



## MEETING AGENDA

**SPECIAL MEETING  
PLAN COMMISSION  
Monday, March 11, 2019  
7:30 P.M.  
MEMORIAL HALL – MEMORIAL BUILDING  
(Tentative & Subject to Change)**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** - Minutes of February 13, 2019
- 5. PUBLIC HEARING** - All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.
  - a) Case A-05-2019 – 111 W. Chicago Ave., 2<sup>nd</sup> Floor - Responsible Driver – Special Use Permit for Driving School (requesting to relocate from its current location at 7 N. Grant St.)
- 6. DISCUSSION ITEM**
  - a) Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2<sup>nd</sup> Major Adjustment to Site Plan/Exterior Appearance Application – Notice the Public Meeting for this request will be on April 10, 2019.
- 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](http://www.villageofhinsdale.org)

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
February 13, 2019  
MEMORIAL HALL  
7:30 P.M.**

Acting Chair Crnovich called the meeting to order at 7:30 p.m., Wednesday, February 13, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

**ABSENT:** Steve Cashman and Troy Unell

**ALSO PRESENT:** Chan Yu, Village Planner and applicant for case: A-06-2019

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**Approval of Minutes – January 16, 2019**

The Plan Commission (PC) **unanimously approved** the January 16, 2019, minutes, as submitted, 5-0, (2 abstained and 2 absent).

**Findings and Recommendations – Case A-54-2018 – 330 Chestnut St. – Sharon Habiger – Major Adjustment to an Exterior Appearance and Site Plan Review to construct a 2-story accessory structure in the B-3 General Business District.**

Acting Chair Crnovich introduced this item and asked for any comments by the PC. The PC, with no comments, **unanimously approved** 6-0, (1 abstained, 2 absent) the Findings and Recommendations as submitted.

**Findings and Recommendations - Case A-55-2018 – 718 N. York Rd. – Kouris MD Cosmetic Plastic Surgery - Illuminated Ground Sign and Wall Sign in the Design Review Overlay District.**

Acting Chair Crnovich introduced this item and asked for any comments by the PC. The PC, with no comments, **unanimously approved** 6-0, (1 abstained, 2 absent) the Findings and Recommendations as submitted.

**Sign Permit Review - Case A-06-2019 – 25 W. Chicago Ave. – Baird & Warner - 1 New Illuminated Wall Sign and Awning Sign in the B-1 Community Business District.**

The applicant reviewed the request to install a halo lit wall sign, and presented 2 options to the PC. Option 1, as indicated as their preference, includes the text, “Baird & Warner”. Option 2 is essentially the same sign, but with the additional text “Real Estate” beneath “Baird & Warner”.

Commissioner Krillenberger asked for clarification, option 1 would allow the “Baird & Warner” text to be a little bit larger.

**Plan Commission Minutes**  
**February 13, 2019**

The applicant replied correct, so it is scaled appropriately.

Acting Chair Crnovich commented that she likes the proposed wall sign, and that it fits in very well with the building.

Commissioner Willobee asked what the hours of illumination would be.

The applicant replied they could put it on a timer to turn on at sunset, or anytime up to the PC. In the event it is too bright, the applicant stated he could install a dimmer.

Commissioner Krillenberger asked if this faces any residential properties.

The applicant replied no.

Acting Chair Crnovich asked if the shut off time at 10 PM is OK.

The applicant replied yes. The applicant next introduced the proposed awning sign. The awning would have a bubble shape and have a valance 12” tall. This valance height will match the neighboring tenant, the foot doctor’s awning valance.

Commissioner Braselton asked why they are proposing one awning since there are 2 front doors.

The applicant replied they only want to replace “like with like”, since there is only 1 current awning.

Commissioner Willobee asked if this approval is contingent on removing the ground sign.

The applicant replied correct, that is going away.

Acting Chair Crnovich expressed that she believes this is a huge improvement.

The PC, with no further comments, **unanimously approved** 7-0, (2 absent) the application as submitted, with wall sign option 1 and illumination shutoff time at 10 PM.

**Public Hearing - Case A-45-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.**

Acting Chair Crnovich asked Chan if he could review the request.

Chan stated that he spoke with the PC Chair and both felt it was a good idea to close the public hearing to give the HPC time to consolidate their thoughts into a document they could forward to the PC for its consideration. Currently, a transcriber would need to take minutes simply to continue the item. If the PC closed the public hearing, they could re-open it when the HPC is ready to submit their recommendations.

The PC, **unanimously closed Case A-45-2018** 7-0, (2 absent).

