On August 21, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings. For public comment procedures for this electronic meeting, please see the bottom of this agenda.

MEETING OF THE PLAN COMMISSION Wednesday, January 13, 2021 7:30 P.M.

Note: Due to the ongoing public health emergency, this meeting is being conducted electronically. Memorial Hall remains closed to the public, and no physical public access to the meeting site will be available. See the bottom of this agenda and the Village website on how to participate electronically in this Meeting. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PUBLIC COMMENT (On Non-Agenda Items)
- 4. MINUTES November 11, 2020, Plan Commission (PC) Meeting

5. FINDINGS AND RECOMMENDATIONS

a) Case A-22-2020 – 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.

6. SIGNAGE

- a) Case A-30-2020 34 S. Washington Street Coldwell Banker Request to reface 2 existing wall signs in the B-2 Central Business District and Historic Downtown District
- **b)** Case A-34-2020 8 E. Hinsdale Avenue Coldwell Banker Request to reface an existing awning sign in the B-2 Central Business District and Historic Downtown District
- c) Case A-32-2020 47 S. Washington Street Core Remodel Request to install a projecting sign in the B-2 Central Business District and Historic Downtown District

7. PUBLIC MEETING – Major Adjustment to the Exterior Appearance Plan

- a) Case A-33-2020 26-32 E. First Street Garfield Crossing Request for Major Adjustment to the Exterior Appearance Plan in the B-2 Central Business District
- 8. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. Please include a subject line indicating to which matter your written or emailed comments pertain.

While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-exam witnesses by emailing Village Clerk Christine Bruton at cbruton@villageofhinsdale.org prior to 4:30 p.m. on the day of the hearing. Please use the subject line "Pre-Registration" and specify the matter on which you would like to speak when sending your email. Persons who have pre-registered may then phone into the meeting to join the Zoom meeting following the instructions below.

It is recommended that guests join by computer or mobile device for the best experience. Computer and mobile device users may join a meeting by using the free Zoom app.

Join from a computer simply click on this link: https://rb.gy/pp2q8d
Join from a mobile device simply click on this link: https://rb.gy/pp2q8d

Or join the ZOOM meeting by phone:

Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799

Webinar ID: 971 6594 7693

Password: 234085

Persons who have pre-registered to provide live testimony, comments or cross-examination on a matter will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.

Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: www.villageofhinsdale.org

Approved

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION 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 Willobee

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).

<u>Public Hearing</u> - 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

Ιn	the	Matter o	f:)
LAŁ	KESID	E BANK,	
222	2 Eas	t Ogden	Avenue)
Cas	se No	. A-22-2	020.

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 11, 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.

