#### **MEETING AGENDA**



#### PLAN COMMISSION Special Meeting Tuesday, September 25, 2018 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

#### 1. CALL TO ORDER

- 2. ROLL CALL
- 3. PUBLIC COMMENT

#### 4. FINDINGS AND RECOMMENDATIONS

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

#### 5. SIGN PERMIT REVIEW

- a) Case A-29-2018 100 Chestnut St. Ivy Rehab 1 Illuminated Wall Sign
- b) Case A-35-2018 907 N. Elm St. Rogers Behavioral Health 1 Wall Sign
- c) Case A-36-2018 36 S. Washington St. Compass 1 Awning Sign
- d) Case A-38-2018 911 N. Elm St. 1 Multi-Tenant Illuminated Ground Sign

#### 6. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

a) Case A-34-2018 – 336 E. Ogden Ave. - Bill Jacobs Group (Land Rover) – Major Adjustment to previously approved exterior appearance and site plan (Case A-29-2017, 02.06.18) to renovate the existing building and site plan at 336 E. Ogden Ave. to include a Jaguar dealership in the B-3 General Business District.

**SIGN PERMIT REVIEW** – Case A-43-2018 (concurrent with above exterior appearance and site plan application) – Eight (8) Signs Proposed, Plan Commission recommendations to be forwarded to the Zoning Board of Appeals (ZBA, Case V-07-18)

#### 7. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: www.villageofhinsdale.org

#### **HINSDALE PLAN COMMISSION**

RE: Case A-21-2018 – Applicant: Prevail Jiu Jitsu Academy – 5 W. Second Street, (basement/ not on the 1<sup>st</sup> floor)

Request: Special Use Permit to allow a Martial Arts Studio in the B-2 Central Business District (not on the 1<sup>st</sup> floor) Zoning Code 5-105(C)(11) and 11-602

DATE OF PLAN COMMISSION (PC) REVIEW:June 13, 2018 and July 11, 2018DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING:August 14, 2018

#### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

- The PC heard testimony from the applicant, Mr. Ken Salah, owner of Prevail Jiu Jitsu Academy (Prevail). He reviewed his request for a special use permit to operate a martial arts studio in the basement of 5 W. Second Street, located in the B-2 Central Business District. (5-105(C)(11)) [Attachment 1 – 06.13.18 Public Hearing Transcript]
- 2. The applicant stated classes will be held on weekday evenings from 5:30 PM to 8:30 PM, with the exception of Saturday, which will be from 10 AM to 2 PM. In terms of parking, Mr. Salah stated that the current tenants of the subject building, 5 W. Second Street, leaves at 5 PM. To that end he explained, it is a luxury that the building has its own dedicated 15 space parking lot in the downtown. The building owner will allocate parking stickers for Prevail and its students. (11-602(E)(1)(b)-(c) and (e))
- 3. A Plan Commissioner asked how the class is structured. The applicant stated the average class size is 10, and the intent is to focus on the individual. A kid's class will also be offered. (11-602(E)(1)(a))
- 4. A Plan Commissioner asked about required parking for the use. Chan, Village Planner, stated in the B-2 District, staff can calculate the number of spaces, but is not applicable in the downtown district with no method of dedicating street parking spaces for each tenant. Under the Code, it was discussed a recreation club required 1 space per 3 persons of design capacity; in this case, a 12 person class would require 4 parking spaces. As Chan mentioned, it is a bonus for this particular building to have a 15 space parking lot plus the surrounding shared street parking of the B-2 Central Business District. (11-602(E)(1)(b)-(c)-(e) and (g))
- 5. In general, the PC expressed that they view this request as a positive and unique addition to the downtown. (11-602(E)(1)(a))
- 6. There was a misunderstanding in regards to the certified mailing of the notification for the June 13, 2018, public hearing, and thus, the PC re-opened the public hearing on July 10, 2018, for potential public comment after the certified mailing was completed per the Code. There were no public comments at the June 13, or July 10, 2018, public hearings. (11-602(D)(2)) [Attachment 2 07.11.18 Public Hearing Transcript]

#### II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed special use permit, as submitted, the Village of Hinsdale Plan Commission, on a unanimous vote of nine (9) "Ayes," and zero (0) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By:

\_\_\_\_\_, Chairman

Dated this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2018.

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 aboveentitled 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.

1

)

)

)

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

681 any residents within 250 feet?1 Wednesday, and Saturday so2 MR. SALAH: There isn't. There is 16 I3 think, 16 that had to go out. So there are no3 think, 16 that had to go out. So there are no3 have it in the evening as well?4 residents there.4 MR. SALAH: I'm sorry?5 MR. KRILLENBERGER: Okay. Yes. I have6 no comment other than that except that no one6 no comment other than that except that no one6 have them in the evening as well? There won'the avertime in the evening as well? There won'the be different hours for summer scheduling?8 opportunity.8 MR. SALAH: At this time, no. Like I9 CHAIRMAN CASHMAN: Deb?9 say, I just want to stay focused on the10 MS. BRASELTON: I'm just thinking about11 the parking and what's required versus I11 the parking and what's required versus I12 don't know. It definitely changes the use. I13 don't know. You add a new business to an13 everything else, and you are not going to get at the summer scheduling t	II
<ul> <li>3 think, 16 that had to go out. So there are no</li> <li>4 residents there.</li> <li>5 MR. KRILLENBERGER: Okay. Yes. I have</li> <li>6 no comment other than that except that no one</li> <li>7 here seems to be objecting so with ample</li> <li>8 opportunity.</li> <li>9 CHAIRMAN CASHMAN: Deb?</li> <li>10 MS. BRASELTON: I'm just thinking about</li> <li>11 the parking and what's required versus I</li> <li>12 don't know. It definitely changes the use. I</li> <li>3 have it in the evening as well?</li> <li>4 MR. SALAH: I'm sorry?</li> <li>5 MS. FIASCONE: In the summer you w</li> <li>6 have them in the evening as well? There won't</li> <li>7 be different hours for summer scheduling?</li> <li>8 MR. SALAH: At this time, no. Like I</li> <li>9 say, I just want to stay focused on the</li> <li>10 the parking and what's required versus I</li> <li>11 the martial arts businesses people start paying</li> <li>12 attention to baseball and swimming and</li> </ul>	II
<ul> <li>residents there.</li> <li>MR. KRILLENBERGER: Okay. Yes. I have</li> <li>no comment other than that except that no one</li> <li>here seems to be objecting so with ample</li> <li>opportunity.</li> <li>CHAIRMAN CASHMAN: Deb?</li> <li>CHAIRMAN CASHMAN: Deb?</li> <li>MS. BRASELTON: I'm just thinking about</li> <li>the parking and what's required versus I</li> <li>don't know. It definitely changes the use. I</li> </ul>	
<ul> <li>MR. KRILLENBERGER: Okay. Yes. I have</li> <li>no comment other than that except that no one</li> <li>here seems to be objecting so with ample</li> <li>opportunity.</li> <li>CHAIRMAN CASHMAN: Deb?</li> <li>CHAIRMAN CASHMAN: Deb?</li> <li>MS. BRASELTON: I'm just thinking about</li> <li>the parking and what's required versus I</li> <li>don't know. It definitely changes the use. I</li> </ul>	
<ul> <li>6 no comment other than that except that no one</li> <li>7 here seems to be objecting so with ample</li> <li>8 opportunity.</li> <li>9 CHAIRMAN CASHMAN: Deb?</li> <li>8 MR. SALAH: At this time, no. Like I</li> <li>9 CHAIRMAN CASHMAN: Deb?</li> <li>10 MS. BRASELTON: I'm just thinking about</li> <li>11 the parking and what's required versus I</li> <li>12 don't know. It definitely changes the use. I</li> <li>6 have them in the evening as well? There won'the particular of the parking and what's required versus I</li> <li>12 don't know. It definitely changes the use. I</li> <li>6 have them in the evening as well? There won'the particular of the parking and what's required versus I</li> <li>12 don't know. It definitely changes the use. I</li> </ul>	
<ul> <li>7 here seems to be objecting so with ample opportunity.</li> <li>9 CHAIRMAN CASHMAN: Deb?</li> <li>10 MS. BRASELTON: I'm just thinking about the parking and what's required versus I don't know. It definitely changes the use. I</li> <li>7 be different hours for summer scheduling?</li> <li>8 MR. SALAH: At this time, no. Like I</li> <li>9 say, I just want to stay focused on the students. But summertime, summertime in sol</li> <li>11 the parking and what's required versus I</li> <li>12 don't know. It definitely changes the use. I</li> </ul>	
<ul> <li>8 opportunity.</li> <li>9 CHAIRMAN CASHMAN: Deb?</li> <li>10 MS. BRASELTON: I'm just thinking about</li> <li>11 the parking and what's required versus I</li> <li>12 don't know. It definitely changes the use. I</li> <li>8 MR. SALAH: At this time, no. Like I</li> <li>9 say, I just want to stay focused on the</li> <li>11 the martial arts businesses people start paying</li> <li>12 attention to baseball and swimming and</li> </ul>	
<ul> <li>9 CHAIRMAN CASHMAN: Deb?</li> <li>9 say, I just want to stay focused on the</li> <li>9 say, I just want to stay focused on the</li> <li>9 say, I just want to stay focused on the</li> <li>9 say, I just want to stay focused on the</li> <li>10 MS. BRASELTON: I'm just thinking about</li> <li>11 the parking and what's required versus I</li> <li>12 don't know. It definitely changes the use. I</li> <li>9 say, I just want to stay focused on the</li> <li>11 the martial arts businesses people start paying</li> <li>12 attention to baseball and swimming and</li> </ul>	
00100219M10MS. BRASELTON: I'm just thinking about 1110students. But summertime, summertime in sol 1111the parking and what's required versus I 1210students. But summertime, summertime in sol 1112don't know. It definitely changes the use. I12attention to baseball and swimming and	
11the parking and what's required versus I11the martial arts businesses people start paying12don't know. It definitely changes the use. I12attention to baseball and swimming and	
12don't know. It definitely changes the use. I12attention to baseball and swimming and	ne of
13don't know. You add a new business to an13everything else, and you are not going to get a	
	ŝ
14 existing building with its own parking, I don't14 many people with it. But that's why we just	
<b>15</b> know what the requirements are. It says NA. <b>15</b> want to be a studio so we don't have tons of	
16MR. SALAH: The tenants are in the16 people in there.	
17building Sorry to interrupt. Everybody in17MS. FIASCONE: Right. I guess so the	
<b>18</b> that building leaves at 5 o'clock. So all the <b>18</b> piano people will be out when you all are comin	g
<b>19</b> businesses close at 5 o'clock. So it's actually <b>19</b> in. You probably aren't super quiet. I'm just	
a luxury, we have the parking lot to ourselves. <b>20</b> thinking about the people who are taking piance	
21MS. BRASELTON: How many spaces are in21lessons at Steinway and doing concerts and students	ff
22 there?22 like that, if that would be a conflict at all.	
7 9	
1MR. SALAH: 15. Our average class size1But I guess not since you are going to be	
2is about 10. I come from a large school. I2different hours.	
3started in a large school. I want a school that3MR. SALAH: Yes. And actually I've	
<ul><li>4 focuses on the individual. Because when I</li><li>4 been in the building, and you hear the pianos.</li></ul>	
5started doing this martial arts, I struggled5It's very nice. For me it's very pleasant.	
6 with it because it was hard for me. And then I 6 MS. FIASCONE: Yes, right.	
7 was able to prevail, as where the name comes 7 MR. SALAH: Because you can hear the	
<ul><li>8 from. So we are not looking to have a large</li><li>8 pianos upstairs. And you have the School of</li></ul>	
<ul> <li>9 school. We want something small to where we</li> <li>9 Rock right next door, and you hear that as well</li> <li>10 sould focus on the individual student and help</li> </ul>	
<b>10</b> could focus on the individual student and help <b>11</b> them grow. So our eveness clear size is choutt <b>12 13 10</b> So it's nice.	
11them grow. So our average class size is about11MS. FIASCONE: Interesting. Yes.1210, and the classes are consecutive; so it's the12CHAIRMAN CASHMAN: Jiu Jitsu means	
1210, and the classes are consecutive; so it's the12CHAIRMAN CASHMAN: Jiu Jitsu means13way we have it structured.13gentle art. But when you go down there, you	
13Way we have it structured.13gente art.But when you go down there, you14MS. BRASELTON: Are they by age, the14hear all this music so it's kind of cool, I mean	
15 classes by age? 15 from a But, yes, we are in the evening so	
16MR. SALAH: Yes. We will have a kids16MS. FIASCONE: Okay. Cool.	
17class. And the kids classes and I'm speaking17MS. BRASELTON: Chan, can you speaking	r to
18about the schools that I have been involved18the parking? I just don't understand how there	
<ul> <li>19 with are five and greater. So we will have</li> <li>19 is a not applicable because it seems impossible</li> </ul>	
<b>20</b> one kids class, which will run about 50 minutes.	
21 And then you will have two adults classes after 21 MR. YU: All right. So downtown there	
<ul> <li>22 that. So it will go from 5:30 to 830, Monday,</li> <li>22 are the lots that are already there, they are</li> </ul>	

KATHLEEN W. BONO, CSR 630-834-7779 Attachment 1 - PC Findings 07.11.18

10121already constructed.1parking there and go to the bistro.2MS. BRASELTON: Right.2MR. JABLONSKI: I may have done th3MR. YU: So typically if it's a new3CHAIRMAN CASHMAN: Because that'4lot, it's new construction, then you have to3CHAIRMAN CASHMAN: Because that'5build something that is code compliant for5MR. SALAH: In addition to, I have bee6parking. But in the downtown5MR. SALAH: In addition to, I have bee7MS. BRASELTON: Increasing the use is6banking with U.S. Bank for many years. I know8not a trigger for a parking determination? I9they people there. I actually went in there and 89don't know.9they basically said, You know what, you can parking.10MR. YU: Yes. So downtown, I mean11But I think what we have set up12MR. YU: It's potentially all shared12there is I think we have ample parking. And13parking.14CHAIRMAN CASHMAN: It's public parking.14	s why en ow nd
<ul> <li>MS. BRASELTON: Right.</li> <li>MR. YU: So typically if it's a new</li> <li>Iot, it's new construction, then you have to</li> <li>build something that is code compliant for</li> <li>build something that is code compliant for</li> <li>build something that is code compliant for</li> <li>mot a trigger for a parking determination? I</li> <li>don't know.</li> <li>MR. YU: Yes. So downtown, I mean</li> <li>MS. BRASELTON: It's a vacant space.</li> <li>MR. YU: It's potentially all shared</li> <li>parking.</li> </ul>	s why en ow nd
<ul> <li>MR. YU: So typically if it's a new</li> <li>Iot, it's new construction, then you have to</li> <li>build something that is code compliant for</li> <li>parking. But in the downtown</li> <li>MS. BRASELTON: Increasing the use is</li> <li>not a trigger for a parking determination? I</li> <li>don't know.</li> <li>MR. YU: Yes. So downtown, I mean</li> <li>MS. BRASELTON: It's a vacant space.</li> <li>MR. YU: It's potentially all shared</li> <li>parking.</li> </ul>	s why en ow nd
<ul> <li>4 lot, it's new construction, then you have to</li> <li>5 build something that is code compliant for</li> <li>6 parking. But in the downtown</li> <li>7 MS. BRASELTON: Increasing the use is</li> <li>8 not a trigger for a parking determination? I</li> <li>9 don't know.</li> <li>9 they basically said, You know what, you can parking.</li> <li>10 here after 5:00 at any time.</li> <li>11 But I think what we have set up</li> <li>12 there is I think we have ample parking. And</li> <li>13 after 5:00, Hinsdale, you know, the times we</li> </ul>	en ow nd
<ul> <li>5 build something that is code compliant for</li> <li>6 parking. But in the downtown</li> <li>7 MS. BRASELTON: Increasing the use is</li> <li>8 not a trigger for a parking determination? I</li> <li>9 don't know.</li> <li>001135774 10 MR. YU: Yes. So downtown, I mean</li> <li>11 MS. BRASELTON: It's a vacant space.</li> <li>12 MR. YU: It's potentially all shared</li> <li>13 parking.</li> </ul>	en ow nd
<ul> <li>6 parking. But in the downtown</li> <li>7 MS. BRASELTON: Increasing the use is</li> <li>8 not a trigger for a parking determination? I</li> <li>9 don't know.</li> <li>9 don't know.</li> <li>9 MR. YU: Yes. So downtown, I mean</li> <li>11 MS. BRASELTON: It's a vacant space.</li> <li>12 MR. YU: It's potentially all shared</li> <li>13 parking.</li> <li>6 banking with U.S. Bank for many years. I know</li> <li>6 banking with U.S. Bank for many years. I know</li> <li>7 the people there. I actually went in there and</li> <li>8 talked to them. They own that parking lot. A</li> <li>9 they basically said, You know what, you can parking.</li> <li>10 here after 5:00 at any time.</li> <li>11 But I think what we have set up</li> <li>12 there is I think we have ample parking. And</li> <li>13 after 5:00, Hinsdale, you know, the times we</li> </ul>	nd
<ul> <li>8 not a trigger for a parking determination? I</li> <li>9 don't know.</li> <li>9 don't know.</li> <li>9 mR. YU: Yes. So downtown, I mean</li> <li>11 MS. BRASELTON: It's a vacant space.</li> <li>12 MR. YU: It's potentially all shared</li> <li>13 parking.</li> <li>8 talked to them. They own that parking lot. A</li> <li>9 they basically said, You know what, you can parking lot. A</li> <li>9 they basically said, You know what, you can parking.</li> <li>10 here after 5:00 at any time.</li> <li>11 But I think what we have set up</li> <li>12 there is I think we have ample parking. And</li> <li>13 after 5:00, Hinsdale, you know, the times we</li> </ul>	nd
9don't know.9they basically said, You know what, you can provide the set of th	
OBITISTER10MR. YU: Yes. So downtown, I mean10here after 5:00 at any time.11MS. BRASELTON: It's a vacant space.11But I think what we have set up12MR. YU: It's potentially all shared12there is I think we have ample parking. And13parking.13after 5:00, Hinsdale, you know, the times we	ark
11MS. BRASELTON: It's a vacant space.11But I think what we have set up12MR. YU: It's potentially all shared12there is I think we have ample parking. And13parking.13after 5:00, Hinsdale, you know, the times we	
12MR. YU: It's potentially all shared12there is I think we have ample parking. And13parking.13after 5:00, Hinsdale, you know, the times we	
13 parking.13 after 5:00, Hinsdale, you know, the times we	
14 CHAIRMAN CASHMAN: It's public parking. 14 have come down here for dinners, it's busy	
······································	
<b>15</b> We don't require them to have <b>15</b> Thursday, Friday, Saturday, Sunday. We don	t
16MR. JABLONSKI: One sentence that16have classes on Sunday, so we are not going	0
<b>17</b> confuses me here, though, is the building owner <b>17</b> occupy as much space so	
<b>18</b> has parking lot stickers for its tenants. <b>18</b> MS. CRNOVICH: What about your Sa	urday
<b>19</b> MR. SALAH: Yes. <b>19</b> morning classes, will that be a problem for	
MR. JABLONSKI: So you are going to 0815-44PM <b>20</b> parking?	
21have a sticker?21MR. SALAH: It's not as occupied then	
22     MR. SALAH: Yes.     22 on Saturdays. The Saturday class you will ge	а
1       MR. JABLONSKI: Are your students going       1       kids class where a lot of parents drop off.         2       to have stickers?       2       That's what I im specking from some of the second statements and t	
2 to have stickers? 2 That's what, I'm speaking from some of the o	
<ul> <li>3 MR. SALAH: Yes. We will do the</li> <li>4 Because on the way here, people sometimes will</li> <li>4 sometimes we become baby-sitters for the kide</li> </ul>	
<ul> <li>4 Because on the way here, people sometimes will</li> <li>5 park here to go to a restaurant.</li> <li>4 sometimes we become baby-sitters for the kid</li> <li>5 the way we have it.</li> </ul>	5 15
6 MR. JABLONSKI: Right. 6 But the parking lot is not as busy	
<ul> <li>7 MR. SALAH: But we will have like a</li> <li>7 on Saturday. The times I have gone by there</li> </ul>	at
<ul> <li>8 paper sheet for them that everybody has to put</li> <li>8 different times And that's why I know on</li> </ul>	at
<ul> <li>9 onto their dashboard.</li> <li>9 Wednesday, Thursday, Thursday is probably t</li> </ul>	ne
MR. JABLONSKI: And does the owner of 061612PM <b>10</b> strongest day where it's busy so	
11 the building tow? Is there a towing sign there? 11 MS. CRNOVICH: So you will have, th	3
12 MR. SALAH: Pardon me, sir? 12 Saturday morning class will be for children on	у
13MR. JABLONSKI: Does the owner of the13 or will you have adults?	-
14building tow if there are violations?14MR. SALAH: No. No. To be honest violations?	vith
15MR. SALAH: Yes. During the day,15you, we will have children the first 50 minutes	,
<b>16</b> during the day it is pretty busy there. It's <b>16</b> the first hour, then an adult class.	
17busy there on Thursday. I think there is a17MS. CRNOVICH: So two classes on	
<b>18</b> dental practice there that gets pretty busy. So <b>18</b> Saturday?	
<b>19</b> they do. Yes, they do tow. But so, yes, <b>19</b> MR. SALAH: Yes. Yes. Consecutively	<i>'</i> .
OB:14:SOPM     20     everybody will have Because we don't want     06:16:35PM     20     MS. CRNOVICH: And Chan, back to	
21our students to get towed.21Debra's questions.Since it's is a new use, it	
22CHAIRMAN CASHMAN: Don't want them22doesn't require any parking?	

			10
	14		16
1	MR. YU: If there is required parking,		MS. BRASELTON: Right. I just want to
2	there is no, no specific parking lot for it, for	2	make sure I understand.
3	the downtown area.	3	MR. WILLOBEE: Given the size of the
4	So, for example, when we reviewed	4	spaces, is 10 about the max participants that
5	the yoga studio, I mean we can give you a number	5	you guys could have?
6	of what a new lot would require as far as	6	MR. SALAH: No. It can accommodate
7	parking. But for the downtown, there is no real	7	more. It's just by choice. Just you could
8	set parameters of Well, if it's	8	stay, you could stay focused. Jiu Jitsu is a
9	MS. CRNOVICH: Because I understand	9	wonderful martial art. It's not easy to learn.
08:17:07РМ 10	that not every business has or every building	08:19:14РМ 10	So you want to, you just want to be able to
11	has its own parking lot. But for the ones that	11	spend time with each individual student to
12	do	12	So when I, when I first was introduced to it, I
13	MS. BRASELTON: Look at 484, page 484,	13	was claustrophobic. People would get me in a
14	in the Code. I don't know why we have all these	14	headlock, I used to panic.
15	definitions of how many spaces are needed.	15	So I was blessed enough to have
16	MS. CRNOVICH: And that's what I'm	16	someone who spent time with me and basically got
17	looking at, too.	17	me to overcome that fear because people have
18	MS. BRASELTON: Per use, if use is	18	that. So that's the kind of same thing that I
19	not I just don't understand.	19	want to do. I want to be able to spend
08:17:28PM 20	MS. CRNOVICH: I'm looking at 476.	08:19:41PM <b>20</b>	individual time with people so
21	CHAIRMAN CASHMAN: Under the B-2,	21	CHAIRMAN CASHMAN: There is an article
22	though?	22	under the parking requirements under C3,
	15		17
1	MS. CRNOVICH: Section 9-104C.	1	9-104C3.
1   2	MS. CRNOVICH: Section 9-104C. CHAIRMAN CASHMAN: Is that B-2?	1 2	9-104C3. MS. BRASELTON: 104. Okay.
2	CHAIRMAN CASHMAN: Is that B-2?	2	MS. BRASELTON: 104. Okay.
2	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see	2	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says,
2 3 4	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts.	2 3 4	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the
2 3 4 5	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking.	2 3 4 5	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking
2 3 4 5 6	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I	2 3 4 5 6	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure
2 3 4 5 6 7	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of	2 3 4 5 6 7	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District.
2 3 4 5 6 7 8	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was	2 3 4 5 6 7 8	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that.
2 3 4 5 6 7 8 9	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going	2 3 4 5 6 7 8 9	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the
2 3 4 5 6 7 8 9 08:18:00PM 10	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't	2 3 4 5 6 7 8 9 08:20:06PM 10	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district.
2 3 4 5 6 7 8 9 08:18:06PM 10 11	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't have signage that allocates 5 parking spaces for her own special use business.	2 3 4 5 6 7 8 9 	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district. MS. CRNOVICH: Dwelling units?
2 3 4 5 6 7 8 9 08:18:00PM 10 11 12	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't have signage that allocates 5 parking spaces for her own special use business.	2 3 4 5 6 7 8 9 9 082006PM 10 11 12	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district. MS. CRNOVICH: Dwelling units? MS. BRASELTON: Yes, dwelling units. I
2 3 4 5 6 7 8 9 08:18:06PM 10 11 12 13	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't have signage that allocates 5 parking spaces for her own special use business. MS. BRASELTON: Right. And we have	2 3 4 5 6 7 8 9 08:20:06PM 10 11 12 13	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district. MS. CRNOVICH: Dwelling units? MS. BRASELTON: Yes, dwelling units. I read that.
2 3 4 5 6 7 8 9 9 00:18:00PM 10 11 12 13 14	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't have signage that allocates 5 parking spaces for her own special use business. MS. BRASELTON: Right. And we have done payment in lieu of parking spaces when I	2 3 4 5 6 7 8 9 082008PM 10 11 12 13 14	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district. MS. CRNOVICH: Dwelling units? MS. BRASELTON: Yes, dwelling units. I read that. CHAIRMAN CASHMAN: At the beginning,
2 3 4 5 6 7 8 9 08:18:06PM 10 11 12 13 14 15	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't have signage that allocates 5 parking spaces for her own special use business. MS. BRASELTON: Right. And we have done payment in lieu of parking spaces when I was on ZBA, but I don't know if that was	2 3 4 5 6 7 8 9 0820.0PM 10 11 12 13 14 15	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district. MS. CRNOVICH: Dwelling units? MS. BRASELTON: Yes, dwelling units. I read that. CHAIRMAN CASHMAN: At the beginning, it's weird.
2 3 4 5 6 7 8 9 	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't have signage that allocates 5 parking spaces for her own special use business. MS. BRASELTON: Right. And we have done payment in lieu of parking spaces when I was on ZBA, but I don't know if that was MR. YU: New construction. I think	2 3 4 5 6 7 8 9 0:200991 10 11 12 13 14 15 16	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district. MS. CRNOVICH: Dwelling units? MS. BRASELTON: Yes, dwelling units. I read that. CHAIRMAN CASHMAN: At the beginning, it's weird. MS. CRNOVICH: I know.
2 3 4 5 6 7 8 9 00:1200PM 10 11 12 13 14 15 16 17	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't have signage that allocates 5 parking spaces for her own special use business. MS. BRASELTON: Right. And we have done payment in lieu of parking spaces when I was on ZBA, but I don't know if that was MR. YU: New construction. I think that's what happened. It was just a bonus that	2 3 4 5 6 7 8 9 0820:06PM 10 11 12 13 14 15 16 17	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district. MS. BRASELTON: Yes, dwelling units. I read that. CHAIRMAN CASHMAN: At the beginning, it's weird. MS. CRNOVICH: I know. CHAIRMAN CASHMAN: It talks about floor
2 3 4 5 6 7 8 9 08:18:00PM 10 11 12 13 14 15 16 17 18	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't have signage that allocates 5 parking spaces for her own special use business. MS. BRASELTON: Right. And we have done payment in lieu of parking spaces when I was on ZBA, but I don't know if that was MR. YU: New construction. I think that's what happened. It was just a bonus that this particular building has off-street parking	2 3 4 5 6 7 8 9 08:20:06PM 10 11 12 13 14 15 16 17 18	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district. MS. CRNOVICH: Dwelling units? MS. BRASELTON: Yes, dwelling units. I read that. CHAIRMAN CASHMAN: At the beginning, it's weird. MS. CRNOVICH: I know. CHAIRMAN CASHMAN: It talks about floor area, seating capacity, how many units of
2 3 4 5 6 7 8 9 00:18:00PM 10 11 12 13 14 15 16 17 18 19 20	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was around 5 parking spaces. But where is she going to have 5 parking spaces in downtown? She can't have signage that allocates 5 parking spaces for her own special use business. MS. BRASELTON: Right. And we have done payment in lieu of parking spaces when I was on ZBA, but I don't know if that was MR. YU: New construction. I think that's what happened. It was just a bonus that this particular building has off-street parking of its own.	2 3 4 5 6 7 8 9 0820.06PM 10 11 12 13 14 15 16 17 18 19	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that. CHAIRMAN CASHMAN: I think it's the nature of the district. MS. CRNOVICH: Dwelling units? MS. BRASELTON: Yes, dwelling units. I read that. CHAIRMAN CASHMAN: At the beginning, it's weird. MS. CRNOVICH: I know. CHAIRMAN CASHMAN: It talks about floor area, seating capacity, how many units of measurements.