**Plan Commission Minutes**

**February 13, 2019**

**Schedule of Public Hearing - Case A-05-2019 – 111 W. Chicago Ave., 2<sup>nd</sup> Floor - Responsible Driver – Special Use Permit for Driving School (requesting to relocate from its current location at 7 N. Grant St.)**

The PC **unanimously scheduled a public hearing** for the application for the March 11, 2019 meeting, 7-0 (2 absent).

**Adjournment**

The meeting was adjourned at 7:44 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner




## MEMORANDUM

**DATE:** March 11, 2019

**TO:** 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:** Public Hearing for Special Use Permit for Driving School in the O-2 District  
Responsible Driver – 111 W. Chicago Ave. in the O-2 District – Case A-05-2019

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### Summary

The Village of Hinsdale has received an application from Mr. Bryan Kearney, the owner of Responsible Driver driving school, requesting approval for Special Use Permit to move from its current location at 7 N. Grant Street to 111 W. Chicago Avenue. Both addresses are located in the O-2 Limited Office District. 111 W. Chicago Avenue is the building/parcel immediately south of 7 N. Grant Street. On February 20, 2018, the Village approved Mr. Kearney's text amendment application to allow driving schools as a special use in the O-2 District and special use permit (Attachment 6).

### Request and Analysis

Responsible Driver plans to use the location at 111 W. Chicago Avenue to conduct classes in an office space approximately 410 square feet in area. The proposed class schedule is:

August - May		June - July
Sun.	Mon. - Thurs.	Mon. - Thurs.
1 PM - 7 PM	4 PM - 8:30 PM	8-10 AM, 10-12 AM, 4-6 PM and 6-8 PM

Each class will have a maximum of 25 students. All students will stay inside the 410 SF classroom for the entire 2-hour class. For classroom sessions, students would be dropped off at the front building entrance on Chicago Avenue or parking lot behind the building. All behind-the-wheel lessons will be arranged through Responsible Driver's main location in La Grange. Students for behind-the-wheel lessons will also be picked up and dropped off at their home.

The applicant has stated that the building owner will allow access to both parking lots at 111 Chicago Avenue and the office building at 7 N. Grant Street (Attachment 5). Each parking lot has 10 spaces available. The instructional vehicle will be parked in the 111 Chicago Avenue parking lot at all times.

### Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the BOT its recommendation in the form specified by subsection [11-103\(H\)](#). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the



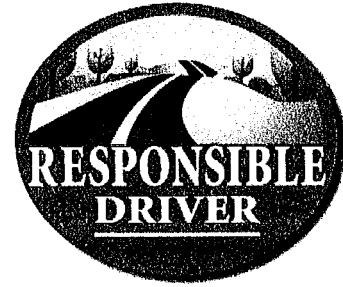
## MEMORANDUM

applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

### **Attachments:**

- Attachment 1 – Applicant Cover Letter, Special Use and Plan Commission Applications
- Attachment 2 - Zoning Map Location of 111 W. Chicago Ave.
- Attachment 3 - Birds Eye View of 111 W. Chicago Ave.
- Attachment 4 - Street View of 111 W. Chicago Ave.
- Attachment 5 - Parking Lot View for 111 Chicago Avenue and 7 N. Grant Street
- Attachment 6 - Special Use Permit Ordinance O2018-04 for 7 N. Grant Street location

**Responsible Driving School**  
Chicago, Hinsdale  
La Grange & Melrose Park  
[www.BeAResponsibleDriver.com](http://www.BeAResponsibleDriver.com)



To: Village of Hinsdale

This letter is for purpose of changing the address of my current special permit use from 7 N. Grant St. to 111 W. Chicago Ave. to continue to conducting Responsible Driving School in the O-1 district. Please read below for a description about the business, a general business model and daily operations.

**About the Business/Owner:**

I started Responsible Driver in 2014 after working in the public high school system since 2006. Responsible driver currently has 3 locations La Grange, Melrose Park and Hinsdale. I am passionate about teaching and have created a curriculum that relates to this generation of students. As for my education, I have BA in Middle School/Secondary Education with a minor in Health & Driver Education. I have a MA in Instructional Leadership and currently hold a type 9 and type 75 certificates from the Illinois Board of Education. I have been teaching Driver Education for 12+ years. I am very familiar with the area currently living in Clarendon Hills.

