

Approved

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

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

PRESENT: Steve Cashman, Gerald Jablonski, Debra Braselton, Julie Crnovich, Scott Peterson, and Jim Krillenberger,

ABSENT: Anna Fiascone, Mark Willobee and Troy Unell

ALSO PRESENT: Chan Yu, Village Planner
Applicant for cases: A-23-2018, A-31-2018, A-32-2018, A-33-2018, A-21-2018 and A-24-2018

Approval of Minutes – June 13, 2018

The PC, with no comments, **unanimously approved** the June 13, 2018, minutes as submitted, 9-0.

Sign Permit Review - Case A-23-2018 – *continued from June 13, 2018* – 18 W. Hinsdale Ave. – Adore Nails – 1 Illuminated Wall Sign

The applicant introduced 3 new design options, all with a 20% size reduction from the previous meeting. The revision also included 3 external light fixtures in-lieu of internal illumination.

Chairman Cashman asked if there was a concept the business owner preferred.

The applicant stated the business owner was fine with whichever option gets approved.

Chairman Cashman asked to clarify that the channel letters itself would not be illuminated.

The applicant stated correct, by external light fixtures only.

Commissioner Krillenberger asked if the 3 triangles on the exhibits represent a light fixture.

Chairman Cashman answered correct.

PC was supportive for the revisions, and **unanimously approved** the wall sign (option 1) and external illumination, 6-0 (3 absent).

Sign Permit Review - Case A-31-2018 – 28 E. Hinsdale Ave. Suite 1 – Hinsdale Music Studio – 1 Projecting Sign

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The applicant introduced himself and indicated his business has been in Hinsdale for 8 years and thought it was time to install a sign.

Commissioner Crnovich asked Chan if this was reviewed by the Historic Preservation Commission (HPC).

Chan replied yes, and it was unanimously supported by the HPC.

The PC was supportive for the request, and **unanimously approved** the sign as requested, 6-0 (3 absent).

Sign Permit Review - Case A-32-2018 – 22 W. First Street – John Green Realty – Illumination Request for 1 previously approved Wall Sign (sign approved on April 11, 2018 – Case A-17-2018)

The applicant introduced herself and explained that there is an existing electrical system for lights above the sign. They would like to utilize it to install two 12” circular down lit light fixtures. She stated the HPC also reviewed this request and supported it.

Commissioner Krillenberger asked if it is gooseneck light fixtures.

The applicant replied yes.

The PC, with no concerns, **unanimously approved** the illumination for the sign as requested, 6-0 (3 absent).

Sign Permit Review - Case A-33-2018 – 21 Salt Creek Ln. – Hinsdale Humane Society – 1 Illuminated Ground Sign and 1 non-Illuminated Wall sign

The applicant introduced the 2 signs, and reviewed a change on the wall sign for a transparent logo feature and the ground sign proposed colors being inverted (black text on white background to opposite).

Commissioner Crnovich asked if the ground sign is 20 feet wide.

The applicant responded correct, the structure and the sign is approximately 17 feet.

Commissioner Crnovich asked if there are other examples of ground signs 20 feet wide.

Commissioner Krillenberger and Chairman Cashman expressed that they thought the subject property is unique since it is at the end of the street. Commissioner Krillenberger felt that the proportion of the sign matched the long flat building, was reasonable and would not be setting a bad precedent.

Commissioner Crnovich asked why the ground sign displays “Pet Rescue & Resource Center”.

The applicant explained that they would like to show they are and will service pets from outside of Hinsdale, and want to make that more clear.

Chairman Cashman asked how they service these other communities.

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The applicant stated that they have contracts to service animals from 10 different municipalities, so any stray animals picked up, would be cared for and returned to the owners or adopted out. They have a market radius of 10 miles from the subject property. To summarize, they want to keep its 65 year heritage with the Village, however, would like to achieve dual branding for broader outreach/recognition for its services and donation outreach.

The PC, with no concerns, **unanimously approved** the sign application as presented, 6-0 (3 absent).

Public Hearing - Case A-21-2018 – *Re-Open for potential Public Comment after Certified Mailing Notice* – 5 W. 2nd Street (basement), - Prevail JiuJitsu Academy (Martial Arts Studio) – Special Use Permit in the B-2 Central Business District (not on the 1st floor)

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

The PC reopened the public hearing for public comments after the certified mailing notice was completed for the July 11, 2018, PC meeting. The applicant's business partner introduced himself and was available to answer any comments from the public. There were no comments from the public.

The PC **closed the public hearing**. (The PC unanimously recommended approval for the special use permit as presented, 9-0, at the June 11, 2018 meeting.)

