

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
June 10, 2020
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, June 10, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 or on the Village website

PRESENT: Steve Cashman, Michelle Fisher, Julie Crnovich, Jim Krillenberger, Troy Unell, Anna Fiascone, Mark Willobee and Gerald Jablonski

ABSENT:

ALSO PRESENT: Chan Yu, Village Planner/ Brad Bloom, Assistant Village Manger/ Robb McGinnis, Director of Community Development and Michael Marrs, Village Attorney and applicants for cases: A-16-2020 and A-40-2019

Findings and Recommendations - Case A-08-2020 – 32 Blaine Street - 32 Blain LLC – Exterior Appearance and Site Plan review to make various improvements to the existing building on the subject property, to be continued to be utilized as a Law Office in the O-1 Specialty Office District.

With no questions or comments, the PC **unanimously approved** the Findings and Recommendations for Case-08-2020, as submitted, 8-0, (0 absent).

Findings and Recommendations - Case A-13-2020 – 908 N. Elm Street – CBRE Property Manager/GA HC REIT II Hinsdale MOB I – Exterior Appearance and Site Plan review to enclose the entrance into the existing office building at 908 N. Elm St. in the O-3 General Office District.

With no questions or comments, the PC **unanimously approved** the Findings and Recommendations for Case-13-2020, as submitted, 8-0, (0 absent).

Sign Permit Review - Case A-16-2020 – 1 Grant Square, Suite 201. – Compass – 1 New Wall Illuminated Sign

The sign applicant reviewed the requested sign by sharing his ZOOM screen, and reviewed the 9 SF, internally illuminated (by white LEDs) flush mounted wall sign that would project 3” from the wall. The sign cabinet would be made from aluminum.

Chairman Cashman commented that it is a nice looking sign.

With no additional comments, the PC **unanimously approved** the sign application, as submitted, 8-0, (0 absent).

**Plan Commission Minutes
June 10, 2020**

Public Hearing - Case A-14-2020 – Village of Hinsdale – Consideration of a Temporary 180-Day Moratorium on the Issuance of any Demolition Permit or Other Building or Zoning Approvals involving the Demolition of a Single Family Home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

Please refer to Attachment 1, for the transcript for Public Hearing Case A-14-2020.

The PC **unanimously continued the public hearing for Case A-14-2020**, 8-0, (0 absent), to the June 24 Special Plan Commission meeting.

Public Hearing - Case A-40-2019 – Ryan Companies, US Inc. – Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre “IBLP” Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors.

Please refer to Attachment 2, for the transcript for Public Hearing Case A-40-2019.

The PC **unanimously continued the public hearing for Case A-40-2019**, 8-0, (0 absent), to the June 24 Special Plan Commission meeting.

Adjournment

The meeting was adjourned at 11:14 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-14-2020 - Village of Hinsdale -
 Consideration of a Village-wide temporary
 moratorium not to exceed 180 days on the
 issuance of any demolition permit or other
 building or zoning approvals involving the
 demolition of any single-family home or
 building within the Village that either has
 landmark status or is one of the homes within
 the Village deemed to be historically
 "significant" or "contributing" in the 1999
 Hinsdale Reconnaissance Survey prepared by
 Historic Certification Consultants.

REPORT OF PROCEEDINGS had and testimony
 taken via Zoom at the Public Hearing of the
 above-entitled matter before the Hinsdale Plan
 Commission at 19 East Chicago Avenue, Hinsdale,
 Illinois, on the 10th day of June, 2020, at the
 hour of 7:30 o'clock p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

MR. STEPHEN CASHMAN, Chairman;
 MS. JULIE CRNOVICH, Member;
 MS. ANNA FIASCONE, Member;
 MS. MICHELLE FISHER, Member;
 MR. GERALD JABLONSKI, Member;
 MR. JIM KRILLENBERGER, Member;
 MR. TROY UNELL, Member;
 MR. MARK WILLOBEE, Member.

ALSO PRESENT VIA ZOOM:

MR. ROBB MC GINNIS, Director of Community Development;
MR. CHAN YU, Village Planner;
MR. MICHAEL MARRS, Village Attorney;
MR. BRADLEY BLOOM; Assistant Village Manager/Director of Public Safety

ALSO LISTED AS PRESENT VIA ZOOM TELEPHONE CONFERENCE CALL:

MS. BARI KESNER,
MS. JULIE SUTTON,
MR. MARCO PIEMONTE,
MS. ALEXA PIEMONTE,
MS. ASHLEY BAIRD,
MS. PEGGY SAYRE,
MS. SUSAN DRISCOLL,
MR. THOMAS DRISCOLL,
MS. LAURA ROONEY,
MS. BECKY LANGBEIN,
MS. NANCY HARVEY,
MR. DALE KLEBER,
MS. SARAH ZIELKER,
MS. JEN REENAN,
MR. JEFF ALLEN,
MR. JIM PRISBY,
MS. ALISON RAGO,
MR. CHARLIE BRIGDEN,
MS. RUTA BRIGDEN,
MR. MIKE RYAN
MS. SHARON STARKSTON,
MS. REBECCA HAASS,
MR. DOUGLAS DAY,
MR. THOMAS PRAME,
MR. MATTHEW BOUSQUETTE,
MR. JOHN JACOBES,
MS. NANCY JANDA,
MR. THOMAS PRAME,
MS. EMILY BOWER,
MS. JUDITH COLEMAN.

* * *

2

4

1 have called in and these written comments and
2 just work our way through that. And we will
3 call --
4 MS. FIASCONE: Steve, this is Anna.
5 Just I would like to announce I'm recusing
6 myself from this issue to avoid a conflict of
7 interest.
8 CHAIRMAN CASHMAN: Thank you, Anna.
9 Thank you. I know you had given me the heads-up
10 on that.
11 MS. FIASCONE: Yes. Yes.
12 CHAIRMAN CASHMAN: Yes. I apologize in
13 advance to any of my citizen neighbors that if I
14 mangle your last name. But we will start with
15 Bari Kesner. Bari Kesner?
16 MR. BLOOM: Steve, before we start, can
17 I ask the callers who are on the conference call
18 online to please mute your phones. Callers on
19 the conference call online, please mute your
20 phones. We can hear a lot of background noise
21 and conversations.
22 MS. FISHER: Can we turn up the volume

07:42PM

07:42PM

3

5

1 CHAIRMAN CASHMAN: Our next item is one
2 of our two public hearings for tonight. This is
3 Case A-14-2020 from the Village of Hinsdale -
4 Consideration of a Village-wide temporary
5 moratorium not to exceed 180 days on the
6 issuance of any demolition permit or other
7 building or zoning approvals involving the
8 demolition of any single-family home or
9 building within the Village that either has
10 landmark status or is one of the homes within
11 the Village deemed to be historically
12 "significant" or "contributing" in the 1999
13 Hinsdale Reconnaissance Survey prepared by
14 Historic Certification Consultants.
15 So we have an awful lot of interest in
16 this, which is great. We will go through public
17 comments. We have a lot of written comments
18 that were sent in, and we have both email and
19 mail. And then we have I believe 28 callers
20 that have registered to speak.
21 And what I would like to do is we
22 are going to alternate between the people that

07:41PM

1 just a little bit because that might drown out
2 some of the background noise.
3 MR. BLOOM: Yes. We'll see what we can
4 do.
5 CHAIRMAN CASHMAN: So the first person
6 we are trying to hear from is Bari Kesner,
7 K-e-s-n-e-r.
8 MS. KESNER: Yes.
9 CHAIRMAN CASHMAN: Welcome. How are
10 you?
11 MS. KESNER: Great. Thank you.
12 MS. MC KENNA: This is Dawn McKenna.
13 CHAIRMAN CASHMAN: First, I actually
14 mixed up the order of business. If we could
15 just pause for one second. I know we missed
16 something we needed to do here, which was to
17 swear everyone in who is on the conference call.
18 (Conference callers sworn en masse.)
19 CHAIRMAN CASHMAN: All right. Thank
20 you, everybody.
21 MR. DAY: Point of order. Point of
22 order. Doug Day, 33 South Garfield. Point of

07:43PM

07:44PM

1 order.

2 CHAIRMAN CASHMAN: What is your name?

3 MR. DAY: Doug Day, 33 South Garfield.

4 I would like anybody who is living within the

5 Historic District designated by the Village,

6 they should recuse themselves because of a

7 conflict of interest. I know someone has but

8 all trustees who are living in that area need to

9 recuse themselves.

07:45PM 10 MR. MARRS: Can I address that, Steve?

11 CHAIRMAN CASHMAN: Yes, please, Mike.

12 MR. MARRS: Michael Marrs, I'm the

13 village attorney. So persons living within the

14 Historic District do not have any kind of

15 statutory conflict of interest. So then the

16 rule becomes if you feel that you can fairly

17 provide guidance on this matter and can make an

18 unbiased decision and listen to both sides and

19 make your recommendation based on that, you do

07:45PM 20 not need to recuse yourself. You are just a

21 recommending body in this case trying to provide

22 some advice and guidance to the Board of

1 Trustees at their request.

2 And so I appreciate that people may

3 feel uncomfortable, but you do not need to

4 recuse yourself. This is a common type of thing

5 in a Village where we have big parts of the

6 Village that are Historic Districts. And if

7 everyone recuses themselves, we won't have

8 enough people to even move forward on something

9 like this.

07:46PM 10 CHAIRMAN CASHMAN: Okay. Thank you.

11 MR. DAY: Well, you are treading very

12 closely on the takings right from the Illinois

13 Constitution wherein the Illinois Constitution

14 provides that private property shall not be

15 taken or damaged for public use without

16 compensation. As provided by law, people in the

17 District have a vested interest in these issues.

18 So I think your ruling is wrong, and I'm just

19 stating it for the record.

07:46PM 20 MR. MARRS: Okay. I appreciate your

21 opinion.

22 CHAIRMAN CASHMAN: Okay. So we would

1 like to hear from Bari Kesner, please. I

2 believe she was with the Dawn McKenna Group.

3 MS. MC KENNA: This is Dawn McKenna. I

4 would like to weigh in at the end after I have

5 heard all the facts, please.

6 CHAIRMAN CASHMAN: Well, that may not

7 even be today. We are trying to take people in

8 order so we might not come back to you today.

9 MS. MC KENNA: That's okay. I would

07:47PM 10 like to listen to all the facts first, please.

11 CHAIRMAN CASHMAN: Okay. That's fine.

12 MS. MC KENNA: Thank you.

13 CHAIRMAN CASHMAN: And Dawn, what's

14 your address for the record? What is your home

15 address?

16 MS. MC KENNA: Oh, my home address is

17 15W051 60th Street in Burr Ridge.

18 CHAIRMAN CASHMAN: Okay. Thank you.

19 And then so now either Chan or

07:47PM 20 Robb, I don't know which one is doing it; but we

21 will read the written comment into the record.

22 MR. MC GINNIS: Sure. Our first one is

1 from Jane Grimm.

2 To whom it may concern: I support

3 the proposed 180-day demolition moratorium in

4 the Village of Hinsdale as laid out in the

5 Village of Hinsdale Notice of Plan Commission

6 Public Hearing for a meeting on June 10, 2020,

7 at 7:30. The moratorium will allow the Village

8 time to consider rules, regulations, zoning,

9 etcetera, to preserve our historic homes and the

07:48PM 10 special nature of our community. There is a

11 great public interest in preserving the historic

12 dwellings in our Village. Too many historic

13 homes have been demolished and are currently

14 being considered for demolition. If too many of

15 our historic homes are lost, the entire

16 atmosphere of Hinsdale will be changed. It will

17 ultimately result in the reduction in the

18 property values for those residents that remain.

19 In the meantime, the developers who built the

07:48PM 20 gigantic new homes will be long gone. Hinsdale

21 should be for the benefit of its residents, not

22 for the benefit of real estate developers, who

10

1 just want to make bigger, more expensive houses
 2 so they can make a larger profit.
 3 I support the 180-day moratorium
 4 and urge the Village to consider and approve
 5 enforceable regulations that will protect
 6 historically significant homes in Hinsdale.
 7 Jane Grimm.
 8 And then did you want me to kind of
 9 read, Steve, one of each?
 10 CHAIRMAN CASHMAN: Sure.
 11 MR. MC GINNIS: This one is, let's see,
 12 I am the current homeowner at 844 South Lincoln,
 13 Hinsdale. Angelo and Eleni Malamis. I
 14 apologize on the front end for butchering
 15 anybody's names.
 16 I am the current homeowner of
 17 844 South Lincoln, Hinsdale. We purchased this
 18 property with the intention to build a new
 19 construction home. Due to some unforeseen
 20 circumstances, we have decided to sell our
 21 property. We are currently under contract with
 22 a local Hinsdale homeowner, who is looking

11

1 forward to building a new home on 844. We are
 2 scheduled to close in 2 weeks' time on June 19,
 3 2020. However, there is strong concern and
 4 reluctance on the buyer's side to close given
 5 the moratorium on home demolition in the Robbins
 6 Park Historic District. While we understand and
 7 respect the need to protect historically
 8 significant homes in Robbins Park, our home on
 9 Lincoln Street is outside of the Historic
 10 District. We understand there is some
 11 discussion as of late regarding which homes will
 12 fall into this category outside of the district.
 13 However, there are many implications for us and
 14 potential buyers who are looking to invest,
 15 beautify, and build in Hinsdale.
 16 When we purchased this home, my
 17 wife and I completed all the necessary due
 18 diligence including soil testing, preplan
 19 review, and preliminary engineering plans.
 20 During our lengthy due diligence process, we
 21 determined the various parameters to build a new
 22 home on this lot with the Village. There was no

12

1 indication whatsoever during this time that
 2 would prohibit us from building a new home. In
 3 addition, based on initial lender home
 4 inspections, the home was deemed uninhabitable
 5 and in disrepair. Upon receiving the preplan
 6 review, we naturally believed it was acceptable
 7 to proceed with our plans to build.
 8 After feeling comfortable with our
 9 extensive due diligence process in part with the
 10 Village, we closed on this property with the
 11 sole intention of building a new home. If there
 12 was any inclination that this was not possible,
 13 we would not have proceeded with this purchase
 14 or taken on this endeavor. Our potential buyers
 15 are concerned with this as well and stated they
 16 will not proceed with their plans to purchase
 17 844 South Lincoln if they cannot build a new
 18 construction home. We have had no formal mail
 19 notification or disclosure from the Village
 20 prohibiting our plans, yet there remains
 21 consternation on the buyer's side on whether
 22 this home can be demolished. This will

13

1 undoubtedly jeopardize the closing of this home.
 2 Unfortunately, we have been
 3 accruing holding costs during the pandemic,
 4 which is understandable given the crisis our
 5 nation is facing which is out of our control.
 6 Now that we have found a buyer, we are at
 7 another standstill. We are looking to create a
 8 win-win situation for the excited buyers, for us
 9 as homeowners/sellers, and for the neighborhood
 10 as a whole. We have had some neighbors inquire
 11 when we would start the process of knocking down
 12 the home and beautifying this corner lot.
 13 Since this has all happened
 14 unexpectedly and after having purchased this
 15 property, we are humbly and respectfully
 16 requesting that 844 South Lincoln be exempt from
 17 any inhibition to construct a new home on this
 18 property since it is demolition quality.
 19 Thank you for taking the time to
 20 better understand our perspective and the
 21 implications this may have on various homeowners
 22 in Hinsdale. Since the buyer's attorney just

1 made us aware of this situation, time is of the
2 essence since the scheduled closing is imminent
3 We greatly appreciate your time and
4 kindly request your assistance in resolving this
5 matter.

6 CHAIRMAN CASHMAN: All right.
7 Thank you. Our next speaker would be Julie
8 Sutton at 131 South County Line. Julie Sutton.

9 MS. SUTTON: Hi. This is Julie Sutton.

07:52PM 10 CHAIRMAN CASHMAN: Hi, Julie.

11 MS. SUTTON: I am a Realtor in town.
12 Can you hear me okay?

13 CHAIRMAN CASHMAN: Yes. I can hear
14 you, Julie.

15 I used to be able to hear you.
16 Julie? Julie, we lost you.

17 MS. SUTTON: I apologize. This is
18 Julie Sutton. We had a connection challenge.
19 Am I able to speak?

07:53PM 20 CHAIRMAN CASHMAN: Yes. Yes. I can
21 hear you now. Please proceed.

22 MS. SUTTON: So I just want to say for

1 the record that as a Realtor I am very neutral.
2 I respect both positions on this issue, but I
3 wanted to dive into the data and explore simply
4 the supply and the demand facing this issue.

5 The data will support that there is
6 higher than average market times and lower sales
7 to list ratios for homes that are 75 to 100 and
8 older. These are two big indicators of low
9 demand. These sellers of these homes in many
10 cases are already facing significantly than
11 lower demand and any further restriction on
12 their ability to sell could be very challenging
13 for them.

14 I have all the data that would
15 support this. It's a little bit minutia, shall
16 I go into it or does that suffice? I'm happy to
17 email all of the data. In a nutshell, the
18 median Hinsdale market time has hovered around
19 100 days for 4 consecutive years. Homes that
07:54PM 20 were built between 1893 and 1898 are seeing
21 average market time over multiple years, in some
22 cases 410 to 786 days. In addition to that,

1 some of these homes are selling at 60 percent of
2 their average list price. Homes built between
3 1905 and 1922 in this Historic District, they
4 are facing an extreme market time as well.

5 So I just wanted to put the data
6 out there for people to consider that sellers
7 with homes of these ages are already facing
8 significantly lower demand than other homes in
9 town, and I think we all just need to really
10 think about any further restrictions on what it
11 will do to these sellers.

07:55PM 12 MR. KRILLENBERGER: What were the ages
13 of the homes that you are using to accumulate
14 this data?

15 CHAIRMAN CASHMAN: Please, callers that
16 are on the conference call, if you are not
17 speaking, would you please mute your phones.
18 Julie, if you wanted to answer
19 Jim's question.

07:56PM 20 MS. SUTTON: Could you please repeat
21 the question. I couldn't hear.

22 MR. KRILLENBERGER: Yes. Hi, Julie.

1 This is Jim Krillenberger. Jotting down your
2 statistics, what was the age of the homes that
3 you used to accumulate your data of market time
4 and selling price to list?

5 MS. SUTTON: Sure. So I used the
6 closed MLS data in the Historic District over
7 last handful of years. Your question was
8 specifically what the data was?

07:56PM 9 MR. KRILLENBERGER: What year? You
10 said it at the beginning. I just didn't jot it
11 down. These were --

12 MS. SUTTON: Right. I broke it up into
13 three different sections. So section one would
14 be homes built between 1893 and 1898. Over the
15 last handful of years, there were four homes;
16 441 East 3rd, 224 East 1st, 120 East 5th, and
17 425 East 3rd.

18 MR. KRILLENBERGER: Okay. Thank you.
19 MS. CRNOVICH: Those four homes saw
07:57PM 20 market times ranging up to 786 days. And two of
21 those homes sold at 60 percent of their original
22 list price. None of these were listed as

1 teardowns. They were all listed on the open
 2 market on public MLS as existing single-family
 3 homes.
 4 The second section were homes built
 5 between 1905 and 1922. There were six of them.
 6 I emailed this. I forwarded this email to the
 7 Planning Commission, PC@VillageofHinsdale.org.
 8 These addresses were 324 South Elm, 311 South
 9 Oak, 219 East 1st, 419 South Oak, 718 South
 10 Park, 716 South Oak. Again --

07:58PM

11 CHAIRMAN CASHMAN: Julie, I think it
 12 would be helpful, that could be in the stack of
 13 emails that Robb and Chan are going to go
 14 through; but we will look for that information.
 15 If you could, I would like to make sure we have
 16 that information. So, Chan, we could check on
 17 that after the meeting to make sure we received
 18 that.

19 If not, Julie, we will reach out to
 20 you to see if you will send us a copy. We are
 21 kind of at the end of 5 minutes. I appreciate
 22 your input.

07:58PM

1 MR. JABLONSKI: Can I ask Julie one
 2 question before we let her go?
 3 CHAIRMAN CASHMAN: Yes.
 4 MR. JABLONSKI: At these distressed
 5 prices in the last handful of years, has a
 6 single home sold to someone who has attempted to
 7 rehab it?

07:59PM

8 MS. SUTTON: To my knowledge, all of --
 9 No. Some of these have been rehabbed, but it
 10 was after they sat for an extremely long time
 11 and they sold at quite a discount.

12 MR. JABLONSKI: Thank you.
 13 CHAIRMAN CASHMAN: Thank you, Julie.
 14 All right.

15 Robb, did you want to read the
 16 next.
 17 MR. MC GINNIS: Sure. This is from
 18 Jane Hardies. Dear Hinsdale Plan Commissioners:
 19 Please vote to approve a demolition moratorium
 20 for historic Hinsdale homes to keep the
 21 character of our Village intact.
 22 Thank you for your consideration in

07:59PM

1 this matter.
 2 Next I have an email from or a
 3 letter from David Peckenpaugh and Robert
 4 Peckenpaugh from 429 South County Line Road.
 5 My dad, Robert Peckenpaugh, moved
 6 our family to Hinsdale in 1959 and purchased
 7 this home on County Line in the year 1965. He
 8 owned the house and lived there until his death
 9 in May 2019. The property was put up for sale
 10 in the fourth quarter last year and remains on
 11 the market today.

10:05AM

12 Before putting it up for sale, we
 13 had an appraisal done indicating there was no
 14 real value in the home and that the appraisal
 15 was for land only. The Realtors we have worked
 16 with agreed and they have both stated the only
 17 value in this sale will be the land. After
 18 almost a one year time period on the MLS we have
 19 had very little interest in the property with
 20 only 2 showings. While this was a wonderful
 21 home for our family, over the years it has
 22 deteriorated inside and out including a

10:07AM

1 foundation that leaks in multiple areas. We
 2 think most would agree that outside of the
 3 family memories, there is simply nothing of
 4 historical value or character worth saving. As
 5 such, if it doesn't sell by the end of the
 6 summer, we had planned to tear down the house
 7 ourselves to focus on the large, beautiful,
 8 open-wooded lot located in a great neighborhood.

10:07AM

9 My brother is a licensed architect
 10 and he estimated that it would cost at least
 11 \$350,000 to bring the existing home up to the
 12 Hinsdale finish and layout standards. The
 13 investment, however, would never be paid back as
 14 the economics simply are not feasible to make a
 15 remodel work at any cost (low ceilings and
 16 outdated floor plan). As trustee of my father's
 17 trust that owns this property, I have the
 18 responsibility to the six beneficiaries to
 19 manage and distribute the assets in a timely
 20 manner. With all the uncertainties in the
 21 economy today, we are trying to make this sale
 22 as soon as we can. It appears like the activity

10:08AM

1 is again picking up, so it is important that we
2 are positioned to make a sale. If there is any
3 doubt that the house can be torn down, the value
4 of the property could be negatively affected
5 bringing undue economic hardship to the family.