**Space Usage:**

The space would be used to conduct driver education classes during non-school hours. Normally we have classes in the evening during the weekdays and on Sundays. During the months of August through May the hours of operations would be 4:00pm-8:30pm Monday through Thursday and Sunday from 1:00pm-7:00pm. The space will allow maximum student classes of 25 students per class session. However, a final decision of maximum class size and scheduling will be determined by the Village of Hinsdale codes, permits and regulations. Responsible Driver will reserve the right for maximum class size to the Village of Hinsdale codes and permits if necessary for the special use permit. The space would be limited to only the classroom portion of the course. The space will only include teaching devices, tables and chairs. Parents will drop off their child on Grant St. or the parking lot behind both 111 W. Chicago or 7 N. Grant St. This will be away from busier driving and though the surrounding areas. This space will not have visitors during non-classroom times as all meeting and walk-ins are arranged through our La Grange location. The space will be smaller than the current space (500 square feet to 410 square feet, creating less of an impact than the current special permit use.

An instructor will accompany all students at all times while use of the building. All liability for all students enrolled in the Driver Education course will be the responsibility of Responsible Driver. All students will stay inside the classroom for the entire two hours class unless accompanied by the instructor. Because of the late hours, the instructor of the classroom will stay with all students until they are picked off from their parents. All behind-the-wheel times will be arranged through Responsible Driver main location in La Grange. All Behind-the-Wheel lessons are done off-location as students are picked up and dropped off at their home. No driving instruction will be done on in the O-1 district. All of my employees are certified by Illinois Board of Education in Driver Education and Safety and currently work in high schools in the area.

The space would be Secretary of State Driver Education Services approved prior to start of service. The space will be inspected for proper use by the Secretary of State Driver Education Services twice per year. The classroom and vehicle for behind-the-wheel instruction must pass Illinois State testing and inspections every 6 months. The business will have proper insurance, surety bonded, licensing and will pass all village exceptions. Students will arrive to the classroom from the side of the building and exit the building once their parent arrives to ensure the neighborhood maintains property values and will not injurious the use of other properties in the area. The classroom will be used in the evening when other businesses in the building are normally closed. The space has proper lighting, heating and cooling and use of a washroom. The building is equipped for special needs students and has proper drainage, plumbing, snow removal and garbage removal.

Thank you for this discussion.  
Sincerely,  
Bryan Kearney



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

<b>Applicant</b>
Name: <u>RESPONSIBLE PRIN IN SECTION</u>
Address: <u>7 N. GRANT ST.</u>
City/Zip: <u>HINSDALE 60521</u>
Phone/Fax: <u>(630) 974 / 6740</u>
E-Mail: <u>Bkearny@BeAResponsiblePrin, com</u>

<b>Owner</b>
Name: <u>Bryan Kearney</u>
Address: <u>7410 Brookdale Dr</u>
City/Zip: <u>Darien 60561</u>
Phone/Fax: <u>(630) 627 / 2876</u>
E-Mail: <u>SAME ←</u>

<b>Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)</b>
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Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

<b>Disclosure of Village Personnel:</b> (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) _____
3) _____



# TABLE OF COMPLIANCE

Address of subject property: 111 W. CHICAGO AVE, WINSTON, IL 60090

The following table is based on the \_\_\_\_\_ Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
			N/A
Lot Area (SF)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

\* 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: \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 111 W. CHICAGO AVE, HINSDALE, IL 60521

Property identification number (P.I.N. or tax number): \_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Brief description of proposed project: Classroom for Driver Education  
classes. (moving buildings)

General description or characteristics of the site: \_\_\_\_\_

OFFICE USE

Existing zoning and land use: \_\_\_\_\_

**Surrounding zoning and existing land uses:**

North: 7 N. GRANT 0-2

South: B-1

East: 0-2

West: 0-2

Proposed zoning and land use: \_\_\_\_\_

**Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:**

- ☐ Site Plan Approval 11-604

- ☐
- Design Review Permit 11-605E

- ☐ Exterior Appearance 11-606E

- ☐
- Special Use Permit 11-602E

Special Use Requested: \_\_\_\_\_

- ☐ Map and Text Amendments 11-601E

Amendment Requested: \_\_\_\_\_

- ☐
- Planned Development 11-603E


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

# CERTIFICATION

**The Applicant certifies and acknowledges and agrees that:**

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and 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:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
  2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 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.
  3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
  4. Location, size, and arrangement of all outdoor signs and lighting.
  5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
  6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
  7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village 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.

On the 16, day of JAN, 2019, I/We have read the above certification, understand it, and agree to abide by its conditions.

  
Signature of applicant or authorized agent

Bryan Kearney  
Name of applicant or authorized agent

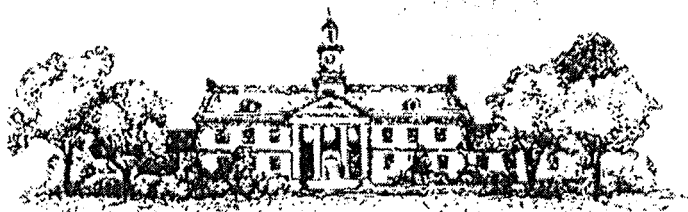
\_\_\_\_\_  
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 16<sup>th</sup> day of  
January, 2018.