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

(Please see the attached transcript for Case A-24-2018, included as part of this record, Attachment 2)

Chan reviewed what initiated the Village requested text amendment to the O-2 Limited Office District, and referenced the concerned neighbors who expressed to the Board of Trustees their concerns for a potential new building, given the current permitted bulk regulations of the O-2 District. The concern is that the current regulations permit a larger and taller building versus what Kensington School will construct.

Chairman Cashman stated what is missing in the application is an analysis of every other O-2 District property in the Village. Without this information, the request appears to be spot zoning.

Commissioner Jablonski agreed with Chairman Cashman, and they are concerned about the potential negative results to all the existing O-2 lots.

Commissioner Braselton asked why not look at the B-3 General Business District as well. There were a lot of concerned neighbors for the Land Rover request/application. She stated that this request feels like a special privilege that she cannot vote in favor of.

Commissioner Crnovich stated that she would also like to see O-1 Specialty Office District examined.

Chairman Cashman stated that the affected O-2 lots should also be notified of the meeting.

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Chan stated staff and the Village understands other zoning districts could also be reviewed, but this district is being reviewed in particular due to the Kensington School request/application.

Commissioner Jablonski stated the language of the text amendment is so particular, it appears to be spot zoning, and does not want a potential lawsuit.

The PC **unanimously continued the application** for the September 12, 2018, meeting, 6-0 (3 absent), for additional analysis in the application to review.

Adjournment

The meeting was adjourned at 8:11 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 - *Re-Open for potential)
Public Comment after Certified Mailing)
Notice* - 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 11th day of July, 2018, at the
hour of 7:54 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. DEBRA BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. SCOTT PETERSON, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MAHER ISMAIL, Applicant.</p> <hr/> <p>4</p> <p>5 CHAIRMAN CASHMAN: We now have two</p> <p>6 items here. One is Case A-21-2018. This is</p> <p>7 reopening the potential public comment after the</p> <p>8 certified mailing notice. So basically they had</p> <p>9 to basically reissue, there was something in the</p> <p>10 timing?</p> <p>11 MR. YU: Well, so I usually pick these</p> <p>12 up before the meeting. I don't know what</p> <p>13 happened but --</p> <p>14 CHAIRMAN CASHMAN: I remember it being</p> <p>15 discussed.</p> <p>16 MR. YU: Yes. Commissioner Krillen-</p> <p>17 berger asked about it. And I couldn't think if</p> <p>18 I collected this or not at the beginning of the</p> <p>19 meeting.</p> <p>20 And after the meeting, the</p> <p>21 applicant reached out and said, actually, I</p> <p>22 thought I was supposed to send the certified</p>	<p style="text-align: center;">4</p> <p>1 MR. ISMAIL: Good evening. My name is</p> <p>2 Maher Ismail, M-a-h-e-r. Last name, I-s-m-a-i-l.</p> <p>3 CHAIRMAN CASHMAN: And where do you</p> <p>4 live?</p> <p>5 MR. ISMAIL: I'm in Orland Park.</p> <p>6 CHAIRMAN CASHMAN: Okay. Are you a</p> <p>7 neighbor of this property in town?</p> <p>8 MR. ISMAIL: I'm actually going to be</p> <p>9 one of the owners of the gym.</p> <p>10 CHAIRMAN CASHMAN: Oh, okay.</p> <p>11 MR. KRILLENBERGER: Oh, great.</p> <p>12 MR. ISMAIL: It's me and my partner.</p> <p>13 He was the one who came.</p> <p>14 CHAIRMAN CASHMAN: Okay. I was going</p> <p>15 to say you must have gotten a haircut or</p> <p>16 something.</p> <p>17 MR. ISMAIL: He's on vacation but I was</p> <p>18 here last time. He came up and spoke.</p> <p>19 CHAIRMAN CASHMAN: My memory is not</p> <p>20 great but --</p> <p>21 So were there any written comments?</p> <p>22 MR. YU: I did not receive any, no.</p>
<p style="text-align: center;">3</p> <p>1 mailing before the board meeting.</p> <p>2 CHAIRMAN CASHMAN: I recall that.</p> <p>3 MR. YU: So they met the deadlines for</p> <p>4 this public hearing, certified mailing. I have</p> <p>5 it here.</p> <p>6 CHAIRMAN CASHMAN: Okay.</p> <p>7 MR. YU: And basically we are just</p> <p>8 going to reopen the public hearing to see if</p> <p>9 there are any public comments.</p> <p>10 CHAIRMAN CASHMAN: So a motion to</p> <p>11 reopen the public hearing for Case A-21-2018 to</p> <p>12 be reopened for public comment.</p> <p>13 MS. BRASELTON: So moved.</p> <p>14 MR. KRILLENBERGER: I'll second.</p> <p>15 CHAIRMAN CASHMAN: All in favor?</p> <p>16 MS. CRNOVICH: Aye.</p> <p>17 CHAIRMAN CASHMAN: Aye.</p> <p>18 MR. JABLONSKI: Aye.</p> <p>19 MR. PETERSON: Aye.</p> <p>20 MS. BRASELTON: Aye.</p> <p>21 MR. KRILLENBERGER: Aye.</p> <p>22 (Mr. Ismail sworn.)</p>	<p style="text-align: center;">5</p> <p>1 MR. KRILLENBERGER: Okay. And I think</p> <p>2 last time there was minimal objection to --</p> <p>3 CHAIRMAN CASHMAN: I think we talked</p> <p>4 mostly about parking on Saturdays.</p> <p>5 MR. KRILLENBERGER: Right.</p> <p>6 CHAIRMAN CASHMAN: Because this is the</p> <p>7 lower level, and they are using that shared</p> <p>8 parking lot. But then my recollection, I think</p> <p>9 it's in the minutes here, is that we felt there</p> <p>10 was a lot of on-street parking. But they are</p> <p>11 not required to have that parking lot as a</p> <p>12 tenant, but they have that. And there is an</p> <p>13 agreement with the landlord that they have</p> <p>14 shared parking passes for the people and the</p> <p>15 students would likely be dropped off.</p> <p>16 I remember, Julie, you raised some</p> <p>17 questions about that.</p> <p>18 MR. ISMAIL: One of the positive things</p> <p>19 about it, our hours of operation are going to be</p> <p>20 when all of the neighbors are out of the office.</p> <p>21 CHAIRMAN CASHMAN: Right.</p> <p>22 MS. CRNOVICH: Except on Saturday.</p>

