



MEETING AGENDA

PLAN COMMISSION
Wednesday, October 9, 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 July 10, 2019 and September 11, 2019

5. SIGN PERMIT REVIEW

- a) Case A-27-2019 – 46 S. Washington Street – Browning & Sons Fine Jewelry – 1 New Blade Sign and 1 Wall Sign Update (illuminated)

6. 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-25-2019 – 11 Salt Creek Lane - Normandy Builders - Text Amendment to add Design Work for Home or Office Remodeling and related Showrooms as a Special Use in the O-3 General Office District and concurrent Special Use Permit for Normandy Builders to operate at 11 Salt Creek Lane in the O-3 District.
- b) Case A-23-2019 – Village of Hinsdale – Proposed Text Amendment to the Hinsdale Zoning Code, Sections 9-101(D)(9), 9-104(H)(2)(h) and 12-206, relating to the definitions of the lighting regulations (Section 11-604).

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

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
July 10, 2019
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, July 10, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Julie Crnovich, Troy Unell, Gerald Jablonski, Anna Fiascone, Debra Braselton, and Jim Krillenberger

ABSENT: Mark Willobee and Scott Peterson

ALSO PRESENT: Chan Yu, Village Planner and applicants for cases: A-21-2019, A-22-2019, and A-04-2019

Approval of Minutes – June 12, 2019

The Plan Commission (PC) **unanimously approved** the June 12, 2019, minutes, as submitted, 6-0, (1 abstained and 2 absent).

Findings and Recommendations - Case A-17-2019 – 306 W. Fourth Street – St. Isaac Jogues – 2nd Major Adjustment to Site Plan/Exterior Appearance to install an emergency gas generator.

The PC **unanimously approved** the Findings and Recommendations, as submitted, 6-0, (1 abstained and 2 absent).

Findings and Recommendations - Case A-18-2019 – 24 W. Hinsdale Ave. – Michael Abraham Architects – Exterior Appearance for new storefront façade updates.

The PC **unanimously approved** the Findings and Recommendations, as submitted, 6-0, (1 abstained and 2 absent).

Sign Permit Review - Case A-21-2019 – 40 S. Washington Street – Alixandra Collections – 1 New Wall Sign and 1 Wall Sign Update

The sign applicant, Ryan, of the Aubrey Sign Company, reviewed the proposed sign elements.

Chan noted that the HPC reviewed the sign and recommended approval.

With no comments, the PC **unanimously approved** the sign application, as submitted, 7-0, (2 absent).

Plan Commission Minutes
July 10, 2019

Sign Permit Review - Case A-22-2019 – 24 W. Hinsdale Ave. – Michael Abraham Architects – 1 New Illuminated Wall Sign.

The sign applicant, Margaret, of Michael Abraham Architecture, reviewed the proposed metal black sign which would be backlit.

Commissioner Krillenberger asked if this business is a men's clothing store, and if so, is the name on the sign the name of the business.

The sign applicant replied correct.

Chairman Cashman mentioned there is another location currently in the City's Gold Coast neighborhood.

Commissioner Krillenberger asked about the "splash" as indicated in the materials.

Chan explained the splash referenced the method of sign lighting is projected against the wall vs. for example, a backlit translucent text or halo lit sign.

Commissioner Crnovich asked if there were any comments by the HPC.

Chan responded yes, Commissioner Prisby requested the sign be closer to the wall. However, no distance was given as to how much closer.

Commissioner Jablonski asked how far the sign projects from the wall.

The sign applicant responded 17-inches.

With no further questions or comments, the PC **unanimously approved** the sign application, as submitted, 7-0, (2 absent).

Exterior Appearance and Site Plan - Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2nd Major Adjustment to Site Plan/Exterior Appearance Application to construct a new illuminated ground sign at the corner of Washington and Maple Street. (Continued from the April 10, May 8, and June 12, 2019, PC meetings)

The President of Eve Assisted Living (applicant) reviewed the revised submittals based on the previous PC meeting and neighbor comments. The new location of the ground sign is at the front entrance of the building, in the middle of the block on Washington Street between Maple Street and Chicago Avenue. The sign has also been reduced in size. Two of the three neighbors supported the revised plan, and the third neighbor did not respond to the applicant's email.

Chairman Cashman and Commissioner Julie Crnovich asked about the existing brick piers by the entrance.

The applicant replied that they would reconstruct those.

The applicant stated yes.

Plan Commission Minutes
July 10, 2019

Commissioner Julie Crnovich asked if the sign would be turned off at night.

The applicant responded yes, by 10 PM.

Chairman Cashman asked if the sign material is real brick.

The applicant stated yes, same as the building facade.

With no further questions or comments, the PC **unanimously approved** the major adjustment to exterior appearance/site plan/planned development application, as submitted, 7-0, (2 absent).

Public Hearing - Case A-20-2019 – Village of Hinsdale – Proposed Text Amendment to Major Adjustment to Planned Development (Section 11-603) and Site Plan Review (Section 11-604)

Please refer to Attachment 1, for the transcript for Public Hearing Case A-20-2019

The PC heard testimony from Village staff, Chan Yu, who gave a summary of the text amendment to change the definitions of a major and minor adjustment to a planned development and site plan/exterior appearance plan. He reviewed that this was initiated by the Village Board after receiving several seemingly minor changes to the approved site plans or building facades after approval, and gave example of projects from the last few years.

The PC reviewed different scenarios relative to the proposed language of the text amendment and was generally satisfied with the language, however, requested to add more details to Sections K(1)(g), K(1)(j) and add K(1)(q). These details specifically list (below in red), for example, “fences”, “screening” and “landscape plan” to clarify that these items are included in the proposed definitions:

K(1)(g) Alters the location of any one structure or group of structures, including fences or screening, from the locations shown on the approved final plan;

K(1)(j) Increases the footprint of a building or impervious surface;

K(1)(q) Significantly modifies the landscape plan.

To this end, the PC **unanimously recommended approval for** the text amendment application to Sections 11-603 and 11-604 related to Major and Minor Adjustment definitions, the Village of Hinsdale Plan Commission, on a vote of 7-0, (2 absent), recommends that the President and Board of Trustees approve the application, with the above additional language (in red text).

Adjournment

The meeting was adjourned at 8:15 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-20-2019 - Village of Hinsdale -
Proposed Text Amendment to Major
Adjustment to Planned Development
(Section 11-603) and Site Plan Review
(Section 11-604)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 10th day of July, 2019, at the hour of 7:30 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; and

MR. TROY UNELL, Member.

<p style="text-align: center;">2</p> <p>1 CHAIRMAN CASHMAN: The next order of 2 business is a public hearing, Case A-20-2019, 3 Village of Hinsdale Proposed Text Amendment to 4 Major Adjustment to Planned Development 5 (Section 11-603); and Site Plan Review, 6 (Section 11-604.) 7 Looking at the crowd, I'm assuming 8 Chan is going to be the applicant tonight. 9 MR. YU: Sure. So this application is 10 really driven by the Village Board. Throughout 11 the last few years, they noticed applications 12 requiring an ordinance for minimal and, perhaps, 13 unnoticeable requests. Some examples include 14 adding or removing a window or some co-related 15 issues that weren't necessarily approved by the 16 Plan Commission. I'm thinking about the 17 staircase behind the animal hospital. It's not 18 defined as a minor adjustment so it 19 automatically is a major adjustment so they 20 would have to come before the Board with that. 21 Just as well as cell phone 22 equipment, upgrades at the existing locations.</p> <p>07:41:33PM 07:42:05PM</p>	<p style="text-align: center;">4</p> <p>1 the proposal is that the Village Manager would 2 still need consultation with the Plan Commission 3 chair as well as the ZPS chair. So that in 4 summary is what this text amendment is all 5 about. 6 CHAIRMAN CASHMAN: I mean when I was 7 reading that, I can picture Robb's involvement 8 in writing this, this text. I imagine he was 9 involved in the wording of some of these things? 10 MR. YU: Correct. He and Michael 11 Marrs, our Village Attorney. 12 MS. CRNOVICH: It seemed like this came 13 up a lot, too, with Hinsdale Meadows. 14 MR. YU: Correct. Yes. 15 CHAIRMAN CASHMAN: They could say that 16 they just decided to move a window. 17 MS. CRNOVICH: Right. Something or a 18 color. We had them in front of us a couple of 19 times I think, and the last time they weren't 20 too happy. 21 CHAIRMAN CASHMAN: Well, the minor one. 22 Yes. There was like another gray added to the</p> <p>07:43:32PM 07:43:52PM</p>
<p style="text-align: center;">3</p> <p>1 They will never have a one-to-one replacement. 2 They will always use different equipment. Even 3 if it's smaller, it's still different, and that 4 triggers a major adjustment as well. 5 So those are some of the examples. 6 Salt Creek Club, the outdoor patio, that's 7 another example that the Board just approved 8 through their process without referring. 9 Hinsdale Humane Society, there were some minor 10 windows adjustments. That's another example. 11 CHAIRMAN CASHMAN: In those two cases, 12 that was approved by the Board, not forwarded to 13 us? 14 MR. YU: Correct. And they even felt 15 that this could be administratively approved. 16 CHAIRMAN CASHMAN: Right. 17 MR. YU: So through this minor 18 adjustment text amendment, essentially you are 19 listing the things that are not minor 20 adjustments. So there are a lot more different 21 scenarios that could be administratively 22 approved through minor adjustments. Even then</p> <p>07:42:41PM 07:43:01PM</p>	<p style="text-align: center;">5</p> <p>1 pallet. 2 MS. CRNOVICH: Right. 3 MR. YU: They added a step inside the 4 floor plan. They changed the dormer shape, that 5 was not matching to the exhibits so -- 6 MS. FIASCONE: And it probably prevents 7 people from sometimes keeping up their property 8 because they don't want to go through the 9 process if it's such a small adjustment. 10 CHAIRMAN CASHMAN: Right. And there 11 was a case here I think with Hinsdale Meadows 12 where they were floating this idea, much more 13 radical changes to a model and everything, and 14 they ran it past me. And I said when I saw it, 15 it was not minor at all; it would require full 16 PC involvement. It wasn't anything like they -- 17 They chose not to do it. They scrapped it. 18 MS. CRNOVICH: Not to do it. 19 CHAIRMAN CASHMAN: But I think the fact 20 that really the Village Manager has to agree 21 that this is acceptable and that the Village can 22 read about it; and then the Plan Commission or</p> <p>07:44:17PM 07:44:40PM</p>

<p style="text-align: center;">6</p> <p>1 the Chair would at least see it, okay, this, I</p> <p>2 agree with you, this is a minor one, this</p> <p>3 doesn't have to go through the full process; and</p> <p>4 then ZBA also to look at.</p> <p>5 MR. YU: ZPS chair.</p> <p>6 CHAIRMAN CASHMAN: Pardon me?</p> <p>7 MR. YU: ZPS chair.</p> <p>8 CHAIRMAN CASHMAN: ZPS chair.</p> <p>9 So what do you think about it?</p> <p>07:45:08PM 10 MS. CRNOVICH: My one concern about</p> <p>11 this is what about the notice, the public</p> <p>12 notice, for any meetings or hearings for any</p> <p>13 neighbors? I mean how is your average citizen,</p> <p>14 supposedly it's somebody who is living near the</p> <p>15 property, let's say it is something they don't</p> <p>16 care about, how are they going to be informed</p> <p>17 about any changes?</p> <p>18 CHAIRMAN CASHMAN: They wouldn't,</p> <p>19 right?</p> <p>20 MR. YU: Right.</p> <p>21 CHAIRMAN CASHMAN: There would be no</p> <p>22 notification.</p>	<p style="text-align: center;">8</p> <p>1 like a minor?</p> <p>2 CHAIRMAN CASHMAN: Signage?</p> <p>3 MR. YU: So signage is a different part</p> <p>4 of the Code.</p> <p>5 MS. BRASELTON: No. She means</p> <p>6 a notification sign.</p> <p>7 MS. CRNOVICH: No. I mean like a</p> <p>8 signage just saying --</p> <p>9 CHAIRMAN CASHMAN: No. I think that</p> <p>07:46:11PM 10 would -- What is the purpose? You are not</p> <p>11 notifying of anything. It could be approved in</p> <p>12 a day so the sign wouldn't do anything.</p> <p>13 MS. CRNOVICH: Right.</p> <p>14 MR. JABLONSKI: There are 20 different</p> <p>15 exemptions.</p> <p>16 CHAIRMAN CASHMAN: I thought there were</p> <p>17 a lot of things in there that --</p> <p>18 MS. CRNOVICH: There are a lot of</p> <p>19 exemptions; but I thought of some more, too.</p> <p>07:46:26PM 20 MS. BRASELTON: My only concern was</p> <p>21 have we thought of all of them. You know, is</p> <p>22 there one around the corner that we are not</p>
<p style="text-align: center;">7</p> <p>1 MS. CRNOVICH: And I'm wondering if</p> <p>2 there is --</p> <p>3 MS. BRASELTON: There would or would</p> <p>4 not?</p> <p>5 MR. KRILLENBERGER: There would be</p> <p>6 none.</p> <p>7 CHAIRMAN CASHMAN: It would not be done</p> <p>8 because it's minor.</p> <p>9 MR. JABLONSKI: Minor.</p> <p>07:45:38PM 10 MS. CRNOVICH: But if it's -- You know</p> <p>11 how we have had some very, I guess, unusual</p> <p>12 projects in front of us where we think it's done</p> <p>13 and they go on for six months?</p> <p>14 CHAIRMAN CASHMAN: That's what I think</p> <p>15 these other things will all trigger. If there</p> <p>16 is something that was significant at all, had</p> <p>17 any impact in the neighborhood, it would</p> <p>18 trigger. And then it's not just going to be</p> <p>19 administratively approved, it would have to go</p> <p>07:45:58PM 20 through the process.</p> <p>21 MS. CRNOVICH: Do you think there is</p> <p>22 any way a sign could be put up even if it's just</p>	<p style="text-align: center;">9</p> <p>1 seeing?</p> <p>2 MS. CRNOVICH: Well, I was wondering --</p> <p>3 MS. BRASELTON: In concept I think it's</p> <p>4 good.</p> <p>5 CHAIRMAN CASHMAN: Maybe they can add</p> <p>6 one that I think is more open-ended where --</p> <p>7 Because usually when things come up like this in</p> <p>8 a typical project, if they are floating it, you</p> <p>9 guys, Robb is involved, the Village Manager is</p> <p>07:46:49PM 10 involved, you are involved. People are looking</p> <p>11 at this and going, you know, what do you think.</p> <p>12 Because they have to submit something.</p> <p>13 MS. CRNOVICH: I have full confidence</p> <p>14 in you guys, in staff right now. But I'm</p> <p>15 thinking 10 years down the road, you know,</p> <p>16 what's going to happen.</p> <p>17 MR. JABLONSKI: What's an example that</p> <p>18 you came up with?</p> <p>19 CHAIRMAN CASHMAN: Yes.</p> <p>07:47:11PM 20 MS. CRNOVICH: Going way back, you</p> <p>21 know, there were some problems with planned</p> <p>22 developments where -- I remember there was a</p>

<p style="text-align: center;">10</p> <p>1 church once that wanted to add cell antennas.</p> <p>2 And I said when, when does the</p> <p>3 planned development end? When does it stop?</p> <p>4 And I was told they go on forever. So there is</p> <p>5 no -- I just think we need to be very careful</p> <p>6 and see if we can think of anything else.</p> <p>7 Like some of the other ideas I had,</p> <p>8 I believe there is something in here of number</p> <p>9 of parking spaces.</p> <p>07:47:47PM 10 CHAIRMAN CASHMAN: Right.</p> <p>11 MS. CRNOVICH: Decreased? Reduces.</p> <p>12 Oh, reduces the number of parking spaces. What</p> <p>13 about adding "increasing parking spaces" to</p> <p>14 that?</p> <p>15 CHAIRMAN CASHMAN: But again, if it</p> <p>16 didn't trigger one of these other restrictions,</p> <p>17 like having to do with density whatever or the</p> <p>18 other things --</p> <p>19 MS. CRNOVICH: Right.</p> <p>07:48:08PM 20 CHAIRMAN CASHMAN: Why wouldn't the</p> <p>21 Village want the ability to just allow someone</p> <p>22 to decrease parking spaces without going through</p>	<p style="text-align: center;">12</p> <p>1 front of the Plan Commission where maybe to us</p> <p>2 or somebody else in the Village it's not going</p> <p>3 to affect them but maybe it might to a neighbor.</p> <p>4 So I'm not --</p> <p>5 MS. BRASELTON: That's interesting. So</p> <p>6 that's a good example.</p> <p>7 MS. CRNOVICH: Like I saw lighting was</p> <p>8 added, a lighting plan. I don't know how the</p> <p>9 trustees feel about, perhaps, adding "parking</p> <p>07:48:18PM 10 spaces, increased."</p> <p>11 CHAIRMAN CASHMAN: "Alters the location</p> <p>12 or amount of public or private open space" so --</p> <p>13 MR. KRILLENBERGER: Yes. I think that</p> <p>14 would apply to the parking spaces.</p> <p>15 CHAIRMAN CASHMAN: Modify the parking.</p> <p>16 "Alters the location or amount of public or</p> <p>17 private open space."</p> <p>18 MR. KRILLENBERGER: Modify the parking</p> <p>19 spaces, that's exactly what I was thinking. I</p> <p>07:49:29PM 20 don't know, if we put an "other" category in</p> <p>21 here or suggest an "other" category?</p> <p>22 I'm with you, I trust the cogs,</p>
<p style="text-align: center;">11</p> <p>1 the planning process?</p> <p>2 MS. BRASELTON: Two questions that I</p> <p>3 can think of about that. Does that mean change</p> <p>4 in the striping or adding more pavement?</p> <p>5 Because I think those are two different things.</p> <p>6 MS. CRNOVICH: And my only problem with</p> <p>7 increasing parking, it would take up green</p> <p>8 space. I think that would trigger something.</p> <p>9 MS. BRASELTON: Striping is one thing.</p> <p>07:48:27PM 10 CHAIRMAN CASHMAN: Right. Right.</p> <p>11 MS. BRASELTON: But adding pavement, I</p> <p>12 agree with you.</p> <p>13 MS. CRNOVICH: Could mean, you know,</p> <p>14 something that might be added.</p> <p>15 Another thing I thought about, what</p> <p>16 about landscaping plan and perimeter treatment.</p> <p>17 MS. BRASELTON: What about changing the</p> <p>18 fence location?</p> <p>19 MS. CRNOVICH: Well, that's what I</p> <p>07:48:43PM 20 mean. We have had some real doozies in front of</p> <p>21 us that have taken a long time. And I was just</p> <p>22 trying to think of things that have been in</p>	<p style="text-align: center;">13</p> <p>1 with all due respect, the administrative</p> <p>2 mechanization of the Village. And in ten years,</p> <p>3 I would hope your successor is as good as you,</p> <p>4 Chan.</p> <p>5 MR. YU: Thank you, Jim.</p> <p>6 MR. KRILLENBERGER: And Robb and</p> <p>7 everybody else.</p> <p>8 So I think this is a great</p> <p>9 simplification. I think this is going to cut</p> <p>07:50:05PM 10 down on exactly what it is intended to cut down</p> <p>11 on where people come in for dormers that are</p> <p>12 going to be rounded instead of pointed. Yes,</p> <p>13 let's keep it simple. Let's keep these debates</p> <p>14 and appropriate discussions on the level that</p> <p>15 they are supposed to be.</p> <p>16 MS. BRASELTON: I just want to know how</p> <p>17 far it extends. I think that Land Rover,</p> <p>18 unfortunately, is a good example of what might</p> <p>19 happen. I want to know would this apply.</p> <p>07:50:34PM 20 Because they have now submitted a revised site</p> <p>21 plan that dramatically changes the landscape</p> <p>22 plan that we approved, numbers of plantings, and</p>

