

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
June 13, 2018  
MEMORIAL HALL  
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, June 13, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

**ABSENT:**

**ALSO PRESENT:** Chan Yu, Village Planner  
Applicant for cases: A-23-2018, A-25-2018, A-21-2018 and A-26-2018

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**Approval of Minutes – May 9, 2018**

The PC, with no comments, **unanimously approved** the May 9, 2018, minutes as submitted, 9-0.

**Sign Permit Review - Case A-23-2018 – 18 W. Hinsdale Ave. – Adore Nails – 1 Illuminated Wall Sign**

The applicant's sign contractor, Neon Art Sign, presented the request for the proposed illuminated wall sign and reviewed the dimensions and font type of the text.

Chairman Cashman reviewed that the Historic Preservation Commission (HPC) was supportive of the sign, however, is opposed to the illumination of the sign and recommended external illumination.

The sign applicant acknowledged the HPC's position, however, referenced the existing illuminated signage on the same street, and is proposing this sign to be illuminated too.

The PC in general stated the proposed sign area is maximized per the code, too large and had issues with the illumination request. A couple of Commissioners referenced the HPC's opposition to the proposed illumination method. To that end, the PC **unanimously approved to continue the application to review alternative sign and illumination options at the next PC meeting**, 9-0.

**Sign Permit Review - Case A-25-2018 – 52 S. Washington St. – Vintage Charm – 1 Wall Sign**

The owner of Vintage Charm presented the request to reface an existing wall sign at the former location of Green Goddess at 52 S. Washington Street. He stated the only recommendation by the HPC was to center the proposed sign, as approved by the Village through the Exterior Appearance review in November 2017. However, since the Green Goddess never re-opened, the sign bracket was never moved.

Chairman Cashman asked to clarify if the current request is to center the sign to Vintage Charm's storefront versus the center of the building.

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The applicant responded correct, however, he is also OK with moving it to the center of the building if that is the PC's request.

A Plan Commissioner asked how many locations Vintage Charm has.

The applicant responded four (4) locations, with a fifth one opening soon in Indiana.

A Plan Commissioner asked what the business sells.

The applicant responded it is a women's boutique store, similar to Anthropologie but on a smaller scale.

With no additional comments, the PC **unanimously approved** the sign application, as requested, 9-0.

### **Public Hearing - Case A-21-2018 – 5 W. 2<sup>nd</sup> Street (basement), - Prevail Jiu-Jitsu Academy (Martial Arts Studio) – Special Use Permit in the B-2 Central Business District (not on the 1<sup>st</sup> floor)**

**(Please see the attached transcript for Case A-21-2018, included as part of this record, Attachment 1)**

The applicant presented to the PC its class schedule, including new information not in the application for a class on Saturday, between 10 AM to Noon. The weekday classes would be from 5:30 PM to 8 PM.

The PC discussed the parking, and generally believed the private parking lot and street parking is adequate for the proposed use. The PC also believed the Jiu-Jitsu class is a unique and positive use for the downtown district.

The PC **unanimously recommended approval** for the special use permit as presented, 9-0.

### **Exterior Appearance and Site Plan Review - Case A-26-2018 – 35 E. First St. – Blackberry Market – Exterior Appearance/Site Plan Review for New Café/Restaurant in the B-2 Central Business District**

The applicant presented to the PC its business model and products, reviewing Blackberry Market would serve fresh made bakery and food items. The architect reviewed the site plan and elevation proposals. The PC had concerns for the proposed outdoor seating area and parking/loading space in the area. However, the PC nevertheless supported the proposed planter boxes on the south to buffer the refuse and loading space area, and northeast outdoor dining area, since it believed the proposed site plan is an improvement to the site.

The PC was in favor of the use and believed it would be a welcomed addition to the downtown, and **unanimously recommended approval of the request as submitted**, 9-0.

### **Schedule of Public Hearing - Case A-24-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 6-111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District**

The PC **unanimously approved** to schedule a public hearing for Case A-24-2018 for the July 11, 2018, PC meeting, 9-0.

