

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
November 11, 2020
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, November 11, 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, Jim Krillenberger, Anna Fiascone, Gerald Jablonski, Patrick Hurley and Troy Unell

ABSENT: Mark Willabee

ALSO PRESENT: Robb McGinnis, Director of Community Development and applicant for case: A-22-2020

Approval of Minutes – October 14, 2020

With no questions or comments, the Plan Commission (PC) **unanimously approved** the October 14, 2020, minutes, as submitted, 8-0, (1 absent).

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.

At the November 11, 2020, Plan Commission meeting, the PC unanimously recommended to approve the special use permit and exterior appearance/site plan with the condition that revisions to the plans shall be made to the north lot line along Ogden Avenue, to enlarge the landscape peninsula on the west, and to add a landscape peninsula on the east to increase landscaping, and to add either deciduous trees or ornamental trees along Ogden Avenue, with shrubs and ground cover, 8-0, 1 absent.

Adjournment

The meeting was adjourned after a unanimous vote.
Respectfully Submitted by Chan Yu, Village Planner

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 LAKESIDE BANK,)
 222 East Ogden Avenue)
 Case No. A-22-2020.)

CONTINUED REPORT OF PROCEEDINGS had and
 testimony taken via Zoom at the hearing of the
 above-entitled matter before the Hinsdale Plan
 Commission, on November 14, 2020, at the hour of
 7:30 p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT VIA ZOOM:

2 MR. ROBB MCGINNIS, Director of
3 Community Development;

4 MR. PETER COULES, Attorney for
5 Petitioner;

6 MR. DON MOUCH, Petitioner's Architect;

7 MR. STEVE REZABEK, Petitioner's
8 Architect.

9 CHAIRMAN CASHMAN: Public Hearing for
10 Case A-22-2020, 222 East Ogden Avenue, Lakeside
11 Bank, a Special Use Permit and Exterior
12 Appearance Site Plan Review for a new 2-story
13 tall bank with 2 drive-thru lanes in the B-3
14 general business district. This was continued
15 from our September 9th meeting and our
16 October 14th meeting.

17 (WHEREUPON, the oath was
18 administered to Mr. Coules,
19 Mr. Mouch and Mr. Rezabek.)

20 CHAIRMAN CASHMAN: Pete, if you want to
21 continue. So basically where we left this we
22 were through the meeting reviewing the

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1 that there's no variance and no necessity for a
2 10-foot landscape buffer. That is a correct
3 statement because we are not changing the
4 existing parking lot. We are going from a legal
5 nonconforming parking lot and keeping the legal
6 nonconforming parking lot and re-stripping it and
7 adding trees and some landscaping to it and in
8 fact out front on Ogden we are losing a couple
9 of spots not from what was presented originally
10 but from what's there now like the planting of
11 trees and the landscaping along the back and the
12 sides is much buffered up and a fence going
13 around it so my statement to staff is a correct
14 statement but there's nothing in the code that
15 when you go from a legal nonconforming parking
16 lot to another legal and allowed use because we
17 are not changing the underlying zoning, a bank
18 is allowed in this district and a special use is
19 one of the things being voted on, there is not a
20 necessity to now create this 10-foot backyard
21 landscaping buffer because we are taking what's
22 existing there now and fixing it up, resealing

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1 application, but we basically continued it
2 because of the need to do some surveying and to
3 determine that the building height was compliant
4 and per our package and emails I believe that
5 was accomplished and I appreciate you guys
6 spending time with village staff getting that
7 done. I think the building height is resolved.

8 We asked for landscape plans and
9 those were provided, those were in the packet.

10 Would you like to give a brief overview of that?

11 MR. COULES: Yes, I'll go over that. A
12 couple things that came up in our discussion,
13 and I think, Robb was taking over and Chan was
14 great up until 4 o'clock the day he was supposed
15 to be out of there was going back and forth not
16 only getting the height worked out and the
17 drawings and Chan and Tim getting everything
18 worked out.

19 One of the comments being made is a
20 true statement but can be pulled out of context
21 was when I stated that since this is a property
22 that's parking lot to parking lot with a fence

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1 it re-stripping it on an angle and those kinds of
2 things.
3 If we were trying to do anything to
4 change and try to add any more landscaping
5 besides the fence and the tress that we show, we
6 would then be creating a problem, we would
7 actually be creating an issue where we would not
8 have compliant parking so that's why the
9 decision was originally made to leave the two
10 curb cuts where they are, leave the parking lot
11 the way it is so we can utilize the property as
12 is and not ask for any variances as we go along
13 so the requirement for a 10-foot landscape
14 variance and the staff actually agrees with me
15 on that's the way the code reads and Robb, can
16 correct me if I'm wrong, based on a lot of times
17 going through all these different things most of
18 it we will be reviewing in our final drawings.
19 MS. CRNOVICH: Excuse me, Peter. This
20 is Julie. I appreciate you bringing that up
21 about the parking lot to parking lot because
22 after our meeting last month I went, Where is

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1 that in the code book, and I started reviewing
2 it and I did not see anything that said you do
3 not need a buffer from parking lot to parking
4 lot and it's mentioned in the minutes too on
5 Page 32.