<p style="text-align: center;">14</p> <p>1 moves the fence closer to the residents; hugely</p> <p>2 objected to by the residents. If that could be</p> <p>3 administratively approved, I am not voting for</p> <p>4 this.</p> <p>5 MS. CRNOVICH: That's why I'm saying --</p> <p>6 CHAIRMAN CASHMAN: You guys reviewed it</p> <p>7 at the last meeting?</p> <p>8 MS. BRASELTON: No. It's been</p> <p>9 submitted to the Village for their review.</p> <p>07:51:00PM 10 CHAIRMAN CASHMAN: So it hasn't come to</p> <p>11 us yet?</p> <p>12 MS. BRASELTON: I don't know if it's</p> <p>13 coming back to us.</p> <p>14 MR. KRILLENBERGER: That's actually a</p> <p>15 good question. So how would that flow through</p> <p>16 this?</p> <p>17 MS. BRASELTON: That's a year's worth</p> <p>18 of meetings. And if that fence can now be moved</p> <p>19 administratively, I have a huge problem with</p> <p>07:51:08PM 20 this.</p> <p>21 MS. CRNOVICH: That's why I think it's</p> <p>22 a good idea to add --</p>	<p style="text-align: center;">16</p> <p>1 MS. BRASELTON: Landscaping is another</p> <p>2 example.</p> <p>3 CHAIRMAN CASHMAN: You could under (g),</p> <p>4 could you add in "fences" specifically?</p> <p>5 MS. CRNOVICH: "Fences."</p> <p>6 MR. KRILLENBERGER: And maybe even</p> <p>7 "landscaping." But "landscaping" I would</p> <p>8 suggest could be minor. If they are moving a</p> <p>9 bush, that's one thing.</p> <p>07:51:58PM 10 CHAIRMAN CASHMAN: That's right.</p> <p>11 MR. KRILLENBERGER: If they are moving</p> <p>12 all the bushes and taking them all out, that's</p> <p>13 not minor so --</p> <p>14 MS. BRASELTON: How do we define that?</p> <p>15 So if you are reducing the number of trees by</p> <p>16 25 percent, is that okay?</p> <p>17 MS. CRNOVICH: I think landscaping</p> <p>18 plan, because it says here, "Amends any lighting</p> <p>19 plan ..." Why couldn't they add, "amends any</p> <p>07:52:18PM 20 landscaping plan"?</p> <p>21 MS. BRASELTON: That would be fine.</p> <p>22 CHAIRMAN CASHMAN: Landscaping plans</p>
<p style="text-align: center;">15</p> <p>1 CHAIRMAN CASHMAN: I don't know why I</p> <p>2 would --</p> <p>3 MS. CRNOVICH: -- "reduce" and then "or</p> <p>4 increase parking spaces, landscaping."</p> <p>5 MS. BRASELTON: That's an example.</p> <p>6 MR. KRILLENBERGER: It's a good one.</p> <p>7 MS. CRNOVICH: Fence.</p> <p>8 MS. BRASELTON: And now they want to</p> <p>9 move it further toward us but still on their</p> <p>07:51:24PM 10 property so I'm just trying to think in the</p> <p>11 negative and, unfortunately, that's the only</p> <p>12 example.</p> <p>13 MR. YU: I think it would be under 1G</p> <p>14 specifically.</p> <p>15 MR. KRILLENBERGER: It alters. I'm</p> <p>16 with you, Chan.</p> <p>17 "Alters the location of any one</p> <p>18 structure" -- a fence is a structure, I think it</p> <p>19 is -- "or group of structures from the locations</p> <p>07:51:40PM 20 shown on the approved final plan."</p> <p>21 MS. CRNOVICH: But that doesn't include</p> <p>22 the landscaping.</p>	<p style="text-align: center;">17</p> <p>1 get modified all the time.</p> <p>2 MR. KRILLENBERGER: All the time,</p> <p>3 because of the availability of bushes and</p> <p>4 species and this kind of stuff.</p> <p>5 CHAIRMAN CASHMAN: Then it doesn't make</p> <p>6 sense. I like the idea of adding an item that</p> <p>7 refers to landscaping but maybe call it "major</p> <p>8 modifications" or "significant changes to the</p> <p>9 landscaping plans," so that at least it's an</p> <p>07:52:44PM 10 item that needs to be reviewed, and then they</p> <p>11 have to decide is this significant or not.</p> <p>12 And moving a tree or two, but like</p> <p>13 I say, if they saw a 25 percent --</p> <p>14 MS. BRASELTON: Right. It's a slippery</p> <p>15 slope. Right.</p> <p>16 CHAIRMAN CASHMAN: -- that's a</p> <p>17 significant thing.</p> <p>18 MS. BRASELTON: Yes.</p> <p>19 CHAIRMAN CASHMAN: I don't know if</p> <p>07:52:58PM 20 "significant" is the right word. You are the</p> <p>21 attorney.</p> <p>22 MS. BRASELTON: I don't know.</p>

<p style="text-align: center;">18</p> <p>1 CHAIRMAN CASHMAN: More than a minor?</p> <p>2 MR. KRILLENBERGER: Why don't we say</p> <p>3 "location and quantity of landscaping." If they</p> <p>4 change species or from a big shrub to a little</p> <p>5 shrub, we don't care.</p> <p>6 MS. CRNOVICH: Landscaping, screening.</p> <p>7 MS. BRASELTON: 25 percent change.</p> <p>8 CHAIRMAN CASHMAN: In my mind, it would</p> <p>9 be 5 percent change.</p> <p>07:53:18PM 10 MS. BRASELTON: Okay.</p> <p>11 MR. KRILLENBERGER: Well, by volume or</p> <p>12 by number of bushes?</p> <p>13 MS. BRASELTON: Probably number.</p> <p>14 CHAIRMAN CASHMAN: By number. Because</p> <p>15 everything is quantified, number of trees.</p> <p>16 MS. BRASELTON: It is.</p> <p>17 CHAIRMAN CASHMAN: It's all quantified.</p> <p>18 MS. BRASELTON: 5 percent says minor to</p> <p>19 me.</p> <p>07:53:31PM 20 CHAIRMAN CASHMAN: So change 5 percent,</p> <p>21 that would be a little thing. In most cases,</p> <p>22 it's a relocation of things, not a changing of</p>	<p style="text-align: center;">20</p> <p>1 say, you can just stripe something differently</p> <p>2 and all of a sudden you gain spaces. And why</p> <p>3 would the Village not want you to have more</p> <p>4 spaces?</p> <p>5 MS. BRASELTON: Unless you were</p> <p>6 increasing your use.</p> <p>7 CHAIRMAN CASHMAN: If the parking lot</p> <p>8 got bigger. But then I think, okay, how is it</p> <p>9 bigger, is it closer to the neighbors, is it</p> <p>10 taking up green space? Then that would</p> <p>11 also trigger --</p> <p>12 MS. CRNOVICH: That's it. Is it</p> <p>13 screened? Are you going to be looking at</p> <p>14 asphalt?</p> <p>15 MS. BRASELTON: Right.</p> <p>16 CHAIRMAN CASHMAN: But I think they</p> <p>17 should be able to -- I'm sure that was the</p> <p>18 logic as to why they only said "reduce" the</p> <p>19 number of parking spaces.</p> <p>07:54:34PM 20 MS. CRNOVICH: Do you know, Chan?</p> <p>21 MR. YU: That was the logic, yes.</p> <p>22 CHAIRMAN CASHMAN: They were always</p>
<p style="text-align: center;">19</p> <p>1 things. But I would say a reduction of more</p> <p>2 than 5 percent.</p> <p>3 That's why I was even thinking your</p> <p>4 parking one, I kind of like. Because the idea</p> <p>5 of reducing parking spaces or adds more than</p> <p>6 10 percent to the parking area, because then</p> <p>7 would that trigger like why is it getting bigger</p> <p>8 and is there a bad downside to that.</p> <p>9 MS. BRASELTON: Good point. That's a</p> <p>07:53:55PM 10 really good point.</p> <p>11 MS. CRNOVICH: And it can be a simple</p> <p>12 change, "reduce or increase the number of</p> <p>13 parking spaces."</p> <p>14 MR. KRILLENBERGER: "Changes" the</p> <p>15 number of parking spaces?</p> <p>16 MS. CRNOVICH: Is Land Rover adding</p> <p>17 parking perhaps?</p> <p>18 MS. BRASELTON: I don't know.</p> <p>19 CHAIRMAN CASHMAN: I would say add a</p> <p>07:54:15PM 20 number of spaces. I could say "reduce number of</p> <p>21 spaces" or "adds more than 10 percent to the</p> <p>22 parking surface." You know, because like you</p>	<p style="text-align: center;">21</p> <p>1 trying to get more off-street parking.</p> <p>2 MS. CRNOVICH: But usually planned</p> <p>3 developments, that's not a big issue, parking;</p> <p>4 is it? I mean downtown.</p> <p>5 CHAIRMAN CASHMAN: There is not that</p> <p>6 many in town or around in most cases.</p> <p>7 MR. UNELL: Chan, in letter (h), what's</p> <p>8 the location of any circulation? What does that</p> <p>9 refer to?</p> <p>07:55:17PM 10 CHAIRMAN CASHMAN: It would be like</p> <p>11 roadways and pavement.</p> <p>12 MR. UNELL: Okay, thoroughfare type.</p> <p>13 CHAIRMAN CASHMAN: Curb cut, location.</p> <p>14 MS. BRASELTON: Clearly a lot of</p> <p>15 thought went into this.</p> <p>16 MS. CRNOVICH: I think there has</p> <p>17 already been a lot of discussion from the Board</p> <p>18 of Trustees, too.</p> <p>19 MS. BRASELTON: Has there?</p> <p>07:55:36PM 20 MR. YU: Yes. This was at the Village</p> <p>21 Board and they tightened it up, and then it went</p> <p>22 back to the Village Attorney. Yes. There was a</p>

<p style="text-align: center;">22</p> <p>1 lot of discussion with this at the Board level.</p> <p>2 CHAIRMAN CASHMAN: One thing I kind of</p> <p>3 like to add under (g) is, I don't know what we</p> <p>4 call it officially, but like dumpster</p> <p>5 enclosures, trash enclosures. Because say there</p> <p>6 was one on a plan and we all thought it was</p> <p>7 great, and they decide they approve it; still on</p> <p>8 the site, maybe it needs moved. But where is it</p> <p>9 going and is it in a desirable spot, not waking</p> <p>10 the neighbors at the time it backs up at</p> <p>11 5 o'clock in the morning?</p> <p>12 MS. BRASELTON: That's a good point.</p> <p>13 MR. JABLONSKI: That would alter the</p> <p>14 location of a structure.</p> <p>15 CHAIRMAN CASHMAN: Right.</p> <p>16 MS. BRASELTON: Is that a structure?</p> <p>17 Or do you need to say trash enclosure, fence,</p> <p>18 any possible structure?</p> <p>19 CHAIRMAN CASHMAN: Some people might</p> <p>20 say structure is more of a building and a trash</p> <p>21 enclosure is a structure.</p> <p>22 MS. CRNOVICH: Yes. Garbage is not a</p>	<p style="text-align: center;">24</p> <p>1 CHAIRMAN CASHMAN: Okay, that helps a</p> <p>2 lot.</p> <p>3 MS. CRNOVICH: Yes, but not including</p> <p>4 paving or surfacing. Like the parking lot is</p> <p>5 not.</p> <p>6 MS. BRASELTON: That's a good</p> <p>7 definition. That would include fence posts.</p> <p>8 Can't have a fence without a fence post, right?</p> <p>9 MR. JABLONSKI: The enclosure for the</p> <p>10 trash would be a structure.</p> <p>11 MS. BRASELTON: Screening, is it under</p> <p>12 screening?</p> <p>13 MR. YU: It's under screening. And</p> <p>14 they reference, fully enclosed by an opaque wall</p> <p>15 or it could be landscaping as well.</p> <p>16 CHAIRMAN CASHMAN: One of, I haven't --</p> <p>17 MS. CRNOVICH: Screening, a structure</p> <p>18 erected or vegetation plan that conceals an area</p> <p>19 from view.</p> <p>20 MS. BRASELTON: Add screening as one of</p> <p>21 the nonminor. It's appropriate.</p> <p>22 MS. CRNOVICH: Because landscaping I</p>
<p style="text-align: center;">23</p> <p>1 structure I don't think because it's not</p> <p>2 attached to the ground.</p> <p>3 MS. BRASELTON: Oh. Oh, good point.</p> <p>4 MR. JABLONSKI: The fence is.</p> <p>5 MS. CRNOVICH: But that's a big issue.</p> <p>6 CHAIRMAN CASHMAN: That category like</p> <p>7 trash. What does that fall under the Code? Is</p> <p>8 that like accessory structures? There is a</p> <p>9 term. They are all by category. That would</p> <p>10 be --</p> <p>11 MR. YU: If they use the same material</p> <p>12 as a fence or a brick, I would call that a</p> <p>13 structure.</p> <p>14 MS. BRASELTON: Does anybody have a</p> <p>15 book, a Code book, we could look at the</p> <p>16 definitions? There is no good list in there.</p> <p>17 CHAIRMAN CASHMAN: I would like to see</p> <p>18 where the trash --</p> <p>19 MS. CRNOVICH: First I'm looking at</p> <p>20 Structure. Anything constructed or erected</p> <p>21 which requires more or less permanent location</p> <p>22 on the ground.</p>	<p style="text-align: center;">25</p> <p>1 think the big issue with that is the screening.</p> <p>2 CHAIRMAN CASHMAN: Screening. That's</p> <p>3 usually the biggest thing related to --</p> <p>4 MS. CRNOVICH: Screen an eyesore,</p> <p>5 right.</p> <p>6 CHAIRMAN CASHMAN: One thing, I</p> <p>7 remember this came up, we haven't seen one in a</p> <p>8 while. But those cellular repeaters they mount</p> <p>9 on the telephone poles, what category would that</p> <p>10 fall under?</p> <p>11 I don't think that's ever going to</p> <p>12 be part of this because it's not part -- This</p> <p>13 is only going to be a planned development.</p> <p>14 That's just --</p> <p>15 MR. KRILLENBERGER: Yes.</p> <p>16 MR. YU: So this would be planned</p> <p>17 development and major adjustment to exterior</p> <p>18 site plan as well.</p> <p>19 CHAIRMAN CASHMAN: How do you treat</p> <p>20 those things? Because they basically came in</p> <p>21 and installed them on new poles. It wasn't like</p> <p>22 they changed something.</p>

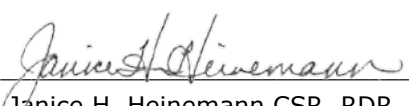
<p style="text-align: center;">26</p> <p>1 MR. YU: Yes. So I think our small</p> <p>2 cell ordinance would cover that. Yes. We</p> <p>3 regulate the aesthetics of that.</p> <p>4 CHAIRMAN CASHMAN: After those things</p> <p>5 started getting -- It looked a lot simpler in</p> <p>6 the drawing. Then when they put them up --</p> <p>7 MS. CRNOVICH: When they first put them</p> <p>8 up, they were are different. Like the one</p> <p>9 across from the West Hinsdale train station is</p> <p>10 just awful.</p> <p>11 CHAIRMAN CASHMAN: There is a lot of</p> <p>12 equipment on the pole.</p> <p>13 MS. CRNOVICH: Yes.</p> <p>14 MS. BRASELTON: So we are adding to</p> <p>15 (g), "fence screening structure," "any fence,</p> <p>16 screening structure or group of structures."</p> <p>17 CHAIRMAN CASHMAN: That will cover an</p> <p>18 awful lot of things.</p> <p>19 MS. BRASELTON: It would.</p> <p>20 CHAIRMAN CASHMAN: And then maybe add</p> <p>21 for (p), (q) for landscaping.</p> <p>22 MS. FIASCONE: It would make sense to,</p>	<p style="text-align: center;">28</p> <p>1 MR. JABLONSKI: You are better off with</p> <p>2 a judgment.</p> <p>3 CHAIRMAN CASHMAN: I think so, too.</p> <p>4 MR. JABLONSKI: Then you have trays of</p> <p>5 perennials.</p> <p>6 CHAIRMAN CASHMAN: Wait. I added one</p> <p>7 here, I dropped one there. That would be fun.</p> <p>8 MR. JABLONSKI: Yes.</p> <p>9 CHAIRMAN CASHMAN: So it would be</p> <p>10 "significant modifications in the landscaping</p> <p>11 plan."</p> <p>12 MS. CRNOVICH: I think garbage would be</p> <p>13 an accessory structure.</p> <p>14 MS. BRASELTON: Maybe there is a</p> <p>15 difference. One of these is during construction</p> <p>16 and one is after. During, one is during</p> <p>17 development. And the other one is final plan</p> <p>18 during development.</p> <p>19 MS. CRNOVICH: That was another</p> <p>20 question I had now that you brought that up.</p> <p>21 And this is I think geared toward Chan.</p> <p>22 Okay. Procedures for planned</p>
<p style="text-align: center;">27</p> <p>1 on (J), where it says "increases the footprint</p> <p>2 of a building," it might make sense to put "or</p> <p>3 parking lot or structure" there.</p> <p>4 MS. CRNOVICH: That's a good idea.</p> <p>5 CHAIRMAN CASHMAN: Oh, yeah. Because</p> <p>6 it's already talking about it.</p> <p>7 MS. BRASELTON: Under the new (q), did</p> <p>8 you want to say "amends any landscaping plan</p> <p>9 approved by the Board of Trustees by reducing by</p> <p>10 5 percent or more the number of plantings"? Or</p> <p>11 do you want to be that specific?</p> <p>12 I don't really care. I think</p> <p>13 5 percent is reasonable and minor, but I'm not</p> <p>14 an architect so I don't know what's normal.</p> <p>15 CHAIRMAN CASHMAN: Or you could make</p> <p>16 instead of -- Because then you would just be</p> <p>17 counting plantings. Or you just make it more, a</p> <p>18 "significant" amount of landscaping, then it</p> <p>19 would be a judgment call.</p> <p>20 MR. JABLONSKI: You are better off with</p> <p>21 a judgment.</p> <p>22 CHAIRMAN CASHMAN: Pardon me?</p>	<p style="text-align: center;">29</p> <p>1 development. We start with a development</p> <p>2 concepts plan, right?</p> <p>3 MR. YU: Correct.</p> <p>4 MS. CRNOVICH: And then we go to the</p> <p>5 detailed plan.</p> <p>6 MR. YU: Correct.</p> <p>7 MS. CRNOVICH: And is that considered</p> <p>8 the development phase?</p> <p>9 MR. YU: Well, I would say the</p> <p>10 development phase after the final plan, which is</p> <p>11 administrative -- So the final plan, staff</p> <p>12 looks at it and matches it to the detailed plan.</p> <p>13 And after that, development I would say --</p> <p>14 MS. CRNOVICH: Then it becomes like a</p> <p>15 major adjustment once the final plan has been</p> <p>16 submitted and filed?</p> <p>17 MR. YU: Right. Right.</p> <p>18 MS. CRNOVICH: So then it becomes of --</p> <p>19 Okay.</p> <p>20 MR. YU: Then there is an ordinance</p> <p>21 attached to it.</p> <p>22 MS. CRNOVICH: Then that's where we go</p>