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**Adjournment**

The meeting was adjourned at 9:06 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-21-2018 - 5 W. 2nd Street )  
(basement) Prevail Jiu Jitsu Academy )  
(Martial Arts Studio) - Special Use )  
Permit in the B-2 Central Business District )  
(not on the 1st floor) )

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 13th day of June, 2018, at the  
hour of 8:06 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;  
MS. DEBRA BRASELTON, Member;  
MS. JULIE CRNOVICH, Member;  
MS. ANNA FIASCONE, 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 * * *</p> <p>4 CHAIRMAN CASHMAN: Next is a public</p> <p>5 hearing. So all those wishing to speak will</p> <p>6 need to be sworn in for this item. This is for</p> <p>7 Case A-21-2018, 5 West 2nd Street, basement</p> <p>8 level, Prevail Jiu Jitsu Academy.</p> <p>9 Did I say that right?</p> <p>08:06:29PM 10 MR. SALAH: Yes.</p> <p>11 CHAIRMAN CASHMAN: Martial arts studio,</p> <p>12 Special Use Permit in the B-2 Central Business</p> <p>13 District for not on the 1st floor.</p> <p>14 So first, if anyone wants to speak</p> <p>15 on this matter, they can be sworn in.</p> <p>16 (Mr. Ken Salah sworn.)</p> <p>17 MR. SALAH: My name is Ken Salah. I'm</p> <p>18 the owner of Prevail Jiu Jitsu Academy.</p> <p>19 CHAIRMAN CASHMAN: Welcome.</p> <p>08:07:12PM 20 MR. SALAH: Thank you. Good evening,</p> <p>21 members of the Board. Thank you so much for</p> <p>22 listening to our presentation tonight on our</p>	<p style="text-align: center;">4</p> <p>1 buildings there that has its own parking. And</p> <p>2 it's all assigned parking.</p> <p>3 Our classes are going to be run all</p> <p>4 in the evening with the exception of Saturday,</p> <p>5 which will be from 10:00 to 2:00. But our</p> <p>6 classes all start from about 5:30 to about 8:30.</p> <p>7 So everybody that comes in there is going to</p> <p>8 have their own -- Everybody will have assigned</p> <p>9 parking, so we don't create any issues for</p> <p>08:08:45PM 10 parking. So we are hoping that we can be part</p> <p>11 of the community, and that's our goal.</p> <p>12 CHAIRMAN CASHMAN: Okay. Thank you.</p> <p>13 Questions for the applicant?</p> <p>14 MS. BRASELTON: Is there anything in</p> <p>15 that space now, in the basement space?</p> <p>16 MR. SALAH: No. There isn't. There is</p> <p>17 some storage for the tenants. It's a two-story</p> <p>18 building with the piano store on the 1st floor.</p> <p>19 So there are some people that use it for storage</p> <p>08:09:15PM 20 that the landlord has given them, too.</p> <p>21 MR. KRILLENBERGER: And this is a</p> <p>22 public hearing, so mailings went out?</p>
<p style="text-align: center;">3</p> <p>1 concept.</p> <p>2 First before I dive into it, I just</p> <p>3 have to say that my wife and I have been coming</p> <p>4 to Hinsdale for years for the restaurants and</p> <p>5 farmers' market and art festival. So when the</p> <p>6 opportunity came up to open up a Jiu Jitsu</p> <p>7 school here, we were excited about it. It's</p> <p>8 what I've always loved about Hinsdale is it</p> <p>9 supports small business. So we want to follow</p> <p>08:07:47PM 10 that tradition, we would like to be part of that</p> <p>11 tradition.</p> <p>12 Our goal is not just to open up a</p> <p>13 business here. We want to set up a family</p> <p>14 environment where people can come and train,</p> <p>15 thrive, grow, and generally enjoy themselves.</p> <p>16 And that's our objective with what we want to</p> <p>17 do.</p> <p>18 So the building we are opening up</p> <p>19 in or we would like to open up in is 5 West.</p> <p>08:08:13PM 20 It's the same building as the Steinway Piano.</p> <p>21 We are in the lower level. We don't own the</p> <p>22 building, but we are one of the very few</p>	<p style="text-align: center;">5</p> <p>1 MR. YU: Oh, so that's only part of</p> <p>2 the -- Oh, I'm sorry.</p> <p>3 Do you have the public</p> <p>4 certification letters?</p> <p>5 MR. SALAH: Which we gave. And I think</p> <p>6 those were supposed to be done after this</p> <p>7 meeting for the July 11 meeting is what I</p> <p>8 understood.</p> <p>9 MR. YU: Well, this was before. So it</p> <p>08:09:42PM 10 was prior to this meeting?</p> <p>11 MR. SALAH: Yes.</p> <p>12 MR. YU: Yes. I thought I got the</p> <p>13 receipts.</p> <p>14 CHAIRMAN CASHMAN: Is that for the</p> <p>15 mailing?</p> <p>16 MR. YU: Yes.</p> <p>17 MR. KRILLENBERGER: That went to all</p> <p>18 the residents nearby?</p> <p>19 MR. YU: It's just the 250 feet.</p> <p>08:09:55PM 20 CHAIRMAN CASHMAN: 250 feet of the</p> <p>21 property.</p> <p>22 MR. KRILLENBERGER: Okay. Are there</p>