Craig R. Botic  
Notary Public





## VILLAGE OF HINSDALE

FOUNDED IN 1873

### COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: 111 W. CHICAGO AVE. HINSDALE, IL 60521

Proposed Special Use request: EDUCATION

Is this a Special Use for a Planned Development? ☒ No ☐ Yes (If so this submittal also requires a completed Planned Development Application)

#### REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, 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.

**FEES for a Special Use Permit: \$1,225 (must be submitted with application)**

*See Attached Documents for answer.*

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.
2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

## Special Use Permit Criteria

Address of proposed request: 111 W. Chicago Ave. Hinsdale, Illinois (O-2 District)

\*Current Special Permit Use: 7 N. Grant St. Hinsdale, Illinois (O-2 District)

Proposed Special Use Request: Responsible Driving School (Bryan Kearney-Owner)

1. Code and Plan Purposes:

I, Bryan Kearney, owner of Responsible Driver would like to change the address for my current special permit use to 111. W. Chicago Ave. to continue to conduct automobile driving instruction (8299) in the O-2 district for the community of Hinsdale and the surrounding areas. Everything would remain the same. The teen automobile private instruction will be Secretary of State Driver Education Services approved prior to start of service. The space would be required an inspection for proper use by the Illinois Secretary of State Driver Education Services three times per year. The classroom and vehicle for behind-the-wheel instruction must pass Illinois State testing and inspections every 6 months. The business will have proper insurance, surety bonded, properly licensed and will pass all village expectations. Students of the class would be dropped off at the location for class by a parent or guardian. Most of the area in the area could also walk or ride their bicycle. An instructor will always accompany all students while use of the building. All behind-the-wheel times will be arranged through Responsible Driver main location in La Grange. All Behind-the-Wheel lessons are done off-location as students are picked up and dropped off at their home. All my employees are certified by Illinois Board of Education in Driver Education and Safety and currently work in high schools in the area.

2. No Undue Adverse Impact:

This special permit use will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety and general welfare. The special permit use will be used for educational proposes only. All behind-the-wheel or driving instructor will be done in the surrounding area. For all behind the wheel / driving instruction all students are picked up and dropped at their residents. The change in building will decrease the space from 500 square feet to 410 square feet making the change less of an impact.

3. No Interference with Surrounding Development:

There will be no interference with surrounding development are no construction will be necessary to the building or the space. Students will arrive to the classroom and exit the building once their parent arrives to ensure the neighborhood maintains property values and will not injurious the use of other properties in the area.

4. Adequate Public Facilities:

The business will not require additional public services and infrastructure. The proposed use adequately as the space will only be used for the classroom portion of the driver education course.

5. No Traffic Congestion:

Traffic would consist of parents dropping their child off for the classroom portion of the course. There will be two areas for parents to drop off their child. One area will be the parking lot east of the building through the alley. The second drop off area will be on Grant north of Chicago Avenue. This will ensure

the safety of all students away from Fullers Car Wash and Chicago Avenue. I predict some of the students would be walking or riding their bicycle to the location having less traffic most of the year.

6. No Destruction of Significant Features:

The special permit use will not destruction, loss, or damage of any natural, scenic, or historic feature of the space as the space will be used for the classroom portion only. All liability for all students enrolled in the Driver Education course will be the responsibility of Responsible Driver. All students will stay inside the classroom for the entire two hours class unless accompanied by the instructor. The instructor of the classroom will stay with all students until they are picked off from their parents or guardians.

7. Compliance with Standards:

The proposed use does comply with standards imposed for education services. Many tutor, test prep schools, music and dance businesses have all opened in the area. The business would use the same parking spaces at 111 W. Chicago Ave.

8. Special standards for specified special uses:

Not Applicable

9. Considerations

A. Considerations (Public Benefit)

The Village of Hinsdale and the surrounding area would benefit by this special permit use as there is no other business providing services in the area. Continuing to service the future drivers of Hinsdale. Automobile private instruction will benefit the community as better drivers in the area making safer street for the community. Private driver education business are shown statistically to have less students in accidents to comparison to public high school driver education. We will provide the adults and teens of Hinsdale and the surrounding areas a better educational experience with texting and driving computer simulations and guest speakers. Our company also works with Officer Coughlin from the Hinsdale Police Department to educate our drivers on obeying the law, speeding and drinking and driving. As the owner, I am passionate about teaching and have created a curriculum that relates to this generation of students. As for my education, I have BA in Middle School/Secondary Education with a minor in Health & Driver Education. I have a MA in Instructional Leadership and currently hold a type 9 and type 75 certificates from the Illinois Board of Education. I have been teaching Driver Education for 15+ years.