6 MR. COULES: You do not need -- Robb,
7 can back me up, staff opined on this. When you
8 take an existing parking lot that's a legal
9 nonconforming parking lot and don't tear it up
10 and get rid of it, it stays existing the way it
11 is now so as long as we are not changing the
12 zoning on the property and we are not changing
13 the zoning on the property. The code is kind of
14 vague on that issue.

15 MS. CRNOVICH: I think the code is very
16 clear on that issue that it's a legal
17 nonconforming parking lot site plan but in my
18 opinion, you are expanding the parking lot with
19 the addition of the drive-thrus so you're
20 demolishing the structure, yet you want to keep
21 the parking lot as is but you're doing more than
22 just re-striping.

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1 CHAIRMAN CASHMAN: Can we have some
2 discussion about the landscape plan that you
3 provided? We can come back to Julie's comments.

4 MS. CRNOVICH: Thank you.

5 MR. COULES: I think Don wanted to talk
6 a little bit about the landscape plan you
7 provided.

8 MR. MOUCH: Yes. I mean, the footprint
9 of the building is a little bit smaller than
10 existing building footprint so there is some
11 additional area of landscaping. The front edge
12 of this proposed building is pretty much right
13 on cue with the existing building so we have
14 that grass area out in the front yard, if you
15 will, where there's going to be some small
16 shrubs and some plantings and then a little bit
17 of grass around the area of the front entry and
18 then we are adding a few trees along the front
19 yard there in order to try to bring in a little
20 more of the landscaping closer to the street
21 also not prohibiting any sort of sight lines as
22 you're entering and exiting the exits from Ogden

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1 The drive-thru -- in my opinion,
2 this application has three levels of review.
3 It's site plan exterior appearance, the second
4 one is special use and the third one there's
5 conditions for drive-thrus.

6 MR. COULES: Well, that's up to the
7 actual plan commission if they wish to put
8 conditions on the drive-thrus. There's nothing
9 in the code says that drive-thrus have to have
10 conditions for a special use under this zoning
11 classification. I mean, the plan commission can
12 add, you know, anything they want to add for
13 conditions about a site plan let alone a special
14 use.

15 MS. CRNOVICH: I'm referring to
16 Section 5-109 G. I don't know if you reviewed
17 that, it's something we did not talk about at
18 last month's meeting, the special use in
19 development regulations for drive-thrus. Could
20 you talk about that a little bit?

21 MR. COULES: I don't have that code
22 right here in front of me. I'm sorry.

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1 and then around the west perimeter going into
2 the backyard area adding trees and vegetation,
3 shrubbing off the area where there's the truck
4 loading dock and the trash enclosure and then
5 along that south facade added a few landscaped
6 areas in order to break that up and then as
7 Steve was mentioning fencing across the entirety
8 of the south property line as it currently
9 stands the fence that's there now only extends a
10 portion so this is going to be extending the
11 entire line and then obviously some landscaping
12 around the drive-thru lanes as well.

13 CHAIRMAN CASHMAN: I might have missed
14 it; I didn't see the fence material that you are
15 proposing for that 6-foot fence.

16 MR. MOUCH: It's a wood fence. We
17 submitted drawings of the fencing in the
18 original submittal that we put in back in
19 October I believe it was. It was one of the
20 prior exhibits. It's a wood fence and then the
21 trash enclosure it's a brick trash enclosure
22 with an operable gate.

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1 CHAIRMAN CASHMAN: Okay. So it's not
2 in this packet, it's back in the previous one?

3 MR. MOUCH: Yes.

4 MR. COULES: We discussed it at the
5 last meeting, Steve. If you have the old packet
6 dated 7/31 it shows a 6-foot perimeter fence in
7 the south elevation.

8 MR. MOUCH: When we started getting
9 into some of the photometric studies.

07:46:37PM 10 MR. COULES: It was in the set of plans
11 before your last meeting.

12 CHAIRMAN CASHMAN: Got it. Attachment
13 1. It's Page 106 out of 225. Thank you. Looks
14 good enough.

15 Any other comments about the
16 landscaping? If not, I'd like to have the
17 commissioners ask any questions that they have.
18 Jerry?

07:47:21PM 19 MR. JABLONSKI: I really don't have any
20 questions, but I'm not an expert on the code
21 that Julie said, but looking at the blueprints
22 of the before and after, to me it looks more

1 like a re-striping of a parking lot. The
2 drive-thru is actually in the footprint of the
3 existing building and there is a little path
4 around that building that was there before.

