</p> <p>13 complete rebuild of the wall; but there are</p> <p>14 certain corners of it that are in need of repair</p> <p>15 and, obviously, the Kensington builders are</p> <p>16 going to have masons, bricklayers, and that type</p> <p>17 of activity there, is to probably split between</p> <p>18 the Village, the developer, and the homeowners</p> <p>19 association, some type of plan that would sort</p> <p>07:59:34PM 20 of shore up the corners. And if you look, some</p> <p>21 of -- There is probably ruts about that deep --</p> <p>22 (indicating) -- along Madison Street that just</p>

<p style="text-align: center;">18</p> <p>1 need to be shored up.</p> <p>2 Obviously, he's going to have a</p> <p>3 mason out there. And we can figure out and work</p> <p>4 with Chan in trying to figure out how we do it.</p> <p>5 But there is a requirement in the ordinance of a</p> <p>6 public good. What's also, and it's just not for</p> <p>7 our two streets that I envision, the public good</p> <p>8 is, you know, when you pull into Madison and</p> <p>9 Ogden, our homeowners group, that two blocks, is</p> <p>08:00:11PM 10 a major entrance and viewpoint, and it speaks to</p> <p>11 the Village of Hinsdale.</p> <p>12 When you pull in there, you see</p> <p>13 that wall, you see the big gold Wedgewood symbol</p> <p>14 that's there. And so everyone that's coming</p> <p>15 into go to the downtown or to the medical</p> <p>16 facilities on Clay Street, you know, gets an</p> <p>17 impression of our Village by that wall. And</p> <p>18 it's 25 years old, and it is in need of some</p> <p>19 repair. It would certainly enhance the</p> <p>08:00:42PM 20 Kensington School's value to have that wall</p> <p>21 better looking.</p> <p>22 But overall, with the caveat that</p>	<p style="text-align: center;">20</p> <p>1 design that is there looks very appropriate,</p> <p>2 looks like this building we are in here tonight,</p> <p>3 and meets the character of the Village of</p> <p>4 Hinsdale.</p> <p>5 So I support this; but we would</p> <p>6 like to continue to work with the developer and</p> <p>7 the Village, as well as our homeowners</p> <p>8 association, just to see if there is something</p> <p>9 quite inexpensively he can use to improve the</p> <p>08:02:12PM 10 visibility of the big brick wall that looks like</p> <p>11 the Wrigley Field wall without the ivy on it</p> <p>12 that runs all along Ogden Avenue and down</p> <p>13 Madison Street and down parts of Madison towards</p> <p>14 Warren Court as well. So I just wanted to let</p> <p>15 you know that there are people that support this</p> <p>16 plan in the neighborhood.</p> <p>17 And then just one other thing that</p> <p>18 I think stuns people when you are talking about</p> <p>19 traffic movement. When my children were born,</p> <p>08:02:40PM 20 the Village was nice enough to send to Wedgewood</p> <p>21 Court the little traffic counters because we</p> <p>22 were concerned with -- And a lot of people ask</p>
<p style="text-align: center;">19</p> <p>1 we would like to work with the developer and the</p> <p>2 Village with our homeowners association to work</p> <p>3 on that wall, I think this plan is as good as we</p> <p>4 are going to get. There were some of my</p> <p>5 neighbors that were here last time that said,</p> <p>6 Hey, let's do all residential. Well, you know</p> <p>7 what, we have been waiting for 20 years for</p> <p>8 somebody to come along with a plan to improve</p> <p>9 that property. And, you know, I don't want to</p> <p>08:01:16PM 10 wait another 20 years.</p> <p>11 This is as good a looking of a</p> <p>12 design with some residential that I have seen.</p> <p>13 There was also someone that testified that,</p> <p>14 quote, no one from Hinsdale will send their kids</p> <p>15 to Kensington School. I have never met the</p> <p>16 developer, but my kids went to the Kensington</p> <p>17 School down in LaGrange. And, you know, we</p> <p>18 drove them down Ogden Avenue and dropped them</p> <p>19 off and picked them up. And I think the</p> <p>08:01:42PM 20 Kensington School is a very good fit with the</p> <p>21 kind of neighbors we have in the Village of</p> <p>22 Hinsdale, and I think it fits a need. And the</p>	<p style="text-align: center;">21</p> <p>1 me why is there the little divider. And there</p> <p>2 is a divider that goes down the middle of</p> <p>3 Wedgewood Court including a no U-turn allowed</p> <p>4 sign that's there. So on a day when the</p> <p>5 windchill was 25 degrees below zero in February,</p> <p>6 the Village put out its traffic counter. And we</p> <p>7 have five homes on our block. And there were</p> <p>8 over 600, 600 cars a day, on little old four- or</p> <p>9 five-home Wedgewood Court that turn around.