B. Considerations (Alternate locations)

111 W. Chicago Ave. has the same zoning at 7 N. Grant st. (O-2) and is an appropriate area for the safety of the students. Other business districts in the area has more traffic congestion and could be danger for students near major intersections in the area. Parents could use the same parking areas in the East Parking lot and Grant Street. Parents dropping off their child will not have traffic on Grant St. away from Grant Square other businesses (Walgreens, Kramer's) traffic congestion.

C. Considerations (Mitigation of adverse impacts)

All steps have been taken to minimize any adverse effects. There will be no construction and the space will be an open area design with tables, chairs and multimedia educational equipment. All landscaping and site design of the space will not change for this special permit use.

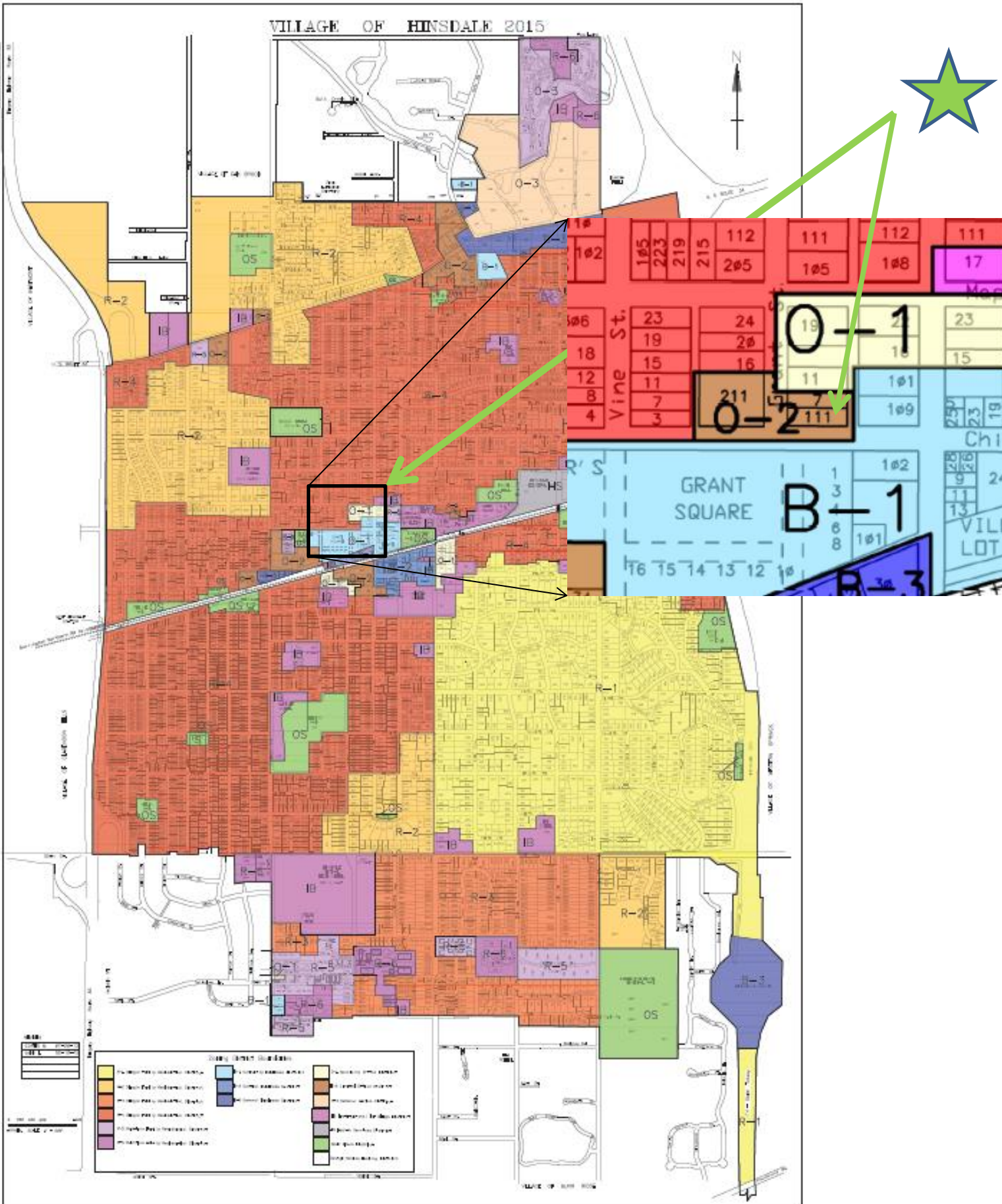
Thank You for Considering This Special Permit Request.