5 So as it stands right now, I
6 couldn't be more excited about losing this
7 building and gaining this bank.

07:47:59PM 8 CHAIRMAN CASHMAN: Regarding the
9 existing noncompliant parking lot, Julie raised
10 this question and I reached out to Robb and to
11 Michael Marrs, the village attorney, and he
12 feels that basically there's nothing based on
13 the village code and how we handled previous
14 matters like this that there was not a
15 requirement for the applicant to change the
16 parking, it can remain as existing noncompliant
17 parking lot with the new building because that
18 was an important point if it couldn't and
19 there's obviously my guess too is there's large
07:48:40PM 20 financial implications related to it because
21 that would trigger extensive stormwater
22 requirements, utility requirements, additional

1 costs on the applicant that they are able to put
2 this bank building in at least a parking lot.

3 One thing I'd like you to do is
4 just more of a housekeeping thing. On the
5 application the parking is not filled out even
6 though it's existing, we need to fill that
7 section of the table of compliance out.

8 MR. COULES: I actually submitted that
9 as a submittal before the last hearing, but I
10 will make sure it's again. Chan has it, what's
11 existing now, what's necessary by code. We did
12 do that and it is part of the village record.

13 CHAIRMAN CASHMAN: You revised the
14 table of compliance?

15 MR. COULES: Yes, I did.

16 CHAIRMAN CASHMAN: Okay. In this
17 packet it's not; it shows nothing on the
18 parking. But in your drawings you show it's
19 later in the packet you have that zoning
07:49:39PM 20 analysis, it basically spells out the parking.
21 Looking at that requirement, you basically need
22 61 parking spaces; isn't that correct?

1 MR. COULES: We claim we needed 62
2 actually. I argued that we needed 62 because
3 I'm counting the loading dock. Here's a copy
4 of what I gave to the village. I claim 62
5 because I added the loading dock in there as
6 part of parking.

7 CHAIRMAN CASHMAN: As far as parking
8 spaces you need 61.

9 MR. MOUCH: Right.

07:50:12PM 10 CHAIRMAN CASHMAN: And currently you
11 are showing it kind of varies on one drawing it
12 showed 69 and on the landscape drawing I think
13 the count was 1 difference.

14 MR. COULES: Correct. When I submitted
15 it it was 69 on the old drawing, Steve, on the
16 table of compliance.

17 MR. MOUCH: The landscaping was just
18 that they were taking one spot away from the
19 parking spots right there along Ogden, they were
07:50:40PM 20 just a little concerned about the turning radius
21 as you are coming in so that's why they had 68.

22 CHAIRMAN CASHMAN: Okay.

1 MR. COULES: I can resubmit tomorrow,
2 Steve, showing 68 and showing what I permit for
3 69 and resubmit and show that I amended it.

4 CHAIRMAN CASHMAN: If you send it to
5 Robb, that would be great.

6 MR. COULES: Chan had it but that's no
7 problem; I'll resubmit it tomorrow.

8 CHAIRMAN CASHMAN: Probably on his desk
9 as he ran to the hospital.

07:51:09PM 10 MR. COULES: He demanded it from me
11 before he put me on the agenda.

12 CHAIRMAN CASHMAN: Jim, do you have
13 comments, questions, for the applicant? Jim?

14 MR. KRILLENBERGER: No questions.

15 CHAIRMAN CASHMAN: Julie?

16 MS. CRNOVICH: Okay. I guess I should
17 explain myself.

18 The issue I have with the parking
19 lot plan because there's parking in the front

07:51:32PM 20 yard, which is not allowed in the Hinsdale
21 zoning code for any district.

22 You look at Chase bank to the east,

1 they don't have parking in their front yard.
2 You look at any other banks in town, they don't
3 have parking in the front yard. Parking in the
4 front yard is really unsightly. Look at the
5 office park across the street. I mean, their
6 parking it's just like the opposite of what this
7 is with the landscape. There's going to be
8 other parcels on Ogden Avenue which are going to
9 be developed. Do we want to see parking in the
10 front yard?

07:52:14PM 11 CHAIRMAN CASHMAN: Well, the building
12 across from Shell there's parking right along
13 the street.

14 MS. CRNOVICH: I'm sorry?

15 CHAIRMAN CASHMAN: Right across the
16 street the Koplín building, the white building
17 on the corner.

18 MS. CRNOVICH: Yes.

07:52:26PM 19 CHAIRMAN CASHMAN: It dates about from
20 the same time that has parking in the front
21 yard.