<div>6</div> <div>1 MR. ISMAIL: Saturday, it would be</div> <div>2 during the afternoon time so -- But we don't</div> <div>3 expect to have more -- I have done, I have</div> <div>4 taught and had other gyms. And first year, it's</div> <div>5 going to be, you know, you are going to build up</div> <div>6 your clientele. And we are kind of going for</div> <div>7 more of a studio feel. We are not anticipating</div> <div>8 more than 10 people. We have 15 spots.</div> <div>9 CHAIRMAN CASHMAN: Ironically I parked</div> <div>07:57:22PM 10 this last Saturday right by that building. And</div> <div>11 there were spots on the street. I was going to</div> <div>12 a luncheon for a funeral. And I like just said,</div> <div>13 hey, let's just see if there are spots. Because</div> <div>14 I think people stay down there on the main, that</div> <div>15 was part of the strip, and they don't walk up to</div> <div>16 the top of the hill. But around that corner,</div> <div>17 there are parking spots.</div> <div>18 MR. ISMAIL: It's true. They have that</div> <div>19 big parking lot across the street.</div> <div>07:57:42PM 20 CHAIRMAN CASHMAN: Right. They have</div> <div>21 that.</div> <div>22 MR. ISMAIL: So we are spoiled. I have</div>	<div>8</div> <div>1 STATE OF ILLINOIS)</div> <div>) ss.</div> <div>2 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>License No 084-001391</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>7</div> <div>1 been in downtown where I had to park blocks away</div> <div>2 and walk over to a gym, so fortunate.</div> <div>3 CHAIRMAN CASHMAN: That's true. When</div> <div>4 the parking structure is completed on a</div> <div>5 Saturday, the entire thing would be available,</div> <div>6 both levels.</div> <div>7 Well, seeing as how we have no</div> <div>8 public here to comment, do I have a motion to</div> <div>9 close the public hearing?</div> <div>07:58:07PM 10 MR. KRILLENBERGER: I will so motion.</div> <div>11 MR. JABLONSKI: Second.</div> <div>12 CHAIRMAN CASHMAN: Julie?</div> <div>13 MS. CRNOVICH: Aye.</div> <div>14 CHAIRMAN CASHMAN: Aye.</div> <div>15 MR. JABLONSKI: Aye.</div> <div>16 MR. PETERSON: Aye.</div> <div>17 MS. BRASELTON: Aye.</div> <div>18 MR. KRILLENBERGER: Aye.</div> <div>19 MR. ISMAIL: Thank you.</div> <div>20 * * *</div> <div>21 (Which were all the proceedings had</div> <div>22 in the above-entitled cause.)</div>	