6 Therefore, on behalf of my
7 siblings, we are asking that 429 South County
8 Line be excluded from the potential temporary
9 moratorium as it is an older home but clearly
10 not of historic value. Thank you for your
11 attention, and I appreciate anything you can do
12 for our cause.

10:09AM

13 CHAIRMAN CASHMAN: All right. Thank
14 you.

15 So our next speakers are Alexa and
16 Marco Piemonte, 419 South Oak. Alexa and Marco
17 Piemonte, 419 South Oak. Yes. Alexa and Marco
18 Piemonte, are you available to speak? These are
19 the residents, the new owners, of 419 south Oak
20 Street.

08:02PM

21 Okay. So not hearing from Alexa or
22 Marco Piemonte, we will move on to Ashley Baird.

1 Ashley, can you hear me? Are you available to
2 speak? Ashley Baird, are you available to
3 speak?

4 Brad, are we doing okay on the
5 conference call? Are you able to hear people on
6 the line?

7 MR. BLOOM: I've not heard anyone
8 respond to you. We do have about 30 people on
9 the conference call line now.

08:03PM

10 CHAIRMAN CASHMAN: Okay. So we are
11 listening. We want to hear from Ashley Baird.

12 MR. MARRS: Steve, just for a reminder,
13 if they do come on, make sure they were
14 previously sworn.

15 CHAIRMAN CASHMAN: Ashley?

16 MS. BAIRD: Hello? Yes. I'm here with
17 the Dawn McKenna Group. I'm hear to listen to
18 the facts. I don't want to speak at this point.

19 CHAIRMAN CASHMAN: Okay. All right.

08:04PM

20 Thank you, Ashley.

21 MS. BAIRD: Thank you.

22 CHAIRMAN CASHMAN: Okay. So we will

1 stick with the callers. The next would be Peggy
2 Sayre, Sayre -- I'm not sure how she says her
3 last name -- with the Dawn McKenna Group.
4 Peggy, are you available to speak? Peggy? Is
5 Peggy -- I don't know if it's Sayre or Sayre
6 from the Dawn McKenna Group. Peggy, are you
7 interested in speaking?

8 MS. MC KENNA: She also just wanted
9 to sign in to listen. Anybody from the Dawn
10 McKenna Group is just here to listen to the
11 facts and support.

08:05PM

12 CHAIRMAN CASHMAN: All right. Thank
13 you very much.

14 The next would be Susan Driscoll at
15 844 South Garfield Street. Susan Driscoll,
16 844 South Garfield Street. Susan, are you
17 available to speak? Susan Driscoll? Susan?
18 One more try, Susan Driscoll, 844 South
19 Garfield, would you like to provide public
20 comment?

08:06PM

21 Okay. Hearing no response, we will
22 move to Laura Rooney from the Bryan Bomba Group.

1 Laura Rooney.

2 MS. ROONEY: Hi, there. I also am just
3 listening in to get more information this
4 evening. Thank you.

5 CHAIRMAN CASHMAN: Okay. Thank you,
6 Laura.

7 Next would be Becky Langbein.
8 Becky Langbein, L-a-n-g-b-e-i-n. There is no
9 address listed.

08:06PM

10 MS. LANGBEIN: Yes. Hi.

11 CHAIRMAN CASHMAN: Were you part of the
12 swearing in?

13 MS. LANGBEIN: Yes.

14 CHAIRMAN CASHMAN: Okay. Thank you.

15 MS. LANGBEIN: Sure. I'm here to speak
16 on behalf of my parents, Bill and Jane
17 Blomquist, who cannot attend tonight for medical
18 reasons. They live at 22 West 5th Street.

08:07PM

19 That's also where I grew up. We submitted a
20 written letter, which I believe will be read
21 later, but I wanted to -- My mom sent a letter,
22 but I wanted to reiterate some of the key points

1 given how misguided we believe the moratorium to
2 be.

3 So my parents' home at 22 West 5th
4 Street is very, very old. Its interior design
5 is abysmal versus contemporary standards. It
6 may even be dangerous. And no one would buy
7 this structure without having to put in huge
8 sums of money to upgrade it. The footprint and
9 exterior of the house are outdated and an
10 interior renovation would never meet modern
11 standards. As a result, no regional buyer would
12 purchase my parents' property even if they could
13 not tear down the existing structure.

08:08PM

14 As Julie mentioned earlier, as you
15 can see from the recent real estate data, homes
16 up to the age that are being considered for the
17 moratorium are already at a significantly
18 reduced demand. It doesn't take a big stretch
19 of the imagination to predict how much lower
20 demand there would be if such a moratorium were
21 in place. The moratorium could wipe out the
22 equity in the real estate value that my parents

08:08PM

1 have carefully built up over the decades, over
2 the past 36 years that they have lived in
3 Hinsdale, on the expectation that they could
4 sell to someone who wanted to build a new house
5 on the land.

6 A moratorium also means that, if
7 they can't sell their property and can't
8 demolish the existing structure, they would have
9 to put in an astronomical sum of money into
10 their aging home to keep it safe and standing.
11 They need that money for other purposes. As I
12 mentioned, they have lived in Hinsdale in their
13 home for 36 years. My father was an active
14 member of the community. He was a Village Board
15 trustee. He was a Plan Commission member. He
16 was a Zoning Board member. He's been suffering
17 from Parkinson's disease for the last 16 years
18 and requires special medical care at huge
19 personal expense. The financial impact of any
20 longer-term moratorium on demolition would
21 impact the quality and availability of my dad's
22 care and essentially accelerates his death.

08:09PM

08:09PM

1 Causing financial ruin and personal
2 pain to a minority of homeowners so that others
3 can enjoy the charming history and the character
4 of Hinsdale is not representative of the values
5 of the community that I grew up and that my
6 parents contributed to for the last 35 plus
7 years.

8 A demolition moratorium also is
9 going to harm to the value of real estate across
10 Hinsdale. I don't think there is a clear
11 benefit. If there is data that supports that, I
12 would love to hear it during the meeting. I
13 think there is a significant possibility that
14 buyers will fear command-and-control
15 policymaking like the proposed moratorium with
16 very limited notice.

08:10PM

17 It endorses the belief that
18 Hinsdale's trapped in the past on other issues
19 in addition to real estate policies especially
20 considering the current zeitgeist. There is
21 potential dilapidation of old homes in the
22 community serving as eyesores. Homes don't last

08:10PM

1 forever even if certain people listening if you
2 don't live in them would like them to. It could
3 easily contribute to lower home values for
4 everyone in the community.

5 I am confident there are other
6 techniques that the Commission and the Village
7 can pursue, and there is likely a win-win
8 solution here that doesn't involve ruining the
9 welfare of community members especially senior
10 citizens like my parents.

08:10PM

11 I think the timing of this proposal
12 is highly questionable. Why seek to do
13 financial damage to potential home sellers now
14 while the markets are in turmoil and nonreal
15 estate investment values are highly volatile and
16 often it's been decimated.

17 We are on the cusp of the largest
18 recession this country has seen in years. I'm
19 certain that the Commission is not intending to
20 be malicious with this proposal, but it
21 certainly feels that way as you listen to the
22 responses. Causing financial pain and physical

08:11PM

1 suffering to certain members of the community in
2 order to make that drive through the town softer
3 on the eyes for others seems arbitrary and
4 capricious for both myself and my parents. So
5 thank you for your time.

6 CHAIRMAN CASHMAN: Thank you, Becky.
7 Could you repeat the name, the address? Was it
8 22 West?

9 MS. LANGBEIN: Yes. 22 West 5th
10 Street.

08:11PM

11 CHAIRMAN CASHMAN: Thank you very much.

12 MS. LANGBEIN: Thank you.

13 CHAIRMAN CASHMAN: Okay. Robb?

14 MS. PIEMONTE: Excuse me. I'm sorry.

15 This is Alexa Piemonte. I was dropped out of
16 the phone call, I apologize.

17 CHAIRMAN CASHMAN: Okay. Alexa, we are
18 going to read one; and then we will come back to
19 you.

08:12PM

20 MS. PIEMONTE: Sure. Thank you so
21 much.

22 CHAIRMAN CASHMAN: Sure.

1 MR. MC GINNIS: This one is from
2 Melissa Ehret. I don't have an address here.
3 In my 26 years living in Hinsdale,
4 I have seen many houses fall to bulldozers.
5 Some were tired old frame houses. Some were
6 1950s ranches. Some were beautiful old
7 structures whose only sin was having been
8 constructed on a large, desirable lot. In many
9 cases, the replacement homes were beautiful and
10 architecturally compatible with neighboring
11 houses. In other situations, the houses were
12 lot-gobbling, vulgar monuments to greed, with no
13 contextual design reference to the neighborhood.

08:12PM

14 And now, it appears three stars in
15 our firmament of historic homes will be
16 demolished. Residences I never thought would be
17 vulnerable to replacement. This. Must. Stop.
18 Our Village has seen too much wanton destruction
19 of homes. Our history is at risk. Homes with
20 charm and character are crashing down for, among
21 other things, ubiquitous white farmhouses that,
22 while currently trendy, will be as much of

1 cliché as a split-level in ten years. Houses
2 designed by beloved architect Harold Zook are
3 fast disappearing. Replacement homes usually
4 have not a hint of the delight inspired by a
5 Zook home. The teardown process also needs to
6 be examined. For example, it has taken three
7 years for the home next door to me to be
8 completed. The older home was purchased in 2017
9 and sat vacant for a year while weeds grew and
10 the property languished. When it was finally
11 demolished, two years went by before it was
12 finished. The constant presence of construction
13 vehicles, noise, as well as six-foot tall weeds
14 and construction dust made the process a
15 nightmare for my family and me. The Village was
16 attentive to our complaints, but the
17 developer/resident should never have been
18 allowed so much time to complete construction.
19 I fully support a moratorium on
20 teardowns. Enough already. Too much of our
21 housing stock and our history is gone. Perhaps
22 there is still time to save the homes of

08:13PM

08:18PM

08:21PM

1 character from out-of-control developers. Thank
2 you for your attention.
3 The next is from Andrew Running.
4 Andrew and Laura Running of 22 South County
5 Line. We are writing to oppose the proposed
6 180-day moratorium on the issuance of demolition
7 permits for any homes designated in the 1999
8 Hinsdale Reconnaissance Survey (herein after
9 'the 1999 Survey') as being either historically
10 'significant' or 'contributing.' We have lived
11 in Hinsdale since 1993. Teardowns have been a
12 subject of discussion and at times controversy
13 as long as we have lived here. While we would
14 not oppose the enactment of additional voluntary
15 incentives to encourage property owners to
16 preserve houses that truly are historically
17 significant and worthy of preservation, there is
18 no need for a sweeping "demolition moratorium"
19 to accomplish that. To forestall the demolition
20 of three prominent homes, the advocates for this
21 demolition moratorium would ban all demolition
22 permits for the vast majority of homes in the

1 Village that are more than 70 years old. The
 2 market for older homes in Hinsdale is already
 3 depressed. This moratorium would further
 4 depress the market values of the hundreds of
 5 affected homes, while accomplishing no
 6 commensurate public benefit.

7 The proposed
 8 moratorium would apply to all homes designated
 9 as either "significant" or "contributing" in the
 10 1999 Survey. The overbroad nature of any
 11 moratorium that includes all "contributing"
 12 homes is apparent from the definitions used in
 13 preparing the 1999 Survey. Unlike a
 14 'significant' home, a 'contributing' home need
 15 not have any "[a]rchitectural merit:" A
 16 "contributing" home "[d]oes not necessarily
 17 possess individual distinction but is a historic
 18 structure with the characteristic design and
 19 details of its period." (Survey Report at 506)
 20 Nor does a "contributing" home have to display
 21 anything more than a "a fair degree of
 22 integrity..." (Id.) It just has to have "a

08:21PM

08:25PM

1 29 homes were so classified. So in the Robbins
 2 Park Historic District, the proposed moratorium
 3 would apply to all but 337 of the 368 homes that
 4 were at least 50 years old in 1999 (unless, of
 5 course, the home has been torn down since 1999).
 6 The 1999 Survey was clearly
 7 overinclusive in its identification of
 8 "contributing" homes. It is entitled to no
 9 weight and should not be the basis for any
 10 decisions by the Plan Commission or the Board of
 11 Trustees. Our home, 22 South County Line Road,
 12 is a good example of the arbitrary and
 13 capricious classification in the 1999 Survey.
 14 The survey classifies our home as
 15 "contributing," presumably because the Survey
 16 lists it as having been constructed in 1915.
 17 (Our next-door neighbor, 12 South County Line
 18 Road, which was constructed by the same builder
 19 a few years earlier, is classified as
 20 "non-contributing" because the survey
 21 erroneously lists it as having been constructed
 22 in the "1970s.") The Village arranged for the

08:32PM

08:33PM

1 common design with no particular distinction to
 2 set it apart from others of its type." (Id.)
 3 But the authors of
 4 the 1999 Survey, a firm called Historic
 5 Certification Consultants, obviously did not
 6 adhere to even these minimal requirements for
 7 classifying a home as "contributing" versus
 8 "non-contributing." For example, in the
 9 neighborhood where we live, the Robbins Park
 10 Historic District, the 1999 Survey categorizes
 11 only 118 of the 484 structures as
 12 "non-contributing." And all but 2 of those
 13 118 homes were disqualified from the status
 14 review simply because they were built after
 15 1950. In other words, of the 368 homes in the
 16 Robbins Park Historic District that were more
 17 than 50 years old, only two were classified as
 18 "non-contributing." All of the rest were
 19 classified as either "significant,"
 20 "contributing" or "potentially contributing."
 21 While the "potentially-contributing" homes would
 22 not be included in the proposed moratorium, only

08:30PM

08:30PM

1 same consulting firm, Historic Certification
 2 Consultants, to prepare another historical
 3 survey of our home three years after the 1999
 4 Survey. In her July 10, 2002, report, Jennifer
 5 Kenny classified our home as non-contributing
 6 ("NC"). Ms. Kenny's report listed no
 7 "significant features" and no "reason for
 8 significance." She classified our home as
 9 non-contributing because of the "major
 10 alterations and/or addition(s)" that have been
 11 made to it.

12 In sum, under the proposed
 13 moratorium, our home would be classified as
 14 "contributing" and subject to the demolition
 15 permit ban, even though the Historic
 16 Certification Consultants indiscriminately
 17 classified the vast majority of the homes built
 18 before 1950 as being either "significant" or
 19 "contributing" in its 1999 Survey, and even
 20 though three years later the same firm concluded
 21 our home was actually "non-contributing."
 22 Any future modifications to the

08:35PM

08:35PM

1 Zoning Ordinance and Village Code should focus
2 on incentivizing owners to preserve historic
3 homes that are architecturally significant and
4 distinctive. The Village benefits from the
5 continual renewal of its housing base. If the
6 only attribute that distinguishes a home is its
7 age, the Village should not restrict the right
8 of owners to make the highest and best use of
9 their property.

08:36PM

10 For the foregoing reasons, the Plan
11 Commission and the Board of Trustees should not
12 adopt the proposed moratorium. Respectfully
13 submitted, Andrew and Laura Running.

14 CHAIRMAN CASHMAN: Okay. Thank you.
15 Now we would like to go back to Alexa Piemonte.
16 Alexa?

17 MR. PIEMONTE: My wife and I are here.

18 CHAIRMAN CASHMAN: Welcome. Were you
19 guys sworn in when we started this?

20 MR. PIEMONTE: Yes.

21 MS. PIEMONTE: Yes.

22 CHAIRMAN CASHMAN: Okay. Thank you.

08:20PM

08:20PM

1 Proceed.

2 MS. PIEMONTE: Thank you.

3 CHAIRMAN CASHMAN: We would like to
4 hear your comment now. Would you like to
5 proceed?

6 MS. PIEMONTE: Thank you. Sorry. I
7 heard I think somebody else talking.

8 CHAIRMAN CASHMAN: The people on the
9 call, if you are not currently speaking, please
10 mute your phones. Thank you.

11 MS. PIEMONTE: We are the homeowners of
12 the property located at 419 South Oak. We never
13 had any intentions to rehab. We purchased the
14 property for land and location. The existing
15 home did not have an architect of record, and
16 there was no indication it was historically
17 marked. The home had been vacant for quite some
18 time and was quite deteriorated. At the time of
19 purchase there was obvious mildew in the
20 basement. Our infant had RSV this last December
21 and living in an older home with evident mildew
22 and inhospitable mold would never be an option

1 for us. We would never directly expose our
2 pulmonary-compromised daughter to an environment
3 that would have direct impact on her health.

4 Prior to us purchasing the property
5 for \$1.86 million on October 11, 2019, the home
6 was vacant and on the market for almost 3 years.
7 The original listing on January 3, 2017, was for
8 4.3 million. The home sold for 2.5 million less
9 than the original asking price. The selling
10 price reflects obvious value in land and the
11 seller understood that there was not much value
12 in the structure of the home. The home was
13 functionally obsolete.

08:21PM

08:21PM

14 Like many young families, we are
15 excited to begin our new chapter with our
16 growing family. We closed on our property on
17 October 11, 2019, and worked diligently with our
18 architect to design our dream home. We
19 submitted our plans in early December. Shortly
20 after submitting our plans we heard about the
21 moratorium. We were not at all concerned about
22 our property being part of the potential

1 moratorium. Our plans were already submitted
2 and our home was not historically marked. We
3 were told our plans would need to be reviewed by
4 the Historical Preservation Committee which
5 consisted of an advisory board. Again, we were
6 not concerned.

7 How can a board dictate what
8 homeowners can do with their property? When a
9 home warrants rehab, there have been buyers who
10 have consciously made that choice and have done
11 amazing jobs. It should be the homeowners'
12 decision to have their home historically marked.
13 In our opinion, if the home is historically
14 marked, it then becomes part of the historical
15 preservation.

08:22PM

08:22PM

16 Preserving the character of the
17 neighborhood is a very subjective standard. It
18 is not the decision of the preservation board or
19 John Bohnen to make decisions or push his
20 beliefs on others. Time is money as they say.
21 Depriving someone of their property rights even
22 for a short time costs them money. Are you

1 willing to pay homeowners for their lost efforts
 2 and costs?
 3 We chose to move to Hinsdale for
 4 many reasons. Schools, family, environment,
 5 safety, and of course the progression of the
 6 Village. This process has caused a lot of undue
 7 stress to our family in a time when the world
 8 already is full of outside stressors. We have
 9 been extremely patient and want to move forward
 10 with our plans. I would hope this is not the
 11 way Hinsdale wants to welcome young new
 12 families. The proposed moratorium would be
 13 putting Hinsdale's growth in jeopardy. Thank
 14 you. Thank you.

08:23PM

15 CHAIRMAN CASHMAN: Thank you. Can I
 16 clarify one thing. I think you stated it was
 17 originally listed in what year for the
 18 4.3 million?

19 MS. PIEMONTE: It was listed on
 20 January 3rd of 2017 for 4.3 million.

08:23PM

21 CHAIRMAN CASHMAN: And when did you
 22 purchase it?

1 MS. PIEMONTE: We purchased it on
 2 October 11, 2019, for 1.86 million.
 3 CHAIRMAN CASHMAN: October 2019, okay.
 4 Thank you very much. Okay, Robb.

5 MS. PIEMONTE: Thank you.

6 MR. MC GINNIS: Okay. Our next one is
 7 from Phil Allen. I do not have an address here.

8 I recently learned that the Village
 9 is contemplating a moratorium on demolition
 10 permits for homes in Hinsdale. As a long-time
 11 homeowner whose home is listed as "contributing"
 12 in a survey done in 1999, I am shocked that the
 13 Village is contemplating an action that will
 14 immediately lower the value of my property.
 15 When I moved to this town and bought my
 16 property, I bought a modest home on a nice plot
 17 of land hoping that the land value would support
 18 my home value. Your action would immediately
 19 reduce the options a buyer would have in
 20 purchasing my home. I pay significant taxes
 21 because of the size of my lot. Are you going to
 22 reassess the homes put under the moratorium to

08:50PM

08:51PM

1 reflect the lower market value so that my taxes
 2 are reduced? What other compensation are you
 3 offering me to reduce the value of my property?
 4 Is it fair that only homes built before a
 5 certain year are subject to this arbitrary
 6 classification? If you were going to impose a
 7 moratorium, at least do it on all Hinsdale
 8 residents so that we all suffer equally.

9 I am constantly amazed that a small
 10 group of people attempt to impose their values
 11 and aesthetics on an entire town. You already
 12 have control over approval of new homes. If
 13 someone buys my lot, takes down my modest home,
 14 and builds a much larger home that you approve,
 15 the entire neighborhood benefits. The house
 16 will be nicer, it will command a higher market
 17 value and pay higher taxes and increase the
 18 value of all the other homes in the area. This
 19 is called progress. If you think homes should
 20 be preserved, either state that when people
 21 purchase them, or have the town buy them and pay
 22 for the upkeep. Does the town want to pay for

08:51PM

08:52PM

1 my new roof or boiler while I wait for the
 2 moratorium to be lifted? Please respect my
 3 property rights and do not impose a moratorium.

4 CHAIRMAN CASHMAN: Thank you,
 5 Mr. Allen.

6 MR. MC GINNIS: Next this one is from
 7 Vera Shively, Vera and Tom Shively on Washington
 8 Street.

9 I am sending this comment in
 10 support of the demolition moratorium as proposed
 11 by the Village Board of Trustees.