22 MR. COULES: Land Rover.

1 CHAIRMAN CASHMAN: Land Rover. So does
2 the Koshgarian building.

3 MS. CRNOVICH: I believe those are --

4 MR. JABLONSKI: Kensington school.

5 MS. CRNOVICH: Well, Kensington school,
6 I guess I should have been reading the code back
7 then.

8 If you look at Section 10-101 A
9 Nonconformities. They ask for the gradual
10 elimination of such nonconformities that's
11 generally desirable. I mean, I think Chan said
12 the parking lot's been there since 1961, so
13 59 years ago. Do we want to wait another
14 59 years to fix that?

15 You look at the Ogden Avenue
16 corridor plan and they actually point out
17 (inaudible) and how we need to get rid of the
18 front parking and this is kind of like the
19 gateway to Hinsdale.

07:52:56PM 20 MR. COULES: If I may, is that the
21 Houseal Lavigne plan that was not enacted --
22 because I was interviewed for that plan but that

1 was never actually adopted by the village.

2 MS. CRNOVICH: But we used it for other
3 applications.

4 CHAIRMAN CASHMAN: We used it as a
5 guide, but it's not --

6 MS. CRNOVICH: As a guide, right, but
7 it's a good read. It tells you what the
8 business should do for Ogden Avenue, what they
9 recommend. So whenever we have anything with
10 Ogden Avenue, that's something that I like to
11 review. And then if you look --

07:53:57PM 12 CHAIRMAN CASHMAN: If I can paraphrase
13 that, they basically wanted to see more
14 landscaping along the corridor.

15 MS. CRNOVICH: Yes.

16 CHAIRMAN CASHMAN: This is what they
17 consider the east part of the corridor, that was
18 one of the goals. They were showing a lot of
19 different developments along here but that was
20 one of the goals.

07:54:23PM 21 MS. CRNOVICH: You know, this was to
22 get rid of the asphalt, bring in the green.

1 Look at Chase bank, look at the office park
2 across the street. I just really wish you would
3 get rid of the front yard parking.

4 Also the rear yard parking, I don't
5 think it requires a 10-foot buffer. I'd rather
6 it be a 5-foot buffer. I don't know if there's
7 any way you can reconfigure the parking lot.

8 But one thing the trustees are
9 going to look at they are going to look at those
10 conditions for the drive-thru and on there it
11 says something about the aesthetics of the
12 street frontages in the vicinity of the
13 building. And that's 5-109 G special use and
14 development. Because you have the drive-thrus
15 that's a whole other level of review that has to
16 be done. I just really wish you guys could get
17 rid of the front parking.

18 MR. COULES: Well, in order to make the
19 lot compliant parking we would be 7 spots short.

20 MS. CRNOVICH: But actually you are
21 over parking now, right?

22 MR. COULES: By a couple.

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1 you can play around with this to make it work.
2 I'm just really against the front yard parking.
3 CHAIRMAN CASHMAN: Well, I have an idea
4 that hopefully to address your concerns but I
5 will talk about it later.

6 Were there other things beyond that
7 front yard because basically Julie if it's
8 noncompliant existing lot, it can remain
9 noncompliant and that includes the front yard,
10 the side yards.

11 MS. CRNOVICH: Yes, I understand that,
12 but I think after 59 years, it's time to do it
13 right and I really don't see how they can tear
14 down a building, demolish a building and say
15 they are still going to use the parking lot.
16 The parking lot is going to change with the
17 drive-thrus. I mean, I hope you understand what
18 I'm saying. Plus it's right adjacent to the
19 gateway historic district there.

20 CHAIRMAN CASHMAN: I agree, but like
21 Peter was saying and as Michael Marrs reiterated,
22 there's nothing specific in the code that would

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1 CHAIRMAN CASHMAN: You are over 7
2 spots, correct.

3 MS. CRNOVICH: I mean, if there's any
4 way you can move that building forward to get
5 some more parking in the back, I would think
6 there would be something you could do. I mean,
7 the building, I love the design, the clock
8 tower.

9 MR. COULES: You also have to keep the
10 handicap parking out front because of the length
11 of the lot. There's no other place to put it
12 where you can get access into the front lobby.
13 The request was to also have the actual ATM
14 machine in the front lobby and not have it
15 anywhere else on the property, not in the back
16 of the property. So you have to have the actual
17 people be able to get there that are in
18 wheelchairs and the like, so you have to have so
19 much parking up front as it is.

20 MS. CRNOVICH: Well couldn't they use
21 the drive-thru ATM? I would think that there
22 would be options and hopefully, there's some way

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1 require that and for obvious reasons.

2 The code is a balancing act between
3 planning and commercial development of the town.
4 And if every time a property was touched we had
5 to make it bring it up to code, we would really
6 shut down business. It's a balancing act.
7 Let's move on. Because I think I have an idea
8 that I was curious with this team that they
9 think would be acceptable. It addresses your
10 concerns, Julie, not a hundred percent but tries
11 to address them and still allows them to be
12 compliant.

