

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
October 14, 2020  
MEMORIAL HALL  
7:30 P.M.**

Plan Commission Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, October 14, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

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

**ABSENT:**

**ALSO PRESENT:** Chan Yu, Village Planner and applicant for case: A-22-2020

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**Approval of Minutes – September 9, 2020**

With no questions or comments, the Plan Commission (PC) **unanimously approved** the September 9, 2020, minutes, as submitted, 7-0, (1 abstained).

**Sign Permit Review - Case A-26-2020 – 115 S. Vine St. – Life Insight Therapy Collective — 1 New Wall Sign**  
The sign applicant was not available during the meeting however Chairman Cashman felt that this request was fairly straight forward and asked if anyone had any questions.

Commissioner Krillenberger asked if Chan knew what the business is about.

Chan replied that they provide individual or family counseling.

Commissioner Krillenberger asked about the “collective” component on the sign.

Commissioner Jablonski stated that he was wondering the same thing and reviewed their website. It appears they have multiple practitioners and assumed they split the rent between 20 practitioners.

Chan mentioned that they have an existing location but never had signage.

In general, the PC was supportive of the sign, it looks good on the building and is appropriate in size.

With no questions or additional comments, the PC **unanimously approved** the sign application, as submitted, 8-0.

**Findings and Recommendations - Case A-20-2020 – McNaughton Development – Planned Development Concept Plan, Special Use Permit and Exterior Appearance/Site Plan to develop 20.9 acres (of 37.1 acre site) at 4S010 Madison Street (North of Ogden Ave. and East of Adams St.) for a 46 Single Family Detached Home Planned Development in the R-2 Single Family Residential District.**

**Plan Commission Minutes  
October 14, 2020**

With no questions, the PC **unanimously approved** the Findings and Recommendations for Case-20-2020, as submitted, 8-0.

**Findings and Recommendations - Case A-23-2020 – 16 E. 1<sup>st</sup> Street – Nabuki - Exterior Appearance Review to renovate front façade for restaurant expansion in the B-2 Central Business District.**

With no questions, the PC **unanimously approved** the Findings and Recommendations for Case-23-2020, as submitted, 8-0.

**Public Hearing - Case A-22-2020 (continued from the October 14, 2020, PC meeting) – 222 E. Ogden Avenue - Lakeside Bank – Special Use Permit and Exterior Appearance and Site Plan for a new 2-story tall Lakeside Bank with 2 drive-thru lanes in the B-3 General Business District.**

**Please refer to Attachment 1, for the transcript for Public Hearing Case A-22-2020.**

The PC **unanimously continued the public hearing for Case A-22-2020, 8-0** for the November 11, 2020, Plan Commission meeting.

**Adjournment**

The meeting was adjourned at 8:31 p.m. after a unanimous vote.  
Respectfully Submitted by Chan Yu, Village Planner



2

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;

3 MR. PETER COULES, Attorney for  
Petitioner;

4 MR. DON MOUCH, Petitioner's Architect;

5 MR. STEVE REZABEK, Petitioner's  
Architect;

6 MR. DAVID PINKERTON, Petitioner's  
Representative.

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10 CHAIRMAN CASHMAN: Our next order of  
11 business is a Public Hearing. And this is for  
12 Case No. A-22-2020, 222 East Ogden Avenue for  
13 Lakeside Bank, a Special Use Permit and exterior  
14 appearance and site plan review for a new  
15 2-story tall Lakeside Bank with 2 drive-thru  
16 lanes in the B-3 general business district.  
17 This was continued from our September 9, 2020,  
18 meeting.

19 And I believe we need to swear in  
20 anyone who's going to testify related to this.

21

22

4

1 MS. CRNOVICH: Aye.

2 MR. YU: Commissioner Willobee?

3 MR. WILLOBEE: Aye.

4 MR. YU: Commissioner Unell?

5 MR. UNELL: Aye.

6 MR. YU: Commissioner Fiascone?

7 MS. FIASCONE: Aye.

8 MR. YU: Thank you.

9 CHAIRMAN CASHMAN: Welcome, everyone.

10 Do you want to start, Peter, or is  
11 there someone else who wants to lead this off?

12 MR. COULES: I'll go first, Steve,  
13 thank you.

14 Good evening, everybody. It's been  
15 a little bit difficult to do everything here on  
16 the Zoom calls but I'll try to be as brief as  
17 possible because everything is in your packet.

18 There's two different matters that  
19 are up on the same property at 222 East Ogden  
20 that presently is owned by Amita Health. It is  
21 a property that has been empty for a little over  
22 a year, maybe a year and a half. The parking

3

1 (WHEREUPON, Mr. Coules, Mr. Mouch  
2 Mr. Pinkerton, Mr. Rezabek were  
3 duly sworn in to testify.)

4 CHAIRMAN CASHMAN: Welcome, everyone.  
5 Who would like to give us, go through your  
6 presentation.

7 MR. YU: Can we have a motion to open  
8 the Public Hearing, please.

9 CHAIRMAN CASHMAN: Thank you.

10 Motion to open the public hearing.

11 MR. WILLOBEE: Willobee, so moved.

12 MS. CRNOVICH: Crnovich, second.

13 CHAIRMAN CASHMAN: Roll call, Chan?

14 MR. YU: Commissioner Krillenberger?

15 MR. KRILLENBERGER: Aye.

16 MR. YU: Commissioner Fisher?

17 MS. FISHER: Aye.

18 MR. YU: Commissioner Jablonski?

19 MR. JABLONSKI: Aye.

20 MR. YU: Chairman Cashman?

21 CHAIRMAN CASHMAN: Aye.

22 MR. YU: Commissioner Crnovich?

5

1 lot is getting kind of in a disarray. The  
2 building itself is not really in all that great  
3 of shape, if people had a chance to walk around  
4 it. In fact, they still even have their garbage  
5 refuse not even screened in.