	58		60
1	ALSO PRESENT VIA ZOOM:	1	that there's no variance and no necessity for a
2	MR. ROBB McGINNIS, Director of	2	10-foot landscape buffer. That is a correct
	Community Development;	3	statement because we are not changing the
3	MD DETER COLLEC Attornoy for	4	existing parking lot. We are going from a legal
4	MR. PETER COULES, Attorney for Petitioner;	5	nonconforming parking lot and keeping the legal
		6	nonconforming parking lot and re-striping it and
5	MR. DON MOUCH, Petitioner's Architect;	7	adding trees and some landscaping to it and in
6	MR. STEVE REZABEK, Petitioner's	8	fact out front on Ogden we are losing a couple
	Architect.	9	of spots not from what was presented originally
7		07:40:02PM 10	but from what's there now like the planting of
8		11	trees and the landscaping along the back and the
9	CHAIRMAN CASHMAN: Public Hearing for	12	sides is much buffered up and a fence going
07:37:02PM 10	Case A-22-2020, 222 East Ogden Avenue, Lakeside	13	around it so my statement to staff is a correct
11 12	Bank, a Special Use Permit and Exterior Appearance Site Plan Review for a new 2-story	14	statement but there's nothing in the code that
13	tall bank with 2 drive-thru lanes in the B-3	15	when you go from a legal nonconforming parking
14	general business district. This was continued	16	lot to another legal and allowed use because we
15 16	from our September 9th meeting and our	17	are not changing the underlying zoning, a bank
17	October 14th meeting. (WHEREUPON, the oath was	18	is allowed in this district and a special use is
18	administered to Mr. Coules,	19	one of the things being voted on, there is not a
19	Mr. Mouch and Mr. Rezabek.)	07:40:20PM 20	necessity to now create this 10-foot backyard
о7:38:19РМ 20 21	CHAIRMAN CASHMAN: Pete, if you want to continue. So basically where we left this we	21	landscaping buffer because we are taking what's
22	were through the meeting reviewing the	22	existing there now and fixing it up, resealing
	59		61
1	application, but we basically continued it	1	it re-striping it on an angle and those kinds of
2	because of the need to do some surveying and to	2	things.
3	determine that the building height was compliant	3	If we were trying to do anything to
4	and per our package and emails I believe that	4	change and try to add any more landscaping
5	was accomplished and I appreciate you guys	5	besides the fence and the tress that we show, we
6	spending time with village staff getting that	6	would then be creating a problem, we would
7	done. I think the building height is resolved.	7	actually be creating an issue where we would not
8	We asked for landscape plans and	8	have compliant parking so that's why the
9	those were provided, those were in the packet.	9	decision was originally made to leave the two
07:38:59РМ 10	Would you like to give a brief overview of that?	07:40:59PM 10	curb cuts where they are, leave the parking lot
11	MR. COULES: Yes, I'll go over that. A	11	the way it is so we can utilize the property as
12	couple things that came up in our discussion,	12	is and not ask for any variances as we go along
13	and I think, Robb was taking over and Chan was	13	so the requirement for a 10-foot landscape
14	great up until 4 o'clock the day he was supposed	14	variance and the staff actually agrees with me
15	to be out of there was going back and forth not	15	on that's the way the code reads and Robb, can
16	only getting the height worked out and the	16	correct me if I'm wrong, based on a lot of times
17	drawings and Chan and Tim getting everything	17	going through all these different things most of
18	worked out.	18	it we will be reviewing in our final drawings.
19	One of the comments being made is a	19	MS. CRNOVICH: Excuse me, Peter. This
07:39:27PM 20		07:41:24PM 20	is Julie. I appreciate you bringing that up
	true statement but can be pulled out of context		is suiter 1 appreciate you bringing that ap
21	true statement but can be pulled out of context was when I stated that since this is a property	21	about the parking lot to parking lot because

62 64 that in the code book, and I started reviewing 1 CHAIRMAN CASHMAN: Can we have some 1 it and I did not see anything that said you do 2 discussion about the landscape plan that you 2 not need a buffer from parking lot to parking 3 provided? We can come back to Julie's comments. lot and it's mentioned in the minutes too on 4 MS. CRNOVICH: Thank you. 5 Page 32. 5 MR. COULES: I think Don wanted to talk 6 MR. COULES: You do not need -- Robb, 6 a little bit about the landscape plan you 7 can back me up, staff opined on this. When you 7 provided. take an existing parking lot that's a legal 8 MR. MOUCH: Yes. I mean, the footprint 8 nonconforming parking lot and don't tear it up 9 9 of the building is a little bit smaller than and get rid of it, it stays existing the way it 07:44:00PM 10 existing building footprint so there is some 07:41:58PM 10 is now so as long as we are not changing the 11 11 additional area of landscaping. The front edge 12 zoning on the property and we are not changing of this proposed building is pretty much right the zoning on the property. The code is kind of on cue with the existing building so we have 13 13 14 vague on that issue. 14 that grass area out in the front yard, if you MS. CRNOVICH: I think the code is very will, where there's going to be some small 15 15 clear on that issue that it's a legal shrubs and some plantings and then a little bit 16 16 17 nonconforming parking lot site plan but in my 17 of grass around the area of the front entry and opinion, you are expanding the parking lot with then we are adding a few trees along the front 18 18 the addition of the drive-thrus so you're 19 19 yard there in order to try to bring in a little 07:42:26PM **20** demolishing the structure, yet you want to keep 07:44:37PM **20** more of the landscaping closer to the street 21 the parking lot as is but you're doing more than 21 also not prohibiting any sort of sight lines as 22 just re-striping. 22 you're entering and exiting the exits from Ogden 63 65 1 The drive-thru -- in my opinion, and then around the west perimeter going into this application has three levels of review. 2 the backyard area adding trees and vegetation, 3 It's site plan exterior appearance, the second shrubbing off the area where there's the truck one is special use and the third one there's loading dock and the trash enclosure and then 4 4 conditions for drive-thrus. 5 5 along that south facade added a few landscaped 6 MR. COULES: Well, that's up to the areas in order to break that up and then as 6 actual plan commission if they wish to put 7 Steve was mentioning fencing across the entirety 7 conditions on the drive-thrus. There's nothing of the south property line as it currently 8 8 in the code says that drive-thrus have to have stands the fence that's there now only extends a 9 9 07:42:56PM 10 conditions for a special use under this zoning 07:45:29PM 10 portion so this is going to be extending the 11 classification. I mean, the plan commission can entire line and then obviously some landscaping 11 add, you know, anything they want to add for around the drive-thru lanes as well. 12 13 conditions about a site plan let alone a special 13 CHAIRMAN CASHMAN: I might have missed it; I didn't see the fence material that you are 14 use. 14 15 MS. CRNOVICH: I'm referring to 15 proposing for that 6-foot fence. Section 5-109 G. I don't know if you reviewed MR. MOUCH: It's a wood fence. We 16 16 17 that, it's something we did not talk about at submitted drawings of the fencing in the 17 18 last month's meeting, the special use in 18 original submittal that we put in back in October I believe it was. It was one of the 19 development regulations for drive-thrus. Could 19 07:43:28PM **20** you talk about that a little bit? 07:45:56PM **20** prior exhibits. It's a wood fence and then the 21 MR. COULES: I don't have that code trash enclosure it's a brick trash enclosure 21