<p style="text-align: center;">30</p> <p>1 into major adjustments.</p> <p>2 CHAIRMAN CASHMAN: Well, if these</p> <p>3 things change during the development, then it's</p> <p>4 considered major. But if not, it's --</p> <p>5 MS. CRNOVICH: Right. Right. I just</p> <p>6 wanted to know when exactly the development</p> <p>7 phase was.</p> <p>8 CHAIRMAN CASHMAN: Well, I mean that's</p> <p>9 the case. We likely don't have huge parcels</p> <p>10 sitting aside. Hinsdale Meadows, that's a big</p> <p>11 development, actually a concept building it.</p> <p>12 There were things coming up on a weekly basis</p> <p>13 discussing with Robb. Then they are like, okay,</p> <p>14 what's this. Because it could be something</p> <p>15 buried, you modify the landscaping.</p> <p>16 But the overall plan that's being</p> <p>17 developed is what we approved, but is it</p> <p>18 exactly? I think in a way the Village should</p> <p>19 have the latitude to decide, is this approved or</p> <p>20 not; if not, does it match the development with</p> <p>21 what is approved.</p> <p>22 MS. CRNOVICH: So when everything is</p>	<p style="text-align: center;">32</p> <p>1 to the ordinance.</p> <p>2 MS. CRNOVICH: Like for an example,</p> <p>3 like Eve that was in front of us tonight, that</p> <p>4 was the second major adjustment of the planned</p> <p>5 development. It wasn't a major change. Do you</p> <p>6 know what I'm saying?</p> <p>7 MR. JABLONSKI: So that would always</p> <p>8 come back.</p> <p>9 MS. CRNOVICH: But this is, this --</p> <p>10 MR. YU: Structure.</p> <p>11 MS. CRNOVICH: This is not talking</p> <p>12 about major adjustments. This is just talking</p> <p>13 about during the development phase, correct?</p> <p>14 MR. YU: Well --</p> <p>15 MR. KRILLENBERGER: Planning and</p> <p>16 construction, section 4 is an adjustment for</p> <p>17 site plan during development.</p> <p>18 MS. CRNOVICH: During development.</p> <p>19 MS. BRASELTON: Is your question after</p> <p>20 people have moved in and they have a permit to</p> <p>21 use the property?</p> <p>22 MS. CRNOVICH: Right. Like Eve like</p>
<p style="text-align: center;">31</p> <p>1 done, that's when they file the final plan like</p> <p>2 with the County?</p> <p>3 CHAIRMAN CASHMAN: But there is always</p> <p>4 certain things like upgrading but not</p> <p>5 landscaping or like that.</p> <p>6 MS. CRNOVICH: I thought a final plan</p> <p>7 always got filed with the County.</p> <p>8 CHAIRMAN CASHMAN: The plan doesn't</p> <p>9 include landscaping.</p> <p>10 MS. CRNOVICH: When does it go into the</p> <p>11 major adjustment phase instead of --</p> <p>12 MS. BRASELTON: After you have an</p> <p>13 occupancy permit maybe?</p> <p>14 MR. YU: After the ordinance has been</p> <p>15 executed. So exterior site plan, major -- I'm</p> <p>16 sorry. Exterior site plan, they all have</p> <p>17 ordinances attached to it. Planned developments</p> <p>18 have an ordinance attached to it. That's the</p> <p>19 final. They have to follow what's in the</p> <p>20 ordinance.</p> <p>21 MS. CRNOVICH: Okay.</p> <p>22 MR. YU: So the exhibits are attached</p>	<p style="text-align: center;">33</p> <p>1 for their sign, they could not have come back.</p> <p>2 They came back as a major adjustment, not as a</p> <p>3 major -- what am I looking at here -- adjustment</p> <p>4 to the planned development. I think it's a</p> <p>5 different thing.</p> <p>6 CHAIRMAN CASHMAN: Well, it's --</p> <p>7 MR. KRILLENBERGER: Well, item 2 here</p> <p>8 says, "Any adjustment to a site plan" -- new</p> <p>9 words -- "submitted by the Village Manager to</p> <p>10 the Board ... that is not otherwise authorized</p> <p>11 by subsection I1 of this section, shall be</p> <p>12 considered to be a major adjustment..."</p> <p>13 I think that's for exactly the Eve</p> <p>14 situation, isn't it? It's for built stuff? Am</p> <p>15 I interpreting it the way you do, Chan? It's</p> <p>16 section 4, item 2.</p> <p>17 MR. YU: So a lot of times this</p> <p>18 allows -- So when a developer is still building</p> <p>19 something that was approved already, they won't</p> <p>20 apply for a major adjustment or a minor</p> <p>21 adjustment in that case.</p> <p>22 But in all cases, if the ordinance</p>

<p style="text-align: center;">34</p> <p>1 is already approved, then this still follows</p> <p>2 this. It still follows the adjustments to final</p> <p>3 plan during development.</p> <p>4 MR. KRILLENBERGER: So there is nothing</p> <p>5 in here about after development?</p> <p>6 MR. YU: No. No.</p> <p>7 MR. KRILLENBERGER: So Eve would not</p> <p>8 apply to the situation we talked about.</p> <p>9 MR. YU: Right.</p> <p>08:05:28PM 10 MR. KRILLENBERGER: That's great I</p> <p>11 think.</p> <p>12 MR. YU: They are talking about the</p> <p>13 physical development during the building.</p> <p>14 MS. CRNOVICH: That was my question.</p> <p>15 CHAIRMAN CASHMAN: I heard there has</p> <p>16 been a lot of ebb and flow with the process.</p> <p>17 MS. CRNOVICH: Right.</p> <p>18 CHAIRMAN CASHMAN: It's a complicated</p> <p>19 project. Actually building it verses what the</p> <p>08:05:37PM 20 plan was. It's not like they moved the lake</p> <p>21 around or anything.</p> <p>22 But say that was completely done,</p>	<p style="text-align: center;">36</p> <p>1 CHAIRMAN CASHMAN: So that would not be</p> <p>2 minor. It would have to come through the review</p> <p>3 anyway because it was never part of the plan.</p> <p>4 MR. YU: Correct. Yes.</p> <p>5 CHAIRMAN CASHMAN: But say during</p> <p>6 construction when you have a patio in there, you</p> <p>7 decide to --</p> <p>8 MS. BRASELTON: During construction no</p> <p>9 one knew about?</p> <p>08:06:37PM 10 CHAIRMAN CASHMAN: Well, no. Say they</p> <p>11 wanted to make some minor change to the patio</p> <p>12 because of a sewer line or something like that,</p> <p>13 and that could be possibly --</p> <p>14 MS. BRASELTON: Oh --</p> <p>15 CHAIRMAN CASHMAN: -- an administrative</p> <p>16 review if the patio was in there. But they</p> <p>17 can't just suddenly add, oh, by the way, we are</p> <p>18 adding tennis courts or lights.</p> <p>19 MS. BRASELTON: Gotcha.</p> <p>08:06:51PM 20 MR. YU: Uh-huh.</p> <p>21 CHAIRMAN CASHMAN: So I guess whatever</p> <p>22 we put in section 3, then we would want to</p>
<p style="text-align: center;">35</p> <p>1 two years from now James Builders wanted to</p> <p>2 put signage --</p> <p>3 MR. KRILLENBERGER: Bulldoze one of the</p> <p>4 buildings and put a different one.</p> <p>5 CHAIRMAN CASHMAN: That would be a</p> <p>6 whole new deal.</p> <p>7 MS. CRNOVICH: That's what I wanted to</p> <p>8 make sure of. Then we would start like the</p> <p>9 first major adjustment, things like that.</p> <p>08:05:56PM 10 MS. BRASELTON: Now I understand.</p> <p>11 MS. CRNOVICH: And speaking of signs,</p> <p>12 sometimes I believe in the past we would approve</p> <p>13 signs as part of the planned development?</p> <p>14 MR. YU: That's what happened at the</p> <p>15 Eve ground sign because that's not allowed under</p> <p>16 the sign code. It's a planned development,</p> <p>17 that's why they were asking for a ground sign.</p> <p>18 CHAIRMAN CASHMAN: Going back to that</p> <p>19 Salt Creek example, wasn't the project done and</p> <p>08:06:17PM 20 then the Village found that they put a patio in</p> <p>21 without approval?</p> <p>22 MS. CRNOVICH: Uh-huh.</p>	<p style="text-align: center;">37</p> <p>1 duplicate in section 4 just to be consistent.</p> <p>2 MS. BRASELTON: Yes.</p> <p>3 MS. CRNOVICH: Yes.</p> <p>4 CHAIRMAN CASHMAN: So I think the first</p> <p>5 one, Chan, that we talked about was under (g),</p> <p>6 adding in however it makes sense to phrase it,</p> <p>7 fences and screening, just so it's specifically</p> <p>8 called out there.</p> <p>9 MR. YU: Yes.</p> <p>08:07:17PM 10 CHAIRMAN CASHMAN: Because I just want</p> <p>11 someone to not focus on those two things.</p> <p>12 MR. YU: Right.</p> <p>13 CHAIRMAN CASHMAN: And then Anna's idea</p> <p>14 under (i) or is that (j)? (j), increases the</p> <p>15 footprint of a building or --</p> <p>16 MR. YU: Parking lot?</p> <p>17 CHAIRMAN CASHMAN: Or should we just</p> <p>18 say impervious surface?</p> <p>19 MR. KRILLENBERGER: Well, we just read</p> <p>08:07:40PM 20 the definition. It's called paving? There is a</p> <p>21 word in the Code. It's not structure.</p> <p>22 MS. CRNOVICH: Parking lot paving is</p>

<p style="text-align: center;">38</p> <p>1 not a structure.</p> <p>2 MR. KRILLENBERGER: Let's use the same</p> <p>3 words.</p> <p>4 MS. BRASELTON: Impervious surface.</p> <p>5 CHAIRMAN CASHMAN: Or parking lot and</p> <p>6 roadway. The concern would be, okay, the</p> <p>7 parking lot didn't change but they moved the</p> <p>8 access road around and like right next to</p> <p>9 someone's house.</p> <p>08:08:02PM 10 MS. CRNOVICH: So or any impervious</p> <p>11 surface?</p> <p>12 MS. BRASELTON: Or added gravel,</p> <p>13 new extension.</p> <p>14 CHAIRMAN CASHMAN: Or a patio or</p> <p>15 covered area. Or it might be triggered by the</p> <p>16 stormwater item under (n). But if they didn't</p> <p>17 change the area but they moved something, so</p> <p>18 maybe we just say impervious surface.</p> <p>19 MS. BRASELTON: It's safe. That seems</p> <p>08:08:21PM 20 like a safe bet.</p> <p>21 CHAIRMAN CASHMAN: Put in like a paved</p> <p>22 stone parking lot.</p>	<p style="text-align: center;">40</p> <p>1 landscaping plan, let's say they changed the</p> <p>2 buffer from 20 feet to 10, well, that would</p> <p>3 trigger, that would be a major.</p> <p>4 MR. KRILLENBERGER: And do we get the</p> <p>5 last word on this?</p> <p>6 CHAIRMAN CASHMAN: The Board does.</p> <p>7 MS. BRASELTON: No, because we just</p> <p>8 make recommendations.</p> <p>9 CHAIRMAN CASHMAN: We never have the</p> <p>08:09:37PM 10 last word.</p> <p>11 MR. KRILLENBERGER: So this is a</p> <p>12 courtesy that the Board is extending to us.</p> <p>13 CHAIRMAN CASHMAN: I think we have to</p> <p>14 be involved in the modifications.</p> <p>15 MR. JABLONSKI: It's required.</p> <p>16 MR. YU: Oh, yes. This is a text</p> <p>17 amendment to the Zoning Code.</p> <p>18 CHAIRMAN CASHMAN: We have to go</p> <p>19 through this process to change the Code the way</p> <p>08:09:53PM 20 it is. Okay.</p> <p>21 MR. KRILLENBERGER: Okay.</p> <p>22 CHAIRMAN CASHMAN: But I think there is</p>
<p style="text-align: center;">39</p> <p>1 MS. CRNOVICH: I was just wondering</p> <p>2 would they do something like that for a patio?</p> <p>3 CHAIRMAN CASHMAN: And then the idea</p> <p>4 was adding a (q) for "significant modifications"</p> <p>5 to the landscaping plan. I think that's good.</p> <p>6 Then we have to specifically have to look at the</p> <p>7 landscaping plan.</p> <p>8 MR. JABLONSKI: Discretion.</p> <p>9 CHAIRMAN CASHMAN: It's discretion.</p> <p>08:09:51PM 10 Because I mean they might be just moving things</p> <p>11 around, the hill is too steep; or species, the</p> <p>12 forester doesn't like it or something like that.</p> <p>13 MS. CRNOVICH: Do we want to add</p> <p>14 perimeter treatment, any planned development</p> <p>15 that's more than 20 acres, you know they have</p> <p>16 the 10-foot setback that has to be landscaped?</p> <p>17 MS. BRASELTON: That's a code</p> <p>18 requirement, right?</p> <p>19 CHAIRMAN CASHMAN: That's a code</p> <p>08:09:12PM 20 requirement anyway.</p> <p>21 MS. CRNOVICH: Okay.</p> <p>22 CHAIRMAN CASHMAN: If they changed the</p>	<p style="text-align: center;">41</p> <p>1 rationale, and I think what really bubbles to</p> <p>2 the top is the example of like Hinsdale Meadows.</p> <p>3 MR. KRILLENBERGER: It's spectacular</p> <p>4 that they are simplifying this. And I'm sure,</p> <p>5 as Anna kind of said, that there are probably</p> <p>6 things that should be done that are not done</p> <p>7 because of the complexity of this. So if it</p> <p>8 becomes simpler, I think that's great.</p> <p>9 CHAIRMAN CASHMAN: Institute of Basic</p> <p>08:10:17PM 10 Life Principles. That's a big parcel of land.</p> <p>11 When that gets developed, it will kick in.</p> <p>12 MS. CRNOVICH: That's what I was trying</p> <p>13 to think, anything.</p> <p>14 MS. BRASELTON: Is this going to apply</p> <p>15 retroactively to projects that are already going</p> <p>16 on, or is this only prospectively? Or do we</p> <p>17 know?</p> <p>18 MR. YU: I would say that this would</p> <p>19 only move forward until after this ordinance is</p> <p>08:10:40PM 20 executed.</p> <p>21 MR. KRILLENBERGER: Well, or existing</p> <p>22 projects that are ongoing after --</p>