<p style="text-align: center;">6</p> <p>1 any residents within 250 feet?</p> <p>2 MR. SALAH: There isn't. There is 16 I</p> <p>3 think, 16 that had to go out. So there are no</p> <p>4 residents there.</p> <p>5 MR. KRILLENBERGER: Okay. Yes. I have</p> <p>6 no comment other than that except that no one</p> <p>7 here seems to be objecting so -- with ample</p> <p>8 opportunity.</p> <p>9 CHAIRMAN CASHMAN: Deb?</p> <p>08:10:21PM 10 MS. BRASELTON: I'm just thinking about</p> <p>11 the parking and what's required versus -- I</p> <p>12 don't know. It definitely changes the use. I</p> <p>13 don't know. You add a new business to an</p> <p>14 existing building with its own parking, I don't</p> <p>15 know what the requirements are. It says NA.</p> <p>16 MR. SALAH: The tenants are in the</p> <p>17 building -- Sorry to interrupt. Everybody in</p> <p>18 that building leaves at 5 o'clock. So all the</p> <p>19 businesses close at 5 o'clock. So it's actually</p> <p>08:10:50PM 20 a luxury, we have the parking lot to ourselves.</p> <p>21 MS. BRASELTON: How many spaces are in</p> <p>22 there?</p>	<p style="text-align: center;">8</p> <p>1 Wednesday, and Saturday so --</p> <p>2 MS. FIASCONE: In the summer you will</p> <p>3 have it in the evening as well?</p> <p>4 MR. SALAH: I'm sorry?</p> <p>5 MS. FIASCONE: In the summer you will</p> <p>6 have them in the evening as well? There won't</p> <p>7 be different hours for summer scheduling?</p> <p>8 MR. SALAH: At this time, no. Like I</p> <p>9 say, I just want to stay focused on the</p> <p>08:12:12PM 10 students. But summertime, summertime in some of</p> <p>11 the martial arts businesses people start paying</p> <p>12 attention to baseball and swimming and</p> <p>13 everything else, and you are not going to get as</p> <p>14 many people with it. But that's why we just</p> <p>15 want to be a studio so we don't have tons of</p> <p>16 people in there.</p> <p>17 MS. FIASCONE: Right. I guess so the</p> <p>18 piano people will be out when you all are coming</p> <p>19 in. You probably aren't super quiet. I'm just</p> <p>08:12:44PM 20 thinking about the people who are taking piano</p> <p>21 lessons at Steinway and doing concerts and stuff</p> <p>22 like that, if that would be a conflict at all.</p>
<p style="text-align: center;">7</p> <p>1 MR. SALAH: 15. Our average class size</p> <p>2 is about 10. I come from a large school. I</p> <p>3 started in a large school. I want a school that</p> <p>4 focuses on the individual. Because when I</p> <p>5 started doing this martial arts, I struggled</p> <p>6 with it because it was hard for me. And then I</p> <p>7 was able to prevail, as where the name comes</p> <p>8 from. So we are not looking to have a large</p> <p>9 school. We want something small to where we</p> <p>08:11:21PM 10 could focus on the individual student and help</p> <p>11 them grow. So our average class size is about</p> <p>12 10, and the classes are consecutive; so it's the</p> <p>13 way we have it structured.</p> <p>14 MS. BRASELTON: Are they by age, the</p> <p>15 classes by age?</p> <p>16 MR. SALAH: Yes. We will have a kids</p> <p>17 class. And the kids classes -- and I'm speaking</p> <p>18 about the schools that I have been involved</p> <p>19 with -- are five and greater. So we will have</p> <p>08:11:47PM 20 one kids class, which will run about 50 minutes.</p> <p>21 And then you will have two adults classes after</p> <p>22 that. So it will go from 5:30 to 8:30, Monday,</p>	<p style="text-align: center;">9</p> <p>1 But I guess not since you are going to be</p> <p>2 different hours.</p> <p>3 MR. SALAH: Yes. And actually I've</p> <p>4 been in the building, and you hear the pianos.</p> <p>5 It's very nice. For me it's very pleasant.</p> <p>6 MS. FIASCONE: Yes, right.</p> <p>7 MR. SALAH: Because you can hear the</p> <p>8 pianos upstairs. And you have the School of</p> <p>9 Rock right next door, and you hear that as well.</p> <p>08:13:09PM 10 So it's nice.</p> <p>11 MS. FIASCONE: Interesting. Yes.</p> <p>12 CHAIRMAN CASHMAN: Jiu Jitsu means</p> <p>13 gentle art. But when you go down there, you</p> <p>14 hear all this music so it's kind of cool, I mean</p> <p>15 from a -- But, yes, we are in the evening so --</p> <p>16 MS. FIASCONE: Okay. Cool.</p> <p>17 MS. BRASELTON: Chan, can you speak to</p> <p>18 the parking? I just don't understand how there</p> <p>19 is a not applicable because it seems impossible</p> <p>08:13:32PM 20 to me.</p> <p>21 MR. YU: All right. So downtown there</p> <p>22 are the lots that are already there, they are</p>