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<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner and</p> <p>3 Applicant.</p> <hr/> <p>4</p> <p>5 CHAIRMAN CASHMAN: Our next public</p> <p>6 hearing is Case A-24-2018. It's from the</p> <p>7 Village of Hinsdale. This is a Zoning Code Text</p> <p>8 Amendment to Section 6-111(H) Exceptions and</p> <p>9 Explanatory Notes for the O-2 Limited Office</p> <p>10 District.</p> <p>11 Chan, I imagine you are the</p> <p>12 applicant?</p> <p>13 MR. YU: Yes, sir.</p> <p>14 CHAIRMAN CASHMAN: You want to tell us</p> <p>15 where you live and what your name is.</p> <p>16 (Mr. Yu sworn.)</p> <p>17 MR. YU: My home address or work</p> <p>18 address?</p> <p>19 MS. BRASELTON: Work is good.</p> <p>20 MR. YU: 19 East Chicago Avenue,</p> <p>21 Village Hall. That's where I spend most of my</p> <p>22 day.</p>	<p style="text-align: right;">4</p> <p>1 MR. YU: And to the max, you know, the</p> <p>2 residents did show some concern. So this really</p> <p>3 was spearheaded by some of the Board of Trustees</p> <p>4 members to say we will look at the Zoning Code</p> <p>5 to see if we can provide some relief in the</p> <p>6 footnotes of the bulk regs in the O-2 District.</p> <p>7 And so really these are some of</p> <p>8 the footnotes. Officially they are called the</p> <p>9 "Exceptions and Explanatory Notes to the height,</p> <p>10 bulk, yard and coverage requirements for O-2</p> <p>11 lots." And some examples, minimum required lot</p> <p>12 coverage and setback requirements are increased</p> <p>13 30 percent than current.</p> <p>14 So if this text amendment moves</p> <p>15 forward, the front yard setback would go from</p> <p>16 25 feet to 32.5 feet. So a new potential</p> <p>17 building would be further away from the front</p> <p>18 street. The side yard setback goes from 10 to</p> <p>19 13 feet so the sides of it will be further away.</p> <p>20 The rear setback, from 20 to 26 feet. And the</p> <p>21 FAR is reduced. Lot coverage is also reduced.</p> <p>22 So really the maximum building and</p>
<p style="text-align: right;">3</p> <p>1 CHAIRMAN CASHMAN: Chan, give us a</p> <p>2 history of where -- And I read the package and</p> <p>3 I understand this came because of the Kensington</p> <p>4 project. But it seems like this came from the</p> <p>5 trustees because there wasn't really any</p> <p>6 discussion related to this at our level.</p> <p>7 MR. YU: Correct. So during the public</p> <p>8 comment period, the Board of Trustees meeting,</p> <p>9 and I think there were a couple of neighborhood</p> <p>10 meetings as well with maybe a couple of the</p> <p>11 trustees, a few neighbors were really concerned</p> <p>12 about the text amendment, particularly the O-2</p> <p>13 District abutting residential. Not so much</p> <p>14 Kensington School, but the future of whether or</p> <p>15 not the school would stay here forever.</p> <p>16 And understanding that Kensington</p> <p>17 School was really built below the what is</p> <p>18 maximum allowed for the site, you know, a lot of</p> <p>19 the neighbors were concerned that maybe a new</p> <p>20 landowner would demolish the building and</p> <p>21 construct to the max on the site.</p> <p>22 CHAIRMAN CASHMAN: Right.</p>	<p style="text-align: right;">5</p> <p>1 site plan that a potential applicant can ask to</p> <p>2 construct would be much smaller adjacent to a</p> <p>3 residential lot.</p> <p>4 CHAIRMAN CASHMAN: My question is when</p> <p>5 I read this is, if I look at this and I'm</p> <p>6 thinking just about Kensington, that's one</p> <p>7 thing. But one thing that I think is completely</p> <p>8 missing in this is an analysis of every other</p> <p>9 O-2 property in the Village and how many, each</p> <p>10 one, what the analysis would be, what they</p> <p>11 currently are. Because without that, this feels</p> <p>12 like spot zoning to me.</p> <p>13 MR. YU: Right.</p> <p>14 CHAIRMAN CASHMAN: Just because the</p> <p>15 people living around that location made a fuss,</p> <p>16 I just don't think I would have the information</p> <p>17 to actually vote on this because how many</p> <p>18 O-2 lots are there. How many are there that</p> <p>19 abut and have --</p> <p>20 MR. JABLONSKI: O-2 lots adjoining 3 or</p> <p>21 more.</p> <p>22 CHAIRMAN CASHMAN: I know but how many.</p>