KATHLEEN W. BONO, CSR 630-834-7779 Attachment 1 - PC Findings 07.11.18

	18		20
1	current use of the basement level?		here that says you were going to be open
2	MS. BRASELTON: Storage.	2	Saturdays. I only saw the evening hours.
3	MR. YU: It's vacant right now.	3	MR. SALAH: It's a schedule that we
4	CHAIRMAN CASHMAN: Just storage?		created. And any business you are going to see
5	MR. SALAH: Yes.	5	where you get the majority of people. Sometimes
6	CHAIRMAN CASHMAN: It hasn't been	6	you won't get people on Saturdays. But that can
7	occupied by any tenant?	7	change.
8	MR. SALAH: No.	8	As Chan said, we do have off-street
9	MS. BRASELTON: I think they probably	9	parking. We have a parking lot across the
08:20:44PM <b>10</b>	meet whatever restriction would be there. I	08:22:23PM 10	street.
11	just want to be sure we approve it the right way	11	MS. BRASELTON: Sure. But that private
12	because if Let's see where they fit in on	12	parking lot that you have is great.
13	page 485, 486.	13	MR. SALAH: You have to pay.
14	MS. CRNOVICH: I'm reading it as an	14	MS. BRASELTON: Is there a capacity
15	increase in use intensity.	15	that comes with the square footage? There has
16	MS. BRASELTON: Memberships, sports,	16	got to be I would imagine.
17	and recreation club is 1 per each 3 persons of	17	MR. YU: So
18	design capacity.	18	MS. BRASELTON: Square footage of
19	MR. KRILLENBERGER: Is it even an	19	their, like when you issue an occupancy permit,
08:21:11PM <b>20</b>	increase in use intensity if it's just filling a	08:22:42PM <b>20</b>	is there a number of people who can be in that
21	vacant space?	21	space at any one time?
22	MS. BRASELTON: Absolutely a new use.	22	MR. YU: So that would have to be the
	19		21
1	19 A storage to a school?	1	21 building code. But right now your tenant space
1 2		1 2	
	A storage to a school?		building code. But right now your tenant space
2	A storage to a school? MR. KRILLENBERGER: I would guess	2	building code. But right now your tenant space is 1500 square feet. Right?
2 3	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was	2 3	building code. But right now your tenant space is 1500 square feet. Right? MR. SALAH: Yes.
2 3 4	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something.	2 3 4	building code. But right now your tenant space is 1500 square feet. Right? MR. SALAH: Yes. MS. BRASELTON: Right. So all these
2 3 4 5	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it	2 3 4 5	building code. But right now your tenant space is 1500 square feet. Right? MR. SALAH: Yes. MS. BRASELTON: Right. So all these required spaces for new uses are per person
2 3 4 5 6	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just	2 3 4 5 6	building code. But right now your tenant space is 1500 square feet. Right? MR. SALAH: Yes. MS. BRASELTON: Right. So all these required spaces for new uses are per person that's going to be in the space. And I can't
2 3 4 5 6 7	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are	2 3 4 5 6 7	building code. But right now your tenant space is 1500 square feet. Right? MR. SALAH: Yes. MS. BRASELTON: Right. So all these required spaces for new uses are per person that's going to be in the space. And I can't imagine that 15 spaces wouldn't satisfy even the
2 3 4 5 6 7 8	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely.	2 3 4 5 6 7 8	<ul> <li>building code. But right now your tenant space</li> <li>is 1500 square feet. Right?</li> <li>MR. SALAH: Yes.</li> <li>MS. BRASELTON: Right. So all these</li> <li>required spaces for new uses are per person</li> <li>that's going to be in the space. And I can't</li> <li>imagine that 15 spaces wouldn't satisfy even the</li> <li>most intense use here. I just wondered what</li> </ul>
2 3 4 5 6 7 8 9	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing	2 3 4 5 6 7 8 9	building code. But right now your tenant space is 1500 square feet. Right? MR. SALAH: Yes. MS. BRASELTON: Right. So all these required spaces for new uses are per person that's going to be in the space. And I can't imagine that 15 spaces wouldn't satisfy even the most intense use here. I just wondered what that capacity would be.
2 3 4 5 6 7 8 9 9 0821:37PM	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now	2 3 4 5 6 7 8 9 9 0623:00PM 10	building code. But right now your tenant space is 1500 square feet. Right? MR. SALAH: Yes. MS. BRASELTON: Right. So all these required spaces for new uses are per person that's going to be in the space. And I can't imagine that 15 spaces wouldn't satisfy even the most intense use here. I just wondered what that capacity would be. MR. YU: So it's dependent on For
2 3 4 5 6 7 8 9 082137PM 10 11	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where	2 3 4 5 6 7 8 9 08:23:08PM 10 11	building code. But right now your tenant space is 1500 square feet. Right? MR. SALAH: Yes. MS. BRASELTON: Right. So all these required spaces for new uses are per person that's going to be in the space. And I can't imagine that 15 spaces wouldn't satisfy even the most intense use here. I just wondered what that capacity would be. MR. YU: So it's dependent on For zoning, it's dependent on how many students you
2 3 4 5 6 7 8 9 0821:37PM 10 11 12	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where basically they are using spaces that are	2 3 4 5 6 7 8 9 08:23:00PM 10 11 12	<ul> <li>building code. But right now your tenant space</li> <li>is 1500 square feet. Right?</li> <li>MR. SALAH: Yes.</li> <li>MS. BRASELTON: Right. So all these</li> <li>required spaces for new uses are per person</li> <li>that's going to be in the space. And I can't</li> <li>imagine that 15 spaces wouldn't satisfy even the</li> <li>most intense use here. I just wondered what</li> <li>that capacity would be.</li> <li>MR. YU: So it's dependent on For</li> <li>zoning, it's dependent on how many students you</li> <li>anticipate having. The building code there is a</li> </ul>
2 3 4 5 6 7 8 9 0821:37PM 10 11 12 13	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where basically they are using spaces that are unoccupied in the evenings. But that's not	2 3 4 5 6 7 8 9 0823-08PM 10 11 12 13	building code. But right now your tenant space is 1500 square feet. Right? MR. SALAH: Yes. MS. BRASELTON: Right. So all these required spaces for new uses are per person that's going to be in the space. And I can't imagine that 15 spaces wouldn't satisfy even the most intense use here. I just wondered what that capacity would be. MR. YU: So it's dependent on For zoning, it's dependent on how many students you anticipate having. The building code there is a separate, it's a separate standard.
2 3 4 5 6 7 8 9 0821:37PM 10 11 12 13 14	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where basically they are using spaces that are unoccupied in the evenings. But that's not MS. BRASELTON: They have the license	2 3 4 5 6 7 8 9 0e:23:00PM 10 11 12 13 14	<ul> <li>building code. But right now your tenant space</li> <li>is 1500 square feet. Right?</li> <li>MR. SALAH: Yes.</li> <li>MS. BRASELTON: Right. So all these</li> <li>required spaces for new uses are per person</li> <li>that's going to be in the space. And I can't</li> <li>imagine that 15 spaces wouldn't satisfy even the</li> <li>most intense use here. I just wondered what</li> <li>that capacity would be.</li> <li>MR. YU: So it's dependent on For</li> <li>zoning, it's dependent on how many students you</li> <li>anticipate having. The building code there is a</li> <li>separate, it's a separate standard.</li> <li>MS. BRASELTON: So you are saying ten</li> </ul>
2 3 4 5 6 7 8 9 08213794 10 11 12 13 14 15	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where basically they are using spaces that are unoccupied in the evenings. But that's not MS. BRASELTON: They have the license for this use for this space. So it's	2 3 4 5 6 7 8 9 082300PM 10 11 12 13 14 15	<ul> <li>building code. But right now your tenant space</li> <li>is 1500 square feet. Right?</li> <li>MR. SALAH: Yes.</li> <li>MS. BRASELTON: Right. So all these</li> <li>required spaces for new uses are per person</li> <li>that's going to be in the space. And I can't</li> <li>imagine that 15 spaces wouldn't satisfy even the</li> <li>most intense use here. I just wondered what</li> <li>that capacity would be.</li> <li>MR. YU: So it's dependent on For</li> <li>zoning, it's dependent on how many students you</li> <li>anticipate having. The building code there is a</li> <li>separate, it's a separate standard.</li> <li>MS. BRASELTON: So you are saying ten</li> <li>students, one instructor, two?</li> </ul>
2 3 4 5 6 7 8 9 082137PM 10 11 12 13 14 15 16	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where basically they are using spaces that are unoccupied in the evenings. But that's not MS. BRASELTON: They have the license for this use for this space. So it's definitely	2 3 4 5 6 7 8 9 0823.08PM 10 11 12 13 14 15 16	<ul> <li>building code. But right now your tenant space</li> <li>is 1500 square feet. Right?</li> <li>MR. SALAH: Yes.</li> <li>MS. BRASELTON: Right. So all these</li> <li>required spaces for new uses are per person</li> <li>that's going to be in the space. And I can't</li> <li>imagine that 15 spaces wouldn't satisfy even the</li> <li>most intense use here. I just wondered what</li> <li>that capacity would be.</li> <li>MR. YU: So it's dependent on For</li> <li>zoning, it's dependent on how many students you</li> <li>anticipate having. The building code there is a</li> <li>separate, it's a separate standard.</li> <li>MS. BRASELTON: So you are saying ten</li> <li>students, one instructor, two?</li> <li>MR. SALAH: One instructor.</li> </ul>
2 3 4 5 6 7 8 9 08213794 10 11 12 13 14 15 16 17	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where basically they are using spaces that are unoccupied in the evenings. But that's not MS. BRASELTON: They have the license for this use for this space. So it's definitely CHAIRMAN CASHMAN: And what about	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	<ul> <li>building code. But right now your tenant space</li> <li>is 1500 square feet. Right?</li> <li>MR. SALAH: Yes.</li> <li>MS. BRASELTON: Right. So all these</li> <li>required spaces for new uses are per person</li> <li>that's going to be in the space. And I can't</li> <li>imagine that 15 spaces wouldn't satisfy even the</li> <li>most intense use here. I just wondered what</li> <li>that capacity would be.</li> <li>MR. YU: So it's dependent on For</li> <li>zoning, it's dependent on how many students you</li> <li>anticipate having. The building code there is a</li> <li>separate, it's a separate standard.</li> <li>MS. BRASELTON: So you are saying ten</li> <li>students, one instructor, two?</li> <li>MR. SALAH: One instructor.</li> <li>MS. BRASELTON: So that's 11 people.</li> </ul>
2 3 4 5 6 7 8 9 0821:37PM 10 11 12 13 14 15 16 17 18	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where basically they are using spaces that are unoccupied in the evenings. But that's not MS. BRASELTON: They have the license for this use for this space. So it's definitely CHAIRMAN CASHMAN: And what about Saturday?	2 3 4 5 6 7 8 9 	<ul> <li>building code. But right now your tenant space</li> <li>is 1500 square feet. Right?</li> <li>MR. SALAH: Yes.</li> <li>MS. BRASELTON: Right. So all these</li> <li>required spaces for new uses are per person</li> <li>that's going to be in the space. And I can't</li> <li>imagine that 15 spaces wouldn't satisfy even the</li> <li>most intense use here. I just wondered what</li> <li>that capacity would be.</li> <li>MR. YU: So it's dependent on For</li> <li>zoning, it's dependent on how many students you</li> <li>anticipate having. The building code there is a</li> <li>separate, it's a separate standard.</li> <li>MS. BRASELTON: So you are saying ten</li> <li>students, one instructor, two?</li> <li>MR. SALAH: One instructor.</li> <li>MS. BRASELTON: So that's 11 people.</li> <li>And you know, even schools, one per each five</li> </ul>
2 3 4 5 6 7 8 9 0821:3794 10 11 12 13 14 15 16 17 18 19	A storage to a school? MR. KRILLENBERGER: I would guess storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where basically they are using spaces that are unoccupied in the evenings. But that's not MS. BRASELTON: They have the license for this use for this space. So it's definitely CHAIRMAN CASHMAN: And what about Saturday? MS. CRNOVICH: Increased use. Right.	2 3 4 5 6 7 8 9 9 082300PM 10 11 12 13 14 15 16 17 18 19	<ul> <li>building code. But right now your tenant space</li> <li>is 1500 square feet. Right?</li> <li>MR. SALAH: Yes.</li> <li>MS. BRASELTON: Right. So all these</li> <li>required spaces for new uses are per person</li> <li>that's going to be in the space. And I can't</li> <li>imagine that 15 spaces wouldn't satisfy even the</li> <li>most intense use here. I just wondered what</li> <li>that capacity would be.</li> <li>MR. YU: So it's dependent on For</li> <li>zoning, it's dependent on how many students you</li> <li>anticipate having. The building code there is a</li> <li>separate, it's a separate standard.</li> <li>MS. BRASELTON: So you are saying ten</li> <li>students, one instructor, two?</li> <li>MR. SALAH: One instructor.</li> <li>MS. BRASELTON: So that's 11 people.</li> <li>And you know, even schools, one per each five</li> <li>students, more per each person, each three</li> </ul>

	22		24
1	MS. CRNOVICH: Yes, definitely.	1	24 but I don't how to control for that.
2		2	
	MS. BRASELTON: Absolutely. I think	3	CHAIRMAN CASHMAN: Right. And I would
3	SO.	4	still think there are opportunities for parking.
4	MR. JABLONSKI: I'm okay.		MS. BRASELTON: Absolutely.
5	CHAIRMAN CASHMAN: The only thing that	5	CHAIRMAN CASHMAN: That entire lot,
6	is odd here, Chan, is that the application I	6	temporary lot, is going to free up. The school
7	thought only says the 5:30 to 8:00. But on the		down the street is going to free up. Especially
8	handout, it's 10:00 to 12:00. I see less of an	8	that part of town, if you walk to the west or to
9	issue on the weekdays	9	the south, there is probably parking around that
08:24:09PM 10	MS. CRNOVICH: Than Saturday.	08:25:57PM <b>10</b>	block.
11	CHAIRMAN CASHMAN: than Saturday.	11	So if you say we only are five
12	Because once the other tenants open, then it	12	short, and then kids class, you are going to
13	could be more of a parking issue.	13	have less parking because you drop the kids off.
14	MR. SALAH: I believe on Saturday the	14	MS. BRASELTON: Sure, yeah. Or then
15	piano store is open and the dental office is	15	walk.
16	open. Everybody else I believe is off.	16	MR. SALAH: That's usually what happens
17	MR. YU: 10:00 to 2:00 on weekends is	17	with any school. 95 percent of the schools, the
18	new to me. I didn't hear that previous to this	18	parents drop off the kids and then they come
19	meeting.	19	back.
08:24:37PM <b>20</b>	CHAIRMAN CASHMAN: It's only in here.	08:26:15PM <b>20</b>	CHAIRMAN CASHMAN: I don't really see
21	MR. YU: I didn't know that.	21	this as an adverse thing. And I think it could
22	MR. SALAH: Oh, for Saturday?	22	be a positive thing. It will draw more people
	•		be a positive thing. It will draw more people
	23		25
1	23 MR. YU: Yes.	1	25 to that area because they are kind of the edge
1 2	23 MR. YU: Yes. MS. BRASELTON: How many spaces does	1 2	25 to that area because they are kind of the edge of the commercial district there.
1	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary	1	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering
1 2	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day?	1 2	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great.
1 2 3 4 5	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any	1 2 3 4 5	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I
1 2 3 4	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come	1 2 3 4	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so
1 2 3 4 5 6 7	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses	1 2 3 4 5 6 7	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's,
1 2 3 4 5 6 7 8	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so	1 2 3 4 5 6 7 8	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us.
1 2 3 4 5 6 7 8 9	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the	1 2 3 4 5 6 7 8 9	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we
1 2 3 4 5 6 7 8 9 9 9225.07PM	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park	1 2 3 4 5 6 7 8 9 9 0628-4794 10	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on
1 2 3 4 5 6 7 8 9 082507PM 10 11	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work	1 2 3 4 5 6 7 8 9 08:26:47PM 10 11	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck,
1 2 3 4 5 6 7 8 9 9 0825.07PM 10 11 12	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there?	1 2 3 4 5 6 7 8 9 9 0828-47PM 10 11 12	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open.
1 2 3 4 5 6 7 8 9 082507PM 10 11 12 13	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there? MR. SALAH: Yes, they do. They do.	1 2 3 4 5 6 7 8 9 08:26:47PM 10 11 12 13	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open. MS. FIASCONE: That's true.
1 2 3 4 5 6 7 8 9 9 0825 07PM 10 11 12 13 14	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there? MR. SALAH: Yes, they do. They do. And I have seen people, the times I have gone to	1 2 3 4 5 6 7 8 9 9 0828-47PM 10 11 12	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open. MS. FIASCONE: That's true. MS. BRASELTON: I literally tried to go
1 2 3 4 5 6 7 8 9 9 0825.07РМ 10 11 12 13 14 15	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there? MR. SALAH: Yes, they do. They do. And I have seen people, the times I have gone to monitor the parking lot Because it's	1 2 3 4 5 6 7 8 9 082647PM 10 11 12 13 14 15	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open. MS. FIASCONE: That's true. MS. BRASELTON: I literally tried to go downtown for lunch last Friday, I couldn't find
1 2 3 4 5 6 7 8 9 9 0825 07PM 10 11 12 13 14	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there? MR. SALAH: Yes, they do. They do. And I have seen people, the times I have gone to monitor the parking lot Because it's important to me as well. I have seen people,	1 2 3 4 5 6 7 8 9 .0224.47PM 10 11 12 13 14 15 16	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open. MS. FIASCONE: That's true. MS. BRASELTON: I literally tried to go downtown for lunch last Friday, I couldn't find a space for like 15 minutes. And I couldn't
1 2 3 4 5 6 7 8 9 08:25:07PM 10 11 12 13 14 15 16 17	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there? MR. SALAH: Yes, they do. They do. And I have seen people, the times I have gone to monitor the parking lot Because it's important to me as well. I have seen people, because you do have off-street parking, park	1 2 3 4 5 6 7 8 9 0826-47PM 10 11 12 13 14 15 16 17	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open. MS. FIASCONE: That's true. MS. BRASELTON: I literally tried to go downtown for lunch last Friday, I couldn't find
1 2 3 4 5 6 7 8 9 9 082507PM 10 11 12 13 14 15 16 17 18	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there? MR. SALAH: Yes, they do. They do. And I have seen people, the times I have gone to monitor the parking lot Because it's important to me as well. I have seen people, because you do have off-street parking, park over there. And I think it's a quarter for the	1 2 3 4 5 6 7 8 9 0825-7741 10 11 12 13 14 15 16 17 18	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open. MS. FIASCONE: That's true. MS. BRASELTON: I literally tried to go downtown for lunch last Friday, I couldn't find a space for like 15 minutes. And I couldn't MS. CRNOVICH: Even in the evenings now.
1 2 3 4 5 6 7 8 9 9 022507PM 10 11 12 13 14 15 16 17 18 19	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there? MR. SALAH: Yes, they do. They do. And I have seen people, the times I have gone to monitor the parking lot Because it's important to me as well. I have seen people, because you do have off-street parking, park over there. And I think it's a quarter for the hour. I have seen people park and walk into the	1 2 3 4 5 6 7 8 9 08:28:47PM 10 11 12 13 14 15 16 17 18 19	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open. MS. FIASCONE: That's true. MS. BRASELTON: I literally tried to go downtown for lunch last Friday, I couldn't find a space for like 15 minutes. And I couldn't MS. CRNOVICH: Even in the evenings now. MS. BRASELTON: Really.
1 2 3 4 5 6 7 8 9 08:25:07PM 10 11 12 13 14 15 16 17 18 19 9 20	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there? MR. SALAH: Yes, they do. They do. And I have seen people, the times I have gone to monitor the parking lot Because it's important to me as well. I have seen people, because you do have off-street parking, park over there. And I think it's a quarter for the hour. I have seen people park and walk into the building so it's there.	1 2 3 4 5 6 7 8 9 0826-47РМ 10 11 12 13 14 15 16 17 18 19 19 202204РМ 20	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open. MS. FIASCONE: That's true. MS. BRASELTON: I literally tried to go downtown for lunch last Friday, I couldn't find a space for like 15 minutes. And I couldn't MS. CRNOVICH: Even in the evenings now. MS. BRASELTON: Really. MS. CRNOVICH: The restaurants.
1 2 3 4 5 6 7 8 9 9 022507PM 10 11 12 13 14 15 16 17 18 19	23 MR. YU: Yes. MS. BRASELTON: How many spaces does the landlord give each tenant, or does that vary depending on the day? MR. SALAH: He doesn't assign any specific tenant spaces. These people that come in will park and usually go into the businesses that are there so MR. WILLOBEE: Do you know if the dental practice tells their patients to park there, or is it just for the people that work there? MR. SALAH: Yes, they do. They do. And I have seen people, the times I have gone to monitor the parking lot Because it's important to me as well. I have seen people, because you do have off-street parking, park over there. And I think it's a quarter for the hour. I have seen people park and walk into the	1 2 3 4 5 6 7 8 9 08:28:47PM 10 11 12 13 14 15 16 17 18 19	25 to that area because they are kind of the edge of the commercial district there. MS. BRASELTON: It's a unique offering that we don't have around here. It's great. MR. SALAH: We are excited. I mean I love Hinsdale. We'd really like to be there so we just chomped at the bit for it. So it's, yes, it's exciting for us. CHAIRMAN CASHMAN: In a couple years we will have the parking structure. But on Saturdays, we will have the entire upper deck, which is the school's, will be open. MS. FIASCONE: That's true. MS. BRASELTON: I literally tried to go downtown for lunch last Friday, I couldn't find a space for like 15 minutes. And I couldn't MS. CRNOVICH: Even in the evenings now. MS. BRASELTON: Really.

KATHLEEN W. BONO, CSR 630-834-7779 Attachment 1 - PC Findings 07.11.18

	26		
1	MS. CRNOVICH: I think valet parking	1	STATE OF ILLINOIS ) ) ss.
2	should be done.	2	COUNTY OF DU PAGE )
3	CHAIRMAN CASHMAN: There is a lot over		
4	there. Part of the fitness program.	3	
5	Any other questions for the		
6	Commissioners?	4	I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter
7	Thank you very much.	6	doing business in the State of Illinois, that I
8	MR. SALAH: Thank you.	7	reported in shorthand the testimony given at the
9	CHAIRMAN CASHMAN: Do I hear a motion	8	hearing of said cause, and that the foregoing is
08:27:25PM 10	to approve the Special Use Permit application to	9 10	a true and correct transcript of my shorthand notes so taken as aforesaid.
11	allow for a martial arts studio in the B-2	11	
12	Central Business District in the basement level	12	
13	as submitted?	13	
14	MR. KRILLENBERGER: I so move.	14	Janice H. Heinemann CSR, RDR, CRR
15	MS. BRASELTON: Second.	15	License No 084-001391
16	CHAIRMAN CASHMAN: Anna?		
17	MS. FIASCONE: Aye.	16	
18	MR. UNELL: Aye.	17	
19	MR. WILLOBEE: Aye.	18 19	
20	MS. CRNOVICH: Aye.	20	
21	CHAIRMAN CASHMAN: Aye.	21	
22	MR. JABLONSKI: Aye.	22	
	27		
1	MR. PETERSON: Aye.		
2	MS. BRASELTON: Aye.		
3	MR. KRILLENBERGER: Aye.		
4	MR. SALAH: Thank you very much.		
5	CHAIRMAN CASHMAN: Thanks. Good luck.		
6	* * *		
7	(Which were all the proceedings had		
8	in the above-entitled cause.)		
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22		J	

1	accommodate [1] -	BRASELTON [39] -	<b>Chan</b> [4] - 9:15, 13:18,	<b>Deb</b> [1] - 6:7
<b>1</b> [1] - 18:13	16:3	4:14, 6:8, 6:19, 7:12,	20:4, 22:2	Debra's [1] - 13:19
<b>10</b> [3] - 6:22, 7:10,	add [1] - 6:11	9:15, 9:22, 10:5,	change [1] - 20:3	deck [1] - 25:7
16:1	addition [2] - 12:3,	10:9, 14:11, 14:16,	changes [1] - 6:10	<b>definitely</b> [4] - 6:10,
<b>104</b> [1] - 16:20	17:1	14:22, 15:10, 15:20, 16:20, 17:4, 17:8,	<b>children</b> [2] - 13:10,	19:1, 19:12, 21:19
<b>10:00</b> [3] - 4:5, 22:4,	adult [1] - 13:14	17:17, 17:20, 18:5,	13:13 choice [1] - 16:4	definitions [1] - 14:13
22:13	adults [2] - 7:19, 13:11	18:12, 18:18, 19:1,	chomped [1] - 16.4	dental [3] - 11:16, 22:11, 23:6
<b>11</b> [2] - 5:7, 21:13	adverse [1] - 24:17	19:10, 20:7, 20:10,	class [10] - 6:21, 7:9,	dependent [2] - 21:6,
<b>12:00</b> [1] - 22:4	age [2] - 7:12, 7:13	20:14, 20:22, 21:10,	7:15, 7:18, 12:2,	21:7
<b>15</b> [4] - 6:21, 21:3,	allocates [1] - 15:8	21:13, 21:20, 22:20,	12:20, 12:21, 13:10,	design [1] - 18:14
21:18, 25:12	allow [1] - 26:7	23:17, 23:22, 24:10,	13:14, 24:8	determination [1] -
<b>1500</b> [1] - 20:20	ample [2] - 6:5, 12:10	24:21, 25:10, 25:15,	<b>classes</b> [9] - 4:3, 4:6,	10:6
<b>16</b> [2] - 5:22, 6:1	Anna [1] - 26:12	26:11, 26:20	7:10, 7:13, 7:15,	different [3] - 8:5,
<b>1st</b> [1] - 4:18	anticipate [1] - 21:8	build [1] - 10:3	7:19, 12:14, 12:17,	8:22, 13:6
	applicable [1] - 9:17	building [13] - 4:18,	13:15	dinner [1] - 12:2
2	applicant [2] - 4:13,	6:12, 6:15, 6:16, 9:2,	claustrophobic [1] -	dinners [1] - 12:12
<b>250</b> [3] - 5:18, 5:19,	19:17	10:15, 11:9, 11:12,	16:10	District [2] - 17:3, 26:8
5:21	application [2] - 22:2,	14:8, 15:15, 20:19,	close [1] - 6:17	district [2] - 17:6,
<b>2:00</b> [2] - 4:5, 22:13	26:6	21:8, 23:16	<b>club</b> [1] - 18:13	24:20
, , , , , , , , , , , , , , , , , , ,	apply [1] - 16:22	buildings [1] - 4:1	code [3] - 10:3, 20:19,	done [4] - 5:6, 11:22,
3	approve [2] - 18:7,	business [4] - 6:11,	21:8	15:11, 25:20
	26:6	14:8, 15:9, 19:22	Code [1] - 14:12	door [1] - 9:7
<b>3</b> [1] - 18:13	area [3] - 14:1, 17:14,	Business [2] - 17:3,	coming [1] - 8:16	down [3] - 9:11, 12:12,
	24:19	26:8	comment [1] - 6:4	24:3
4	arrangement [1] -	<b>businesses</b> [3] - 6:17, 8:9, 23:3	commercial [1] -	downtown [7] - 9:19,
<b>476</b> [1] - 14:18	19:7	busy [6] - 11:14,	24:20	10:4, 10:8, 14:1,
<b>484</b> [2] - 14:11	art [2] - 9:11, 16:6	11:15, 11:16, 12:12,	Commissioners [1] -	14:5, 15:7, 25:11
<b>485</b> [1] - 18:9	article [1] - 16:18	13:4, 13:8	26:2	draw [1] - 24:18
<b>486</b> [1] - 18:9	arts [3] - 7:3, 8:9, 26:7	,	community [1] - 4:11	<b>drop</b> [4] - 12:21, 13:1,
	assign [1] - 23:1	С	compliant [1] - 10:3	24:9, 24:14
5	assigned [2] - 4:2, 4:8		concerts [1] - 8:19 conflict [1] - 8:20	during [2] - 11:13, 11:14
<b>5</b> [5] - 6:16, 6:17, 15:6,	attention [1] - 8:10	<b>C3</b> [1] - 16:19	confuses [1] - 10:15	dwelling [3] - 17:1,
15:7, 15:8	auditorium [1] - 21:16 average [2] - 6:21, 7:9	calculated [1] - 15:5	consecutive [1] - 7:10	17:7, 17:8
<b>50</b> [2] - 7:18, 13:13	<b>aye</b> [8] - 26:13, 26:14,	capacity [4] - 17:14,	consecutive [1]	11.1, 11.0
<b>5:00</b> [2] - 12:8, 12:11	26:15, 26:16, 26:17,	18:14, 20:10, 21:5	13:17	E
<b>5:30</b> [4] - 4:6, 7:20,	26:18, 26:19, 26:20	<b>CASHMAN</b> [34] - 4:12, 5:14, 5:19, 6:7, 9:10.	constructed [1] - 9:21	
22:3, 23:17	Aye [1] - 26:21	10:12, 11:20, 12:1,	construction [2] -	easy [1] - 16:6
,		14:19, 14:21, 16:18,	10:2, 15:13	edge [1] - 24:19
8	В	16:21, 17:5, 17:10,	control [1] - 23:19	end [1] - 16:21
		17:13, 17:18, 17:22,	cool [1] - 9:12	entire [2] - 24:1, 25:7
<b>830</b> [1] - 7:20	<b>B-2</b> [4] - 14:19, 14:21,	18:2, 19:5, 19:13,	<b>Cool</b> [1] - 9:14	entitled [1] - 27:4
8:00 [1] - 22:3	17:3, 26:7	19:17, 22:1, 22:7,	couple [1] - 25:5	especially [1] - 24:3
<b>8:30</b> [2] - 4:6, 23:17	<b>baby</b> [1] - 13:2	22:16, 23:20, 24:1,	course [1] - 15:17	evening [5] - 4:4, 8:1,
0	baby-sitters [1] - 13:2	24:16, 25:5, 25:17,	create [1] - 4:9	8:4, 9:13, 19:20
9	Bank [1] - 12:4	25:21, 26:5, 26:12,	created [1] - 19:22	evenings [2] - 19:9, 25:13
9-104C [1] - 14:20	banking [1] - 12:4	26:17, 27:1	CRNOVICH [20] -	example [1] - 14:2
9-104C2 [1] - 17:17	baseball [1] - 8:10	category [1] - 21:17	12:16, 13:9, 13:15,	except [1] - 6:4
9-104C3 [1] - 16:19	based [1] - 15:4 basement [3] - 4:15,	Central [2] - 17:3, 26:8	13:18, 14:7, 14:14,	exception [1] - 4:4
<b>95</b> [1] - 24:13	17:19, 26:8	certification [1] - 5:4	14:18, 14:20, 15:2,	excited [1] - 25:1
	become [1] - 13:2	CHAIRMAN [23] -	17:7, 17:12, 17:16,	exciting [1] - 25:4
Α	beginning [1] - 17:10	4:12, 14:21, 17:5,	18:10, 19:15, 21:19,	existing [1] - 6:12
able [3] - 7:5, 16:7,	<b>big</b> [1] - 21:18	17:10, 17:13, 17:22,	22:6, 25:13, 25:16,	
16:16	bistro [1] - 11:21	18:2, 19:5, 19:13,	25:19, 26:16	F
above -entitled [1] -	<b>bit</b> [1] - 25:3	19:17, 22:1, 22:7,	current [1] - 17:18	
27:4	blessed [1] - 16:12	22:16, 23:20, 24:1,	n	<b>far</b> [1] - 14:4
absolutely [4] - 18:18,	block [1] - 24:6	24:16, 25:5, 25:17, 25:21, 26:5, 26:12	D	fear [1] - 16:14
19:4, 21:20, 23:22	bonus [1] - 15:14	25:21, 26:5, 26:12, 26:17, 27:1	dashboard [1] - 11:7	<b>feet</b> [4] - 5:18, 5:19,
		20.11,21.1		
				1