12 My husband and I have been
 13 residents of Hinsdale since 1987. The historic
 14 charm of the Village influenced the decision to
 15 make Hinsdale our home. We have seen many
 16 beautiful vintage homes torn down over the
 17 years. A demolition moratorium is overdue. It
 18 is time to take a breath and consider ways to
 19 save some of these homes and, by extension, the
 20 character of the Village. Many years ago a
 21 Hinsdale resident wrote a letter to the editor
 22 of The Doings bemoaning the number of teardowns

08:26PM

08:26PM

1 that included this catchy line, "Oak Brook is
 2 nice, but we don't need it twice."
 3 CHAIRMAN CASHMAN: Thank you. The last
 4 one was Shively, correct?
 5 MR. MC GINNIS: Correct.
 6 CHAIRMAN CASHMAN: Looking at our
 7 call-in list, the next people to speak would be
 8 Nancy Harvey. Nancy Harvey. Hello, Nancy
 9 Harvey, are you available to speak? Nancy
 10 Harvey, are you available to speak? Nancy
 11 Harvey, H-a-r-v-e-y.
 12 Okay. Hearing nothing from Nancy,
 13 we will move to Dale Kleber. Dale Kleber?
 14 Dale, are you on the line? Dale Kleber.
 15 Looking for Dale Kleber. Are you interested in
 16 speaking?
 17 MR. KLEBER: Yes, Steve, I am. I'm
 18 sorry. I was talking to you, and I had the
 19 phone on mute.
 20 CHAIRMAN CASHMAN: Dale, what's your
 21 address?
 22 MR. KLEBER: I am at 120 East Walnut

08:27PM

08:28PM

1 very significantly created some incentives to
 2 encourage certain design features such as open
 3 porches, rear garages, etcetera. We changed the
 4 teardown flight construction rules and then put
 5 a lot of protections in for neighbors. We
 6 advocated hiring a Village Planner, which
 7 ultimately was done. And in general, we were in
 8 favor of preservation efforts for the Village.
 9 So I don't know if there are any
 10 old CHART members that are on this online
 11 meeting, but my comments will probably come as a
 12 bit of a surprise and a little bit of a
 13 disappointment. I want to start by saying that
 14 the proposed moratorium is a spectacularly bad
 15 idea. Obviously, time constraints will not
 16 permit a lot of detail. But let me just
 17 highlight what I think are the six primary
 18 reasons why this is a terrible public policy
 19 proposal.
 20 First of all, the moratorium, as
 21 other people spoke to, is a very draconian
 22 restriction of individual property rights; and

08:29PM

08:30PM

1 Street. I've been a resident in Hinsdale for
 2 29 years. My wife Margie is sitting with me.
 3 CHAIRMAN CASHMAN: Okay.
 4 MR. KLEBER: I wanted to cover all --
 5 This is a little bit like déjà vu all over again
 6 for us. We have been very active in the
 7 community. My wife is actually currently the
 8 president of District 181. But in 1995 and
 9 1997, I led a grassroots group of about
 10 750 people, which was known as CHART; and that
 11 stood for Citizens of Hinsdale Advocating
 12 Responsibility in Teardowns. We received
 13 national media attention and were responsible
 14 for driving a large number of positive changes
 15 in the Hinsdale Zoning Code and Building Code
 16 ordinances. We reduced the size of homes going
 17 in, you know, overbuilding on small lots. We
 18 closed some loopholes in the FAR. We changed
 19 side yard, front yard, rear yard setbacks,
 20 height and elevation away from a one-size-fits
 21 all to have it proportional to lot size. We
 22 reduced the perception of bulk. We actually

08:28PM

08:29PM

1 it can lead down a very slippery slope.
 2 Moratoriums turn into design review committees,
 3 turn into Certificates of Appropriateness, and
 4 many other restrictions on property that I don't
 5 think is in keeping with the majority of the
 6 views in Hinsdale. Again, that's my personal
 7 opinion.
 8 I can tell you from experience in
 9 1995 and 1997 a moratorium is an extremely
 10 divisive policy. It absolutely polarized the
 11 residents. Friends stopped talking to each
 12 other. We had threats made. I was sort of on
 13 the side -- I didn't really support a
 14 moratorium, but our organization was certainly
 15 kind of identified as pushing for that. We had
 16 threats on our answering machines. I had my
 17 employer Howard Dean was contacted by a builder
 18 in the Village who suggested that he fire me
 19 because I was spending too much time on CHART.
 20 So the third reason is the
 21 moratorium is absolutely poorly conceived. It's
 22 a very vague proposal. It's founded on a

08:31PM

08:31PM

1 20-year-old obsolete property survey, which
2 other people have said the classification of
3 structures as significant or contributing
4 appears very arbitrary and capricious. I will
5 have a little more on that.

6 The proposed moratorium, frankly,
7 appears to be a very reactive policy. I don't
8 want to use the word knee jerk, but I think it's
9 been triggered by these three homes. They are
10 beautiful homes from the street, but that's just
11 one aspect of the whole decision as to whether a
12 home should be torn down or can be preserved. I
13 think this is a reactive this policy. It's been
14 pushed through. It's been pushed through very
15 quickly. I don't think there has been any
16 attempt to identify whether there is a consensus
17 of the Village or broad support from this. I
18 think that, frankly, should come first.

08:32PM

19 Somebody else touched on this, that
20 a proposed moratorium in a lot of these
21 preservation ordinances, if they are in the
22 nature of a stick rather than a carrot, it

08:32PM

1 such a restriction on property rights that it
2 absolutely should not be done on Zoom. There
3 ought to be full and robust public discussion in
4 a live forum. I'm a lawyer as well. I think
5 there have been procedural problems. I asked to
6 be able to cross-examine witnesses. There are
7 no witnesses. And you know, this is a real
8 problem, this format.

08:34PM

9 Let me go to the heart of the
10 problem. I can talk on lots of issues, but the
11 heart of the problem is this whole policy is
12 founded on the survey that was done. It's
13 21-year-old data as we know. The Hinsdale
14 Certification Consultant, the firm that did it,
15 they don't exist anymore.

16 CHAIRMAN CASHMAN: You have to wrap it
17 up.

18 MR. KLEBER: Okay.

19 CHAIRMAN CASHMAN: Sorry.

20 MR. KLEBER: The online document I
21 reviewed -- There were no individual signed
22 report, no credentials. There were no CVs

08:34PM

1 really asks the owners of historic properties to
2 bear all the financial burdens of Village-wide
3 preservation efforts.

4 If the Village is really serious
5 about preserving older homes, historic homes,
6 just preserving the charm of the Village, then
7 the whole Village should bear that; and that
8 might come down to actually line items in the
9 budget that may well increase taxes if the
10 people are willing to pay for that.

08:33PM

11 But I think I have been a party to
12 conversations where it seems that people are
13 very, certain people are very favorable for
14 preservation as long as it doesn't cost them
15 anything, as long as it's on somebody else's
16 back.

17 CHAIRMAN CASHMAN: That's about 4
18 minutes.

19 MR. KLEBER: What's that, 4 minutes?

08:33PM

20 CHAIRMAN CASHMAN: It's been 4 minutes,
21 just a heads-up.

22 MR. KLEBER: Got it. Lastly, this is

1 provided. And so there is a highly arbitrary --
2 25 percent of the Village was affected. Highly,
3 highly arbitrary classification system.

4 And I can tell you, I went through
5 just on my own unscientific survey on my block.
6 I walked it with the survey in my hand. It was
7 replete with errors. There were three houses
8 that had since been torn down. There was one
9 house, there was an address that doesn't even
10 exist. And one house was misclassified as being
11 a 1935 house when it was actually built in 1998.

08:35PM

12 CHAIRMAN CASHMAN: Thank you. We
13 appreciate your comments, and I think we get the
14 gist. I appreciate you calling and providing
15 your input. Thanks, Dale.

16 MR. KLEBER: Thank you, Steve.

17 CHAIRMAN CASHMAN: Okay. Robb?

18 MR. MC GINNIS: Next we have one from a
19 former Plan Commission Jim Brody. Jim is on
20 North Street. I don't remember his address and
21 it's not here.

08:35PM

22 As a former member of the Hinsdale

1 Plan Commission, I would like to share my
 2 thoughts regarding the possible moratorium on
 3 teardowns in the Village. As an architect and
 4 consulting engineer, I personally know the
 5 significance of older residential and commercial
 6 structures. In my career, I have completed due
 7 diligence reports on many older commercial
 8 facilities, as well as residential, designed and
 9 built additions to older homes, and have
 10 first-hand knowledge of what it takes
 11 financially and physically to bring older
 12 properties into the modern age and also be code
 13 compliant.

08:55PM

14 In my humble opinion, I believe
 15 most individuals don't have the understanding of
 16 what it takes to rehab an older residence. The
 17 costs of construction usually exceeds what was
 18 initially stated, a result of unknown conditions
 19 which led to additional expenses and the
 20 inevitable change orders by the contractors. I
 21 have witnessed many new technological advances
 22 in my 40 years in the "building business."

08:55PM

1 Also, another issue is finding qualified
 2 tradesmen with knowledge of older homes can be
 3 difficult and time-consuming. Charm, after all,
 4 is really having a deep checkbook.

5 We tried to sell our house and were
 6 informed by potential buyers it wasn't up to the
 7 expectations for Hinsdale. We were then told it
 8 was a teardown. Finally today, after 33 years
 9 in our 100-year-old house, which I remodeled
 10 years ago and now is outdated, and with the land
 11 more valuable than the house, I strongly oppose
 12 anyone telling me I cannot sell my house to a
 13 builder who is reacting to market forces. Why
 14 should I be subject to any delay in selling when
 15 my neighbor who doesn't have a 100-year-old
 16 house can sell in a timely fashion? I want to
 17 move on with my life and I don't need government
 18 setting a moratorium as to when and if our house
 19 can be knocked down. This puts us at a huge
 20 disadvantage trying to attract a potential
 21 buyer.
 22 Hinsdale remains a wonderful place

08:56PM

08:57PM

1 to live, but I cannot live my life based on a
 2 third party deciding if my home can be
 3 demolished or not. The United States was not
 4 founded by central planners. Respectfully, Jim
 5 Brody.

6 CHAIRMAN CASHMAN: Thank you,
 7 Mr. Brody.

8 MR. MC GINNIS: Our next is from Susan,
 9 a resident of a historical Zook home in
 10 Hinsdale. I do not have an address here.

08:37PM

11 I would love to see our Village
 12 preserve its charming history with protecting as
 13 many historical homes as possible. It saddens
 14 me to see old homes being destroyed regularly.
 15 I also think it is not environmentally
 16 responsible to tear down and build new. I
 17 support any attempts to stop demolition and
 18 instead encourage restoration of old homes.

19 It is becoming embarrassing for
 20 Hinsdale with the "teardown culture" and I have
 21 encouraged friends who are interested in living
 22 in historical areas with beautiful architecture

1 to instead explore communities like Riverside,
 2 LaGrange, Western Springs, and Glen Ellyn.
 3 Thank you, Susan.

4 CHAIRMAN CASHMAN: Thank you, Susan.
 5 Our next caller would be Sarah
 6 Zielke, Z-i-e-l-k-e. Sarah Zielke.

08:38PM

7 MS. ZIELKE: Yes. My husband Michael
 8 and I are here. We live in the Robbins District
 9 and we are just interested in hearing both sides
 10 of the argument.

11 CHAIRMAN CASHMAN: Sarah, could you
 12 state your address; and then repeat what you
 13 said.

14 MS. ZIELKE: Yes. We are at 110, 110
 15 East 7th Street. My husband Michael and I live
 16 in the Robbins District, and we just dialed in
 17 to hear both sides of the argument.

18 CHAIRMAN CASHMAN: Okay. Thank you,
 19 Sarah and Michael.

08:39PM

20 MS. ZIELKE: Thank you.
 21 CHAIRMAN CASHMAN: Okay. Robb?
 22 MR. MC GINNIS: This is from Susan

1 Claffy, 704 West Chicago.
 2 By signing below I am indicating my
 3 opposition to the moratorium on teardowns in the
 4 Robbins Historic District as well as elsewhere
 5 from the Village of Hinsdale. This moratorium
 6 was discussed by Tom Cauley at the Village
 7 Trustees meeting Wednesday, February 26, 2020,
 8 and also referred to by John Bohnen at the
 9 Hinsdale Preservation Committee meeting on
 10 Wednesday, March 4, 2020.

09:03PM

11 I am vehemently opposed to the lack
 12 of notice given to the residents of the Robbins
 13 Historic District as well as the remainder of
 14 the Village. I believe that the residents of
 15 the Robbins Historic District are woefully
 16 uninformed about the ramifications of the
 17 Historic District, both positive and potentially
 18 negative. Information needs to be disseminated
 19 before any actions are taken so that the
 20 townspeople can express their support or lack of
 21 support prior to any action.

09:03PM

22 I believe this moratorium has a

1 potentially detrimental impact to property
 2 values as well as negative economic impact to
 3 the Village as the Village will no longer be as
 4 appealing to incoming residents.

5 I am in support of the Hinsdale
 6 Preservation Committee in its mission to
 7 preserve the character of the town. I welcome
 8 the process whereby the committee can give
 9 constructive thoughts and ideas to petitioners
 10 looking for a Certificate of Appropriateness. I
 11 support the advisory nature of the committee.

09:04PM

12 I certify I am a resident of the
 13 Village of Hinsdale and have indicated my
 14 address or, if not, I am signing indicating the
 15 reason for my interest in this matter. I am
 16 also certifying that I am at least 18 years of
 17 age.

18 This was part of the survey I
 19 think.

08:40PM

20 CHAIRMAN CASHMAN: Does she have an
 21 address on there, Robb?

22 MR. MC GINNIS: 704 West Chicago

1 Avenue.

2 CHAIRMAN CASHMAN: Thank you. Okay.
 3 Let's see here, our next speaker would be Jen
 4 Reenan, 794 South Elm. Jen Reenan. I apologize
 5 again if I've been slaughtering people's names.
 6 Jen, can you hear me? Are you
 7 commenting? Jen Reenan, R-e-e-n-a-n. Jen
 8 Reenan, would you like to speak? One more time,
 9 Jen Reenan, R-e-e-n-a-n, 794 South Elm. Do you
 10 care to comment?

08:42PM

11 Hearing none, we will move on. The
 12 next would be Jeff Allen. Jeff Allen,
 13 A-I-I-e-n.

14 MR. ALLEN: I'm actually calling in to
 15 comment on the IBLP Ryan issue.

16 CHAIRMAN CASHMAN: Okay. If you want
 17 to hold, we will get to you. Let me make a note
 18 of that.

19 Also, your public comments is not
 20 available for that subject as well online.

08:42PM

21 CHAIRMAN CASHMAN: Pardon me, Jeff,
 22 what did you say there about the Ryan project?

1 MR. ALLEN: Your public comments link
 2 points to the moratorium .pdf. There is no
 3 IBLP.

4 CHAIRMAN CASHMAN: I'm not sure what
 5 you are referring to. On the Village website?

6 MR. ALLEN: That's correct.

7 MR. YU: It is actually there. If you
 8 go under the Plan Commission website, the date,
 9 the row that's 6-10-20, you will see agenda
 10 packet and then the more link. If you click
 11 more, you will see the Ryan Company additional
 12 documents as of 4:30 today.

08:43PM

13 MR. ALLEN: So mouse over that link,
 14 and what file name do you see?

15 MR. YU: The end of file is called
 16 Public Comments -- oh -- moratorium. Okay. I
 17 see. I see what you are saying.

18 CHAIRMAN CASHMAN: All right. Thanks,
 19 Jeff.

08:44PM

20 MR. YU: Thank you. We will get that
 21 sorted.

22 CHAIRMAN CASHMAN: And then we will

1 make sure to get you involved, Jeff, so when we
2 get to the Ryan portion of the meeting.

3 MR. ALLEN: What is your deadline on
4 the moratorium till you guys kick it over to
5 another date?

6 CHAIRMAN CASHMAN: We are going to go
7 on this agenda item for another half hour, till
8 about 9:15. Then we will take a quick break,
9 and then we will start with the Ryan Company's
10 application.

08:44PM

11 MR. ALLEN: Okay. Thank you.

12 CHAIRMAN CASHMAN: Skipping, we will
13 go, the next is Jim Prisby, 565 North Vine
14 Street. Jim, can you hear me?

15 MR. PRISBY: Yes. Hello, everybody.

16 CHAIRMAN CASHMAN: Hi, Jim.

17 MR. PRISBY: Just checking in tonight
18 just to get everybody's opinion, 565 North Vine
19 Street. Also, I am a HPC member. So I just

08:45PM

20 wanted that out there so everyone knew for
21 anyone that did not know.

22 Like I said, just checking in,

1 trying to listen in, trying to get everybody's
2 opinion. I'm finding that I'm a little dismayed
3 at some of the information that's been passed
4 around I'm hearing tonight, in some of the
5 letters and some of the callers, where there is
6 a need for I think better information to be
7 spread to the rest of the community about what's
8 going on here.

9 I will probably get into that a
10 little more in the future, as posed to the Board
11 of Trustees, take the information tonight and
12 kind of formulate something that will be a
13 little more accurate than what I'm hearing from
14 some people tonight and what I read from some of
15 the letters that came out in the package earlier
16 today. But for now, I'm just going to listen
17 and kind of contribute at a future date.

08:45PM

18 CHAIRMAN CASHMAN: Okay. All right.
19 Thanks, Jim.

08:45PM

20 MR. PRISBY: All right, guys. Take it
21 easy. All right.

22 CHAIRMAN CASHMAN: All right. Thanks,

1 Jim. Robb?

2 MR. MC GINNIS: Next is from Phil and
3 Renee Mumford at 406 East 3rd Street.

4 Dear Village of Hinsdale: No, it
5 is not too late for a moratorium. Teardown
6 fever began many decades ago.

7 Property owners and potential
8 buyers should not be forced into historic
9 preservation contingencies. All the belly-
10 aching about demolition of historic homes seems
11 to occur after historic properties have been
12 sold. Too late!

08:46PM

13 Our opinion is property rights
14 supersede historic preservation dreams that
15 should have become a reality in, oh, say 1990
16 when teardowns began in earnest.

17 It's too late, Hinsdale. It's time
18 to reconcile with the fact most buyers do not
19 want an old relic. They want the location and

08:46PM

20 the lot. Just about all of these old relics are
21 going for the price of dirt anyway. Look at how
22 long the Georgian on Oak and 4th languished for

1 sale. No one wanted it until the price dropped
2 substantially. That is the reality of the
3 situation. Sad, but true.

4 Seller and buyer should be free of
5 an historic preservation contingency. We are
6 not in favor of any kind of moratoriums on
7 teardowns.

8 Next is from Larry Emmons on north
9 Garfield Street. I do not have an address.

08:47PM

10 CHAIRMAN CASHMAN: North Garfield?

11 MR. MC GINNIS: North Garfield.

12 CHAIRMAN CASHMAN: Okay. Thank you.

13 MR. MC GINNIS: A couple of things.
14 Before someone buys a home in Hinsdale and signs
15 on the dotted line, he or should be asked what
16 they intend to do with the home, if this house
17 falls within the landmark status or falls within
18 the historic significant category, and advised
19 of the Village's stand. As of now, the horse is
20 pretty much out of the barn on existing sites.
21 I think the Village would lose a lawsuit if they
22 prohibit a teardown as it stands now. On

08:47PM

1 another venue, there are old, vacant houses in
2 Hinsdale that should be torn down immediately.
3 One is located at 217 North Garfield and another
4 at 700 Wilson Lane on the corner. Both homes
5 are wrecks. I think the Village should tear
6 them down and then charge the builder for the
7 demolition cost.

8 CHAIRMAN CASHMAN: Okay. Thank you,
9 Mr. Emmons.

08:48PM 10 And I see here that Jen Reenan is
11 available now. Jen, can you hear me?

12 MS. REENAN: Yes. Hello. Can you hear
13 me?

14 CHAIRMAN CASHMAN: Yes. Yes, I can.

15 MS. REENAN: Okay, great. I also
16 submitted a written statement so I won't speak
17 very long because I'm sure you are going to read
18 it later. But my name is Jennifer Reenan.

08:48PM 19 Currently living at the corner of 7th and Elm.

20 But I'm sure that you recall that we, my husband
21 and I, are owners of the Orland P. Basset house.
22 We had the roof fire a little over two years

1 ago.

2 Our house was built in 1898, 1989.
3 I have to say, like anyone that drove by our
4 house -- I'm pretty sure everyone in the Village
5 did -- after the fire probably saw this terrible
6 condition it was in at that time. So I have to,
7 I have to not laugh but wonder when I hear
8 people talk about older homes being kind of past
9 the point of repair. I doubt any houses were in
10 the state ours was in. And yet, here we are
11 getting ready to move back into it in five
12 weeks.

08:49PM

13 So these houses, and I have been in
14 some of them, that are slated for teardowns --
15 Because we were kind of house hunting in
16 Hinsdale at that time. You know, these houses
17 definitely can be restored and rehabilitated and
18 made fit without mold, without asbestos,
19 without -- kind of with all technologies, bells
20 and whistles, you need and want for young
21 families. We have wonderful builders and
22 architects to make that happen.

08:49PM

1 So what we can't bring back is the
2 architectural integrity of the exterior. And
3 that's what I think we really need to focus on.
4 Our neighborhood, the Robbins Park District, is
5 one of -- I think there are about 2300 historic
6 districts in the nation. So they are special,
7 right? It's a special neighborhood. But the
8 things that make it special is exactly the
9 architectural character of the neighborhood, and
10 that's what is being lost.

08:50PM 11 I don't know what percentage of the
12 homes have been lost in the last 20 years; but
13 from my understanding, it's been pretty high and
14 that trend is going to continue if we don't do
15 something about it. And that may be what the
16 Village decides, but I will say when we were
17 house hunting we -- My husband and I -- my
18 grandson, you know. I grew up, my grandfather
19 was a truck driver. So we were very blessed to
20 have a house like that when we were house
21 hunting.

08:51PM

22 And to our surprise, we fell in

1 love with a historic home. And one of the
2 reasons we bought this house was because it was
3 in a Historic District. So if I was
4 house-hunting 10 years from now and more and
5 more of these homes are lost, you may not
6 attract buyers that want to preserve historic
7 homes. We were under no obligation to save our
8 house, and we did because we felt a sense of
9 responsibility to the neighborhood, to the
10 house, and to the Village; and I wish more
11 people that bought these homes felt that as
12 well.

08:51PM

13 CHAIRMAN CASHMAN: Excellent. Thank
14 you, Jen.

15 MS. REENAN: Yep.

16 CHAIRMAN CASHMAN: Robb?

17 MR. MC GINNIS: Okay. Next is from
18 Asif Malik. Again, if I step on anyone's name,
19 I apologize upfront. 620 South Elm Street.

08:52PM 20 I strongly support the proposed
21 moratorium to protect Hinsdale's historic homes.