<p style="text-align: center;">6</p> <p>1 MR. JABLONSKI: That was going to be my</p> <p>2 point exactly. Without a more macroanalysis, I</p> <p>3 think it's impossible.</p> <p>4 CHAIRMAN CASHMAN: Yes. What if you</p> <p>5 are going to do something that is going to hurt</p> <p>6 an O-2 use?</p> <p>7 Deb had a good case, what about</p> <p>8 commercial properties.</p> <p>9 MS. BRASELTON: What about B-3s that</p> <p>10 about residential areas? Particularly the Land</p> <p>11 Rover development that was recently approved</p> <p>12 that, you know, there were tons of neighbors who</p> <p>13 are, I would submit, much more dramatically</p> <p>14 affected by a B-3. So this feels to me like a</p> <p>15 special privilege that I can't vote in favor of.</p> <p>16 CHAIRMAN CASHMAN: Just for that lot.</p> <p>17 And it's hard to say. Maybe there is one of</p> <p>18 these, maybe there are ten of these.</p> <p>19 MS. BRASELTON: Maybe there are.</p> <p>20 CHAIRMAN CASHMAN: I think as a</p> <p>21 minimum, we would need to see an analysis of</p> <p>22 every single location graphically in some kind</p>	<p style="text-align: center;">8</p> <p>1 personal opinions.</p> <p>2 MS. CRNOVICH: Some of these other</p> <p>3 areas in O-2 have been hotspots before. Like</p> <p>4 Chestnut, that office building years ago the</p> <p>5 neighbors weren't notified about things.</p> <p>6 CHAIRMAN CASHMAN: Is that where the</p> <p>7 Du Page Medical is?</p> <p>8 MS. CRNOVICH: No. This spot is</p> <p>9 further west.</p> <p>10 CHAIRMAN CASHMAN: Oh, yes.</p> <p>11 MS. CRNOVICH: And I think that is</p> <p>12 where we got the text amendment that any</p> <p>13 residential neighbors had to be notified about</p> <p>14 any exterior appearance.</p> <p>15 MS. BRASELTON: You are right.</p> <p>16 MS. CRNOVICH: So it's also an issue</p> <p>17 for other, you know, residential neighborhoods.</p> <p>18 And again, I urge you to look at O-1.</p> <p>19 And then I had a question --</p> <p>20 CHAIRMAN CASHMAN: What about --</p> <p>21 MS. CRNOVICH: O-3, though, that's</p> <p>22 mainly, if you look at the definition, O-3 is a</p>
<p style="text-align: center;">7</p> <p>1 of tablet or form to see.</p> <p>2 MR. JABLONSKI: That would be B-3.</p> <p>3 MS. CRNOVICH: I would like to see</p> <p>4 office 1 added, O-1.</p> <p>5 CHAIRMAN CASHMAN: To be honest, to be</p> <p>6 fair to businesses, I would want those people</p> <p>7 notified that this is being considered, because</p> <p>8 think of all the property owners.</p> <p>9 MR. JABLONSKI: The property owners.</p> <p>10 CHAIRMAN CASHMAN: Property owners,</p> <p>11 think of how many there could be. We don't even</p> <p>12 know. This could be impacting these people and</p> <p>13 suddenly the value of their property has been</p> <p>14 diminished. Because if they knock down an old</p> <p>15 building, say a 1950s building or something, and</p> <p>16 they knock it down. They think they know what</p> <p>17 they can build. And now it's restricted, and</p> <p>18 they didn't hear about this meeting. It's a</p> <p>19 weird situation. I just think it has more -- I</p> <p>20 really don't know what the ramifications are. I</p> <p>21 just don't know how we could vote in good</p> <p>22 conscience and approve it. That's just my</p>	<p style="text-align: center;">9</p> <p>1 little bit different. I think that's more,</p> <p>2 Accommodate the needs of business and</p> <p>3 professional offices and related businesses used</p> <p>4 as required, a somewhat wider range of office</p> <p>5 space with a somewhat higher intensity of</p> <p>6 pedestrian and traffic movement.</p> <p>7 So I think that's more, I don't</p> <p>8 think that's -- There is too many --</p> <p>9 CHAIRMAN CASHMAN: In town?</p> <p>10 MS. CRNOVICH: No. O-1 is more like in</p> <p>11 town. O-3 -- Do we have the big zoning map?</p> <p>12 MR. KRILLENBERGER: There is one in the</p> <p>13 back of Chan's application. O-3 is mostly the</p> <p>14 Spinning Wheel --</p> <p>15 MS. CRNOVICH: You are talking about</p> <p>16 the big board. But you know what I'm talking</p> <p>17 about, I think O-3 is more business.</p> <p>18 MR. YU: Right. No. Yes, I mean I</p> <p>19 think staff, the Village, understands that there</p> <p>20 is probably other zoning districts they could</p> <p>21 also take another look at. However, I think</p> <p>22 this is really driven by the Board to focus on</p>