KATHLEEN W. BONO, CSR 630-834-7774 Attachment 1 - PC Findings 07.11.18

		l		
5:21, 20:20	7:8, 16:8, 16:17	14:15, 14:18	24:12, 25:1, 26:4,	ones [1] - 14:9
FIASCONE [8] - 7:22,	instructor [2] - 21:11,	love [1] - 25:2	26:10, 26:14, 26:15,	open [5] - 19:19, 22:8,
8:3, 8:15, 9:4, 9:9,	21:12	luck [1] - 27:1	26:18, 26:19, 26:21,	22:11, 22:12, 25:8
9:14, 25:9, 26:13	intended [1] - 18:22	lunch [1] - 25:11	26:22	opportunities [1] -
filling [1] - 18:16	intense [1] - 21:4	luxury [1] - 6:18	<b>MS</b> [67] - 4:14, 6:8,	23:21
<b>first</b> [3] - 13:13, 13:14,	intensity [3] - 17:2,		6:19, 7:12, 7:22, 8:3,	opportunity [1] - 6:6
16:9	18:11, 18:16	84	8:15, 9:4, 9:9, 9:14,	ourselves [1] - 6:18
		М	9:15, 9:22, 10:5,	
fit [1] - 18:8 fitness [1] - 25:22	Interesting [1] - 9:9	mailing [1] - 5:14	10:9, 12:16, 13:9,	overcome [1] - 16:14
	interrupt [1] - 6:15	mailings [1] - 4:22	13:15, 13:18, 14:7,	own [7] - 4:1, 4:8,
five [3] - 7:17, 21:14,	introduced [1] - 16:9	majority [1] - 20:1	14:11, 14:14, 14:16,	6:12, 12:6, 14:9,
24:7	involved [1] - 7:16	martial [4] - 7:3, 8:9,	14:18, 14:20, 14:22,	15:9, 15:16
floor [2] - 4:18, 17:13	<b>issue</b> [3] - 20:15, 22:5,	16:6, 26:7	15:2, 15:10, 15:20,	owner [3] - 10:15,
focus [1] - 7:8	22:9	max [1] - 16:1	16:20, 17:4, 17:7,	11:8, 11:11
focused [2] - 8:7, 16:5	issues [1] - 4:9	mean [4] - 9:12, 10:8,	17:8, 17:12, 17:16,	
focuses [1] - 7:2		14:3, 25:1		Р
footage [2] - 20:11,	J	means [1] - 9:10	17:17, 17:20, 18:5, 18:10, 18:12, 18:18,	page [2] - 14:11, 18:9
20:14	JABLONSKI [10] -	measurements [1] -		panic [1] - 16:11
free [2] - 24:2, 24:3	10:14, 10:18, 10:21,	17:15	19:1, 19:10, 19:15, 20:7, 20:10, 20:14,	paper [1] - 11:6
Friday [2] - 12:13,	11:4, 11:8, 11:11,	meet [1] - 18:6	20:7, 20:10, 20:14, 20:22, 21:10, 21:13,	paper [1] - 11:0 parameters [1] - 14:6
25:11	11:22, 21:18, 21:22,	meeting [4] - 5:7,	20:22, 21:10, 21:13, 21:19, 21:20, 22:6,	pardon [1] - 11:10
	26:18	5:10, 22:15	21:19, 21:20, 22:0, 22:20, 22:20, 23:17, 23:22,	parents [2] - 12:21,
G	<b>Jitsu</b> [3] - 9:10, 16:5,			24:14
gentle [1] - 9:10	21:17	memberships [1] - 18:12	24:10, 24:21, 25:9, 25:10, 25:13, 25:15,	<b>park</b> [6] - 11:3, 12:7,
given [2] - 4:20, 15:22	<b>Jiu</b> [3] - 9:10, 16:5,	might [1] - 23:18	25:10, 25:13, 25:15, 25:16, 25:19, 26:11,	23:3, 23:6, 23:13,
goal [1] - 4:11	21:17	minutes [3] - 7:18,	26:13, 26:16, 26:20	23:15
great [2] - 20:8, 24:22	Julie [1] - 25:18	13:13, 25:12	music [1] - 9:12	parking [42] - 4:1, 4:2,
greater [1] - 7:17	July [1] - 5:7	Monday [1] - 7:20	11031C [1] - 9.12	4:9, 4:10, 6:9, 6:12,
grow [1] - 7:9		monitor [1] - 23:11	N	6:18, 9:16, 10:4,
guess [4] - 8:15, 8:21,	К	morning [2] - 12:17,	IN	10:6, 10:11, 10:12,
-		-	<b>NA</b> [1] - 6:13	
18:20, 19:5	kids [9] - 7:14, 7:15,	13:10	NA [1] - 6:13 name [1] - 7:5	10:16, 11:20, 12:6,
-		13:10 most [1] - 21:4		10:16, 11:20, 12:6, 12:10, 12:18, 13:4,
18:20, 19:5 <b>guys</b> [1] - 16:2	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9,	13:10 most [1] - 21:4 motion [1] - 26:5	name [1] - 7:5	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22,
18:20, 19:5	<b>kids</b> [9] - 7:14, 7:15, 7:18, 12:21, 13:1,	13:10 most [1] - 21:4 motion [1] - 26:5 move [1] - 26:10	name [1] - 7:5 nature [1] - 17:6	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2,
18:20, 19:5 <b>guys</b> [1] - 16:2	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9,	13:10 most [1] - 21:4 motion [1] - 26:5 move [1] - 26:10 MR [91] - 4:16, 4:21,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8,
18:20, 19:5 guys [1] - 16:2 H	<b>kids</b> [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15,	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1,	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19	13:10 most [1] - 21:4 motion [1] - 26:5 move [1] - 26:10 MR [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4,	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20,	13:10 most [1] - 21:4 motion [1] - 26:5 move [1] - 26:10 MR [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1,	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7,	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20,	13:10 most [1] - 21:4 motion [1] - 26:5 move [1] - 26:10 MR [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20,	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 <b>Part</b> [1] - 25:22
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20,	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3,	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11,	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20,	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3,	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4,	name [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3, 15:4, 20:16 O	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1,	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10,	$\begin{array}{c} \textbf{name [1] - 7:5} \\ \textbf{nature [1] - 7:5} \\ \textbf{nearby [1] - 5:17} \\ \textbf{nearby [1] - 5:17} \\ \textbf{needed [1] - 14:13} \\ \textbf{new [9] - 6:11, 10:1,} \\ 10:2, 13:19, 14:4, \\ 15:13, 18:18, 21:1, \\ 22:14 \\ \textbf{next [1] - 9:7} \\ \textbf{nice [2] - 9:3, 9:8} \\ \textbf{number [3] - 14:3,} \\ 15:4, 20:16 \\ \hline $	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 particular [1] - 15:15
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1, 7:6	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20,	$\begin{array}{c} \textbf{name [1] - 7:5} \\ \textbf{nature [1] - 7:5} \\ \textbf{nature [1] - 17:6} \\ \textbf{nearby [1] - 5:17} \\ \textbf{needed [1] - 14:13} \\ \textbf{new [9] - 6:11, 10:1,} \\ 10:2, 13:19, 14:4, \\ 15:13, 18:18, 21:1, \\ 22:14 \\ \textbf{next [1] - 9:7} \\ \textbf{nice [2] - 9:3, 9:8} \\ \textbf{number [3] - 14:3,} \\ 15:4, 20:16 \\ \hline \hline \hline \\ \textbf{O} \\ \textbf{o'clock [2] - 6:16, 6:17} \\ \textbf{objecting [1] - 6:5} \\ \end{array}$	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 particular [1] - 15:15 patients [1] - 23:6
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1, 7:6 last [1] - 25:11	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3,	name [1] - 7:5 nature [1] - 7:5 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3, 15:4, 20:16 O o'clock [2] - 6:16, 6:17 objecting [1] - 6:5 occupancy [1] - 20:15	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 particular [1] - 15:15 patients [1] - 23:6 pay [1] - 20:9
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22,	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1, 7:6 last [1] - 25:11 learn [1] - 16:6	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17,	$\begin{array}{c} \textbf{name [1] - 7:5} \\ \textbf{nature [1] - 7:5} \\ \textbf{nature [1] - 17:6} \\ \textbf{nearby [1] - 5:17} \\ \textbf{needed [1] - 14:13} \\ \textbf{new [9] - 6:11, 10:1,} \\ 10:2, 13:19, 14:4, \\ 15:13, 18:18, 21:1, \\ 22:14 \\ \textbf{next [1] - 9:7} \\ \textbf{nice [2] - 9:3, 9:8} \\ \textbf{number [3] - 14:3,} \\ 15:4, 20:16 \\ \hline \hline \hline \hline \\ \textbf{O} \\ \textbf{o'clock [2] - 6:16, 6:17} \\ \textbf{objecting [1] - 6:5} \\ \textbf{occupancy [1] - 20:15} \\ \textbf{occupied [2] - 12:19,} \\ \end{array}$	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 particular [1] - 15:15 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22,	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1, 7:6 last [1] - 25:11 learn [1] - 16:6 leaves [1] - 6:16	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3,	name [1] - 7:5 nature [1] - 7:5 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3, 15:4, 20:16 O o'clock [2] - 6:16, 6:17 objecting [1] - 6:5 occupancy [1] - 20:15 occupied [2] - 12:19, 18:3	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22, 19:20	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1, 7:6 last [1] - 25:11 learn [1] - 16:6 leaves [1] - 6:16 less [2] - 22:4, 24:9	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22,	name [1] - 7:5 nature [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3, 15:4, 20:16 <b>O</b> o'clock [2] - 6:16, 6:17 objecting [1] - 6:5 occupancy [1] - 20:15 occupied [2] - 12:19, 18:3 occupy [1] - 12:15	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 15:15 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22, 19:20 <b>I</b> imagine [2] - 20:12,	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1, 7:6 last [1] - 25:11 learn [1] - 16:6 leaves [1] - 6:16 less [2] - 22:4, 24:9 lessons [1] - 8:19	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22, 16:3, 16:18, 16:21,	$\begin{array}{c} \textbf{name [1] - 7:5} \\ \textbf{nature [1] - 7:5} \\ \textbf{nature [1] - 17:6} \\ \textbf{nearby [1] - 5:17} \\ \textbf{needed [1] - 14:13} \\ \textbf{new [9] - 6:11, 10:1, \\ 10:2, 13:19, 14:4, \\ 15:13, 18:18, 21:1, \\ 22:14 \\ \textbf{next [1] - 9:7} \\ \textbf{nice [2] - 9:3, 9:8} \\ number [3] - 14:3, \\ 15:4, 20:16 \\ \hline $	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 15:15 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16,
18:20, 19:5 guys [1] - 16:2 <b>H</b> handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22, 19:20 <b>I</b> imagine [2] - 20:12, 21:3	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1, 7:6 last [1] - 25:11 learn [1] - 16:6 leaves [1] - 6:16 less [2] - 22:4, 24:9 lessons [1] - 8:19 letters [1] - 5:4	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22, 16:3, 16:18, 16:21, 17:18, 17:21, 18:1,	$\begin{array}{c} \textbf{name [1] - 7:5} \\ \textbf{nature [1] - 7:5} \\ \textbf{nature [1] - 17:6} \\ \textbf{nearby [1] - 5:17} \\ \textbf{needed [1] - 14:13} \\ \textbf{new [9] - 6:11, 10:1, \\ 10:2, 13:19, 14:4, \\ 15:13, 18:18, 21:1, \\ 22:14 \\ \textbf{next [1] - 9:7} \\ \textbf{nice [2] - 9:3, 9:8} \\ number [3] - 14:3, \\ 15:4, 20:16 \\ \hline $	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16, 8:18, 11:2, 12:5,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22, 19:20 I imagine [2] - 20:12, 21:3 important [1] - 23:12	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1, 7:6 last [1] - 25:11 learn [1] - 16:6 leaves [1] - 6:16 less [2] - 22:4, 24:9 lessons [1] - 8:19 letters [1] - 5:4 level [2] - 17:19, 26:8	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22, 16:3, 16:18, 16:21, 17:18, 17:21, 18:1, 18:4, 18:15, 18:20,	name [1] - 7:5 nature [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3, 15:4, 20:16 O o'clock [2] - 6:16, 6:17 objecting [1] - 6:5 occupancy [1] - 20:15 occupied [2] - 12:19, 18:3 occupy [1] - 12:15 odd [1] - 22:2 off-street [4] - 15:2, 15:15, 20:4, 23:13	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16, 8:18, 11:2, 12:5, 13:1, 16:10, 16:14,
18:20, 19:5 guys [1] - 16:2 <b>H</b> handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22, 19:20 <b>I</b> imagine [2] - 20:12, 21:3 important [1] - 23:12 impossible [1] - 9:17	kids [9] - 7:14, 7:15, 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind [3] - 9:12, 16:15, 24:19 KRILLENBERGER [8] - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord [3] - 4:20, 19:7, 22:21 large [3] - 6:22, 7:1, 7:6 last [1] - 25:11 learn [1] - 16:6 leaves [1] - 6:16 less [2] - 22:4, 24:9 lessons [1] - 8:19 letters [1] - 5:4 level [2] - 17:19, 26:8 license [1] - 19:10	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22, 16:3, 16:18, 16:21, 17:18, 17:21, 18:1, 18:4, 18:15, 18:20, 19:4, 19:21, 20:9,	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16, 8:18, 11:2, 12:5, 13:1, 16:10, 16:14, 16:17, 20:1, 20:2,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22, 19:20 I imagine [2] - 20:12, 21:3 important [1] - 23:12 impossible [1] - 9:17 increase [3] - 17:2,	kids $[9] - 7:14, 7:15,$ 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind $[3] - 9:12, 16:15,$ 24:19 KRILLENBERGER $[8]$ - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord $[3] - 4:20,$ 19:7, 22:21 large $[3] - 6:22, 7:1,$ 7:6 last $[1] - 25:11$ learn $[1] - 16:6$ leaves $[1] - 6:16$ less $[2] - 22:4, 24:9$ lessons $[1] - 8:19$ letters $[1] - 5:4$ level $[2] - 17:19, 26:8$ license $[1] - 19:10$ lieu $[1] - 15:11$	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22, 16:3, 16:18, 16:21, 17:18, 17:21, 18:1, 18:4, 18:15, 18:20, 19:4, 19:21, 20:9, 20:13, 20:18, 20:21,	name [1] - 7:5 nature [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3, 15:4, 20:16 O o'clock [2] - 6:16, 6:17 objecting [1] - 6:5 occupancy [1] - 20:15 occupied [2] - 12:19, 18:3 occupy [1] - 12:15 odd [1] - 22:2 off-street [4] - 15:2, 15:15, 20:4, 23:13 offering [1] - 24:21 office [1] - 22:11	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 particular [1] - 15:15 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16, 8:18, 11:2, 12:5, 13:1, 16:10, 16:14, 16:17, 20:1, 20:2, 20:16, 21:13, 21:16,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22, 19:20 I imagine [2] - 20:12, 21:3 important [1] - 23:12 impossible [1] - 9:17 increase [3] - 17:2, 18:11, 18:16	kids $[9] - 7:14, 7:15,$ 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind $[3] - 9:12, 16:15,$ 24:19 KRILLENBERGER $[8]$ - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 L landlord $[3] - 4:20,$ 19:7, 22:21 large $[3] - 6:22, 7:1,$ 7:6 last $[1] - 25:11$ learn $[1] - 16:6$ leaves $[1] - 6:16$ less $[2] - 22:4, 24:9$ lessons $[1] - 8:19$ letters $[1] - 5:4$ level $[2] - 17:19, 26:8$ license $[1] - 19:10$ lieu $[1] - 15:11$ literally $[1] - 25:10$	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22, 16:3, 16:18, 16:21, 17:18, 17:21, 18:1, 18:4, 18:15, 18:20, 19:4, 19:21, 20:9, 20:13, 20:18, 20:21, 21:6, 21:12, 21:18,	name [1] - 7:5 nature [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3, 15:4, 20:16 O o'clock [2] - 6:16, 6:17 objecting [1] - 6:5 occupancy [1] - 20:15 occupied [2] - 12:19, 18:3 occupy [1] - 12:15 odd [1] - 22:2 off-street [4] - 15:2, 15:15, 20:4, 23:13 offering [1] - 24:21 office [1] - 22:8	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16, 8:18, 11:2, 12:5, 13:1, 16:10, 16:14, 16:17, 20:1, 20:2, 20:16, 21:13, 21:16, 23:2, 23:7, 23:10,
18:20, 19:5 guys [1] - 16:2 H handout [1] - 22:4 hard [1] - 7:4 headlock [1] - 16:11 hear [6] - 9:2, 9:5, 9:7, 9:11, 22:14, 26:5 hearing [1] - 4:22 help [1] - 7:8 Hinsdale [2] - 12:11, 25:2 honest [1] - 13:12 hoping [1] - 4:10 hour [2] - 13:14, 23:15 hours [3] - 8:5, 8:22, 19:20Iimagine [2] - 20:12, 21:3 important [1] - 23:12 impossible [1] - 9:17 increase [3] - 17:2, 18:11, 18:16 increased [1] - 19:15	kids $[9] - 7:14, 7:15,$ 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind $[3] - 9:12, 16:15,$ 24:19 KRILLENBERGER $[8]$ - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 Landlord $[3] - 4:20,$ 19:7, 22:21 large $[3] - 6:22, 7:1,$ 7:6 last $[1] - 25:11$ learn $[1] - 16:6$ leaves $[1] - 6:16$ less $[2] - 22:4, 24:9$ lessons $[1] - 8:19$ letters $[1] - 5:4$ level $[2] - 17:19, 26:8$ license $[1] - 19:10$ lieu $[1] - 15:11$ literally $[1] - 25:10$ Look $[1] - 17:17$	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22, 16:3, 16:18, 16:21, 17:18, 17:21, 18:1, 18:4, 18:15, 18:20, 19:4, 19:21, 20:9, 20:13, 20:18, 20:21, 21:6, 21:12, 21:18, 21:22, 22:10, 22:13,	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16, 8:18, 11:2, 12:5, 13:1, 16:10, 16:14, 16:17, 20:1, 20:2, 20:16, 21:13, 21:16, 23:2, 23:7, 23:10, 23:12, 23:15, 24:18
$\begin{array}{c} 18:20, 19:5\\ \textbf{guys} [1] - 16:2\\ \hline \textbf{H}\\ \hline \textbf{handout} [1] - 22:4\\ \hline \textbf{hard} [1] - 7:4\\ \hline \textbf{headlock} [1] - 16:11\\ \hline \textbf{hear} [6] - 9:2, 9:5, 9:7,\\ 9:11, 22:14, 26:5\\ \hline \textbf{hearing} [1] - 4:22\\ \hline \textbf{help} [1] - 7:8\\ \hline \textbf{Hinsdale} [2] - 12:11,\\ 25:2\\ \hline \textbf{honest} [1] - 13:12\\ \hline \textbf{hoping} [1] - 4:10\\ \hline \textbf{hour} [2] - 13:14, 23:15\\ \hline \textbf{hours} [3] - 8:5, 8:22,\\ 19:20\\ \hline \textbf{l}\\ \hline \textbf{imagine} [2] - 20:12,\\ 21:3\\ \hline \textbf{important} [1] - 23:12\\ \hline \textbf{impossible} [1] - 9:17\\ \hline \textbf{increase} [3] - 17:2,\\ 18:11, 18:16\\ \hline \textbf{increasing} [1] - 10:5\\ \hline \textbf{increasing} [1] - 10:5\\ \hline \end{array}$	kids $[9] - 7:14, 7:15,$ 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind $[3] - 9:12, 16:15,$ 24:19 KRILLENBERGER $[8]$ - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 Landlord $[3] - 4:20,$ 19:7, 22:21 large $[3] - 6:22, 7:1,$ 7:6 last $[1] - 25:11$ learn $[1] - 16:6$ leaves $[1] - 6:16$ less $[2] - 22:4, 24:9$ lessons $[1] - 8:19$ letters $[1] - 5:4$ level $[2] - 17:19, 26:8$ license $[1] - 19:10$ lieu $[1] - 15:11$ literally $[1] - 25:10$ Look $[1] - 17:17$ look $[1] - 14:11$	13:10 most [1] - 21:4 motion [1] - 26:5 move [1] - 26:10 MR [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22, 16:3, 16:18, 16:21, 17:18, 17:21, 18:1, 18:4, 18:15, 18:20, 19:4, 19:21, 20:9, 20:13, 20:18, 20:21, 21:6, 21:12, 21:18, 21:22, 22:10, 22:13, 22:17, 22:18, 22:19,	name [1] - 7:5 nature [1] - 7:5 nature [1] - 17:6 nearby [1] - 5:17 needed [1] - 14:13 new [9] - 6:11, 10:1, 10:2, 13:19, 14:4, 15:13, 18:18, 21:1, 22:14 next [1] - 9:7 nice [2] - 9:3, 9:8 number [3] - 14:3, 15:4, 20:16 O o'clock [2] - 6:16, 6:17 objecting [1] - 6:5 occupancy [1] - 20:15 occupied [2] - 12:19, 18:3 occupy [1] - 12:15 odd [1] - 22:2 off-street [4] - 15:2, 15:15, 20:4, 23:13 offering [1] - 24:21 office [1] - 22:11 once [1] - 22:8 one [7] - 6:4, 7:18, 10:14, 20:17, 21:11,	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16, 8:18, 11:2, 12:5, 13:1, 16:10, 16:14, 16:17, 20:1, 20:2, 20:16, 21:13, 21:16, 23:2, 23:7, 23:10, 23:12, 23:15, 24:18 per [5] - 14:16, 18:13,
18:20, 19:5         guys [1] - 16:2         H         handout [1] - 22:4         hard [1] - 7:4         headlock [1] - 16:11         hear [6] - 9:2, 9:5, 9:7,         9:11, 22:14, 26:5         hearing [1] - 4:22         help [1] - 7:8         Hinsdale [2] - 12:11,         25:2         honest [1] - 13:12         hoping [1] - 4:10         hour [2] - 13:14, 23:15         hours [3] - 8:5, 8:22,         19:20         I         imagine [2] - 20:12,         21:3         important [1] - 23:12         impossible [1] - 9:17         increase [3] - 17:2,         18:11, 18:16         increased [1] - 19:15	kids $[9] - 7:14, 7:15,$ 7:18, 12:21, 13:1, 13:2, 24:8, 24:9, 24:14 kind $[3] - 9:12, 16:15,$ 24:19 KRILLENBERGER $[8]$ - 4:21, 5:16, 5:20, 6:3, 18:15, 18:20, 26:10, 26:21 Landlord $[3] - 4:20,$ 19:7, 22:21 large $[3] - 6:22, 7:1,$ 7:6 last $[1] - 25:11$ learn $[1] - 16:6$ leaves $[1] - 6:16$ less $[2] - 22:4, 24:9$ lessons $[1] - 8:19$ letters $[1] - 5:4$ level $[2] - 17:19, 26:8$ license $[1] - 19:10$ lieu $[1] - 15:11$ literally $[1] - 25:10$ Look $[1] - 17:17$	13:10 <b>most</b> [1] - 21:4 <b>motion</b> [1] - 26:5 <b>move</b> [1] - 26:10 <b>MR</b> [91] - 4:16, 4:21, 5:1, 5:5, 5:9, 5:11, 5:12, 5:14, 5:15, 5:16, 5:18, 5:19, 5:20, 5:22, 6:3, 6:7, 6:14, 6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 9:10, 9:19, 10:1, 10:8, 10:10, 10:12, 10:14, 10:17, 10:18, 10:20, 10:21, 11:1, 11:4, 11:5, 11:8, 11:10, 11:11, 11:13, 11:20, 11:22, 12:1, 12:3, 12:19, 13:12, 13:17, 13:21, 14:19, 15:3, 15:13, 15:17, 15:22, 16:3, 16:18, 16:21, 17:18, 17:21, 18:1, 18:4, 18:15, 18:20, 19:4, 19:21, 20:9, 20:13, 20:18, 20:21, 21:6, 21:12, 21:18, 21:22, 22:10, 22:13,	$\begin{tabular}{lllllllllllllllllllllllllllllllllll$	10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16, 8:18, 11:2, 12:5, 13:1, 16:10, 16:14, 16:17, 20:1, 20:2, 20:16, 21:13, 21:16, 23:2, 23:7, 23:10, 23:12, 23:15, 24:18

percent [1] - 24:13	S	10:9, 12:15, 18:17,	Т	Wednesday [2] - 7:21,
permit [1] - 20:15	CALALL (*** 4:40	19:11, 20:17, 20:19,		13:7
Permit [1] - 26:6	<b>SALAH</b> [38] - 4:16,	21:2, 25:12	talks [1] - 17:13	weekdays [1] - 22:5
person [2] - 21:1,	5:5, 5:11, 5:22, 6:14,	spaces [12] - 6:19,	temporary [2] - 18:21,	weekends [1] - 22:13
21:15	6:21, 7:14, 8:2, 8:6, 9:1, 9:5, 10:17,	14:13, 15:6, 15:7,	24:2	weird [1] - 17:11
persons [1] - 18:13		15:8, 15:11, 16:1,	ten [1] - 21:10	west [1] - 24:4
PETERSON [1] -	10:20, 11:1, 11:5, 11:10, 11:13, 12:3,	19:8, 21:1, 21:3,	tenant [4] - 18:3,	WILLOBEE [3] -
26:19	12:19, 13:12, 13:17,	22:20, 23:2	20:19, 22:21, 23:2	15:22, 23:5, 26:15
piano [4] - 4:18, 8:16,	15:17, 16:3, 18:1,	speaking [2] - 7:15,	tenants [4] - 4:17,	wondered [1] - 21:4
8:18, 22:11	18:4, 19:4, 19:21,	12:22	6:14, 10:16, 22:8	wonderful [1] - 16:6
pianos [2] - 9:2, 9:6	20:9, 20:21, 21:12,	special [1] - 15:9	thinking [3] - 6:8,	
pleasant [1] - 9:3	22:10, 22:18, 23:1,	Special [1] - 26:6	8:18, 19:16	Y
positive [1] - 24:18	23:9, 24:12, 25:1,	specific [2] - 13:22,	three [1] - 21:15	years [2] - 12:4, 25:5
potentially [1] - 10:10	26:4, 26:22	23:2	Thursday [4] - 11:15,	<b>yoga</b> [2] - 14:3, 15:3
practice [2] - 11:16,	satisfy [1] - 21:3	<b>spend</b> [2] - 16:8,	12:13, 13:7	<b>YU</b> [19] - 5:1, 5:9, 5:12,
23:6	Saturday [14] - 4:4,	16:16	tons [1] - 8:13	5:15, 5:18, 9:19,
pretty [2] - 11:14,	7:21, 12:13, 12:16,	spent [1] - 16:13	tough [1] - 19:6	10:1, 10:8, 10:10,
11:16	12:20, 13:5, 13:10,	sports [1] - 18:12	tow [3] - 11:9, 11:12,	13:21, 15:3, 15:13,
prevail [1] - 7:5	13:16, 19:14, 19:16,	square [3] - 20:11,	11:17	17:21, 20:13, 20:18,
previous [1] - 22:14	22:6, 22:7, 22:10,	20:14, 20:20	towed [1] - 11:19	21:6, 22:13, 22:17,
private [1] - 20:7	22:18	standard [1] - 21:9	towing [1] - 11:9	22:19
problem [2] - 12:17,	Saturdays [5] - 12:20,	start [2] - 4:6, 8:9	town [1] - 24:4	22.15
23:18	19:20, 20:2, 23:18,	started [2] - 7:1, 7:3	tried [1] - 25:10	Z
proceedings [1] - 27:3	25:7	starts [1] - 15:1	trigger [1] - 10:6	Ľ
program [1] - 25:22	saw [2] - 17:16, 19:20	stay [3] - 8:7, 16:5	true [1] - 25:9	<b>ZBA</b> [1] - 15:12
property [1] - 5:19	schedule [1] - 19:21	Steinway [1] - 8:19	trying [1] - 19:2	zoning [1] - 21:7
public [3] - 4:22, 5:3,	scheduling [1] - 8:5	sticker [1] - 10:19	<b>two</b> [4] - 4:17, 7:19,	
10:12	school [7] - 6:22, 7:1,	stickers [2] - 10:16,	13:15, 21:11	
<b>put</b> [1] - 11:6	7:7, 18:19, 24:2,	10:22	two-story [1] - 4:17	
	24:13	still [1] - 23:21	typically [1] - 10:1	
Q	School [1] - 9:6	storage [5] - 4:17,		
quarter (4) 22:14	school 's [1] - 25:8	4:19, 17:22, 18:19,	U	
quarter [1] - 23:14 questions [3] - 4:13,	schools [4] - 7:16,	18:21	<b>U.S</b> [1] - 12:4	
13:19, 26:1	13:1, 21:14, 24:13	Storage [1] - 17:20	under [3] - 14:19,	
	seating [1] - 17:14	store [2] - 4:18, 22:11	16:18, 16:19	
quiet [1] - 8:17	second [1] - 26:11	story [1] - 4:17	understood [1] - 5:8	
П	section [1] - 14:20	street [7] - 15:2,	UNELL [1] - 26:14	
R	<b>see</b> [6] - 14:22, 18:8,	15:15, 15:18, 20:4,	unique [1] - 24:21	
read [2] - 17:4, 17:9	19:18, 19:22, 22:4,	20:6, 23:13, 24:3	units [4] - 17:1, 17:7,	
reading [1] - 18:10	24:16	strongest [1] - 13:8	17:8, 17:14	
real [1] - 14:5	sentence [1] - 10:14	structure [2] - 17:2,	unoccupied [1] - 19:9	
really [2] - 24:16, 25:2	separate [2] - 21:9	25:6	<b>up</b> [3] - 12:9, 24:2,	
Really [1] - 25:15	set [2] - 12:9, 14:6	structured [1] - 7:11	24:3	
receipts [1] - 5:13	shared [1] - 10:10	struggled [1] - 7:3	upper [1] - 25:7	
recreation [1] - 18:13	sheet [1] - 11:6	student [2] - 7:8, 16:8	upstairs [1] - 9:6	
require [3] - 10:13,	short [1] - 24:8	students [6] - 8:8,	uses [1] - 21:1	
13:20, 14:4	sign [1] - 11:9	10:21, 11:19, 21:7,		
required [3] - 6:9,	signage [1] - 15:8	21:11, 21:15	V	
13:21, 21:1	sitters [1] - 13:2	<b>studio</b> [4] - 8:13, 14:3,		
requirements [2] -	<b>size</b> [3] - 6:21, 7:9,	15:3, 26:7	vacant [3] - 10:9,	
6:13, 16:19	15:22	stuff [1] - 8:19	17:21, 18:17	
residents [3] - 5:17,	small [1] - 7:7	submitted [1] - 26:9	valet [1] - 25:19	
5:21, 6:2	someone [1] - 16:13	summer [3] - 7:22,	vary [1] - 22:21	
restaurant [1] - 11:3	sometimes [3] - 11:2,	8:3, 8:5	versus [1] - 6:9	
restaurants [1] - 25:16	13:2, 20:1	summertime [2] - 8:8	violations [1] - 11:12	
restriction [1] - 18:6	sorry [2] - 5:2, 8:2	Sunday [2] - 12:13,	14/	
reviewed [1] - 14:2	Sorry [1] - 6:15	12:14	W	
Rock [1] - 9:7	south [1] - 24:5	super [1] - 8:17	walk [3] - 23:15, 24:4,	1
<b>run</b> [2] - 4:3, 7:18	<b>space</b> [10] - 4:15,	supposed [1] - 5:6	24:11	
	- <u> </u>	swimming [1] - 8:10		

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

1

)

taken at the public hearing of the aboveentitled 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.

	0		
1	2 ALSO PRESENT:	1	4
2	MR. CHAN YU, Village Planner;	1	MR. ISMAIL: Good evening. My name is
		2	Maher Ismail, M-a-h-e-r. Last name, I-s-m-a-i-l.
3	MR. MAHER ISMAIL, Applicant.	3	CHAIRMAN CASHMAN: And where do you
		4	live?
4		5	MR. ISMAIL: I'm in Orland Park.
_		6	CHAIRMAN CASHMAN: Okay. Are you a
5	CHAIRMAN CASHMAN: We now have two	7	neighbor of this property in town?
6 7	items here. One is Case A-21-2018. This is	8	MR. ISMAIL: I'm actually going to be
8	reopening the potential public comment after the certified mailing notice. So basically they had	9	one of the owners of the gym.
9	to basically reissue, there was something in the	07:55:50РМ 10	CHAIRMAN CASHMAN: Oh, okay.
07:54:22PM 10	timing?	11	MR. KRILLENBERGER: Oh, great.
11	MR. YU: Well, so I usually pick these	12	MR. ISMAIL: It's me and my partner.
12	up before the meeting. I don't know what	13	He was the one who came.
13	happened but	14	CHAIRMAN CASHMAN: Okay. I was going
14	CHAIRMAN CASHMAN: I remember it being	15	to say you must have gotten a haircut or
15	discussed.	16	something.
16	MR. YU: Yes. Commissioner Krillen-	17	MR. ISMAIL: He's on vacation but I was
17	berger asked about it. And I couldn't think if	18	here last time. He came up and spoke.
18	I collected this or not at the beginning of the	19	CHAIRMAN CASHMAN: My memory is not
19 07:54:38PM 20	meeting. And after the meeting, the	07:56:05PM <b>20</b>	great but
07:54:38PM 20 21	applicant reached out and said, actually, I	21	So were there any written comments?
22	thought I was supposed to send the certified	22	MR. YU: I did not receive any, no.
	3		5
1	3 mailing before the board meeting.	1	5 MR. KRILLENBERGER: Okay. And I think
1		1	
	mailing before the board meeting.		MR. KRILLENBERGER: Okay. And I think
2	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that.	2	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to
2 3	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for	2 3	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked
2 3 4	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have	2 3 4	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays.
2 3 4 5	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here.	2 3 4 5	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right.
2 3 4 5 6	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay.	2 3 4 5 6	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the
2 3 4 5 6 7	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just	2 3 4 5 6 7	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared
2 3 4 5 6 7 8	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if	2 3 4 5 6 7 8	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think
2 3 4 5 6 7 8 9	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if there are any public comments.	2 3 4 5 6 7 8 9	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there
2 3 4 5 6 7 8 9 9 07:55:00PM 10	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if there are any public comments. CHAIRMAN CASHMAN: So a motion to	2 3 4 5 6 7 8 9 9 075630PM 10	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there was a lot of on-street parking. But they are
2 3 4 5 6 7 8 9 07:55:00РМ 10 11	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if there are any public comments. CHAIRMAN CASHMAN: So a motion to reopen the public hearing for Case A-21-2018 to	2 3 4 5 6 7 8 9 07:56:30PM 10 11	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there was a lot of on-street parking. But they are not required to have that parking lot as a
2 3 4 5 6 7 8 9 9 07:55:00PM 10 11 12	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if there are any public comments. CHAIRMAN CASHMAN: So a motion to reopen the public hearing for Case A-21-2018 to be reopened for public comment.	2 3 4 5 6 7 8 9 9 07:56:30PM 10 11 12	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there was a lot of on-street parking. But they are not required to have that parking lot as a tenant, but they have that. And there is an
2 3 4 5 6 7 8 9 07:55:00PM 10 11 12 13	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if there are any public comments. CHAIRMAN CASHMAN: So a motion to reopen the public hearing for Case A-21-2018 to be reopened for public comment. MS. BRASELTON: So moved.	2 3 4 5 6 7 8 9 07:56:30PM 10 11 12 13	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there was a lot of on-street parking. But they are not required to have that parking lot as a tenant, but they have that. And there is an agreement with the landlord that they have shared parking passes for the people and the
2 3 4 5 6 7 8 9 07:55:00PM 10 11 12 13 14 15	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if there are any public comments. CHAIRMAN CASHMAN: So a motion to reopen the public hearing for Case A-21-2018 to be reopened for public comment. MS. BRASELTON: So moved. MR. KRILLENBERGER: I'll second. CHAIRMAN CASHMAN: All in favor?	2 3 4 5 6 7 8 9 07:56:30PM 10 11 12 13 14 15	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there was a lot of on-street parking. But they are not required to have that parking lot as a tenant, but they have that. And there is an agreement with the landlord that they have shared parking passes for the people and the students would likely be dropped off.
2 3 4 5 6 7 8 9 07.55.00PM 10 11 12 13 14 15 16	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if there are any public comments. CHAIRMAN CASHMAN: So a motion to reopen the public hearing for Case A-21-2018 to be reopened for public comment. MS. BRASELTON: So moved. MR. KRILLENBERGER: I'll second. CHAIRMAN CASHMAN: All in favor? MS. CRNOVICH: Aye.	2 3 4 5 6 7 8 9 07:56:30PM 10 11 12 13 14 15 16	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there was a lot of on-street parking. But they are not required to have that parking lot as a tenant, but they have that. And there is an agreement with the landlord that they have shared parking passes for the people and the students would likely be dropped off. I remember, Julie, you raised some
2 3 4 5 6 7 8 9 07:55:00PM 10 11 12 13 14 15 16 17	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if there are any public comments. CHAIRMAN CASHMAN: So a motion to reopen the public hearing for Case A-21-2018 to be reopened for public comment. MS. BRASELTON: So moved. MR. KRILLENBERGER: I'll second. CHAIRMAN CASHMAN: All in favor? MS. CRNOVICH: Aye. CHAIRMAN CASHMAN: Aye.	2 3 4 5 6 7 8 9 07:56:30PM 10 11 12 13 14 15 16 17	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there was a lot of on-street parking. But they are not required to have that parking lot as a tenant, but they have that. And there is an agreement with the landlord that they have shared parking passes for the people and the students would likely be dropped off. I remember, Julie, you raised some questions about that.
2 3 4 5 6 7 8 9 07:55:00PM 10 11 12 13 14 15 16 17 18	<ul> <li>mailing before the board meeting.</li> <li>CHAIRMAN CASHMAN: I recall that.</li> <li>MR. YU: So they met the deadlines for</li> <li>this public hearing, certified mailing. I have</li> <li>it here.</li> <li>CHAIRMAN CASHMAN: Okay.</li> <li>MR. YU: And basically we are just</li> <li>going to reopen the public hearing to see if</li> <li>there are any public comments.</li> <li>CHAIRMAN CASHMAN: So a motion to</li> <li>reopen the public hearing for Case A-21-2018 to</li> <li>be reopened for public comment.</li> <li>MS. BRASELTON: So moved.</li> <li>MR. KRILLENBERGER: I'll second.</li> <li>CHAIRMAN CASHMAN: All in favor?</li> <li>MS. CRNOVICH: Aye.</li> <li>CHAIRMAN CASHMAN: Aye.</li> <li>MR. JABLONSKI: Aye.</li> </ul>	2 3 4 5 6 7 8 9 07:56:30PM 10 11 12 13 14 15 16 17 18	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there was a lot of on-street parking. But they are not required to have that parking lot as a tenant, but they have that. And there is an agreement with the landlord that they have shared parking passes for the people and the students would likely be dropped off. I remember, Julie, you raised some questions about that.
2 3 4 5 6 7 8 9 	<ul> <li>mailing before the board meeting.</li> <li>CHAIRMAN CASHMAN: I recall that.</li> <li>MR. YU: So they met the deadlines for</li> <li>this public hearing, certified mailing. I have</li> <li>it here.</li> <li>CHAIRMAN CASHMAN: Okay.</li> <li>MR. YU: And basically we are just</li> <li>going to reopen the public hearing to see if</li> <li>there are any public comments.</li> <li>CHAIRMAN CASHMAN: So a motion to</li> <li>reopen the public hearing for Case A-21-2018 to</li> <li>be reopened for public comment.</li> <li>MS. BRASELTON: So moved.</li> <li>MR. KRILLENBERGER: I'll second.</li> <li>CHAIRMAN CASHMAN: All in favor?</li> <li>MS. CRNOVICH: Aye.</li> <li>CHAIRMAN CASHMAN: Aye.</li> <li>MR. JABLONSKI: Aye.</li> <li>MR. PETERSON: Aye.</li> </ul>	2 3 4 5 6 7 8 9 075830PM 10 11 12 13 14 15 16 17 18 19	<ul> <li>MR. KRILLENBERGER: Okay. And I think</li> <li>last time there was minimal objection to</li> <li>CHAIRMAN CASHMAN: I think we talked</li> <li>mostly about parking on Saturdays.</li> <li>MR. KRILLENBERGER: Right.</li> <li>CHAIRMAN CASHMAN: Because this is the</li> <li>lower level, and they are using that shared</li> <li>parking lot. But then my recollection, I think</li> <li>it's in the minutes here, is that we felt there</li> <li>was a lot of on-street parking. But they are</li> <li>not required to have that parking lot as a</li> <li>tenant, but they have that. And there is an</li> <li>agreement with the landlord that they have</li> <li>shared parking passes for the people and the</li> <li>students would likely be dropped off.</li> <li>I remember, Julie, you raised some</li> <li>questions about that.</li> <li>MR. ISMAIL: One of the positive things</li> <li>about it, our hours of operation are going to be</li> </ul>
2 3 4 5 6 7 8 9 07:55:00PM 10 11 12 13 14 15 16 17 18 19 20	mailing before the board meeting. CHAIRMAN CASHMAN: I recall that. MR. YU: So they met the deadlines for this public hearing, certified mailing. I have it here. CHAIRMAN CASHMAN: Okay. MR. YU: And basically we are just going to reopen the public hearing to see if there are any public comments. CHAIRMAN CASHMAN: So a motion to reopen the public hearing for Case A-21-2018 to be reopened for public comment. MS. BRASELTON: So moved. MR. KRILLENBERGER: I'll second. CHAIRMAN CASHMAN: All in favor? MS. CRNOVICH: Aye. CHAIRMAN CASHMAN: Aye. MR. JABLONSKI: Aye. MR. PETERSON: Aye. MS. BRASELTON: Aye.	2 3 4 5 6 7 8 9 07:56:30PM 10 11 12 13 14 15 16 17 18 19 20	MR. KRILLENBERGER: Okay. And I think last time there was minimal objection to CHAIRMAN CASHMAN: I think we talked mostly about parking on Saturdays. MR. KRILLENBERGER: Right. CHAIRMAN CASHMAN: Because this is the lower level, and they are using that shared parking lot. But then my recollection, I think it's in the minutes here, is that we felt there was a lot of on-street parking. But they are not required to have that parking lot as a tenant, but they have that. And there is an agreement with the landlord that they have shared parking passes for the people and the students would likely be dropped off. I remember, Julie, you raised some questions about that.
2 3 4 5 6 7 8 9 9 07:55:00PM 10 11 12 13 14 15 16 17 18 19	<ul> <li>mailing before the board meeting.</li> <li>CHAIRMAN CASHMAN: I recall that.</li> <li>MR. YU: So they met the deadlines for</li> <li>this public hearing, certified mailing. I have</li> <li>it here.</li> <li>CHAIRMAN CASHMAN: Okay.</li> <li>MR. YU: And basically we are just</li> <li>going to reopen the public hearing to see if</li> <li>there are any public comments.</li> <li>CHAIRMAN CASHMAN: So a motion to</li> <li>reopen the public hearing for Case A-21-2018 to</li> <li>be reopened for public comment.</li> <li>MS. BRASELTON: So moved.</li> <li>MR. KRILLENBERGER: I'll second.</li> <li>CHAIRMAN CASHMAN: All in favor?</li> <li>MS. CRNOVICH: Aye.</li> <li>CHAIRMAN CASHMAN: Aye.</li> <li>MR. JABLONSKI: Aye.</li> <li>MR. PETERSON: Aye.</li> </ul>	2 3 4 5 6 7 8 9 075830PM 10 11 12 13 14 15 16 17 18 19	<ul> <li>MR. KRILLENBERGER: Okay. And I think</li> <li>last time there was minimal objection to</li> <li>CHAIRMAN CASHMAN: I think we talked</li> <li>mostly about parking on Saturdays.</li> <li>MR. KRILLENBERGER: Right.</li> <li>CHAIRMAN CASHMAN: Because this is the</li> <li>lower level, and they are using that shared</li> <li>parking lot. But then my recollection, I think</li> <li>it's in the minutes here, is that we felt there</li> <li>was a lot of on-street parking. But they are</li> <li>not required to have that parking lot as a</li> <li>tenant, but they have that. And there is an</li> <li>agreement with the landlord that they have</li> <li>shared parking passes for the people and the</li> <li>students would likely be dropped off.</li> <li>I remember, Julie, you raised some</li> <li>questions about that.</li> <li>MR. ISMAIL: One of the positive things</li> <li>about it, our hours of operation are going to be</li> </ul>