22 Next is from Doug Laux at 29 South

1 Elm Street. To Whom It May Concern, I will
 2 preface my comments by saying I first moved to
 3 Hinsdale in 1978 and have lived in 5 different
 4 homes in town, 4 of which we owned; and 1 we are
 5 currently renting as we strive to build our new
 6 home at 641 South Elm, which we acquired in the
 7 last year. The first two homes I lived in, one
 8 in the northeast quadrant and one in the
 9 northwest quadrant, have both been torn down by
 10 subsequent owners and replaced. The second of
 11 those two homes was torn down despite a
 12 significant renovation we invested in the
 13 property. While I enjoyed both of those homes,
 14 the economic value of the land did not make
 15 either of those homes viable to the new owner,
 16 and I fully support their decision to replace
 17 them with a new home to meet their needs and
 18 justify their investment. The third home we
 19 acquired was originally offered by the builder
 20 who owned the property as an either or; we could
 21 buy the existing home with its large lot, or he
 22 would subdivide the property, tear down the

09:12PM

09:13PM

1 reluctantly sold that home last year as our kids
 2 have grown and moved away. As an investment, we
 3 lost a considerable sum on that home, but as a
 4 family, we gained priceless memories; so the
 5 cost was worth it. My wife also restored a
 6 100-plus year old building for her office at
 7 110 South Grant, which was literally falling
 8 over when she bought it. All of this proves we
 9 are not teardown people as we are often
 10 portrayed. We are mindful and appreciative of
 11 the legacy and history of Hinsdale; and we have
 12 invested heavily, far more than most of our
 13 detractors, in retaining that history.
 14 There are homes worth restoring and
 15 there are those that are not; but that right
 16 should rest with the property owner, not the
 17 neighbors, or some well-meaning committee. The
 18 home on the southwest corner of Elm and 1st,
 19 which was recently torn down, was previously
 20 owned by one of the original voices of the
 21 no-teardown movement, who years ago had the home
 22 registered as locally significant. However,

09:15PM

09:15PM

1 existing home, and replace it with two homes.
 2 We initially explored the renovation, but the
 3 costs were prohibitive. In fact, the previous
 4 owner had attempted a renovation and abandoned
 5 it after a significant investment when they
 6 realized the project was a money pit. We
 7 ultimately chose to have a new home built on the
 8 subdivided lot, to the consternation of many,
 9 who clearly did understand the magnitude and
 10 uncertainty of a renovation, and clearly had not
 11 stepped up themselves to take on the huge task
 12 despite the builder's desire and marketing
 13 efforts to find someone to renovate the old
 14 house before reluctantly realizing subdividing
 15 was the only viable alternative. Next we
 16 purchased the historic Hinsdale home at 321
 17 South County Line Road, which was built in 1893.
 18 We did two major renovations to that property,
 19 along with investing in countless improvements
 20 to the property over the years we owned it. In
 21 fact, we won an award for our efforts from the
 22 Village for our first renovation. We

09:13PM

09:14PM

1 when he found no buyers for the house, which had
 2 fallen into total disrepair, he petitioned
 3 successfully to have that designation removed so
 4 he could sell the property to a buyer intent on
 5 building a new home on the property. The buyer
 6 exercised his right as the new property owner to
 7 build the home he wanted on land he owned. The
 8 value of the land supports his decision, as do
 9 the facts that rats were seen pouring from the
 10 former house as it was demolished. Likewise,
 11 the house at 641 South Elm is in total
 12 disrepair. It was marketed as a teardown
 13 because it was obvious the house, while blessed
 14 with some street appeal, is not worth saving.
 15 It has 8-foot ceilings and cannot meet our needs
 16 regardless of the dollars spent. Nor does
 17 restoring it make any economic sense based on
 18 the cost of the land alone. Old does not always
 19 equal worth saving. We believe we have the
 20 right to make that decision ourselves on
 21 property we own, and we respect the right of
 22 others to do the same. As long as a building

09:16PM

09:17PM

1 complies with the Village's building codes,
 2 owners should be allowed to spend their own
 3 money how they believe best meets their family's
 4 needs.
 5 I do, however, respect and support
 6 the committee's desire to provide incentives to
 7 individuals trying to save older homes. As
 8 those proposals have already been voiced, I do
 9 not understand the need to shut down development
 10 in town for another six months, especially as
 11 the economy attempts to recover as we deal with
 12 the impact of Covid 19. We have seen an
 13 increase in families fleeing the city due to the
 14 pandemic; and I expect that trend to continue,
 15 if not accelerate, in light of the recent social
 16 turmoil in the city. Let us not chase those
 17 families away with a meaningless moratorium,
 18 which has already been de facto in place because
 19 of the hearings already cancelled. If the delay
 20 is to study the financial impact of the
 21 incentives on budgeting, rest assured, those who
 22 want to buy older homes in this price range will

09:17PM

09:18PM

1 provide public comment? Allison, would you like
 2 to provide comment? Allison Rago, are you able
 3 to provide comment? Okay.
 4 Not hearing a response, let's go to
 5 the next, which are Charlie and Ruta Brigden,
 6 224 North Park Avenue. Charlie and Ruta
 7 Brigden, B-r-i-g-d-e-n. Charlie and Ruta, are
 8 you available to speak? 224 North Park. Are
 9 you interested in providing public comment?
 10 MR. DRISCOLL: Oh, hi. This is Susan
 11 Driscoll -- Did you skip me?
 12 CHAIRMAN CASHMAN: Sir, could you hold
 13 on just a second because I just want to get this
 14 other group. If not, I will go back to you
 15 because I see we went past you.
 16 So Charlie and Ruta Brigden, are
 17 you on the line; and would you like to provide
 18 public comment?
 19 Okay. So, sir, we will go back to
 20 Susan Driscoll, 844 South Garfield Street.
 21 MR. DRISCOLL: Thank you very much.
 22 CHAIRMAN CASHMAN: First, were you part

08:59PM

08:59PM

1 appreciate the break; but those with the
 2 financial wherewithal, who are intent on
 3 building a new home, will rarely, if ever, be
 4 swayed by the dollar amounts of waiving fees and
 5 other tax breaks being proposed.
 6 Property rights are one of our most
 7 sacred rights as an American, and I do not
 8 believe those rights should be infringed. It
 9 has been portrayed that the new homes being
 10 built are not deserving of our town. I refute
 11 that statement. Drive around town, many of
 12 those new homes will be here for the next
 13 hundred years and are in many cases have far
 14 more street appeal than the older homes they
 15 replaced. Renewal is healthy and thankfully we
 16 have many people willing to invest in the future
 17 of our wonderful town; do not drive them away.
 18 CHAIRMAN CASHMAN: Thank you, Robb.
 19 Okay. I believe our next caller
 20 will be Allison Rago, R-a-g-o. Allison? Hello,
 21 Allison? Allison -- I don't know if it's Rago
 22 or Rago, R-a-g-o. Are you able to speak and

09:18PM

08:57PM

1 of the swearing in? Were you sworn in? Were
 2 you sworn in with the group at the beginning?
 3 MR. DRISCOLL: I'm happy to be sworn
 4 in. No, we were not.
 5 (Mr. Thomas Driscoll and Ms. Susan
 6 Driscoll were sworn.)
 7 CHAIRMAN CASHMAN: Your first name,
 8 sir?
 9 MR. DRISCOLL: Thomas Driscoll.
 10 CHAIRMAN CASHMAN: Thomas, okay. Thank
 11 you. Okay. Go ahead.
 12 MR. DRISCOLL: So, first of all, we
 13 appreciate the opportunity to speak at this
 14 forum. It's very important for the community,
 15 and we are glad that we have the opportunity to
 16 talk. We have lived in the Hinsdale Community
 17 for years. Before we were on Garfield Street,
 18 we were on Washington Street. Lived in two
 19 beautiful homes and very appreciative of the
 20 opportunity to live in this great community.
 21 I think what we want to do is make
 22 sure that as we look at this issue -- So what

09:00PM

09:01PM

1 we want to do is make sure that we're realistic
 2 as we look at this issue. And our community is
 3 beautiful in terms of the diversity and the
 4 housing that's here. The diversity includes
 5 wonderful older homes and newer homes that have
 6 been built. And you know, my wife Susan and I
 7 both believe that it's critical that property
 8 rights are respected. We let the market drive
 9 what happens. And so you know, if there is a
 10 great older home that is marketable and can be
 11 sold, that's outstanding; but we shouldn't put
 12 in restrictions around zoning or otherwise that
 13 would require people to take an older home and
 14 maintain it when it's simply not relevant for
 15 buyers who are looking for their next beautiful
 16 home.

09:02PM

17 And so the thing we wanted to say
 18 is that putting in restrictions around historic
 19 preservation, while it's laudable from the
 20 preservation perspective, it's problematic in
 21 terms of preserving the character and relevance
 22 that Hinsdale has. Those are our comments.

09:03PM

1 it affects your individual property rights!
 2 With all that Hinsdale has had to
 3 deal with in the future, including an anemic
 4 downtown with many empty storefronts, and the
 5 fact that a massive concrete jungle of a middle
 6 school was approved and built in the middle of
 7 our beautiful Village is unconscionable. How
 8 dare anyone dictate (particularly in a recession
 9 economy) who the property owner can sell to or
 10 deny a new structure. This is a complete
 11 overreach!

09:31PM

12 My home is located on the corner of
 13 7th and Garfield. I love my home, and my
 14 husband and I raised our 3 children here and
 15 have made many revisions and upgrades to our
 16 home. The fact remains, however, that our home
 17 is over 100 years old and the footprint of our
 18 house would not be desirable to a young modern
 19 family. The kitchen is small by all standards
 20 and there is no family room. Buyers and sellers
 21 should be able to make their own decisions
 22 without the interference of a group that would

09:31PM

1 CHAIRMAN CASHMAN: All right. Thank
 2 you, Mr. Driscoll. Okay. Robb?
 3 MR. MC GINNIS: Okay. Our next is from
 4 Colleen Napleton at 920 North York Road,
 5 Suite 300. Just wanted to send a note to let
 6 you know that as someone who grew up here,
 7 currently lives and works in Hinsdale, that I
 8 support the moratorium to protect the historic
 9 homes in Hinsdale. Thank you for your time.

09:04PM

10 And our next is from Patricia
 11 Ember. I do not have an address here. As a
 12 resident of Hinsdale for 34 years, I am very
 13 disappointed to see us going down this road
 14 again! I have lived here long enough to have
 15 been witness to this subject being litigated
 16 with the residents of Hinsdale about 20 years
 17 ago. Ironically, one of the most vocal members
 18 of the past group to protect old homes 20 years
 19 ago ended up tearing down his own house and
 20 rebuilding a new home in the Woodlands. That
 21 old home was located on 3rd and Park. How
 22 hypocritical! It sounds like a good idea until

09:30PM

1 like to live in the past.
 2 Many of the new homes that have
 3 been built over the last 20 years, in my
 4 opinion, are a huge improvement over the
 5 preexisting structure. Property rights and
 6 decisions are best left up to the property owner
 7 and out of the hands of local government.

09:06PM

8 CHAIRMAN CASHMAN: Okay. Thank you,
 9 Ms. Ember.
 10 Next caller would be Mike Ryan,
 11 R-y-a-n. Mike Ryan. Mr. Ryan, are you on the
 12 phone and interested in providing comment? Mike
 13 Ryan. Mike? We are looking for Mike Ryan,
 14 R-y-a-n. Mike Ryan, would you like to provide
 15 public comment.

09:07PM

16 Okay. Not hearing anything from
 17 Mr. Ryan, we will be move on to the next caller,
 18 who would be Sharon Starkston,
 19 S-t-a-r-k-s-t-o-n. Sharon Starkston?
 20 MS. STARKSTON: Yes. I submitted my
 21 comments via email so I will let those --
 22 CHAIRMAN CASHMAN: It was hard to hear

1 you, Sharon. You are okay with just your email
2 submittal?

3 MS. STARKSTON: Yes. I submitted by
4 email so I will let that stand for my comments
5 tonight.

6 CHAIRMAN CASHMAN: All right. Thank
7 you very much.

8 MS. STARKSTON: Thank you.

9 MR. PIEMONTE: Hi, there. This is
09:07PM 10 419 South Oak, Marco Piemonte. I was hoping
11 that I could add a couple of things to what my
12 wife said. Is that possible?

13 CHAIRMAN CASHMAN: Seeing as how we are
14 running out of time, Marco, this is going to go
15 probably -- We are at 9:08. This is going to
16 have to be continued. If you'd like, you could
17 provide comment at the next meeting on June 24.

18 MR. PIEMONTE: I will be there.

19 CHAIRMAN CASHMAN: Okay. Thank you.
09:08PM 20 Let's move to Rebecca Haass.

21 Rebecca Haass, H-a-a-s-s. Rebecca Haass.

22 MS. HAASS: Hi. Yes, I'm here.

1 CHAIRMAN CASHMAN: Hi, Rebecca. Were
2 you sworn in with the group at the beginning?

3 MS. HAASS: I was.

4 CHAIRMAN CASHMAN: Okay, you were.
5 Thank you very much. What is your address,
6 Rebecca?

7 MS. HAASS: I'm at 441 East 8th Street
8 and we're one of the historically significant
9 houses. We bought in Hinsdale last year. We
09:08PM 10 had looked at a variety of places in the western
11 suburbs including Oak Brook and Burr Ridge. But
12 they were all just so -- They lacked the charm,
13 they lacked everything. We were really just
14 drawn to Hinsdale because of the charm, the
15 older homes.

16 And when we found our house at
17 441 East 8th Street, it had been on the market
18 for a while; but it needed some updating. But
19 who in all honesty doesn't move into a house and
09:09PM 20 put their own touch on it. So after some paint
21 and a few other minor modifications, we brought
22 it up to 2020 even though it was originally

1 built in the 1930s. It looks very similar to a
2 Zook house. It's made by one of his
3 contemporaries.

4 And when we were buying the house,
5 the developer or the seller told us that it was
6 between like us and a developer. There was
7 nothing wrong with our house besides the fact
8 that the last remodel had been in 2000 or 2001.

9 We bought here because of that
09:10PM 10 charm in that depressed setting. And with it,
11 we really wanted to preserve that here and
12 that's why we wanted to work with a historic
13 significant house. We put the money to raise
14 our four children here.

15 One of our friends is a Realtor in
16 Austin, Texas. She came to visit us last
17 November. We were just driving around the
18 community. She was looking at everything. It
19 was interesting, every new home we passed, all
09:10PM 20 the new construction that's the modern white
21 farmhouse, which one or two of them is great.
22 But when they were taking over the town, she is

1 like, oh, like this is exactly what's going up
2 in every track housing development in Austin,
3 Texas, there. It's a suburb there.

4 I'm really fearful that Hinsdale in
5 8 years or 10 years or even in 5 years, when you
6 look back, and realize that they have turned
7 into a suburb of Austin or a suburb of Dallas or
8 a suburb of any major city with all these white,
9 modern farmhouses. Even though they are very
09:11PM 10 nice. They are all, you know, what people want.
11 It's really distinctive homes that makes
12 Hinsdale special. So that is really something
13 that I would like to see preserved.

14 So I would love to have a
15 moratorium put on the homes before a solution
16 can come up with what we can do as a community
17 to incentivize people to preserve these homes.

18 And I did have a comment. Julie
19 Sutton, the Realtor, did the statistics about
09:11PM 20 data; but she didn't provide actually how many
21 older homes were on the market; so it could be a
22 case of lying with statistics, so just something

1 to consider.
 2 And then also, our house sat on the
 3 market for many years because it was greatly
 4 overpriced. It needs some updating on the
 5 inside. And, you know, that's why no one bought
 6 it because they didn't paint after they did the
 7 initial renovation 20 years ago. But the stuff
 8 that we did to our house is stuff that we would
 9 have done to our house were it bought 5 years
 10 ago. You always want to put your own personal
 11 touch on it, that doesn't mean you should knock
 12 the house down and start over. This is my
 13 comments.

09:12PM

14 I also wrote a letter so you will
 15 hear a little bit more in depth about that in
 16 the letter that I'm sure will get read.

17 CHAIRMAN CASHMAN: Okay. Thank you
 18 very much, Rebecca.

19 Okay. Robb, maybe we can get --
 20 It's 9:12. Maybe we've got a couple more
 21 comments. And then if we are not going to get
 22 through everything tonight, so we would

09:12PM

1 Lane in the summer of 2001. The house was built
 2 in 1926 in the Tudor Revival style. Upon
 3 purchase of the house, we invested significant
 4 time and money on improvements including new
 5 electrical/plumbing/HVAC, a new level for a
 6 master suite, expanded footprint for a new
 7 dining room, and expanded footprint on the lower
 8 level to accommodate a living area and bathroom.
 9 While we both enjoy and appreciate the charm of
 10 an older home, we also made extensive changes to
 11 include many modern amenities. At the time we
 12 purchased the home, several other homes on our
 13 block were older and we liked the fact that our
 14 home, despite the improvements, seemed to fit
 15 the character of the neighborhood.

09:36PM

16 We were approached by members of
 17 the Hinsdale Preservation Commission, and we
 18 agreed to apply for a local landmark status. At
 19 the time we thought there was little downside to
 20 the process, and we were proud of the fact that
 21 we did not tear down the house but rather
 22 invested in improvements to update and upgrade

09:37PM

1 basically look to continue this.
 2 MR. MC GINNIS: Sure. This is from
 3 Kimberly Arquilla. I do not have an address.
 4 They are falling way too fast!
 5 However, I'm hoping for more leniency when the
 6 historic homes need updating that the Commission
 7 will allow remodeling without changing the
 8 character of the home.

9 CHAIRMAN CASHMAN: Okay.

10 MR. MC GINNIS: Next we have got one
 11 from Scott and Robin Strausser at 806 Wilson
 12 Lane.

09:13PM

13 We, Scott and Robyn Strausser, are
 14 writing this letter in opposition to imposing a
 15 moratorium on the issuance of a demolition
 16 permit involving any single-family home that has
 17 received local landmark status but was not
 18 considered "significant" or "contributing" in
 19 the 1999 Hinsdale Reconnaissance Survey.

09:35PM

20 Relevant background of our situation and
 21 rationale for our opposition is outlined below.

22 We bought our house on 806 Wilson

1 many aspects of the home. We also applied for
 2 landmark status with the State of Illinois but
 3 were denied due to the several upgrades and
 4 investments made in the home that in their view
 5 clearly violated criteria for receiving landmark
 6 status. While we were disappointed that we
 7 would not receive a real estate tax "freeze", we
 8 had no regrets. Once again, while we enjoyed
 9 not tearing down an old home our priority was
 10 modernizing the home to include amenities and
 11 infrastructure that we considered important.
 12 Since we purchased our home,
 13 virtually every home on the block has either
 14 been torn down or significantly renovated and
 15 expanded. While the homes on our street reflect
 16 a variety of architectural styles, there is
 17 absolutely no historic character or consistency
 18 of style.

09:38PM

19 Our children have grown and we are
 20 considering selling our home over the next few
 21 years. While we made the decision not to tear
 22 down our home, a decision of which we have no

09:38PM

1 regrets, why should potential new buyers be
 2 denied the opportunity if it is in their
 3 interest? Our house, if anything, detracts from
 4 the more contemporary style of the other homes
 5 in our neighborhood. In addition, the Illinois
 6 Historic Preservation Agency concluded that the
 7 changes we made to the home upon purchase
 8 significantly altered the characteristics of the
 9 Tudor Revival style and our home was not
 10 considered "significant" or "contributing" in
 11 the 1999 local survey.

09:39PM

12 In conclusion, we are strongly
 13 opposed to the idea of a moratorium that could
 14 potentially preclude a family from purchasing a
 15 locally landmarked home that is not considered
 16 to be "significant" by the State of Illinois or
 17 the local Reconnaissance Survey. Respectfully.
 18 Scott and Robyn Strausser.

19 CHAIRMAN CASHMAN: Thank you very much.

09:16PM

20 All right. At this point since
 21 it's basically 9:15, I would like to have a
 22 motion to continue this public hearing to our

1 special meeting on June 24 so we can continue to
 2 hear public comment. And then we are able to
 3 wrap that up and have some discussion and
 4 review.

5 Do I have a motion to continue?

6 MR. DRISCOLL: Pardon me, Steve. Why
 7 does this need to be continued? Why is this
 8 taking so long? This has been going on for
 9 months.

09:16PM

10 CHAIRMAN CASHMAN: We have another item
 11 on the agenda.

12 MR. DRISCOLL: The hearing has been
 13 delayed time and time again. Why is this taking
 14 so long? Why are we waiting till June 24 to
 15 resolve this matter?

16 CHAIRMAN CASHMAN: We have other items
 17 on the agenda and scheduling a special meeting
 18 is the best we can do.

19 So do I have a motion to continue

09:17PM

20 Case A-14-2020 to our June 24 special Plan
 21 Commission meeting?

22 MR. JABLONSKI: I move.

1 CHAIRMAN CASHMAN: Do I have a second?

2 MS. CRNOVICH: Second.

3 CHAIRMAN CASHMAN: Chan, will you call
 4 a vote, please.

5 MR. YU: Sure. Commissioner Krillen-
 6 Berger?

7 MR. KRILLENBERGER: Aye.

8 MR. YU: Commissioner Fisher?

9 MS. FISHER: Aye.

09:18PM

10 MR. YU: Thank you.

11 Commissioner Jablonski?

12 MR. JABLONSKI: Aye.

13 MR. YU: Chairman Cashman?

14 CHAIRMAN CASHMAN: Aye.

15 MR. YU: Commissioner Crnovich?

16 MS. CRNOVICH: Aye.

17 MR. YU: Commissioner Willobee?

18 MR. WILLOBEE: Aye.

19 MR. YU: Commissioner Unell?

09:18PM

20 MR. UNELL: Aye.

21 MR. YU: And Commissioner Fiascone?

22 MS. FIASCONE: Aye.

1 MR. YU: Thank you.

2 CHAIRMAN CASHMAN: I would like to call
 3 for a short recess so people can use the
 4 restroom, have a drink of water. And we will
 5 move to agenda item case A-40-2020.

6 MR. KLEBER: This is Dale Kleber. I
 7 have a point of order, Steve. It goes to a
 8 question I asked earlier of the Village, and it
 9 never was answered either then or tonight. And
 10 that is when is there going to be an opportunity
 11 to cross-examine?

09:19PM

12 The public notice here of the
 13 hearing indicated there would be opportunity for
 14 cross examination, which is appropriate when you
 15 are looking at this kind of potential taking
 16 under the 5th and 14th Amendment. So I don't
 17 know, I don't want to put you on the spot.
 18 Maybe your lawyer could respond to me. We
 19 didn't get an ability to cross-examine tonight.

09:19PM

20 A lot of conclusions were made by people without
 21 really talking about the numbers. Sure, any
 22 house can be renovated; but at what cost. Those

1 kind of cross examination questions were not
2 allowed.

3 And even more importantly, the
4 actual survey, the reconnaissance survey that is
5 the absolute foundation of this entire proposal,
6 there are no experts in attendance that I can
7 tell who are in a position to defend the
8 conclusions in this and to be subject to cross
9 examination.

09:20PM

10 So I guess what I'm asking
11 respectfully is when will that, this question
12 about cross-examination, and the validity of the
13 survey, when will those types of questions be
14 addressed and the Village for cross-exam?

15 CHAIRMAN CASHMAN: Michael, do you want
16 to respond to that?

17 MR. MARRS: Mr. Kleber, so as you noted
18 when you were giving your testimony, there
19 hasn't really been any witnesses put forth one

09:20PM

20 way or the other on this. There has just been a
21 large amount of public comment. That's just
22 kind the nature of this particular item.

1 The Board gave direction to the
2 Plan Commission to get community input on
3 whether or not a moratorium on demolition should
4 be imposed. And if so, what are parameters on
5 that, how long and on what properties. Neither
6 of those things lends themselves particularly to
7 factual presentations. It's really more of a
8 community show of hands.