Bryan Kearney; Owner – Responsible Driving School

Bkearney@bearesponsibledriver.com

630-827-2876

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





**Attachment 3: Birds Eye View of 111 W. Chicago Ave. (facing north)**

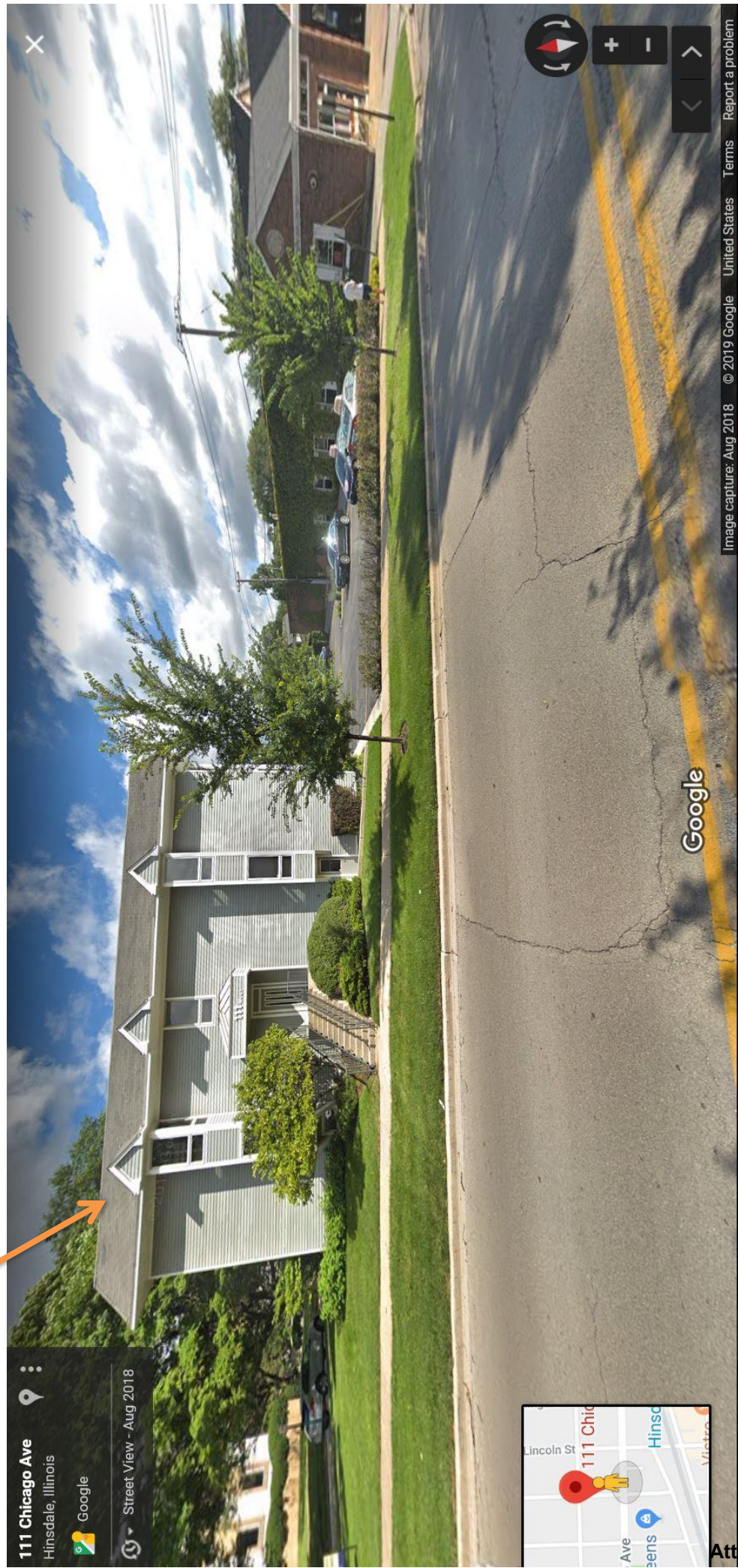
**Current Class Location**

**Proposed New Location**



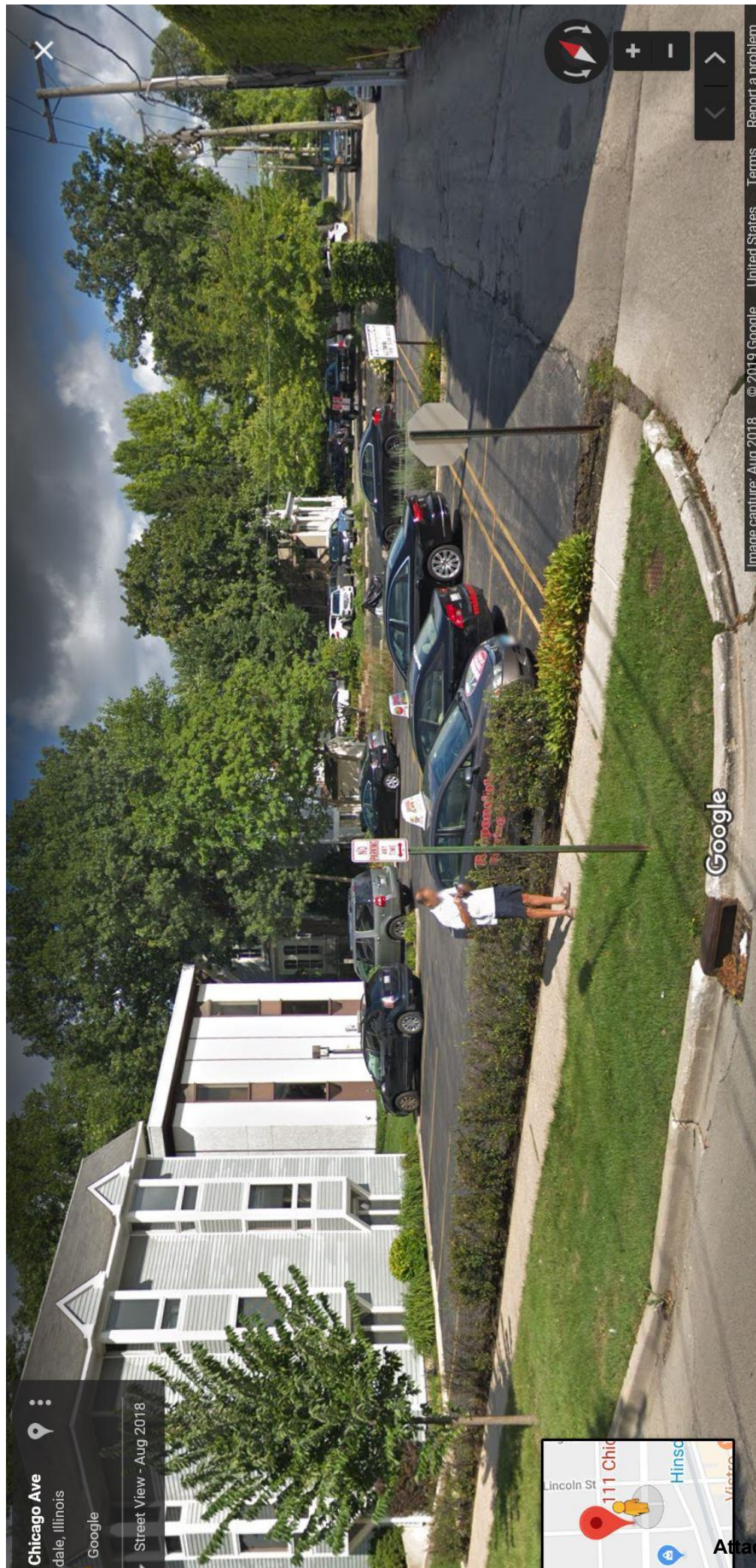


**Attachment 4: Street View from Chicago Ave. (facing north)**  
111 Chicago Ave.





Attachment 5: Parking Lot View for 111 Chicago Ave. and 7 N. Grant St. (from Chicago Ave.)



**VILLAGE OF HINSDALE**  
**ORDINANCE NO. O2018-04**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE PROVISION OF  
AUTOMOBILE DRIVING INSTRUCTION SERVICES IN THE O-2 LIMITED OFFICE  
ZONING DISTRICT AT 7 N. GRANT ST. – RESPONSIBLE DRIVER**

**WHEREAS**, an application (the "Application") seeking a special use permit to provide automobile driving instruction services in the O-2 Limited Office Zoning District, at property commonly known as 7 N. Grant St., 1<sup>st</sup> Floor (the "Subject Property") was filed by Responsible Driver (the "Applicant") with the Village of Hinsdale; and

**WHEREAS**, automobile driving instruction service uses are, following recent text amendments to Section 6-106 of the Hinsdale Zoning Code ("Zoning Code"), special uses in the O-2 Limited Office Zoning District; and

**WHEREAS**, the Subject Property is legally described in **Exhibit A** attached hereto 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 Zoning Code, as amended; and

**WHEREAS**, on January 10, 2018, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*. After considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the special use, by a vote of eight (8) in favor and none (0) opposed, with one (1) absent, as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-38-2017 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees of the Village 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, with the conditions specified below, satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

**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: Incorporation.** Each whereas paragraph set forth above is incorporated by reference into this Section 1.