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

1	G	5:4, 5:16, 5:19, 5:21,	second [1] - 7:8
-	V	6:7, 6:16, 6:18, 6:19,	see [1] - 6:11
<b>10</b> [1] - 6:6	great [2] - 4:10, 4:17	6:22, 7:7, 7:8, 7:9,	seeing [1] - 7:4
<b>15</b> [1] - 6:6	<b>gym</b> [2] - 4:8, 6:21	7:11, 7:12, 7:13,	shared [2] - 5:5, 5:11
	<b>gyms</b> [1] - 6:2	7:15, 7:16	spoiled [1] - 6:19
Α		<b>MS</b> [3] - 5:20, 7:10,	<b>spots</b> [4] - 6:6, 6:9,
	н	7:14	6:11, 6:15
above -entitled [1] -		must [1] - 4:14	stay [1] - 6:12
7:19	haircut [1] - 4:14		street [3] - 5:8, 6:9,
afternoon [1] - 5:22	hearing [1] - 7:6	Ν	6:17
agreement [1] - 5:10	hill [1] - 6:14		strip [1] - 6:13
anticipating [1] - 6:5	hours [1] - 5:17	name [1] - 4:1	• • • •
available [1] - 7:2		neighbor [1] - 4:5	structure [1] - 7:1
<b>Aye</b> [6] - 7:10, 7:11,		neighbors [1] - 5:18	students [1] - 5:12
7:12, 7:13, 7:14,	I-s-m-a-i-I [1] - 4:2		studio [1] - 6:5
7:15	ironically [1] - 6:7	0	<b>–</b>
	Ismail [1] - 4:1	able atten av 4.00	Т
В		objection [1] - 4:22	taught [1] - 6:2
<b>big</b> [1] - 6:17	<b>ISMAIL</b> [9] - 4:4, 4:7,	office [1] - 5:18	tenant [1] - 5:9
blocks [1] - 6:20	4:11, 4:15, 5:16, 5:21, 6:16, 6:10	on-street [1] - 5:8	top [1] - 6:14
BRASELTON [1] -	5:21, 6:16, 6:19, 7:16	one [3] - 4:8, 4:12,	town [1] - 4:6
7:14	7.10	5:16	true [2] - 6:16, 6:22
		operation [1] - 5:17	
build [1] - 6:3	J	Orland [1] - 4:4	U
building [1] - 6:8	JABLONSKI [2] - 7:8,	owners [1] - 4:8	0
С	7:12	_	<b>up</b> [3] - 4:16, 6:3, 6:13
	Julie [2] - 5:14, 7:9	Р	
CASHMAN [13] - 4:3,		park [1] - 6:20	V
4:5, 4:9, 4:13, 4:17,	K	Park [1] - 4:4	vacation [1] - 4:15
5:1, 5:4, 5:19, 6:7,		parked [1] - 6:7	
6:18, 6:22, 7:9, 7:11	kind [1] - 6:4	parking [8] - 5:2, 5:5,	14/
clientele [1] - 6:4	KRILLENBERGER [5]	5:8, 5:9, 5:11, 6:15,	W
close [1] - 7:6	- 4:10, 4:21, 5:3,	6:17, 7:1	walk [2] - 6:13, 6:21
comment [1] - 7:5	7:7, 7:15	part [1] - 6:13	written [1] - 4:19
comments [1] - 4:19		partner [1] - 4:11	
completed [1] - 7:1	L	partier [1] - 5:12	Y
corner [1] - 6:14	landlord [1] - 5:11	<b>people</b> [3] - 5:12, 6:6,	
CRNOVICH [2] - 5:20,	last [4] - 4:1, 4:16,	6:12	year [1] - 6:2
7:10	4:22, 6:8	PETERSON [1] - 7:13	<b>YU</b> [1] - 4:20
	level [1] - 5:5		
D	levels [1] - 7:3	positive [1] - 5:16 proceedings [1] - 7:18	
	likely [1] - 5:13		
done [1] - 6:1	live [1] - 4:3	property [1] - 4:6	
down [1] - 6:12	lower [1] - 5:4	public [2] - 7:5, 7:6	
downtown [1] - 6:20	luncheon [1] - 6:10	•	
dropped [1] - 5:13		Q	
during [1] - 5:22	м	questions [1] - 5:15	
	M		
E	<b>M-a-h-e-r</b> [1] - 4:1	R	
entire [1] - 7:2	Maher [1] - 4:1		
entitled [1] - 7:19	main [1] - 6:12	raised [1] - 5:14	
except [1] - 5:20	memory [1] - 4:17	receive [1] - 4:20	
expect [1] - 6:1	minimal [1] - 4:22	recollection [1] - 5:6	
expect [1] - 0.1	minutes [1] - 5:7	remember [1] - 5:14	
F	mostly [1] - 5:1	required [1] - 5:9	
<u> </u>	motion [2] - 7:5, 7:7		
felt [1] - 5:7	MR [31] - 4:3, 4:4, 4:5,	S	
first [1] - 6:2	4:7, 4:9, 4:10, 4:11,	Saturday [4] - 5:20,	
fortunate [1] - 6:21	4:13, 4:15, 4:17,	5:21, 6:8, 7:1	
funeral [1] - 6:10	4:20, 4:21, 5:1, 5:3,	Saturdays [1] - 5:2	



DATE:	September 25, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	100 Chestnut Street – Ivy Rehab – 1 New Illuminated Wall Sign Case A-29-2018

#### Summary

The Village of Hinsdale has received a sign application for Ivy Rehab, requesting approval to install 1 new illuminated wall sign at 100 Chestnut Street, units A and B in the B-3 General Business District. 100 Chestnut is a multi-tenant building with seven tenant spaces to share potentially (7x25=) 175 SF of signage.

#### **Request and Analysis**

The requested illuminated wall sign is proposed to be located on the front building facade. It would display green and blue text with a white sign backing. The proposed wall sign is 3'-8" tall and 9'-10" wide for an area of 36 SF (includes sign backing). The proposed internally illuminated channel letters would be mounted on an aluminum pan with push-through lettering. An exhibit of the sign illuminated is included in the application.

Per the Code, a multi-tenant building is permitted to request for 25 SF per tenant. Currently, 137 SF of 175 has been already been allocated. The proposed sign is 36 SF, which leaves 2 SF for the future and final 7<sup>th</sup> tenant at 100 Chestnut Street. The building owner understands and has acknowledged this on August 14, 2018, via email.

#### Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.



2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

#### Attachments:

- Attachment 1 Sign Application and Exhibits
- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Birds Eye View of 100 Chestnut Street
- Attachment 4 Street View of 100 Chestnut Street



#### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

#### Applicant

Name: Ivy Rehab

Address: 100 Chestnut Units A & B

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 410-9720 /-

E-Mail: mike@westernremac.com

Contact Name: Michael Conoscenti

#### Contractor

Name: Comet Neon, Inc.

Address: 1120 N. Ridge Ave.

City/Zip: Lombard, IL 60148

Phone/Fax: (630) 656-1085 / (630)656-1088

E-Mail: permits@cometneon.com

Contact Name: Marcin Wolak

ADDRESS OF SIGN LOCATION: 100 Chestnut St. Units A & B, Hinsdale IL, 60521

ZONING DISTRICT: B-1 Community Business District

SIGN TYPE: Wall Sign

**ILLUMINATION** Internally Illuminated

Sign Information: Overall Size (Square Feet): $36$ ( $9'-10'' \times 3'-8''$ ) Overall Height from Grade: $14'$ Ft. Proposed Colors (Maximum of Three Colors): • White	Site Information: Lot/Street Frontage: 200' ft. Building/Tenant Frontage: 31'-5" Tenant Frontage Existing Sign Information:	
PMS 363 Green	Business Name: Size of Sign: Square Feet	
PMS 542 Blue	Business Name:	
	Size of Sign: Square Feet	

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Man Well Signature of Applicant

6 8/18 Date

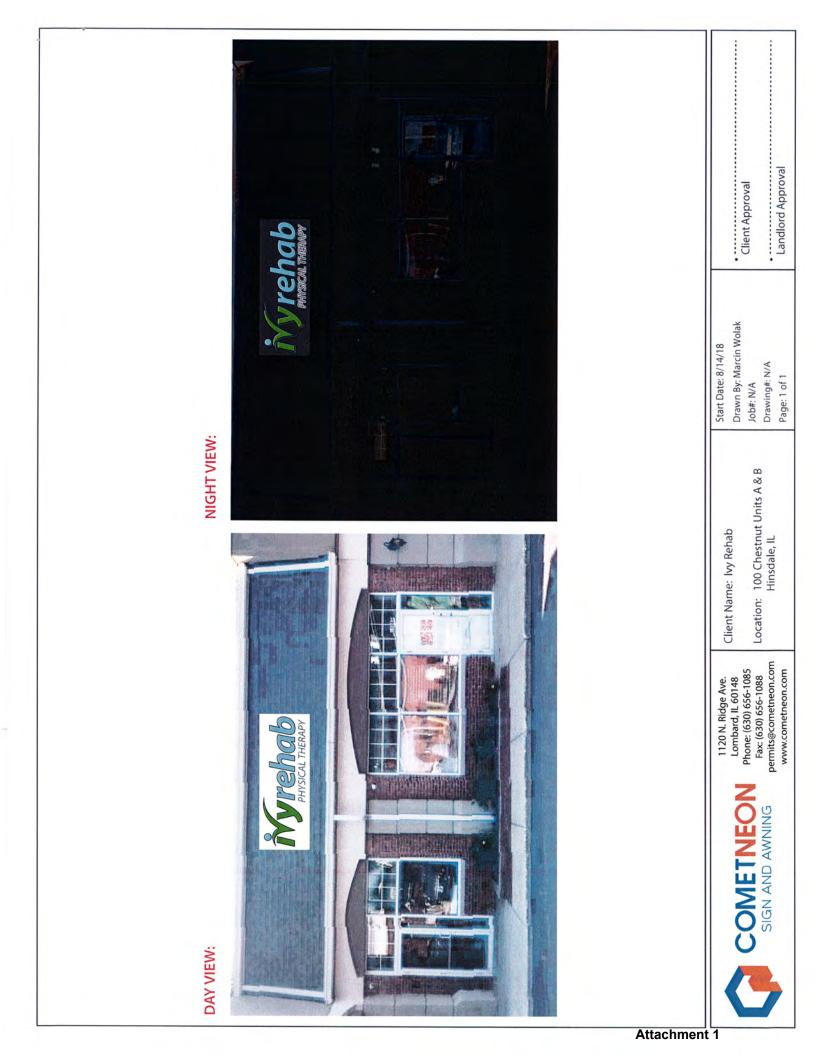
PLEASE SEE ATTICHED POR BUILDING OWNER APPROVIDE Signature of Building Owner Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

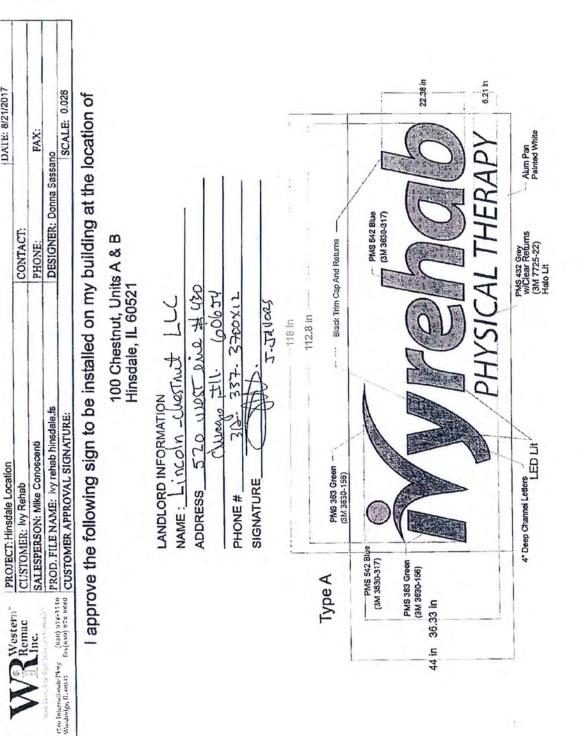
Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

DATE: 8/21/2017	CONTACT:	PHONE: FAX:	DESIGNER: Donna Sassano	SCALE: 0.028	
The Mestern" PROJECT: Hinsdale Location	Remac CUSTOMER: Ivy Rehab		1740 Internationale Pkwy. (630) 972-7770 PROD. FILE NAME: ivy rehab hinsdale.fs	Woodridge, IL 60517 fax(630) 972 9580 CUSTOMER APPROVAL SIGNATURE:	100 Chestnut Units A & B Hinsdale, IL 60521



Your Complete Sign Solution Provider*** SAL		
	CUSTOMER: Ivy Rehab	CONTACT:
	SALESPERSON: Mike Conoscenti	PHONE: FAX:
(wy. (630) 972-7770	PROD. FILE NAME: ivy rehab lobby sign type A.fs	DESIGNER: Donna Sassano
fax(630) 972 9680	CUSTOMER APPROVAL SIGNATURE:	SCALE: 0.038
- INSTALLATION OF INTERNALLY-ILLUMINATED ALUMINUM PAN W/ ACRYLIC PUSH-THRU LETT	JALLY-ILLUMINATED CHANNEL LETTERS MOUNTED ON C PUSH-THRU LETTERING	
		TYPICAL INTERNALLY-ILLUMINATED CHANNEL LETTERS & PUSH-THRU ACRYLIC
V Curr	- 118 in 	LawVoitage
TYDE A PMS 363 Green (3M 3630-156) (3M 3630-156) (3M 3630-317)	Bleck Trim Cap And Returns	
44 in 36.33 in	Vrehold 2201	
	PHYSICAL THERAPY	Not To Scale Connection Detail
4" Deep Channel Lottons ∠ LED Lit	Lit Aum Pan Willier Returns Aum Pan (3M 7725-22) Painted Write Halo Lit	1 1/2" Angle
		(4) (4)
MOUNTING NOTE: ANGLE BRACKETS SE PAN SECURED USING 3/8"x I"HEX SCREWS	MOUNTING NOTE: ANGLE BRACKETS SECURED USING 3/8"x 5" ANCHOR BOLTS PAN SECURED USING 3/8"x I"HEX SCREWS	
		Mechanical Fastemers (4) 2* Pan
		- wall

.



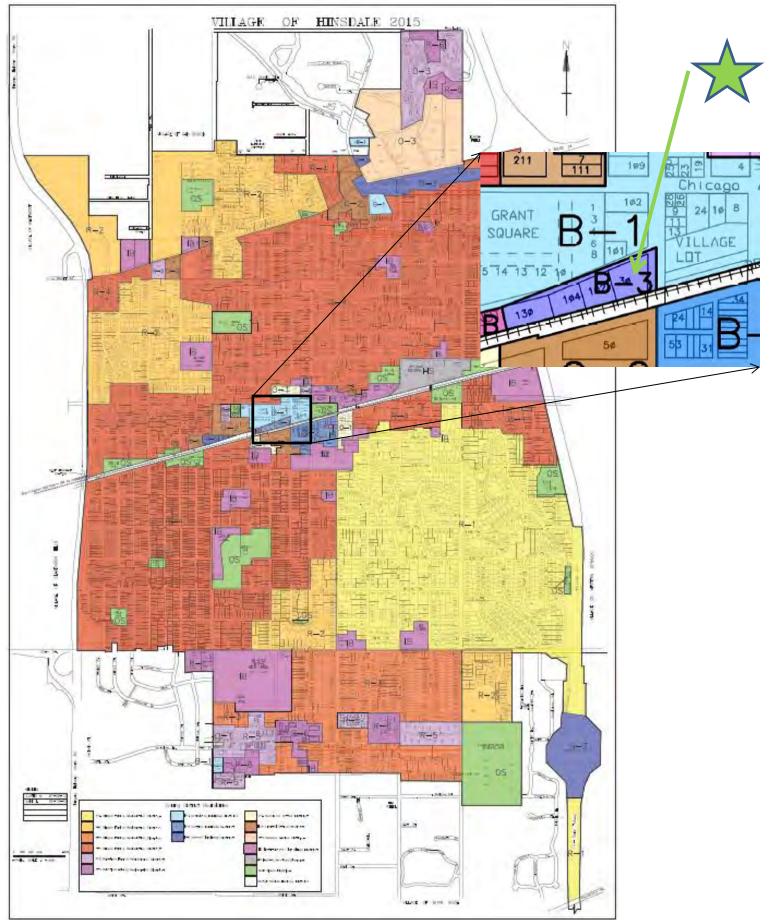
VC11VE/49786293.v4-9/1/17

88

DATE: 8/21/2017

### Attachment 2: Village of Hinsdale Zoning Map and Project Location

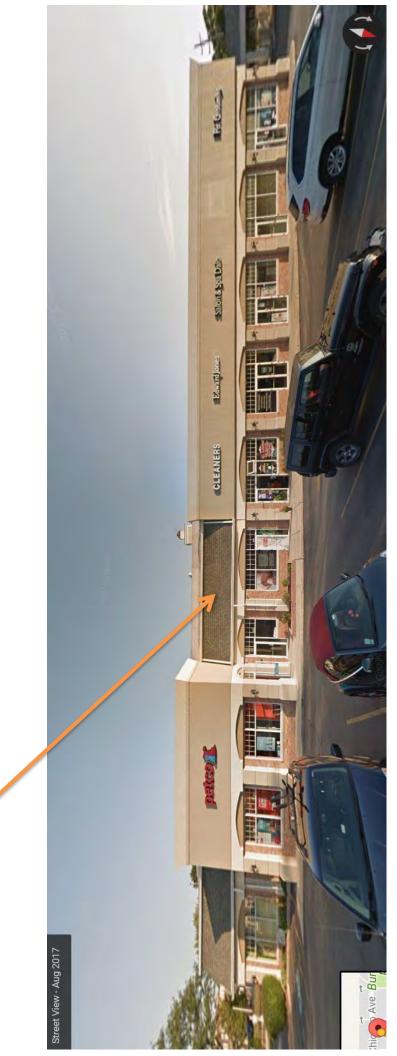




# Birds Eye View of 100 Chestnut Street (facing south) **Proposed Sign Location** Attachment 3:









DATE:	September 25, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	907 N. Elm Street – Rogers Behavioral Health – 1 New non-Illuminated Wall Sign Case A-35-2018

#### Summary

The Village of Hinsdale has received a sign application for Rogers Behavioral Health, requesting approval to install 1 new non-illuminated wall sign at 907 N. Elm Street, in the O-3 General Office District. 907 N. Elm Street is a multi-tenant office building on the corner of N. Elm Street and Spinning Wheel Road, with no existing wall signage.

#### **Request and Analysis**

The requested wall sign is proposed to be located on the south east building façade, facing Spinning Wheel Road. It would display white text cut from aluminum, with no sign backing. The proposed wall sign is 2'-9" tall and 9'-10" wide for an area of approximately 27 SF. The height of the sign is below the bottom of the second story window and approximately 15'.

#### Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity



to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

#### Attachments:

- Attachment 1 Sign Application and Exhibits
- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Birds Eye View of 907 N. Elm Street
- Attachment 4 Street View of 907 N. Elm Street



#### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

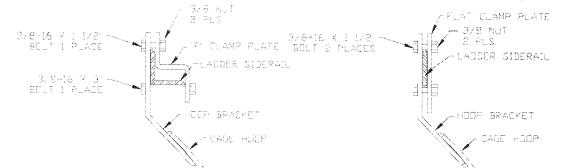
Applicant	Contractor	
Name:image360 sign companyAddress:3415 North 127th Street, Suite 200City/Zip:Brookfield, WI 53005Phone/Fax:228-8300 /E-Mail:info@image360brookfield.comContact Name:Dave Borleis	Name:image360 sign companyAddress:3415 North 127th Street, Suite 200City/Zip:Brookfield, WI 53005Phone/Fax:(262)228-8300/E-Mail:info@image360brookfield.comContact Name:Dave Borleis	
ADDRESS OF SIGN LOCATION: 907 N. Elm St. Hinsdale, IL 6052. ZONING DISTRICT: Please Select One SIGN TYPE: Wall Sign ILLUMINATION None		
Sign Information:         Overall Size (Square Feet): 26.70sf ( 32.64% x 117.8 w )         Overall Height from Grade: 20 Ft.         Proposed Colors (Maximum of Three Colors):         White         2	Site Information:         Lot/Street Frontage:         Building/Tenant Frontage:         70 lineal feet (width)         Existing Sign Information:         Business Name:       NO existing Sign         Size of Sign:       n/a         Susiness Name:       Square Feet         Business Name:       n/a         Size of Sign:       n/a         Size of Sign:       n/a	
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. $ \begin{array}{ccccccccccccccccccccccccccccccccccc$		

ASSEMBLY INSTRUCTIONS FOR MOUNTING THE	
CAGE TO A FLAT OR ANGLED SIDE R	AIL
(WITH A WIDTH OF TWO INCHES OR LESS)	
TOOLS REQUIRED FOR ASSEMBLY	
2 9/16" WRENCHES	

#### WARNING:

ASSEMBLY OF THESE TYPES OF LADDERS CAN BE INHERENTLY DANGEROUS. PLEASE TAKE ALL PRECAUTIONS NECESSARY DURING THE ASSEMBLY PROCESS. ALWAYS USE A SEPARATE LADDER TO FINISH ASSEMBLY IN HIGH PLACES. NEVER CLIMB A LADDER THAT IS NOT COMPLETELY ASSEMBLED. DO NOT ASSEMBLE OR USE A LADDER WITH MISSING OR DAMAGED PARTS. USE PROPER LIFTING MECHANICS WHEN ASSEMBLING A LADDER. WATCH FOR OVERHEAD ELECTRICAL HAZARDS AND OBSTRUCTIONS.

SECTIONAL CAGES ARE DESIGNED FOR MOUNTING ON VERTICAL LADDERS WITH RUNGS. THESE LADDERS SHOULD HAVE SIDERAILS MADE OF FLAT BAR OR ANGLES THAT ARE 2" OR LESS IN WIDTH. MOUNTING IS ACCOMPLISHED BY USING THE APPROPRIATE CLAMPS AS INDICATED BELOW.



#### THE SIDE RAIL ANGLES OR FLAT BARS

- THE EIGHTEEN (18") INCH LONG
   THREADED RODS ATTACHED TO THE
   HOOP BRACKETS ARE STIFFENERS FOR
   SHIPPING PURPOSES ONLY AND MUST
   BE DISCARDED.
- THE FOUR (4') FOOT LONG FLARED "BOTTOM SECTION" IS TO BE MOUNTED WITH THE FLARED END DOWN SO ITS LOWER EDGE IS BETWEEN SEVEN (7') AND EIGHT (8') FEET FROM THE FLOOR.
- THE SEVEN (7') FOOT LONG "TOP SECTION" MUST BE MOUNTED SO THAT ITS UPPER END IS FORTY-TWO (42") INCHES ABOVE THE LANDING SURFACE.
- USE 3/8-16 1 ½ X 2 ½ U-BOLT, 3/8 WASHERS AND 3/8 HEX NUTS TO ATTACH "TOP SECTION" TO HANDRAIL TUBE.

THESE CAGES MEET THE REQUIREMENTS OF OSHA STANDARD 1910.27 WHEN INSTALLED IN ACCORDANCE WITH THESE INSTRUCTIONS.

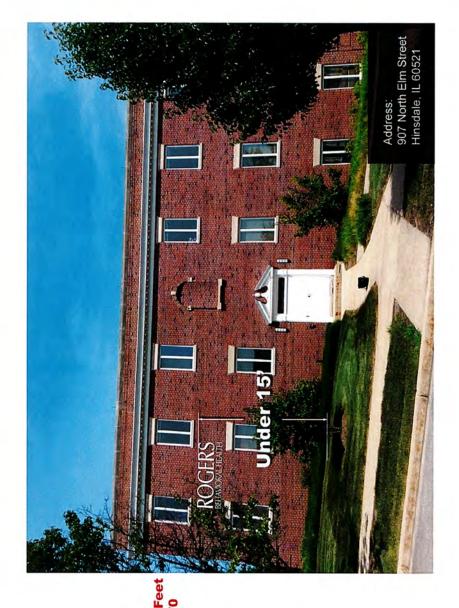
QUESTIONS OR INQUIRIES SHOULD BE DIRECTED TO: COTTERMAN COMPANY DIVISION OF MATERIAL CONTROL, INC. P.O. BOX 168 CROSWELL, MICHIGAN 484220 PHONE: (810) 679-4400 FAX: (810) 679-4510

NE: (810) 679-4400 FAX: (810) 679-4510 VIA E-MAIL: info@cotterman.com

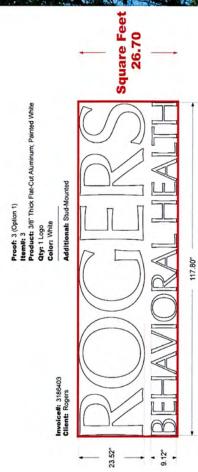
I0880001revB

©Copyright Cotterman Co. 2010 Division of Material Control, Inc.

1 OF 1

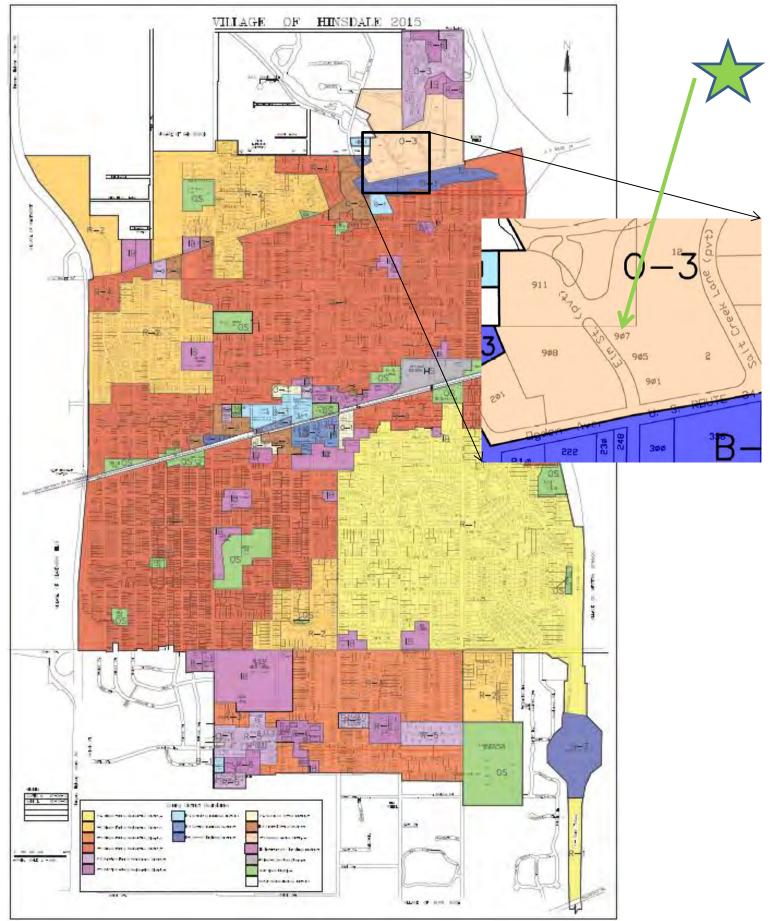


\$



## Attachment 2: Village of Hinsdale Zoning Map and Project Location

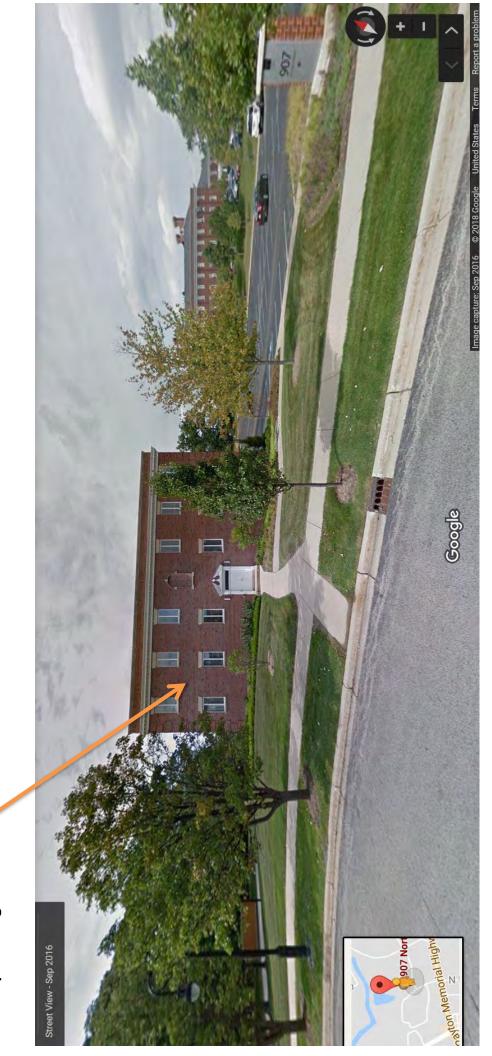








## Street View of 907 N. Elm Street (facing north) **Proposed Sign Location** Attachment 4:



Attachment 4



DATE:	September 25, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	36 S. Washington Street – Compass (real estate services) – 1 New Awning Sign Case A-36-2018

#### Summary

The Village of Hinsdale has received a sign application from South Water Signs, on behalf of Compass real estate services, requesting approval to install 1 new awning sign at 36 S. Washington Street, within the Historic Downtown District in the B-2 Central Business District.

#### **Request and Analysis**

The requested awning sign would replace the existing awning of the former tenant, Conlon/Christie's International Real Estate. The fabric of the awning is black and the text on the awning valance is white and made of vinyl. The text is 7-inches tall by 4-feet and 3-inches wide, for an area of 2.48 SF. The proposed awning sign is code compliant for a multi-tenant building in the B-2 Central Business District.

#### Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.



### MEMORANDUM

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

### Attachments:

- Attachment 1 Sign Application and Exhibit
- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Street View of 36 S. Washington Street



### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

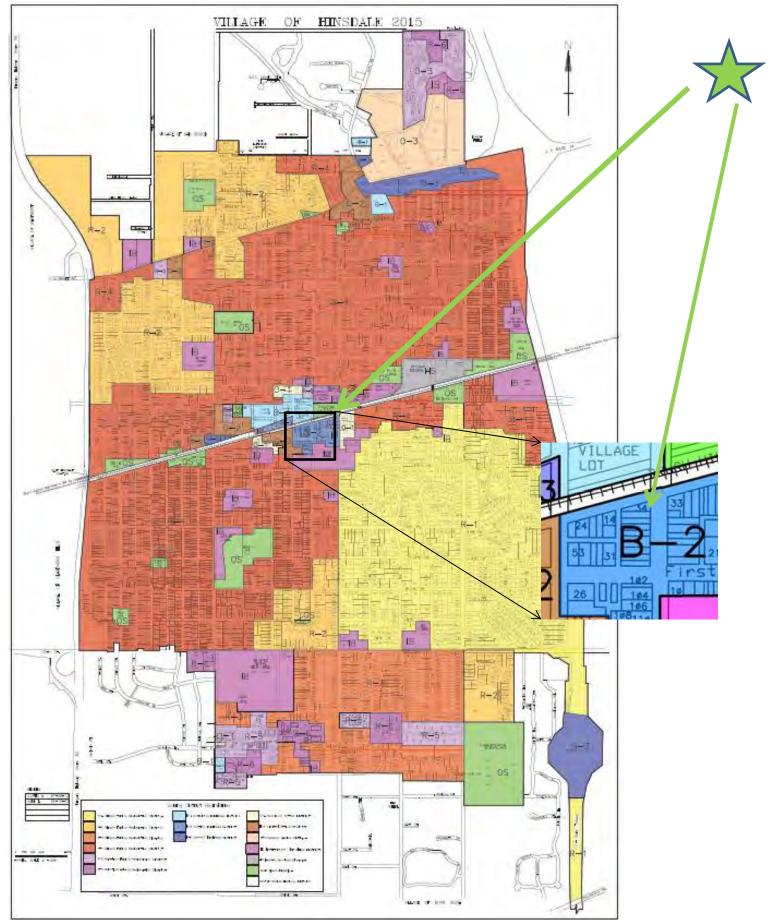
Applicant	Contractor
Name:Matt RestivoAddress:934 N. Church Rd.City/Zip:Elmhurst 60126Phone/Fax:( <sup>630</sup> )607/6738E-Mail:mrestivo@southwatersigns.comContact Name:Matt Restivo	Name:       South Water Signs         Address:       934 N. Church Rd.         City/Zip:       Elmhurst 60126         Phone/Fax:       630         607       /6738         E-Mail:       mrestivo@southwatersigns.com         Contact Name:       Matt Restivo
ADDRESS OF SIGN LOCATION: 36 S. Washing ZONING DISTRICT: Other SIGN TYPE: Other ILLUMINATION None	yton. Hinsdale, IL ▼ ▼
Sign Information:         Overall Size (Square Feet):       2.48       (7" x 51"         Overall Height from Grade:       10       Ft.         Proposed Colors (Maximum of Three Colors):       White         •	Site Information:         Lot/Street Frontage:         Building/Tenant Frontage:         Existing Sign Information:         Business Name:         Size of Sign:         Size of Sign:
and agree to comply with all Village of Hinsdale Ordin         Most Peaking       0         Signature of Applicant       0         Signature of Building Owner       0         FOR OFFICE USE ONLY – DO NOT WRITE BE	8/14/2018 ate ate LOW THIS LINE
Total square footage:       0       x \$4.00 =         Plan Commission Approval Date:       A	0 (Minimum \$75.00) dministrative Approval Date:



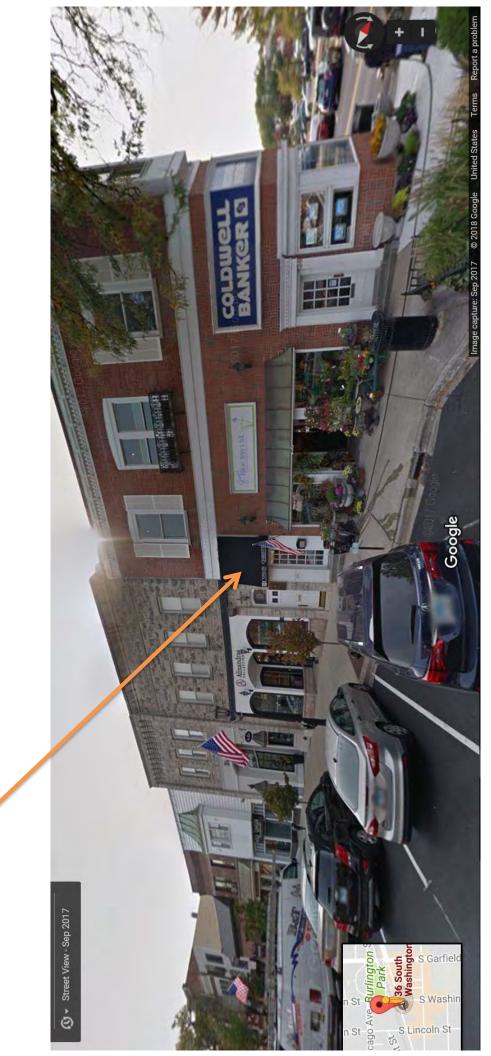
Attachment 1

# Attachment 2: Village of Hinsdale Zoning Map and Project Location





Street View of 36 S. Washington St. (facing southwest) **Proposed Sign Location** Attachment 3:



Attachment 3



### MEMORANDUM

DATE:	September 25, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	911 N. Elm Street – 1 New Multi-Tenant Illuminated Ground Sign Case A-38-2018

### Summary

The Village of Hinsdale has received a sign application from the owner entity of 911 N. Elm Street, GA HC REIT II Hinsdale MOB II LLC, requesting approval to install 1 new illuminated ground sign in the O-3 General Office District. 911 N. Elm Street is a multi-tenant office building at the northern end of N. Elm Street.