6 The new proposed building is in the  
7 B-3. The special use is an allowed use in the  
8 B-3. The reason we have to come for the special  
9 use just for the mere fact that the request is  
10 for the 2 drive-thru with the 6 stacking lanes  
11 which meet the criteria I'll go through required  
12 under the zoning code but we still have to come  
13 for a case by case basis for everybody who wants  
14 to ask for a special use in the B-3 to have a  
15 drive-thru.

16 Presently as we all know that next  
17 to it to the west is the Shell Gas Station.  
18 Directly behind it, and it's 170 feet from that  
19 property line, is a parking lot, so they are  
20 well over 250 feet from any fence to go to  
21 anybody's home.

22 To the east going all the way

1 basically to Whole Foods is all B-3, all 2-story  
2 structures. And across the street to the north  
3 where I'm at in the Hinsdale Office Park it's  
4 all the colonial buildings that are two stories  
5 and above Elm Street and Salt Creek Lane.

6 So basically these are code  
7 compliant requests. There are no variances on  
8 setbacks from the front street. The idea is to  
9 keep the actual in and out lanes that are there

07:45:48PM 10 existing presently today. We were asked by  
11 staff about no left turn signs stating right now  
12 7 to 9:00 a.m. and 4 to 6:00 p.m. that was  
13 agreed upon. The monument sign that's going to  
14 stay in the same place.

15 As I said, the setback from the  
16 road is the same. It is less FAR. It used to  
17 be 25,480. Well, it is. It's not used to be,  
18 the building is still up. The proposed use is  
19 about 16,425. It's for a small bank branch with  
07:46:19PM 20 bank offices also in the building, half on the  
21 first floor, on the second floor. They are  
22 building out a lot of offices which in today's

1 society I know I'm lucky I have everybody in  
2 private offices so people can come to work every  
3 day. I don't know where we are going to be in a  
4 year or two from now but they are mostly private  
5 offices being built into the new facility.

6 On the phone, and I'll go a little  
7 further into this, is the two architects Don  
8 Mouch and Steven Rezabek from Pappageorge Haymes  
9 Partners and David Pinkerton, who is the  
07:46:49PM 10 president and vice chairman of Lakeside Bank is  
11 even also on the call.

12 The parking requirements are 61,  
13 you see on the drawing. I list it at 62, the  
14 people question the table of compliance because  
15 there has to be a loading zone also so there's  
16 no other way to show it so there's 62 spaces  
17 needed, 69 provided, 6 car stacking.

18 The photometrics have all been  
19 provided to everybody to show that no light goes  
07:47:13PM 20 off of the property line even though there's no  
21 homes that would ever impact anyways but all  
22 photometrics meet code and stay within the

1 property line itself.

2 I know we have a Chase bank down  
3 the line that has a drive-thru now, it actually  
4 has 3 lanes, 2-drive thru and a third one there  
5 is a cash station line or ATM, I'm talking old  
6 school, I guess, and Normandy Builders had a  
7 drive-thru at one time because that was actually  
8 a bank when I first moved my office into town  
9 and that's been closed up and they use it as  
10 parking there now.

11 Right next door is the 415 Shred  
12 building as I call it, which is 2-story, all  
13 stone. Next to that is Koshgarian, the pawn  
14 shop, the hair salon.

15 We did a traffic study that showed  
16 the only impact that will ever be compared to  
17 what that use is presently is approximately 4  
18 cars an hour on peak, non-peak it's way down  
19 below, less than 50 percent of what the medical  
07:48:07PM 20 use is now. So we are way below on parking. We  
21 actually have less trips of people going in and  
22 out of the property at the present time.

1 Lakeside Bank serves a lot of the  
2 people in the community presently and that's the  
3 reason why they want to come into town and  
4 looking around town, meeting with staff, decided  
5 being on the corner seemed like the best.

6 This property has not been on the  
7 tax rolls because it's been owned by a non-for-  
8 profit and will be put back on the tax rolls as  
9 a for-profit property so there will be increased  
07:49:36PM 10 monies going to the schools and to the village  
11 and to the county and to the state on this  
12 property. So that's the idea what's the use  
13 behind it and the way it was designed, as I  
14 stated, to match the red brick and the style of  
15 the colonial-type buildings I call them, sorry,  
16 Steve, I'm not an architect, and across the way,  
17 so they were trying to match it up to something.  
18 I didn't think it would make much sense to try  
19 to match it to the Shell station. Didn't make  
07:49:03PM 20 much sense to match it to what's right next door  
21 to it now, it's too old, it's too old of a type  
22 of a building.

1 So as stated, less FAR. The  
2 building use it keeps the same light and  
3 character. The footprint is no bigger than what  
4 exists there presently. They are not taking up  
5 any vegetation, there's no treeline or anything  
6 coming out. There actually will be more  
7 vegetation when this is done than exists on the  
8 property now.

9 And screening. I know the roof  
10 there actually will be screening. If you notice  
11 the way they built like a parapet wall, is what  
12 I call it in laymen's terms, kind of like a  
13 hollow roof around and they are going to have the  
14 mechanicals totally screened from the street,  
15 not a see-through screen which some buildings  
16 along Ogden Avenue have so they will be totally  
17 screened so nobody will see any of the  
18 mechanicals as they travel up and down Ogden  
19 Avenue.

20 The hours of business for the  
21 branch are 8 to 5. The drive-thru are the same.  
22 Of course, there's no Sunday hours. And the

07:49:28PM

07:49:48PM

1 when the building comes down.  
2 I think I covered the use of what  
3 the property is going to be used for and like I  
4 said, banking offices, the lobby is very small,  
5 inside teller, the 2 drive-thrus. As we all  
6 know, most people utilize the drive-thru  
7 tellers. In fact, a lot of banks right now you  
8 can't even go inside unless you have an  
9 appointment. Drive-thrus are being used more  
10 now than ever.