<p style="text-align: right;">10</p> <p>1 the O-2 in particular only because of that</p> <p>2 particular case.</p> <p>3 CHAIRMAN CASHMAN: I just think</p> <p>4 that's -- I don't think we should look at it</p> <p>5 for one particular case. I mean personally, I</p> <p>6 think our Code -- I just think who knows what</p> <p>7 the ramifications there are. It could be great.</p> <p>8 Conceptually it sounds like good for the</p> <p>9 neighborhood, but I think we have to weigh</p> <p>08:06:46PM 10 everyone's --</p> <p>11 MS. CRNOVICH: I think it could be</p> <p>12 tightened up, too.</p> <p>13 MR. JABLONSKI: One concern I have the</p> <p>14 way it's written makes it really like it's</p> <p>15 targeted zoning. We request an analysis, it</p> <p>16 says, for O-2 zoned lots, parenthesis, over</p> <p>17 1 acre.</p> <p>18 MS. CRNOVICH: Is that combined lots or</p> <p>19 just one lot?</p> <p>08:07:04PM 20 MR. JABLONSKI: Is it only ones over</p> <p>21 1 acre?</p> <p>22 MS. CRNOVICH: That's what I was</p>	<p style="text-align: right;">12</p> <p>1 an O-2 piece, I would want to be sitting here.</p> <p>2 MR. JABLONSKI: It needs to be heard.</p> <p>3 CHAIRMAN CASHMAN: That would be</p> <p>4 terrible. You go to sell it. And you think you</p> <p>5 know what it is, and then there has been a text</p> <p>6 amendment to change what you would do.</p> <p>7 MR. KRILLENBERGER: Was the intention,</p> <p>8 Chan, by saying the greater than 1 acre to make</p> <p>9 it -- and we have kind of done this with the</p> <p>08:08:08PM 10 County Line and 55th property designating by</p> <p>11 acreage -- to kind of identify this particular</p> <p>12 property. And I am with you, I don't like that.</p> <p>13 CHAIRMAN CASHMAN: That's why I think</p> <p>14 that spreadsheet, we would want to see how many</p> <p>15 acres we are talking about for every O-2 parcel.</p> <p>16 MR. KRILLENBERGER: Yes. I mean there</p> <p>17 is clearly --</p> <p>18 CHAIRMAN CASHMAN: So we can see which</p> <p>19 fall or which don't. Maybe the 1 acre makes it</p> <p>08:08:25PM 20 so it makes more sense.</p> <p>21 MS. CRNOVICH: And then, too, you might</p> <p>22 want to add, institutional, IB, because you</p>
<p style="text-align: right;">11</p> <p>1 confused with. Does the lot have to be 1 acre</p> <p>2 or more than --</p> <p>3 MR. JABLONSKI: When we get that</p> <p>4 specific, I'm really worried about that, the</p> <p>5 issue you bring up.</p> <p>6 CHAIRMAN CASHMAN: Right. That's just</p> <p>7 unique to that one. So I guess that would be my</p> <p>8 only comments. I know you are going to be busy</p> <p>9 and not going to be getting any sleep in a</p> <p>08:07:27PM 10 month. But, you know, just some more homework</p> <p>11 by staff to -- So at least we could evaluate</p> <p>12 this thing.</p> <p>13 MR. YU: Right.</p> <p>14 MS. BRASELTON: It's not that it's not</p> <p>15 well-meaning. I think it is --</p> <p>16 CHAIRMAN CASHMAN: The intention is.</p> <p>17 MS. BRASELTON: But I think it needs to</p> <p>18 be looked at for the bigger perspective of other</p> <p>19 properties, other residents, other rights.</p> <p>08:07:45PM 20 MR. JABLONSKI: We are not here to</p> <p>21 destroy property.</p> <p>22 CHAIRMAN CASHMAN: Right. If I owned</p>	<p style="text-align: right;">13</p> <p>1 have -- whatchamacallit -- on Ogden. It's Basic</p> <p>2 Life. So there is all these different ways.</p> <p>3 CHAIRMAN CASHMAN: All right.</p> <p>4 MS. CRNOVICH: And I have one more</p> <p>5 comment. It says for, let's see, Lots over</p> <p>6 1 acre adjoining 3 or more single-family lots.</p> <p>7 I think I would prefer if the wording was</p> <p>8 abutting, which is in definitions. And that</p> <p>9 means -- I know you know, Chan -- but it could</p> <p>08:09:09PM 10 be property across the street. It doesn't have</p> <p>11 to be right next door.</p> <p>12 CHAIRMAN CASHMAN: But would you want</p> <p>13 it to attach something across the street?</p> <p>14 MS. CRNOVICH: Usually in our Code</p> <p>15 abutting is used.</p> <p>16 CHAIRMAN CASHMAN: Which would be</p> <p>17 touching.</p> <p>18 MS. BRASELTON: Share the property</p> <p>19 line.</p> <p>08:09:23PM 20 CHAIRMAN CASHMAN: No right-of-way</p> <p>21 between.</p> <p>22 MS. CRNOVICH: No right-of-way.</p>