9 To the extent that cross-
10 examination would be appropriate in this
11 context, it really would take place when someone
12 has presented facts underlying their testimony.
13 If someone was to say, you know, the additional
14 protections of significant homes in the
15 community will increase property values by such
16 and such percent, that's a factual statement and
17 is appropriate for cross examination. But if
18 somebody is just saying, In my opinion, you
19 know, a strong landmarking program will increase

09:21PM

09:21PM

20 property values, that is not a factual
21 statement, that's just an opinion. Almost
22 exclusively that's what we heard tonight.

1 I understand your comments about
2 the survey. I guess what I would say about the
3 survey is the Board gave -- If you watched the
4 Board meeting, they gave some very broad
5 direction as to what the Plan Commission should
6 look at in terms of -- You know, they didn't
7 just limit it to the Historic Districts. They
8 said, well, let's just throw it to the Plan
9 Commission to get some input about whether this
10 should include significant, significant and
11 other homes around the Village outside of the
12 Historic Districts as well.

09:22PM

13 And when we were trying, working
14 with staff trying to address how best to do
15 that, the survey is really the thing that
16 provides at least some skeletal formation of
17 what is contributing, what is significant in the
18 Village, in addition to the landmark homes in
19 the Historic Districts.

09:22PM

20 So we are not relying on it. But
21 when we do a public notice, we have to create
22 these categories that give the Plan Commission

1 something to work with in terms of what are they
2 going to put the moratorium on. They don't have
3 to do it Village-wide. They don't have to
4 follow that survey. They could limit it to the
5 Historic Districts. They could limit it to just
6 landmarked homes if they wanted. But we had to
7 do a notice that was as broad as what the
8 Village Board was looking for, and the survey
9 provided that structure.

09:23PM

10 So you know, if you want to put in
11 testimony at the continued meeting about the
12 survey, you are quite welcome to. We have heard
13 a number of people saying in their opinion
14 certain things about it are not accurate; and
15 you are welcome to do that, too.

16 CHAIRMAN CASHMAN: Thanks, Michael.

17 MR. KLEBER: If I may, briefly. Thank
18 you, Michael. If I may briefly, a couple points
19 in rebuttal. The people that testified today
20 are, in fact, witnesses. I heard a mixture of
21 opinion and feelings and fact. A lot of those,
22 you know, any good opinion is based on fact. So

09:23PM

1 if somebody throws out an opinion and it's not
2 supported by facts, and that becomes evident on
3 cross examination, that's important. You can't
4 just dismiss this and say, oh, these are just
5 opinions and they don't really, aren't really
6 subject to any kind of scrutiny or cross
7 examination; so that's number one.

8 Number two, the public notice, this
9 is not just a broad brush, hey, let's

09:24PM

10 get-together and talk about the potential of a
11 moratorium. This is a very specific proposal.
12 It talked about 180-day moratorium. It talked
13 about the basis upon which the moratorium was
14 linked to the Reconnaissance Survey. So it was,
15 it had very much specifics in it.

16 Now, I agree, there is a lot of
17 vagueness in it. It's not a full-blown
18 ordinance draft, but this was a very specific
19 proposal. And the ability to really advise and

09:25PM

20 inform the Village Board of Trustees would
21 depend upon I think a fairly robust and open
22 discussion of some of these issues.

1 So my question is somebody decided
2 to rely on a 20-year-old document as the entire
3 basis for this proposed ordinance, and I would
4 like to be able to question who that was and
5 what was the basis for that, and also get into
6 more specifics of the survey. I mean the
7 survey, frankly, should be in evidence. And we
8 ought to be able --

9 This is another reason why Zoom
10 meetings are not particularly the right process
11 for this. We ought to be able to look at the
12 survey. I didn't have time in five minutes, but
13 there are some statements in there that
14 basically absolutely say that the objective of
15 the survey was not to support this kind of
16 moratorium. I mean it says that explicitly.

09:25PM

17 CHAIRMAN CASHMAN: Okay. Thank you,
18 Dale. We really need to move on.

19 MR. KLEBER: I'm going to stop. I've
20 got you, I'm going to wind up right now.

09:26PM

21 CHAIRMAN CASHMAN: Thank you. Please
22 do.

1 MR. KLEBER: The Village needs to
2 answer the question and set out the procedure
3 for cross examination according to the very
4 public notice that they issued. Thank you.

5 CHAIRMAN CASHMAN: Thank you. Thanks,
6 Dale. Okay.

7 MALE SPEAKER: Mr. Chairman, one
8 separate point of order. For the people that
9 were in queue to speak today that got missed,
10 will you be keeping that as the order of
11 preference for the next meeting?

09:26PM

12 CHAIRMAN CASHMAN: Yes. The next
13 person in the queue was Thomas Prame. Yes.

14 So let's take a brief break. And
15 then we will resume and go to the next case,
16 which is case A-40-2019. Do we need to call a
17 motion, Michael, for that?

18 MR. MARRS: Why don't you set a
19 specific number of minutes and then a motion and
20 second to stand in recess. It doesn't have to
21 be a roll call. It can just be a voice vote.

09:27PM

22 CHAIRMAN CASHMAN: Okay. We will give

1 3 minutes. It's 9:27. So all in favor? Aye.
2 (A chorus of ayes.)

3 CHAIRMAN CASHMAN: Any opposed?
4 (No response.)

5 CHAIRMAN CASHMAN: We will see you at
6 9:30 and we will move to the next, the Ryan
7 Company. Thank you for your patience. We will
8 move to your item.

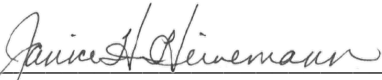
9 * * *

10 (Whereupon the above-entitled
11 hearing was continued to June 24,
12 2020, at 7:30 p.m.)

13
14
15
16
17
18
19
20
21
22

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

I, JANICE H. HEINEMANN, CSR, RDR, CRR,
do hereby certify that I am a court reporter
doing business in the State of Illinois, that I
reported in shorthand the testimony given at the
hearing of said cause, and that the foregoing is
a true and correct transcript of my shorthand
notes so taken as aforesaid.



Janice H. Heinemann CSR, RDR, CRR
License No. 084-001391

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

BEFORE THE VILLAGE OF HINSDALE
 PLAN COMMISSION

In the Matter of:

Case A-40-2020 - Ryan Companies, US Inc. -
 Map Amendment, Text Amendment and Planned
 Development Concept Plan to develop
 16.8 Acre "IBLP" site at 707 W. Ogden Ave
 (Northwest corner of W. Ogden Ave. and Adams
 St.) for a new 3-story, 330,000 SF, 245-unit
 senior and assisted living development and
 9 single-story duplex villas for independent
 living seniors.

REPORT OF PROCEEDINGS had and testimony
 taken via Zoom at the Public Hearing of the
 above-entitled matter before the Hinsdale Plan
 Commission at 19 East Chicago Avenue, Hinsdale,
 Illinois, on the 10th day of June, 2020, at the
 hour of 9:36 o'clock p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

MR. STEPHEN CASHMAN, Chairman;
 MS. JULIE CRNOVICH, Member;
 MS. ANNA FIASCONE, Member;
 MS. MICHELLE FISHER, Member;
 MR. GERALD JABLONSKI, Member;
 MR. JIM KRILLENBERGER, Member;
 MR. TROY UNELL, Member;
 MR. MARK WILLOBEE, Member.

2

ALSO PRESENT VIA ZOOM:

MR. ROBB MC GINNIS, Director of Community Development;
 MR. CHAN YU, Village Planner;
 MR. MICHAEL MARRS, Village Attorney;
 MR. BRADLEY BLOOM; Assistant Village Manager/Director of Public Safety;
 MR. DAVE ERICKSON, Ryan Companies, Vice President of Real Estate Development;
 MR. BRANDON RAYMOND, Ryan Companies, Director of Real Estate Development;
 MR. BRIAN PUGH, PFB Architects;
 MR. MATT NORTON, Burke, Warren, MacKay & Serritella, P.C.;
 MR. PETER REINHOFER, V3 Companies.

ALSO LISTED AS PRESENT VIA ZOOM TELEPHONE CONFERENCE CALL:

MS. BARI KESNER,
 MS. JULIE SUTTON,
 MR. MARCO PIEMONTE,
 MS. ALEXA PIEMONTE,
 MS. ASHLEY BAIRD,
 MS. PEGGY SAYRE,
 MS. SUSAN DRISCOLL,
 MR. THOMAS DRISCOLL,
 MS. LAURA ROONEY,
 MS. BECKY LANGBEIN,
 MS. NANCY HARVEY,
 MR. DALE KLEBER,
 MS. SARAH ZIELKER,
 MS. JEN REENAN,
 MR. JEFF ALLEN,
 MR. JIM PRISBY,
 MS. ALISON RAGO,
 MR. CHARLIE BRIGDEN,
 MS. RUTA BRIGDEN,
 MR. MIKE RYAN,
 MS. SHARON STARKSTON,
 MS. REBECCA HAASS,

4

1 President of Real Estate Development from Ryan
 2 Companies; Brandon Raymond, Director of Real
 3 Estate Development, Ryan Companies; Ryan Wagner
 4 from V3 Companies, civil engineering and traffic
 5 study; and Brian --
 6 Brian, I don't know how to say your
 7 last name. Pugh?
 8 MR. PUGH: It's Pugh.
 9 CHAIRMAN CASHMAN: -- Pugh from PFB
 10 Architects; Tom Jeziorski of PFB Architects, and
 11 then Matt Norton from Burke, Warren, MacKay &
 12 Serritella, P.C.; then finally, Peter Reinhofer
 13 from V3 Companies.
 14 So if you could, I will let Jan
 15 swear you in.
 16 (Witnesses sworn en masse.)
 17 CHAIRMAN CASHMAN: Well, thank you,
 18 everybody and welcome. Appreciate your
 19 patience, quite a robust agenda today. I
 20 appreciate you staying. I'm sorry we ran a bit
 21 late of my target from 9:15.
 22 So with that, if you would like to

3

1 MR. DOUGLAS DAY,
 MR. THOMAS PRAME,
 2 MR. MATTHEW BOUSQUETTE,
 MR. JOHN JACOBES,
 3 MS. NANCY JANDA,
 MR. THOMAS PRAME,
 4 MS. EMILY BOWER,
 MS. JUDITH COLEMAN.
 5
 6 * * *
 7 CHAIRMAN CASHMAN: Our next item is
 8 the second public hearing tonight. It's
 9 Case A-40-2020 - Map Amendment, Text Amendment
 10 and Planned Development Concept Plan to develop
 11 16.8 Acre "IBLP" site at 707 W. Ogden Ave
 12 (Northwest corner of W. Ogden Ave. and Adams
 13 St.) for a new 3-story, 330,000 SF, 245-unit
 14 senior and assisted living development and
 15 9 single-story duplex villas for independent
 16 living seniors.
 17 If we could, I thought I had a
 18 listing here of the group. Let me just
 19 double-check that. This is who I believe is on
 20 the line, and then basically we will have Jan
 21 swear you all in.
 22 I have David Erickson, Vice

5

1 present your case. And, please, state your name
 2 and who you are with for Jan. And then also if
 3 you want to share your screen, Chan can do that
 4 for you so you can make your presentation.
 5 MR. ERICKSON: Very good. Thank you,
 6 Chairman and Commissioners, for the time this
 7 evening. My name is Dave Erickson with Ryan
 8 Companies. The address is 111 Shuman Boulevard,
 9 Naperville, Illinois, 60563. And with me I have
 10 got V3 Companies, who is our civil engineer and
 11 traffic consultant; PFB Architects, who is the
 12 architect; and then Matt Norton, who is the
 13 representative from the legal counsel side.
 14 Again, I appreciate the
 15 opportunity. I'm going to go ahead and try
 16 sharing my screen. Okay. Does that work?
 17 CHAIRMAN CASHMAN: Yes.
 18 MR. YU: Yes.
 19 MR. ERICKSON: Okay. Great. We are
 20 here to talk about a senior residential
 21 development, redevelopment of the IBLP property.
 22 This was recommended by the Village Board in

1 January, and we have been revising our plan
2 since then; and we are happy to present it. So,
3 again, thanks for your time on this late
4 evening.

5 Ryan Companies, who is the company
6 I work for, will be the co-owner. We're the
7 developer and we will also be the builder for
8 this property. We are headquartered in
9 Minneapolis, regionally headquartered in
10 Naperville locally. We have about 1600
11 employees so a very strong sponsorship in front
12 of you today.

09:40PM

13 As you know, the location is the
14 corner of Adams and Ogden and then Route 83 to
15 the west. Institute in Basic Life Principles is
16 the current owner. Ryan Companies is the
17 contract purchaser. It's 16.8 acres. The
18 current building is 2 stories as you look at it
19 from Ogden and 3 stories in the rear.

09:40PM

20 For the record, I want to make it
21 clear that we are presenting this evening the
22 west side of Adams. There has been a plan

1 that's been circulated to neighbors -- I'm not
2 sure who circulated that -- that shows a plan on
3 the east side of Adams. I believe it showed a
4 4-story condo building; that is not what we are
5 presenting.

6 In full disclosure, after the
7 January board meeting, then we approached IBLP
8 and got the contract, the land under contract on
9 the east side of Adams. So we do currently have
10 the front portion of that property on the east
11 side of Adams under contract; but we have not
12 submitted any plans to the Village, it does not
13 involve a 4-story condo building. What we are
14 presenting today is just on the west side of
15 Adams, which is a senior living community.

09:41PM

16 CHAIRMAN CASHMAN: There definitely was
17 some confusion out there so I'm glad you
18 prefaced this.

19 MR. ERICKSON: Good. Again, this is
20 16.8 acres. We are here to replace the existing
21 IBLP property that's there today. This would be
22 a \$95 million investment into the Village of

09:41PM

1 Hinsdale. It's a quality sponsorship, Ryan
2 Companies, as I explained earlier; and then the
3 cosponsor is Life Care Services. They are
4 headquartered out of Des Moines, Iowa. They are
5 the second largest operator of seniors housing
6 in the country privately held. We have done
7 about 10 projects together over the past
8 7 years. We have full confidence in them as an
9 operator. They are also going to be part owner.

09:42PM

10 What we are presenting today is
11 245-units of senior housing. Of that 245,
12 135 is independent senior housing, 70 is
13 assisted, and then 40 memory care suites; so you
14 have the full continuum of care on this
15 property. In the far northwest portion of the
16 property, which I will show you in a minute, we
17 are also including 17 senior living villas. And
18 another point of reference, the entire property
19 once it's built out will have 60 percent green
20 space.

09:42PM

21 Like I said, the last meeting was
22 in January with the Village Board. We have

1 listened to the Village Board, and we have
2 updated our plans based on the feedback we
3 received. Here are five items that we focused
4 on.

5 One was setbacks. We increased the
6 setback from Ogden Avenue from 39.5 feet to
7 50 feet. We increased the building setback from
8 Adams Street to the east from 35 feet to 50
9 feet. We also looked at the height. There was
10 a strong feedback that 4 stories of height, even
11 though it's 250 feet from Ogden Avenue, was
12 undesirable. So we, along with PFB Architects,
13 we looked at the architecture and were able to
14 get that height back down to 3 stories maximum.
15 We do have 2 stories of height along Ogden
16 Avenue.

09:43PM

17 We also looked at the architecture.
18 In January we presented more of a Craftsman-
19 style architecture. What you are seeing today
20 is more a Georgian expression. We took a look
21 at the public benefit amongst all the other
22 public benefits that we listed in January. We

09:43PM

10

1 were also able to contribute \$250,000 for the
 2 Village, which would go towards the local parks.
 3 And then we updated the name.
 4 There is confusion on the name, Clarendale next
 5 to Clarendon Hills; so it's not named Clarendale
 6 anymore.
 7 For the record, I want to state
 8 there is need for senior housing in this
 9 location. Within a 15-minute drive, there are
 10 over 23,000 seniors age 75 or over. So that is
 11 a lot of seniors in the area. We have looked at
 12 the supply in the area. We feel very
 13 comfortable and confident that there is a need
 14 or we wouldn't be here today or proposing a
 15 \$95 million investment if we didn't believe in
 16 it.
 17 Some of the advantages that
 18 Hinsdale Senior Residences will have over others
 19 is this is new construction with the latest
 20 amenities. It's a great location, good
 21 accessibility off of Ogden and Route 83 to the
 22 west. And it has the continuum of care,

11

1 independent living, assisted living, and memory
 2 care.
 3 It's not an easy property to
 4 develop. We feel confident we can do it, but
 5 about 23 percent of the property is covered in
 6 floodplain, floodway, wetlands. So we have to
 7 design around that. There are stormwater
 8 challenges. There is actually a culvert under
 9 the existing building, and so we are able to
 10 design around that. V3 feels confident they
 11 have a design that works for that.
 12 There is environmental remediation.
 13 It is an older building, not historic but older
 14 building, so we do have to account for that.
 15 There is a lot of topography on the site, and
 16 then vehicular access during peak hours, we will
 17 explain that in a minute, but we feel how we can
 18 address that.
 19 Shown on the screen is a site plan.
 20 To the north is Oak Brook. And I don't know if
 21 you can see, but there is a red line to the
 22 north of our proposed building, and then it jogs

12

1 north. That's the boundary between Hinsdale and
 2 Oak Brook. There is a road to the north called
 3 Cheval Drive. Cheval Drive and the homes along
 4 Cheval Drive's in Oak Brook.
 5 MR. YU: Excuse me for one second.
 6 Your slide is stuck on one. I don't know if
 7 it's the same way for everyone else.
 8 CHAIRMAN CASHMAN: I only see the first
 9 slide, yes.
 10 MR. ERICKSON: Okay. Is that better?
 11 MR. YU: You are on slide 8, though.
 12 MR. ERICKSON: Okay. Well, that's
 13 where I was at. I can go back and give you some
 14 visuals if that helps; but hopefully, I
 15 described it well enough.
 16 CHAIRMAN CASHMAN: Just quickly go back
 17 if there were any visuals. We heard what you
 18 said about them.
 19 MR. ERICKSON: Yes. The only visual
 20 here for market needs, do you see this slide?
 21 CHAIRMAN CASHMAN: Yes.
 22 MR. ERICKSON: This depicts the

13

1 15-minute drive time, which I will explain.
 2 CHAIRMAN CASHMAN: Okay.
 3 MR. ERICKSON: This is a picture of the
 4 property showing the floodplain boundaries and
 5 the drainageway that goes underneath the
 6 existing building.
 7 CHAIRMAN CASHMAN: Okay.
 8 MR. ERICKSON: And now we are on
 9 slide 8.
 10 CHAIRMAN CASHMAN: Thanks, Dave.
 11 MR. ERICKSON: Okay. Appreciate it,
 12 Chan.
 13 So this red line to the north
 14 depicts the boundary between Oak Brook and
 15 Hinsdale. So like I said, Cheval Drive is in
 16 Oak Brook. The home along Cheval Drive is in
 17 Oak Brook. Our building is between 2 and
 18 3 stories of height. Currently there are 2 curb
 19 cuts along Adams to serve IBLP. The curb cut
 20 that's closest to the intersection of Ogden and
 21 Adams we'll be vacating, we're removing that
 22 curb cut. We will be using that curb cut that's

1 furthest to the north going to the property.
2 Parking, V3 will explain that in a
3 little bit. Stormwater, V3 will also address
4 that. Pedestrian path, we are proposing to
5 connect our pedestrian path to the north and
6 then also to the green space to the east. We
7 are also proposing a pedestrian path, goes
8 around a good portion of the building and then
9 also up to Cheval Drive.

09:48PM

10 Once this is all built up, there
11 should be a loop up to that Cheval Drive. You
12 see this slide, Cheval Drive? There were two
13 letters in the public record for this that
14 address Cheval Drive. And IBLP owns all the
15 homes along Cheval Drive except one of the
16 homes, which is right here. So Ryan is the
17 contract purchaser of all those homes except
18 that one, and so we would be able to design
19 around that property.

09:50PM

20 The letter references Cheval Drive
21 is not under the ownership of IBLP. That's an
22 item that is between IBLP and that owner, but I

1 will say today that we are asking for approval
2 for the main building and the villas. And in
3 order to build these villas in the northwest
4 corner, there needs to be clear title of Cheval
5 Drive and we need to get approval from Oak Brook
6 to extend Cheval Drive.

09:50PM

7 So we are asking for approval to
8 build those villas. But if you think of it is a
9 phase 1/phase 2 of how we build it, we would
10 move forward with the main building that's not
11 contingent on Cheval Drive. And if we get
12 Oak Brook approval and if we get title cleaned
13 up, then we would move forward and build the
14 villas.

09:51PM

15 That also includes the pedestrian
16 path that we are showing that extends up to the
17 north and then along Cheval Drive. Again, if we
18 get Oak Brook approval and get title cleaned up,
19 then we would build that path along Cheval
20 Drive.

21 CHAIRMAN CASHMAN: So basically that
22 one single-family home would remain?

1 MR. ERICKSON: Again, if Oak Brook
2 approves it and title is cleaned up, the answer
3 is yes.

4 CHAIRMAN CASHMAN: Okay. Thank you.

5 MR. ERICKSON: You are welcome. Okay.
6 I would like to hand it over to Ryan Wagner and
7 Peter Reinhofer to talk about civil engineering.

8 MR. WAGNER: Good evening. Thanks,
9 Dave, and thanks to the Commission for taking
10 the time tonight.

09:51PM

11 I would like to kind of run through
12 here onscreen the parking for the development.
13 What is shown in front of you is the site plan
14 annotated to show the distribution of parking
15 across the site. There will be 40 garage spaces
16 on the east side of the site with visitor and
17 resident and employee parking distributed around
18 the north and west side of the property.

09:52PM

19 The chart to the right, the first
20 section depicts what is Ryan Company's
21 historical demand for parking at similar senior
22 facilities across the country. As shown there,

1 they have found that 196 parking spaces meets
2 the demand in their facilities. Our project is
3 providing 204 parking spaces as presented today.

4 The second section on the right
5 there is the parking breakdown based on the
6 Zoning Code. Our understanding from the Code
7 shows that 228 parking spaces would be required
8 by code for the property.

09:53PM

9 As shown here today, the south
10 portion of the property alone provides 204
11 parking spaces. So we are requesting a variance
12 on a phase 1 basis for a 24-parking stall
13 deficit if you will.

09:53PM

14 The next slide kind of puts
15 together the whole picture of what's before you
16 today of both phase 1 and phase 2. And when we
17 analyze the Zoning Code and pull phase 2 into
18 that as well, we show that 245 parking spaces
19 would be required for the overall project. And
20 with the parking that would be provided for
21 those villas, it would meet the overall parking
22 requirement by providing 255 total parking

1 spaces.

2 So the overall project that's

3 before you today wouldn't meet the Zoning Code

4 requirement; but on a standalone basis, as we

5 showed on that first slide, the phase 1 would

6 require or would come up short on its own

7 merits. That's what we have got for parking

8 here.