11 I think that's my summation of the  
12 property and the requested use.

13 CHAIRMAN CASHMAN: Thank you.

14 MR. COULES: Don and Steve may want to  
15 talk about the building use itself.

16 CHAIRMAN CASHMAN: Be happy to hear  
17 from the architects.

18 MR. REZABEK: Don, do you want to do  
19 the honors here?

20 MR. MOUCH: Sure. Yes. So we  
21 developed a sort of a style with Lakeside. We  
22 have done a few Lakeside branches, worked with

07:51:16PM

07:51:43PM

1 offices are 7 to 6 but the majority of the  
2 people work 8 to 5. This is not a nighttime  
3 business. This is not a Saturday evening  
4 business. This is not a Sunday business to  
5 impact any of the neighbors around them.

6 And the windows and the type of  
7 materials and everything if there's any  
8 questions about what's being used on the sills  
9 and all the like, that's why we have the  
10 architects on the line to ask any of your  
11 questions and answer them all.

12 And there's an easement that exists  
13 on the property now that we met with staff, it  
14 goes away when the building comes down. When  
15 they built the building next door for 415 before  
16 they had that parking behind them, they had a  
17 right to use two parking spots on this property,  
18 that hasn't been used and that's going to be  
19 abrogated. So if anyone saw in any of the  
20 village files that there was an existing  
21 easement on the property, that was with the  
22 building at that point in time and it goes away

07:50:20PM

07:50:45PM

1 them on a number of past projects so there's a  
2 particular style that they tend to like to work  
3 with. As you can see through the elevations, we  
4 tried to carry that over into the neighborhood.

5 So as was mentioned by Pete, the  
6 way that we are handling the roof was a slate  
7 shingled mansard roof that's at a height that's  
8 going to be able to conceal the mechanical units  
9 on the rooftop to keep those from view. It's a  
10 2-story bank with a drive-thru on the first  
11 floor. So the second floor is going to extend  
12 above the drive-thru on the east side. The bank  
13 itself, the branch will be on one side of the  
14 first floor and then they are intending to use  
15 the west side of the first floor and the second  
16 floor for offices and their technical  
17 capabilities within their branch organization.

18 So we are having a very focal  
19 center entrance to the building. We had  
20 originally been looking at a couple different  
21 design schemes but in order to maintain what the  
22 height requirements that are faced with the site,

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07:53:01PM

1 we have the first floor entry as a one-and-a-  
 2 half story space so it's a taller ceiling that  
 3 within that lobby then you can branch off into  
 4 the branch itself or into the offices. There's  
 5 a stone band along the base with a sill and then  
 6 it's going to be masonry brick. It's a similar  
 7 brick that's been used on a lot of the prior  
 8 Lakeside bank's projects. There's a limestone  
 9 trim that's along the band of the second floor  
 10 windows to try to get that horizontal separation  
 11 between the first and the second floor.  
 12 Obviously trying to maximize natural light into  
 13 a lot of these offices. The second floor is  
 14 broken up into individual offices and meeting  
 15 rooms so trying to get as much of natural light  
 16 as possible.

07:53:50PM

17 The site itself it's a little bit  
 18 tricky just given the topography, so that's  
 19 something that we are currently in the process  
 20 of working out with the surveyors to get some  
 21 hard and fast elevations of what these  
 22 conditions are. But the building as it sits

07:54:23PM

1 now, the majority of the square footage is  
 2 actually in quote "the basement." There's a  
 3 rear access to the existing building where what  
 4 was a day-care center. So the idea with this  
 5 bank is that it's going to be pretty much on  
 6 grade. There's not going to be a lower level or  
 7 basement. Going to be handling the site a  
 8 little bit differently so that it's a 2-story  
 9 space that's visible and that aligns with as  
 10 Pete was saying in the neighboring buildings in  
 11 terms of the height restrictions.

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12 The backside we have the south  
 13 elevation if you are looking there. The far  
 14 south portion of that elevation is just a  
 15 1-story space and we are having a roof deck  
 16 that's accessed from the second floor for just  
 17 outdoor space for the employees like a little  
 18 lunch or break area. That's kind of the summary  
 19 there.

07:55:47PM

20 MR. COULES: The only other thing I'd  
 21 like to add -- and thank you, Don, Steve and  
 22 commissioners.

1 Presently you are required to have  
 2 10 feet side yards. That exist presently with  
 3 the Amita property is 18. These are going to be  
 4 almost 25 feet. So not only is it bigger  
 5 backyard, it's bigger side yards also.

6 CHAIRMAN CASHMAN: All right.  
 7 Commissioners, questions for the applicant?

8 Is there anything else you would  
 9 like to present or are you prepared to have us  
 10 ask you some questions now?

07:56:20PM

11 MR. COULES: Glad to answer questions  
 12 as they come up.

13 CHAIRMAN CASHMAN: Okay. Jerry?

14 MR. JABLONSKI: I'm very pleased with  
 15 the appearance of the building. I like the  
 16 cantilever on the second floor above the drive-  
 17 thru. I think that's much more attractive than  
 18 what we normally see in town.

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19 And as usual with me, I usually  
 20 flip right to the traffic study because I'm  
 21 worried about traffic on just about everything  
 22 coming onto Ogden and if what I read in the

1 traffic study is true, believe it or not, I  
 2 really have no serious objections to what's  
 3 going on here and I compliment it for being a  
 4 great improvement to Ogden if you finally get it  
 5 done.

6 CHAIRMAN CASHMAN: Anna?

7 MS. FIASCONE: I agree. I think it's a  
 8 great use with a beautiful building. I think  
 9 it's a big improvement to what's there right now  
 10 and it's a great building for I always say the  
 11 people enter our town what they see first and I  
 12 think it's a great building. I have no other  
 13 questions.

07:57:13PM

14 CHAIRMAN CASHMAN: Okay. Mark?

15 MR. WILLOBEE: I think it looks great.  
 16 I did have a question on the traffic study.  
 17 Same with you Jerry, that area kind of gets  
 18 crazy with people making left turns off of York  
 19 and trying to come out of Shell.