</p> <p>08:03:21PM 10 And it's still that way. I'm not</p> <p>11 complaining. It's there. You know, there is</p> <p>12 not any time I'm not in my yard when somebody</p> <p>13 doesn't ask me where the Hinsdale Orthopaedic</p> <p>14 center is. And I try to send them around and</p> <p>15 send them up Monroe Street so they don't have to</p> <p>16 back out onto Ogden. But when I was listening</p> <p>17 to the statistics on traffic on Madison Street,</p> <p>18 just little old Wedgewood Court, of which</p> <p>19 Mr. Parwani and I live on, has some about 600</p> <p>08:03:50PM 20 cars a day on a street that has five homes.</p> <p>21 But my house would bear the brunt</p> <p>22 of whatever traffic movement there would be.</p>

<p style="text-align: center;">22</p> <p>1 But I support this plan because I believe it is</p> <p>2 a good one. And it fits, fits the Village of</p> <p>3 Hinsdale as well as you are going to have it fit</p> <p>4 in the real world of the 21st Century.</p> <p>5 So I thank you for your input,</p> <p>6 thank the Village, and thank the developers for</p> <p>7 working together and making the process work</p> <p>8 like it's supposed to. Thank you.</p> <p>9 ACTING CHAIRMAN CRNOVICH: Thank you.</p> <p>08:04:19PM 10 A quick question.</p> <p>11 MR. DILLARD: Yes.</p> <p>12 ACTING CHAIRMAN CRNOVICH: So</p> <p>13 technically the homeowners association owns the</p> <p>14 wall?</p> <p>15 MR. DILLARD: The homeowners</p> <p>16 association owns the wall.</p> <p>17 MS. BRASELTON: You should throw a</p> <p>18 power wash in there, too. I drive by there</p> <p>19 every day; and I think it's such a nice wall,</p> <p>08:04:32PM 20 they should hit it with a power washer.</p> <p>21 MR. DILLARD: It's a beautiful wall and</p> <p>22 it was built before -- I'm the second owner of</p>	<p style="text-align: center;">24</p> <p>1 much-needed improvement. And it affects the</p> <p>2 Village when Madison Street is shut down. When</p> <p>3 that's shutdown because of that flooding several</p> <p>4 sometimes a year, you lose one of your major</p> <p>5 arterial roads; and you can't turn off there</p> <p>6 onto Ogden Avenue. That creates chaos and</p> <p>7 safety hazards for people that start to turn</p> <p>8 left and suddenly find themselves looking at</p> <p>9 eastbound traffic coming at them on Ogden</p> <p>08:06:07PM 10 Avenue. So thank you very much, but it is a</p> <p>11 homeowners association that owns the wall.</p> <p>12 ACTING CHAIRMAN CRNOVICH: Thank you.</p> <p>13 MR. MARLAS: I would be happy to work</p> <p>14 with the Village and the Wedgewood homeowners</p> <p>15 association to look into the cost of repairing</p> <p>16 that wall and doing anything necessary while my</p> <p>17 masons are out there building our school, so</p> <p>18 that really is no problem.</p> <p>19 ACTING CHAIRMAN CRNOVICH: That's very</p> <p>08:06:30PM 20 generous of you.</p> <p>21 MR. MARLAS: Sure.</p> <p>22 ACTING CHAIRMAN CRNOVICH: I consider</p>
<p style="text-align: center;">23</p> <p>1 my home. But 25 years, and I think that was</p> <p>2 probably put up 25 years ago. 25 years of</p> <p>3 freezing and thawing, just like our streets, it</p> <p>4 takes a beating in the Chicago weather. And a</p> <p>5 power washing would be nice. It's something we</p> <p>6 certainly will talk about.</p> <p>7 But the biggest thing is there is</p> <p>8 just some settlement on the corners of where the</p> <p>9 wall is that would greatly enhance probably and</p> <p>08:05:01PM 10 get us another 20 years' worth of life out of</p> <p>11 that wall so it doesn't separate and really</p> <p>12 start pulling apart. Probably a little</p> <p>13 tuckpointing might even be necessary. But if</p> <p>14 the masons are going to be there putting the</p> <p>15 brickwork on the Kensington School and already</p> <p>16 have them out there, my guess is you can get an</p> <p>17 arrangement with whoever his mason is. And we</p> <p>18 can figure out how to make it work with Chan and</p> <p>19 the Village's staff as well.