### **Request and Analysis**

The ground sign is proposed to be located on the south east corner of the parcel. The ground sign structure is 6' tall and 3'-10" wide, for an area of 23 SF. The single-faced sign face area is 4'-6" tall and 2'-8" wide, for an area of 12 SF. The sign structure is omitted from the sign area measurement. The request is Code compliant and the existing wooden ground sign would be removed.

Per the applicant, the ground sign base would be made of high density foam (HDU) and the material of the facade is HDU faux brick, with a color to match the brick of the building. The sign face outline/case is silver with black and red text only. The proposed ground sign is internally illuminated with LED, and the applicant has included a rendering of the sign at illuminated at night. Only the address would be illuminated, and the tenant spaces would not be illuminated.

The future tenant names would be black adhesive decals on acrylic. At the bottom of the sign face, there are 2 identification signs: Colony Capital is the ownership group that owns the property and CBRE is the property management company for the subject property at 911 N. Elm Street. The Colony Capital sign is 2.8" by 12.75" for an area of 0.25 SF and the CBRE sign is 2.5" by 7" for an area of 0.12 SF.

### Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall



### MEMORANDUM

establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

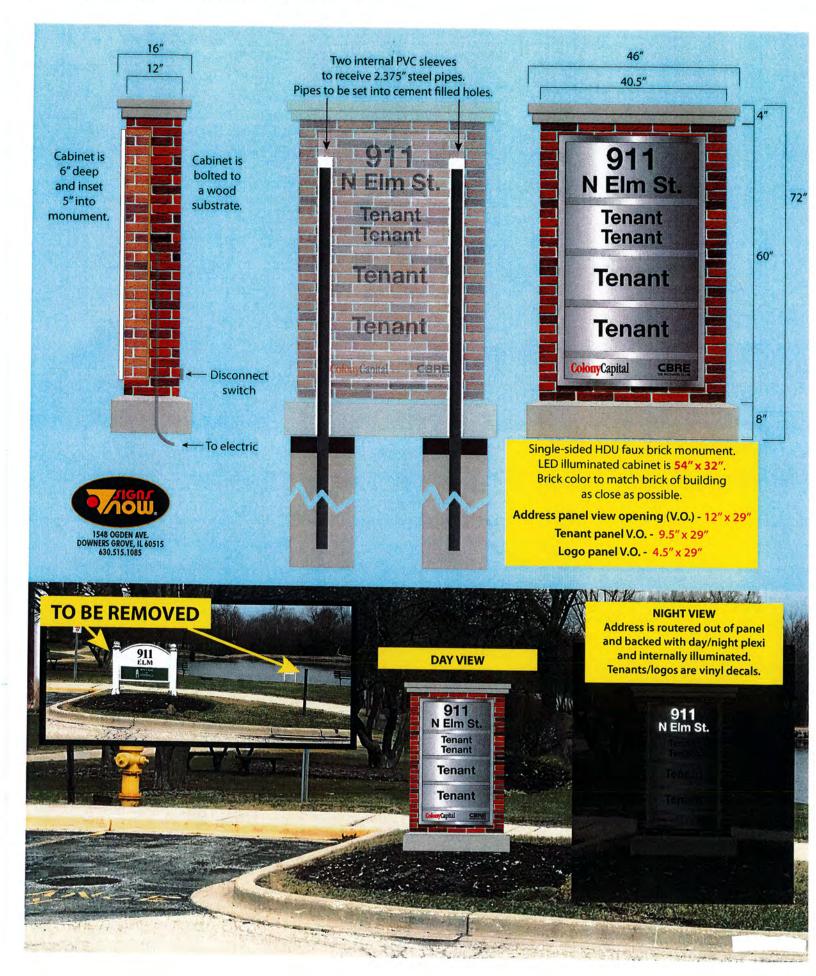
### Attachments:

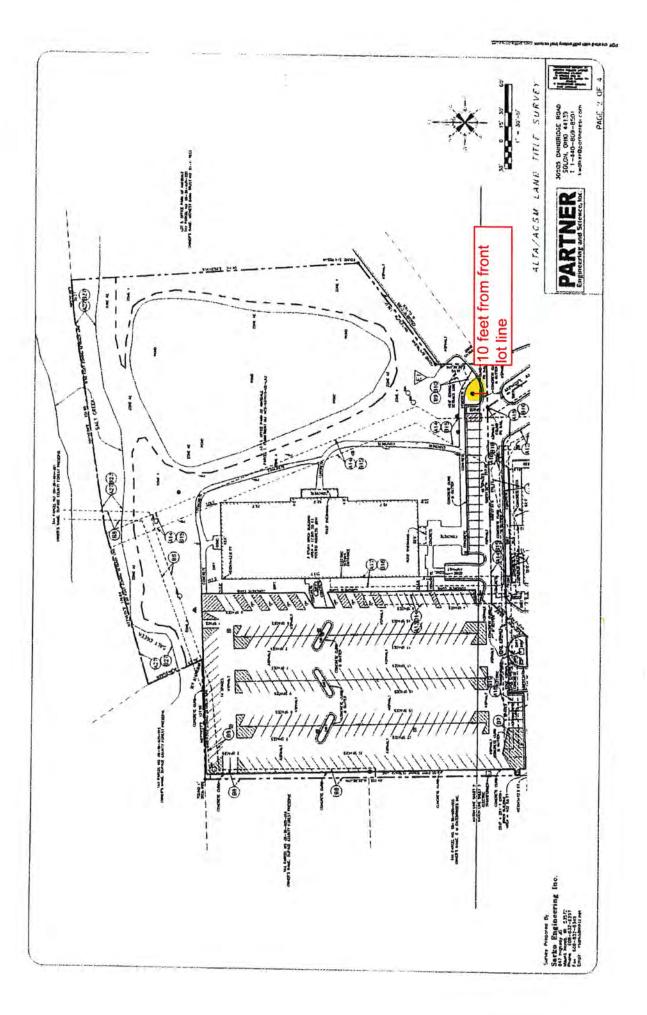
- Attachment 1 Sign Application and Exhibits
- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Birds Eye View of 907 N. Elm Street
- Attachment 4 Street View of 907 N. Elm Street
- Attachment 5 Parcel View of 907 N. Elm Street



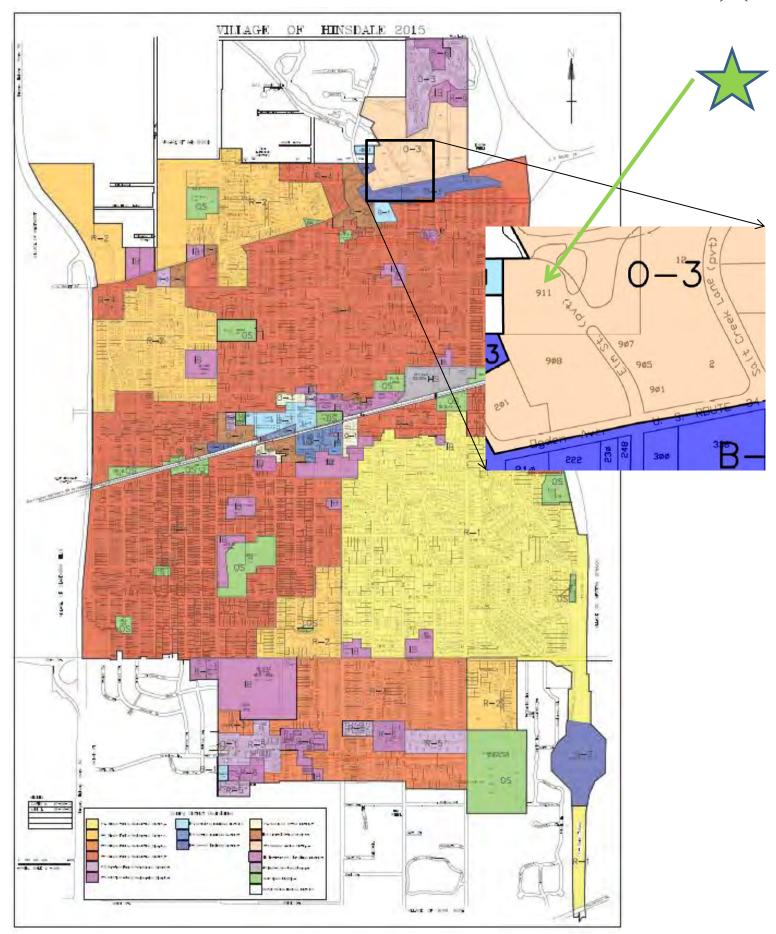
### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor				
Name: Signs Now Downers Grove	Contractor				
	Name: Signs Now Downers Grove				
Address: 1548 Ogden Ave.	Address: 1548 Ogden Ave.				
City/Zip: Downers Grove	City/Zip: Downers Grove				
Phone/Fax: (630) 515-1085 /515-1087	Phone/Fax: (630) 515-1085 /515-1087				
E-Mail: info@signsnowdownersgrove.com	E-Mail: info@signsnowdownersgrove.com				
Contact Name: Marlene Krick	Contact Name: Marlene Krick				
	Contact Name: <u>manone rulek</u>				
ADDRESS OF SIGN LOCATION: 911 N. Elm St., I	Hinsdala 60521				
ZONING DISTRICT: 0-3 General Office District					
SIGN TYPE: Monument Sign					
ILLUMINATION Internally Illuminated					
Sign Information:	Site Information:				
Overall Size (Square Feet): 23' (46" x 72")	Lot/Street Frontage:				
Overall Height from Grade: 6	Building/Tenant Frontage: 308' x 88'				
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:				
black	Business Name: Office Park of Hinsdale				
e white	Size of Sign: 20 Square Feet				
ored					
	Business Name:				
	Size of Sign: Square Feet				
I bereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Signature of Applical Signature of Building Owner GA HC REIT II Hinsdale MOB II LLC FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE					
Total square footage: $0$ x \$4.00 = $0$	(Minimum \$75.00)				
Plan Commission Approval Date: Admir	nistrative Approval Date:				
	Istrative Approval Date:				





# Attachment 2: Village of Hinsdale Zoning Map and Project Location







# Street View of 911 N. Elm Street (facing northwest) Attachment 4:



# Attachment 5: Parcel View of 911 N. Elm Street Proposed Sign Location







### MEMORANDUM

DATE:	September 25, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	336 E. Ogden Avenue – Bill Jacobs Group Land Rover Major Adjustment to approved Exterior Appearance/Site Plan to Renovate the Existing Building to include the Jaguar brand - Case A-34-2018

### Summary

On February 6, 2018, the Board of Trustees (BOT) approved Ordinance O2018-02, approving an Exterior Appearance and Site Plan for Bill Jacobs Land Rover to redevelop the former GM training facility at 336 E. Ogden Avenue and to relocate its existing Land Rover dealership from 300 E. Ogden Avenue to 336 E. Ogden Avenue. The primary request for this major adjustment is to demolish a portion of the front/north of the building, and construct an addition horizontally, to the west, to include the Jaguar brand in the building.

### **Request and Analysis**

The proposed horizontal addition will allow the dealership to have a symmetrical showroom to offer both Land Rover and Jaguar vehicles. The addition would not reduce the side yard setback, is within the current building envelope and not visible from the south or east property lines. The proposed addition's height will match the approved 20-foot building height, material and façade design. There are no proposed changes to the previously approved wall/fence, photometric site plan, or light fixtures.

This request is concurrently being reviewed by the Zoning Board of Appeals (ZBA) under case V-07-18. Per the code, a precode structure is not allowed to extend horizontally in the required 100-foot front yard setback. The proposed would extend horizontally to the west at the new 75-foot front yard setback. The code requires a 100-foot front yard setback from the Ogden Avenue centerline.

By demolishing a north portion of the wall, the front building setback would be pulled back 15 feet, and is an improvement from the existing legal nonconforming front setback of 60 feet from the Ogden Avenue centerline. To this end, the proposed request would establish a new front yard setback of 75 feet.

The applicant has hosted four (4) neighborhood meetings on July 6, 2018, July 12, 2018, July 26, 2018 and August 26, 2018, to introduce the scope of the application and answer potential questions by the community. Additional requested changes include:

- The garage door on the south has been eliminated and replaced with "man" doors.
- Reduction of garage doors on the east from 10 to 4 and parking spaces from 285 to 261.



### MEMORANDUM

- There is one (1) additional service bay inside, per the floor plan. However, consistent with the original approved plan, no service bays on the south or east will be immediately adjacent to an exterior door.
- Minor additions to the east and south, but within the current building envelope.
- No changes to the previously approved lighting site plan and privacy wall/fence.
- Construct a new 2-way circulation aisle, as supported by public input through the aforementioned neighborhood meetings, along the north side of the building. This is being concurrently reviewed by the ZBA to allow it to be 19' wide versus the required 24' width. The objective of the circulation aisle is to reduce internal traffic at the south of the subject property, which is closer to the residential neighborhood.
- Construct decorative display pads for vehicular parking within the 25' front yard. This is being concurrently reviewed by the ZBA to allow the front yard to be reduced to 5' versus the required 25'. Per the applicant, the purpose for this request is to meet Land Rover and Jaguar's requirement for exterior display vehicles with a front building façade that is symmetrical.

### Process

Pursuant to Section 11-606, the Chairman of the PC shall, at the public meeting on the application for exterior appearance review, allow any member of the general public to offer relevant material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-606.

### Attachments:

Attachment 1 – Summary Cover Letter (dated 10.31.17) and updated Application Exhibits (packet)

- Attachment 2 Zoning Map and Project Location
- Attachment 3 Birds Eye View Map
- Attachment 4 Street View of 336 E. Ogden Avenue
- Attachment 5 Previously Approved Ordinance/Exterior Appearance/Site Plan Exhibits (Case A-29-2017)

The Redmond Company Innovative Approach. Unique Solutions.

August 30, 2018

Village of Hinsdale Community Development Department c/o Chan Yu, Village Planner 5550 East Ave Hinsdale, IL 60521

Re: Plan Commission Public Hearing for Jacobs Jaguar Land Rover, September 2018

Mr. Yu, Mr. McGinnis, Board of Trustees, et al:

As requested, the memorandum below outlines the updated revisions to the documents originally dated 02.02.18 and approved in February of 2018. These revisions are a result of adding a Jaguar showroom to the building and in response to questions, comments, or requests from recent neighborhood meetings (7/6/18, 7/12/18, 7/26/18 and 8/26/18). Please note, there are <u>NO PROPOSED CHANGES</u> to the fence, photometric site plan, light fixtures or the ALTA Survey.

### 1. Schematic Floor Plan

- a. The most recent floor plan approved by the owner is provided. The building has been redesigned to accommodate the addition of a Jaguar showroom. The additional space needed to accommodate a second showroom resulted in a new floor plan layout.
- b. Due to the new showroom requirements, a portion of the existing building along Ogden avenue will be demolished and a new building façade re-built. The new façade will be located approximately 15 feet south of its current location, increasing the setback from E Ogden Avenue. Furthermore, a small addition at the north west corner of the building is being proposed to keep the building symmetrical along Ogden Avenue.
- c. A small addition is also being proposed along the South end of the building to provide additional space needed within the service department.
- d. The number of overhead doors provided on the east side of the building was significantly reduced.
- 2. Schematic Exterior Elevations
  - a. The North elevation has been revised to show both the Jaguar and Land Rover showrooms with the new horizontal addition to accommodate the Land Rover showroom.
  - b. The East elevation has been revised to reduce the number of overhead doors required.
  - c. The south elevation has been revised to eliminate the overhead door and reduce the number of man doors needed.
  - d. The west elevation has been revised to add a new overhead door needed for the service department. Altogether, there are half as many overhead doors when compared to the previously approved plans.

- 3. Architectural Site Plan
  - a. The building footprint has been revised as described in item 1 above.
  - b. Various site revisions have been made, without any increase in impervious area as a result.
    - i. The front façade of the building is now located 15 feet further from Ogden Avenue than the previously approved design.
    - ii. A drive aisle and parking display area have been added along the North end of the building to help reduce traffic along the south side of the building where we are abutting residential properties.
    - iii. Additional green space has been added within the parking lot and along the lot perimeter.
- 4. Landscape Plan
  - a. The landscape plan has been updated to show the revised layout and new landscape areas.

We hope this description of revisions helps facilitate the Plan Commission review of our submittal and look forward to the next scheduled meeting. We appreciate the continued input from the Village staff, trustees, and residents, and thank you again for your cooperation.

Sincerely,

201

Jesse Treuden, AIA Senior Project Architect The Redmond Company

CC: Jerry Mortier, co-applicant, The Redmond Company



# VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

## PLAN COMMISSION APPLICATION

### I. GENERAL INFORMATION

### Applicant

Name: Jesse Treuden

Address: W224 N745 Westmound Drive

City/Zip: Waukesha, WI 53150

Phone/Fax: (262) 933-8288 /

E-Mail: jtreuden@theredmondco.com

### Owner

Name: Bill Jacobs Group

 Address:
 2495 Aurora Avenue

 City/Zip:
 Naperville, IL 60540

 Phone/Fax:
 630

 615-5771
 / 630-615-3205

E-Mail: kevin.jacobs@billjacobs.com

### Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: Jerry Mortier	Name:
Title: Architect	Title:
Address: W224 N745 Westmound Drive	Address:
City/Zip: Waukesha, WI 53150	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail: jmortier@theredmondco.com	E-Mail:
Phone/Fax: ()// E-Mail: jmortier@theredmondco.com	

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

1) 2)

### II. SITE INFORMATION

í

Address of subject property: 336 Ogden Avenue			
Property identification number (P.I.N. or tax numl	ber): <u>09</u> - <u>01</u> - <u>211</u> - <u>001/002/003</u>		
Brief description of proposed project: Renovation, a	addition and exterior recladding of existing former		
GM training facility into a new Jaguar, Land Rover branded	d Store (Replaces store next door)		
General description or characteristics of the site: and 261 parking stalls.	Site / Building currently vacant, approximately 3.62 acres		
Existing zoning and land use: <u>B-3</u>			
Surrounding zoning and existing land uses:			
North: 0-3	South: R-4		
East: B-3	West: B-3		
Proposed zoning and land use: B-3			
Please mark the approval(s) you are seeking a standards for each approval requested:	and attach all applicable applications and		
Site Plan Approval 11-604	Map and Text Amendments 11-601E		
Design Review Permit 11-605E	Amendment Requested:		
Exterior Appearance 11-606E	Planned Development 11-603E		
Special Use Permit 11-602E Special Use Requested:	Development in the B-2 Central Business		

Development in the B-2 Central Business **District Questionnaire** 

# TABLE OF COMPLIANCE

Address of subject property: 336 Ogden Avenue

The following table is based on the <u>B-3</u> Zoning District.

	Minimum Code Requirements	Proposed/Existing Development		
		Existing / Proposed		
Minimum Lot Area (s.f.)	6250	157,687 / NC		
Minimum Lot Depth	125	435 LF / NC		
Minimum Lot Width	50	432 LF / NC		
Building Height	30' Maximum	19'-10" / 20'-0"		
Number of Stories	2 Stories Maximum	1 Story / NC		
Front Yard Setback	100'-0"	60'-0" / 75'-0"		
Corner Side Yard Setback	25'-0"	150'-0" MIN / NC		
Interior Side Yard Setback	10'-0"	63'-0" MIN / NC		
Rear Yard Setback	20'-0"	40'-0" / NC		
Maximum Floor Area Ratio (F.A.R.)*	0.5	0.23 / 0.24		
Maximum Total Building Coverage*	NA	23% / 24%		
Maximum Total Lot Coverage*	90%	90% / 89.3%		
Parking Requirements	111	285 / 261		
Parking front yard setback	25'-0"	5'-0" / NC		
Parking corner side yard setback	25'-0"	5'-0" / NC		
Parking interior side yard setback	10'-0"	10'-0" Avg / NC		
Parking rear yard setback	20'-0"	10'-0" Avg / NC		
Loading Requirements				
Accessory Structure Information	NA	NA		

\* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: \_\_\_\_\_\_

The proposed building and lot are improving on the existing legal nonconformity of the existing building and lot by proposing an increase to the existing Front Yard Setback.

### CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- The statements contained in this application are true and correct to the best of the Applicant's knowledge and A. belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
  - B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
    - Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions 1. to the height, width, and depth of any structure.
    - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 2. all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
    - All existing and proposed surface and subsurface drainage and retention and detention facilities and 3. all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
    - Location, size, and arrangement of all outdoor signs and lighting. 4.
    - Location and height of fences or screen plantings and the type or kink of building materials or 5. plantings used for fencing or screening.
    - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
    - A traffic study if required by the Village Manager or the Board or Commission hearing the application. 7.
- The Applicants shall make the property that is the subject of this application available for inspection by the Village C. at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
  - E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
  - F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION. IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

September , day of 2018 , I/We have read the above certification, understand it, and agree On the 5th to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Jesse Treuden Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this Sth day of Sipl 2018

HUNDELL-WAMSCH SELL-WAMSCH 381 - CTARY Name of applicant or authorized agent Attachment Notary Public

4

# VILLAGE OF HINSDALE

## **CERTIFICATION OF PROPER NOTICE**

# REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, \_\_\_\_\_Jesse Treuden \_\_\_\_\_, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on \_\_\_\_\_\_\_.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

Ву:	965
Name:	JESSE TRADEN
Address:	W228 N745 WESTMOUND DR. NAUK3149, WI 53186

Subscribed and sworn to before me

day of September 2018 This 5th By: Notary Public SELL-WAMSEN SELL-WAMSEN SING OTARY SING PUBLO



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

### Address of proposed request:

336 East Ogden Avenue

### **REVIEW CRITERIA**

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

**\*\*\***PLEASE NOTE**\*\*\*** If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

<u>FEES for Exterior Appearance/Site Plan Review:</u> Standard Application: \$600.00 Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. Open spaces. The quality of the open space between buildings and in setback spaces between street and facades.

See attached for all responses.

- 2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
- 3. *General design*. The quality of the design in general and its relationship to the overall character of neighborhood.

- 4. *General site development*. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
- 5. *Height*. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
- 6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
- 7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
- 8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
- 9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- 10. *Rhythm of entrance porch and other projections*. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- 11. *Relationship of materials and texture*. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

- 12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- 13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
- 14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.
- 15. *Directional expression of front elevation*. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
- 16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

### **REVIEW CRITERIA – Site Plan Review**

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

- 1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
- 2. The proposed site plan interferes with easements and rights-of-way.
- 3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
- 4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
- 5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
- 6. The screening of the site does not provide adequate shielding from or for nearby uses.
- 7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
- 8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
- 9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

- 10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
- 11. The proposed site plan does not provide for required public uses designated on the Official Map.
- 12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

Exterior Appearance Review Crtieria:

- The existing perimeter landscaping will be preserved and maintained at its current size and setback. We will be adding interior green islands with plantings. The front of the building features a nice resin walkway with green hedge between the front façade and the sidewalk on Ogden Ave.
- 2. The existing facades will be updated to Jaguar Land Rover manufacturer standards, which includes luxury metal panel and brand new clear glazing on the street sides. The existing brick on the service department in the back will be freshened up with a coat of paint to match the rest of the building.
- 3. The design of the new Jaguar Land Rover store will greatly enhance a building that is currently derelict and unappealing. The design will also improve upon the current aesthetics of the existing Land Rover store which is outdated.
- 4. A new resin walkway is being added to give customers on foot and from the parking lot easy access to the main entrance. Parking is remaining fairly untouched with the exception of added landscaping and some added display stalls along Ogden Avenue. Both the added display and landscaping will enhance overall curb appeal. The balance of the existing perimeter green space is being maintained and is not being reduced in any way. The existing access points will remain and this building should serve to draw traffic further away from the corner than the existing Land Rover store is now.
- 5. The height of the new Jaguar Land Rover brand wall façade will be relatively unchanged at approximately 20'-0" in height. The front wall of the existing building will be torn back and a new brand-compliant façade built in its place only a few inches taller than the current elevation.
- 6. The front façade maintains the strict proportions outlined by Jaguar Land Rover and improves the look of the existing building greatly.
- 7. The proportion of openings adhere to the proportions outlined by Jaguar Land Rover.
- 8. The relationship of solids to voids in the front façade adhere to the guidelines set forth by Jaguar Land Rover.
- 9. The renovated building will not be affected the length of the façade dramatically and is in line with the scale of the existing store next door.
- 10. The relationship of the entrance to sidewalk is mandated by the Jaguar Land Rover program. The location of the main entrance will be centered on the building between the Jaguar and Land Rover showrooms.
- 11. The materials and texture of the façade adhere to the Jaguar Land Rover manufacturer standards, which includes a luxury gray metal panel and new energy efficient glazing.
- 12. The existing flat roofs will be maintained.
- 13. There is currently an existing fence along the southeastern portion of the property directly adjacent to the residential zoning to the south. This fence will be replaced with a new, previously approved fence, that will extend around the dead-end Franklin Street and in the southwestern portion of the site adjacent to the additional residential parcels. The intent is to protect the neighboring residents from as much noise and light as possible and to not allow anybody to park on Franklin Street and access the site.
- 14. The overall footprint of the existing building is being modified, but its overall square footage is relatively unchanged and does not affect the massing or scale in any way.

- 15. The Jaguar Land Rover metal panel brand wall is horizontal in nature per the manufacturer and fits the scale of the building appropriately.
- 16. The existing facades are being updated to mandated Jaguar Land Rover manufacturer standards and will be a vast improvement over the existing building.

Site Plan Review Criteria:

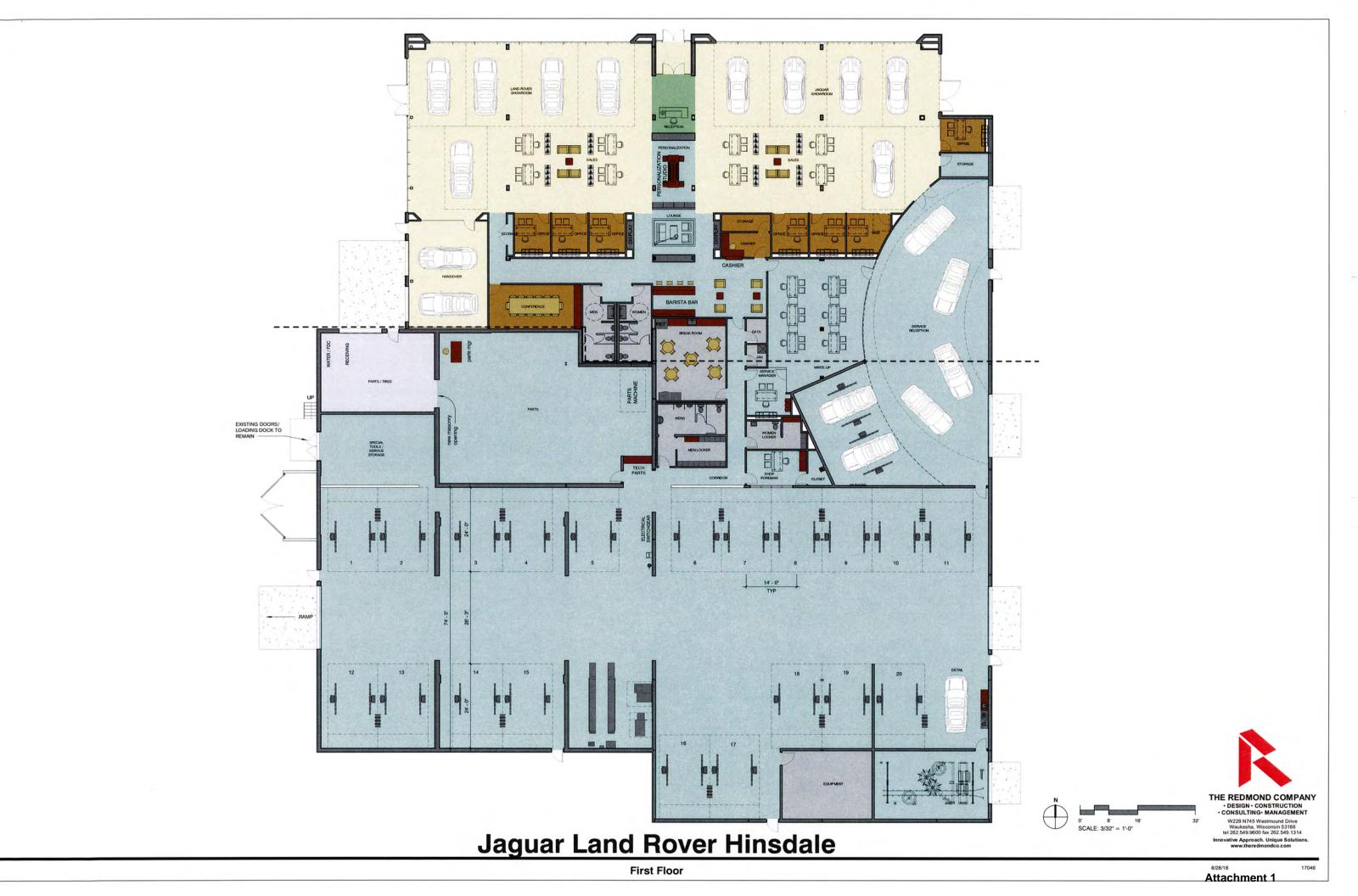
- 1. The existing lot size meets current codes and is unchanged. The current B-3 zoning will also remain unchanged.
- 2. The layout of the existing site and building is relatively unchanged, aside from a small addition at the north west corner of the building and some additional landscaping. No changes to the building or site further encroach on any existing setbacks, easements, or right-of-way.
- 3. The existing lot does not interfere with any existing topography. Existing grading and perimeter landscaping is being maintained.
- 4. The existing lot shape is being maintained along with additional landscape islands and an added landscaped walkway. The customer access points are clearly marked and well-lit for safety.
- 5. This site should serve to pull traffic further away from the corner than at the current Land Rover store. The site layout is relatively unchanged to what is there today including the access points.
- 6. There is currently an existing fence along the southeastern portion of the property directly adjacent to the residential zoning to the south. This fence will be replaced with a new, previously approved fence, that will extend around the dead-end Franklin Street and in the southwestern portion of the site adjacent to the additional residential parcels. The intent is to protect the neighboring residents from as much noise and light as possible and to not allow anybody to park on Franklin Street and access the site.
- 7. We are adding landscaping islands near the entries and within the lot, as well as a hedged walkway in the front of the building, to soften the site a little and make the customer experience better than what is on the site today. All of the perimeter landscaping will be maintained.
- 8. n/a
- 9. The existing lot does not interfere with any existing topography. Existing grading and perimeter landscaping is being maintained and additional green space will only improve the existing drainage which is already adequately sloped.
- 10. The existing drainage and utilities are not being changed in any way. This building will have the same if not less plumbing fixtures as in the existing building.
- 11. n/a
- 12. The existing site is generally being maintained as is. The building use will be the same as the existing Land Rover store next door and will not cause any safety issues.