07:57:46PM

20 Just to be clear, I know there's no  
 21 traffic people on the call here, so it wasn't  
 22 built out as a day-care, but I know it was being

1 used as medical offices at least in the last  
2 recent years.  
3           So they modeled it or estimated the  
4 traffic pattern of the existing building based  
5 on medical use; is that correct?

6           MR. COULES: Correct. They did  
7 acknowledge that there is a day-care there but  
8 actually day-care has more trips in the peak  
9 hours. They actually penalized Lakeside Bank by  
10 not utilizing those numbers for the peak hours.

07:58:14PM

11           MR. WILLOBEE: Right. That's what I  
12 wanted to make sure.

13           MR. COULES: They penalized them and  
14 went back to what if it was medical how it's  
15 spread out more during the whole day in the  
16 study and that's why every time except for the  
17 two hours morning two hours later in the day,  
18 there's a lot more traffic with the medical  
19 office plus later at night plus Saturdays and  
20 Sundays.

07:58:35PM

21           MR. WILLOBEE: Thank you. That's all,  
22 Steve.

1           CHAIRMAN CASHMAN: Thanks.  
2 Michelle?

3           MS. FISHER: Hi. I agree with everyone  
4 else. This will be a great addition to this  
5 area. I think the building looks great, the  
6 color, the windows.

7           My only question relates to  
8 landscaping. Can you just give us any  
9 information or a little bit more information of  
10 what your intentions are with respect to  
11 landscaping the building in that area?

07:59:02PM

12           MR. REZABEK: I can try to address  
13 that. As Pete mentioned, there's very little  
14 landscaping on the site right now. The parking  
15 configuration that we are showing on our site  
16 plan to a large degree matches up with what's  
17 existing there now but because our parking  
18 requirement has been reduced a bit from a larger  
19 building that is currently there, we did find  
20 opportunity to create some landscaped islands  
21 and kind of break up the parking along the south  
22 property line and also because the footprint of

07:59:38PM

1 the building isn't quite as deep as the original  
2 building, we do have that landscaped area right  
3 behind the building to the south which will give  
4 us an opportunity to get some additional trees  
5 and ornamental shrubs in there. So we tried to  
6 take advantage of putting landscaping in  
7 wherever we could but obviously with the parking  
8 requirement we are somewhat limited in those  
9 opportunities.

08:00:10PM

10           MR. COULES: And Commissioner Fisher,  
11 presently to Steve's point, there's no  
12 landscaping on the south side of the building.  
13 Zero. Not even a bush. It goes concrete right  
14 up to the building.

15           CHAIRMAN CASHMAN: It's a little  
16 racetrack for the daycare. Thanks, Michelle.  
17 Julie?

18           MS. CRNOVICH: I really like the design  
19 of the building, especially the clock tower. I  
20 think it fits in well with the office park of  
21 Hinsdale and even with the rest of Hinsdale even  
22 though the downtown historic district is a ways

08:00:42PM

1 away, I think it's very fitting for Hinsdale.

2           I did have a question, okay? The  
3 landscaping I understand you are limited with  
4 what you could do and I'm wondering if perhaps  
5 you could do large planters outside the entrance  
6 doors just to add some more green.

7           MR. REZABEK: We could, yes. I mean,  
8 what's shown here is really our architect  
9 attempt at showing where there are landscape  
10 opportunities. And we will be engaging a

08:01:21PM

11 landscape architect and if you have been by any  
12 of the other Lakeside branches like the one we  
13 recently built at York and Palmer in the south  
14 end of the downtown in Elmhurst, you will see  
15 that they do make a great effort in maximizing  
16 our landscaping. There's planters at the front  
17 doors on that building as well and we certainly  
18 will be looking for those opportunities on this  
19 building. We are really trying to create a  
20 pleasant environment for our customers and  
21 that's part of it.

08:01:56PM

22           MS. CRNOVICH: Thank you. And it's



1 really a huge improvement for that, what's there  
2 right now. I think with the landscaping too  
3 that would tie in with the office park nearby,  
4 their heavy landscaping.

5 I have one question about the  
6 height of the building. Now, are you -- where  
7 is that at right now?

8 MR. REZABEK: I don't quite understand  
9 that.

08 02 28PM 10 CHAIRMAN CASHMAN: My understanding is  
11 I was trying to follow the correspondence that  
12 Chan was sending us is that, I believe, Peter,  
13 that you wanted to ask for a continuance on the  
14 exterior appearance review because those were  
15 going to be revised so we can see them in  
16 compliance; right?

17 MR. COULES: Yeah, but there's a  
18 question of -- that's why we are going to have a  
19 surveyor. If they are approved as they are now  
08 02 48PM 20 and they truly are in compliance, the question  
21 of are they 1'8" off on the one part of the wall  
22 or not. The architects involved in this matter,

1 Steve, do not believe that. They believe they  
2 are compliant. That's why they are going to  
3 hire a surveyor to shoot the grade because the  
4 question becomes on a commercial building, as we  
5 all know as we read the codes, it's an average  
6 of where? It's the corners of the property that  
7 are being developed. Now is that the corner of  
8 the building; is it the corner of the property?  
9 The intent totally was to get this building to  
08 03 28PM 10 be totally compliant.

11 The problem we had is actually when  
12 everyone talks about the clock tower, it's  
13 actually a little more ornate and a little  
14 larger. That was shrunk down also to bring the  
15 roofline down, to bring the parapet down.

16 So I truly would like a vote on  
17 this if it's compliant. If it's not compliant,  
18 then it would have to either go back to you guys  
19 or to the zoning board to ask for a 1-foot  
08 03 54PM 20 variance on one part of the building. The  
21 building is not going to change. This is as low  
22 as you can go for a 2-story building.

1 MS. CRNOVICH: Peter, I think we need  
2 to be careful here; and Chan, I don't think you  
3 were with the village then, but years ago when  
4 the Garfield was being built, I think the first  
5 Garfield there were some issues with measuring  
6 the height and I believe they actually used two  
7 sets of surveyors and what happened -- we are  
8 going back some time.