<p style="text-align: right;">10</p> <p>1 already constructed.</p> <p>2 MS. BRASELTON: Right.</p> <p>3 MR. YU: So typically if it's a new</p> <p>4 lot, it's new construction, then you have to</p> <p>5 build something that is code compliant for</p> <p>6 parking. But in the downtown --</p> <p>7 MS. BRASELTON: Increasing the use is</p> <p>8 not a trigger for a parking determination? I</p> <p>9 don't know.</p> <p>08:13:57PM 10 MR. YU: Yes. So downtown, I mean --</p> <p>11 MS. BRASELTON: It's a vacant space.</p> <p>12 MR. YU: It's potentially all shared</p> <p>13 parking.</p> <p>14 CHAIRMAN CASHMAN: It's public parking.</p> <p>15 We don't require them to have --</p> <p>16 MR. JABLONSKI: One sentence that</p> <p>17 confuses me here, though, is the building owner</p> <p>18 has parking lot stickers for its tenants.</p> <p>19 MR. SALAH: Yes.</p> <p>08:14:11PM 20 MR. JABLONSKI: So you are going to</p> <p>21 have a sticker?</p> <p>22 MR. SALAH: Yes.</p>	<p style="text-align: right;">12</p> <p>1 parking there and go to the bistro.</p> <p>2 MR. JABLONSKI: I may have done that.</p> <p>3 CHAIRMAN CASHMAN: Because that's why</p> <p>4 you are asking, take a class and go to dinner?</p> <p>5 MR. SALAH: In addition to, I have been</p> <p>6 banking with U.S. Bank for many years. I know</p> <p>7 the people there. I actually went in there and</p> <p>8 talked to them. They own that parking lot. And</p> <p>9 they basically said, You know what, you can park</p> <p>08:15:18PM 10 here after 5:00 at any time.</p> <p>11 But I think what we have set up</p> <p>12 there is I think we have ample parking. And</p> <p>13 after 5:00, Hinsdale, you know, the times we</p> <p>14 have come down here for dinners, it's busy</p> <p>15 Thursday, Friday, Saturday, Sunday. We don't</p> <p>16 have classes on Sunday, so we are not going to</p> <p>17 occupy as much space so --</p> <p>18 MS. CRNOVICH: What about your Saturday</p> <p>19 morning classes, will that be a problem for</p> <p>08:15:44PM 20 parking?</p> <p>21 MR. SALAH: It's not as occupied there</p> <p>22 on Saturdays. The Saturday class you will get a</p>
<p style="text-align: right;">11</p> <p>1 MR. JABLONSKI: Are your students going</p> <p>2 to have stickers?</p> <p>3 MR. SALAH: Yes. We will do the --</p> <p>4 Because on the way here, people sometimes will</p> <p>5 park here to go to a restaurant.</p> <p>6 MR. JABLONSKI: Right.</p> <p>7 MR. SALAH: But we will have like a</p> <p>8 paper sheet for them that everybody has to put</p> <p>9 onto their dashboard.</p> <p>08:14:28PM 10 MR. JABLONSKI: And does the owner of</p> <p>11 the building tow? Is there a towing sign there?</p> <p>12 MR. SALAH: Pardon me, sir?</p> <p>13 MR. JABLONSKI: Does the owner of the</p> <p>14 building tow if there are violations?</p> <p>15 MR. SALAH: Yes. During the day,</p> <p>16 during the day it is pretty busy there. It's</p> <p>17 busy there on Thursday. I think there is a</p> <p>18 dental practice there that gets pretty busy. So</p> <p>19 they do. Yes, they do tow. But so, yes,</p> <p>08:14:50PM 20 everybody will have -- Because we don't want</p> <p>21 our students to get towed.</p> <p>22 CHAIRMAN CASHMAN: Don't want them</p>	<p style="text-align: right;">13</p> <p>1 kids class where a lot of parents drop off.</p> <p>2 That's what, I'm speaking from some of the other</p> <p>3 schools. Some people drop off their kids, and</p> <p>4 sometimes we become baby-sitters for the kids is</p> <p>5 the way we have it.</p> <p>6 But the parking lot is not as busy</p> <p>7 on Saturday. The times I have gone by there at</p> <p>8 different times -- And that's why I know on</p> <p>9 Wednesday, Thursday, Thursday is probably the</p> <p>08:16:12PM 10 strongest day where it's busy so --</p> <p>11 MS. CRNOVICH: So you will have, the</p> <p>12 Saturday morning class will be for children only</p> <p>13 or will you have adults?</p> <p>14 MR. SALAH: No. No. To be honest with</p> <p>15 you, we will have children the first 50 minutes,</p> <p>16 the first hour, then an adult class.</p> <p>17 MS. CRNOVICH: So two classes on</p> <p>18 Saturday?</p> <p>19 MR. SALAH: Yes. Yes. Consecutively.</p> <p>08:16:35PM 20 MS. CRNOVICH: And Chan, back to</p> <p>21 Debra's questions. Since it's a new use, it</p> <p>22 doesn't require any parking?</p>