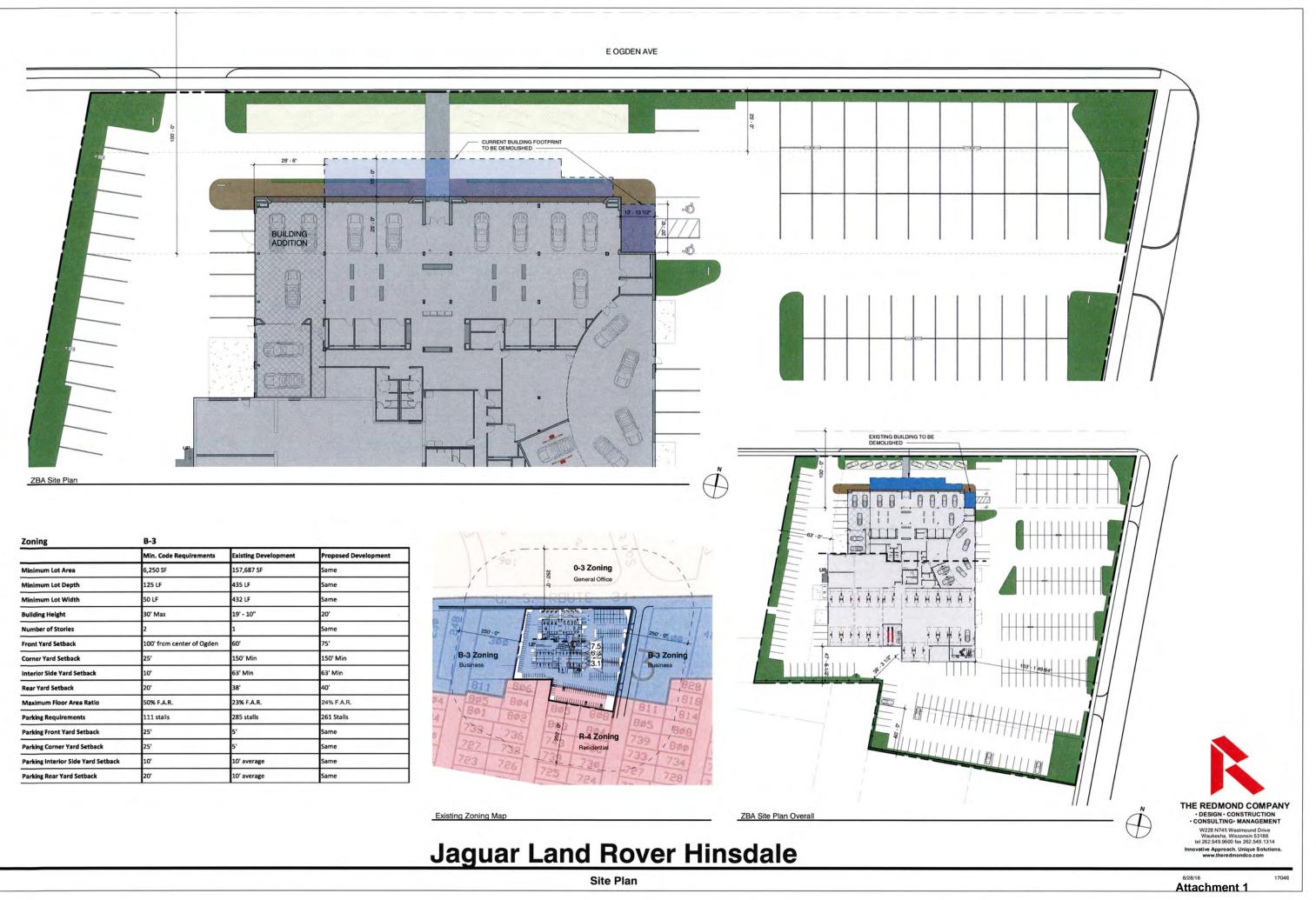


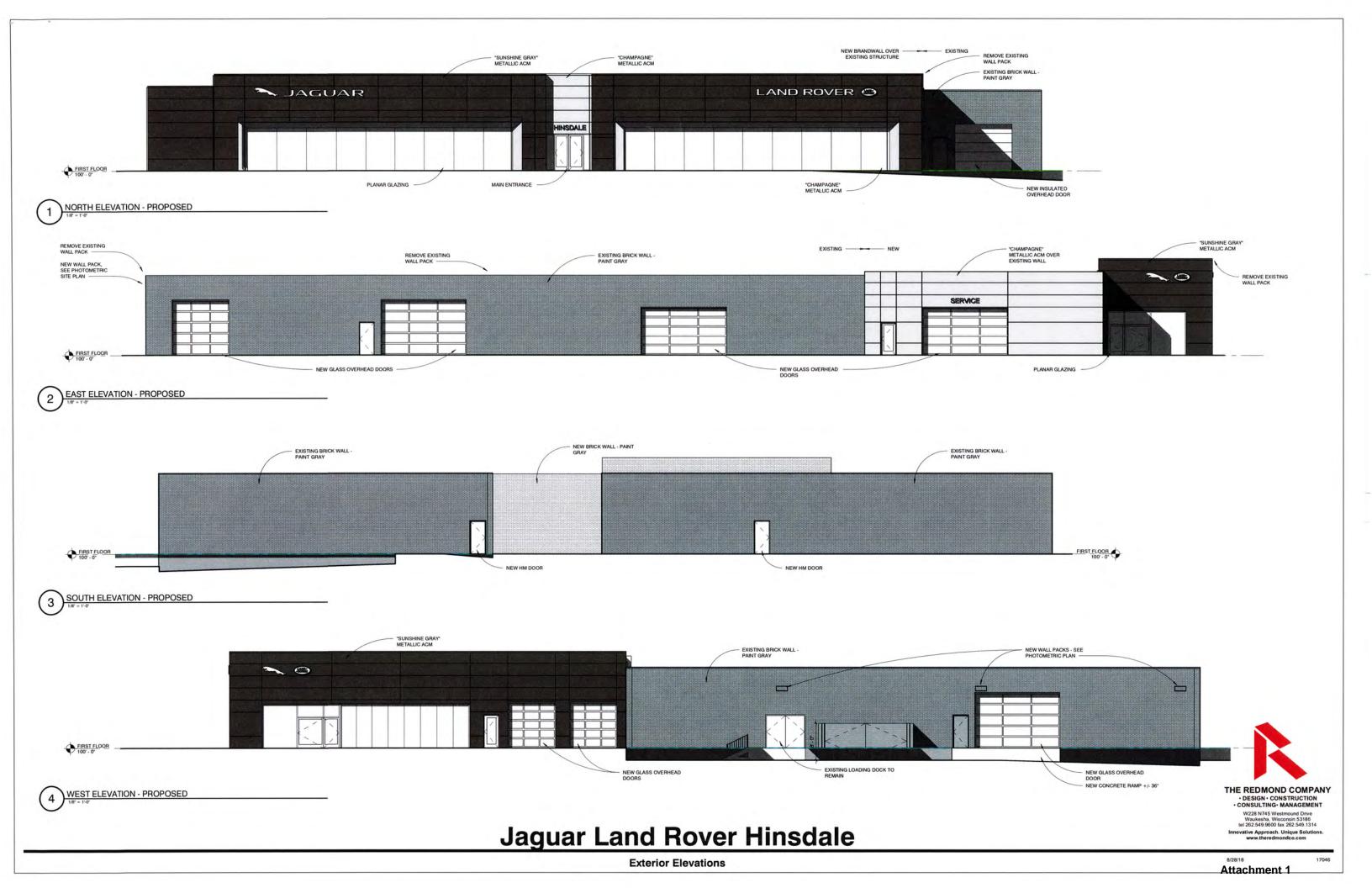
# Jaguar Land Rover Hinsdale

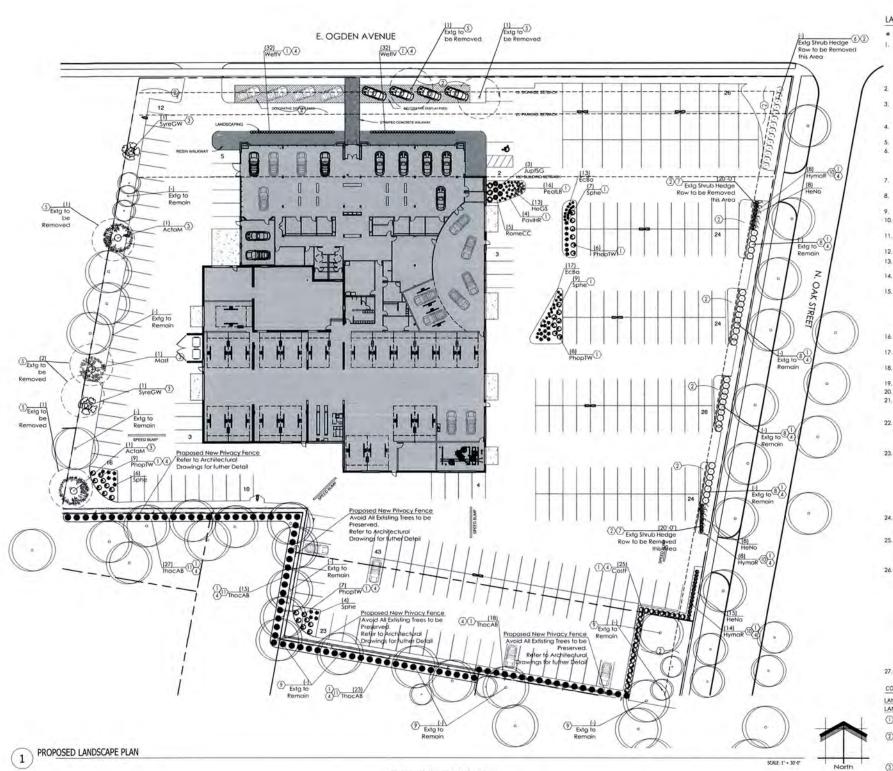
Exterior Rendering











### LANDSCAPE PLAN GENERAL NOTES

- \* \* PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. \* \*
- ALL DEVIATIONS FROM THE APPROVED JACOBS LAND ROVER PROJECT FLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLYWITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNERS.
- ALL PLANS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- TROTICE TRUE CONSTRUCTION WITH BARGING AND BARGA NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (INIX) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONNE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS. TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- 10.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION. ALL DISCREPANCIES ON ON ONE OF THE DATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- 14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE

- - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER NEORMATION
- PROVIDE A 4'-0" 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED

- REQUIRED SEED MIXES: PREMIUM 60 GRASS SEED MIX REINDER'S (847) 573-3300
- PREMITUM 60 GRASS SEED MIX REINDE 20% AMERICAN KENTUCKY BLUE GRASS 20% LANGRARA KENTUCKY BLUE GRASS 20% VICTORY CHEWINGS FESCUE 10% FLESTA III PERENNIAL RYE GRASS 10% CUTTER PREENNIAL RYE GRASS

- TOR CUTTER PERKENNIAL RTE GRASS APPLY AT A RATE OF 175 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION DURING THE INITIAL '30 DAY MAINTENANCE PERIOD' THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEEKAS ANY PLANT WHICH IS NOT RESONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
- AND RELISTING CONSTRUCT DE REMOVED, NO EXCEPTION MILLE ORDERID. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY. THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF HONORING TO INVERSE. MOISTURE DUE TO WINTER DESICCATION.
- MOISTORE DUE TO WITTER DESIGNATION. MAINTENANCE, THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS, ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONITS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
  - MAINTENANCE NOTE: MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY
  - FOLLOWING:
  - NECESSARY IRRIGATION (if REQUIRED)
  - INTEGRATED PEST MANAGEMENT. PROPER FERTILIZATION
  - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING
  - SEASON IN PERPETUITY
  - WEED MANAGEMENT AND BED CARE.
- 27. LANDSCAPE / SITE DEMOUTION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- CODED NOTES
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE. LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.
- (1) MULCH BED AREA. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION. SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS AS REQUIRED. IT IS VERY IMPORTANT TO FOLLOW THE
- MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX. ALSO REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION. ALSO REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- MULCHED 4-0" DIA. TREE RING BED AREA W/ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO LSP1.2, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- (4)
- EARTHEN BED EDGE (SHOVEL POINT) LANDSCAFE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION. REMOVE EXISTING REEN INTS FURTHER, GRIND STUMP AND ROOT FLARE TO 12" BELOW GRADE, MINIMUM. REMOVE ALL DEBRIS AND ROOTS AS REQUIRED AND REPAIR TURF AND PREP FOR NEW TURF OR PLANTING BED AS REQUIRED. REFER TO DETAIL FOR 4/ LSP1.2 FOR TIRE PROTECTION DETAIL (5)
- 0 REMOVE EXISTING BROADLEAF DECIDUOUS SHRUB ROW IN THIS AREA IN ITS ENTIRETY. REMOVE /GRIND STUMPS TO 12 " BELOW GRADE, MINIMUM. REMOVE ALL DEBRIS AND ROOTS AS REQUIRED AND REPAIR ADJACENT TURF AND PREP FOR NEW TURF AS REQUIRED. (7)
- REMOVE EXISTING BROADLEAF DECIDIOUS SHRUB ROW FOR THE FIRST 10-07 AWAY FROM THE CURB CUT DRIVE LANE IN ITS ENTIRETY. REMOVE /GRIND STUMPS TO 12." BELOW GRADE, MINIMUM. REMOVE ALL DEBRIS AND ROOTS AS REQUIRED AND REPAIR ADJACENT TURF AND PREP FOR NEW TURF AS REQUIRED. EXISTING BROADLEAF DECIDIOUS SHRUB ROW IN THIS AREA TO REMAIN. SHRUBS TO BE PROPERLY THINNED AND PRUVED TO A HEIGHT OF 60" ABOVE GRADE.
- 8 EXISTING BROADLEAF DECIDUOUS TREES TO REMAIN. TREES IN THIS AREA ARE TO BE PROPERLY PRUNED TO REMOVE ANY HAZARDOUS BRANCHES AND PROMOTE AND ENCOURAGE STRONG AND HEALTHY GROWTH.
- REPLACE LOW SHRUB BORDER THIS AREA. REFER TO PLANT TABLE FOR FURTHER INFORMATION PLANT MATERIAL TO BE INSTALLED BY LAND ROVER OFF PROPERTY ONTO CITY OWNED OR PRIVATE RESIDENTIAL PROPERTY AS DEPICTED THUS. THE MAINTENANCE AND WATERING, INCLUDING WATERING FOR INITIAL PLANT MATERIAL ESTABLISHMENT IS TO BE THE RESPONSIBILITY OF THE CITY /PRIVATE RESIDENCES. REPLACEMENT OF NEWLY INSTALLED FLANT MATERIAL INSTALLED OFF RROPERTY ONTO CITY OWNED OR PRIVATE RESIDENTIAL PROPERTY FOR DYNG, DAMAGED BEFOND RECOVERY OR DEAD IS THE RESPONSIBILITY OF THE CITY /PRIVATE RESIDENCES.



### Red Rhapsody Amur Map Acer tataricum subsp. ginnala 'Mandy' 21/2-Col - B&B Star magnolia 21/2'-Col - B&B Syringa reticulata subsp. pekinensis 'Great Wall' Great Wall Tree Lila 21/2'-Col - B&B Existing to Remain Existing

Planting Size

41/2 pot

I-Gal - Cont

64	WefiV	4	Weigela florida 'Verweig'	My Monet Weigela	15-18
	Extg	0	Existing to Remain	Existing to Remain	Existing
x	Extg	()	Existing to be Removed	Existing to be Removed	Existing
	rgreen Shrub		I		
Quantity	Code Name	Symbol	Scientific Name	Common Name	Plantin
3	JuptSG	0	Juniperus x pfizeriana 'MonSon'	Sea of Gold Juniper	18" - 2
83	ThocAB		Thuig occidentalis 'Art Boe'	North Pole Arborvitoe	6' - 88

	and a second sec			
0	Existing to be Removed	Existing to be Removed	Existing	64
				-
Symbol	Scientific Nome	Common Name	Planting Size	2
*	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	Conifer Ever
*	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	I-Gal - Cont	Quantity
*	Sporobolus Heterolepis	Prairie Dropseed	1-Gal - Conl	3
				83
Symbol	Scientific Name	Common Name	Planting Size	
80	Echinacea x 'Balsomsed'	Sombrero Salsa Red Coneflower	1-Gal - Cont	

Trophylaker Nosferatu Davlily

Grape Soda Coral Bells

roadleaf Deciduous Tree

Quantity Code Name

ActaM

SyreGW

PaviHR

PeolLB

Sphe

EcBo

HeNr

HeGS

Mast

Extg

Extg

Quantity Code Name

Quantity Code Name

Perennial Grass

26

30

Scientific Nom

Magnolia stellata

Existing to Remain

merocallis x 'Nosferatu

Heuchera x hybrida 'Grape Soda

### Proposed Plant Material Table

Quantity

oddleal Deciduous Shru

Code Nome

CostF

HymaR

PhopTW

RomeCC

000

### Scienlific Nam Planting Size Common Name Arctic Fire Red Twig Dogw 18" - 24"- Cont Cornus stolonifera 'Farrow Hydrangea macrophylia 'Robert Let's Dance Moonlight Hydranged 18" - Cont Physocarpus opulifolius 'SMPOTW Tiny Wine Ninebark 18" - Cont Candy Cane Cocktail Ros 18-24-Con - 18' - Cont

- ing ting Size
  - 24 B&B 88.8



- UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTUTY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OF
  - CERTIFIED TO.

AYS NOTICE BEFORE YOU EXCAVATE. INOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS

SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS. WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN ILLINOIS CALL TH CHICAGO UTILITY ALER NETWORK-1-312-744-7000 www.iiinois1cal.com



TO OBTAIN LOCATION C

Sheet Title: GENERAL NOTES AND PLANT MATERIAL TABLE

Date of Drawing

Scale:

Drawn By:

Job Number

Sheet Number

Attachment 1

SP

PROPOSED LANDSCAPE PLAN.

08/28/18

1" = 30'-0"

MCD

L17-053

COPYRIGHT InSite Landscape Design Inc. 2018 ALL RIGHTS RESERVED THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN FREMISSION OBTAINING THE EXPRESSED WRITTEN FREMISSION OBTAINING THE EXPRESSED WRITTER PERMISSION OF Insite Landscape Design. In: THE CILER'N CAREES TO INDEEMNIFY AND HOLD THE LANDSCAPE ARCHTEET HARMLESS FROM ANY DANAGES, LIABILITY, OR COST, INCLUDING ATTORNIFYS FEES AND COSTS OF DEENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHTEET, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITEN CONSENT OF THE LANDSCAPE ARCHTECT.

08/28/18 Additional Site Changes and Comments

09/29/17 Additional Additional Revisions Based on Staff & Cleint Staff & Cleint Comments 10/03/17 Additional Revisions Based o Neiborhood Meeting Commer 07/23/18 Revisions Based on Site Changes VSTRU 8

### Issuance and Revisions: Number Description 08/14/17 Client Review Submittal 08/15/17 Plan Commission Submittal 08/24/17 **Revisions Based on Client Comments** Revisions Based on 09/01/17 Staff Comments / Construction Document Submittal

DRAWINGS-

THESE

101

8

OTH

ALL PLANINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REGURED. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TEER RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT UFE OR GERMINATION INHIBITION OF PROJECT AS REGURED. OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER, APPLY STARTER FERILIZER AND SEED UNFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURE. REOSIGN CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY TO THE DISCRETION OF CONTRACTOR. IT IS HISHMER RESPONSIBILITY TO ESTABLISH AND GUARANTEE ASMOOTH, UNFORM, QUALITY TURE. IF STRAW MULCH GUSED AS A COVERING, A TACKIFER MAY BE NECESSARY TO AVOID WIND DAMAGE.

# HINDI GARDES FOX SINGE AND GROUND COVER AREAS SHALLE BE HELD T BELOW TOP OF ADJACENT PAYEMENTS AND CURBS, INTESS NOTED UNREWNED ON THE PLANS, REFER TO LSP1, ZFOR FURTHER INFORMATION. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXSING TOPSOIL TO A DEPTH OF APPROXIMATELY ST. A DEPTH OF THE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXSITING SOIL, REFER TO LSP1.2 FOR FURTHER INFORMATION.

PER EVERY 100 SQUARE FEEL ADD: ONE - 2 CUBIC COOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSIED MANURE OR OTHER COMPOSIED, ORGANIC MATERIAL

ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LEP1.2 FOR FURTHER INFORMATION. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DECAMD ANY GRAVEL CLAY OR STONES. REFER TO LEP1.2 FOR FURTHER INFORMATION.

Date

336 Ogdan Avenue Hinsdale, IL 60521

LAND ROVER

JACOBS

Project:

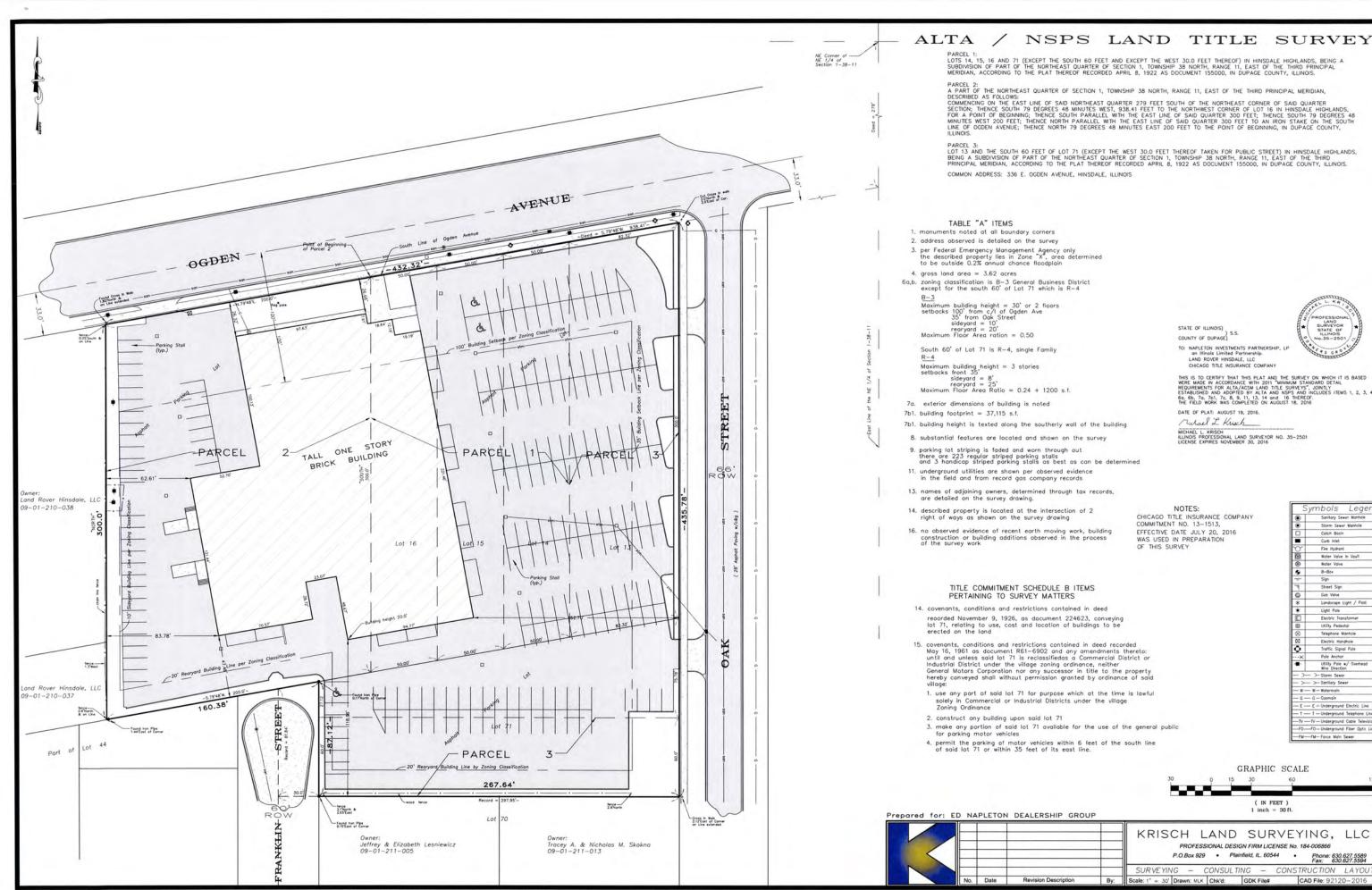
www.insitelandscape.com mdavis@insitelandscape.com



11525 W. North Avenue Suite 1B

Wauwatosa, WI 53226

Tel (414) 476-1204



PARCEL 1: LOTS 14, 15, 16 AND 71 (EXCEPT THE SOUTH 60 FEET AND EXCEPT THE WEST 30.0 FEET THEREOF) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANCE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000, IN DUPAGE COUNTY, ILLINOIS.

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF SAID NORTHEAST QUARTER 279 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 79 DEGREES 48 MINUTES WEST, 938.41 FEET TO THE NORTHWEST CORNER OF LOT 16 IN HINSDALE HIGHLANDS, FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER 300 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES WEST 200 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER 300 FEET TO AN IRON STAKE ON THE SOUTH LINE OF GOBEN AVENUE; THENCE NORTH 79 DEGREES 48 MINUTES EAST 200 FEET TO THE POINT OF BEGINNING, IN DUPACE COUNTY, JLLINOIS.

PARCEL 3: LOT 13 AND THE SOUTH 60 FEET OF LOT 71 (EXCEPT THE WEST 30.0 FEET THEREOF TAKEN FOR PUBLIC STREET) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000, IN DUPAGE COUNTY, ILLINOIS.

STATE OF ILLINOIS) COUNTY OF DUPAGE) S.S.

OF THIS SURVEY

TO: NAPLETON INVESTMENTS PARTNERSHIP, LP on IIIinois Limited Portnership. LAND ROVER HINSDALE, LLC CHICAGO TITLE INSURANCE COMPANY

THE IS TO CERTIFY THAT THE PLAT AND THE SUPEY ON WHEN IT IS BASED WEEK MORE MACROSEDWEEK WHICH THAT MADE THAT AND DETAIL MECHINEMENTS FOR ALTA/ACSM LAND THLE SUPEYS', JOINTY ESTABLISHED AND ADOPTED BY ALTA AND SHOPS AND INCLUES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 6, 9, 11, 13, 14 and 16 THEREOLUES ITEMS 1, 2, 3, 4, fier FIELD WORK WAS COMPLETE ON ALGUEST 16, 2016 DATE OF PLAT: AUGUST 19, 2016. Michael L Krisch MICHAEL L. KRISCH ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501 LICENSE EXPIRES NOVEMBER 30, 2016 NOTES: Symbols Legen CHICAGO TITLE INSURANCE COMPANY Sanitary Sewer Manhole COMMITMENT NO. 13-1513. Storm Sewer Manhole EFFECTIVE DATE JULY 20, 2016 Catch Basin -WAS USED IN PREPARATION Curb Inlet

> . 8-Box Sign Street Sign 0 Gas Valve \* Londscope Light / Post Light Pole Electric Transformer Utility Pedestal Telephone Monhole Telephone Manhole Dectric Handhole Traffic Signal Pale Pole Anchor Utility Pale \*/ Overhea Wire Direction Ô. ----X )— )— Storm Sever >— >— Sanitary Sever - W --- W -- Watermain - G - Casmair - E - E - Underground Dectric Line - T - Underground Telephone -FM-FM-Force Main Sever GRAPHIC SCALE ( IN FEET ) 1 inch = 30 ft

Fire Hydrant

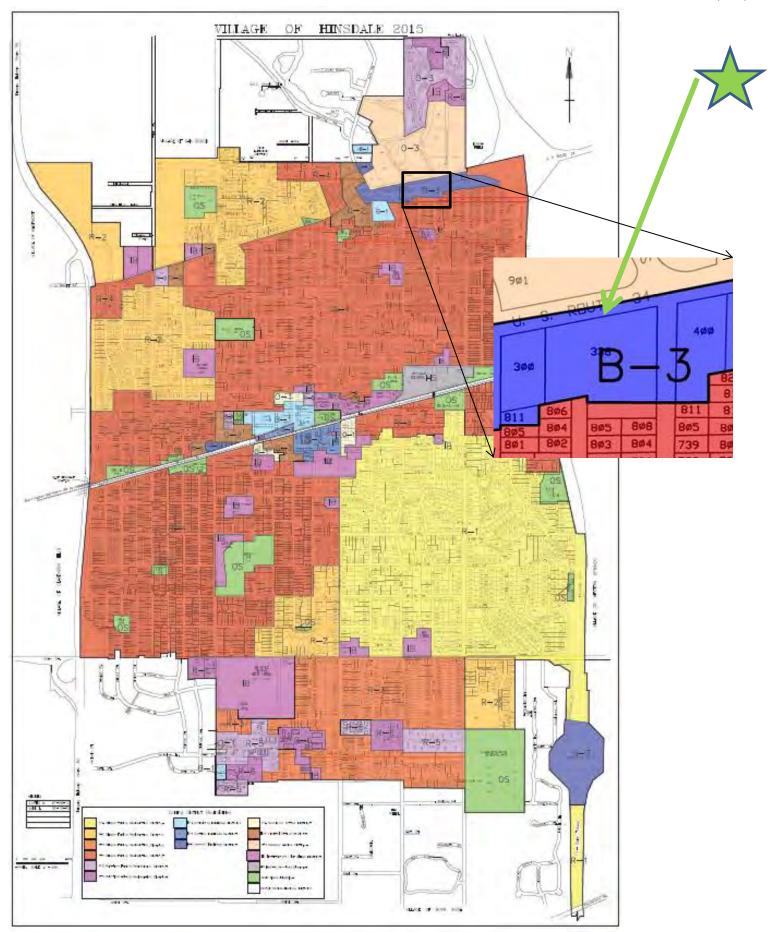
Water Volve in Vault Water Volve

KRISCH LAND SURVEYING, LLC PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866 P.O.Box 929 • Plainfield, IL. 60544 • Phone: 630.627.5589 Fax: 630.627.5594 SURVEYING - CONSULTING - CONSTRUCTION LAYOUT Scale: 1" = 30' Drawn: MLK Chk'd: GDK File# CAD File: 92120-2016 By:

m.krisch@adkls.c

### Attachment 1

# Attachment 2: Village of Hinsdale Zoning Map and Project Location



# Attachment 3: Birds Eye View of 336 E. Ogden Ave. (facing south)



# Attachment 4: Street View of 336 E. Ogden Ave. (facing south)



### VILLAGE OF HINSDALE

### ORDINANCE NO. O2018-02

### AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR REDEVELOPMENT FOR AN AUTO DEALERSHIP – BILL JACOBS LAND ROVER – 336 E. OGDEN AVENUE

WHEREAS, Mr. Peter Nagel, Project Designer on behalf of the Bill Jacobs Group (the "Applicant") has submitted an application (the "Application") seeking site plan and exterior appearance plan approval for redevelopment for an auto dealership - Bill Jacobs Land Rover at 336 E. Ogden Avenue (the "Subject Property"). The Subject Property is legally described in <u>Exhibit A</u> attached hereto and made a part hereof; and

WHEREAS, the Subject Property is located in the Village's B-3 General Business District and is currently improved with the former GM training facility. The Applicant proposes to redevelop the existing GM training facility to Land Rover specification (the "Proposed Redevelopment"). The existing GM training facility building is a 1-story, 20foot tall building with a building footprint of 37,115 SF (.23 floor area ratio). The proposed plan will primarily affect the front building facade, and reduce the building footprint slightly to 36,955 SF. Currently, there is a canopy feature that extends past the brick façade wall at the west of the building. The applicant plans to reconstruct the canopy area, to be flush with the wall by reducing the canopy overhang, but increasing the height 2-inches to match the current building height of 20 feet. The Applicant proposes to provide new sunshine gray metal panels horizontal in nature, on the north, east, and west elevations, paint the existing brick walls grey, install landscaping, install a new resin walkway, and seal off the four existing overhead doors on the south elevation of the Subject Property. The Proposed Redevelopment is depicted in the Site Plan and Exterior Appearance Plan attached hereto as Exhibit B and made a part hereof: and

**WHEREAS**, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

**WHEREAS**, on September 13, 2017, the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed exterior appearance plan and proposed site plan on a vote of seven (7) ayes, zero (0) nays, one (1) absent, and one (1) abstained, as set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as <u>Exhibit C</u> and made a part hereof. The Plan Commission has filed its report of Findings and Recommendation regarding the approval sought in the Application with the President and Board of Trustees; and

regarding the approval sought in the Application with the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-604F of the Zoning Code governing site plan approval, and 11-606E of the Zoning Code governing exterior appearance review, subject to the conditions stated in this Ordinance.

**NOW**, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

**SECTION 1:** <u>Recitals</u>. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2**: Approval of Site Plan and Exterior Appearance Plan. The Board of Trustees, having considered the materials, facts and circumstances affecting the Application, and having received additional input on, among other things, sound, lighting, landscaping and the barrier between the Subject Property and the adjoining residential area, and acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the Site Plan and Exterior Appearance Plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), relative to the Proposed Addition, subject to the conditions set forth in Section 3 of this Ordinance.

**SECTION 3:** Conditions on Approvals. The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

- A. <u>Site Specific Conditions</u>:
  - The lighting of the parking lot will be reduced to security levels one hour after closing but no later than 9 p.m. Security levels are defined as 15,000 lumens per fixture. The adjacent neighbors, Village and Applicant agree to meet, if deemed necessary by any party, thirty (30) days after the lights are first in use in order to evaluate and assess the impact of the lights and to determine whether modifications are necessary.
  - 2. The lighting on the lot of the Subject Property shall be 3,000 kelvin rather than the previously discussed 4,000 kelvin.
  - The lighting plans approved by the Plan Commission and submitted to the Board of Trustees for consideration at the Board's January 23, 2018 meeting, copies of which are attached hereto as part of <u>Exhibit B</u>, are approved with the change in lighting levels from 4,000 kelvin to 3,000 kelvin, as noted in A.2. above. No fixture on

the site shall exceed 60,000 lumens. Any additions and/or modifications (other than lighting level decreases) to the approved lighting plan, as amended, shall be considered and processed as major adjustments pursuant to the Village's site plan major adjustment process and shall include a notification to the neighbors within 250 feet of the Subject Property.

- 4. The existing (*Euonymus alatus*) bushes on the east side of the lot shall be maintained at a minimum height of eight (8) feet. The plants would also be pruned back from the sidewalk on Oak Street to improve pedestrian access and invigorate interior growth as well.
- 5. The Applicant shall install an eight (8) foot tall, five (5) inch thick, five hundred (500) foot long AFTEC barrier in Stacked Stone or Ashlar patterned precast concrete, in a gray color, along the south property line. The barrier will be placed at the highest available point along the property perimeter.
- 6. The Applicant shall provide landscaping consistent with the landscaping plan submitted to the Board of Trustees for consideration on January 23, 2018 and attached hereto as part of <u>Exhibit B</u>. The Applicant shall work with the Village Arborist and the adjacent neighbors to achieve a budget-neutral mix of arborvitae and evergreen trees along the south wall. The arborvitae shall be ten (10) feet tall when planted. Land Rover shall work with the Village on tree replacement along the south property line due to the construction of the AFTEC barrier.
- 7. Certain residents have expressed concerns about potential noise created by the Applicant's HVAC system. The Applicant has not yet designed or installed its HVAC system. After Applicant's HVAC system is installed and operational, any resident who believes the system is too loud may raise the issue directly with the Board of Trustees.
- B. <u>Compliance with Plans</u>. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as <u>Exhibit B</u>.
- C. <u>Compliance with Codes, Ordinances, and Regulations</u>. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.

D. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

**SECTION 4:** Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

**SECTION 5**: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.

**SECTION 6:** Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**ADOPTED** this <u>6th</u> day of <u>February</u>, 2018, pursuant to a roll call vote as follows:

AYES: <u>Trustees Elder</u>, Ripani, Stifflear, Hughes, Posthuma, Byrnes

NAYS: None

ABSENT: None

**APPROVED** by me this <u>6th</u> day of <u>February</u>, 2018, and attested to by the Village Clerk this same day

Thomas K Cauley, Jr., Village President ATTEST3 Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND A REEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE!

Bv: Its: Manage Date: \_Ho 2018

### EXHIBIT A

### LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

PARCEL 1:

LOTS 14, 15, 16 AND LOT 71 (EXCEPT THE SOUTH 60 FEET AND EXCEPT THE WEST 30 FEET THEREOF) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-01-211-002

PARCEL 2:

A PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF SAID NORTHEAST 1/4 279 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 79 DEGREES 48 MINUTES WEST 938.41 FEET TO THE NORTHWEST CORNER OF LOT 16 IN HINSDALE HIGHLANDS, FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER 300 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES WEST 200 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 300 FEET TO AN IRON STAKE ON THE SOUTH LINE OF OGDEN AVENUE; THENCE NORTH 79 DEGREES 48 MINUTES EAST 200 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 09-01-211-001

PARCEL 3:

LOT 13 AND THE SOUTH 60 FEET OF LOT 71 (EXCEPT THE WEST 30 FEET THEREOF TAKEN FOR A PUBLIC STREET) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000, IN DUPAGE COUNTY, ILLINOIS.