13 Other comments, Julie, unrelated to
14 that?

15 MS. CRNOVICH: There were some little
16 things too, but the main thing was just that
17 parking in the front yard.

18 I mean, you are kind of adjacent to
19 a residential district. That (inaudible) around
20 it is kind of an eyesore. The building will be
21 a big improvement. I have been back there a
22 dozen times in the last month and I love the

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1 building, I love the design of the building.
 2 The parking in the front yard, do it right. Now
 3 is the chance to fix that.
 4 CHAIRMAN CASHMAN: Michelle?
 5 Thanks, Julie.
 6 MS. FISHER: Thank you very much for
 7 submitting the landscaping plan. I just wanted
 8 to add the offices across the street I think
 9 they really did a nice job with the shrubs, the
 10 trees and the beach grass so I think this is
 11 going to be a great asset to the building and
 12 the landscaping but anything that compliments
 13 those medical offices on the other side I think
 14 would be great and enhance the area. Anything
 15 more that you can add, I think would be great as
 16 well. It's what people are first seeing, this
 17 is our gateway. So if we can have some
 18 similarity to each side would be just helpful
 19 and beneficial to those coming into the village
 20 that way. Other than that, thank you.
 21 CHAIRMAN CASHMAN: Anna?
 22 MS. FIASCONE: I think it looks great.

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1 with this Dunkin' Donuts and Firestone here.
 2 This Koplín building dates from about the same
 3 time. I kind of see a parking lot. I think
 4 this, Michelle, is the area you were talking
 5 about, this building that's off of Elm, they did
 6 some improvements here. This is about maybe 10,
 7 15 years ago when they kind of did this fencing
 8 and landscaping along here and then here is the
 9 subject property.
 10 So looking at this is why I was
 11 kind of curious about your count. In my mind,
 12 you know, I thought is there a way to still
 13 comply, keep the noncompliant lot but make a few
 14 modifications and I really looked at these two
 15 knuckles or peninsulas here.
 16 So this was on one, Don, was on
 17 this side where you lost one and this is the 10
 18 versus 11. So in my mind I was thinking over
 19 here the ADA spots, this is basically the way it
 20 was. They were just striped and basically
 21 there's not really a peninsula or landscaping
 22 here.

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1 I have no further questions or comment.
 2 CHAIRMAN CASHMAN: Okay. Troy?
 3 MR. UNELL: I agree. I think it's
 4 great for the space and the building looks great
 5 and I'm okay with it.
 6 CHAIRMAN CASHMAN: Pat?
 7 MR. HURLEY: I think it looks great and
 8 as someone who lives relatively close to there,
 9 I'm excited to have that space improved.
 10 I thought the drives were great,
 11 the landscaping looks fine. I don't have any
 12 concerns. Thanks.
 13 CHAIRMAN CASHMAN: Thanks, Pat.
 14 Robb, can I ask to share screen.
 15 So as to Julie's concerns. So basically, I
 16 mean, it is interesting if you look at the
 17 documents related to the Ogden corridor master
 18 plan study, and I'm going to call it study since
 19 it was never really adopted. I'm just trying to
 20 address this issue where obviously these two gas
 21 stations are asphalt pretty much up to the curb.
 22 They made some modifications over the year, same

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1 So trying to get to Julie's
 2 concerns, I was wondering if by eliminating,
 3 making a larger peninsula here we could extend
 4 the perennials, the small shrubs and either
 5 small or deciduous trees or ornamental trees,
 6 create more greenery on these two ends, make
 7 this a little bigger but it would get to the
 8 feel of what the mass that corridor plan is
 9 looking for. I appreciate these two plantings
 10 here on the two sides but I think something more
 11 along there would then echo more of what's
 12 happening here across the street and looking at
 13 appreciate the thoughts, like this is right
 14 out -- is this right only here?
 15 MR. REZABEK: I believe so.
 16 MR. MOUCH: There's certain times of
 17 the day where it's restricted.
 18 CHAIRMAN CASHMAN: Well, my thought is
 19 so long as the tree is not up here by the
 20 sidewalk that someone pulling up here would have
 21 visibility down the street would be able to see
 22 past the view to like pulling up on some of the

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1 other lots along Ogden and, you know, there's
 2 some photos here. Basically, it's these two
 3 spots. Like you have this spot here where you
 4 are proposing something but something this low I
 5 don't know that it's really going to make a
 6 change versus having an actual tree. This is
 7 the eastern cut. This is where you are supposed
 8 to stripe but if you brought landscaping out
 9 here I think just those two things would frame
 10 the building beautifully because it has a strong
 11 elevation and would soften both the drive-thru
 12 on the east side that's a little raised, you
 13 have that landscaping there, that too you may
 14 have added this tree here, you have landscaping
 15 back there by the drive-thru but there's shrubs
 16 and lower plantings here, you add a tree here,
 17 trees in the back, I just wonder if doing that
 18 you end up getting down to those three spaces
 19 but you still be compliant with parking and you
 20 would do something that would be in the spirit
 21 of Ogden Avenue corridor master plan while still
 22 working with an existing noncompliant lot.