9 The first application was not  
08 04 31PM 10 conforming and when they brought in the  
11 surveyors, they figured out the building was too  
12 high. So I think we need to be very careful  
13 with that, especially when looking down the line  
14 for future developments that are going to be  
15 happening along Ogden Avenue. I think there's a  
16 parcel across the street nearby that has been on  
17 the market for a while.

18 So the height is a concern. I  
19 think we need an answer before I move forward.  
08 05 03PM 20 And then I looked up the code for getting a  
21 variance and Section 11-502(E)(d), to increase by  
22 not more than 10 percent the maximum allowable

1 height of a structure in a nonresidential  
2 district but only when necessary to accommodate  
3 variations in grade. And yes, we are not the  
4 ZBA but that right there, that's concerning and  
5 also a variance --

6 MR. COULES: If I may, within the 10  
7 percent and it is a question of variance of  
8 grade. This property from front to back dips  
9 down that's where the height question comes in,  
08 05 47PM 10 Julie. It's still lower than the building next  
11 door. Even as drawn, it's still lower than the  
12 building next door. It's a question of does the  
13 back property of the grade of this property,  
14 meaning we have to go in for a 1'8" variance or  
15 not. There's been no surveyor that shot that  
16 grade yet. If we need 1'8" because that's the  
17 estimate possibility, then the full intent is we  
18 understand we can't build it unless we go to the  
19 ZBA and David Pinkerton is on the phone, the  
08 06 13PM 20 president, and vice chairman, has given  
21 permission to do that if it's necessary, will  
22 gone to the ZBA less than a 10 percent variance

1 and we can't build it without it if that's the  
2 true answer. We don't know until someone shoots  
3 that back lower grade.

4 CHAIRMAN CASHMAN: You don't have a  
5 topographical survey currently?

6 MR. COULES: The topographical of the  
7 as is shows it should be compliant at a 30-foot  
8 building.

9 CHAIRMAN CASHMAN: What I have been  
10 given is an elevation analysis by the village  
11 that basically said that it was a 5 -- a little  
12 more than a foot.

06:06:43PM

13 MR. COULES: 1'8", Steve, that's what I  
14 was told.

15 MR. YU: That's correct.

16 CHAIRMAN CASHMAN: 1.84'.

17 MR. COULES: Yes.

18 CHAIRMAN CASHMAN: So the problem is  
19 that's what we have and my question to Chan was

06:07:05PM

20 because I was listening to this call is that I  
21 knew this was being discussed and I didn't know  
22 are they going to submit looking for a variance,

1 or are they going to revise the elevations  
2 slightly to comply? Is it possible to revise  
3 the design and be totally compliant?

4 MR. COULES: I was told no. But we  
5 have the architects on the phone with you on the  
6 Zoom.

7 If I understand that under your  
8 scenario, Steve, if we have to go 1'8", if we  
9 have to, I'm not saying that we do or don't at  
10 this point in time, then we go for a variance.

06:07:48PM

11 If we redraw it and bring it down, we have to  
12 come back to you for final approval.

13 MS. CRNOVICH: Excuse me. Peter,  
14 before you interrupted me earlier, we are not  
15 the ZBA; but as you know, too, the variance  
16 request it cannot be self-created. So are we  
17 putting the cart before the horse here? Should  
18 this go to the ZBA? Or should you have your  
19 survey done?

06:08:14PM

20 I like the building, but I -- you  
21 know, looking down the line, I don't want to be  
22 running into any problems with future

1 developments. I'm concerned about the height.

2 CHAIRMAN CASHMAN: As I had understood,  
3 Peter, was that we were going to be reviewing  
4 everything but then you were going to ask for a  
5 continuance on the exterior elevations.

6 If that was the case, I guess Steve  
7 and Don, if you got your information, got the  
8 accurate topography and figured this out,  
9 basically this reference is equipment shield,

06:08:51PM

10 it's aesthetic but it's predominantly if it's a  
11 flat roof with a mansard to conceal equipment,  
12 can't you just modify this to deal with that  
13 height requirement? We aren't that far off.

14 MR. REZABEK: I'll take a stab at that.

15 If we find that we are off by an inch or two,  
16 I'm sure we can make an adjustment somewhere in  
17 the design to become compliant.

18 Right now if that 1'10" were to be  
19 true after we get the final survey, it would be

06:09:17PM

20 difficult for us to comply. I think we have  
21 really kind of squished down the ceiling heights  
22 on both floors to a point where it wouldn't make

1 sense to build a new 16,000 square foot building  
2 and have it be substandard and so I think we  
3 would want to pursue a variance in that case.

4 There are other ways, I suppose, we  
5 could be compliant but we are hoping that the  
6 board sees the benefit in doing what we are  
7 trying to do here. One of those would be to  
8 just go to a flat roof building and put a

06:09:57PM

9 mechanical screen around the equipment that  
10 would lower our ridge height and then we would  
11 be fine but I don't think anybody would be  
12 well-served by that approach.

13 CHAIRMAN CASHMAN: Absolutely not.

14 MR. MOUCH: Correct me if I'm wrong, but  
15 what I have understood from the correspondence  
16 back and forth is that the mansard roof portion  
17 of the building is not where the height issue is  
18 coming into play but it's the pitched roof at  
19 the entry; is that correct, or --

06:10:28PM

20 CHAIRMAN CASHMAN: The way I read it,  
21 the mansard roof is part of the problem.

22 MR. MOUCH: It is, okay. Because we

1 have always held that as the mean from the  
2 primary eaves to the top of the roof's end and  
3 that's been shown that that's a 30 feet per the  
4 elevations that we have so we can look at that.  
5 The way I was reading it, I wanted to verify  
6 that.

7 CHAIRMAN CASHMAN: Chan, who sent this  
8 to you, Chan, this village markup?

9 MR. YU: Tim Ryan.

08:11:07PM 10 CHAIRMAN CASHMAN: Can I share this  
11 screen?