<p style="text-align: right;">14</p> <p>1 MR. YU: If there is required parking, 2 there is no, no specific parking lot for it, for 3 the downtown area. 4 So, for example, when we reviewed 5 the yoga studio, I mean we can give you a number 6 of what a new lot would require as far as 7 parking. But for the downtown, there is no real 8 set parameters of -- Well, if it's -- 9 MS. CRNOVICH: Because I understand 10 that not every business has or every building 11 has its own parking lot. But for the ones that 12 do -- 13 MS. BRASELTON: Look at 484, page 484, 14 in the Code. I don't know why we have all these 15 definitions of how many spaces are needed. 16 MS. CRNOVICH: And that's what I'm 17 looking at, too. 18 MS. BRASELTON: Per use, if use is 19 not -- I just don't understand. 20 MS. CRNOVICH: I'm looking at 476. 21 CHAIRMAN CASHMAN: Under the B-2, 22 though?</p>	<p style="text-align: right;">16</p> <p>1 MS. BRASELTON: Right. I just want to 2 make sure I understand. 3 MR. WILLOBEE: Given the size of the 4 spaces, is 10 about the max participants that 5 you guys could have? 6 MR. SALAH: No. It can accommodate 7 more. It's just by choice. Just you could 8 stay, you could stay focused. Jiu Jitsu is a 9 wonderful martial art. It's not easy to learn. 10 So you want to, you just want to be able to 11 spend time with each individual student to -- 12 So when I, when I first was introduced to it, I 13 was claustrophobic. People would get me in a 14 headlock, I used to panic. 15 So I was blessed enough to have 16 someone who spent time with me and basically got 17 me to overcome that fear because people have 18 that. So that's the kind of same thing that I 19 want to do. I want to be able to spend 20 individual time with people so -- 21 CHAIRMAN CASHMAN: There is an article 22 under the parking requirements under C3,</p>
<p style="text-align: right;">15</p> <p>1 MS. CRNOVICH: Section 9-104C. 2 CHAIRMAN CASHMAN: Is that B-2? 3 MS. BRASELTON: I will have to see 4 where it starts. 5 MS. CRNOVICH: Off-street parking. 6 MR. YU: So for the yoga studio, I 7 think it was based on the number of 8 participants. We calculated I think it was 9 around 5 parking spaces. But where is she going 10 to have 5 parking spaces in downtown? She can't 11 have signage that allocates 5 parking spaces for 12 her own special use business. 13 MS. BRASELTON: Right. And we have 14 done payment in lieu of parking spaces when I 15 was on ZBA, but I don't know if that was -- 16 MR. YU: New construction. I think 17 that's what happened. It was just a bonus that 18 this particular building has off-street parking 19 of its own. 20 MR. SALAH: Right. And of course the 21 parking lot is across the street, which we 22 will --</p>	<p style="text-align: right;">17</p> <p>1 9-104C3. 2 MS. BRASELTON: 104. Okay. 3 CHAIRMAN CASHMAN: At the end it says, 4 "... however, this does not apply to the 5 addition of dwelling units --" They are talking 6 about an increase in intensity of any structure 7 in the B-2 Central Business District. 8 MS. BRASELTON: I read that. 9 CHAIRMAN CASHMAN: I think it's the 10 nature of the district. 11 MS. CRNOVICH: Dwelling units? 12 MS. BRASELTON: Yes, dwelling units. I 13 read that. 14 CHAIRMAN CASHMAN: At the beginning, 15 it's weird. 16 MS. CRNOVICH: I know. 17 CHAIRMAN CASHMAN: It talks about floor 18 area, seating capacity, how many units of 19 measurements. 20 MS. CRNOVICH: I saw that earlier. 21 MS. BRASELTON: Look at 9-104C2. 22 CHAIRMAN CASHMAN: But what is the</p>