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1 In looking at those shrubs using
 2 something with color, obviously having the
 3 ground cover and that, but having both some
 4 shrubs and some perennials, I think it's a great
 5 opportunity. I think the more beautiful it
 6 looks, is better for the bank and better for
 7 your customers. So that's my suggestion. I
 8 don't know if it's something you guys would
 9 entertain or not.
 10 Julie, what are your thoughts on
 11 something like that? I appreciate your thought
 12 about it and your concern and you are correct
 13 that that's when they were thinking of Ogden
 14 Avenue they wanted to make approvals but I'm
 15 looking at a couple of solutions that balances
 16 and encourages businesses to invest and take
 17 this property that's been pretty tired, it's
 18 been empty for about three years and then invest
 19 it with a new building and kind of get the
 20 affect that we are looking for and not getting
 21 you this whole thing green as you want to,
 22 Julie, but that's it.

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1 So that was really my suggestion to
 2 Julie's concerns and just trying to make it
 3 aesthetically better because in the current
 4 situation what's being proposed is not so
 5 different than what's currently here. Like even
 6 that first what was originally shown, it wasn't
 7 consistently low and I think some kind of, some
 8 small tree, something that's salt tolerant. The
 9 drawings you guys submitted which was very well
 10 done with the different species in here. I'm
 11 not sure about this blaze maple but all these
 12 other ones I know are salt tolerant, so I think
 13 those would all be good candidates. And it
 14 could even be something like this to make sure
 15 that you have visibility. Like these honey
 16 locusts are up high, these are pretty durable,
 17 they never really get too large. These
 18 hackberries grow really well in this environment
 19 but you could add color with this magnolia
 20 serviceberry and still would have visibility but
 21 I think it would just change the aesthetic along
 22 there and I think that would go a long way.

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1 MS. CRNOVICH: I'm sorry, I'm a green
 2 person.
 3 How wide are the drives, the east
 4 and west drives?
 5 MR. MOUCH: The actual parking aisles
 6 or the actual entry points?
 7 MS. CRNOVICH: The entry points?
 8 CHAIRMAN CASHMAN: I want to say about
 9 30.
 10 MS. CRNOVICH: On another plan did it
 11 not show the west?
 12 MR. MOUCH: We kept them at the
 13 existing curb cuts.
 14 CHAIRMAN CASHMAN: One is 35 and change
 15 and one is 30.
 16 MS. CRNOVICH: So the west one is 35?
 17 CHAIRMAN CASHMAN: It looks like it.
 18 This is just scaling off this landscape plan
 19 looking at the aerial, satellite view.
 20 MS. CRNOVICH: Do you need a curb cut
 21 that wide?
 22 MR. MOUCH: Probably not.

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1 CHAIRMAN CASHMAN: You could possibly
2 squeeze down.

3 MR. MOUCH: Right.

4 CHAIRMAN CASHMAN: Any step like that I
5 think would be a step in the right direction
6 because you are talking about one-way traffic.

7 MR. REZABEK: I agree that this is a
8 reasonable solution what you proposed. I do
9 know the bank has -- I'm not sure what their

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10 limit is, but they do need to maintain some
11 convenience parking for their customers up front
12 and bear in mind this site has a pretty
13 significant drop off as you go south so you will
14 not only be walking a distance to the entry but
15 it would be up hill too.

16 CHAIRMAN CASHMAN: Looking at this spot
17 back here for like staffing and then for
18 customers of the bank.

19 MR. REZABEK: But I think it's
20 reasonable that we could consider losing one or
21 two spaces up front and if narrowing up the
22 drive entrances helps mediate between losing

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1 spaces and maintaining significant amount of
2 landscaping I think that's a great solution.

3 CHAIRMAN CASHMAN: If you made this a
4 typical 24 foot cut here and the same here, I
5 don't know if you want it wider here but you
6 possibly could end up with more than the seven
7 spots here. (Indicating.)

8 MR. COULES: Steve, it sounds like your
9 idea is well-received and makes a lot of sense.

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10 If they can shrink up the curb cuts and have the
11 trees to match across the street, that's really
12 a no-brainer for everybody involved.

13 CHAIRMAN CASHMAN: It's a nice
14 compromise and I think aesthetically it improves
15 the building. It's a really beautiful building
16 but the parking lot area there is not.

17 MR. COULES: So you have it for the
18 record, Steve, the east opening is no left turn
19 between 7 and 9 a.m. and 4 and 6 p.m. That's
20 what the sign reads and that's what staff asked
21 when we first met with them asked us to keep
22 that sign up.