12 MR. COULES: We got a lot of the  
13 information we wanted and hopefully we can get  
14 this all resolved is that everyone does like the  
15 building. We would never go for a variance on a  
16 building people didn't like.

17 CHAIRMAN CASHMAN: This is basically  
18 what we are looking at here. Typically, Peter,  
19 if we know that something is coming to us and

08:11:43PM 20 there's going to be variances requested that's  
21 already been determined, what -- and this is a  
22 little uneasy is that we don't know. The only

1 delay would be you coming back a month from now  
2 for us to finally close this out if that gives  
3 you enough time to resolve everything.

4 MR. COULES: Right. We do not want to  
5 take a building to any variance. And the hard  
6 part is most villages have gone to one body to  
7 decide those issues, that's why it's hard. I  
8 have been before the ZBA before and they say, is  
9 this a design that's even desirable? I don't

08:12:19PM 10 know that answer. At least here we have the  
11 answer. If we have to come back to you, that's  
12 not the problem. People like the building.

13 MS. CRNOVICH: Peter, I really like the  
14 building but looking at the zoning code, it's  
15 not whether or not we like something but  
16 following the zoning code.

17 CHAIRMAN CASHMAN: Let's see, I think  
18 we still wanted to hear from Jim, right?

19 Did you have more, Julie?

08:12:47PM 20 MS. CRNOVICH: I have one question  
21 about the parking, and I think you met the  
22 requirements for the islands in the parking lot

1 and I know you had the 10-foot side setbacks.

2 Do you need a rear yard setback for  
3 a parking lot?

4 MR. COULES: No, not parking lot to  
5 parking lot, no. We are 107 feet from building  
6 to the back of the property line.

7 MS. CRNOVICH: Okay. Thank you.

8 CHAIRMAN CASHMAN: Jim?

9 MR. KRILLENBERGER: I think the

08:13:17PM 10 building looks good, so I appreciate this  
11 addition to the village.

12 This is a mechanical question.  
13 Peter, you are talking about getting a different  
14 survey that might give a different topography?

15 MR. COULES: No. We don't have one  
16 presently. We only have what Amita has told us  
17 they believe that that height is. Nobody has  
18 surveyed this property for a topo elevation at  
19 this present time, Jim.

08:13:46PM 20 MR. KRILLENBERGER: Okay. So the  
21 measurements that we have up on the screen that  
22 Steve put up are based on?

1 MR. COULES: Best estimates of what  
2 exists there presently.

3 MR. KRILLENBERGER: Okay. I just want  
4 to make sure that our hypothetical is possible,  
5 that on a topographical study is a difference of  
6 1'8" on a lot this size possible or likely? Do  
7 you have a reason to think that that might be  
8 the case?

9 MR. COULES: I do because this property  
08:14:20PM 10 when you go back there the way they built it  
11 existing and they had medical supplies and  
12 everything brought in and the way they used the  
13 basement, the back is almost like dug out. They  
14 changed the grade when they built this building  
15 years ago. The building is lower in the back  
16 than anybody else on the block, so they dug down  
17 and out. So they truly made a 20 foot in the  
18 front of the building but it's 30 feet in the  
19 back of the building but it's below grade but  
08:14:46PM 20 it's exposed below grade.

21 MR. KRILLENBERGER: Okay. That's  
22 useful. I'm with Julie on this one. I'm a big

1 fan of being within the laws. It sounds like  
2 you guys are all very aware of, Peter, and if  
3 you can make it work, it's a good looking  
4 building and I hope Lakeshore Bank does great in  
5 Hinsdale and welcome to the neighborhood.

6 MR. COULES: Just can we go back to  
7 what you put up on the screen, Steve, can you go  
8 back to that slide? See the highest point of  
9 the roof being shown as the top of the

08:15:32PM

10 ornamental middle piece. What is the portion of  
11 the roof that is it 1' almost 10" 1.84 too high  
12 or is it the top -- it's hard for me to read  
13 when I'm looking at this. Is it the edge of the  
14 roof screen? I can't tell -- and I'm not being  
15 rude. I just can't tell by looking at it.

16 CHAIRMAN CASHMAN: I would direct your  
17 question to village staff. This was just sent  
18 to me when I was asking the question were we  
19 going to continue again tonight?

08:16:11PM

20 MR. COULES: Steve, the point I'm  
21 asking that is if Steve and Don can get rid of  
22 the peak that exists on the middle portion and

1 that makes the roof compliant, that's a big  
2 difference versus the whole roofline across the  
3 top of the parapet wall.

4 CHAIRMAN CASHMAN: I would tend to  
5 agree too. It looks like if you look at the  
6 calculation here. I'm not even sure. Who did  
7 this, Chan?

8 MR. YU: Tim Ryan.

9 CHAIRMAN CASHMAN: So he's referring to  
10 in this note 38.17, which is the highest point  
11 of the roof, so he's using that in the  
12 calculation, so I would agree. You know, whether  
13 aesthetically that's something you guys can deal  
14 with, that's architects, but let me finish my  
15 comments about the project and then we can kind  
16 of talk about process. I do really like this, I  
17 think those under stating seam.

08:16:40PM

18 When was that building completed in  
19 Elmhurst?

08:17:16PM

20 MR. REZABEK: David, do you recall?  
21 It's been probably about four years now, right?

22 MR. PINKERTON: Yes. We just had our

1 4-year anniversary.

2 CHAIRMAN CASHMAN: That's a nice  
3 building, you can tell. It's like a family  
4 member, slightly different, but it shows what  
5 this would look like completed. I think it's  
6 well done.

7 The couple comments I have on the  
8 light, on the parking lot lighting, I would want  
9 to see full shields on the new parking lot  
10 lights. We have had some serious issue in town  
11 with glare and even though you are not  
12 immediately adjacent to residential neighbors,  
13 there's residential properties to the south of  
14 you that are in line, eyesight of this. And  
15 then we typically ask new developments because  
16 it's now possible to have the parking lot  
17 lighting dimmable so if there are issues, they  
18 can be easily accommodated. So those are kind  
19 of two minor things.