9 At this point I would like to turn

10 it -- Well, my apologies. The slide in front

11 of you here kind of gives a comparison of other

12 properties throughout the country, similar

13 Clarendale products. And really, the main

14 takeaway here in that far-right column is the

15 parking stalls per unit; and the fact that what

16 we have proposed here today is well inline with

17 the other properties that Ryan Companies has

18 developed.

19 Now we will take a look at traffic.

20 And for this portion, I would like to turn it

21 over to Peter Reinhofer, who is our traffic

22 engineering project manager at V3 Companies.

09:54PM

09:54PM

1 was 4:30 p.m. to 5:30 p.m.

2 We coordinated with the Chicago

3 Metropolitan Agency for Planning, CMAP. They

4 are the metropolitan planning organization for

5 the Chicagoland area. We were able to get

6 roadway growth rates from the long-range models

7 to estimate future traffic volumes both at the

8 intersection of Ogden and Adams and then along

9 the local streets also.

10 We also took into account the

11 potential development of some of the vacant

12 properties on the east side of Adams Street

13 assuming for right now that they were

14 single-family homes. We also added traffic on

15 top of the growth rates to account for potential

16 future development along Adams Street to the

17 east and to the north.

18 For the traffic analysis, we

19 analyzed the intersection of Ogden Avenue and

20 Adams Street as well as the driveway on Adams

21 Street and then also the intersection of Cheval

22 and Adams. During the existing scenario, a

09:56PM

09:57PM

1 MR. REINHOFER: Thanks, Ryan. Good

2 evening. My name is Peter Reinhofer with V3

3 Companies, and we conducted the traffic impact

4 study for the proposed redevelopment of the

5 site.

6 Like any typical traffic study, we

7 start off with first collecting weekday a.m. and

8 weekday p.m. peak period traffic counts. We

9 collected traffic counts at the intersection of

10 Ogden Avenue and Adams Street and then observed

11 traffic along Adams Street to the north of

12 Ogden.

13 We collected data on Thursday,

14 August 22, 2019. We selected the peak periods

15 to be consistent with the traditional peak hours

16 for arterial roadways like Ogden Avenue. We

17 want to find out when the most traffic is on the

18 adjacent roadways and any new development or

19 redevelopment would have the greatest impact to

20 traffic during those times. We found that the

21 morning peak hour was the typical commuter time,

22 7:45 a.m. to 8:45 a.m. The evening peak hour

09:55PM

09:56PM

1 future without project scenario for this

2 analysis, we went out to the year 2028. And

3 then we also looked at a future with project

4 scenario. One of the first things we did was we

5 looked at the need for left- and right-turn

6 lanes at the intersection of Ogden and Adams, as

7 well as the site driveways. We used the IDOT,

8 Illinois Development of Transportation has some

9 documented criteria that they use to determine

10 if turn lanes are warranted at intersections.

11 We went through the warrant analysis, which is

12 in the traffic study. And using those criteria,

13 turn lanes are not warranted at the intersection

14 or at the site driveways.

15 The next thing we did was look at,

16 conducted a capacity analysis, looking at the

17 delays for each of the intersections for each of

18 the scenarios at Ogden and Adams, as well as the

19 site driveways. And as you can see on the

20 attached table, the first table there we -- The

21 project will add less than 2 seconds of average

22 delay during the weekday -- I'm sorry -- less

09:57PM

09:58PM

1 than 1 second of delay for the eastbound left
2 turn on Ogden to go north on Monroe Street
3 during both the morning and evening peak hours.

4 CHAIRMAN CASHMAN: Excuse me, Peter?

5 MR. REINHOFER: Yes.

6 CHAIRMAN CASHMAN: Where I'm still
7 seeing the vehicular access during peak hour
8 slide, were you moving to another slide?

9 MR. REINHOFER: No. This is the table
10 that I was describing.

09:58PM

11 CHAIRMAN CASHMAN: I just wanted to
12 make sure you haven't moved on.

13 MR. REINHOFER: Yes, sorry. All my
14 stuff is on one slide. I tried to keep it as
15 concise as I can.

16 So, yes, we had very little delay
17 to the eastbound left turn to go north onto
18 Adams during both the typical morning and
19 evening commuter peak hours, which is when the

09:59PM

20 most traffic is on the roadways.

21 For the southbound approach on
22 Adams for vehicles that wanted to turn onto

1 building. If that was, let's say, an office
2 use, this redevelopment would generate less
3 traffic than if that building was occupied as an
4 office use. You'd see about 55 less trips
5 during the morning peak hour and 26 less trips
6 during the evening peak hour. Just wanted to
7 show if an office user came in and wanted to use
8 the existing building the amount of trips that
9 they would be generating compared to what it is
10 that we are generating.

10:00PM

11 CHAIRMAN CASHMAN: Excuse me, Peter.
12 Could I ask you a question about that.

13 MR. REINHOFER: Yes.

14 CHAIRMAN CASHMAN: You were talking
15 about the level of service, the delays.

16 MR. REINHOFER: Yes.

17 CHAIRMAN CASHMAN: And you explained in
18 the traffic study that there are six
19 designations from A to F.

10:01PM

20 MR. REINHOFER: Yes.

21 CHAIRMAN CASHMAN: And was that, you
22 were just referring to, worst case, like

1 Ogden, turn left or right to go eastbound or
2 westbound, we had less than 2 seconds during the
3 morning peak hour and then about 9.5 seconds
4 during the evening peak hour. All of these
5 delays are within the limits that are acceptable
6 to the Illinois Department of Transportation for
7 their intersections.

8 And then the second table at the
9 bottom is a comparison. I just want to point
10 out that typically this type of residential
11 development, senior living, typically generates
12 less traffic when compared to other potential
13 land uses. Obviously, you don't have the same
14 demand for residents to leave for work, you
15 know, in the morning, come home in the evening,
16 have a lot of additional trips throughout the
17 day that a typical like single-family use would
18 have.

09:59PM

19 CHAIRMAN CASHMAN: Right.

10:00PM

20 MR. REINHOFER: And then if you also,
21 to kind of compare it to what the existing site
22 is, right now there is the 91,000-square foot

1 southbound being 9.5 seconds. Is that the
2 D rating?
3 MR. REINHOFER: Yes, yes. So that the
4 southbound approach during the p.m. peak hours,
5 the level of service D, which is acceptable to
6 IDOT as well as most municipalities. I know
7 everyone always hears, Level of service D, oh,
8 my gosh, D is terrible. They kind of equate the
9 level of service A through F to grade levels in
10 school and it's usually not the case. Usually
11 having a level of service D is more than
12 acceptable particularly during a peak hour along
13 an arterial like Ogden Avenue.

10:01PM

14 CHAIRMAN CASHMAN: If it was an F, what
15 would the delay be if you had something up to
16 like an F?

17 MR. REINHOFER: The delay for an F for
18 an unsignalized intersection, if I remember
19 correctly, I think it's 45 seconds. I actually
20 have a table here. I should know this. I only
21 have only been doing this for --

10:02PM

22 CHAIRMAN CASHMAN: That's okay.

1 Because when I was looking at the table that was
2 in our packet and I saw that D, I was assuming
3 it was a longer delay than with the 9.5-second
4 delay.

5 MR. REINHOFER: So the 9.5 seconds is
6 the increase in delay. So if nothing were to
7 happen in the next 8 years, go out to 2028, you
8 would have the southbound delay would be just
9 over 19 seconds. With the addition of the trips
10 generated by this development would be at
11 28.5 seconds.

10:02PM

12 CHAIRMAN CASHMAN: So it's an increase?

13 MR. REINHOFER: Right.

14 CHAIRMAN CASHMAN: So right now it's
15 like a 10-second delay, and we are talking about
16 it being like 19.5 seconds?

17 MR. REINHOFER: Yes. So right now
18 it's, yeah, about 10 seconds.

19 CHAIRMAN CASHMAN: So then the F would

10:03PM

20 be --

21 MR. REINHOFER: I'm sorry. It's about

22 16 seconds right now currently. I apologize.

1 CHAIRMAN CASHMAN: 16? Oh.

2 MR. REINHOFER: 15.8.

3 MR. YU: Peter, real quick. You keep
4 mentioning 2028, the year. It says 2026, is
5 that a typo?

6 CHAIRMAN CASHMAN: Where is that, in
7 the packet?

8 MR. YU: No, on the PowerPoint. It
9 says 2026.

10:03PM

10 MR. REINHOFER: It should be 2028.

11 MR. YU: Okay.

12 MR. REINHOFER: That's my fault, sorry.

13 We looked at complete development of both the
14 IBLP -- the existing building redevelopment and
15 then also the attached single-families or
16 attached multifamilies on Cheval Drive, which as
17 I mentioned are the next phase. We went out a
18 little bit further to account for the
19 multiphase, multiphasing, of this development.

10:03PM

20 MR. YU: Thank you.

21 CHAIRMAN CASHMAN: So there is --

22 MR. REINHOFER: And I'm sorry to

1 interrupt, one point of clarification. A level
2 of service E in an unsignalized intersection is
3 35 to 50 seconds, and anything more than
4 50 seconds of delay is a level of service F.

5 CHAIRMAN CASHMAN: Okay. So that makes
6 sense. So if this was an F, you are talking
7 about between a minute, two minutes, to be able
8 to make a turn?

9 MR. REINHOFER: Yes. I think about a
10 minute or longer.

10:04PM

11 CHAIRMAN CASHMAN: Okay. Thank you.

12 MR. WILLOBEE: This is Mark. Can I ask
13 a specific question on that while we are on this
14 slide?

15 MR. REINHOFER: Sure.

16 MR. WILLOBEE: How does that account
17 for a cumulative effect of delays? So if cars
18 are stacking up because the delays get longer,
19 is that just the car right at the stop sign
20 ready to turn?

10:04PM

21 MR. REINHOFER: No. That's the average

22 delay of a vehicle when they pull up and once

1 they stop, whether there are no cars in front of
2 them or six cars in front of them, over the
3 course of the 60 minutes the, whatever, the
4 80 or 90 southbound vehicle trips that are
5 occurring, each one of those will have an
6 average delay of 28.6 seconds.

7 MR. WILLOBEE: Okay, thank you.

8 MR. REINHOFER: Some may pull right up
9 and make a right turn and not have any delay;

10:05PM

10 and some may have 30, 40 seconds of delay
11 waiting to make a left turn based off the
12 signals at the Illinois 83 ramp and at Monroe
13 Street.

14 MR. WILLOBEE: Thank you.

15 MR. REINHOFER: That's the average
16 delay for all the vehicles making that
17 southbound approach.

18 MR. JABLONSKI: Jerry Jablonski with a
19 question here. I've spent time visiting quite a
20 bit at assisted living facilities and a lot of

10:05PM

21 visitors are seniors. A senior making a left

22 onto Ogden coming southbound on Adams, at rush

1 hour no one follows the speed limit. Have you
 2 given any thoughts about accident impacts?
 3 MR. REINHOFER: I mean it's hard to
 4 determine the amount of accidents that could
 5 occur, particularly when we are talking about a
 6 certain subsection of the population. I think
 7 that would be something that we'd want to keep
 8 an eye on in the future. I know that the
 9 Village police department, as well as IDOT,
 10 since Ogden Avenue is an IDOT-maintained
 11 roadway, will monitor traffic accidents
 12 occurring at their intersections. They will
 13 look at previous years and determine if there is
 14 an accident or a high crash location, then IDOT
 15 will try to look at alternatives to try to fix
 16 that. Obviously, no one wants to create a
 17 safety hazard.
 18 MS. FISHER: So this is something that
 19 is concerning just in that area. Correct me if
 20 I'm wrong, Monroe and Ogden right now has a no
 21 turn on left sign during peak rush hours
 22 because -- I mean I've lived here for over ten

10:06PM

10:07PM

1 years; and I mean on both hands I've seen
 2 crashes, like bad crashes, on Ogden there.
 3 You're going to be in the same situation. If
 4 somebody is trying to pull out, whether it's
 5 rush hour or not, and take a left onto Ogden,
 6 the chances of you getting nailed are going to
 7 increase with more traffic. So this is a very
 8 really concern and a very really concern for the
 9 neighbors. Even getting onto 83, I know what
 10 our speed limit is. But when you see the green
 11 light, people are gunning to get onto the
 12 highway. So I appreciate the numbers; but you
 13 know, the neighbors' concerns are very real with
 14 the traffic issues.
 15 I also would just urge you to talk
 16 to the police department about what measures
 17 they've taken, literally right across the street
 18 from you guys, because there have been a ton of
 19 accidents. And I think it's decreased with the
 20 sign, but people still don't and they turn and
 21 the next thing you know -- I mean I can hear it
 22 from my house. And I think a lot of folks would

10:07PM

10:09PM

1 surely appreciate it if you could look into that
 2 more.
 3 MR. REINHOFER: Okay. Absolutely.
 4 CHAIRMAN CASHMAN: Peter, another thing
 5 regarding that intersection. Looking at the --
 6 This is in the packet. I think it was between
 7 your figures, your drawings regarding existing
 8 and proposed. And looking at figure 8, I
 9 believe it's future with project traffic volume?
 10 MR. REINHOFER: Yes.
 11 CHAIRMAN CASHMAN: It looks like you
 12 are projecting the majority of people southbound
 13 to take a right-hand turn and head west.
 14 MR. REINHOFER: Correct.
 15 CHAIRMAN CASHMAN: Could you speak to
 16 that, like the current traffic and destinations?
 17 MR. REINHOFER: Sure.
 18 CHAIRMAN CASHMAN: It's, obviously,
 19 easier to turn right there than make a left-hand
 20 turn in my mind.
 21 MR. REINHOFER: Correct. So we
 22 developed or estimated the number of left turns

10:08PM

10:09PM

1 and right turns based on existing traffic
 2 patterns for southbound traffic on Adams. The
 3 current -- Sorry, I didn't have a chance to
 4 find my report. It's all over the place.
 5 The current traffic for the
 6 southbound, like during the evening peak hour,
 7 it's 50 right turns and 4 left turns. I think
 8 most people know that it's going to be very
 9 difficult to make a southbound left turn at an
 10 unsignalized intersection at Ogden. I think
 11 several Commissioners mentioned there is a lot
 12 of traffic out there and maybe not all of them
 13 follow the current speed limits.
 14 So we used the existing travel
 15 patterns for Adams Street to estimate the future
 16 travel patterns of future travel patterns of
 17 traffic generated from that site. We also did
 18 assign some of the traffic to the north assuming
 19 that some drivers may not feel comfortable
 20 trying to make a left turn or even a right turn
 21 onto Ogden during the peak hours. So I think we
 22 did assign less than 5 trips I believe traveling

10:09PM

10:09PM

1 to the north to I believe -- Is that Spring
 2 Street, I believe, up to the north that gets you
 3 over to 31st Street?
 4 CHAIRMAN CASHMAN: Yes, Spring Road.
 5 MR. REINHOFER: Or even to York. If
 6 you go up north and then turn right on Spring,
 7 you can get over to York street for people that
 8 may not feel comfortable trying to make a left
 9 turn on Ogden.
 10 CHAIRMAN CASHMAN: Right, because there
 11 are restrictions at 31st Street and Spring Road
 12 during certain times of the day.
 13 MR. REINHOFER: Yes. Right.
 14 CHAIRMAN CASHMAN: And I can see, if
 15 you are trying to go, like say you were trying
 16 to get to 294, if you realize it was difficult
 17 coming off any street to go eastbound during
 18 rush hour, that you could basically go westbound
 19 to get on 83, go north and get on 88, and then
 20 work your way to 294.
 21 MR. REINHOFER: Correct. Work your way
 22 south, correct. Yes. There are other options

10:10PM

10:11PM

1 MR. ERICKSON: Okay, any other
 2 questions?
 3 CHAIRMAN CASHMAN: No. Thank you.
 4 MR. REINHOFER: Absolutely.
 5 CHAIRMAN CASHMAN: We may have some
 6 more later.
 7 MR. ERICKSON: Certainly. I'd like to
 8 hand it over to Brian Pugh and Tom Jeziorski
 9 with PFB Architects with the project.
 10 CHAIRMAN CASHMAN: Brian, right now, if
 11 I could just have it, right now my screen kind
 12 of -- I can see the speakers but the screen
 13 itself is kind of black.
 14 MR. PUGH: Do you see it now?
 15 CHAIRMAN CASHMAN: No. I see your
 16 mouse, but I don't see an image. I would
 17 recommend you try stop sharing and share again.
 18 MR. PUGH: Yes, that's what I'm doing.
 19 Thank you.
 20 CHAIRMAN CASHMAN: There we go.
 21 MR. ERICKSON: Did that work? Good.
 22 Tom and Brian, take it away.

10:12PM

1 for that, correct. Good point taken.
 2 MS. CRNOVICH: I have a question.
 3 Julie Crnovich. Does your study include
 4 employees?
 5 MR. REINHOFER: It does, yes,
 6 employees. Residents, employees, and visitors,
 7 as well as deliveries.
 8 MS. CRNOVICH: What about any traffic
 9 heading like south, like using Madison or
 10 Monroe? Is there going to be any traffic on the
 11 residential streets?
 12 MR. REINHOFER: If there is, I think it
 13 would be a very low number. I think most
 14 visitors, most employees, are going to be
 15 traveling from a little further away than the
 16 residential development to the south. I don't
 17 want to say there won't be any; but we feel that
 18 most of the traffic will be regional traffic
 19 coming from more than a mile away that would be
 20 using Ogden Avenue, Illinois 83, 294, or 88 to
 21 get to and from the site.
 22 MS. CRNOVICH: Thank you.

10:11PM

10:11PM

1 MR. PUGH: Great. This is Brian Pugh,
 2 Associate Principal with PFB Architects. I'm
 3 going to be walking through some of the site
 4 massing and architectural expression that's
 5 proposed for the building. We wanted to start
 6 off by highlighting some of the topics that Dave
 7 had discussed at the beginning of this
 8 presentation.
 9 Primarily we want to use this slide
 10 to highlight the massing. This is a zoomed-in
 11 view of the proposed development with areas of
 12 2-story building running parallel with Ogden
 13 Avenue --
 14 We just lost your screen again,
 15 Dave.
 16 MR. PUGH: We wanted to highlight areas
 17 of 2-story building along Ogden Avenue. That
 18 building does step up to 3 stories as you get
 19 further from Ogden Avenue, but we wanted to have
 20 that lower section with lower sloped roofs to
 21 really keep the massing more in line with the
 22 residential nature of this area of Hinsdale.

10:14PM

10:14PM

1 Additionally, Dave alluded to some
 2 of the topography and natural landscaping of the
 3 site. It's something we wanted to take
 4 advantage of, certainly along the western extent
 5 of the site there is an extensive berm and some
 6 very nice mature trees that will allow us to
 7 obscure taller portions of the building as you
 8 travel along Ogden Avenue eastbound.

9 We did respect some comments to
 10 pull the building further away from Ogden and
 11 Adams Street that did allow us to have more
 12 green area, as well as landscaping around the
 13 perimeter of the building. We want to highlight
 14 how the parking layout has evolved on this
 15 property. You see the majority of the parking
 16 that's oriented to the north of the building,
 17 that would be screened from Ogden Avenue by the
 18 building itself, as well as parking along the
 19 western extent of the property adjacent to
 20 Route 83. That berm that we spoke of obscuring
 21 portions of the building is also a great way to
 22 hide that parking from surrounding

1 neighborhoods. All of these work to assist in
 2 cutting down on any light coming from parking
 3 lots or headlights off of cars, both work to cut
 4 that down significantly.

5 Dave, if you want to jump to the
 6 next slide, we can start looking at the building
 7 architecture. As Dave alluded to, the current
 8 building that you see on the screen pulls a lot
 9 of identifiable features from the Georgian style
 10 of architecture. We consider that this is a
 11 slightly more contemporary twist on Georgian
 12 with more subdued detailing for the building.
 13 You see a lot of symmetrical forms that you are
 14 going to see on the following slides as well.
 15 And really punched window openings are going to
 16 be a unifying feature across all of the
 17 elevations of the building. I think that this
 18 view does actually a really good job of
 19 highlighting the generous green areas and
 20 substantial landscaping around the building. It
 21 also shows a stepping from a 2-story structure
 22 along Ogden Avenue up to 3 stories the further

1 you get away from Ogden along Adams.
 2 If you could move to the next
 3 slide, Dave. This is a view from Ogden and the
 4 Route 83 onramp. You see in the foreground of
 5 the rendering the large berm and a number of
 6 mature trees along this side of the building.

7 Additionally, we want to note that
 8 the roof forms are very regular. And we have
 9 the lower sloped roof to maintain a comparable
 10 mean roof height for the 2-story sections of the
 11 building with the existing structure that is out
 12 there today.

13 We are introducing a number of hip
 14 roof elements around the building with accents
 15 of gables that work with that contemporary
 16 Georgian style and help to break up the roof
 17 mass as viewed from Ogden.

18 You can move to the next slide.
 19 This is a view looking south. This is the north
 20 elevation of the building or the primary entry
 21 point for the building. Again, symmetrical
 22 forms and punched openings are a consistent

1 theme around this structure. Pediments and
 2 pilasters are located at many balconies as well
 3 as the main entry point of the building.

4 I think that this is also a good
 5 slide to speak to the mix of materials that we
 6 are proposing. This is predominantly brick
 7 veneer masonry and fiber cement siding, and we
 8 are using those two materials to undulate up and
 9 down across the facade to create visual
 10 interest, movement, a bit more rhythm than you
 11 would see in a traditional Georgian structure,
 12 which is why we consider it a more contemporary
 13 twist on that theme. We think it's an effective
 14 way to break up longer stretches of the facade
 15 as well.

16 The slide that Dave has clicked to
 17 now, we wanted to show more of a real-world view
 18 of the proposed development against the current
 19 view that you would see. Now, this is taken
 20 about 600 feet east of the property along Ogden
 21 Avenue. This is looking back towards Adams
 22 Street. The left side, the view of the current

1 building. The right side, the view of the
2 proposed development where we have a 2-story
3 building stepping to 3-story the further right
4 that you move in the image.

5 We touched on building materials.
6 I think that the only thing that we would like
7 to add to this description is that the brick
8 fiber cement siding, architectural shingles, and
9 window systems depicted here are all compatible
10 with the Georgian style that we are depicting.

10:19PM

11 We think it lends itself to a very timeless
12 aesthetic for the structure, and the types of
13 materials that we have chosen we have utilized
14 in the past. They are we consider no-
15 maintenance materials and really enhance the
16 longevity of the structure.