right here in front of me. I'm sorry.

22

with an operable gate.

	66		68
1	CHAIRMAN CASHMAN: Okay. So it's not	1	costs on the applicant that they are able to put
2	in this packet, it's back in the previous one?	2	this bank building in at least a parking lot.
3	MR. MOUCH: Yes.	3	One thing I'd like you to do is
4	MR. COULES: We discussed it at the	4	just more of a housekeeping thing. On the
5	last meeting, Steve. If you have the old packet	5	application the parking is not filled out even
6	dated 7/31 it shows a 6-foot perimeter fence in	6	though it's existing, we need to fill that
7	the south elevation.	7	section of the table of compliance out.
8	MR. MOUCH: When we started getting	8	MR. COULES: I actually submitted that
9	into some of the photometric studies.	9	as a submittal before the last hearing, but I
07:46:37PM 10	MR. COULES: It was in the set of plans	07:49:14PM 10	will make sure it's again. Chan has it, what's
11	before your last meeting.	11	existing now, what's necessary by code. We did
12	CHAIRMAN CASHMAN: Got it. Attachment	12	do that and it is part of the village record.
13	1. It's Page 106 out of 225. Thank you. Looks	13	CHAIRMAN CASHMAN: You revised the
14	good enough.	14	table of compliance?
15	Any other comments about the	15	MR. COULES: Yes, I did.
16	landscaping? If not, I'd like to have the	16	CHAIRMAN CASHMAN: Okay. In this
17	commissioners ask any questions that they have.	17	packet it's not; it shows nothing on the
18	Jerry?	18	parking. But in your drawings you show it's
19	MR. JABLONSKI: I really don't have any	19	later in the packet you have that zoning
07:47:21PM 20	questions, but I'm not an expert on the code	07:49:39PM 20	analysis, it basically spells out the parking.
21	that Julie said, but looking at the blueprints	21	Looking at that requirement, you basically need
22	of the before and after, to me it looks more	22	61 parking spaces; isn't that correct?
	67		69
1	like a re-striping of a parking lot. The	1	MR. COULES: We claim we needed 62
2	drive-thru is actually in the footprint of the	2	actually. I argued that we needed 62 because
3	existing building and there is a little path	3	I'm counting the loading dock. Here's a copy
4	around that building that was there before.	4	of what I gave to the village. I claim 62
5	So as it stands right now, I	5	because I added the loading dock in there as
6	couldn't be more excited about losing this	6	part of parking.
7	building and gaining this bank.	7	CHAIRMAN CASHMAN: As far as parking
8	CHAIRMAN CASHMAN: Regarding the	8	spaces you need 61.
9	existing noncompliant parking lot, Julie raised	9	MR. MOUCH: Right.
07:47:59PM 10	this question and I reached out to Robb and to	07:50:12PM 10	CHAIRMAN CASHMAN: And currently you
11	Michael Marrs, the village attorney, and he	11	are showing it kind of varies on one drawing it
12	feels that basically there's nothing based on	12	showed 69 and on the landscape drawing I think
13	the village code and how we handled previous	13	the count was 1 difference.
14	matters like this that there was not a	14	MR. COULES: Correct. When I submitted
15	requirement for the applicant to change the	15	it it was 69 on the old drawing, Steve, on the
16			
1	parking, it can remain as existing noncompliant	16	table of compliance.
17	parking lot with the new building because that	17	MR. MOUCH: The landscaping was just
18	parking lot with the new building because that was an important point if it couldn't and	17 18	MR. MOUCH: The landscaping was just that they were taking one spot away from the
18 19	parking lot with the new building because that was an important point if it couldn't and there's obviously my guess too is there's large	17 18 19	MR. MOUCH: The landscaping was just that they were taking one spot away from the parking spots right there along Ogden, they were
18 19 07:48:40PM 20	parking lot with the new building because that was an important point if it couldn't and there's obviously my guess too is there's large financial implications related to it because	17 18 19 07:50:40PM 20	MR. MOUCH: The landscaping was just that they were taking one spot away from the parking spots right there along Ogden, they were just a little concerned about the turning radius
18 19	parking lot with the new building because that was an important point if it couldn't and there's obviously my guess too is there's large	17 18 19	MR. MOUCH: The landscaping was just that they were taking one spot away from the parking spots right there along Ogden, they were