<p style="text-align: center;">14</p> <p>1 Because if you look at --</p> <p>2 CHAIRMAN CASHMAN: There are so many</p> <p>3 possible things.</p> <p>4 MS. CRNOVICH: It's abut, touch, to lie</p> <p>5 immediately next to, to share a common wall or</p> <p>6 lot line, or to be separated by only a street,</p> <p>7 alley, or drainage course.</p> <p>8 CHAIRMAN CASHMAN: This could be</p> <p>9 properties across the street?</p> <p>08:09:41PM 10 MS. CRNOVICH: And that's how our Code</p> <p>11 is now, though. Anything like this abuts --</p> <p>12 CHAIRMAN CASHMAN: That's why I'm just</p> <p>13 wondering what's wrong with our O-2 right now.</p> <p>14 This, obviously, was designed with a purpose to</p> <p>15 be a transitional district. So why is it not</p> <p>16 expected?</p> <p>17 Because even if I was the</p> <p>18 Kensington owner, I mean, hopefully, they will</p> <p>19 be successful; but by this being passed reduces</p> <p>08:10:04PM 20 the value of that property.</p> <p>21 MR. JABLONSKI: And even if you look at</p> <p>22 the first suggestion, limit it from 40 to 25. A</p>	<p style="text-align: center;">16</p> <p>1 than O-1. That just doesn't make sense to me</p> <p>2 for some things.</p> <p>3 CHAIRMAN CASHMAN: I mean I think it's</p> <p>4 interesting, too, there is no one here for the</p> <p>5 neighbors around Kensington.</p> <p>6 MR. JABLONSKI: Well, they thought the</p> <p>7 Board --</p> <p>8 CHAIRMAN CASHMAN: Unless you think</p> <p>9 you've got more discussion, I kind of would like</p> <p>08:11:16PM 10 to continue this.</p> <p>11 MR. JABLONSKI: I agree.</p> <p>12 CHAIRMAN CASHMAN: And, Chan, you can</p> <p>13 talk with Robb and get some more information.</p> <p>14 And then what I just don't know is I mean it</p> <p>15 seems like a change, this is a big change to a</p> <p>16 district, and how is no one notified. It seems</p> <p>17 wrong to me.</p> <p>18 MR. JABLONSKI: Well, it might turn out</p> <p>19 that there is more than one O-2 with more than</p> <p>08:11:44PM 20 1 acre.</p> <p>21 CHAIRMAN CASHMAN: Well, maybe.</p> <p>22 MR. JABLONSKI: And then it's really a</p>
<p style="text-align: center;">15</p> <p>1 house is going to be 30 feet.</p> <p>2 CHAIRMAN CASHMAN: I know, it's not</p> <p>3 even as small as a house.</p> <p>4 MR. JABLONSKI: You use the roof line.</p> <p>5 So a house can be 40 feet tall.</p> <p>6 MS. CRNOVICH: Right.</p> <p>7 CHAIRMAN CASHMAN: Right.</p> <p>8 MR. JABLONSKI: So you are adversely</p> <p>9 selecting offices.</p> <p>08:10:20PM 10 CHAIRMAN CASHMAN: Right. And you</p> <p>11 actually would be hard-pressed to build a</p> <p>12 building, a commercial building, at 25 feet. A</p> <p>13 good floor-to-floor height of a commercial</p> <p>14 building is 15 feet so we already, if you had</p> <p>15 one --</p> <p>16 MR. JABLONSKI: Your neighbor can abut.</p> <p>17 MS. CRNOVICH: I think if you look at</p> <p>18 the O-2, if you look at the purposes, I think</p> <p>19 you start with O-1 being, you know, the least</p> <p>08:10:49PM 20 amount of use next to a residential</p> <p>21 neighborhood, then you have O-2, and then O-3.</p> <p>22 So all of a sudden O-2 has stricter guidelines</p>	<p style="text-align: center;">17</p> <p>1 problem, and you are exposing yourself to a</p> <p>2 lawsuit.</p> <p>3 CHAIRMAN CASHMAN: Yes.</p> <p>4 MS. CRNOVICH: Then it is spot zoning.</p> <p>5 CHAIRMAN CASHMAN: Yes. Right.</p> <p>6 Because I thought when we -- and this goes back</p> <p>7 to Hinsdale Meadows -- that question came up</p> <p>8 about that property.</p> <p>9 MS. CRNOVICH: Yes. I brought that up.</p> <p>08:11:58PM 10 CHAIRMAN CASHMAN: There was something</p> <p>11 specific. And there was more than one location.</p> <p>12 It was basically that location and then over by</p> <p>13 Basic Life Institute and Basic Life Principles,</p> <p>14 they both fell under that.</p> <p>15 MS. CRNOVICH: And that right there,</p> <p>16 the Institute of Basic Life, we have the O-2 and</p> <p>17 the IP so --</p> <p>18 MS. BRASELTON: Yes. I think it bears</p> <p>19 repeating that the reason we pass text</p> <p>08:12:19PM 20 amendments should be to protect residents, all</p> <p>21 residents, and not just a subset.</p> <p>22 CHAIRMAN CASHMAN: Well, I know, and</p>