17 I think the last thing we want to
18 talk to, we spent a lot of time on the exterior
19 design of the building. We also want to touch
20 on some of the interior spaces that we are
21 continuing to design and program as we evolve
22 the exterior of building. And this is touching

10:20PM

1 emergency situations. So as they follow the
2 infection control procedures and protocols every
3 day to prevent the spread of this illness, we
4 believe this makes senior living communities one
5 of the safer places for seniors to live. We've
6 partnered with LCS, like I said, about ten times
7 in the past. They are class A in senior living
8 operations. We have full confidence in them to
9 take care of our seniors.

10:21PM

10 MR. JABLONSKI: Could you provide
11 actual numbers by the next meeting?

12 CHAIRMAN CASHMAN: Yes. Dave, would
13 you be able to report on the facilities that you
14 and LCS are managing together and just what
15 their experiences are currently with Covid?

16 MR. ERICKSON: I can give you some more
17 specifics at the next meeting for sure.

18 CHAIRMAN CASHMAN: And then for Brian,
19 I'm kind of curious, with those new challenges,
20 if you are looking at this differently, looking
21 at designs and trying to design some aspects
22 that help?

10:22PM

1 on some of the amenity spaces that we are
2 planning throughout, a lot of which are modern
3 and hospitality oriented. These include large,
4 upscale dining options throughout the building;
5 movie theater; arts and crafts room; exercise
6 and wellness center. V3 also noted 40 spaces,
7 40 garage spaces within the building.

8 MR. JABLONSKI: May I ask a question.
9 It's Jerry Jablonski. All the amenities are
10 nice, but the health and safety of residents in
11 Hinsdale I think is paramount. Could you
12 address the experience in Covid, the number of
13 cases and deaths with LCS, your operator, on a
14 nationwide basis if it's 32,000 residents? And
15 also include a detail on the Ryan-LCS
16 partnerships. Thank you.

10:20PM

17 MR. ERICKSON: Yes. This is Dave. I
18 will address that one. The Covid-19 pandemic
19 has presented, obviously, unique challenges to
20 the entire senior living industry. But
21 professionally managed senior living providers
22 already have significant plans in place for

10:21PM

1 MR. PUGH: And we continue as these
2 evolve. We do quite a bit of work in the
3 hospital systems as well. But we will work with
4 our MEP partners to look at the design of the
5 air-handling system as well. I think that that
6 would be an important feature as we move forward
7 in the design of the facility.

8 CHAIRMAN CASHMAN: Okay. Thanks,
9 Jerry.

10 MR. ERICKSON: One detail, a lot more
11 touchfree faucets and features in the building;
12 but we can give you some more specifics at the
13 next meeting.

14 CHAIRMAN CASHMAN: Okay. Thank you.

15 MR. KRILLENBERGER: This is Jim
16 Krillenberger. I'm not sure whether our next
17 meeting will be in person. But as far as the
18 building materials go, it would be nice to
19 figure out how to have samples, even if you
20 could have one on Zoom, if we do it by Zoom next
21 time with the specific colors especially the
22 brick.

10:23PM

1 CHAIRMAN CASHMAN: Yes. Jim, I think
2 that's a good point. I had it in my notes. If
3 it was possible, Dave, it could be delivered to
4 Chan or to Robb at the Village Hall. Robb has
5 been manning the Village Hall. We would then
6 give the Commissioners the opportunity to stop
7 by there and see them in person.

8 MR. ERICKSON: Absolutely. We will do
9 that for sure.

10:23PM 10 MR. KRILLENBERGER: You mentioned they
11 are veneer brick?

12 CHAIRMAN CASHMAN: Is this a full
13 nominal 4-inch brick in depth?

14 MR. PUGH: Correct. It would be a full
15 nominal brick with a cavity wall and wood stud
16 backup. So that's the type of system we are
17 looking at, not a thin brick application but a
18 full-bed brick.

19 CHAIRMAN CASHMAN: Thanks.

10:24PM 20 Questions? Okay.

21 MR. ERICKSON: I do have about two or
22 three more minutes of our presentation if that's

1 okay.

2 CHAIRMAN CASHMAN: Yes. Absolutely.

3 MR. ERICKSON: Okay. Thank you,
4 Chairman.

5 So real quickly, the benefits and
6 it runs through the zoning detail. So on the
7 screen -- Can you see the zoning map on the
8 screen?

9 CHAIRMAN CASHMAN: Yes.

10:24PM 10 MR. ERICKSON: Just making sure you can
11 see that. This shows the current zoning map.
12 As you can see, a good portion of the property
13 is currently zoned IB, Institutional Building,
14 in the far west. The northwestern portion of
15 the property is currently zoned R-2.

16 Our zoning requests are to rezone
17 the property to R-2 and then to R-2PD. The
18 second request is a Zoning Code Text Amendment
19 to reduce the minimum of lot area for a PD from

10:25PM 20 20 acres to 15 acres. And then the third

21 request is a Special Use Permit, planned
22 development, site plan, exterior appearance

1 approval; and then recommendation to the Board
2 or a positive vote to the Board in the future.

3 The zoning modifications, they were
4 provided in the application. They are on the
5 screen. I'm not going to read them. It does
6 include the \$250,000 contribution to the Village
7 for the park. There are some details of when we
8 would like to do construction. The bulk
9 regulation table, which I will show on the next
10:25PM 10 screen, shows some of the variations between R-2
11 and the proposed. We didn't compare it to IB
12 even though a good portion of the property is
13 IB. It gets a little confusing to mesh those
14 two together. So we just focused on R-2 versus
15 our proposed.

16 As you can see, there are some
17 variations including lot area, side yard
18 setbacks, rear yard setbacks by the senior
19 villas. Our main building conforms to rear yard
10:26PM 20 setbacks, FAR, the parking depending on how you
21 look at it as V3 explained, and then the height.
22 These are some of the zoning bulk regulations

1 that we are complying with. Notably the maximum
2 amount of stories, 3 stories. We are reading
3 that, maximum lot coverage, some setbacks.

4 And then public benefits. We are
5 going to provide a lot of jobs, about 400 jobs
6 during construction, 95 full-time equivalent
7 jobs once we are fully stabilized. This is
8 going to be high-quality, market-rate senior
9 housing that provides a continuum of care that
10:27PM 10 meets the demand of the growing aging
11 population.

12 It is going to improve the
13 stormwater management in the area. We are going
14 to have to go through Du Page County for
15 approvals and to the Village for approvals.
16 There will not be any negative impact upstream
17 or downstream of our property. It's notable
18 that right now there is no stormwater management
19 system on the property, and we are going to have
10:27PM 20 to provide that in our proposal.

21 Replacing an aging building with an
22 upscale senior community, a large investment in

1 the Village. It's notable that this is going to
2 add quite a bit of revenue into the Village and
3 to the schools with no impact to the schools.
4 Obviously, no kids in our community. And we
5 mentioned the donation or contribution to the
6 Village.

7 So, in summary, appreciate your
8 giving us your time this evening, letting us
9 present. I know it's late but we are excited
10 about this development. It's a challenging
11 property to develop. We are very confident we
12 can do that. We feel like we are the right
13 group to do that. It's going to meet a need
14 that's currently in the marketplace. We are
15 going to invest a lot of money into the Village
16 of Hinsdale and do it right.

17 And we respectfully request a
18 positive vote when you are ready to the Village
19 Board. So again, thank you for your time and
20 appreciate any questions you have.

21 MS. CRNOVICH: I have one comment.

22 CHAIRMAN CASHMAN: Julie, yes, if you

10:28PM

10:28PM

1 .pdf site plan mostly that I believe just
2 focuses on the east side of Adams that has Ryan-
3 McNaughton in the title block and that really
4 stirred up a lot of concern in that area
5 especially because I believe it showed an
6 extension of Bonnie Brae through to Adams. It
7 showed more single-family homes.

8 MR. ERICKSON: Right.

9 CHAIRMAN CASHMAN: So as a Village and
10 as a Plan Commission, one of our goals is to try
11 to keep your proposal and McNaughton separate
12 so it is clear and it isn't confusing to people.
13 But I do think a neighbor meeting would really
14 help because on larger projects like this it
15 just allows the neighbors a chance to speak to
16 you and to share what their concerns are or you
17 even come back to us so I think that would be
18 very helpful.

19 MS. CRNOVICH: I had one other
20 question. Do you plan on having a loading dock
21 for the building?
22 MR. ERICKSON: Yes. I'm going to

10:30PM

10:30PM

1 have questions for the applicant.
2 MS. CRNOVICH: Yes, please. We have
3 had a lot of letters from residents as you know.
4 I think there is a lot of misinformation
5 circulating. I was wondering if you had
6 considered meeting with the neighbors like via
7 Zoom to give them a presentation, take their
8 questions. I think that would be very helpful
9 if you could do that before our next meeting,
10 which doesn't give you much time.

11 MR. ERICKSON: Yes. That's a great
12 comment, and I'm 100 percent onboard to do that.
13 I appreciate that because it is clear in the
14 letters that there was confusion on what was
15 being presented. I would like to listen to the
16 neighbors a little more.

17 MS. CRNOVICH: Thank you.

18 CHAIRMAN CASHMAN: That could be done
19 in a very informal way, basically dropping
20 mailings and setting up some situation where you
21 could meet or whatever; but I think it would
22 help a lot. I know for sure there is a very old

10:29PM

10:29PM

1 attempt to go back to the site plan and,
2 hopefully, you can see it. Can you see the site
3 plan?

4 MS. CRNOVICH: Yes.

5 MR. ERICKSON: Okay. Good. So the
6 west side of the building is where the employees
7 would park. The loading dock is right here. So
8 our main entrance is in the middle of the
9 building on the north side, and then our loading
10 is on the north side also. There will be a
11 screen wall between that loading dock and the
12 main parking area.

13 MS. CRNOVICH: Okay, thank you. And
14 one other question I had. Were you going to
15 talk about the landscaping plan at this
16 presentation or --

17 MR. ERICKSON: Yes, good question. The
18 landscape, both the tree preservation plan and
19 the landscape -- Well, the site plan really
20 addresses the landscape plan. It was provided
21 in your packet. We are going to meet code on
22 the landscaping. One notable thing about

10:31PM

10:31PM

1 landscaping and tree preservation, on the
2 southwest corner of the property at the
3 interchange of 83 and Ogden there are some
4 mature evergreen trees there right now. And the
5 plan, the plan is to keep those mature evergreen
6 trees at that corner.

7 CHAIRMAN CASHMAN: On that, the
8 preliminary tree removal plan in our packet, it
9 shows that cluster there and then the other
10 large cluster of existing trees being basically
11 between the main building and the villas. So
12 one question I had relating to that. If for
13 some reason you were not able to get clear title
14 and resolve the issues along Cheval -- I don't
15 know if it's Lane -- would you look to construct
16 the villas that are on the west end of that
17 extension and then connect it to the roadway to
18 the south? Or what would be the -- Do you have
19 any idea how you would approach that?

10:32PM

20 MR. ERICKSON: Yes. We would have to
21 work with V3 on the feasibility of that because
22 that's crossing floodway. So we would have to

10:33PM

1 it's going to be filled with water and flooding
2 24/7. It's during a heavy, heavy rain that it's
3 used for comp storage. So we would be tearing
4 down the homes along the south side of Cheval
5 and putting up naturalized plantings and that
6 sort of thing.

7 MR. WILLOBEE: I guess, how are you --

8 MS. FISHER: I'm sorry. Steve, I just
9 want on time, is it okay if I ask a couple of
10 questions?

10:34PM

11 CHAIRMAN CASHMAN: No, absolutely. I
12 would like to get as much feedback tonight. I
13 don't think we are going to get through
14 everything. I have a lot of questions. But as
15 much as possible, I think it would be helpful to
16 the Ryan Companies.

17 MS. FISHER: I just have two main
18 areas. The first area just does deal with the
19 tree plan. That area is adorned with beautiful
20 mature trees and weeping willows. And Dave,
21 please correct me if I'm wrong, but my
22 preliminary read of the tree plan has over

10:35PM

1 address that with V3 at the time.

2 MR. WILLOBEE: On a similar note,
3 Steve, I have question on the floodplain/
4 floodway. So your compensatory storage is in
5 Oak Brook or I'm assuming the two locations are,
6 I'm assuming, for all of the impacts for
7 Oak Brook and Hinsdale to the floodplain. What
8 happens if you don't get Oak Brook approval for
9 putting the compensatory storage right there?

10:33PM

10 MR. ERICKSON: Well, it doesn't require
11 any zoning approval. It's part of engineering
12 approval just like we have to give to the
13 Village of Hinsdale and just like we have to
14 give to Du Page County. So that's all tied to
15 engineering approvals.

16 MS. FISHER: Can that be reassessed? I
17 mean, again, it's Oak Brook. But I mean that
18 poor lady's house is smack dab in the middle of
19 that area. Perhaps those flood areas should be
20 on your property by your villas.

10:34PM

21 MR. ERICKSON: Yes. We will take that
22 under consideration. Flood area doesn't mean

1 240 trees being clearcut from the property. You
2 know, that is concerning I think to residents of
3 that area and to just the makeup of that land in
4 general. If some of the stuff might have to be
5 taken down because they are unhealthy but that
6 just seems to be in my opinion an alarmingly
7 high number of trees being removed.

8 CHAIRMAN CASHMAN: Just a clarification
9 on that tree removal plan, there is -- I don't
10 know how many -- there are a lot of them that
11 don't have the species listed and they are not
12 graded. Are those the ones actually located in
13 Oak Brook? I'm just wondering. It seems like
14 some have the detailed information and some
15 don't, and I was just guessing that that's
16 because those are not in Hinsdale.

10:35PM

17 MR. ERICKSON: Yes. Chairman and
18 Commissioner, I would like to come back at the
19 next meeting with some details on that, that
20 would give us ratios of what trees are good,
21 which ones aren't, how much is in Hinsdale, how
22 much is in Oak Brook if you don't mind.

10:36PM

1 CHAIRMAN CASHMAN: That would be
2 helpful.

3 MR. ERICKSON: Thank you.

4 MS. FISHER: Thank you. And my second
5 question has to do with density. We have all
6 heard a lot of comments about the density of
7 this project and the size. We all heard the
8 word behemoth used. I'm trying to just put
9 things in perspective. You're, obviously,
10 looking at the development; right?

11 So I looked up the Clarendale of
12 Mokena has 156 units, the Clarendale of Addison
13 has 188, and the Clarendale of Algonquin has
14 106. Here we have 245. Is there any way we
15 could scale it down to be inline with those
16 numbers?

17 MR. ERICKSON: Yes, I'm still here. We
18 will look at that. I would like to note that
19 they are not all in that below-200 range. We
20 have got one in Chicago right now that's over
21 250 units, one in Arizona that's 288, one in
22 Missouri that's 281. But this isn't like a

10:36PM

10:37PM

1 MR. ERICKSON: Maybe a few months ago
2 that would have been a nice trip.

3 I'd probably say the local ones are
4 Mokena, Algonquin, and Addison, and then
5 Schererville over in Indiana. They are all
6 similar as far as quality. That's why I'd
7 probably point you to Algonquin if I picked one,
8 but they are all very similar.

9 MS. FISHER: When was Algonquin built?

10 MR. ERICKSON: Algonquin, I believe it
11 was 2016 or '17 plus or minus a year.

12 MS. FISHER: I'm only asking these
13 questions, I'm trying to figure out just like at
14 year 1 and year 3 what were your occupancy
15 rates. Just so that we might have an idea of
16 what we would be looking at numbers-wise of
17 where you are at, what your goals are. I think
18 that would be important to just digest how many
19 people are going to be expected to be in these
20 units.

10:38PM

10:39PM

21 MS. FIASCONE: Yes, Michelle, along
22 those same lines -- and I got cut off so I'm

1 unique size development. It's what we've done
2 in the past, but we will look at the number of
3 units and get back to you.

4 MS. FISHER: So just with respect to
5 your units that are just local to us, which one
6 would be most similar to what you are proposing
7 here in Hinsdale?

8 MR. ERICKSON: As far as quality or
9 size or --

10:37PM

10 MS. FISHER: Correct, apples to apples.
11 What have you already put in place in this area
12 that would be similar to what you are proposing
13 to have in Hinsdale?

14 MR. ERICKSON: Probably -- this isn't
15 local -- Chandler is a good comparable as far as
16 quality.

17 CHAIRMAN CASHMAN: Where is that?

18 MR. ERICKSON: Chandler, Arizona. It's
19 not even close to here.

10:38PM

20 CHAIRMAN CASHMAN: Sounds like we
21 need --

22 MS. CRNOVICH: Take a road trip.

1 sorry if you already said this -- just how you
2 determine the need in the numbers there.

3 CHAIRMAN CASHMAN: You have the demand
4 analysis in the packet. On the June 24 meeting
5 I would love to have you present that in detail.

6 There is a lot of information there, but that's
7 an important thing. Obviously, you said you
8 wouldn't be doing this project if you thought it
9 wasn't a smart investment; but if we could just

10:40PM

10 go through that report, I think that would
11 really help the Commissioners and help them hear
12 there is more about that.

13 MR. ERICKSON: Absolutely, Chairman,
14 will do.

15 CHAIRMAN CASHMAN: Anna, any other
16 questions or comments?

17 MS. FIASCONE: For me, I think this is
18 an entryway into the Village. We have discussed
19 that for a few other projects and we discussed

10:40PM

20 that the aesthetics are very important
21 especially if it's going to be the entry into
22 the Village. I think it should be consistent

1 with the Hinsdale character. It feels very
2 large to me as you are driving into Hinsdale. I
3 don't know if, you know, we can blend that more
4 with a better landscaping plan. I also think
5 the view from Ogden should be possibly maybe all
6 brick veneer just from the view from Ogden just
7 to be a little more consistent with the
8 character.

9 And we talked, you guys talked a

10:41PM

10 little bit about it feels a little more modern
11 than the normal Georgian. And I just, I think
12 that it feels almost apartment-ish and I do not
13 mean to discredit the architects. It just does
14 not feel like Hinsdale, the entryway to Hinsdale
15 so --

16 MR. ERICKSON: Yes. I appreciate that
17 feedback. One of the goals is -- Sometimes if
18 you plaster the whole building with brick, it
19 can get too institutional. So there is a

10:41PM

20 balance there we try to strike, but I appreciate
21 that feedback.

22 MS. FIASCONE: I get that. I can see

1 that. But of course, there are all-brick
2 buildings that have some stone and whatnot on
3 it+++++++++++.

4 That break it up, and it just feels a little
5 more substantial I guess. But I would like to
6 see the materials, that would be really helpful.

7 CHAIRMAN CASHMAN: Julie or Michelle?

8 I just want to make sure everyone
9 has a chance. Do you have any other comments
10 regarding --

10:42PM

11 MS. CRNOVICH: I did with the
12 landscaping. I would like to see something that
13 goes in with the site that's not your
14 generic-type landscaping, maybe like think out
15 of the box and do something like a butterfly
16 garden. Something like when grandchildren visit
17 their grandparents, something they can enjoy,
18 something that draws them outside. I think
19 that's really important.

10:42PM

20 MR. ERICKSON: Thank you.

21 MS. FISHER: It would just be along the
22 same lines of Julie. You know, that area is

1 pretty special to the folks over there. And if
2 there is some type of sanctuary or something
3 that, you know, memorializes and keeps faith the
4 beauty of that area, I think it would be really
5 important to residents there to have that
6 essence.

7 CHAIRMAN CASHMAN: One thing, just a
8 question to Robb and Chan, I think when -- I
9 would have to go back and check. When we were
10 looking at concept plans, I don't think we got
11 into landscape plans at that stage. I thought
12 it was later in the detail plan. But can you
13 clarify for that for me?

10:43PM

14 MR. YU: Yes. They usually have been
15 typically just the landscaping that's shown in
16 site plan, not so much of a detail plan where a
17 forester would look at it in detail.

18 CHAIRMAN CASHMAN: Okay. Jim?

19 MR. KRILLENBERGER: No comments right
20 now, thanks.

10:43PM

21 CHAIRMAN CASHMAN: Jerry?

22 MR. JABLONSKI: I have got a couple

1 thoughts. Going back to traffic, I'm assuming
2 all this traffic analysis was not additive with
3 what we added with Kensington Academy. I seem
4 to remember those traffic conversations being
5 somewhat contentious about looping around. Is
6 there any way we can make, if it hasn't been
7 included, the impact of Kensington Academy into
8 this traffic study?

9 Second, take a good hard look at
10 Kensington Academy and think about what I think
11 Anna is trying to say. I think we had a
12 unanimous vote for the facade of that building,
13 and I think that represents what a lot of people
14 would like to see on a gateway building.

10:44PM

15 And third, I still think 140 units
16 is too many. I know you made it smaller. And
17 when Michelle pointed out that a lot of your
18 other properties in Illinois start with a one, I
19 would like to see it smaller.

10:44PM

20 MR. ERICKSON: Thank you.

21 CHAIRMAN CASHMAN: Troy?

22 MR. UNELL: No, I agree with the

1 comments others have had. I just have one
2 question. I know we are just speaking about the
3 portion of the development that is west of Adams
4 Street tonight. But I wanted to understand, is
5 there going to be a development east of Adams?
6 And if there is, are we going to be able to look
7 at that in totality; or is that going to be a
8 separate matter that we are going to evaluate
9 separately?