<p style="text-align: center;">42</p> <p>1 MS. BRASELTON: In development.</p> <p>2 MR. KRILLENBERGER: So Hinsdale Meadows</p> <p>3 wants to do their minor thing again --</p> <p>4 MS. FIASCONE: You are wondering about</p> <p>5 Land Rover?</p> <p>6 MR. KRILLENBERGER: Are you wondering</p> <p>7 about Land Rover?</p> <p>8 MS. BRASELTON: Uh-huh.</p> <p>9 MR. JABLONSKI: They are moving a</p> <p>08:11:04PM 10 structure. If they are moving a fence, they are</p> <p>11 moving a structure.</p> <p>12 MR. KRILLENBERGER: But that's a</p> <p>13 major --</p> <p>14 MR. JABLONSKI: That gets kicked up</p> <p>15 right to us.</p> <p>16 CHAIRMAN CASHMAN: That's not a PUD,</p> <p>17 planned development?</p> <p>18 MR. YU: Exterior site plan.</p> <p>19 CHAIRMAN CASHMAN: Pardon me?</p> <p>08:11:18PM 20 MS. BRASELTON: Exterior site plan.</p> <p>21 CHAIRMAN CASHMAN: So if he wants --</p> <p>22 MS. BRASELTON: No.</p>	<p style="text-align: center;">44</p> <p>1 during the development I would say it's, you</p> <p>2 know --</p> <p>3 MS. BRASELTON: Okay.</p> <p>4 MR. YU: But because of the checks and</p> <p>5 balances of the Village Manager, the PC chair,</p> <p>6 the ZPS chair, and then you have staff, things</p> <p>7 that are already on the radar, I mean --</p> <p>8 CHAIRMAN CASHMAN: But because their</p> <p>9 permit drawing for the site showed where the</p> <p>08:12:32PM 10 fence was, so moving these, they have to get</p> <p>11 approved of the Village to move the fence.</p> <p>12 MS. BRASELTON: Like I second what Jim</p> <p>13 said about everybody in place is good right now</p> <p>14 and we trust everybody does what -- You go to</p> <p>15 all these meetings, you hear everything; but you</p> <p>16 never know what's going to happen another</p> <p>17 20 years down the road. This I think is</p> <p>18 thorough and well thought out.</p> <p>19 CHAIRMAN CASHMAN: Yes, definitely does</p> <p>08:12:57PM 20 a nice job.</p> <p>21 MS. FIASCONE: I think it's very on</p> <p>22 point with other -- This is what I did when I</p>
<p style="text-align: center;">43</p> <p>1 CHAIRMAN CASHMAN: Where do you see the</p> <p>2 site plan?</p> <p>3 MS. BRASELTON: I came in and looked at</p> <p>4 it. It's under review, everybody is looking at</p> <p>5 it. He also had meetings with us.</p> <p>6 CHAIRMAN CASHMAN: I'm glad he's still</p> <p>7 doing that.</p> <p>8 MS. BRASELTON: Yes. Not everybody</p> <p>9 does that.</p> <p>08:11:42PM 10 MS. CRNOVICH: Keeping the neighbors</p> <p>11 involved, that's important. This has been a</p> <p>12 long, what, a year, over a year?</p> <p>13 MS. BRASELTON: Yes. So anyway, I just</p> <p>14 wondered if retroactive, prospective, just as a</p> <p>15 more general question, it seems like when you</p> <p>16 make a text amendment it's effective when the</p> <p>17 text amendment is put in place, it would apply</p> <p>18 to everything, whether new or ongoing.</p> <p>19 CHAIRMAN CASHMAN: Right. Project</p> <p>08:12:05PM 20 isn't completed, the planned unit development</p> <p>21 portion.</p> <p>22 MR. YU: I would say because it's</p>	<p style="text-align: center;">45</p> <p>1 was an attorney. This is very on point to what</p> <p>2 other codes look like in terms of minor and</p> <p>3 major adjustments.</p> <p>4 MR. KRILLENBERGER: That's useful.</p> <p>5 That's helpful. Great.</p> <p>6 MR. JABLONSKI: One last point that</p> <p>7 Anna said earlier, this type of thing can help</p> <p>8 you actually get things done. But there are</p> <p>9 types of builders that will build things and</p> <p>08:13:25PM 10 hope you never see it.</p> <p>11 CHAIRMAN CASHMAN: That will --</p> <p>12 MR. JABLONSKI: So it will cause people</p> <p>13 to probably report what they are doing, so you</p> <p>14 will probably have better information that's</p> <p>15 going on if they don't think they are going to</p> <p>16 be delayed two months in construction.</p> <p>17 MS. BRASELTON: That's a really good</p> <p>18 point.</p> <p>19 CHAIRMAN CASHMAN: That is a complaint</p> <p>08:13:44PM 20 about the slowness of the process.</p> <p>21 MR. JABLONSKI: Right. Time is money</p> <p>22 in construction.</p>

<p style="text-align: center;">46</p> <p>1 CHAIRMAN CASHMAN: Yes. So instead of</p> <p>2 trying to make a change and everyone catch it,</p> <p>3 you say, hey --</p> <p>4 MR. JABLONSKI: We are doing this, can</p> <p>5 you approve it today?</p> <p>6 CHAIRMAN CASHMAN: Right. And it might</p> <p>7 even curtail what they are thinking of changes</p> <p>8 because they might not want to trip on these</p> <p>9 things. If it's minor, it's something we</p> <p>10 wouldn't object to anyway.</p> <p>11 MS. CRNOVICH: Uh-huh.</p> <p>12 CHAIRMAN CASHMAN: So how do we wrap</p> <p>13 this up into a bow?</p> <p>14 Do I hear a motion to approve</p> <p>15 Case A-20-2019 with the following revisions or</p> <p>16 additions: The first on attachment 1, page 2,</p> <p>17 item (g), to add "fences and screening" to the</p> <p>18 sentence "alters location of any one structure</p> <p>19 or group of structures from the locations shown</p> <p>20 on the approved final ... plan."</p> <p>21 And on page 3 of attachment 1 under</p> <p>22 (j), adding the phrase "or impervious surface"</p>	<p style="text-align: center;">48</p> <p>1 CHAIRMAN CASHMAN: Thanks, everybody.</p> <p>2 * * *</p> <p>3 (Which were all the proceedings had</p> <p>4 in the above-entitled cause.)</p>
<p style="text-align: center;">47</p> <p>1 to "increases the footprint of a building or</p> <p>2 impervious surface," (j).</p> <p>3 And adding item (q) on page 3 of</p> <p>4 attachment 1, "Significant modifications to the</p> <p>5 landscaping plan."</p> <p>6 And then basically replicating</p> <p>7 those in section 4, attachment 1.</p> <p>8 MR. KRILLENBERGER: I so motion.</p> <p>9 MR. UNELL: I second.</p> <p>10 CHAIRMAN CASHMAN: Jim?</p> <p>11 MR. KRILLENBERGER: Aye.</p> <p>12 MS. BRASELTON: Aye.</p> <p>13 MR. JABLONSKI: Aye.</p> <p>14 CHAIRMAN CASHMAN: Aye.</p> <p>15 MR. UNELL: Aye.</p> <p>16 MS. CRNOVICH: Aye.</p> <p>17 MS. FIASCONE: Aye.</p> <p>18 CHAIRMAN CASHMAN: Great. Do I have a</p> <p>19 motion to adjourn.</p> <p>20 MR. KRILLENBERGER: I will so motion.</p> <p>21 CHAIRMAN CASHMAN: All in favor.</p> <p>22 (A chorus of ayes.)</p>	<p style="text-align: center;">49</p> <p>STATE OF ILLINOIS)</p> <p style="text-align: center;">) ss.</p> <p>COUNTY OF DU PAGE)</p> <p>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</p> <p>do hereby certify that I am a court reporter</p> <p>doing business in the State of Illinois, that I</p> <p>reported in shorthand the testimony given at the</p> <p>hearing of said cause, and that the foregoing is</p> <p>a true and correct transcript of my shorthand</p> <p>notes so taken as aforesaid.</p> <p style="text-align: center;">  Janice H. Heinemann CSR, RDR, CRR License No. 084-001391 </p>

1	32:4, 32:16, 33:2, 33:3, 33:8, 33:20, 33:21, 35:9	21:22	brought [1] - 28:20	44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21
1 [4] - 46:16, 46:21, 47:4, 47:7	adjustment .. [1] - 33:12	attorney [2] - 17:21, 45:1	bubbles [1] - 41:1	CASMAN [2] - 6:8, 6:21
10 [4] - 9:15, 19:6, 19:21, 40:2	adjustments [4] - 30:1, 32:12, 34:2, 45:3	authorized [1] - 33:10	buffer [1] - 40:2	catch [1] - 46:2
10-foot [1] - 39:16	administrative [3] - 13:1, 29:11, 36:15	availability [1] - 17:3	build [1] - 45:9	category [5] - 12:20, 12:21, 23:6, 23:9, 25:9
1G [1] - 15:13	administratively [3] - 7:19, 14:3, 14:19	average [1] - 6:13	builders [1] - 35:1	cell [2] - 10:1, 26:2
2	aesthetics [1] - 26:3	awful [2] - 26:10, 26:18	building [8] - 22:20, 27:2, 30:11, 33:18, 34:13, 34:19, 37:15, 47:1	cellular [1] - 25:8
2 [3] - 33:7, 33:16, 46:16	affect [1] - 12:3	Aye [7] - 47:11, 47:12, 47:13, 47:14, 47:15, 47:16, 47:17	buildings [1] - 35:4	certain [1] - 31:4
20 [4] - 8:14, 39:15, 40:2, 44:17	agree [3] - 5:20, 6:2, 11:12	ayes [1] - 47:22	built [1] - 33:14	chair [7] - 4:3, 6:5, 6:7, 6:8, 44:5, 44:6
25 [3] - 16:16, 17:13, 18:7	allow [1] - 10:21	B	buried [1] - 30:15	Chair [1] - 6:1
3	allowed [1] - 35:15	backs [1] - 22:10	bush [1] - 16:9	CHAIRMAN [111] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:8, 6:18, 6:21, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:19, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:19, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21
3 [3] - 36:22, 46:21, 47:3	allows [1] - 33:18	bad [1] - 19:8	C	Chan [7] - 13:4, 15:16, 20:20, 21:7, 28:21, 33:15, 37:5
4	alter [1] - 22:13	balances [1] - 44:5	care [3] - 6:16, 18:5, 27:12	change [13] - 11:3, 18:4, 18:7, 18:9, 18:20, 19:12, 30:3, 32:5, 36:11, 38:7,
4 [4] - 32:16, 33:16, 37:1, 47:7	alters [4] - 12:11, 15:15, 15:17, 46:18	Basic [1] - 41:9	careful [1] - 10:5	
5	Alters [1] - 12:16	basis [1] - 30:12	Case [1] - 46:15	
5 [7] - 18:9, 18:18, 18:20, 19:2, 22:11, 27:10, 27:13	amendment [4] - 4:4, 40:17, 43:16, 43:17	becomes [3] - 29:14, 29:18, 41:8	case [3] - 5:11, 30:9, 33:21	
A	Amends [1] - 16:18	bet [1] - 38:20	cases [3] - 18:21, 21:6, 33:22	
A-20-2019 [1] - 46:15	amends [2] - 16:19, 27:8	better [3] - 27:20, 28:1, 45:14	CASHMAN [109] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:18, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:19, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:19, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21	
ability [1] - 10:21	amount [3] - 12:12, 12:16, 27:18	big [6] - 18:4, 21:3, 23:5, 25:1, 30:10, 41:10	care [3] - 6:16, 18:5, 27:12	
able [1] - 20:17	Anna [2] - 41:5, 45:7	bigger [3] - 19:7, 20:8, 20:9	careful [1] - 10:5	
acceptable [1] - 5:21	Anna's [1] - 37:13	biggest [1] - 25:3	Case [1] - 46:15	
access [1] - 38:8	antennas [1] - 10:1	Board [7] - 21:17, 21:21, 22:1, 27:9, 33:10, 40:6, 40:12	case [3] - 5:11, 30:9, 33:21	
accessory [2] - 23:8, 28:13	anyway [4] - 36:3, 39:20, 43:13, 46:10	book [2] - 23:15	cases [3] - 18:21, 21:6, 33:22	
acres [1] - 39:15	apply [6] - 12:14, 13:19, 33:20, 34:8, 41:14, 43:17	bow [1] - 46:13	CASHMAN [109] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:18, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:19, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:19, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21	
add [12] - 9:5, 10:1, 14:22, 16:4, 16:19, 19:19, 22:3, 24:20, 26:20, 36:17, 39:13, 46:17	appropriate [2] - 13:14, 24:21	BRASELTON [67] - 7:3, 8:5, 8:20, 9:3, 11:2, 11:9, 11:11, 11:17, 12:5, 13:16, 14:8, 14:12, 14:17, 15:5, 15:8, 16:1, 16:14, 16:21, 17:14, 17:18, 17:22, 18:7, 18:10, 18:13, 18:16, 18:18, 19:9, 19:18, 20:5, 20:15, 21:14, 21:19, 22:12, 22:16, 23:3, 23:14, 24:6, 24:11, 24:20, 26:14, 26:19, 27:7, 28:14, 31:12, 32:19, 35:10, 36:8, 36:14, 36:19, 37:2, 38:4, 38:12, 38:19, 39:17, 40:7, 41:14, 42:1, 42:8, 42:20, 42:22, 43:3, 43:8, 43:13, 44:3, 44:12, 45:17, 47:12	care [3] - 6:16, 18:5, 27:12	
added [6] - 4:22, 5:3, 11:14, 12:8, 28:6, 38:12	approval [1] - 35:21	brick [1] - 23:12	careful [1] - 10:5	
adding [12] - 10:13, 11:4, 11:11, 12:9, 17:6, 19:16, 26:14, 36:18, 37:6, 39:4, 46:22, 47:3	approve [4] - 22:7, 35:12, 46:5, 46:14		Case [1] - 46:15	
additions [1] - 46:16	approved [13] - 7:19, 8:11, 13:22, 14:3, 15:20, 27:9, 30:17, 30:19, 30:21, 33:19, 34:1, 44:11, 46:20		case [3] - 5:11, 30:9, 33:21	
adds [2] - 19:5, 19:21	architect [1] - 27:14		cases [3] - 18:21, 21:6, 33:22	
adjourn [1] - 47:19	area [4] - 19:6, 24:18, 38:15, 38:17		CASHMAN [109] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:18, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:19, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:19, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21	
adjustment [12] - 5:9, 25:17, 29:15, 31:11,	aside [1] - 30:10		careful [1] - 10:5	
	asphalt [1] - 20:14		Case [1] - 46:15	
	attached [5] - 23:2, 29:21, 31:17, 31:18, 31:22		case [3] - 5:11, 30:9, 33:21	
	attachment [4] - 46:16, 46:21, 47:4, 47:7		cases [3] - 18:21, 21:6, 33:22	
	Attorney [2] - 4:11,		CASHMAN [109] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:18, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:19, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:19, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21	

<p>38:17, 40:19, 46:2 changed [4] - 5:4, 25:22, 39:22, 40:1 changes [6] - 5:13, 6:17, 13:21, 17:8, 19:14, 46:7 changing [2] - 11:17, 18:22 checks [1] - 44:4 chorus [1] - 47:22 chose [1] - 5:17 church [1] - 10:1 circulation [1] - 21:8 citizen [1] - 6:13 clearly [1] - 21:14 closer [2] - 14:1, 20:9 Code [6] - 8:4, 23:7, 23:15, 37:21, 40:17, 40:19 code [3] - 35:16, 39:17, 39:19 codes [1] - 45:2 cogs [1] - 12:22 color [1] - 4:18 coming [2] - 14:13, 30:12 Commission [3] - 4:2, 5:22, 12:1 complaint [1] - 45:19 completed [1] - 43:20 completely [1] - 34:22 complexity [1] - 41:7 complicated [1] - 34:18 conceals [1] - 24:18 concept [2] - 9:3, 30:11 concepts [1] - 29:2 concern [3] - 6:10, 8:20, 38:6 confidence [1] - 9:13 considered [3] - 29:7, 30:4, 33:12 consistent [1] - 37:1 constructed [1] - 23:20 construction [6] - 28:15, 32:16, 36:6, 36:8, 45:16, 45:22 consultation [1] - 4:2 corner [1] - 8:22 correct [3] - 4:10, 4:14, 32:13 Correct [3] - 29:3, 29:6, 36:4 counting [1] - 27:17 County [2] - 31:2, 31:7 couple [1] - 4:18 courtesy [1] - 40:12</p>	<p>courts [1] - 36:18 cover [2] - 26:2, 26:17 covered [1] - 38:15 Creek [1] - 35:19 CRNOVICH [76] - 4:12, 4:17, 5:2, 5:18, 6:10, 7:1, 7:10, 7:21, 8:7, 8:13, 8:18, 9:2, 9:13, 9:20, 10:11, 10:19, 11:6, 11:13, 11:19, 12:7, 14:5, 14:21, 15:3, 15:7, 15:21, 16:5, 16:17, 18:6, 19:11, 19:16, 20:12, 20:20, 21:2, 21:16, 22:22, 23:5, 23:19, 24:3, 24:17, 24:22, 25:4, 26:7, 26:13, 27:4, 28:12, 28:19, 29:4, 29:7, 29:14, 29:18, 29:22, 30:5, 30:22, 31:6, 31:10, 31:21, 32:2, 32:9, 32:11, 32:18, 32:22, 34:14, 34:17, 35:7, 35:11, 35:22, 37:3, 37:22, 38:10, 39:1, 39:13, 39:21, 41:12, 43:10, 46:11, 47:16 curb [1] - 21:13 curtail [1] - 46:7 cut [3] - 13:9, 13:10, 21:13</p>	<p>29:8, 29:10, 29:13, 30:3, 30:6, 30:11, 30:20, 32:5, 32:13, 32:17, 32:18, 33:4, 34:3, 34:5, 34:13, 35:13, 35:16, 39:14, 42:1, 42:17, 43:20, 44:1 developments [3] - 9:22, 21:3, 31:17 difference [1] - 28:15 different [6] - 8:3, 8:14, 11:5, 26:8, 33:5, 35:4 differently [1] - 20:1 discretion [2] - 39:8, 39:9 discussing [1] - 30:13 discussion [2] - 21:17, 22:1 discussions [1] - 13:14 done [8] - 7:7, 7:12, 31:1, 34:22, 35:19, 41:6, 45:8 doozies [1] - 11:20 dormer [1] - 5:4 dormers [1] - 13:11 down [4] - 9:15, 13:10, 44:17 downside [1] - 19:8 downtown [1] - 21:4 dramatically [1] - 13:21 drawing [2] - 26:6, 44:9 dropped [1] - 28:7 due [1] - 13:1 dumpster [1] - 22:4 duplicate [1] - 37:1 during [13] - 28:15, 28:16, 28:18, 30:3, 32:13, 32:17, 32:18, 34:3, 34:13, 36:5, 36:8, 44:1</p>	<p>33:13, 34:7, 35:15 exactly [5] - 12:19, 13:10, 30:6, 30:18, 33:13 example [9] - 9:17, 12:6, 13:18, 15:5, 15:12, 16:2, 32:2, 35:19, 41:2 executed [2] - 31:15, 41:20 exemptions [2] - 8:15, 8:19 exhibits [2] - 5:5, 31:22 existing [1] - 41:21 extending [1] - 40:12 extends [1] - 13:17 extension [1] - 38:13 Exterior [1] - 42:18 exterior [4] - 25:17, 31:15, 31:16, 42:20 eyesore [1] - 25:4</p>	<p>forever [1] - 10:4 forward [1] - 41:19 front [5] - 4:18, 7:12, 11:20, 12:1, 32:3 full [3] - 5:15, 6:3, 9:13 fully [1] - 24:14 fun [1] - 28:7</p>
G				
<p>gain [1] - 20:2 garbage [2] - 22:22, 28:12 geared [1] - 28:21 general [1] - 43:15 glad [1] - 43:6 Gotcha [1] - 36:19 gravel [1] - 38:12 gray [1] - 4:22 great [6] - 13:8, 22:7, 34:10, 41:8, 45:5, 47:18 green [2] - 11:7, 20:10 ground [4] - 23:2, 23:22, 35:15, 35:17 group [3] - 15:19, 26:16, 46:19 guess [2] - 7:11, 36:21 guys [3] - 9:9, 9:14, 14:6</p>				
H				
<p>happy [1] - 4:20 hear [2] - 44:15, 46:14 heard [1] - 34:15 hearings [1] - 6:12 help [1] - 45:7 helpful [1] - 45:5 helps [1] - 24:1 hill [1] - 39:11 Hinsdale [6] - 4:13, 5:11, 26:9, 30:10, 41:2, 42:2 hope [2] - 13:3, 45:10 house [1] - 38:9 huge [2] - 14:19, 30:9 hugely [1] - 14:1</p>				
I				
<p>I1 [1] - 33:11 idea [7] - 5:12, 14:22, 17:6, 19:4, 27:4, 37:13, 39:3 ideas [1] - 10:7 imagine [1] - 4:8 impact [1] - 7:17 impervious [5] - 37:18, 38:10, 38:18, 46:22, 47:2</p>				