<div>18</div> <div> <div>1</div> <div>you made a good point. All the challenges with</div> <div>2</div> <div>Land Rover. And there you had one, two, three,</div> <div>3</div> <div>four houses immediately adjacent to it.</div> <div>4</div> <div>MS. BRASELTON: Right.</div> <div>5</div> <div>CHAIRMAN CASHMAN: And there was no</div> <div>6</div> <div>text amendment.</div> <div>7</div> <div>MS. BRASELTON: Well, there was another</div> <div>8</div> <div>property right next door.</div> <div>9</div> <div>CHAIRMAN CASHMAN: Right. If Land</div> <div>10</div> <div>Rover knocked that building down, they could</div> <div>11</div> <div>build a much bigger building.</div> <div>12</div> <div>MS. BRASELTON: Right. Exactly. So</div> <div>13</div> <div>looking around corners and thinking about it</div> <div>14</div> <div>before we vote on it.</div> <div>15</div> <div>CHAIRMAN CASHMAN: Sorry, Chan.</div> <div>16</div> <div>MR. YU: Oh, no.</div> <div>17</div> <div>MS. BRASELTON: So we need a motion to</div> <div>18</div> <div>continue it to our September meeting?</div> <div>19</div> <div>CHAIRMAN CASHMAN: Could I have a</div> <div>20</div> <div>motion to continue.</div> <div>21</div> <div>MS. BRASELTON: To September, right?</div> <div>22</div> <div>We don't meet in August.</div> </div> <div>08:12:43PM</div> <div>08:12:59PM</div>	<div>20</div> <div> <div>1</div> <div>STATE OF ILLINOIS)</div> <div></div> <div>) ss.</div> <div>2</div> <div>COUNTY OF DU PAGE)</div> <div>3</div> <div></div> <div>4</div> <div>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>5</div> <div>do hereby certify that I am a court reporter</div> <div>6</div> <div>doing business in the State of Illinois, that I</div> <div>7</div> <div>reported in shorthand the testimony given at the</div> <div>8</div> <div>hearing of said cause, and that the foregoing is</div> <div>9</div> <div>a true and correct transcript of my shorthand</div> <div>10</div> <div>notes so taken as aforesaid.</div> <div>11</div> <div></div> <div>12</div> <div></div> <div>13</div> <div></div> <div>14</div> <div>Janice H. Heinemann CSR, RDR, CRR</div> <div></div> <div>License No 084-001391</div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div></div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> </div>
<div>19</div> <div> <div>1</div> <div>CHAIRMAN CASHMAN: To September,</div> <div>2</div> <div>correct.</div> <div>3</div> <div>MS. BRASELTON: So moved.</div> <div>4</div> <div>MR. JABLONSKI: Second.</div> <div>5</div> <div>CHAIRMAN CASHMAN: Julie?</div> <div>6</div> <div>MS. CRNOVICH: Aye.</div> <div>7</div> <div>CHAIRMAN CASHMAN: Aye.</div> <div>8</div> <div>MR. JABLONSKI: Aye.</div> <div>9</div> <div>MR. PETERSON: Aye.</div> <div>10</div> <div>MS. BRASELTON: Aye.</div> <div>11</div> <div>MR. KRILLENBERGER: Aye.</div> <div>12</div> <div>* * *</div> <div>13</div> <div>(Which were all the proceedings had</div> <div>14</div> <div>in the above-entitled cause.)</div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div></div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> </div> <div>08:13:11PM</div>	

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