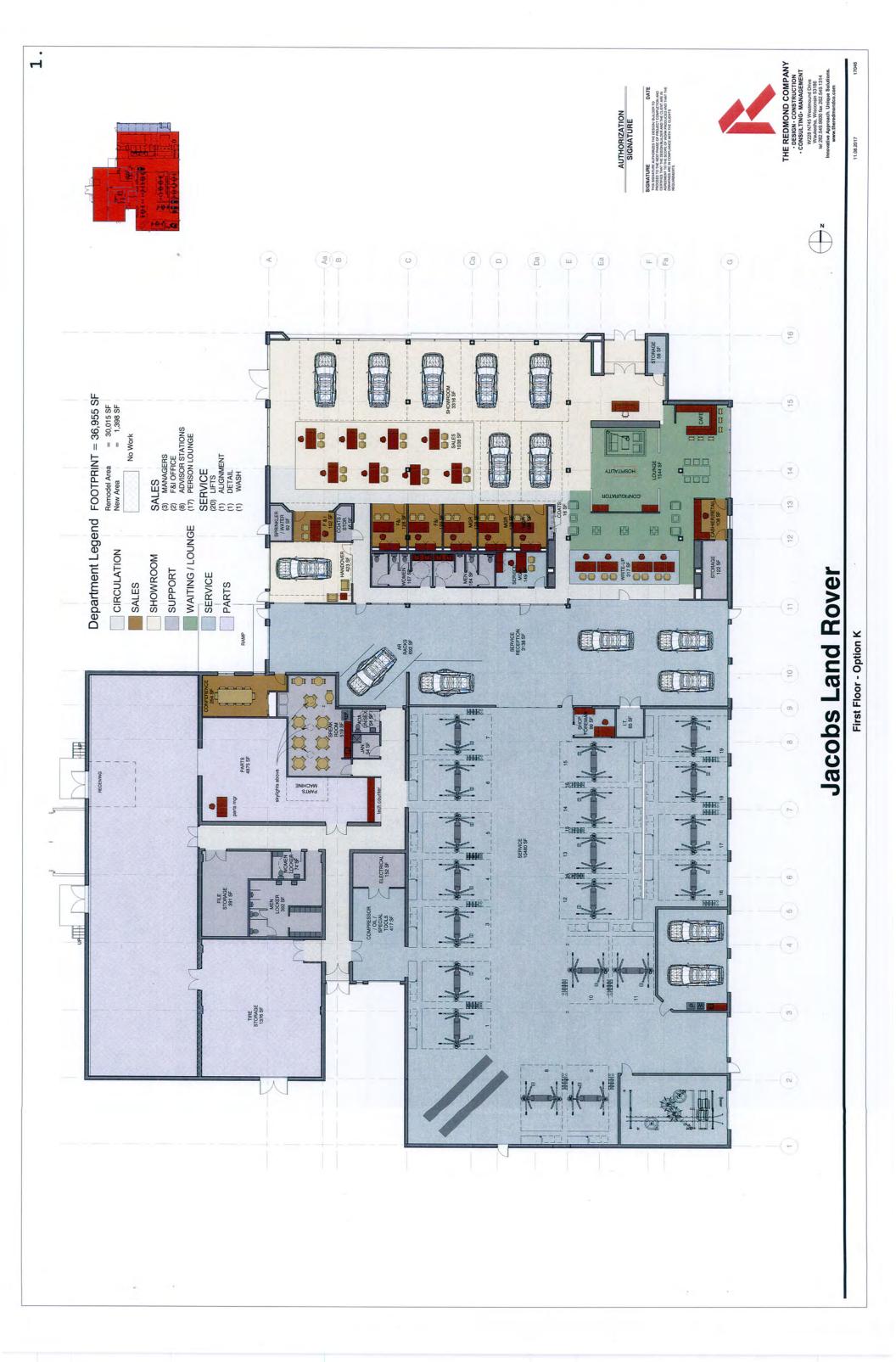
PERMANENT INDEX NUMBER: 09-01-211-003 = LOT 13 PERMANENT INDEX NUMBER: 09-01-211-004 = SOUTH 60 FEET OF LOT 71

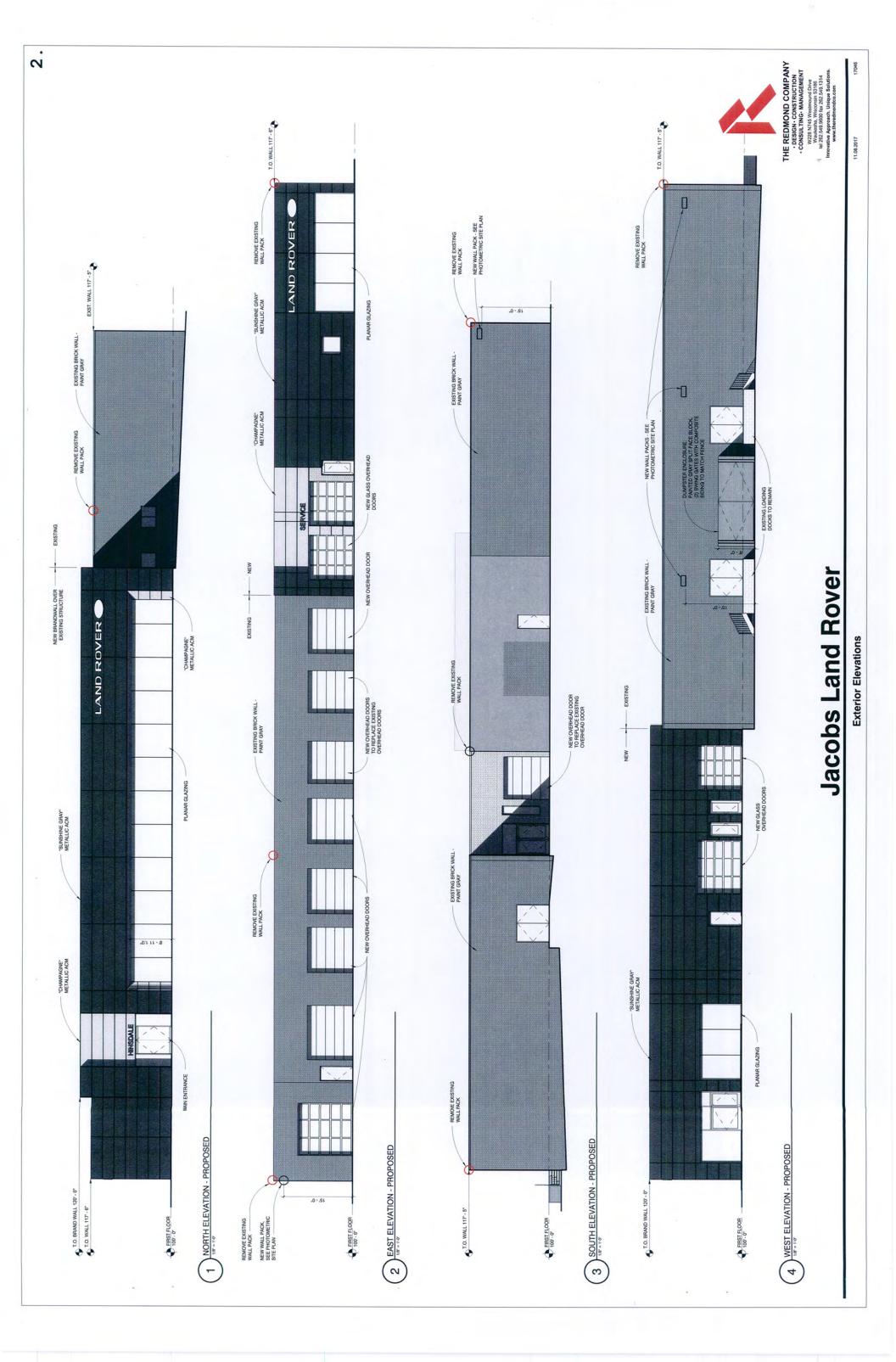
### EXHIBIT B

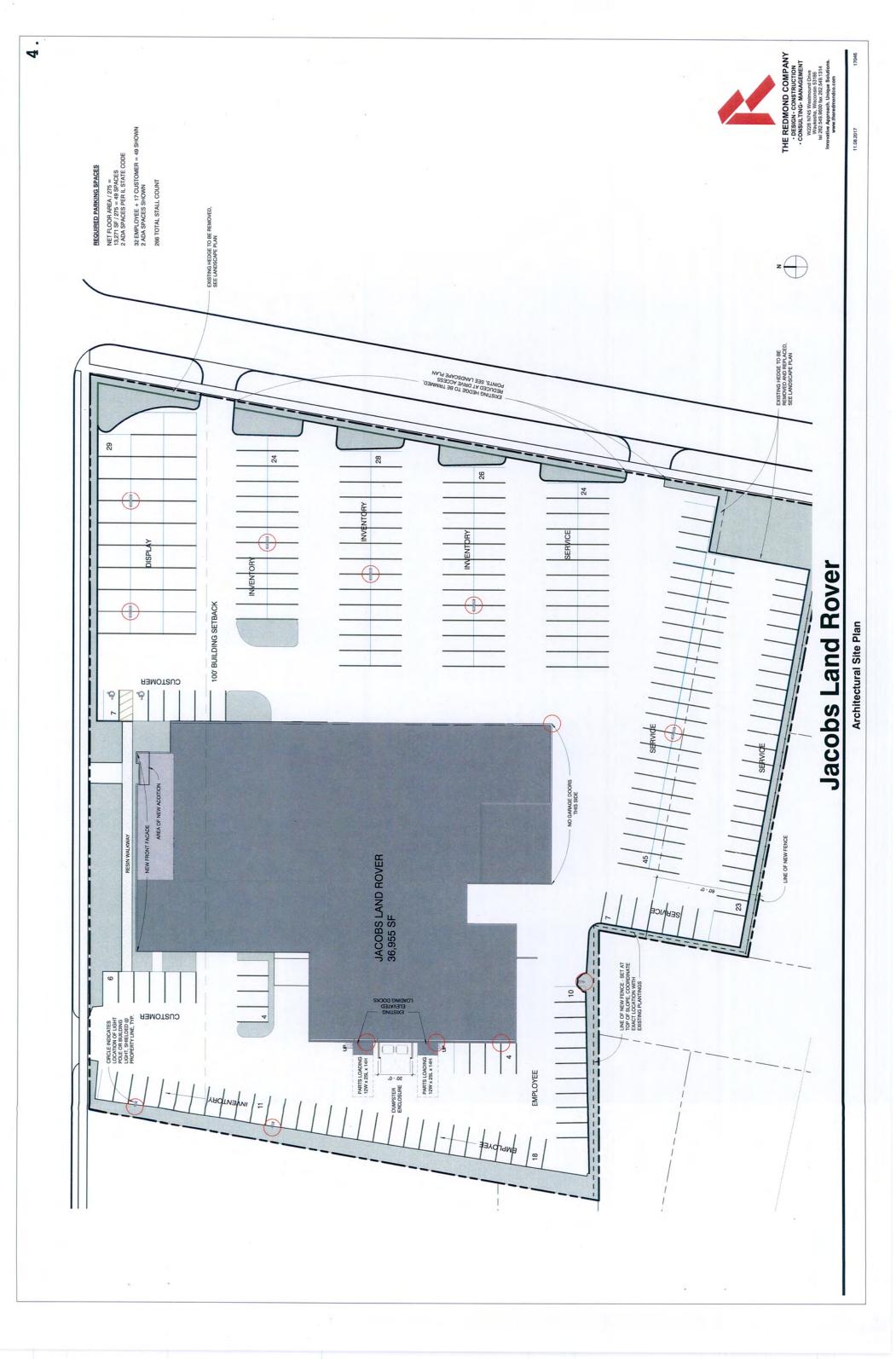
, , ,

### APPROVED SITE PLANS AND EXTERIOR APPEARANCE PLANS (ATTACHED)









	- C -
AN IS DEPICTED AT MATURE GROWTH. * * EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE OND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME VE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. D COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY	LANDSCAPE Landscape Architecture and Master Planning Design Consulting
MPLY WITH STANDARDS AS DES ON THE RECORD DRAWINGS E ESENTATIVE, VERBAL AGREEME	115
HE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. HE SPECIES SPECIFIED ON THE PLANT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ES THE CROWN THE PLANT SHALL BE REPLACED. BARRIERS AND BARRICADES. INSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" VITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED.	www.msucetandscape.com mdavis@insitelandscape.com
TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR G ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL R CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES. ATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.	
AND/OR THE CIVIL DRAWINGS (AND ANY OTHE DINATION AND RESOLUTION. POSED SITE PRIOR TO THE START OF CONSTRUCT	
RAIN / REAS S I. EAS TO FELY 8" FURTH	JACOBS LAND ROVER
MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, 2/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO 55SIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION. 4ED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN 5 ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION. 6 DACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.	336 Ogdan Avenue Hinsdale, IL 60521
5 ALL LAWN TREES. DF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED. REE RINGS ARE TO RECEIVE A MINIMUM OF 2'-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE MENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO AKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.	Issuance and Revisions:
ISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND RING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP ISTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE	Date Number Description
W MULCH IS USED AS A COVERING, A LAURINER MAT BE NECESSART TO AVOID WIND DAMAGE.	08/14/17 Client Review Submittal
TS EC	08/24/17 Revisions Based on Client Comments
CED. P	09/01/17 Revisions Based on Staff Comments / Construction
ANSPIRANT SPRAY THAT WILL EFFECTIVELY RECOMENDED AS PART OF THE ONGOIN RECIEVE AN APPLIATION OF AN ANTI-DES	09/29/17 Additional Revisions Based on
Maintain all plant materials in a healthy growing condition as per the approved plan. Plantings shall be From refuse & debris. All planting material which is dying or damaged beyond recovery shall be replaced ing season, whichever comes first. The property owner to maintain required landscaping in accordance with the municipality's property D maintenance plan. The maintenance must include, at a minimum, methods for providing the	10/03/17 Additional Revisions Based on Neiborhood
AL WILL BE R	
' LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND	COPYRIGHT InSite Landscape Design Inc. 2017 ALL RIGHTS RESERVED THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD
G THEM WITH MARKI INATION WITH EXIST NOT TO DAMAGE ( EQUIRED. IT IS VER	PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN FIRST OBTAINING THE EXPRESSED WRITTEN FERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LLABILLITY, OR COST, INCLUDING ATTORNEYS FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYOCH OTHER THAN THE
IS REGARDING THE TURE GRADING PLAN FROMEN GERMINATION AND SURVIVABILITE OF THE SEED MIX. ALSO REFER TO GENERAL LEED INSTALLATION. REFER TO GRADING PLAN FOR FURTHER INFORMATION, ALSO REFER TO GENERAL NOTES AND EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK ND SPECIFIC ATIONS FOR FURTHER INFORMATION	OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT,
APE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO JRTHER INFORMATION. 5 STUMP AND ROOT FLARE TO 12 " BELOW GRADE, MINIMUM. REMOVE ALL DEBRIS AND ROOTS AS REQUIRED AND REPAIR BED AS REQUIRED. REFER TO DETAIL FOR 4/ LSP1.2 FOR TREE PROTECTION DETAIL. HRUB ROW IN THIS AREA IN ITS ENTIRETY. REMOVE /GRIND STUMPS TO 12 " BELOW GRADE, MINIMUM. REMOVE ALL DEBRIS CENT TURF AND PREP FOR NEW TURF AS REQUIRED. HRUB ROW IN THIS AREA IN ITS ENTIRETY. REMOVE /GRIND STUMPS TO 12 " BELOW GRADE, MINIMUM. REMOVE /GRIND STUMPS TO 12 " BELOW GRADE, MINIMUM. REMOVE /GRIND STUMPS TO 12 " BELOW FOR THE FIRST 10"-0" AWAY FROM THE CURB CUT DRIVE LANE IN ITS ENTIRETY. REMOVE /GRIND STUMPS TO 12 " BLOW GRADE, MINIMUM. REMOVE /GRIND STUMPS TO 12 " RUB ROW FOR THE FIRST 10"-0" AWAY FROM THE CURB CUT DRIVE LANE IN ITS ENTIRETY. REMOVE /GRIND STUMPS TO 12 " RIS AND ROOTS AS REQUIRED AND REPAIR ADJACENT TURF AND PREP FOR NEW TURF AS REQUIRED. W IN THIS AREA TO REMAIN. SHRUBS TO BE PROPERLY THINNED AND PRON FOR NEW TURF AS REQUIRED.	PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE
TH. FER TO PLANT TABLE FOR FURTHER INFORMATION DVER OFF PROPERTY ONTO CITY OWNED OR PRIVATE RESIDENTIAL PROPERTY AS DEPICTED THUS. THE MAINTENANCE AND L PLANT MATERIAL ESTABLISHMENT IS TO BE THE RESPONSIBILITY OF THE CITY /PRIVATE RESIDENCES. REPLACEMENT OF NEWLY COPERTY ONTO CITY OWNED OR PRIVATE RESIDENTIAL PROPERTY FOR DYING, DAMAGED BEYOND RECOVERY OR DEAD IS IDENCES.	Date of Drawing:       02.02.2018         Scale:       1" = 30'-0"
Image: Show is obtained ream utility information as the shown is obtained ream the records of shown is obtained ream the records of anuncifatiry and local utility companies. The accuracy of which and local utility companies the accuracy of which animute of	

NITH A 50 E ALL EXCES HAN FINISH HAN FINISH CARD

CH RING HE TIME C

PITS AND TER DETRI CTOR TO

TO FURN H COVER DDS OF IN

E CRASS ASS

GRASS

APPROVED

END ANI (EPT FREE EXT PLAN

TO COOR

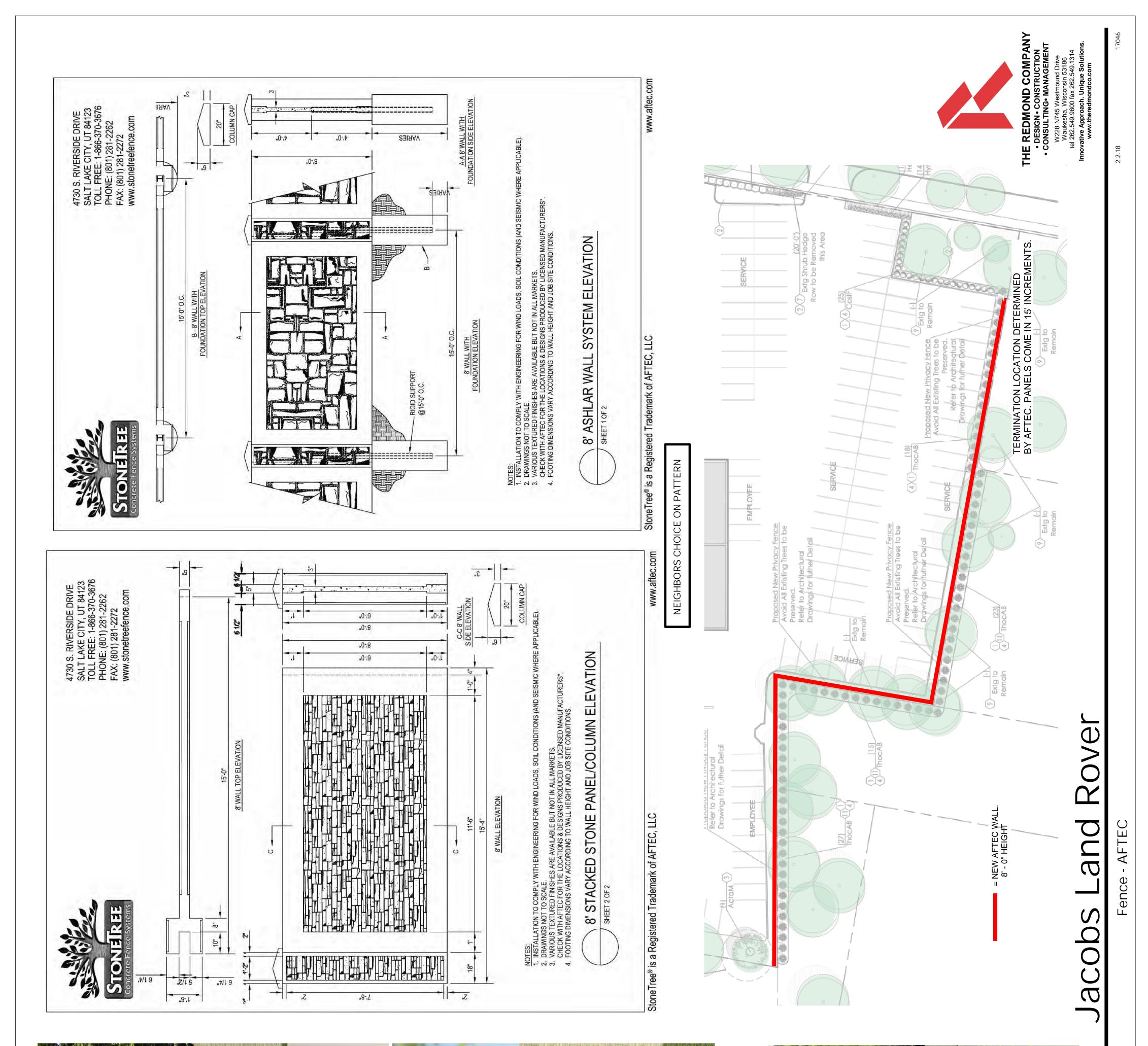
CONSTRUCTION SET USE NO OTHER- DO NOT SCALE THESE DRAWINGS-

T17-053 - JACOBS LAND ROVER - 10/03/2017

3Y LAND RC FOR INITIA LED OFF PR RIVATE RESII



Existing Common Name Arctic Fire Red Twig Dogwood Let's Dance Moonlight Hydrange Bobo Hardy Hydrangea Tiny Wine Ninebark Candy Cane Cocktail Rose Fire Light Spirea Fire Light Spirea Spice Island Koreanspice viburn My Monet Weigela Existing to Remain Existing to be Removed Existing to Remain Existing to be Removed Extg









### MEMORANDUM

DATE:	September 25, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	336 E. Ogden Ave. – Bill Jacobs Group Land Rover - 8 Sign Application - Case A-43-2018

### Summary

The Village of Hinsdale has received a sign application from The Redmond Group, on behalf of Bill Jacobs Group Land Rover of 336 E. Ogden Avenue, requesting approval to install eight (8) new internally illuminated signs, comprised of six (6) wall signs and two (2) ground signs in the B-3 General Business District. This application is concurrently being reviewed by the Zoning Board of Appeals (ZBA) due to exceeding the 2 wall sign limit and 3 SF surface area limit for on-site informational signage. This application also includes a modification request for the Plan Commission to consider, permitting an additional ground sign.

### **Request and Analysis**

The applicant is requesting (6) wall signs. Four (4) of the six (6) wall signs feature branding for Land Rover and Jaguar, both with its respective trademarked font and logos (Attachment 1). The remaining two (2) wall signs are on-site informational with no branding, with the text "Hinsdale" above the north main entrance facing Ogden Avenue. The second on-site informational sign features no branding and the text "Service" above the east service garage door. The (4) branding signs face north, facing Ogden Avenue, and the northeast and northwest corners of the building, facing east and west, respectively.

Per the Code in the B-3 General Business District, the (6) wall signs comply with the <u>maximum</u> allowed surface area. However, the request exceeds the maximum two (2) wall sign limit. The request also exceeds the maximum size for an on-site informational sign, limited to 3 SF. The two (2) on-site informational signs (with no branding) requested are 5.79 SF and 6.73 SF. To this end, this sign application is being reviewed concurrently by the ZBA for variations for the above reasons.

The proposed two (2) ground signs are located at the northwest entrance (on Ogden Ave.) and northeast entrance (on Oak St.). The "Ogden" sign is double sided and the "Oak St." is one sided only. The "Ogden" ground sign structure is 8 feet tall and 3'-6" wide, for an area of 27.58 SF. The sign structure is omitted from the sign area measurement. The sign area features the Land Rover and Jaguar logos, is 7.01 SF, and features 3 colors: chrome, white and green.

The "Oak St." ground sign structure is 7'-3.75" tall and 3'-6" wide, for an area of 25.22 SF. The sign area features non-colored logos and text only of "Hinsdale Welcome", for a combined signage area of 7.01 SF. This requested ground sign requires a modification request to the Plan Commission for



### MEMORANDUM

consideration. Per the Code in the B-3 District, only 1 ground sign is permitted per lot. A few site specific features to consider include: the subject property is 3.62 acres in area, is on a corner lot and has two entrances.

The proposed signs are proposed to be internally illuminated, with a white halo effect by LED, and the applicant has included an example of the signage illuminated at night. Both requested ground signs meet the 10' setback and size requirements of the Code.

### Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees, with the exception of the variation requests reviewed by the ZBA.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

### Attachments:

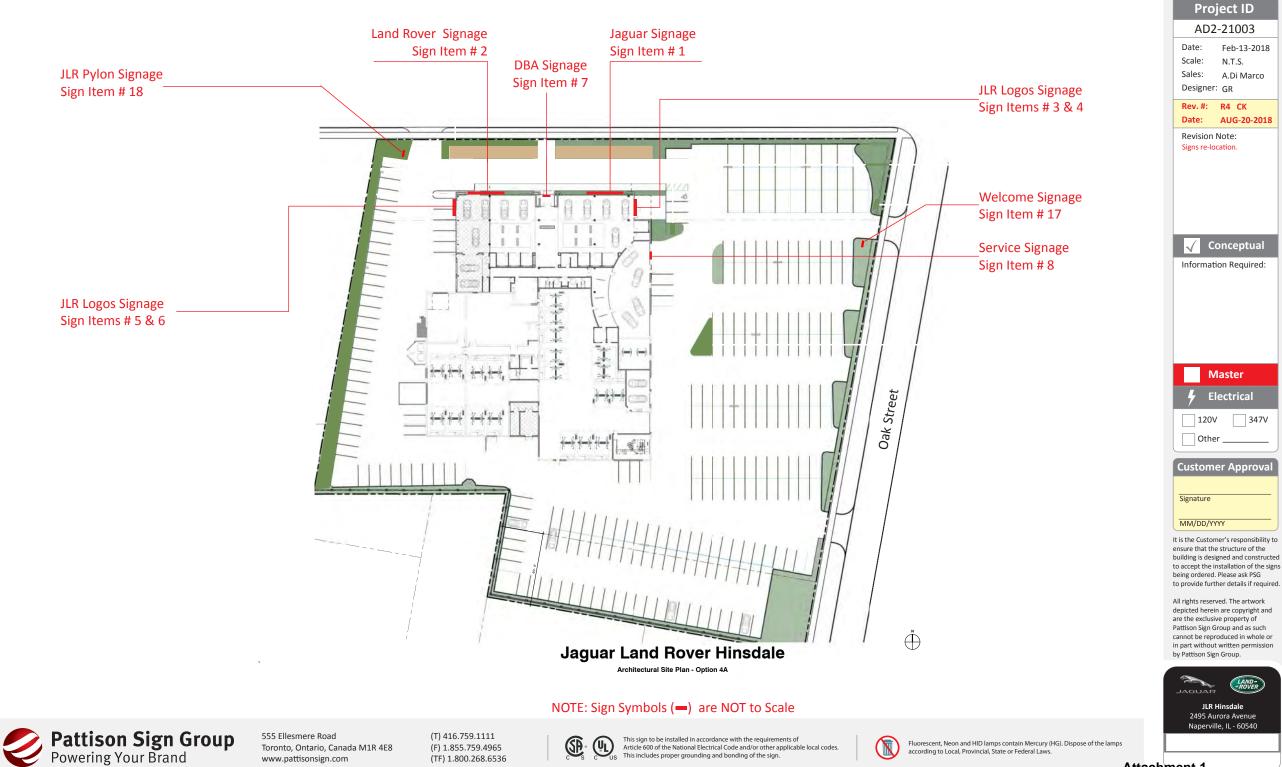
Attachment 1 – Sign Application Matrix, Application and Exhibits

- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Birds Eye View of 336 E. Ogden Ave.

Attachment 4 - Street View of 336 E. Ogden Ave.

## Attachment 1 – Sign Application Matrix

Sign Item Number per site plan (next page)	Name	Wall Sign (SF)	Ground Sign (height/SF/Sign SF)	Requires ZBA Approval ?
1	Jaguar Wall Sign faces north/Ogden Ave.	57.54 SF	-	No
2	Land Rover Wall Sign faces north/Ogden Ave.	85.27 SF	-	No
3 and 4	Jaguar and Land Rover Wall Signs faces east/Oak St.	51.33 SF	-	Yes, exceeds 2 wall signs per lot/user (Section 9- 106(J)(3)(b)
5 and 6	Jaguar and Land Rover Wall Signs faces west/300 W. Ogden Ave.	51.33 SF	-	Yes, exceeds 2 wall signs per lot/user (Section 9- 106(J)(3)(b)
7	"Hinsdale" On site informational sign (no branding)	6.73 SF	-	Yes, exceeds 3 SF max. surface area and above wall sign limit (Section 9- 106(F)(8)(b) and 9- 106(J)(3)(b)
8	"Service" On site informational sign (no branding)	5.79 SF	-	Yes, exceeds 3 SF max. surface area and above wall sign limit (Section 9- 106(F)(8)(b) and 9- 106(J)(3)(b)
17	Jaguar and Land Rover Ground Sign faces east/Oak St. parking lot entrance	-	7'-3.75" tall / 25.22 SF / 2.83 SF	No
18	Jaguar and Land Rover Ground Sign faces west/Ogden Ave. parking lot entrance	-	8' tall / 27.58 SF / 7.01 SF	No, Plan Commission is authorized to approve a sign modification request to allow 1 additional sign of any functional type otherwise allowed (Section 11-607(F)(2)(c))





### Applicant

Name: The Redmond Company

Address: W228 N745 Westmound Drive

<sub>City/Zip:</sub> Waukesha, WI 53186

Phone/Fax: (262) 933-8288 /549-9600

 $_{\mathrm{E-Mail:}}$  jtreuden@theredmondco.com

Contact Name: Jesse Treuden

### ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: B-3 General Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Contractor

Name: The Redmond Company

Address: W228 N745 Westmound Drive

<sub>City/Zip:</sub> Waukesha, WI 53186

Phone/Fax: (262) 549-9600 / 549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: \_\_\_\_\_\_

\*Illumination cannot exceed 50 footcandles as defined in Section 9-106(E)(b)

Sign Information:Jaguar Signage - Sign Item #1Overall Size (Square Feet): $57.54$ $(27.75 \times 2.1)$ Overall Height from Grade: $18.00$ Ft.Proposed Colors (Maximum of Three Colors): $Chrome$ $2$ $3$	Site Information:         Lot/Street Frontage:       432.5         Building/Tenant Frontage:       163         Existing Sign Information:         Business Name:
--	--

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. 