<p style="text-align: center;">18</p> <p>1 current use of the basement level?</p> <p>2 MS. BRASELTON: Storage.</p> <p>3 MR. YU: It's vacant right now.</p> <p>4 CHAIRMAN CASHMAN: Just storage?</p> <p>5 MR. SALAH: Yes.</p> <p>6 CHAIRMAN CASHMAN: It hasn't been</p> <p>7 occupied by any tenant?</p> <p>8 MR. SALAH: No.</p> <p>9 MS. BRASELTON: I think they probably</p> <p>10 meet whatever restriction would be there. I</p> <p>11 just want to be sure we approve it the right way</p> <p>12 because if -- Let's see where they fit in on</p> <p>13 page 485, 486.</p> <p>14 MS. CRNOVICH: I'm reading it as an</p> <p>15 increase in use intensity.</p> <p>16 MS. BRASELTON: Memberships, sports,</p> <p>17 and recreation club is 1 per each 3 persons of</p> <p>18 design capacity.</p> <p>19 MR. KRILLENBERGER: Is it even an</p> <p>20 increase in use intensity if it's just filling a</p> <p>21 vacant space?</p> <p>22 MS. BRASELTON: Absolutely a new use.</p>	<p style="text-align: center;">20</p> <p>1 here that says you were going to be open</p> <p>2 Saturdays. I only saw the evening hours.</p> <p>3 MR. SALAH: It's a schedule that we</p> <p>4 created. And any business you are going to see</p> <p>5 where you get the majority of people. Sometimes</p> <p>6 you won't get people on Saturdays. But that can</p> <p>7 change.</p> <p>8 As Chan said, we do have off-street</p> <p>9 parking. We have a parking lot across the</p> <p>10 street.</p> <p>11 MS. BRASELTON: Sure. But that private</p> <p>12 parking lot that you have is great.</p> <p>13 MR. SALAH: You have to pay.</p> <p>14 MS. BRASELTON: Is there a capacity</p> <p>15 that comes with the square footage? There has</p> <p>16 got to be I would imagine.</p> <p>17 MR. YU: So --</p> <p>18 MS. BRASELTON: Square footage of</p> <p>19 their, like when you issue an occupancy permit,</p> <p>20 is there a number of people who can be in that</p> <p>21 space at any one time?</p> <p>22 MR. YU: So that would have to be the</p>
<p style="text-align: center;">19</p> <p>1 A storage to a school?</p> <p>2 MR. KRILLENBERGER: I would guess</p> <p>3 storage was just a temporary thing, that it was</p> <p>4 always intended to be something.</p> <p>5 MS. BRASELTON: Definitely. I think it</p> <p>6 would -- I'm not trying not to say no, I just</p> <p>7 want to make sure that we are --</p> <p>8 MR. SALAH: Absolutely.</p> <p>9 CHAIRMAN CASHMAN: I guess the thing</p> <p>10 would be if they -- What's tough is right now</p> <p>11 this arrangement with the landlord where</p> <p>12 basically they are using spaces that are</p> <p>13 unoccupied in the evenings. But that's not --</p> <p>14 MS. BRASELTON: They have the license</p> <p>15 for this use for this space. So it's</p> <p>16 definitely --</p> <p>17 CHAIRMAN CASHMAN: And what about</p> <p>18 Saturday?</p> <p>19 MS. CRNOVICH: Increased use. Right.</p> <p>20 Saturday is what I'm thinking --</p> <p>21 CHAIRMAN CASHMAN: The applicant</p> <p>22 doesn't say anything, I didn't see anything in</p>	<p style="text-align: center;">21</p> <p>1 building code. But right now your tenant space</p> <p>2 is 1500 square feet. Right?</p> <p>3 MR. SALAH: Yes.</p> <p>4 MS. BRASELTON: Right. So all these</p> <p>5 required spaces for new uses are per person</p> <p>6 that's going to be in the space. And I can't</p> <p>7 imagine that 15 spaces wouldn't satisfy even the</p> <p>8 most intense use here. I just wondered what</p> <p>9 that capacity would be.</p> <p>10 MR. YU: So it's dependent on -- For</p> <p>11 zoning, it's dependent on how many students you</p> <p>12 anticipate having. The building code there is a</p> <p>13 separate, it's a separate standard.</p> <p>14 MS. BRASELTON: So you are saying ten</p> <p>15 students, one instructor, two?</p> <p>16 MR. SALAH: One instructor.</p> <p>17 MS. BRASELTON: So that's 11 people.</p> <p>18 And you know, even schools, one per each five</p> <p>19 students, more per each person, each three</p> <p>20 people in an auditorium. We don't have a</p> <p>21 Jiu Jitsu category here.</p> <p>22 MR. JABLONSKI: 15 would be big enough.</p>