<p>Impervious [1] - 38:4 important [1] - 43:11 include [3] - 15:21, 24:7, 31:9 including [1] - 24:3 increase [2] - 15:4, 19:12 increased [1] - 12:10 increases [3] - 27:1, 37:14, 47:1 increasing [3] - 10:13, 11:7, 20:6 information [1] - 45:14 informed [1] - 6:16 inside [1] - 5:3 installed [1] - 25:21 instead [4] - 13:12, 27:16, 31:11, 46:1 institute [1] - 41:9 intended [1] - 13:10 interesting [1] - 12:5 interpreting [1] - 33:15 involved [6] - 4:9, 9:9, 9:10, 40:14, 43:11 involvement [2] - 4:7, 5:16 issue [3] - 21:3, 23:5, 25:1 item [7] - 17:6, 17:10, 33:7, 33:16, 38:16, 46:17, 47:3</p>	<p>KRILLENBERGER [34] - 7:5, 12:13, 12:18, 13:6, 14:14, 15:6, 15:15, 16:6, 16:11, 17:2, 18:2, 18:11, 19:14, 25:15, 32:15, 33:7, 34:4, 34:7, 34:10, 35:3, 37:19, 38:2, 40:4, 40:11, 40:21, 41:3, 41:21, 42:2, 42:6, 42:12, 45:4, 47:8, 47:11, 47:20</p> <p>L</p> <p>lake [1] - 34:20 Land [4] - 13:17, 19:16, 42:5, 42:7 land [1] - 41:10 landscape [1] - 13:21 landscaped [1] - 39:16 landscaping [24] - 11:16, 15:4, 15:22, 16:7, 16:17, 16:20, 16:22, 17:7, 17:9, 18:3, 24:15, 24:22, 26:21, 27:8, 27:18, 28:10, 30:15, 31:5, 31:9, 39:5, 39:7, 40:1, 47:5 Landscaping [2] - 16:1, 18:6 last [5] - 4:19, 14:7, 40:5, 40:10, 45:6 latitude [1] - 30:19 least [2] - 6:1, 17:9 less [1] - 23:21 letter [1] - 21:7 level [2] - 13:14, 22:1 Life [1] - 41:10 lighting [3] - 12:7, 12:8, 16:18 lights [1] - 36:18 likely [1] - 30:9 line [1] - 36:12 list [1] - 23:16 living [1] - 6:14 location [10] - 11:18, 12:11, 12:16, 15:17, 18:3, 21:8, 21:13, 22:14, 23:21, 46:18 locations [2] - 15:19, 46:19 logic [2] - 20:18, 20:21 look [4] - 6:4, 23:15, 39:6, 45:2 looked [2] - 26:5, 43:3 looking [5] - 9:10,</p>	<p>20:13, 23:19, 33:3, 43:4 looks [1] - 29:12</p> <p>M</p> <p>major [18] - 17:7, 25:17, 29:15, 30:1, 30:4, 31:11, 31:15, 32:4, 32:5, 32:12, 33:2, 33:3, 33:12, 33:20, 35:9, 40:3, 42:13, 45:3 Manager [5] - 4:1, 5:20, 9:9, 33:9, 44:5 Marrs [1] - 4:11 match [1] - 30:20 matches [1] - 29:12 matching [1] - 5:5 material [1] - 23:11 Meadows [5] - 4:13, 5:11, 30:10, 41:2, 42:2 mean [10] - 4:6, 6:13, 8:7, 11:3, 11:13, 11:20, 21:4, 30:8, 39:10, 44:7 means [1] - 8:5 mechanization [1] - 13:2 meeting [1] - 14:7 meetings [4] - 6:12, 14:18, 43:5, 44:15 Michael [1] - 4:10 might [9] - 11:14, 12:3, 13:18, 22:19, 27:2, 38:15, 39:10, 46:6, 46:8 mind [1] - 18:8 minor [16] - 4:21, 5:15, 6:2, 7:8, 8:1, 16:8, 16:13, 18:1, 18:18, 27:13, 33:20, 36:2, 36:11, 42:3, 45:2, 46:9 Minor [1] - 7:9 model [1] - 5:13 modifications [5] - 17:8, 28:10, 39:4, 40:14, 47:4 modified [1] - 17:1 Modify [2] - 12:15, 12:18 modify [1] - 30:15 money [1] - 45:21 months [2] - 7:13, 45:16 morning [1] - 22:11 most [2] - 18:21, 21:6 motion [4] - 46:14,</p>	<p>47:8, 47:19, 47:20 mount [1] - 25:8 move [4] - 4:16, 15:9, 41:19, 44:11 moved [6] - 14:18, 22:8, 32:20, 34:20, 38:7, 38:17 moves [1] - 14:1 moving [8] - 16:8, 16:11, 17:12, 39:10, 42:9, 42:10, 42:11, 44:10 MR [97] - 4:10, 4:14, 5:3, 6:5, 6:7, 6:20, 7:5, 7:9, 8:3, 8:14, 9:17, 12:13, 12:18, 13:5, 13:6, 14:14, 15:6, 15:13, 15:15, 16:6, 16:11, 17:2, 18:2, 18:11, 19:14, 20:21, 21:7, 21:12, 21:20, 22:13, 23:4, 23:11, 24:9, 24:13, 25:15, 25:16, 26:1, 27:20, 28:1, 28:4, 28:8, 29:3, 29:6, 29:9, 29:17, 29:20, 31:14, 31:22, 32:7, 32:10, 32:14, 32:15, 33:7, 33:17, 34:4, 34:6, 34:7, 34:9, 34:10, 34:12, 35:3, 35:14, 36:4, 36:20, 37:9, 37:12, 37:16, 37:19, 38:2, 39:8, 40:4, 40:11, 40:15, 40:16, 40:21, 41:3, 41:18, 41:21, 42:2, 42:6, 42:9, 42:12, 42:14, 42:18, 43:22, 44:4, 45:4, 45:6, 45:12, 45:21, 46:4, 47:8, 47:9, 47:11, 47:13, 47:15, 47:20 MS [148] - 4:12, 4:17, 5:2, 5:6, 5:18, 6:10, 7:1, 7:3, 7:10, 7:21, 8:5, 8:7, 8:13, 8:18, 8:20, 9:2, 9:3, 9:13, 9:20, 10:11, 10:19, 11:2, 11:6, 11:9, 11:11, 11:13, 11:17, 11:19, 12:5, 12:7, 13:16, 14:5, 14:8, 14:12, 14:17, 14:21, 15:3, 15:5, 15:7, 15:8, 15:21, 16:1, 16:5, 16:14, 16:17, 16:21, 17:14, 17:18, 17:22, 18:6, 18:7,</p>	<p>18:10, 18:13, 18:16, 18:18, 19:9, 19:11, 19:16, 19:18, 20:5, 20:12, 20:15, 20:20, 21:2, 21:14, 21:16, 21:19, 22:12, 22:16, 22:22, 23:3, 23:5, 23:14, 23:19, 24:3, 24:6, 24:11, 24:17, 24:20, 24:22, 25:4, 26:7, 26:13, 26:14, 26:19, 26:22, 27:4, 27:7, 28:12, 28:14, 28:19, 29:4, 29:7, 29:14, 29:18, 29:22, 30:5, 30:22, 31:6, 31:10, 31:12, 31:21, 32:2, 32:9, 32:11, 32:18, 32:19, 32:22, 34:14, 34:17, 35:7, 35:10, 35:11, 35:22, 36:8, 36:14, 36:19, 37:2, 37:3, 37:22, 38:4, 38:10, 38:12, 38:19, 39:1, 39:13, 39:17, 39:21, 40:7, 41:12, 41:14, 42:1, 42:4, 42:8, 42:20, 42:22, 43:3, 43:8, 43:10, 43:13, 44:3, 44:12, 44:21, 45:17, 46:11, 47:12, 47:16, 47:17</p> <p>N</p> <p>n [1] - 38:16 near [1] - 6:14 need [3] - 4:2, 10:5, 22:17 needs [2] - 17:10, 22:8 negative [1] - 15:11 neighbor [1] - 12:3 neighborhood [1] - 7:17 neighbors [4] - 6:13, 20:9, 22:10, 43:10 never [4] - 36:3, 40:9, 44:16, 45:10 new [6] - 25:21, 27:7, 33:8, 35:6, 38:13, 43:18 next [1] - 38:8 nice [1] - 44:20 none [1] - 7:6 nonminor [1] - 24:21 normal [1] - 27:14 nothing [1] - 34:4 notice [2] - 6:11, 6:12 notification [2] - 6:22, 8:6</p>
<p>J</p> <p>j [1] - 47:2 JABLONSKI [20] - 7:9, 8:14, 9:17, 22:13, 23:4, 24:9, 27:20, 28:1, 28:4, 28:8, 32:7, 39:8, 40:15, 42:9, 42:14, 45:6, 45:12, 45:21, 46:4, 47:13 James [1] - 35:1 Jim [3] - 13:5, 44:12, 47:10 job [1] - 44:20 judgment [3] - 27:19, 27:21, 28:2</p>				
<p>K</p> <p>keep [2] - 13:13 keeping [2] - 5:7, 43:10 kick [1] - 41:11 kicked [1] - 42:14 kind [4] - 17:4, 19:4, 22:2, 41:5</p>				

notifying [1] - 8:11 number [13] - 10:8, 10:12, 16:15, 18:12, 18:13, 18:14, 18:15, 19:12, 19:15, 19:20, 20:19, 27:10 numbers [1] - 13:22	part [5] - 8:3, 25:12, 35:13, 36:3 past [2] - 5:14, 35:12 patio [6] - 35:20, 36:6, 36:11, 36:16, 38:14, 39:2 paved [1] - 38:21 pavement [3] - 11:4, 11:11, 21:11 paving [3] - 24:4, 37:20, 37:22 PC [2] - 5:16, 44:5 people [6] - 5:7, 9:10, 13:11, 22:19, 32:20, 45:12 percent [11] - 16:16, 17:13, 18:7, 18:9, 18:18, 18:20, 19:2, 19:6, 19:21, 27:10, 27:13 perennials [1] - 28:5 perhaps [2] - 12:9, 19:17 perimeter [2] - 11:16, 39:14 permanent [1] - 23:21 permit [3] - 31:13, 32:20, 44:9 phase [5] - 29:8, 29:10, 30:7, 31:11, 32:13 phrase [2] - 37:6, 46:22 physical [1] - 34:13 picture [1] - 4:7 place [2] - 43:17, 44:13 Plan [3] - 4:2, 5:22, 12:1 plan [40] - 5:4, 11:16, 12:8, 13:21, 13:22, 15:20, 16:18, 16:19, 16:20, 22:6, 24:18, 25:18, 27:8, 28:11, 28:17, 29:2, 29:5, 29:10, 29:11, 29:12, 29:15, 30:16, 31:1, 31:6, 31:8, 31:15, 31:16, 32:17, 33:8, 34:3, 34:20, 36:3, 39:5, 39:7, 40:1, 42:18, 42:20, 43:2, 46:20, 47:5 planned [14] - 9:21, 10:3, 21:2, 25:13, 25:16, 28:22, 31:17, 32:4, 33:4, 35:13, 35:16, 39:14, 42:17, 43:20 Planning [1] - 32:15	planning [1] - 11:1 plans [2] - 16:22, 17:9 plantings [3] - 13:22, 27:10, 27:17 point [8] - 19:9, 19:10, 22:12, 23:3, 44:22, 45:1, 45:6, 45:18 pointed [1] - 13:12 pole [1] - 26:12 poles [2] - 25:9, 25:21 portion [1] - 43:21 possible [1] - 22:18 possibly [1] - 36:13 post [1] - 24:8 posts [1] - 24:7 prevents [1] - 5:6 Principles [1] - 41:10 private [2] - 12:12, 12:17 problem [2] - 11:6, 14:19 problems [1] - 9:21 procedures [1] - 28:22 process [7] - 5:9, 6:3, 7:20, 11:1, 34:16, 40:19, 45:20 project [4] - 9:8, 34:19, 35:19, 43:19 projects [3] - 7:12, 41:15, 41:22 property [4] - 5:7, 6:15, 15:10, 32:21 proposal [1] - 4:1 prospective [1] - 43:14 prospectively [1] - 41:16 public [3] - 6:11, 12:12, 12:16 PUD [1] - 42:16 purpose [1] - 8:10 put [11] - 7:22, 12:20, 26:6, 26:7, 27:2, 35:2, 35:4, 35:20, 36:22, 38:21, 43:17	read [2] - 5:22, 37:19 reading [1] - 4:7 real [1] - 11:20 really [5] - 5:20, 19:10, 27:12, 41:1, 45:17 reasonable [1] - 27:13 recommendations [1] - 40:8 reduce [4] - 15:3, 19:12, 19:20, 20:18 Reduces [1] - 10:11 reduces [1] - 10:12 reducing [3] - 16:15, 19:5, 27:9 reduction [1] - 19:1 refer [1] - 21:9 reference [1] - 24:14 refers [1] - 17:7 regulate [1] - 26:3 related [1] - 25:3 relocation [1] - 18:22 remember [2] - 9:22, 25:7 repeaters [1] - 25:8 replicating [1] - 47:6 report [1] - 45:13 require [1] - 5:15 required [1] - 40:15 requirement [2] - 39:18, 39:20 requires [1] - 23:21 residents [2] - 14:1, 14:2 respect [1] - 13:1 restrictions [1] - 10:16 retroactive [1] - 43:14 retroactively [1] - 41:15 review [4] - 14:9, 36:2, 36:16, 43:4 reviewed [2] - 14:6, 17:10 revised [1] - 13:20 revisions [1] - 46:15 road [3] - 9:15, 38:8, 44:17 roadway [1] - 38:6 roadways [1] - 21:11 Robb [3] - 9:9, 13:6, 30:13 Robb's [1] - 4:7 rounded [1] - 13:12 Rover [4] - 13:17, 19:16, 42:5, 42:7	saw [3] - 5:14, 12:7, 17:13 scrapped [1] - 5:17 Screen [1] - 25:4 screened [1] - 20:13 Screening [1] - 25:2 screening [11] - 18:6, 24:11, 24:12, 24:13, 24:17, 24:20, 25:1, 26:15, 26:16, 37:7, 46:17 second [3] - 32:4, 44:12, 47:9 section [6] - 32:16, 33:11, 33:16, 36:22, 37:1, 47:7 see [5] - 6:1, 10:6, 23:17, 43:1, 45:10 seeing [1] - 9:1 sense [4] - 17:6, 26:22, 27:2, 37:6 sentence [1] - 46:18 setback [1] - 39:16 sewer [1] - 36:12 shall [1] - 33:11 shape [1] - 5:4 showed [1] - 44:9 shown [2] - 15:20, 46:19 shrub [2] - 18:4, 18:5 sign [7] - 7:22, 8:6, 8:12, 33:1, 35:15, 35:16, 35:17 Signage [1] - 8:2 signage [3] - 8:3, 8:8, 35:2 Significant [1] - 47:4 significant [8] - 7:16, 17:8, 17:11, 17:17, 17:20, 27:18, 28:10, 39:4 signs [2] - 35:11, 35:13 simple [2] - 13:13, 19:11 simpler [2] - 26:5, 41:8 simplification [1] - 13:9 simplifying [1] - 41:4 site [11] - 13:20, 22:8, 25:18, 31:15, 31:16, 32:17, 33:8, 42:18, 42:20, 43:2, 44:9 sitting [1] - 30:10 situation [2] - 33:14, 34:8 six [1] - 7:13 slippery [1] - 17:14 slope [1] - 17:15
O				
o'clock [1] - 22:11 object [1] - 46:10 objected [1] - 14:2 occupancy [1] - 31:13 off-street [1] - 21:1 officially [1] - 22:4 once [2] - 10:1, 29:15 one [30] - 4:21, 6:2, 6:10, 8:22, 9:6, 10:16, 11:9, 15:6, 15:17, 16:9, 19:4, 22:2, 22:6, 24:16, 24:20, 25:6, 25:7, 26:8, 28:6, 28:7, 28:15, 28:16, 28:17, 35:3, 35:4, 36:9, 37:5, 45:6, 46:18 ongoing [2] - 41:22, 43:18 opaque [1] - 24:14 open [3] - 9:6, 12:12, 12:17 open-ended [1] - 9:6 ordinance [8] - 26:2, 29:20, 31:14, 31:18, 31:20, 32:1, 33:22, 41:19 ordinances [1] - 31:17 otherwise [1] - 33:10 overall [1] - 30:16				
P				
page [3] - 46:16, 46:21, 47:3 pallet [1] - 5:1 parcel [1] - 41:10 parcels [1] - 30:9 Pardon [3] - 6:6, 27:22, 42:19 parking [27] - 10:9, 10:12, 10:13, 10:22, 11:7, 12:9, 12:14, 12:15, 12:18, 15:4, 19:4, 19:5, 19:6, 19:13, 19:15, 19:17, 19:22, 20:7, 20:19, 21:1, 21:3, 24:4, 27:3, 37:22, 38:5, 38:7, 38:22 Parking [1] - 37:16				
	Q			
	quantified [2] - 18:15, 18:17 quantity [1] - 18:3 questions [1] - 11:2			
	R			
	radar [1] - 44:7 radical [1] - 5:13 ran [1] - 5:14 rationale [1] - 41:1			
		S		
		safe [2] - 38:19, 38:20 Salt [1] - 35:19		