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1 CHAIRMAN CASHMAN: And are you going to
2 come back in the future for signage? I assume
3 this is what you are looking at for monument
4 sign.

5 MR. COULES: There's one that exists
6 there right now.

7 CHAIRMAN CASHMAN: You are looking for
8 new sign or hasn't it been discussed?

9 MR. COULES: I think the intent was to
10 keep it there. Am I right Steve or Don?

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11 MR. MOUCH: That's correct.

12 MR. REZABEK: That's correct.

13 CHAIRMAN CASHMAN: The building is a
14 nice sign itself.

15 MR. COULES: Yes.

16 CHAIRMAN CASHMAN: I think people will
17 figure out what it is, which is good.

18 MS. CRNOVICH: Steve, I like your idea
19 about shrinking the parking up there and adding

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20 landscaping. What about a little decorative
21 fence like they have across the street?

22 MR. COULES: They have a bigger setback

1 from Ogden Avenue. I don't believe they would
2 allow you to put one there.

3 CHAIRMAN CASHMAN: Because that fence
4 is all the way back. I think between snowplowing,
5 I would be worried about the fence lasting.

6 There's just not a lot of room there. They had
7 more room on the north side of Ogden there.

8 MR. COULES: I believe IDOT said no to
9 Land Rover.

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10 CHAIRMAN CASHMAN: I know there's all
11 kinds of requirements, you can kill people with
12 fences at high speeds. That's really my
13 thought.

14 I appreciate, I saw that you added
15 the shields on dimming on the parking lot
16 lighting which I appreciate it. I think it's a
17 beautiful looking building and will be a nice
18 addition to the village.

19 Commissioners, what are your
20 thoughts as far as adding this as a

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21 recommendation along with whatever we vote on?

22 MR. KRILLENBERGER: Shrubbery good,

1 trees good, it sounds like a good plan.
 2 CHAIRMAN CASHMAN: Jerry?
 3 MR. JABLONSKI: Steve, you are the
 4 maestro again.
 5 CHAIRMAN CASHMAN: Not really.
 6 MR. KRILLENBERGER: And very tactful,
 7 too.
 8 CHAIRMAN CASHMAN: That's right. I
 9 keep Julie happy.
 10 MS. CRNOVICH: Seriously, it will be a
 11 big improvement with the landscaping.
 12 MR. KRILLENBERGER: I agree. And
 13 Julie, this building always seemed sort of
 14 overly commercial compared to the rest of the
 15 entrance area to Hinsdale so it's nice that we
 16 are suggesting that it get a little greener.
 17 The building itself is spectacular and inviting
 18 and this is -- I think these are good
 19 suggestions.
 20 MR. JABLONSKI: And it's better than
 21 the building next door.
 22 CHAIRMAN CASHMAN: Michelle, what are

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1 have another question.
 2 I notice on the lights shields have
 3 been added. Are they going off at a certain
 4 time?
 5 MR. REZABEK: Yes, they typically do.
 6 The bank controls their lights with time clock
 7 and photocells so they will go off based on the
 8 photocells and they shut off usually when the
 9 last employee and customer leaves. I'm not sure
 10 of the exact time but that's the way they
 11 operate with other facilities. Obviously with
 12 the drive-thru there will be some lights
 13 underneath that drive-thru canopy.
 14 MS. CRNOVICH: How many light poles
 15 will be out there again?
 16 MR. MOUCH: When we did the photometric
 17 study it was done where there wasn't going to be
 18 any light bleeding onto the neighboring sites.
 19 MR. COULES: While Don is counting,
 20 Steve and Julie, in the submittal for the
 21 special use permit criteria the hours of
 22 operation were listed in here. Just so you

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1 your thoughts?
 2 MS. FISHER: I think it looks great. I
 3 think it's a nice addition. Thank you.
 4 CHAIRMAN CASHMAN: Anna?
 5 MS. FIASCONE: I agree. Much
 6 improvement.
 7 CHAIRMAN CASHMAN: Troy?
 8 MR. UNELL: I agree as well. It's an
 9 improvement and welcome to Hinsdale.
 10 CHAIRMAN CASHMAN: Pat?
 11 MR. HURLEY: I agree with what Troy
 12 just said and obviously we want to strike that
 13 balance and not have too many parking
 14 difficulties, but to the extent that we can
 15 beautify things without having difficulties with
 16 sight lines for people pulling out. I know cars
 17 can zip certainly past Shell, want to be careful
 18 about that, but I think those concerns are put
 19 to bed. Looks great. Thanks.
 20 CHAIRMAN CASHMAN: Okay. I guess I'd
 21 like to hear a motion.
 22 MS. CRNOVICH: Excuse me, Steve. I