<p style="text-align: center;">22</p> <p>1 MS. CRNOVICH: Yes, definitely.</p> <p>2 MS. BRASELTON: Absolutely. I think</p> <p>3 so.</p> <p>4 MR. JABLONSKI: I'm okay.</p> <p>5 CHAIRMAN CASHMAN: The only thing that</p> <p>6 is odd here, Chan, is that the application I</p> <p>7 thought only says the 5:30 to 8:00. But on the</p> <p>8 handout, it's 10:00 to 12:00. I see less of an</p> <p>9 issue on the weekdays --</p> <p>08:24:09PM 10 MS. CRNOVICH: Than Saturday.</p> <p>11 CHAIRMAN CASHMAN: -- than Saturday.</p> <p>12 Because once the other tenants open, then it</p> <p>13 could be more of a parking issue.</p> <p>14 MR. SALAH: I believe on Saturday the</p> <p>15 piano store is open and the dental office is</p> <p>16 open. Everybody else I believe is off.</p> <p>17 MR. YU: 10:00 to 2:00 on weekends is</p> <p>18 new to me. I didn't hear that previous to this</p> <p>19 meeting.</p> <p>08:24:37PM 20 CHAIRMAN CASHMAN: It's only in here.</p> <p>21 MR. YU: I didn't know that.</p> <p>22 MR. SALAH: Oh, for Saturday?</p>	<p style="text-align: center;">24</p> <p>1 but I don't how to control for that.</p> <p>2 CHAIRMAN CASHMAN: Right. And I would</p> <p>3 still think there are opportunities for parking.</p> <p>4 MS. BRASELTON: Absolutely.</p> <p>5 CHAIRMAN CASHMAN: That entire lot,</p> <p>6 temporary lot, is going to free up. The school</p> <p>7 down the street is going to free up. Especially</p> <p>8 that part of town, if you walk to the west or to</p> <p>9 the south, there is probably parking around that</p> <p>10 block.</p> <p>11 So if you say we only are five</p> <p>12 short, and then kids class, you are going to</p> <p>13 have less parking because you drop the kids off.</p> <p>14 MS. BRASELTON: Sure, yeah. Or then</p> <p>15 walk.</p> <p>16 MR. SALAH: That's usually what happens</p> <p>17 with any school. 95 percent of the schools, the</p> <p>18 parents drop off the kids and then they come</p> <p>19 back.</p> <p>08:25:57PM 20 CHAIRMAN CASHMAN: I don't really see</p> <p>21 this as an adverse thing. And I think it could</p> <p>22 be a positive thing. It will draw more people</p>
<p style="text-align: center;">23</p> <p>1 MR. YU: Yes.</p> <p>2 MS. BRASELTON: How many spaces does</p> <p>3 the landlord give each tenant, or does that vary</p> <p>4 depending on the day?</p> <p>5 MR. SALAH: He doesn't assign any</p> <p>6 specific tenant spaces. These people that come</p> <p>7 in will park and usually go into the businesses</p> <p>8 that are there so --</p> <p>9 MR. WILLOBEE: Do you know if the</p> <p>08:25:07PM 10 dental practice tells their patients to park</p> <p>11 there, or is it just for the people that work</p> <p>12 there?</p> <p>13 MR. SALAH: Yes, they do. They do.</p> <p>14 And I have seen people, the times I have gone to</p> <p>15 monitor the parking lot -- Because it's</p> <p>16 important to me as well. I have seen people,</p> <p>17 because you do have off-street parking, park</p> <p>18 over there. And I think it's a quarter for the</p> <p>19 hour. I have seen people park and walk into the</p> <p>08:25:28PM 20 building so it's there.</p> <p>21 MS. BRASELTON: 5:30 to 8:30, that</p> <p>22 won't be a problem. But Saturdays it might be</p>	<p style="text-align: center;">25</p> <p>1 to that area because they are kind of the edge</p> <p>2 of the commercial district there.</p> <p>3 MS. BRASELTON: It's a unique offering</p> <p>4 that we don't have around here. It's great.</p> <p>5 MR. SALAH: We are excited. I mean I</p> <p>6 love Hinsdale. We'd really like to be there so</p> <p>7 we just chomped at the bit for it. So it's,</p> <p>8 yes, it's exciting for us.</p> <p>9 CHAIRMAN CASHMAN: In a couple years we</p> <p>08:26:47PM 10 will have the parking structure. But on</p> <p>11 Saturdays, we will have the entire upper deck,</p> <p>12 which is the school's, will be open.</p> <p>13 MS. FIASCONE: That's true.</p> <p>14 MS. BRASELTON: I literally tried to go</p> <p>15 downtown for lunch last Friday, I couldn't find</p> <p>16 a space for like 15 minutes. And I couldn't --</p> <p>17 MS. CRNOVICH: Even in the evenings</p> <p>18 now.</p> <p>19 MS. BRASELTON: Really.</p> <p>08:27:04PM 20 MS. CRNOVICH: The restaurants.</p> <p>21 CHAIRMAN CASHMAN: That's what you</p> <p>22 want, Julie.</p>