<p>slowness [1] - 45:20 small [2] - 5:9, 26:1 someone [2] - 10:21, 37:11 sometimes [2] - 5:7, 35:12 sorry [1] - 31:16 space [4] - 11:8, 12:12, 12:17, 20:10 spaces [16] - 10:9, 10:12, 10:13, 10:22, 12:10, 12:14, 12:19, 15:4, 19:5, 19:13, 19:15, 19:20, 19:21, 20:2, 20:4, 20:19 speaking [1] - 35:11 species [3] - 17:4, 18:4, 39:11 specific [1] - 27:11 specifically [4] - 15:14, 16:4, 37:7, 39:6 spectacular [1] - 41:3 spot [1] - 22:9 staff [3] - 9:14, 29:11, 44:6 start [2] - 29:1, 35:8 started [1] - 26:5 station [1] - 26:9 steep [1] - 39:11 step [1] - 5:3 still [7] - 4:2, 15:9, 22:7, 33:18, 34:1, 34:2, 43:6 stone [1] - 38:22 stop [1] - 10:3 stormwater [1] - 38:16 street [1] - 21:1 stripe [1] - 20:1 striping [2] - 11:4, 11:9 structure [21] - 15:18, 22:14, 22:16, 22:18, 22:20, 22:21, 23:1, 23:13, 24:10, 24:17, 26:15, 26:16, 27:3, 28:13, 32:10, 37:21, 38:1, 42:10, 42:11, 46:18 Structure [1] - 23:20 structures [4] - 15:19, 23:8, 26:16, 46:19 stuff [2] - 17:4, 33:14 submit [1] - 9:12 submitted [4] - 13:20, 14:9, 29:16, 33:9 subsection [1] - 33:11 successor [1] - 13:3 sudden [1] - 20:2 suddenly [1] - 36:17</p>	<p>suggest [2] - 12:21, 16:8 summary [1] - 4:4 supposed [1] - 13:15 supposedly [1] - 6:14 surface [7] - 19:22, 37:18, 38:4, 38:11, 38:18, 46:22, 47:2 surfacing [1] - 24:4</p> <p>T</p> <p>telephone [1] - 25:9 ten [1] - 13:2 tennis [1] - 36:18 term [1] - 23:9 terms [1] - 45:2 text [5] - 4:4, 4:8, 40:16, 43:16, 43:17 thinking [4] - 9:15, 12:19, 19:3, 46:7 thorough [1] - 44:18 thoroughfare [1] - 21:12 tightened [1] - 21:21 today [1] - 46:5 tonight [1] - 32:3 top [1] - 41:2 toward [2] - 15:9, 28:21 town [1] - 21:6 train [1] - 26:9 trash [6] - 22:5, 22:17, 22:20, 23:7, 23:18, 24:10 trays [1] - 28:4 treat [1] - 25:19 treatment [2] - 11:16, 39:14 tree [1] - 17:12 trees [2] - 16:15, 18:15 trigger [7] - 7:15, 7:18, 10:16, 11:8, 19:7, 20:11, 40:3 triggered [1] - 38:15 trip [1] - 46:8 trust [2] - 12:22, 44:14 Trustees [2] - 21:18, 27:9 trustees [1] - 12:9 trying [5] - 11:22, 15:10, 21:1, 41:12, 46:2 two [6] - 11:2, 11:5, 17:12, 35:1, 37:11, 45:16 type [2] - 21:12, 45:7 types [1] - 45:9 typical [1] - 9:8</p>	<p>U</p> <p>under [14] - 15:13, 16:3, 22:3, 23:7, 24:11, 24:13, 25:10, 27:7, 35:15, 37:5, 37:14, 38:16, 43:4, 46:21 UNELL [4] - 21:7, 21:12, 47:9, 47:15 unfortunately [2] - 13:18, 15:11 unit [1] - 43:20 unless [1] - 20:5 unusual [1] - 7:11 up [16] - 4:13, 5:7, 7:22, 9:7, 9:18, 11:7, 20:10, 21:21, 22:10, 25:7, 26:6, 26:8, 28:20, 30:12, 42:14, 46:13 upgrading [1] - 31:4 useful [1] - 45:4</p> <p>V</p> <p>vegetation [1] - 24:18 verses [1] - 34:19 view [1] - 24:19 Village [17] - 4:1, 4:11, 5:20, 5:21, 9:9, 10:21, 12:2, 13:2, 14:9, 20:3, 21:20, 21:22, 30:18, 33:9, 35:20, 44:5, 44:11 volume [1] - 18:11 voting [1] - 14:3</p> <p>W</p> <p>wait [1] - 28:6 waking [1] - 22:9 wall [1] - 24:14 wants [2] - 42:3, 42:21 weekly [1] - 30:12 West [1] - 26:9 whole [1] - 35:6 window [1] - 4:16 wondered [1] - 43:14 wondering [5] - 7:1, 9:2, 39:1, 42:4, 42:6 word [4] - 17:20, 37:21, 40:5, 40:10 wording [1] - 4:9 words [2] - 33:9, 38:3 worth [1] - 14:17 wrap [1] - 46:12 writing [1] - 4:8</p>	<p>Y</p> <p>year [2] - 43:12 year's [1] - 14:17 years [4] - 9:15, 13:2, 35:1, 44:17 YU [39] - 4:10, 4:14, 5:3, 6:5, 6:7, 6:20, 8:3, 13:5, 15:13, 20:21, 21:20, 23:11, 24:13, 25:16, 26:1, 29:3, 29:6, 29:9, 29:17, 29:20, 31:14, 31:22, 32:10, 32:14, 33:17, 34:6, 34:9, 34:12, 35:14, 36:4, 36:20, 37:9, 37:12, 37:16, 40:16, 41:18, 42:18, 43:22, 44:4</p> <p>Z</p> <p>ZBA [1] - 6:4 Zoning [1] - 40:17 ZPS [5] - 4:3, 6:5, 6:7, 6:8, 44:6</p>
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Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
September 11, 2019
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, September 11, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Julie Crnovich, Mark Willobee, Anna Fiascone, Jim Krillenberger, Troy Unell and Scott Peterson

ABSENT: Debra Braselton, and Gerald Jablonski

ALSO PRESENT: Chan Yu, Village Planner and applicant for case: A-24-2019

Approval of Minutes – July 10, 2019

The Plan Commission (PC) “unanimously approved” the July 10, 2019, minutes, as submitted, however, did not have a quorum for this item.

Findings and Recommendations - Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2nd Major Adjustment to Site Plan/Exterior Appearance to construct a new illuminated ground sign at the entrance.

The PC **unanimously approved** the Findings and Recommendations, as submitted, 7-0, (2 absent).

Findings and Recommendations - Case A-20-2019 – Village of Hinsdale – Proposed Text Amendment to Major Adjustment to Planned Development (Section 11-603) and Site Plan Review (Section 11-604)

The PC **unanimously approved** the Findings and Recommendations, as submitted, 7-0, (2 absent).

Sign Permit Review - Case A-24-2019 – 30 Chestnut Street – @Properties – 2 New Wall Signs

A representative from South Water Sign reviewed the proposed sign elements, including that the two proposed aluminum based channel letter signs are equal size, flush mounted to match the existing signage of the building, and internally LED illuminated.

Commissioner Krillenberger asked if the proposed signs are the same size as the one’s being replaced.

The applicant replied that they are actually a little smaller due to the orientation of the logo.

Commissioner Krillenberger asked if it would be dimly lit.

The applicant replied that they can adjust the illumination to the Village’s standards.

**Plan Commission Minutes
September 11, 2019**

Commissioner Crnovich asked if it'd be illuminated all night.

The applicant replied they could be set via timer, and would be amendable to the Village's request.

Chairman Cashman asked Chan if they have to be turned off if not adjacent to residential properties.

Chan responded no, but it's been typical for the PC to request commercial businesses to turn signage off at 9 or 10 PM.

The applicant replied that'd be fine, and he will note the requested shutoff time.

The PC requested a 10 PM shutoff time.

Commissioner Crnovich asked if the signs would be in the middle of the commercial space.

The applicant replied that typically it is centered, and it appears the exhibits are skewed. To his knowledge, it should be centered unless it's specifically called out.

With no further comments, the PC **unanimously approved** the sign application, with the condition it be turned off at 10 PM, 7-0, (2 absent).

Schedule of Public Hearing - Case A-23-2019 – Village of Hinsdale – Proposed Text Amendment to the Hinsdale Zoning Code, Sections 9-101(D)(9), 9-104(H)(2)(h) and 12-206, relating to the definitions of the lighting regulations (Section 11-604).

The PC **unanimously scheduled a public hearing on October 9, 2019, for Case A-23-2019, 7-0, (2 absent).**

Schedule of Public Hearing - Case A-25-2019 – 11 Salt Creek Lane - Normandy Builders - Text Amendment to add Design Work for Home or Office Remodeling and related Showrooms as a Special Use in the O-3 General Office District and concurrent Special Use Permit for Normandy Builders to operate at 11 Salt Creek Lane in the O-3 District.

The PC **unanimously scheduled a public hearing on October 9, 2019, for Case A-25-2019, 7-0, (2 absent).**

Adjournment

The meeting was adjourned at 7:39 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner




MEMORANDUM

DATE: October 9, 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: 46 S. Washington St. – Browning & Sons Fine Jewelry – 1 New Blade Sign and 1 New Illuminated Wall Sign Update - Case A-21-2019

Summary

The Village of Hinsdale has received a sign application from Olympik Signs, on behalf of Browning & Sons Fine Jewelry, requesting approval to install a new 3 SF blade sign and replacing an existing 10.8 SF wall sign with an illuminated 10.8 SF wall sign at 46 S. Washington Street, in the B-2 Central Business District within the Historic Downtown District.

At the October 2, 2019, Historic Preservation Commission (HPC) meeting, with no concerns by the HPC, unanimously recommended approval of the sign application, as submitted.

Request and Analysis

The requested wall sign update features the same sign backing dimensions as the existing sign above the front entrance. The existing and proposed sign is 10" tall and 13' wide for an area of 10.8 SF. The requested updates pertain to illuminating (LED) and bolding the fonts for the sign text. The proposed location, sign colors and sign area would be the same as the existing wall sign.

The proposed new blade sign is 1'-6" tall and 2' wide for an area of 3 SF. The proposed non-illuminated blade sign material is aluminum and painted duranodic bronze, and the logo and text to be grey vinyl to match the wall sign. The proposed location is next to the Browning & Sons Fine Jewelry front entrance door and 8'-6" from grade and the bottom of the blade sign. There are no existing blade signs on the building.

In the B-2 Central Business District, a multi-tenant building is permitted to request up to 25 SF of signage per tenant. There are no additional wall signs on the commercial building. Thus, the request complies with the Code.

Process

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



MEMORANDUM

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 - Street View of 46 S. Washington St.
- Attachment 4 - Birds Eye View of 46 S. Washington St.



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Olympik Signs
Address: 1130 N Garfield St
City/Zip: Lombard/60148
Phone/Fax: (630) 424-6100 / 424-6120
E-Mail: apalma@olysigns.com
Contact Name: Alberto

Contractor

Name: Olympik Signs
Address: 1130 N Garfield St
City/Zip: Lombard/60148
Phone/Fax: (630) 424-6100 / 424-6120
E-Mail: apalma@olysigns.com
Contact Name: Alberto

ADDRESS OF SIGN LOCATION: 46 S Washington St.

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 10.8 sqft (10" x 13')

Overall Height from Grade: 9'-3" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Duranodic Bronze
- ② Grey Opaque Vinyl
- ③

Site Information:

Lot/Street Frontage: 25ft

Building/Tenant Frontage: 25ft

Existing Sign Information:

Business Name: Browning & Sons Fine Jewelry

Size of Sign: 10.8 sqft 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.

Alberto Palma (Agent) Digitally signed by Alberto Palma (Agent)
Date: 2019.09.17 08:36:40 -05'00'

09/17/2019

Signature of Applicant

Date

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)

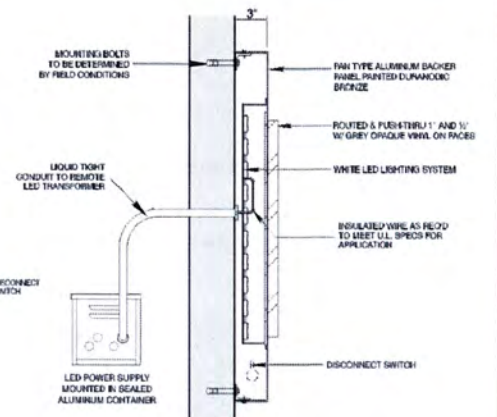
Plan Commission Approval Date: Administrative Approval Date:



OPTION #4

ONE (1) S.F. LED LIT ROUTED & PUSH-THRU LETTER & LOGO DISPLAY

3/4" = 1'-0"



SECTION THRU DETAIL



1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100

account representative / client

AP / *Browning & Sons*

46 S. WASHINGTON ST. HINSDALE, IL.

drawn by

Dan S.

• job#: 19-7721
• 5-6-19
• rev.#9-16-19

WWW.OLYSIGNS.COM

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Customer's Signature: _____ Date: _____

Comments: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: <u>Olympik Signs</u>	Name: <u>Olympik Signs</u>
Address: <u>1130 N Garfield St</u>	Address: <u>1130 N Garfield St</u>
City/Zip: <u>Lombard/60148</u>	City/Zip: <u>Lombard/60148</u>
Phone/Fax: (<u>630</u>) <u>652-4115</u> / <u>424-6120</u>	Phone/Fax: (<u>630</u>) <u>652-4115</u> / <u>424-6120</u>
E-Mail: <u>apalma@olysigns.com</u>	E-Mail: <u>apalma@olysigns.com</u>
Contact Name: <u>Alberto</u>	Contact Name: <u>Alberto</u>

ADDRESS OF SIGN LOCATION: 46 S Washington St
ZONING DISTRICT: B-2 Central Business District
SIGN TYPE: Projecting Blade Sign
ILLUMINATION None

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

Sign Information:	Site Information:
Overall Size (Square Feet): <u>3 sqft</u> (<u>1'-6"</u> x <u>2'</u>)	Lot/Street Frontage: <u>25ft</u>
Overall Height from Grade: <u>8'-6"</u> Ft.	Building/Tenant Frontage: <u>25ft</u>
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
① <u>Duranodic Bronze</u>	Business Name: <u>Browning & Sons Fine Jewelry</u>
② <u>Grey Opaque Vinyl</u>	Size of Sign: <u>3sqft</u> Square Feet
③ _____	Business Name: _____
	Size of Sign: _____ Square Feet

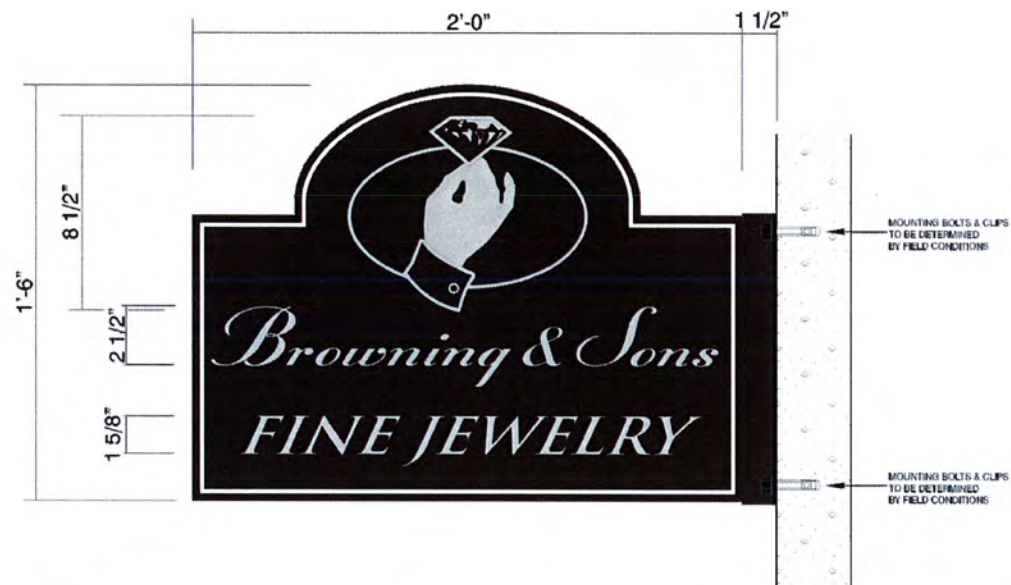
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Alberto Palma (Agent) <small>Digitally signed by Alberto Palma (Agent) Date: 2019.09.17 08:02:14 -05'00'</small>	<u>09/17/2019</u>
Signature of Applicant	Date
_____	_____
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: _____



ONE (1) D.F. NON ILLUMINATED BLADE SIGN DISPLAY
FLAT ALUM. BLADE AND BRACKET PAINTED DURANODIC BRONZE. GRAPHICS TO BE GREY VINYL.

1 1/2" = 1'-0"



OLYMPIK
SIGNS

account representative
AP

client

Browning & Sons
46 S. WASHINGTON ST. HINSDALE, IL.

drawn by
Dan S.

• job#: 19-7721
• 5-6-19
• rev.#9-16-19

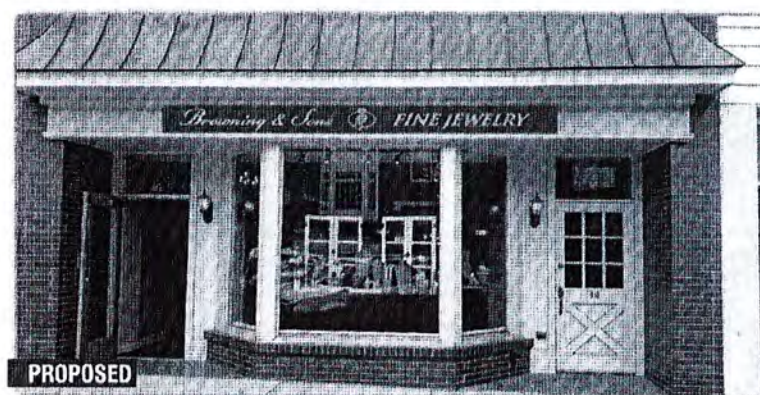
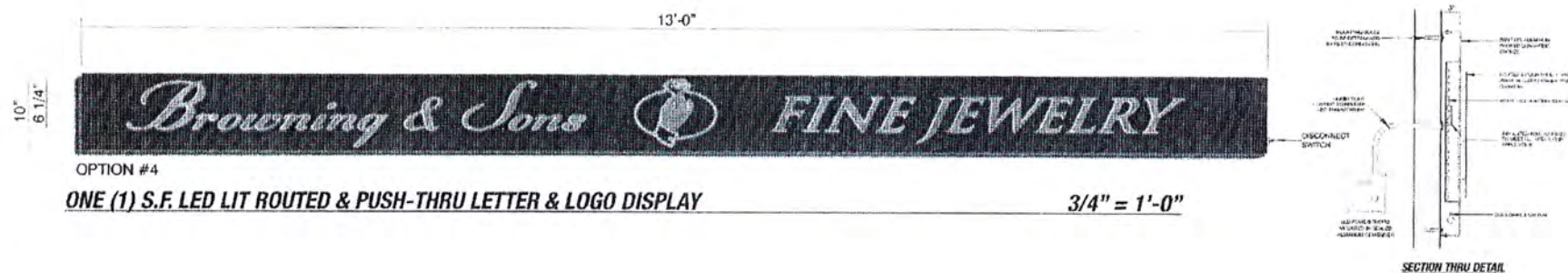
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

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page 2 of 2

Customer's Signature: _____ Date: _____

Comments: _____



**OLYMPIK
SIGNS**

account representative
AP

cia

Browning & Sons
46 S. WASHINGTON ST. HINSDALE, ILL.

drawn by
Dan S.