</p> <p>08:05:30PM 20 But they have a good plan. And for</p> <p>21 my neighbors down the street on Madison Street,</p> <p>22 the plan to help flooding certainly is a very</p>	<p style="text-align: center;">25</p> <p>1 that the benefit to the Village will be the</p> <p>2 stormwater. And I think you are going to take a</p> <p>3 lot of headaches away from Madison Street.</p> <p>4 Is it a tank that you are going to</p> <p>5 put underneath the parking lot?</p> <p>6 MR. MARLAS: I'm leaving that to</p> <p>7 Village staff and their engineers. That's</p> <p>8 something they will be specifying and designing.</p> <p>9 And we are providing the access for that vault</p> <p>08:06:55PM 10 on our site. So I'm happy to help.</p> <p>11 ACTING CHAIRMAN CRNOVICH: Is there</p> <p>12 anybody else who would like to comment?</p> <p>13 Commissioners, what are your</p> <p>14 thoughts?</p> <p>15 MS. BRASELTON: I like it. As to the</p> <p>16 whole MAP amendment, I didn't vote in favor of</p> <p>17 that. But that has gone through this body and</p> <p>18 it's beautiful. It does fit in well. There are</p> <p>19 some definitely calculable benefits to the</p> <p>08:07:35PM 20 Village. And I, too, have alumni of Kensington</p> <p>21 School and think highly of it.</p> <p>22 MR. MARLAS: Okay. Thank you very</p>

<p style="text-align: right;">26</p> <p>1 much.</p> <p>2 MR. PETERSON: I think we just need to</p> <p>3 move forward on the wall, more information on</p> <p>4 the storm and the outdoor lighting.</p> <p>5 ACTING CHAIRMAN CRNOVICH: Okay.</p> <p>6 MR. JABLONSKI: I also voted against</p> <p>7 the zoning amendment. But now that we are at</p> <p>8 the place where we are approving a plan site, I</p> <p>9 agree whole-heartily with the plan site. And I</p> <p>08:08:08PM 10 agree it's attractive. If we can address the</p> <p>11 stormwater problems and take care of</p> <p>12 Mr. Dillard's wall, I'm happy for it.</p> <p>13 MR. MARLAS: Great. Thank you.</p> <p>14 ACTING CHAIRMAN CRNOVICH: Troy?</p> <p>15 MR. UNELL: Yes. I have been driving</p> <p>16 by that corner of Ogden and Madison for as long</p> <p>17 as I have lived here, 12 years. And I mean it's</p> <p>18 nice to see a use that, you know, I think is a</p> <p>19 good fit there. I think the site plan looks</p> <p>08:08:30PM 20 great.</p> <p>21 It's nice to get rid of the eyesore</p> <p>22 that was Amlings and to fill that out with a</p>	<p style="text-align: right;">28</p> <p>1 the fence.</p> <p>2 So I guess moving forward, and in</p> <p>3 talking to staff, today, too, I think maybe this</p> <p>4 is maybe something we should bring up. Staff</p> <p>5 has been working with the Village attorney about</p> <p>6 carving out new regulations to protect the</p> <p>7 residential districts in the Village. Could you</p> <p>8 touch base on that, Robb or Chan?</p> <p>9 MR. MARRS: Sure. I will speak. So at</p> <p>08:10:11PM 10 the previous meeting we heard concerns from</p> <p>11 residents about not necessarily about this use</p> <p>12 but about if this use were to go away in the</p> <p>13 future and we have rezoned to 02 what other use</p> <p>14 would come in there, particularly if they were</p> <p>15 to tear down this building or whatever. So the</p> <p>16 Village directed our firm to work with Village</p> <p>17 staff on looking at some zoning amendments that</p> <p>18 might help protect this property and possibly</p> <p>19 others in the 02 district that are adjacent to</p> <p>08:10:50PM 20 residential properties, things like height</p> <p>21 restrictions and open space requirements, to</p> <p>22 ensure that there is some sort of buffer in the</p>
<p style="text-align: right;">27</p> <p>1 very usable service that's going to help provide</p> <p>2 service for preschoolers. I support it.</p> <p>3 MS. FIASCONE: Ditto what everybody</p> <p>4 else said. No further comments.</p> <p>5 ACTING CHAIRMAN CRNOVICH: I think it's</p> <p>6 a good fit. The property has been vacant and</p> <p>7 been an eyesore for so many years. I was</p> <p>8 concerned about the residents who did not --</p> <p>9 were not in favor of the MAP amendment. But I</p> <p>08:09:10PM 10 look at it as the current homes will stay</p> <p>11 adjacent to residential with the new homes going</p> <p>12 in.</p> <p>13 MR. MARLAS: Right.