08:17:43PM

08:18:11PM

20 We typically do see for site plan  
21 approval a landscape plan and when I look at the  
22 existing landscaping, I do think there's some

1 opportunities because those two kind of knuckles  
2 out by Ogden there's some low landscaping there,  
3 possibly around the exit stair that supports the  
4 second floor above the drive-thru. So anything  
5 you can do there. If we are going to continue  
6 this, that's something you can bring back the  
7 next time, that would be great, but I don't  
8 think you are far off. I see what your intent  
9 is, I like what you did to break up the asphalt  
10 along the south property line, so I think those  
11 are all positives.

08:18:50PM

12 I agree with Michelle that it's a  
13 nice entrance into the town. I really think it  
14 looks nice. I think it relates, has some kind  
15 of entrance element, kind of tower element, I  
16 think ties together with the animal hospital  
17 around the corner a little bit that's on York  
18 Road. So I'm excited about this.

19 And Elmhurst is that your closest  
20 neighboring branch, David?

08:19:23PM

21 MR. PINKERTON: It is. Lakeside Bank  
22 has seven branches, only one in the western

1 suburbs right now and that's Elmhurst, and  
2 that's where I live and the chairman of the bank  
3 lives as well.

4 CHAIRMAN CASHMAN: Oh, imagine it got  
5 the first branch.

6 MR. PINKERTON: It's a four-minute  
7 commute.

8 CHAIRMAN CASHMAN: That's pretty good  
9 then that we are getting the second one.

08:19:45PM 10 Back to the structure. With this  
11 height still out there, I think that you have  
12 some favorable review by the commissioners. I  
13 think you are doing a nice job what you are  
14 proposing here and I think this is a minor  
15 detail and I would just imagine it would be  
16 cleaner if you had no variances. That's going  
17 to be a faster process if we saw you next month,  
18 we approve it and basically the following month  
19 it would go to the board.

08:20:14PM 20 MR. COULES: Well, the Plan Commission,  
21 one of the conversations we had, which is kind  
22 of hard, Steve, between myself and David and the

1 two architects involved is would the board  
2 prefer to see that if that's all it takes is to  
3 get rid of that peak over the front door, it's  
4 hard to tell, that seems to be the highest point  
5 and that's really where the problem lies but if  
6 that's the case, and I could be reading that  
7 small drawing wrong but would the board prefer  
8 us to do that or prefer us to try to go for a  
9 variance to get that ornamental look to get the  
10 clock tower in?

08:20:54PM 11 CHAIRMAN CASHMAN: Well, I have no idea  
12 what our board would want to do. I think our  
13 board is a reasonable group. I would suggest,  
14 you know, if we continue this to reach out to  
15 probably Luke, maybe Neal, Neal used to be our  
16 plan commission chair and Luke was on the plan  
17 commission.

18 MR. COULES: What we are asking is do  
19 you prefer the way -- I'm asking you would you  
08:21:21PM 20 prefer us to try to get a variance and keep the  
21 style of the building the way it looks as drawn  
22 or would you prefer us to make it code compliant

1 and get rid of that ornamental piece and lower  
2 the roof?

3 CHAIRMAN CASHMAN: Hold on one second.  
4 I just want to take a look at that Elmhurst  
5 building again.

6 MR. COULES: That was the exact  
7 conversation the four of us had on a phone call  
8 on our side of the table. This looks better to  
9 us. We don't know that, if that's what the  
10 village would prefer.

08:21:48PM 11 CHAIRMAN CASHMAN: You basically have a  
12 similar element on the Elmhurst building on the  
13 corner tower.

14 MR. COULES: Yes.

15 CHAIRMAN CASHMAN: I personally think  
16 it would be less attractive if that wasn't  
17 there.

18 MR. KRILLENBERGER: I agree with that,  
19 Steve. But as far as setting precedent.

08:22:23PM 20 MR. COULES: That's our conundrum, Jim.  
21 That's why we came to you.

22 MR. KRILLENBERGER: Steve and Don,

1 architects, it doesn't look like the pitch of  
2 that part, if that is the problem, is the same  
3 as the nearby pitches on the same building.  
4 What do you guys think, could you make it more  
5 acute?

6 MR. REZABEK: Yes, that's a  
7 possibility. The other thing that's a point  
8 that Donald was trying to understand earlier,  
9 there are exceptions to the height limit for  
10 decorative elements on buildings, are there not?

08:22:58PM 11 CHAIRMAN CASHMAN: You have to ask the  
12 village. Those are the ones that do those  
13 calculations.

14 MR. REZABEK: Essentially that portion  
15 of the roof that is exceeding what we think is  
16 creating the 1'10" height issue is a decorative  
17 feature. It's kind of a cupola or a finial  
18 element.

19 CHAIRMAN CASHMAN: No, they aren't  
08:23:26PM 20 measuring to that. If you remove that  
21 decorative element to what the peak would be.

22 MR. REZABEK: I guess where I'm going

1 because this is a slightly older version of what  
2 we submitted that we could extend that  
3 decorative feature further down the roof so that  
4 it truly is the only portion of the building  
5 that's succeeding a height limit.

6 CHAIRMAN CASHMAN: You mean like  
7 measuring it down here? (Indicating.)

8 MR. REZABEK: Exactly.

9 CHAIRMAN CASHMAN: I'd be surprised if  
10 you would be successful with that. You could  
11 say this whole building is decorative. It's  
12 semantics.

13 MR. REZABEK: We are subject to your  
14 interpretation, that's true.

15 CHAIRMAN CASHMAN: On items like this  
16 it's really the village staff. That's a code  
17 element but when something is submitted to us,  
18 they do a review like they did to let us know is  
19 this a code compliant design or not. Their  
20 opinion is obviously that it's off by 1. --

21 MR. COULES: 1.10 almost. 1.84.

22 CHAIRMAN CASHMAN: 1.84'. I'd just

1 you would solve the zoning issue and then you  
2 would make it nice and clean for us. We are not  
3 creating a bad precedent.