**Section 2: Adoption of Findings and Recommendation.** The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and

recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

**Section 3: Approval of a Special Use for Automobile Driving Instruction Services.** The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approve a special use permit for the establishment of a business offering automobile driving instruction services in the O-2 Limited Office Zoning District on the Subject Property located at 7 N. Grant St., Hinsdale, Illinois, legally described in **Exhibit A**.

**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 the immediate rescission by the Board of Trustees of the approvals made 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 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.

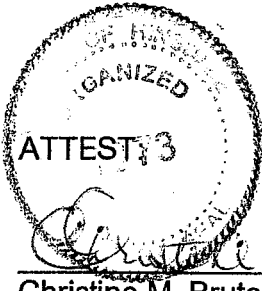
PASSED this 15th day of February, 2018.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma, Byrnes

NAYS: None

ABSENT: None

APPROVED by me this 15th day of February, 2018, and attested to by the Village Clerk this same day.



Thomas K. Cauley, Jr., Village President

Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

By: Bryan Kesner

Its: By 15

Date: 2/14, 2018

**EXHIBIT A**

**LEGAL DESCRIPTION**

**LOT 3 (EXCEPT THE NORTH 65 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF) IN BLOCK 8 OF STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN RECORDERS OFFICE IN DUPAGE COUNTY, ILLINOIS.**

**P.I.N.: 09-01-330-004**

**COMMONLY KNOWN AS: 7 N. GRANT ST., 1<sup>ST</sup> FLOOR, HINSDALE, IL 60521**

**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**



## HINSDALE PLAN COMMISSION

RE: Case A-38-2017 – Applicant: Responsible Driver (driving school) – 7 N. Grant Street (lower level)

Request: Text Amendment to Section 6-106 ("Special Uses"), to allow automobile driving instruction as a Special Use in O-2 Limited Office Zoning Districts, and a concurrent Special Use Permit to operate an automobile driving instruction school at 7 N. Grant Street (lower level)

DATE OF PLAN COMMISSION (PC) REVIEW: January 10, 2018

DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: February 6, 2018

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. On January 10, 2018, the PC heard testimony from the applicant, the owner of Responsible Driver, Brian Kearney. He reviewed the driving school history, including its current location at 700 E. Ogden Avenue, in Westmont IL., and stated that has been teaching driver's education for three years. Mr. Kearney also reviewed the subject property for the proposed location at 7 N. Grant Street, at the lower level, as he described as a basement area. The square footage is approximately 550 SF, 400 SF of which will be dedicated for the classroom, and 150 SF for an office.
2. The applicant reviewed the parking, and stated there are 11 spaces behind the building, and an additional 5 to 8 spots in the front, parallel to the building for student drop off. Of the 11 spaces, he stated that Responsible Driver is guaranteed for 9 spaces. Mr. Kearney also referenced that the 7 N. Grant Street building owner also owns the building immediately south, 111 W. Chicago Avenue, and has offered additional parking spaces if necessary. The parking lots are contiguous between 7 N. Grant Street and 111 W. Chicago Avenue.
3. The Plan Commission Chairman asked the Village Planner to clarify if the Board of Trustees recommendation is for 1 space for every 250 SF of tenant space for driving schools. The Village Planner stated correct, the Code does not regulate parking spaces for driving schools; however, the Village Board recommended 1 space/250 SF to be consistent with similar uses in the Code. To that end, the applicant is required to have 2 parking spaces, and meets the requirement as presented.
4. Commissioner Crnovich asked the applicant if he has plans for a bike rack. The applicant stated yes, but it is contingent on the building owner's support. If so, the bike rack would be installed on the north side of the building near the entrance. Commissioner Crnovich reiterated that she supports a bike rack at the subject property. The applicant stated that he agrees.
5. There were no comments from the audience during the public comment period of the public hearing.

#### II. RECOMMENDATIONS

Following a motion to recommend approval of the text amendment application as presented, and the concurrent special use permit, with the recommendation to provide a bike rack for the building, the Plan Commission, on a vote of 8-0 (1 absent), recommends that the President and Board of Trustees approve the application.

THE HINSDALE PLAN COMMISSION By:

Stephen J. Cashman, Chairman

Dated this 14 day of February, 2018.