 08/24/2018 

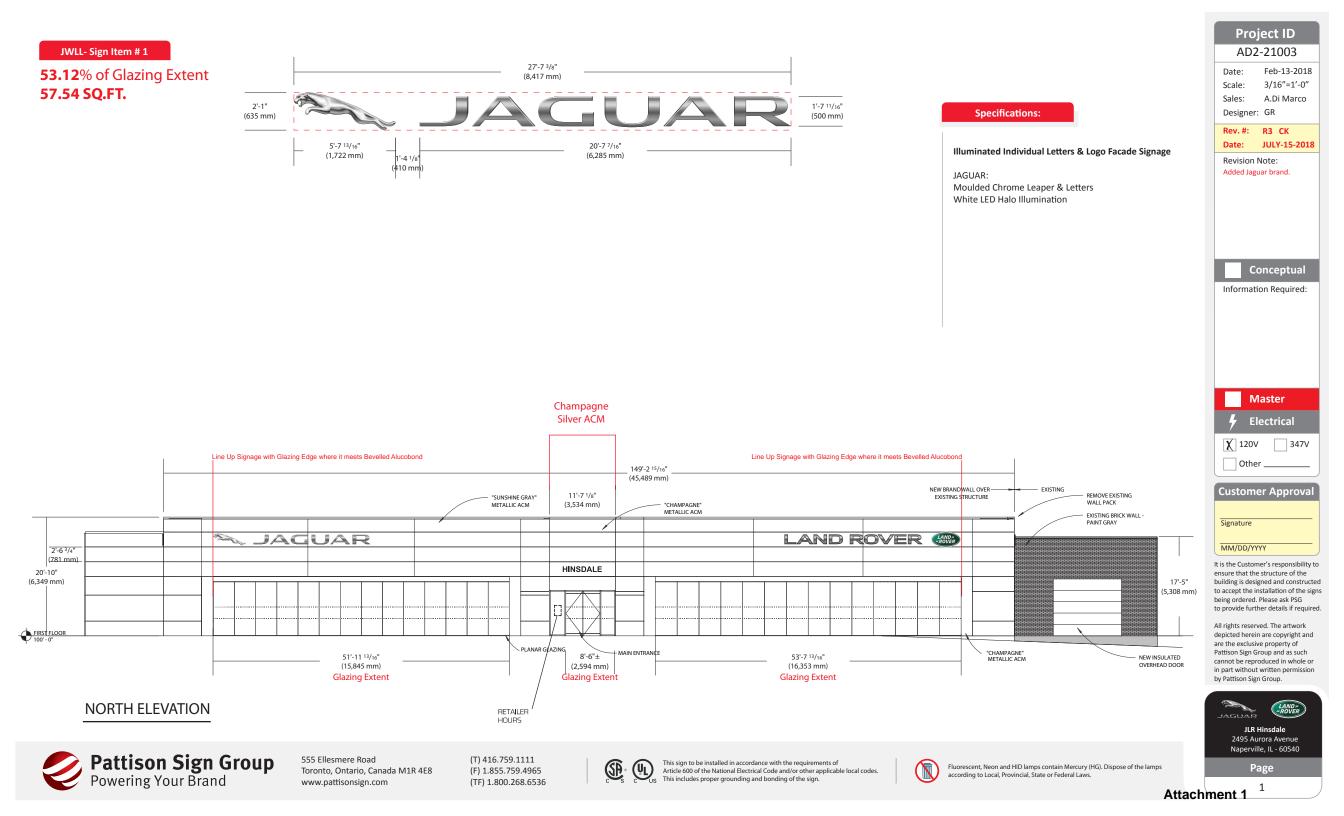
 Signature of Applicant
 08/24/2018 

 Date
 08/24/2018 

 Date
 08/24/2018 

 Total square footage:
 x \$4.00 = 0 (Minimum \$75.00)

 Plan Commission Approval Date:
 Administrative Approval Date:





### Applicant

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (262) 933-8288 /549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

### ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: B-3 General Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Contractor

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (262) 549-9600 /549-9600

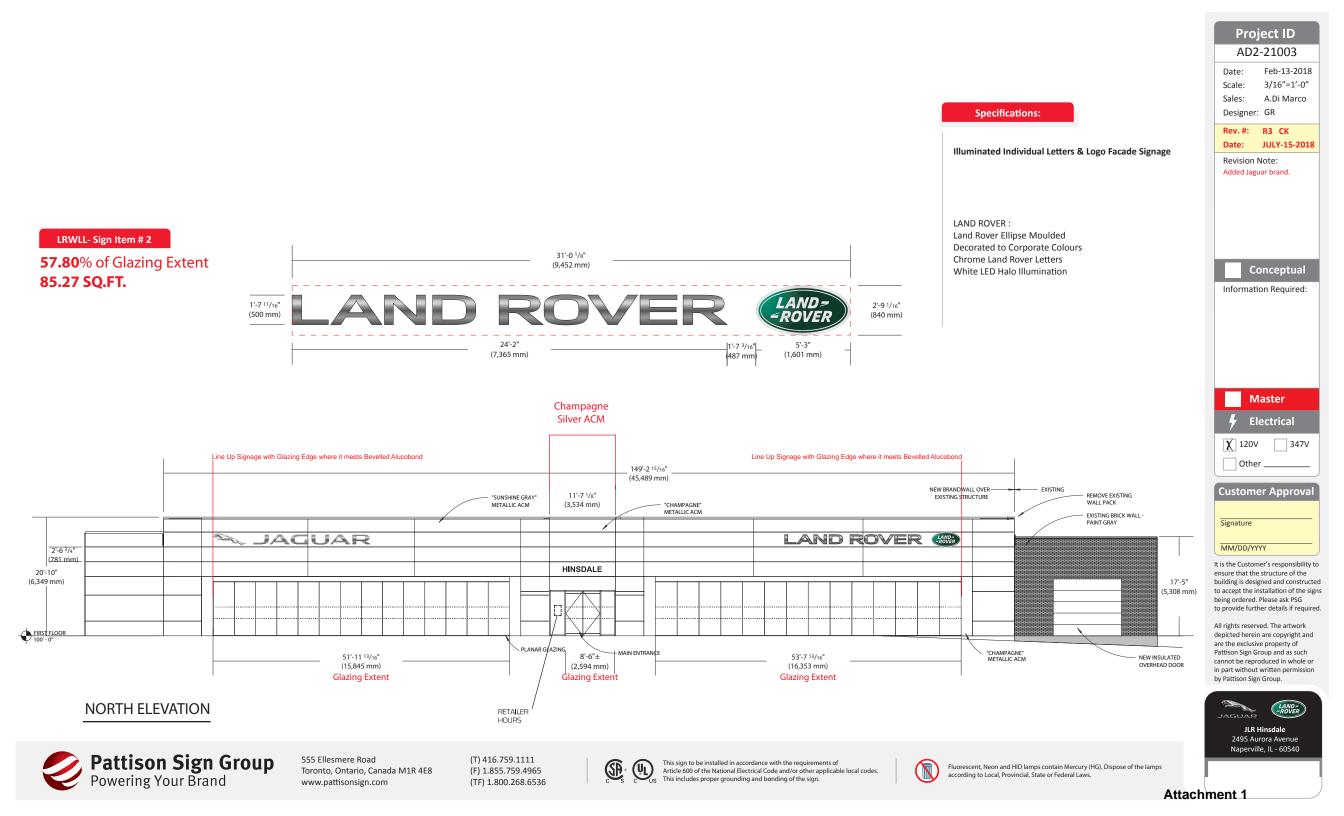
E-Mail: jtreuden@theredmondco.com

Contact Name: \_\_\_\_\_Jesse Treuden

\*Illumination cannot exceed 50 footcandles as defined in Section 9-106(E)(b)

Sign Information: Land Rover Signage - Sign Item #2	Site Information:
Overall Size (Square Feet): $\frac{85.27}{18'-0''}$ ( $\frac{31.0}{5} \times \frac{1.66}{5}$ )	Lot/Street Frontage: 432.5
Overall Height from Grade: $\frac{18'-0''}{5}$ Ft.	Building/Tenant Frontage: 163
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
<ul> <li>Chrome</li> <li>White</li> <li>Green</li> </ul>	Business Name:

I hereby acknowledge that I have read this ap and agree to comply with all Village of Hinso	plication and the attached instruction sheet and state that it is correct lale Ordinances.		
Que	08/24/2018		
Signature of Applicant	Date		
Kin Jank	08/24/2018		
Signature of Building Owner	Date		
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE			
Total square footage:	x \$4.00 = 0 (Minimum \$75.00)		
Plan Commission Approval Date: Administrative Approval Date:			





### Applicant

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (262) 933-8288 /549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

### ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: B-3 General Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Contractor

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (262) 549-9600 /549-9600

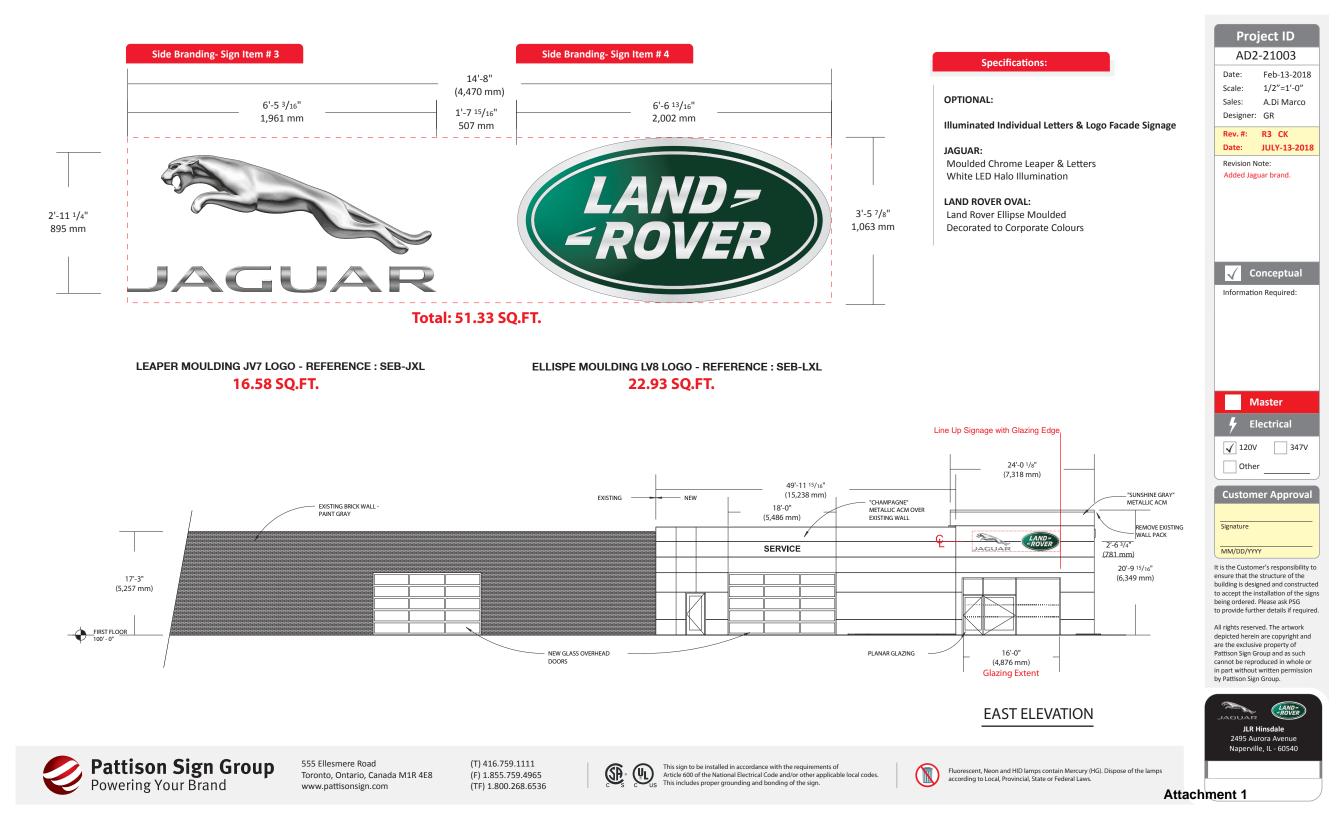
E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

\*Illumination cannot exceed 50 footcandles as defined in Section 9-106(E)(b)

Sign Information:Side Branding - Sign Items #3 & 4Overall Size (Square Feet): $51.33$ ( $\frac{14.66}{18.0}$ x $\frac{3.5}{18.0}$ )Overall Height from Grade: $18.0$ Ft.	Site Information: Lot/Street Frontage: 432.5 Building/Tenant Frontage: 163
Proposed Colors (Maximum of Three Colors): Chrome White Green	Existing Sign Information:      Business Name:      Size of Sign:      Business Name:      Size of Sign:      Size of Sign:

I hereby acknowledge that I have read this applica and agree to comply with all Village of Hinsdale	ation and the attached instruction sheet and state that it is correct Ordinances.
Que	08/24/2018
Signature of Applicant	Date
Kink	08/24/2018
Signature of Building Owner	Date
FOR OFFICE USE ONLY – DO NOT WRITE	BELOW THIS LINE
Total square footage:x \$4.	.00 = 0 (Minimum \$75.00)
Plan Commission Approval Date:	_ Administrative Approval Date:





### Applicant

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (\_\_\_\_\_) 933-8288 /549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

### ADDRESS OF SIGN LOCATION:

**ZONING DISTRICT: B-3 General Business District** 

SIGN TYPE: Wall Sign

**ILLUMINATION** Internally Illuminated

Contractor

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (262) 549-9600 /549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

\*Illumination cannot exceed 50 footcandles as defined in Section 9-106(E)(b)

Sign Information: Side Branding - Sign Items #5 & 6 Overall Size (Square Feet): $51.33$ ( $14.66$ x $3.5$ ) Overall Height from Grade: $18.0$ Ft. Proposed Colors (Maximum of Three Colors): Chrome	Site Information:         Lot/Street Frontage:       432.5         Building/Tenant Frontage:       163         Existing Sign Information:       Business Name:
White Green	Size of Sign:       Square Feet         Business Name:       Size of Sign:         Size of Sign:       Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Date

Signature of Applicant

08/24/2018

Signature of Building Owner

in

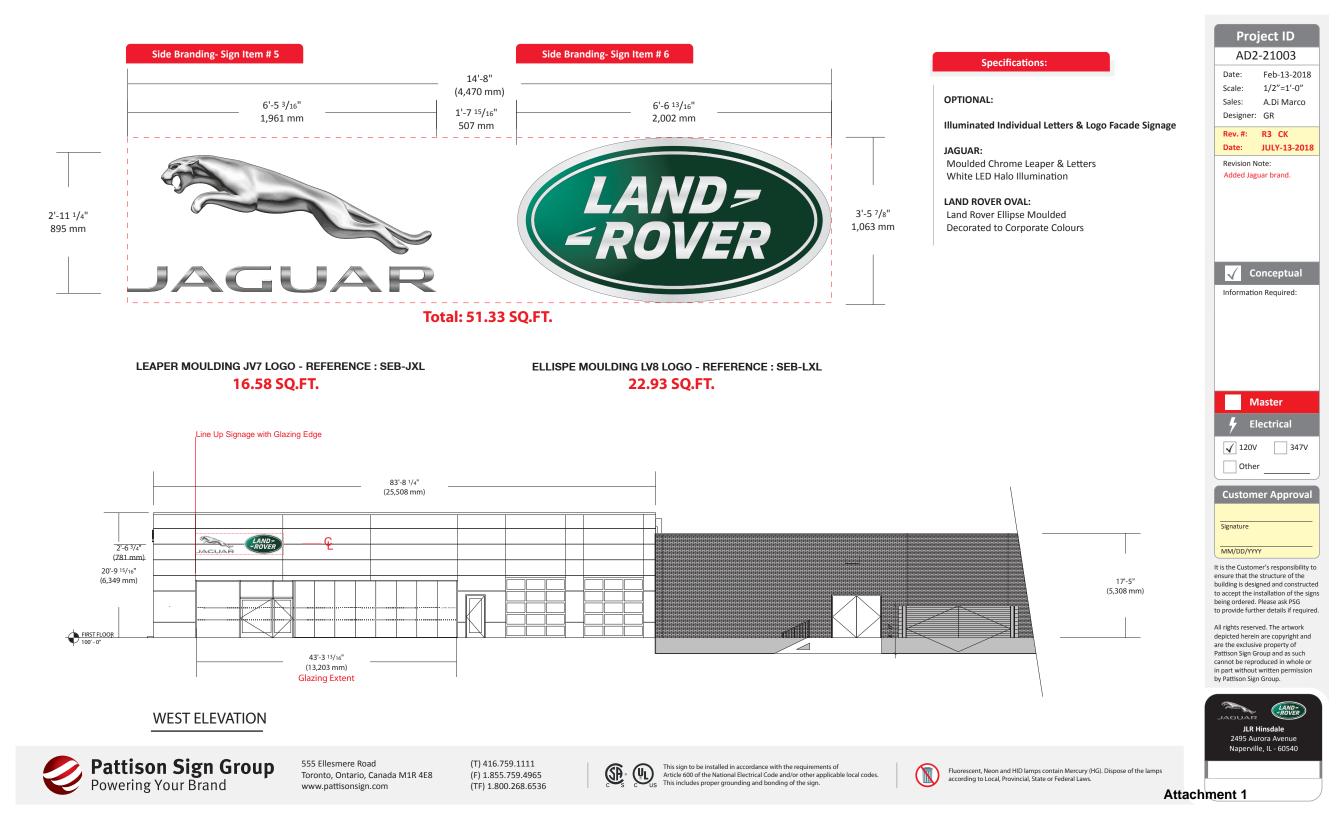
08/24/2018	
Date	

Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: \_\_\_\_\_ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: Administrative Approval Date:





### Applicant

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (262) 933-8288 /549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

### **ADDRESS OF SIGN LOCATION:**

ZONING DISTRICT: B-3 General Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

Contractor

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (<sup>262</sup>) 549-9600 / 549-9600

E-Mail: jtreuden@theredmondco.com

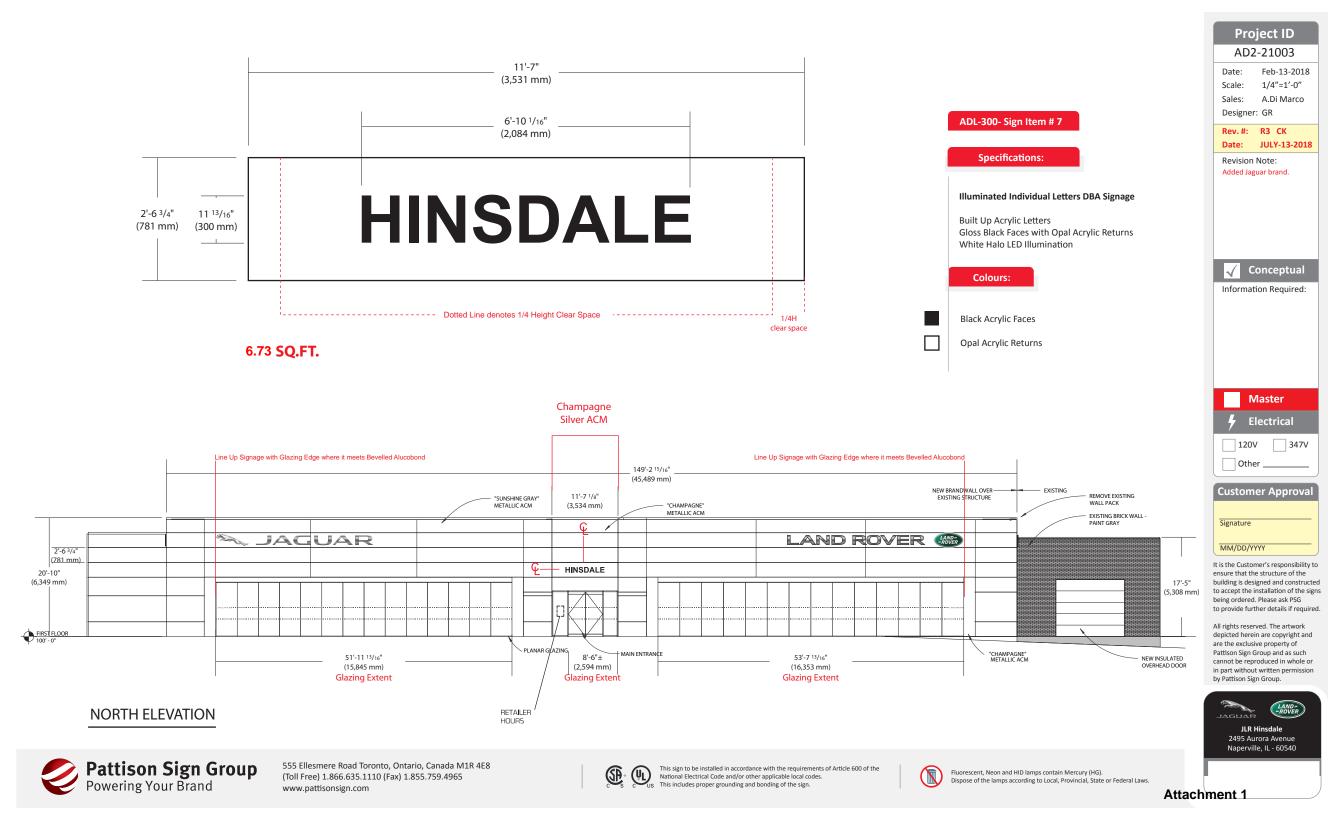
Contact Name: Jesse Treuden

\*Illumination cannot exceed 50 footcandles as defined in Section 9-106(E)(b)

Sign Information: Hinsdale Signage - Sign Item #7Overall Size (Square Feet): $6.73$ ( $6.83 \times 1.0$ )Overall Height from Grade: $12.75$ Ft.	Site Information: Lot/Street Frontage: 432.5 Building/Tenant Frontage: 163
Proposed Colors (Maximum of Three Colors):   Black	Existing Sign Information: Business Name: Size of Sign: Square Feet Business Name:
	Size of Sign: Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. 08/24/2018 Signature of Applicant Date 08/24/2018 Signature of Building Owner Date FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE Total square footage: \_\_\_\_\_\_ x 4.00 = 0 (Minimum 75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date:





ADL-300 - Sign Item #7

### Applicant

Name: The Redmond Company

Address: W228 N745 Westmound Drive

<sub>City/Zip:</sub> Waukesha, WI 53186

Phone/Fax: (262) 933-8288 /549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

### ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: B-3 General Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

### Contractor

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (262) 549-9600 /549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: \_\_\_\_\_\_

\*Illumination cannot exceed 50 footcandles as defined in Section 9-106(E)(b)

Sign Information: Service Signage - Sign Item #8         Overall Size (Square Feet): $\frac{5.80}{12.75}$ ( $\frac{5.83}{x} \times \frac{1.0}{12.75}$ )         Overall Height from Grade: $\frac{12.75}{12.75}$ Ft.         Proposed Colors (Maximum of Three Colors): <b>Black</b> 2         3	Site Information:         Lot/Street Frontage:       432.5         Building/Tenant Frontage:       163         Existing Sign Information:       Business Name:         Size of Sign:       Square Feet         Business Name:       Square Feet         Size of Sign:       Square Feet         Size of Sign:       Square Feet	
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct		

and agree to comply with all Village of Hinsdale Ordinances.

 Signature of Applicant
 08/24/2018

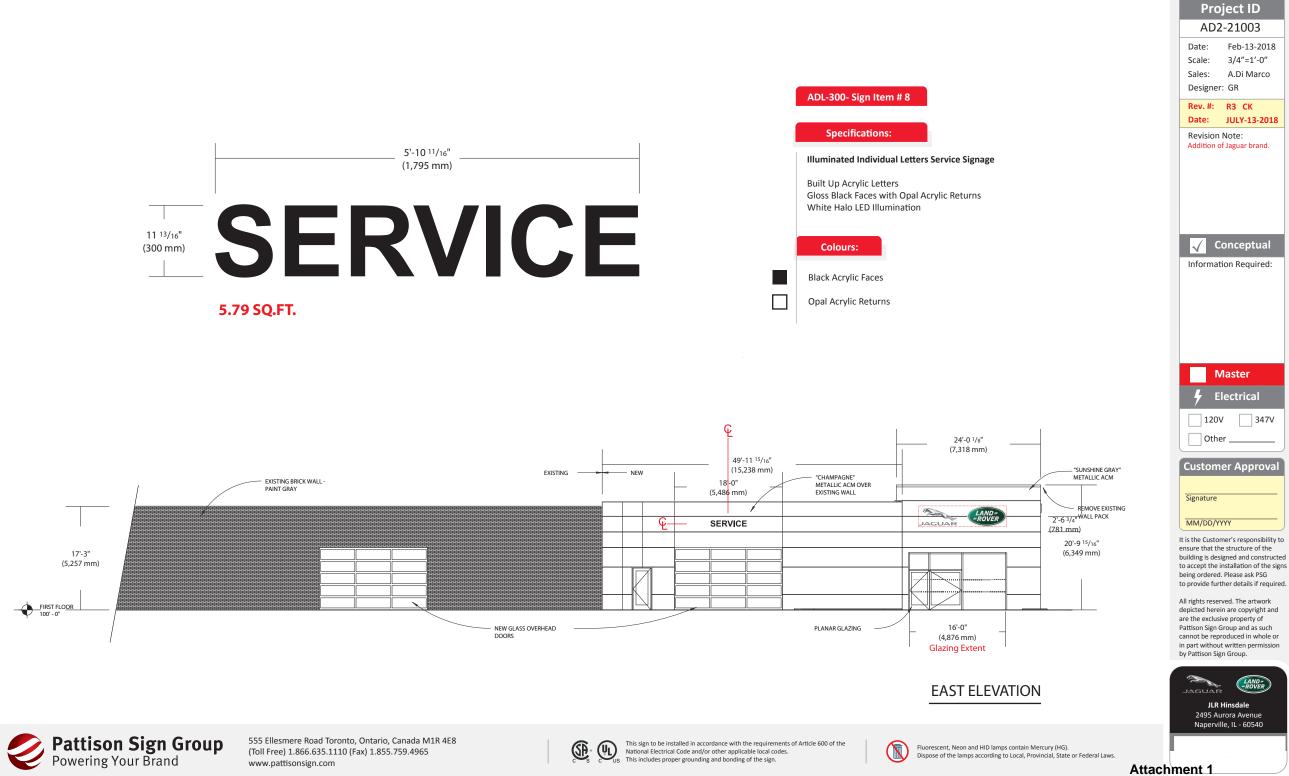
 Signature of Building Owner
 08/24/2018

 Date
 08/24/2018

 Date
 08/24/2018

 Total square footage:
 x \$4.00 = 0

 (Minimum \$75.00)
 Plan Commission Approval Date:





### Applicant

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (<sup>262</sup>) 933-8288 /549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

### **ADDRESS OF SIGN LOCATION:**

ZONING DISTRICT: B-3 General Business District

SIGN TYPE: Monument Sign

**ILLUMINATION** None

Contractor

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (262) 549-9600 / 549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

\*Illumination cannot exceed 50 footcandles as defined in Section 9-106(E)(b)

Sign Information: Welcome Signage - Sign Item #17Overall Size (Square Feet): $23.79$ $( \frac{7.33}{x} \times \frac{3.5}{x} )$ Overall Height from Grade: $7.33$ Ft.	Site Information: Lot/Street Frontage: 432.5 Building/Tenant Frontage: 163	
Proposed Colors (Maximum of Three Colors): Grey Silver	Existing Sign Information: Business Name: Size of Sign: Square Feet Business Name:	
	Size of Sign: Square Feet	

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Date

6. Signature of Applicant

08/24/2018 Date

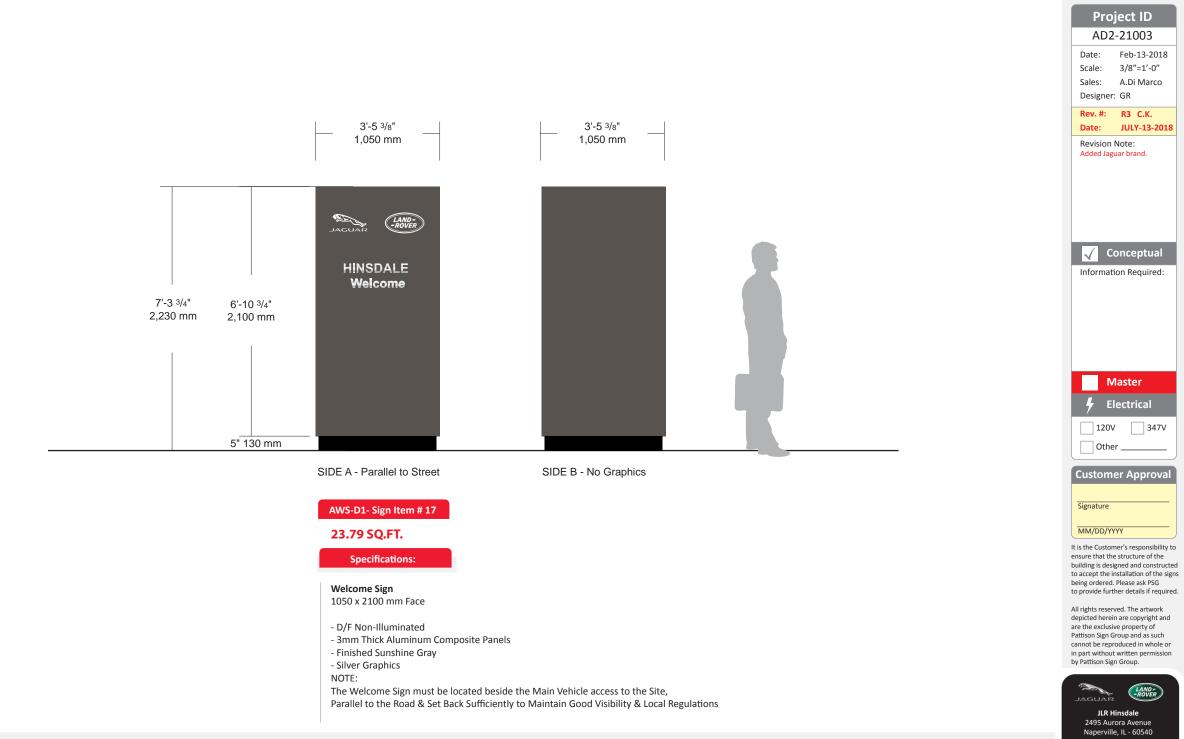
08/24/2018

Signature of Building Owner

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE	FOR	OFFICE	USE	ONLY – D	O NOT	WRITE BELC	W THIS LINE
--	-----	--------	-----	----------	-------	------------	-------------

Total square footage: \_\_\_\_\_ x 4.00 = 0 (Minimum 75.00)

Plan Commission Approval Date: Administrative Approval Date:



555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8 (Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965 www.pattisonsign.com

For this sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

(SP)



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.



Contractor

Name: The Redmond Company

City/Zip: Waukesha, WI 53186

Contact Name: Jesse Treuden

Phone/Fax: (\_\_\_\_) 549-9600 /549-9600

E-Mail: jtreuden@theredmondco.com

Address: W228 N745 Westmound Drive

### Applicant

Name: The Redmond Company

Address: W228 N745 Westmound Drive

City/Zip: Waukesha, WI 53186

Phone/Fax: (\_\_\_\_) 933-8288 /549-9600

E-Mail: jtreuden@theredmondco.com

Contact Name: Jesse Treuden

### **ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT: B-3 General Business District** 

SIGN TYPE: Monument Sign

**ILLUMINATION** None

\*Illumination cannot exceed 50 footcandles as defined in Section 9-106(E)(b)

Sign Information: Approved Signage - Sign Item #18Overall Size (Square Feet): $27.58$ ( $\frac{8.00}{27.58}$ ( $\frac{8.00}{500}$ x $\frac{3.5}{500}$ )Overall Height from Grade: $8.00$ Ft.	Site Information: Lot/Street Frontage: 432.5 Building/Tenant Frontage: 163
Proposed Colors (Maximum of Three Colors): Chrome White Green	Existing Sign Information: Business Name: Size of Sign: Square Feet Business Name:
	Size of Sign: Square Feet

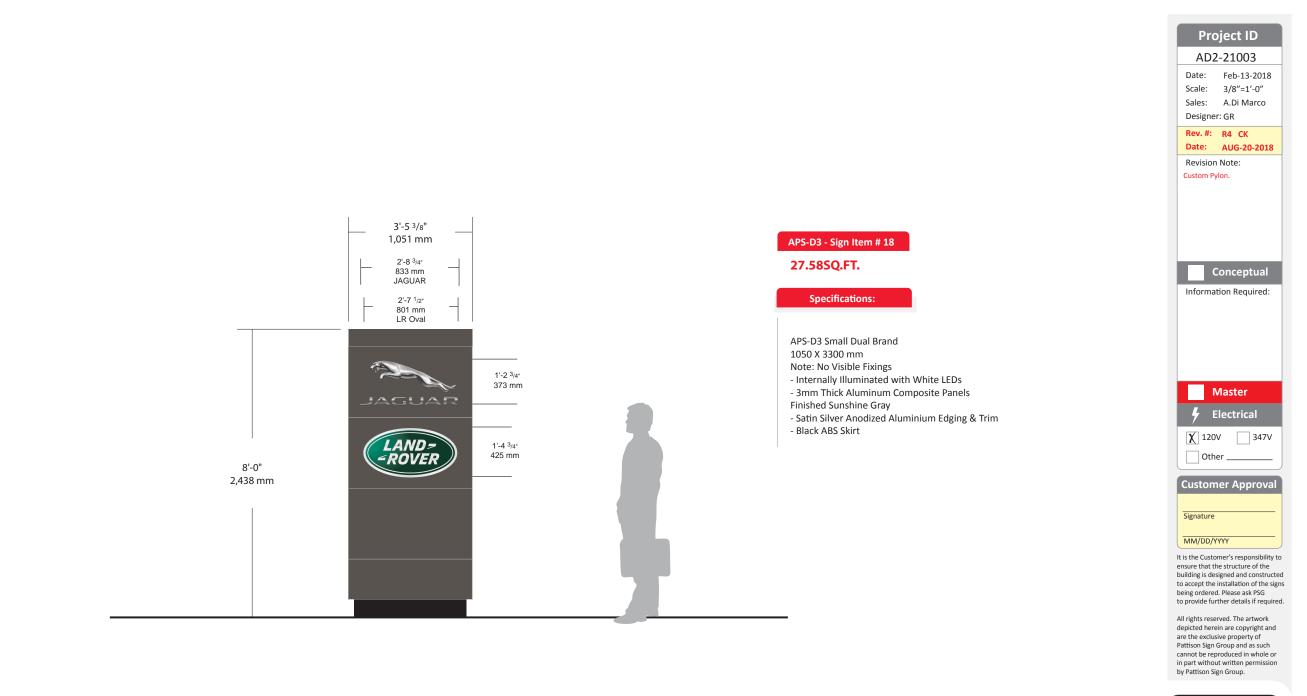
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. 08/24/2018 1. Sjenature of Applicant / Date 08/24/2018 in Date

Signature of Building Owner

FOR OFFICE USE	ONLY – DO NOT WF	RITE BELOW THIS LINE
	order bortor the	

Total square footage: \_\_\_\_\_\_ x 4.00 = 0 (Minimum 75.00)

Plan Commission Approval Date: Administrative Approval Date:





JLR Hinsdale 2495 Aurora Avenue Naperville, IL - 60540



555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8 www.pattisonsign.com

(TF) 1.800.268.6536

(T) 416.759.1111 (F) 1.855.759.4965

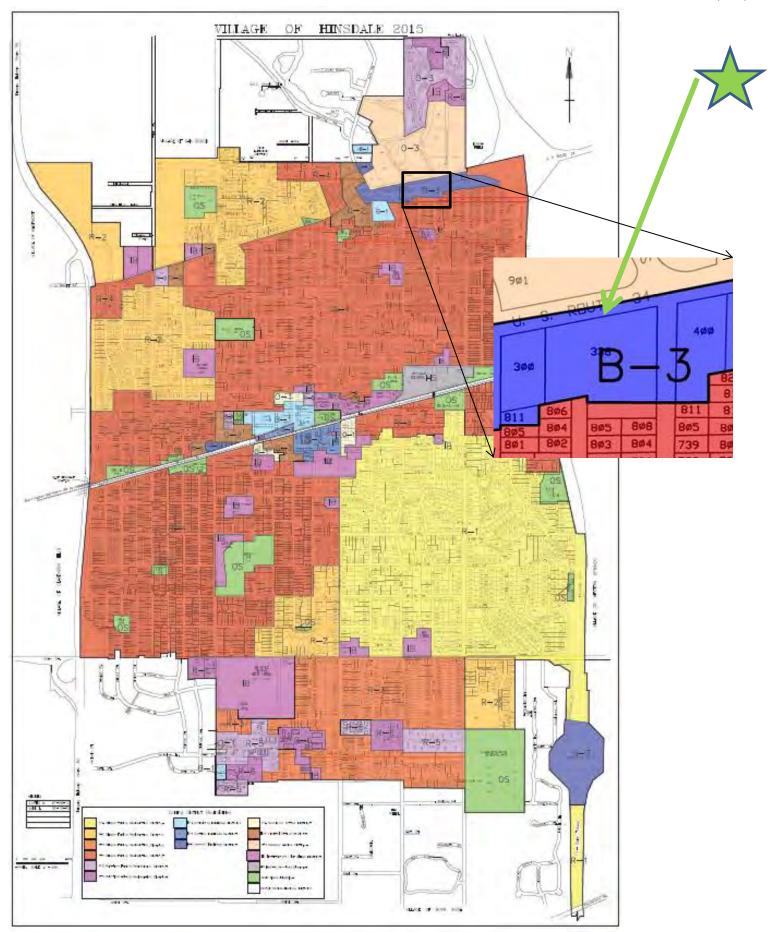
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other app US This sign to be instance in account of the National Electrical Code and/or other app This includes proper grounding and bonding of the sign. Article 600 of the National Electrical Code and/or other applicable local codes.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

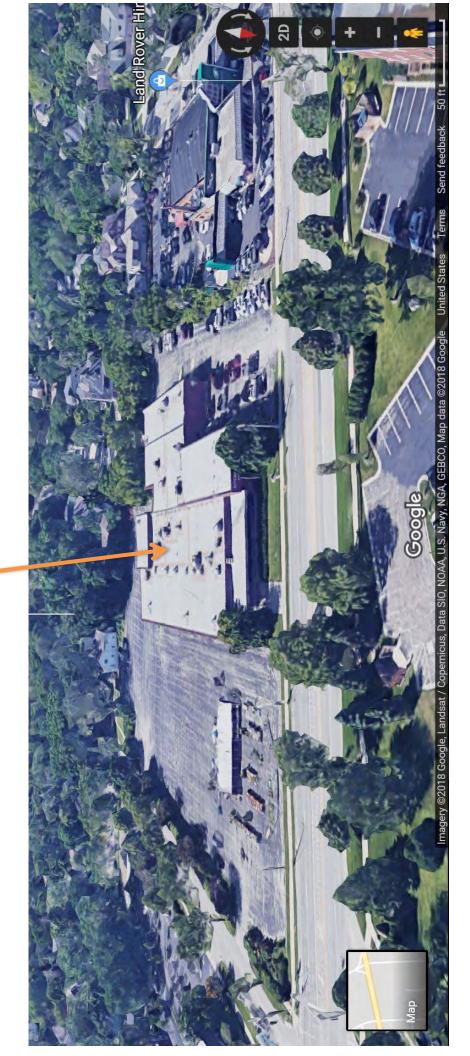




# Attachment 2: Village of Hinsdale Zoning Map and Project Location



# Attachment 3: Birds Eye View of 336 E. Ogden Ave. (facing south)



# Attachment 4: Street View of 336 E. Ogden Ave. (facing south)