4 MR. COULES: We do not want a variance  
5 if we don't have to. We want a nice building.

6 CHAIRMAN CASHMAN: It's always better.  
7 It's going to take you more time and be more  
8 painful to do a variance. That's what I think.  
9 I personally believe it would be best to

10 continue this because that would give you the  
11 time, you obviously got good feedback from us on  
12 what was presented here and it would give you  
13 time to look at this issue, to reach out to the  
14 village and then get things tidied up and then  
15 we can have a quick meeting in November on this  
16 matter.

17 MR. COULES: In November, Steve, if  
18 that's the only changes we are making is to make  
19 the roof line work, do I need to have David back  
20 on the phone again or has all the questions been  
21 asked about that?

22 CHAIRMAN CASHMAN: I'd love to have

1 encourage you to look at options. And then also  
2 it's involved on the average grade elevation  
3 because I have had this happen on projects where  
4 by adjusting the grade you can solve that  
5 problem.

6 MR. REZABEK: Correct.

7 CHAIRMAN CASHMAN: So that's why I  
8 think if you had a month's time certainly you  
9 got a topographical survey and you can look at  
10 what you can do with the grade around the  
11 building to solve this problem.

12 I personally think if you didn't  
13 have to change anything here and you just took  
14 this average grade, worked out between that and  
15 the first floor that 30 inches and reduce that,  
16 that's the best solution possible.

17 MR. REZABEK: Right.

18 CHAIRMAN CASHMAN: And that can be done  
19 with retaining walls, landscaping. I have had  
20 to do it before and I just think that would be  
21 the best of all worlds because then you wouldn't  
22 have to compromise anything on the aesthetic and

1 David any time. I appreciate him being here and  
2 I'm glad he is because it's good for him to hear  
3 that his architects are doing a good job but no,  
4 he does not need to be here. No, you can  
5 represent him.

6 MR. COULES: Thank you.

7 Are you just going to enter and  
8 continue the public hearing then?

9 CHAIRMAN CASHMAN: Yes. We would  
10 continue it until our next meeting, which I  
11 would need Chan to find what that date is?

12 MR. YU: November 11th.

13 MR. JABLONSKI: Chan, in order if this  
14 goes to the zoning board, is it possible for us  
15 to make some soft preliminary finding that we  
16 are pleased aesthetically with the building so  
17 they have something in hand besides the  
18 continuance?

19 MR. YU: What we have done before is to  
20 have a concurrent application so what they are  
21 applying for through the ZBA they can apply for  
22 through the plan commission contingent that is

1 approved by the ZBA.  
 2 CHAIRMAN CASHMAN: Right, we have done  
 3 that before.  
 4 MR. COULES: We prefer to get the  
 5 zoning variance but I'll use the minutes if I  
 6 have to start running it concurrently from  
 7 today's meeting.  
 8 CHAIRMAN CASHMAN: Right. You have a  
 9 plan A and a plan B.  
 10 MR. COULES: I prefer to have the  
 11 building work because I like the building a ton  
 12 and this roof issue came up and I said let's at  
 13 least present it. If they are not going to like  
 14 this building at all, let's not keep redrawing  
 15 it.  
 16 CHAIRMAN CASHMAN: We appreciate what  
 17 you have in front of us.  
 18 Any other questions or comments by  
 19 the commissioners?  
 20 (No response.)  
 21 Hearing none, let's see, Chan, do  
 22 we do a motion to continue? I believe we do.

08:27:47PM

08:28:06PM

1 MS. FIASCONE: Aye.  
 2 MR. COULES: Thank you. Once we get  
 3 the survey done and see if we have to change the  
 4 building, we will get the drawings done, get  
 5 them back to Tim and Chan right away so you guys  
 6 will get them in your hands right away.  
 7 CHAIRMAN CASHMAN: Thank you. Well  
 8 done. I appreciate your time and look forward  
 9 to seeing Lakeside Bank.  
 10 What's the projected opening if  
 11 things move forward?  
 12 MR. PINKERTON: That's probably hard to  
 13 say but probably near the end of next year  
 14 depending how this process goes.  
 15 CHAIRMAN CASHMAN: Great. Thank you.  
 16 MR. REZABEK: Thank you for your time.  
 17 (WHEREUPON, said Public Hearing was  
 18 continued to November 11, 2020 at  
 19 7:30 p.m.)  
 20  
 21  
 22

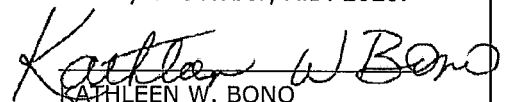
08:29:17PM

1 Can I have a motion to continue  
 2 Case A-22-2020, 222 East Ogden, Lakeside Bank to  
 3 our November 11th meeting?  
 4 MR. WILLOBEE: So moved.  
 5 MS. FISHER: I'll second Mark.  
 6 CHAIRMAN CASHMAN: Chan, can we have a  
 7 roll call vote, please.  
 8 MR. YU: Commissioner Krillenberger?  
 9 MR. KRILLENBERGER: Aye.  
 10 MR. YU: Commissioner Fisher?  
 11 MS. FISHER: Aye.  
 12 MR. YU: Commissioner Jablonski?  
 13 MR. JABLONSKI: Aye.  
 14 MR. YU: Chairman Cashman?  
 15 CHAIRMAN CASHMAN: Aye.  
 16 MR. YU: Commissioner Crnovich?  
 17 MS. CRNOVICH: Aye.  
 18 MR. YU: Commissioner Willobee?  
 19 MR. WILLOBEE: Aye.  
 20 MR. YU: Commissioner Unell?  
 21 MR. UNELL: Aye.  
 22 MR. YU: Commissioner Fiascone?

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

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 26th day of October, A.D. 2020.

  
 KATHLEEN W. BONO  
 C.S.R. No. 84-1423  
 Notary Public, DuPage County