• job#: 19-7721
• 5-6-19
• rev.# 6-28-19

Customer's Signature: _____

Date: _____

Comments:

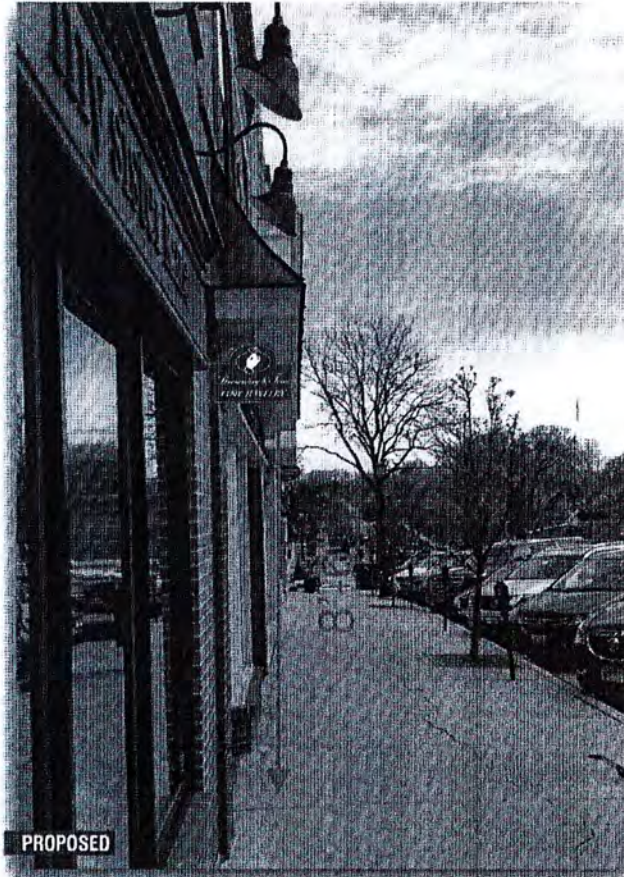
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

page 1 of

Y. J. Carroll



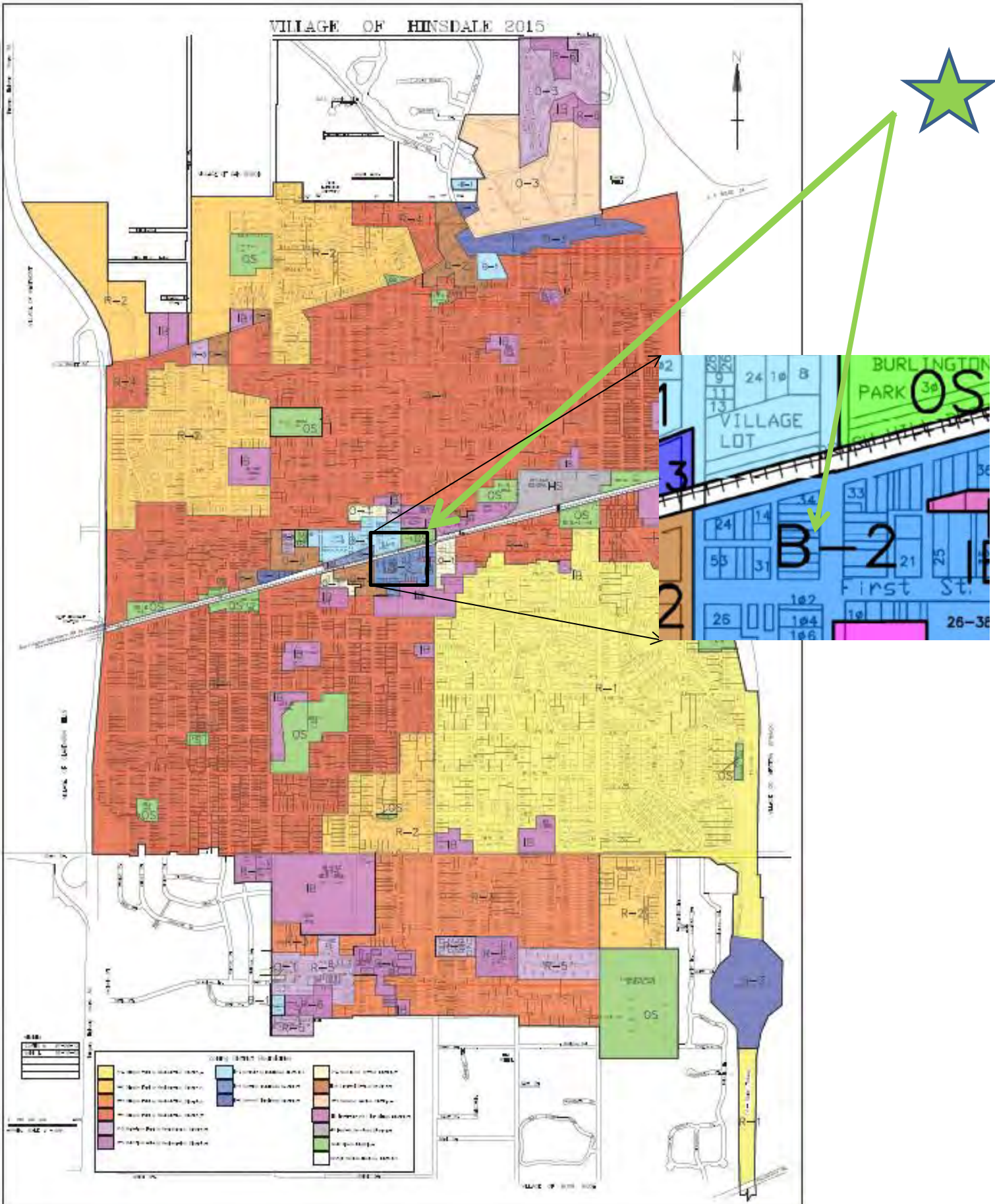
ONE (1) D.F. NON ILLUMINATED BLADE SIGN DISPLAY 1 1/2" = 1'-0"
FLAT ALUM. BLADE AND BRACKET PAINTED DURANDIC BRONZE. GRAPHICS TO BE WHITE VINYL.



OLYMPIK SIGNS		account representative	client	<i>Browning & Sons</i>	drawn by	job# : 19-7721	Customer's Signature: _____	Date: _____
		AP		46 S. WASHINGTON ST. HINSDALE, IL.	Den S.	5-6-19	Comments: _____	
				1130 N. Garfield Lombard, IL 60148		rev.# 8-29-19		
		Ph.# 630.424.6100 Fx.# 630.424.6120			WWW.OLYSIGNS.COM			
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[Handwritten signature]

Attachment 2: Village of Hinsdale Zoning Map and Project Location

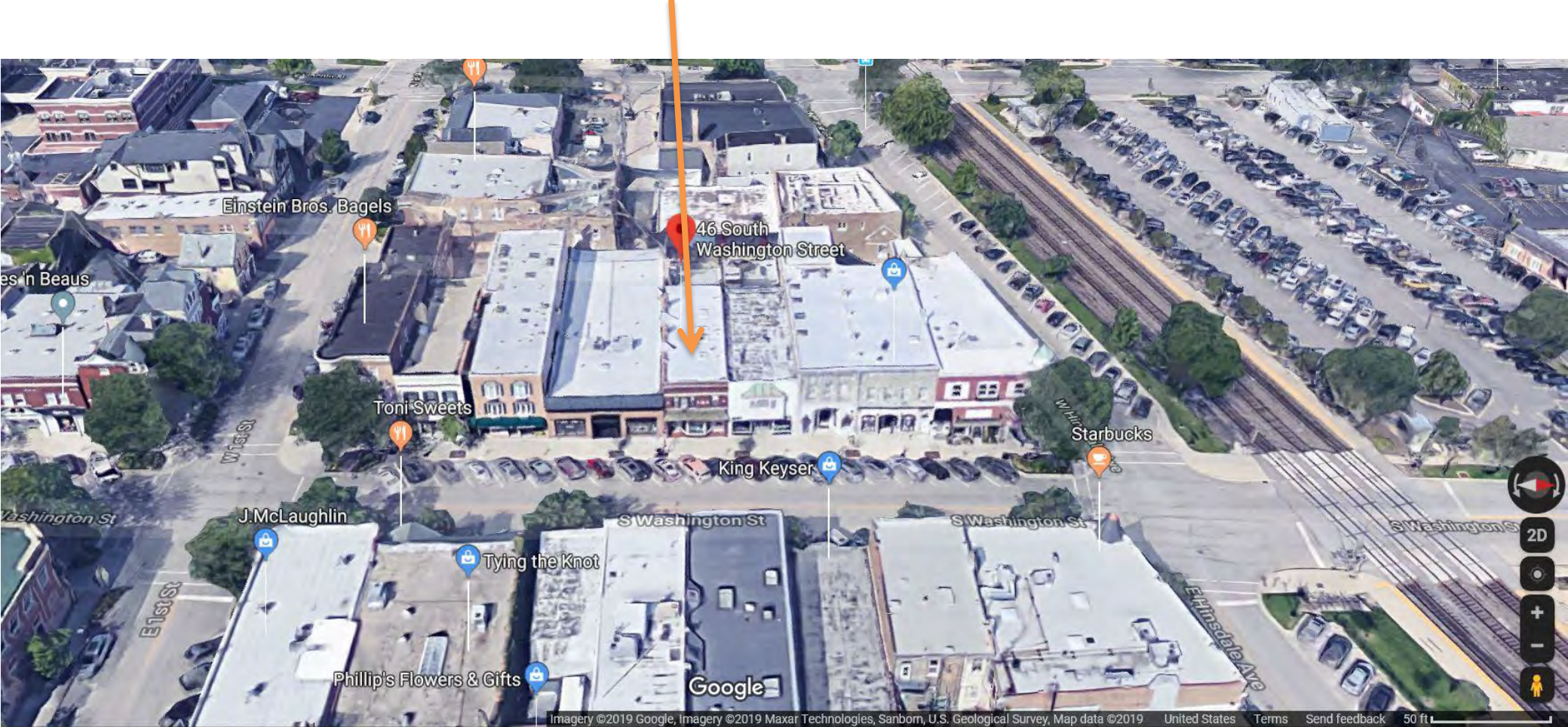


Attachment 3: Street View 46 S. Washington St. (facing west)
Proposed Sign Locations

Replacing



Attachment 4: Birds Eye View of 46 S. Washington St. (facing west)





MEMORANDUM

DATE: October 9, 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 Text Amendment to add Design Work for Home or Office Remodeling and related Showrooms as a Special Use in the O-3 General Office District and concurrent Special Use Permit for Normandy Builders to operate at 11 Salt Creek Lane in the O-3 General Office District
Normandy Builders - Case A-25-2019

Request and Analysis

The Village of Hinsdale has received an application from Normandy Design Build Remodeling (Normandy), currently located at 440 E. Ogden Avenue, requesting approval for a text amendment and concurrent special use permit to relocate to 11 Salt Creek Lane in the O-3 General Office District. A text amendment is necessary because Normandy's current use, design work for home or office remodeling with an associated showroom is not permitted in the O-3 Office District. Normandy is under contract to purchase the building contingent on zoning approval.

The applicant has included draft floorplans to occupy the 2nd and 3rd floors of the existing 3-story, 42,093 SF building at 11 Salt Creek Lane. The 7,000 SF showroom would be located on the 3rd floor and other spaces include meeting rooms and production department office space. Of note, there is no space designated for warehouse storage or fabrication and assembly. The applicant has no plans to alter the existing building or site plan, thus, an exterior appearance and site plan application was not submitted.

The below red "S" represents the proposed changes to the Village's current zoning code special uses in the Office Districts Section 6-106(B)(10) and (11):

						O-1	O-2	O-3
B. Services:								
10.	Design work and other office type functions incidental to a home or office remodeling business, but excluding any nonoffice type functions,						S	S



MEMORANDUM

	such as retail sales, assembly, warehousing of materials, and manufacturing on the premises.			
11.	Showrooms associated with a business as described in subsection B10 of this section, but excluding retail sales on the premises.		S	S

The proposed use is currently permitted in the B-3 General Business District and as a special use in the O-2 Limited Office District. Of note, LaMantia Design and Construction was approved for a text amendment and special use permit for the same request in 2016. LaMantia is located at 20 E. Ogden Avenue in the O-2 District, and it's approved ordinances O2016-05 and O2016-06 are attached as Attachment 5 for reference. Additionally, it should be noted that the O-2 District is generally more restrictive since the O-3 District permits a wider range of permitted and special uses.

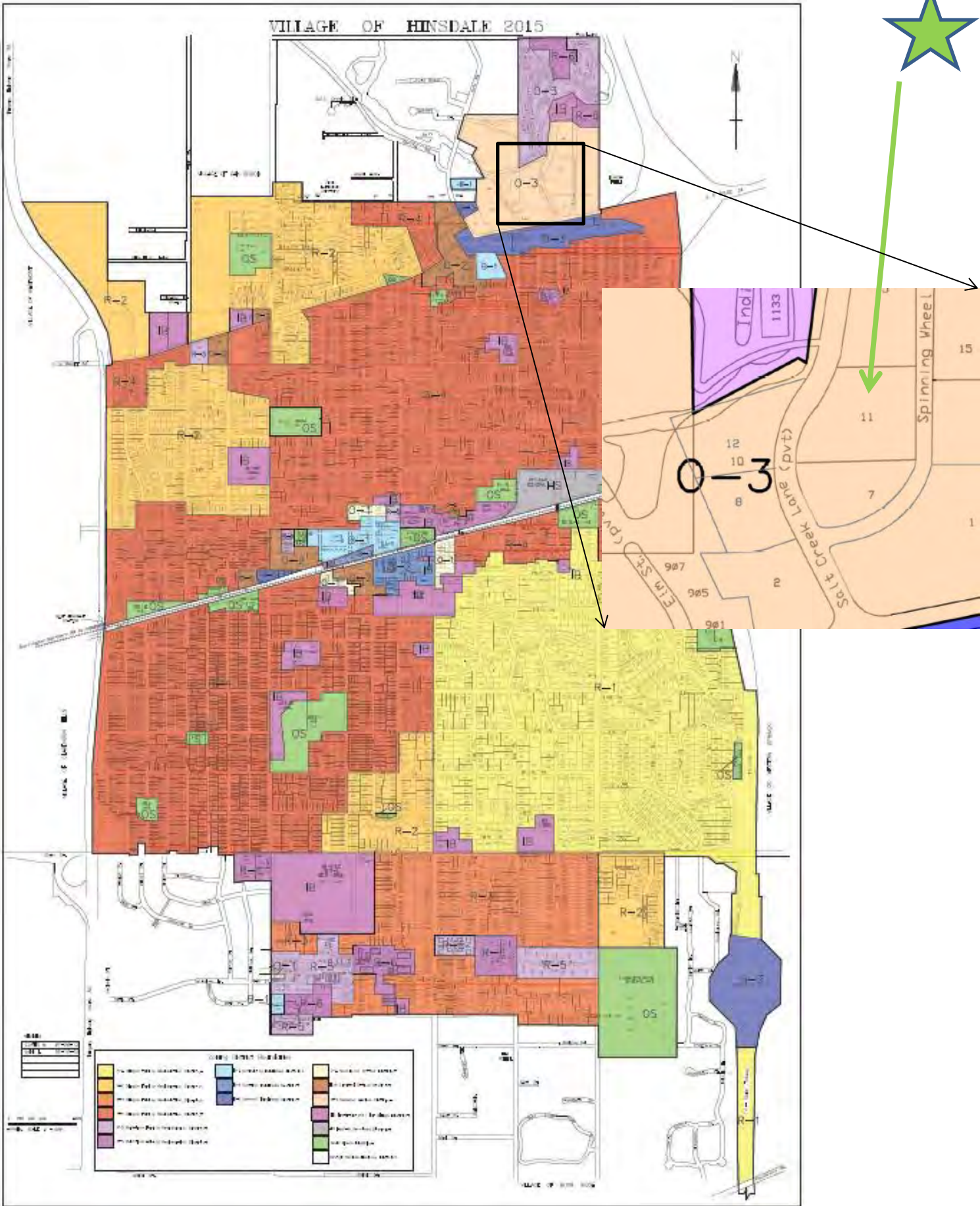
Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board 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 applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

- Attachment 1 – Applicant Text Amendment and Special Use Permit applications
- Attachment 2 - Zoning Map Location of 11 Salt Creek Lane
- Attachment 3 - Birds Eye View of 11 Salt Creek Lane
- Attachment 4 - Street View of 11 Salt Creek Lane
- Attachment 5 - Similar Approved Ordinances (2016) for LaMantia Design & Construction (O2016-05/06)
(LaMantia is located at 20 E. Ogden Ave. in the O-2 District)

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Bird's-Eye View of 11 Salt Creek Lane



Attachment 4: Street View of 11 Salt Creek Ln. (facing southeast)



251

VILLAGE OF HINSDALE

ORDINANCE NO. 02016-05

**AN ORDINANCE AMENDING CHAPTER 6 ("OFFICE DISTRICTS"),
SECTION 6-106 ("SPECIAL USES"), OF THE HINSDALE ZONING CODE
AS IT RELATES TO SPECIAL USES IN THE O-2 LIMITED OFFICE ZONING
DISTRICT – DESIGN WORK FOR HOME OR OFFICE REMODELING BUSINESS
AND RELATED SHOWROOMS**

WHEREAS, the Village of Hinsdale (the "Village") has received an application from Anthony LaMantia/LaMantia Design & Construction Company (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code for an amendment to the text of Section 6-106 of the Zoning Code relative to allowing design work and other office-type functions incidental to a home or office remodeling business, along with a showroom for such a business, within the O-2 Limited Office Zoning District of the Village as a special use (the "Application"); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on December 9, 2015, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of 7 in favor, 0 against and 2 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-35-2015 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** 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, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

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: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan

Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length, other than the specific wording of the proposed text amendment. The President and Board of Trustees find it advisable to clarify the wording of the proposed text amendment by revising it to read as set forth below in Section 3. The President and Board of Trustees further find that the proposed text amendment set forth below is demanded by and required for the public good.