10 CHAIRMAN CASHMAN: I believe at this
11 point it would be a separate matter. I have
12 seen some preliminary drawings. I don't think
13 anything has been formally submitted. But the
14 numbers that, I think it was Peter, the traffic
15 engineer, was talking about, which is around
16 40 something units, preliminary site plan I saw
17 with McNaughton had, I believe, 42 single-family
18 units, about 20 something on Adams and then
19 another 20 on Madison; but they were not
20 connected. But I do not know what has been
21 proposed at all south of the pond and along, you
22 know, Ogden Avenue towards the corner of Madison

1 because that's also property as part of the
2 Institute in Basic Life Principles.
3 MR. UNELL: Okay. Thanks. That's all
4 I have. Thank you.
5 CHAIRMAN CASHMAN: Mark?
6 MR. WILLOBEE: Thanks, Steve. So,
7 again, I mentioned my comment about compensatory
8 storage. I would like to understand a little
9 better about how that -- Because the project is
10 contingent on that in my opinion. So I
11 understand how that approval process happens
12 with Oak Brook, and I understand what you said
13 as far as just being an engineering approval.
14 But how are you guys going to Oak Brook for the
15 approval of that portion of it? I would like to
16 understand that interplay a little better.
17 With respect to the traffic study,
18 I agree with Jerry on the Kensington, that was
19 one of my notes, does it account for Kensington
20 traffic patterns that weren't in play when you
21 guys did the traffic study.
22 I also want the projection of

1 traffic patterns based on existing. I don't
2 know that that has merit. This is a whole
3 different user than what is coming off of Adams
4 right now, you know, whole different traffic
5 patterns. So I don't know that you can base it
6 on existing traffic patterns.
7 I really think those long left-turn
8 lanes are long right now. I think people are
9 going to head north on Adams and come back down
10 to Madison and hit the light there and wait too
11 long. So I really want to understand, want to
12 understand all that.
13 And then one question, I think it
14 was in your last slide, this is from a water
15 resource perspective, my background. There is a
16 dam in that creek. It doesn't appear -- and V3
17 maybe can comment on this -- that it provides
18 any flood control. Is there an opportunity to
19 remove that dam to improve water quality? And
20 that's one consideration there.
21 And then have you guys evaluated
22 using green infrastructure for stormwater

1 management on this property? I see you have
2 underground detention and detention ponds, but
3 are there other opportunities for green
4 infrastructure and improved water quality on the
5 site?
6 And then my last two comments. I
7 think on one of your requests you requested the
8 mean height of 43 feet. Is that the average
9 between the 2-story and the 3-story?
10 MR. PUGH: There is actually two mean
11 heights that we have. The 3-story section is at
12 42 feet. The 2-story section is 31 feet 9.
13 MR. WILLOBEE: All right. Thank you.
14 And then just regarding landscaping, I think
15 renderings are becoming more and more important
16 in how we and people make decisions. So I would
17 just ask that the renderings be realistic with
18 respect to what you all plan to show in your
19 landscape plan. So we can see a lot of the
20 trees, screening in front. You know, again, I
21 just ask that those be realistic to what, to how
22 we make decisions as a Commission. Those are my

1 points, Steve, for now.
 2 CHAIRMAN CASHMAN: Okay.
 3 MR. ERICKSON: Thank you.
 4 CHAIRMAN CASHMAN: We have questions
 5 here. This is looking at the packet. One
 6 requirement of the planned development is to
 7 provide an increased amount of open space. And
 8 some information that I would like to see in
 9 here -- and I just could not find, and I
 10 apologize if it's -- It's 280 pages. I don't
 11 see in either the site drawings or in the
 12 narrative the current percentage of green space.
 13 So I would like to see that documented on
 14 basically what's currently there taking the
 15 property, how much of that is pervious, how much
 16 is impervious. There is a chart on the
 17 engineer's site plan drawing C3.0, there is like
 18 a site summary chart. And near the top, it
 19 lists impervious area, pervious area. I would
 20 really like to see existing. So if you list
 21 what the existing information is and what the
 22 proposed is because, you know, that's an

10:49PM

10:50PM

1 different zoning requirements. Parking is one
 2 that if it's wrong it's a nightmare. It's
 3 clearly wrong at Manor Care. It's a problem for
 4 not only Manor Care but the neighboring
 5 business, for Hinsdale Orthopaedics. It's just
 6 been a nightmare. They have people parking
 7 offsite.
 8 So I was curious when it comes to
 9 parking what you are showing, the extent of the
 10 underground parking area, could that be enlarged
 11 to accommodate more parking to get those 24
 12 spaces, some creative civil engineering work?
 13 Peter and Brian, I know you guys are creative
 14 civil engineers. Is there a way you can
 15 integrate some additional parking around this
 16 site to allow, to apply that? I think it would
 17 be -- This is one commissioner speaking, but I
 18 think it would go a long way to helping the
 19 proposal because when parking is wrong it's an
 20 obvious problem, and it's impossible to fix
 21 after the fact. So I'm kind of curious on the
 22 parking. Let me go back here.

10:52PM

10:52PM

1 important consideration for the Plan Commission.
 2 We have literally with planned developments had
 3 people knock down a wing of a building to
 4 increase open space. And now that's something I
 5 would like to have shown in that chart.
 6 Same with in that chart it would be
 7 nice to list the required versus proposed. Your
 8 slide show, and I'm glad you had that, that
 9 showed information that we don't have in our
 10 packet. Actually, the packet doesn't -- It
 11 only lists the provided parking, it doesn't list
 12 the calculations. And you know, when I was
 13 looking at it, I guess I was pretty close
 14 because I figured you were about 23 spaces
 15 short.
 16 We have had real parking issues
 17 with Manor Care across the street, I mean
 18 severe. I really would like to find a way not
 19 to have a variance related to parking. A lot of
 20 these other things I think make a lot of sense
 21 with the planned development because we are
 22 looking at greatest solution to the site so

10:51PM

10:53PM

1 MR. JABLONSKI: Just on your parking
 2 point, fewer units would address that formula.
 3 CHAIRMAN CASHMAN: Well, that's true.
 4 So it's a balancing act. Let me go back. In
 5 your packet, this is your kind of zoning summary
 6 and it starts with minimum front yard. There is
 7 an asterisk at the bottom. And it says, The
 8 proposed modification is a minimum measurement.
 9 This was related to minimum front yard. The
 10 proposed modification's minimum measurement from
 11 the front of the lot to the curb of the nearest
 12 edge of the sidewalk as this case may be.
 13 Then when I looked at the site plan
 14 that we are referring to, those dimensions on
 15 there, unless I'm reading them wrong, appear to
 16 be measuring from the property line. This is
 17 what I'd expect.
 18 So I don't know if this was a
 19 leftover from a previous, you know, from one of
 20 your initial meetings with the Board of Trustees
 21 and just needs to be updated. But if you could
 22 look at that chart, that I think that just needs

10:53PM

1 to be modified or clarified. I would really
2 like to know what it needs because it confuses
3 me. And I don't, I would not be in favor of the
4 Village changing how we measure front yards. We
5 had a challenge in another area where there was
6 a private road, and they were measuring from the
7 center of the road and that became a nightmare.
8 So I would like to stay away from --

9 MR. ERICKSON: Understood.

10:54PM

10 CHAIRMAN CASHMAN: The FAR, I think
11 it's important to show what the calculation is
12 because you can show the facts of that. And .46
13 is almost double. Though, again, I look at this
14 differently. It's a planned development so I
15 think that's where we have to have some leeway,
16 but I think that would be important to show
17 that.

10:54PM

18 I'm curious, just this is related
19 to the Hinsdale portion along Cheval Drive. Is
20 there an existing -- It appears at least to be
21 a house north of your west villas? And it
22 looked like that original roadway connected down

1 here to this property? So I just would like
2 some clarification on that. It looks like -- I
3 was looking at a satellite photo, and it looks
4 like you still have access to a road to the
5 north? But it's straight north of those 9
6 villas on the west.

10:55PM

7 Regarding some of the questions
8 regarding the floodplain compensatory storage, I
9 just would like to have some idea of what you
10 are proposing as far as -- Because there are,
11 obviously, I'm guessing, dry bed retention
12 areas. What type of landscaping? Are there
13 some naturalized, some natural approaches, that
14 address some of the comments that Julie had and
15 Mark had? Kind of curious to hear about that.

10:56PM

16 When it comes to the mass, and this
17 is where some of the comments other
18 Commissioners have had, I personally think
19 that -- I was glad to see the changes of the
20 4-story going away. I have a concern about the
21 exposure along Ogden and basically the east
22 portion. There is a 2-story wing there and then

1 an enclosed courtyard. And then, obviously, it
2 steps back, a 3 story. I personally would
3 rather see that area, that be an open courtyard,
4 and that connection there be eliminated. And
5 then instead replace those units in that space
6 you had there by closing off one of the -- the
7 southwest courtyard, which is open, because that
8 one is really going to be hidden by the berm.
9 When you look at it at the intersection, I don't
10 even know if you can really see what's going on
11 there. But I think it would really change and
12 address some of these concerns about visual
13 mass.

10:56PM

14 Because the most obvious view of
15 this building is actually from the south and
16 from Ogden. And back to some of the
17 Commissioners' comments, it's the entry into the
18 town. So I would just be interested in seeing
19 if that's something you could study as possibly
20 removing and opening up that -- It would be the
21 east courtyard to the south and then basically
22 closing off the one to the west and see if that

10:57PM

1 would work with your requirements.

10:57PM

2 Regarding the stormwater, and it
3 was nice to see that V3 addressed it. There is
4 that strange creek that actually originates in
5 Clarendon Hills, goes under 83, then goes
6 through the neighborhood south of Ogden, and
7 then goes under the building. I would just like
8 to get some specifics on the size of the current
9 culvert and the plans. I saw on the preliminary
10 site plan a rerouting that around the building.
11 In heavy rain events, that basically, north of
12 Ogden, that basically floods; that can't move
13 enough water, so the size of the current culvert
14 is not adequate. And even there has been water
15 in the roadway. My concern is if we go with the
16 completely underground piped connection to kind
17 of the creek to the north of your access road,
18 what in a really bad event are we going to
19 somehow force water back into that neighborhood?
20 And there are homes right there. And I just, I
21 have seen it in really bad conditions. I just
22 think that's something I would like your

10:58PM

1 engineers to kind of focus on and make sure that
2 we have not only adequate size to that but in a
3 really bad event that is beyond your
4 calculations that there is some opportunity for
5 that to overflow onto the grade or whatever and
6 not backup into that neighborhood.

7 I was curious, also, if you had any
8 meetings or discussion with our fire department.

10:59PM

9 And as far as them looking at the site plan,
10 turning radii for their vehicles. I was
11 wondering if they would want to see, even though
12 there are those mature evergreens that are in
13 the southwest corner, are they interested in a
14 fire lane, dedicated fire lane or something?
15 It's something we need to get into later in
16 detail design, but I would like you to at least
17 make sure you're investigating that.

10:59PM

18 I'm not certain if you are going to
19 be able to demonstrate that you're increasing
20 open space. And then that, I saw the -- I was
21 pleased to see at least change and something
22 being offered as far as that \$250,000 donation

1 to the parks. But this area north of Ogden in
2 Hinsdale is void of any parks. So families
3 there, imagine having a stroller and trying to
4 cross Ogden. It's kind of shame, but basically
5 we have certain areas in our town and our parks
6 and recs department will help you with that.

7 But this is an area where I really think a park
8 would be helpful, an opportunity here with
9 McNaughton that I don't know that they have
10 proper open space. And maybe there is some
11 opportunity in what I would call the -- what
12 would be that be -- the northeast corner of
13 Adams and Ogden. Something that could happen
14 from there up to that and start at the pond that
15 would help with open space and allow a park. I
16 think a parkway that was connected by a footpath
17 over to Bonnie Brae would allow all that entire
18 neighborhood over by Salt Creek the ability to
19 basically walk a stroller over there and go to a
20 playground or something. Something for you to
21 consider, just an idea I have regarding that.

11:00PM

11:00PM

22 And I have just a few more on the

1 site plan, and then we will continue. We talked
2 about parking. I was curious and I didn't see
3 this in the traffic studies, I may have missed
4 it. Just analyzing the intersection of Adams
5 and Ogden as far as site lines and turning, it
6 would be nice if you could indicate that. My
7 gut says you have decent site lines. But then
8 when I see the rendering with the very large
9 monument sign, I would almost think you don't
10 have any site line. So I don't believe -- I'm
11 assuming that signage is not part of this
12 application. That's usually done separately,
13 but it's just something that's, especially with
14 this turning, would be crucial.

11:01PM

15 For Brian or Ryan, pardon me, Ryan.
16 No, I guess it was Peter. When it came to
17 turning warrants, I know that it's not a whole
18 lot of traffic; but I was wondering if
19 southbound on Adams, if you did have a dedicated
20 right-turn lane if that would impact those
21 delays because now people that, say, would be
22 turning left, you could split them into two

11:02PM

1 lanes so they are not all queued up; and could
2 that possibly help. But maybe that's a
3 situation that would never be allowed because
4 it's an IDOT intersection and doesn't meet
5 warrants, but if you could just let us know on
6 that.

7 I have some other architectural
8 comments. I'll just give you something to chew
9 on so you have this. I definitely like, there
10 was a good step in the right direction pulling
11 away from the Craftsman style to this. I think
12 it's much more reflective of Hinsdale. It's
13 really just more of some of the details. I was
14 glad to see the pallet, I think that's helpful.
15 In looking at Georgian revival or Colonial
16 revival, there are a few details where I would
17 be interested in looking at possibly some
18 alternatives with the same structure but gave
19 some alternatives. You have these projections.
20 I was glad to see the hip roof because that's
21 typical of Georgian with the gables. The gable
22 details, I would like to see more true to a

11:03PM

11:03PM

1 Georgian detail where there is not siding there
 2 or more dental moldings, more details that might
 3 be, may be not -- This looks just to me, I
 4 don't know if I'd call it contemporary, this
 5 seems almost a little bit watered down. But I
 6 almost wonder, especially when I looked at
 7 these, some of these elevations, the elevations
 8 is an idea of taking -- Because right now you
 9 have on, well, you don't have gables, you have a
 10 mix of siding. You have brick up to the 2nd
 11 story, where it's a 3-story portion.
 12 I'd be kind of curious to see if
 13 you -- A typical Georgian would be more
 14 sometimes masonry buildings. If you have
 15 masonry brick and then an item like this where
 16 it's a porch, where you have these covered
 17 patios and these porches, that would typically
 18 maybe be Ionic columns, maybe four columns. And
 19 then you wouldn't have masonry there, but you
 20 would have more wood detail there. So that
 21 would contrast to what would be adjacent to it,
 22 which would be brickwork. I would just be

11:04PM

11:04PM

1 maintenance-free materials. I think that might
 2 look differently there. I notice some large
 3 windows behind it. I'm not sure what those are
 4 for there, going up into the attic space, that
 5 might be a large gathering space, whatever. But
 6 I kind of would like to see more study on that.
 7 I'm glad you went the Georgian or
 8 Colonial route. I think that's a good move in
 9 the right direction. But I really think the
 10 biggest challenge I have is that the east part
 11 of Ogden I think that just appears to me as a
 12 really massive solid wall. There are some other
 13 renderings I think you had in the previous Board
 14 package where you could see that a little
 15 better. And I think that by somehow opening up
 16 that one courtyard, it would just totally change
 17 the perception there. Because the courtyard
 18 that's more to the west that steps back, I
 19 really think it breaks up visually. When you
 20 would be driving there, you wouldn't even
 21 realize how big the building is because you
 22 would only see those wings coming out. And if

11:06PM

11:06PM

1 curious to see how that would work. I think it
 2 might --
 3 I like your attempt to scale things
 4 down because this is a very large structure.
 5 And where you have groups of windows, there are
 6 cases in the elevation where you have 4 windows
 7 and they are grouped together with siding, I
 8 would almost prefer to see that all masonry.
 9 I would kind of be interested to
 10 see and investigate these typical projections
 11 because the columns are quite massive. The
 12 detail at the main entry I would really like
 13 that to be studied some more. There is two, you
 14 have two columns on the outside at the gables.
 15 Then there are two in the middle that come up
 16 and really don't seem to be supporting
 17 something. I almost preferred it in the
 18 Craftsman approach because it looked lighter to
 19 me and not so heavy visually. So I kind of, I
 20 would be interested in I think the idea of maybe
 21 looking at these gable projections more as, not
 22 wood, a cement board approach and

11:05PM

11:05PM

1 you need to replace the units you need for your
 2 program on the west side, I don't think anyone
 3 would really know other than the residents. So
 4 whether that's possible or not, I think that's
 5 something worth studying.
 6 We talked about samples. We could
 7 come look at those. And I think it's 11:07. I
 8 really appreciate you staying as long as you did
 9 and listening to our comments. What I would
 10 like to do is continue this meeting. We had,
 11 let me look, we had written comments, people are
 12 calling in. We had Jeff Allen.
 13 I don't know if I want to get to
 14 public comment in case the Commissioners feel
 15 they have more questions until we continue this
 16 meeting. Any thoughts, Commissioners?
 17 MR. KRILLENBERGER: Yes. We will
 18 probably have more comments.
 19 CHAIRMAN CASHMAN: I mean it's a big
 20 package. I want to make sure everyone has --
 21 that we give Dave and his team meaningful
 22 comments. I really appreciate the time, effort,

11:07PM

11:08PM

1 expense, you have made investments. I know this
 2 started back in 2019 I think is when I first
 3 heard of your involvement in this. So I think,
 4 you know, I appreciate it. I think Jeff
 5 actually wrote in also, if I remember, looking
 6 at the letters. So we definitely will get to
 7 public comment at our next meeting.

8 But what I would like to do is
 9 maybe hear a motion to continue this to June 24.

11:08PM 10 And then at that meeting my intention was to
 11 basically flip the order, since you were patient
 12 tonight, and have you guys go first on the
 13 public hearings and then take up the moratorium
 14 issue second.

15 And I also think this will give
 16 people an opportunity, after seeing this
 17 presentation tonight, they might chime in for
 18 our next meeting and make some more comments.

19 If you can somehow reach out to
 11:08PM 20 neighbors, that will be fantastic and help
 21 address some of the rumors that are going
 22 around.

1 CHAIRMAN CASHMAN: Michael?

2 MR. MARRS: If we could also note that
 3 at the next meeting members of the public will
 4 have an opportunity to ask questions directly.

5 CHAIRMAN CASHMAN: Oh, yes. I don't
 6 know if you were on our previous call. In this
 7 case, there is a lot of information here. I
 8 would like to, when we reconvene, to have you
 9 look at that financial analysis you did that's
 11:09PM 10 part of our packet. Those are some comments
 11 that I believe are in some of our written
 12 comments. So I think that would be helpful if
 13 you presented that because then when people have
 14 a comment they could ask a questions on that.

15 MR. YU: Also, I just wanted to
 16 clarify. Sorry for jumping in. As mentioned
 17 earlier, the link on the website, that's been
 18 corrected since 9:11 p.m. So the public
 19 comments for the IBLP is on there now.

11:09PM 20 CHAIRMAN CASHMAN: Okay. Michael,
 21 anything else?

22 MR. MARRS: I think that covers it. I

1 appreciate everybody who has been on the line
 2 and waiting patiently. Sorry we didn't get to
 3 you, but we will have opportunities on the 24th
 4 for everybody.

5 CHAIRMAN CASHMAN: Brad, are you able
 6 to tell me how many people are on hold right
 7 now?

8 MR. BLOOMBERG: Currently we have six
 9 people on hold.

11:10PM 10 CHAIRMAN CASHMAN: I really appreciate
 11 your patience. And hopefully, you were able to
 12 hear some things tonight and definitely we will
 13 hear from you at the next meeting and put it on
 14 the agenda. Again, we will read both written
 15 comments and give people the opportunity to call
 16 and speak.

17 Commissioners, any other comments
 18 before we call for a motion to continue?

19 MS. CRNOVICH: Dave, I had one more
 11:10PM 20 quick comment.

21 CHAIRMAN CASHMAN: Sure.

22 MS. CRNOVICH: I really like what you

1 had to say about a park being on the other side
 2 of Ogden. For over 20 years, I have been
 3 hearing how there is a lack of park over there.
 4 Maybe somehow, I know you are going to give a
 5 cash contribution to the parks, maybe instead
 6 you could do something with a park. Just an
 7 idea if you could come up with something.

8 CHAIRMAN CASHMAN: While you have the
 9 excavators pushing dirt around.

11:11PM 10 MS. CRNOVICH: Sorry, it's late. I
 11 can't even talk anymore.

12 MR. KRILLENBERGER: Isn't it a
 13 traditional public benefit, if you are building
 14 something, I think it was a housing subdivision,
 15 you make a bunch of houses and then you give a
 16 part --

17 CHAIRMAN CASHMAN: That's a good
 18 comment. When we looked at Hinsdale Meadows,
 19 they created two parks within that development
 11:11PM 20 and then are basically doing work in Katherine
 21 Legge park to regrade and level out those soccer
 22 fields that are floating sideways. So they did

1 two things for public benefit. It was basically
2 two parks and then that, there is a path
3 connection to Katherine Legge. And then it was,
4 we talked about dog parks. We talked about
5 plenty of stuff back in that project, but it
6 ended up being the grading of Katherine Legge I
7 think on the east side.

8 MS. CRNOVICH: Even a passive park
9 would be nice over there because it's so

11:12PM 10 beautiful, it's so natural. I think you would
11 get a lot of enjoyment out of something like
12 that.

13 CHAIRMAN CASHMAN: I think that's even
14 in some of the comments we will read at the next
15 meeting. It's a beautiful area. You go up
16 Adams, you go up Madison, and the whole area of
17 Fullersburg Woods. It's unique because there is
18 a lot of woods. It's a lot of natural
19 topography. The existing pond there is really

11:12PM 20 unique. So maybe there is an opportunity.
21 Maybe it isn't a playground, a typical
22 playground, maybe it's something else.

1 It might be helpful, Dave. I don't
2 know if, Chan and Robb, I don't know if you have
3 any contact with the parks and rec. I know you
4 have this donation of \$250,000. That also might
5 be interesting if you could have a conversation
6 with their chair and find out your thoughts
7 about this part of town. As Plan Commissioners,
8 we are making some assumptions here; but I think
9 that would really be helpful if you had a
10 conversation with them and said, okay, is there
11 something here you guys are looking for? I know
12 they have a master plan, they work on this
13 constantly. So I think that would be really
14 helpful.

11:13PM 15 MS. FISHER: I think that would be a
16 great idea especially in that area because it is
17 really pretty.

18 CHAIRMAN CASHMAN: Anyone else?

11:13PM 19 Okay. Again, thank you, Citizens,
20 for being part of this meeting in the Zoom world
21 and hanging on the phone. We will listen to you
22 and be able to hear you in two weeks. And then

1 thank you, Dave, and your team for waiting and
2 making your presentation tonight.

3 I would like to hear a motion to
4 continue this to our June 24 Special Plan
5 Commission meeting.

6 MR. WILLOBEE: So moved.

7 MS. FISHER: Second.

8 CHAIRMAN CASHMAN: Chan, could you call
9 a vote, please.

09:18PM 10 MR. YU: Commissioner Krillenberger?

11 MR. KRILLENBERGER: Aye.

12 MR. YU: Commissioner Fisher?

13 MS. FISHER: Aye.

14 MR. YU: Commissioner Jablonski?

15 MR. JABLONSKI: Aye.

16 MR. YU: Chairman Cashman?

17 CHAIRMAN CASHMAN: Aye.

18 MR. YU: Commissioner Crnovich?

19 MS. CRNOVICH: Aye.

09:18PM 20 MR. YU: Commissioner Willobee?

21 MR. WILLOBEE: Aye.

22 MR. YU: Commissioner Unell?

1 MR. UNELL: Aye.

2 MR. YU: And Commissioner Fiascone?

3 MS. FIASCONE: Aye.

4 MR. YU: Thank you.


5 CHAIRMAN CASHMAN: Thank you very much,
6 Dave, and everybody.

7 * * *

8 (Whereupon the further hearing
9 of the above-entitled cause
10 was continued to June 24,
11 2020.)

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

I, JANICE H. HEINEMANN, CSR, RDR, CRR,
do hereby certify that I am a court reporter
doing business in the State of Illinois, that I
reported in shorthand the testimony given at the
hearing of said cause, and that the foregoing is
a true and correct transcript of my shorthand
notes so taken as aforesaid.



Janice H. Heinemann CSR, RDR, CRR
License No. 084-001391