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1 know, it was listed as branch hours are 8 to 5,
 2 drive-thru had the same hours, the operation of
 3 staff hours will be 7:00 a.m. to 6 p.m. with
 4 most staff working 8 a.m. to 5 p.m. That was
 5 right in the submittal. So no one should be
 6 really there after 7, 8 at night at the latest.
 7 MS. CRNOVICH: So they will be off by
 8 10 no later.
 9 CHAIRMAN CASHMAN: An hour after
 10 business close they dim them to security level
 11 or turn them off, either one?
 12 MR. COULES: Yes. They wouldn't
 13 reflect on the houses because they have parking
 14 behind them too, yes.
 15 MS. CRNOVICH: One more question.
 16 Were there any comments from any of
 17 the neighbors from the public notice?
 18 MR. COULES: Zero. And I wrote them
 19 all a letter.
 20 MS. CRNOVICH: Okay. Thank you.
 21 MR. KRILLENBERGER: What did the letter
 22 say?

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1 MR. COULES: I sent them the plan and I
 2 showed them that it was going to be the two
 3 requests were to have a bank go in there for the
 4 site plan approval and a special use to have the
 5 drive-thrus and I gave them the whole site plan.
 6 MR. KRILLENBERGER: Outstanding. Good.
 7 Banks are quiet.
 8 MR. COULES: Yes. They were really
 9 happy to see the submittals.
 10 MR. KRILLENBERGER: They are not open
 11 Sundays. Party banks are very unusual.
 12 CHAIRMAN CASHMAN: Anything else,
 13 Julie?
 14 MS. CRNOVICH: No. I think I'm done
 15 for the night.
 16 CHAIRMAN CASHMAN: Can I hear a motion
 17 to approve Case A-22-2020, 222 East Ogden
 18 Avenue, the special use permit, exterior
 19 appearance and site plan with the conditions
 20 that the parking lot, parking area along Ogden
 21 Avenue, that the peninsula -- landscape
 22 peninsula on the west would be enlarged and a

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1 MR. MCGINNIS: Commissioner Unell?
 2 MR. UNELL: Aye.
 3 MR. MCGINNIS: Commissioner Fiascone?
 4 MS. FIASCONE: Aye.
 5 MR. MCGINNIS: Chairman Cashman?
 6 CHAIRMAN CASHMAN: Aye.
 7 Motion to close the public hearing.
 8 MR. JABLONSKI: So moved.
 9 MS. FISHER: Second.
 10 CHAIRMAN CASHMAN: Robb, can I have a
 11 roll call, please?
 12 MR. MCGINNIS: Commissioner Hurley?
 13 MR. HURLEY: Aye.
 14 MR. MCGINNIS: Commissioner Fisher?
 15 MS. FISHER: Aye.
 16 MR. MCGINNIS: Commissioner Jablonski?
 17 MR. JABLONSKI: Aye.
 18 MR. MCGINNIS: Commissioner Crnovich?
 19 MS. CRNOVICH: Aye.
 20 MR. MCGINNIS: Commissioner Unell?
 21 MR. UNELL: Aye.
 22 MR. MCGINNIS: Commissioner Fiascone?

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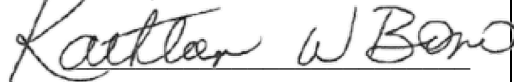
1 peninsula would be added on the east of that
 2 road by 10 parking spaces to increase
 3 landscaping and to add a couple either deciduous
 4 trees, ornamental trees in that landscaped area
 5 with shrubs and ground cover.
 6 MR. KRILLENBERGER: Pat, do you want to
 7 so motion, you are new?
 8 MR. HURLEY: So moved.
 9 MR. KRILLENBERGER: Second.
 10 CHAIRMAN CASHMAN: Robb, can we have a
 11 roll call vote, please?
 12 MR. MCGINNIS: Commissioner
 13 Krillenberger?
 14 MR. KRILLENBERGER: Aye.
 15 MR. MCGINNIS: Commissioner Hurley?
 16 MR. HURLEY: Aye.
 17 MR. MCGINNIS: Commissioner Fisher?
 18 MS. FISHER: Aye.
 19 MR. MCGINNIS: Commissioner Jablonski?
 20 MR. JABLONSKI: Aye.
 21 MR. MCGINNIS: Commissioner Crnovich?
 22 MS. CRNOVICH: Aye.

1 MS. FIASCONE: Aye.
 2 MR. MCGINNIS: Chairman Cashman?
 3 CHAIRMAN CASHMAN: Aye.
 4 Thanks, Don, Steve, Pete, really
 5 appreciate it.
 6 (WHICH, were all of the
 7 proceedings had, evidence
 8 offered or received in the
 9 above entitled cause.)
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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 via Zoom, 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 24th day of November 2020.



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

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