</p> <p>14 ACTING CHAIRMAN CRNOVICH: I think your</p> <p>15 building fits in perfectly with Hinsdale. It's</p> <p>16 a nice gateway to Hinsdale, fits in with a</p> <p>17 residential neighborhood. I do appreciate the</p> <p>18 changes you have made to the parking lot and all</p> <p>19 the little things from lighting to the fence and</p> <p>08:09:34PM 20 to moving the dumpster. I think it's generous</p> <p>21 of you to work on stormwater and then to step up</p> <p>22 and to also say you will be willing to help with</p>	<p style="text-align: right;">29</p> <p>1 future should there be a change down the line.</p> <p>2 So we are looking at that. And</p> <p>3 that's something that we'll work with the Board</p> <p>4 and the staff on.</p> <p>5 ACTING CHAIRMAN CRNOVICH: I think</p> <p>6 that's great that --</p> <p>7 MS. BRASELTON: I say we should also</p> <p>8 look at B-3s that about residential properties</p> <p>9 seriously.</p> <p>08:11:14PM 10 MR. MARRS: Okay.</p> <p>11 ACTING CHAIRMAN CRNOVICH: That would</p> <p>12 be a good idea.</p> <p>13 MR. JABLONSKI: Are parking</p> <p>14 requirements going to be part of this?</p> <p>15 MR. MARRS: We haven't necessarily</p> <p>16 discussed parking specifically. Each different</p> <p>17 use has its own parking requirements.</p> <p>18 MR. JABLONSKI: I think one of the</p> <p>19 problems that I was concerned about with this</p> <p>08:11:31PM 20 property coming in was by Manor Care being in</p> <p>21 accordance with their parking requirement,</p> <p>22 Hinsdale Orthopaedics being in accordance, but</p>

<div>30</div> <div>1 nothing was really in accordance with that</div> <div>2 corner.</div> <div>3 MR. MARRS: Right. Except that this</div> <div>4 one will be.</div> <div>5 MR. JABLONSKI: This will be.</div> <div>6 MR. MARRS: So that's a start.</div> <div>7 MR. JABLONSKI: That's a start. I'm a</div> <div>8 dreamer.</div> <div>9 MS. BRASELTON: They already started</div> <div>08:11:51PM 10 their shuttle bus.</div> <div>11 ACTING CHAIRMAN CRNOVICH: A couple</div> <div>12 weeks ago. It looks nice.</div> <div>13 MS. BRASELTON: I have seen them going</div> <div>14 by.</div> <div>15 ACTING CHAIRMAN CRNOVICH: Have you</div> <div>16 noticed a difference?</div> <div>17 MS. BRASELTON: I don't go there, but I</div> <div>18 have seen the shuttle buses.</div> <div>19 ACTING CHAIRMAN CRNOVICH: I heard</div> <div>08:12:01PM 20 that the shuttle bus makes like trips every</div> <div>21 30 minutes, so it seems to be working.</div> <div>22 MR. JABLONSKI: Maybe we can go on a</div>	<div>32</div> <div>1 * * *</div> <div>2 (Which were all the proceedings had</div> <div>3 in the above-entitled cause.)</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>
<div>31</div> <div>1 field trip.</div> <div>2 ACTING CHAIRMAN CRNOVICH: I know it's</div> <div>3 much easier to find a place to park when I visit</div> <div>4 ManorCare now.</div> <div>5 Any other comments or questions?</div> <div>6 Should we open this for a vote?</div> <div>7 Can I have a motion to approve</div> <div>8 Case A-12-2018, 540 West Ogden Avenue, for</div> <div>9 Kensington School, Final Plat and concurrent</div> <div>08:12:33PM 10 Special Use Permit for a Child Daycare School</div> <div>11 and Exterior Appearance and Site Plan Review for</div> <div>12 a 1-story, 23-foot tall child daycare school, in</div> <div>13 relation to case A-44-2017.</div> <div>14 MR. UNELL: So moved.</div> <div>15 MR. JABLONSKI: Second.</div> <div>16 ACTING CHAIRMAN CRNOVICH: Anna?</div> <div>17 MS. FIASCONE: Aye.</div> <div>18 MR. UNELL: Aye.</div> <div>19 ACTING CHAIRMAN CRNOVICH: Aye.</div> <div>20 MR. JABLONSKI: Aye.</div> <div>21 MR. PETERSON: Aye.</div> <div>22 MS. BRASELTON: Aye.</div>	<div>33</div> <div>1 STATE OF ILLINOIS )</div> <div>2 ) ss.</div> <div>3 COUNTY OF DU PAGE )</div> <div>4</div> <div>5 I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>6 do hereby certify that I am a court reporter</div> <div>7 doing business in the State of Illinois, that I</div> <div>8 reported in shorthand the testimony given at the</div> <div>9 hearing of said cause, and that the foregoing is</div> <div>10 a true and correct transcript of my shorthand</div> <div>11 notes so taken as aforesaid.</div> <div>12</div> <div>13</div> <div>14 Janice H. Heinemann CSR, RDR, CRR</div> <div>15 License No 084-001391</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>