<div>26</div> <div>1 MS. CRNOVICH: I think valet parking</div> <div>2 should be done.</div> <div>3 CHAIRMAN CASHMAN: There is a lot over</div> <div>4 there. Part of the fitness program.</div> <div>5 Any other questions for the</div> <div>6 Commissioners?</div> <div>7 Thank you very much.</div> <div>8 MR. SALAH: Thank you.</div> <div>9 CHAIRMAN CASHMAN: Do I hear a motion</div> <div>10 to approve the Special Use Permit application to</div> <div>11 allow for a martial arts studio in the B-2</div> <div>12 Central Business District in the basement level</div> <div>13 as submitted?</div> <div>14 MR. KRILLENBERGER: I so move.</div> <div>15 MS. BRASELTON: Second.</div> <div>16 CHAIRMAN CASHMAN: Anna?</div> <div>17 MS. FIASCONE: Aye.</div> <div>18 MR. UNELL: Aye.</div> <div>19 MR. WILLOBEE: Aye.</div> <div>20 MS. CRNOVICH: Aye.</div> <div>21 CHAIRMAN CASHMAN: Aye.</div> <div>22 MR. JABLONSKI: Aye.</div>	<div>28</div> <div>1 STATE OF ILLINOIS )</div> <div>2 ) ss.</div> <div>3 COUNTY OF DU PAGE )</div> <div>3</div> <div>4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>5 do hereby certify that I am a court reporter</div> <div>6 doing business in the State of Illinois, that I</div> <div>7 reported in shorthand the testimony given at the</div> <div>8 hearing of said cause, and that the foregoing is</div> <div>9 a true and correct transcript of my shorthand</div> <div>10 notes so taken as aforesaid.</div> <div>11</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>
<div>27</div> <div>1 MR. PETERSON: Aye.</div> <div>2 MS. BRASELTON: Aye.</div> <div>3 MR. KRILLENBERGER: Aye.</div> <div>4 MR. SALAH: Thank you very much.</div> <div>5 CHAIRMAN CASHMAN: Thanks. Good luck.</div> <div>6 * * *</div> <div>7 (Which were all the proceedings had</div> <div>8 in the above-entitled cause.)</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>	

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