Section 3: Amendment. Chapter 6 (Office Uses), Section 6-106 (Special Uses) of the Hinsdale Zoning Code is hereby amended to add the following uses under the Services category, to read as follows:

Section 6-106 Special Uses

10. Design work and other office-type functions incidental to a home or office remodeling business, but excluding any non-office-type functions, such as retail sales, assembly, warehousing of materials, and manufacturing on the premises.

11. Showrooms associated with a business as described in 10 above, but excluding retail sales on the premises.

O-1	O-2	O-3
	<u>S</u>	
	<u>S</u>	

Section 4: 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 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

including showrooms, but not including painters and paperhangers or retail sales on the premises, as a special use in the O-2 Limited Office District.

Following a motion to recommend approval of the proposed special use permit application, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the special use permit to allow interior design, remodeling and decorating services, including showrooms, in the O-2 Limited Office District.

THE HINSDALE PLAN COMMISSION

By:

Chairman

N. B. [Signature]

Dated this 13th day of Jan., 2016.

HINSDALE PLAN COMMISSION

RE: Case A-35-2015 – Applicant: LaMantia (application address: 20 E. Ogden Ave.)

Request: Text amendment to allow remodeling services and showrooms in the O-2 Limited Office District as a special use.

DATE OF BOARD OF TRUSTEES Referral:	October 20, 2015
DATE OF PLAN COMMISSION Scheduling:	November 11, 2015
DATE OF PLAN COMMISSION REVIEW:	December 9, 2015
DATE OF BOARD OF TRUSTEES 1ST READING:	January 5, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission heard testimony from the applicant, for the proposed text amendment to allow remodeling services and showrooms in the O-2 Limited Office District, as a permitted use or special use.
2. The applicant explained a contract is pending for the purchase of the property. If the text amendment application is approved, LaMantia will move forward to purchase and establish its business at 20 E. Ogden Avenue. The applicant plans to architecturally enhance the structure that is consistent with the current façade and improve the landscaping.
3. The applicant explained that this is an office use with a showroom, and that no products are sold retail, fabricated on site, or stored at the property.
4. The applicant clarified that there is no plan to expand the parking area. He also explained the site features an indoor parking area and there is more than sufficient parking to meet the Code.
5. The applicant clarified the office hours are between 7:30 AM to 5 PM, and that most of their clients are by appointment (versus walk-ins).
6. The Plan Commission, in general, expressed the necessity for the text amendment to reflect the special use permit process. This is due to concerns for future proposals and its potential impacts to the other O-2 areas.
7. The applicant explained that LaMantia purchases products, such as cabinets, at wholesale without taxes. However, at the end of the month, they pay sales taxes.
8. The Plan Commission unanimously showed support for the proposed use at the location. Some of the reasons included it is a low impact use and a good transitional use for an underutilized building.
9. A resident located west of the subject property attended the public hearing and expressed support for the application. To answer the question by the resident, the applicant explained that there will be no modifications to the land between the office building and residential home.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed text amendment, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the text amendment to allow interior design and remodeling and decorating services

Exhibit A

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

PASSED this 19th day of January 2016.

AYES: Trustees Elder, Stifflear, Hughes, LaPlaca, Saigh

NAYS: None

ABSENT: Trustee Angelo

APPROVED by me this 19th day of January, 2016, and attested to by the Village Clerk this same day.



Thomas K. Cauley, Jr.
Thomas K. Cauley, Jr., Village President

Christine M. Bruton
Christine M. Bruton, Village Clerk

VILLAGE OF HINSDALE

ORDINANCE NO. O2016-06

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN INTERIOR DESIGN, REMODELING AND DECORATING SERVICE BUSINESS WITH A SHOWROOM IN THE O-2 LIMITED OFFICE ZONING DISTRICT AT 20 E. OGDEN AVENUE – LaMANTIA DESIGN & CONSTRUCTION COMPANY

WHEREAS, an application seeking a special use permit to operate an interior design, remodeling and decorating service business, with an accompanying showroom, at 20 E. Ogden Avenue, Hinsdale, Illinois (the "Subject Property"), in the O-2 Limited Office Zoning District, was filed by Petitioner LaMantia Design & Construction Company (the "Applicant") with the Village of Hinsdale; and

WHEREAS, interior design, remodeling, and decorating service businesses, when accompanied by a showroom, are special uses in the O-2 Limited Office Zoning District pursuant to Section 6-106 of the Hinsdale Zoning Code ("Zoning Code"); 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 December 9, 2015, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of 7 in favor, 0 against and 2 absent, subject to certain conditions, as set forth below, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-35-2015 ("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: Approval of Special Use for Interior Design, Remodeling and Decorating Service Business with a showroom. 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 approves a special use permit for the establishment of an Interior Design, Remodeling and Decorating Service business establishment, with a showroom, in the O-2 Limited Office Zoning District on the Subject Property located at 20 E. Ogden Avenue, Hinsdale, Illinois, legally described in **Exhibit A**.

Section 3: 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 4: 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 5: 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 19th day of January, 2016.

AYES: Trustees Elder, Stifflear, Hughes, LaPlaca, Saigh

NAYS: None

ABSENT: Trustee Angelo

APPROVED by me this 19th day of January, 2016, and attested to by the Village Clerk this same day.



Thomas K. Cauley, Jr.
Thomas K. Cauley, Jr., Village President

Christine M. Bruton
Christine M. Bruton, Village Clerk

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

By: Nicholas F. Smyth
Its: Attorney and Agent
Date: January 19, 2016

EXHIBIT A

PART OF THE PROPERTY KNOWN AS THE OLD FULLERSBURG SCHOOL PROPERTY, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS: COMMENCING ON THE SOUTH LINE OF MAIN STREET (NOW OGDEN AVENUE, UNITED STATES ROUTE 34) 60 LINKS (39.6 FEET) WESTERLY FROM THE NORTHWEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE RUNNING SOUTH 56 DEGREES 45 MINUTES WEST, A DISTANCE OF 229.35 FEET MEASURED TO THE NORTHEAST CORNER OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE; THENCE SOUTH 18 DEGREES 12 MINUTES EAST ALONG THE SAID EAST LINE OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE, A DISTANCE OF 240.7 FEET; THENCE NORTHEASTERLY NORTH 64 DEGREES 27 MINUTES EAST, A DISTANCE OF 124.4 FEET MEASURED TO THE WEST LINE OF NEWBERRY AVENUE (NOW GARFIELD AVENUE) FULLERSBURG; THENCE NORTH ALONG THE WEST LINE OF NEWBERRY AVENUE (NOW GARFIELD AVENUE) A DISTANCE OF 300.6 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: TO WIT; COMMENCING ON THE SOUTH LINE OF MAIN STREET (NOW OGDEN AVENUE, UNITED STATES ROUTE 34) 60 LINKS (39.6 FEET) WESTERLY FROM THE NORTH WEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE RUNNING SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 209.35 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 20 FEET MEASURED TO THE NORTHEAST CORNER OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE; THENCE SOUTH 18 DEGREES 12 MINUTES EAST ALONG THE EAST LINE OF SAID BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE, A DISTANCE OF 240.7 FEET; THENCE NORTH 13 DEGREES 35 MINUTES WEST TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-01-120-003

COMMONLY KNOWN AS: 20 E. OGDEN AVENUE, HINSDALE, IL 60521

EXHIBIT B

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

HINSDALE PLAN COMMISSION

RE: Case A-35-2015 – Applicant: LaMantia (application address: 20 E. Ogden Ave.)

Request: Text amendment to allow remodeling services and showrooms in the O-2 Limited Office District as a special use.

DATE OF BOARD OF TRUSTEES Referral:	October 20, 2015
DATE OF PLAN COMMISSION Scheduling:	November 11, 2015
DATE OF PLAN COMMISSION REVIEW:	December 9, 2015
DATE OF BOARD OF TRUSTEES 1ST READING:	January 5, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission heard testimony from the applicant, for the proposed text amendment to allow remodeling services and showrooms in the O-2 Limited Office District, as a permitted use or special use.
2. The applicant explained a contract is pending for the purchase of the property. If the text amendment application is approved, LaMantia will move forward to purchase and establish its business at 20 E. Ogden Avenue. The applicant plans to architecturally enhance the structure that is consistent with the current façade and improve the landscaping.
3. The applicant explained that this is an office use with a showroom, and that no products are sold retail, fabricated on site, or stored at the property.
4. The applicant clarified that there is no plan to expand the parking area. He also explained the site features an indoor parking area and there is more than sufficient parking to meet the Code.
5. The applicant clarified the office hours are between 7:30 AM to 5 PM, and that most of their clients are by appointment (versus walk-ins).
6. The Plan Commission, in general, expressed the necessity for the text amendment to reflect the special use permit process. This is due to concerns for future proposals and its potential impacts to the other O-2 areas.
7. The applicant explained that LaMantia purchases products, such as cabinets, at wholesale without taxes. However, at the end of the month, they pay sales taxes.
8. The Plan Commission unanimously showed support for the proposed use at the location. Some of the reasons included it is a low impact use and a good transitional use for an underutilized building.
9. A resident located west of the subject property attended the public hearing and expressed support for the application. To answer the question by the resident, the applicant explained that there will be no modifications to the land between the office building and residential home.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed text amendment, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the text amendment to allow interior design and remodeling and decorating services

25/

including showrooms, but not including painters and paperhangers or retail sales on the premises, as a special use in the O-2 Limited Office District.

Following a motion to recommend approval of the proposed special use permit application, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the special use permit to allow interior design, remodeling and decorating services, including showrooms, in the O-2 Limited Office District.

THE HINSDALE PLAN COMMISSION

By:

N. B. [Signature]
Chairman

Dated this 13th day of Jan., 2016.



MEMORANDUM

DATE: October 9, 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 Text Amendment to add Definitions to the existing Lighting Regulations
Request by the Village of Hinsdale - Case A-23-2019

Request and Analysis

During previous planned development and site plan applications, the PC and Village Board spent considerable time discussing appropriate lighting levels. The fundamental issue is that the current Zoning Code language is vague and outdated. The latter is due to the technological advances of the lighting industry. For example, the Village's Code references foot candles but not the amount of energy, units of illuminance and color temperature. These units of measurements have become less dependent on one another and can be manipulated to meet the code requirements, but still impose unnecessary light pollution. It is important that the Village's Zoning Code be made current and reference existing technologies.

The below red text represents the proposed changes to the Village's current zoning code Section 9-101(D)(9) to help guide the public, potential applicants and the Village through the zoning review process as it relates to lighting:

"Exterior Lighting: Any permitted accessory lighting fixtures shall be so designed, arranged, and operated as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky reflected glare. Except for streetlights, no exterior light in or adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding ~~one-half ($\frac{1}{2}$)~~ **0.1** foot-candle at any residential lot line **and a maximum color temperature of 3,000 Kelvin. If the subject property is adjacent to residential property, a light dimming switch must be a function/option of the lighting fixture."**

- (a) Security lighting levels begin one hour after business closing but no later than 9 PM, and a maximum of 15,000 lumens per fixture.**
- (b) Lighting for recreational purposes operated/managed by a private entity may request for lighting no later than 9 PM.**

In addition to planned developments and site plan applications, changes are necessary to parking lot and garage security level lighting, the Section 9-104(H)(2)(h) language below is also vague and should match the above Section 9-101(D)(9) language. The text amendment request, shown below in red text, would define the: unit of illuminance, color temperature, security level time standard and ties the two code Sections together:



MEMORANDUM

"Lighting: Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminaire cutoffs. All lighting shall be reduced to security levels ~~at all times of nonuse~~ **defined as 15,000 lumens per fixture, 0.1 foot-candle at any residential lot line, and a maximum color temperature of 3,000 Kelvin. Security levels begin one hour after closing but no later than 9 PM. If the subject property is adjacent to residential property, a light dimming switch must be a lighting fixture function/option."**

Attachment 2 is a list of 11 lighting related terms, proposed to be added to Section 12-206: Definitions of the Zoning Code.

In 2018, the Village of Hinsdale hired planning consultant, Mike D'Onofrio, to review and make recommendations to various zoning projects inclusive of. Mr. D'Onofrio has considerable experience having 30+ years of experience in Community Development including working for the Village of Winnetka. Attachment 1 is the analysis and proposed amendments to Sections 9-101(D)(9) and 9-104(H)(2)(h), relating to the definitions of the lighting regulations by Mr. D'Onofrio. The red text in Attachment 1 are staff recommendations based on the previous discussions and site specific conditions of the Ordinance O2018-02 of the Site Plan and Exterior Appearance Plan for Redevelopment for an Auto Dealership at 336 E. Ogden Avenue (Attachment 4).

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board 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 applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

- Attachment 1 – Proposed Amendments to Sections 9-101(D)(9) and 9-104(H)(2)(h), relating to the definitions of the lighting regulations by Planning Consultant, Mr. Mike D'Onofrio
- Attachment 2 - Proposed definitions to be added to Section 12-206
- Attachment 3 - Text Amendment and Plan Commission Applications by the Village
- Attachment 4 - Ordinance O2018-08 (dated 02.06.18)

PROPOSED AMENDMENTS TO SECTIONS 9-104: OFF STREET PARKING and 9-106: SIGNS

The format for this report includes three parts, first identifying the issue, second is identifying the current code language, third is a proposed amendment to address the issue and finally are comments/issues related to the proposed amendment.

SECTION 9-104: OFF STREET PARKING

Existing Code

Section 9-104-H-2(h) – Lighting: Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminaire cutoffs. All lighting shall be reduces to security levels at all times.

Proposed Amendments to Section 9-104-H-2(h)

1. Provide a specific standard for light trespass on to adjacent residential property less than the current allowable 0.5 foot candles (ft. cd.) (Per Section 9-101-D-9 of Village Code, 0.5 ft. cd. is allowed).
 - a. Model and municipal ordinances have a range of maximums from 0.05 to 0.5 ft. cd. The majority allow a maximum of 0.1 ft. cd. **Propose 0.1 ft.cd at any residential lot line.**
 - b. **Proposing a lighting maximum color temperature of 3,000 Kelvin.**
2. Provide a definition for “security level lighting” and establish a maximum allowable illumination level.
 - a. Municipal ordinances define security lighting as primarily for personal safety or emergency purposes and attached to a structure, or used to illuminate a walk or driveway and is fully shielded.
 - b. Both model and municipal codes regulate by either prohibiting glare on to adjacent properties or establishing a maximum foot candle level (10) at the property line.
3. Establish a timing restrictions requiring all lighting, with the exception of security lighting, to be turned off 30 minutes after closing. **Propose lighting to be reduced to security levels, defined as 15,000 lumens per fixture. If the subject property is adjacent to residential property, light dimming switch must be a lighting fixture function.**
4. Provide a Definitions Section to include the following terms: **Propose adding the below to Section 12-206: Definitions of the Zoning Code.**
 - a. Direct Illumination (light): Light emitted directly from the lamp or luminaire.
 - b. Exterior Lighting: The illumination of an outside area or object by any manmade device that produces light by any means.
 - c. Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.
 - d. Foot Candle (ft. cd.): A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.

- e. Fully-shielded lights: Outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixtures at angle above the horizontal plane as certified by a photometric test report.
- f. Glare: Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.
- g. Height of Luminaire: The maximum height allowable is ~~25 feet~~ subject to the Accessory structure maximum height limits in each zoning district and shall be measured from the ground directly below the centerline of the luminaire to the top of the pole or luminaire, whichever is higher.
- h. Lamp: The component of the luminaire that produces the actual light.
- i. Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.
- j. Luminaire: A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.
- k. Shield: When applied to lighting, an opaque barrier which does not allow light to be transmitted in certain directions.

Proposed Terms to Section 12-206: Definitions of the Zoning Code:

1. Direct Illumination (light): Light emitted directly from the lamp or luminaire.
2. Exterior Lighting: The illumination of an outside area or object by any manmade device that produces light by any means.
3. Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.
4. Foot Candle (ft. cd.): A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.
5. Fully-shielded lights: Outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixtures at angle above the horizontal plane as certified by a photometric test report.
6. Glare: Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.
7. Height of Luminaire: The maximum height allowable is **25 feet** subject to the **Accessory structure maximum height limits in each zoning district** and shall be measured from the ground directly below the centerline of the luminaire to the top of the pole or luminaire, whichever is higher.
8. Lamp: The component of the luminaire that produces the actual light.
9. Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.
10. Luminaire: A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.
11. Shield: When applied to lighting, an opaque barrier which does not allow light to be transmitted in certain directions.



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

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

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

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) _____

3) _____

II. SITE INFORMATION

Address of subject property: _____

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

Brief description of proposed project: _____

General description or characteristics of the site: _____

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

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

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum 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: _____



**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment 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 Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

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 **Exhibit A** 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, 20-foot tall building with a building footprint of 37,115 SF (.23 floor area ratio). The proposed plan will primarily affect the front building façade, 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 **Exhibit C** 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: Recitals. 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. **Site Specific Conditions:**

1. 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.
3. 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 **Exhibit B**, 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 **Exhibit B**. 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. Compliance with Plans. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.
- C. Compliance with Codes, Ordinances, and Regulations. 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. Building Permits. 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.

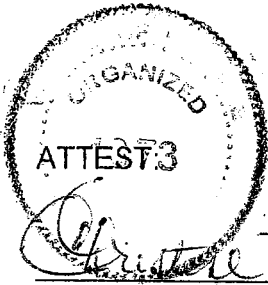
ADOPTED this 6th day of February, 2018, pursuant to a roll call vote as follows:

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

NAYS: None

ABSENT: None

APPROVED by me this 6th 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: Kim [Signature]

Its: Manager

Date: 2/6/18, 2018