	70		72
1	MR. COULES: I can resubmit tomorrow,	1	CHAIRMAN CASHMAN: Land Rover. So does
2	Steve, showing 68 and showing what I permit for	2	the Koshgarian building.
3	69 and resubmit and show that I amended it.	3	MS. CRNOVICH: I believe those are
4	CHAIRMAN CASHMAN: If you send it to	4	MR. JABLONSKI: Kensington school.
5	Robb, that would be great.	5	MS. CRNOVICH: Well, Kensington school,
6	MR. COULES: Chan had it but that's no	6	I guess I should have been reading the code back
7	problem; I'll resubmit it tomorrow.	7	then.
8	CHAIRMAN CASHMAN: Probably on his desk	8	If you look at Section 10-101 A
9	as he ran to the hospital.	9	Nonconformities. They ask for the gradual
07:51:09PM 10	MR. COULES: He demanded it from me	07:52:56PM 10	elimination of such nonconformities that's
11	before he put me on the agenda.	11	generally desirable. I mean, I think Chan said
12	CHAIRMAN CASHMAN: Jim, do you have	12	the parking lot's been there since 1961, so
13	comments, questions, for the applicant? Jim?	13	59 years ago. Do we want to wait another
14	MR. KRILLENBERGER: No questions.	14	59 years to fix that?
15	CHAIRMAN CASHMAN: Julie?	15	You look at the Ogden Avenue
16	MS. CRNOVICH: Okay. I guess I should	16	corridor plan and they actually point out
17	explain myself.	17	(inaudible) and how we need to get rid of the
18	The issue I have with the parking	18	front parking and this is kind of like the
19	lot plan because there's parking in the front	19	gateway to Hinsdale.
07:51:32PM 20	yard, which is not allowed in the Hinsdale	07:53:29PM 20	MR. COULES: If I may, is that the
21	zoning code for any district.	21	Houseal Lavigne plan that was not enacted
22	You look at Chase bank to the east,	22	because I was interviewed for that plan but that
	71		73
1	they don't have parking in their front yard.	1	was never actually adopted by the village.
2	You look at any other banks in town, they don't	2	MS. CRNOVICH: But we used it for other
2		3	annii antiana
3	have parking in the front yard. Parking in the		applications.
4	front yard is really unsightly. Look at the	4	CHAIRMAN CASHMAN: We used it as a
	front yard is really unsightly. Look at the office park across the street. I mean, their	4 5	CHAIRMAN CASHMAN: We used it as a guide, but it's not
4 5 6	front yard is really unsightly. Look at the office park across the street. I mean, their parking it's just like the opposite of what this	4 5 6	CHAIRMAN CASHMAN: We used it as a guide, but it's not MS. CRNOVICH: As a guide, right, but
4 5 6 7	front yard is really unsightly. Look at the office park across the street. I mean, their parking it's just like the opposite of what this is with the landscape. There's going to be	4 5 6 7	CHAIRMAN CASHMAN: We used it as a guide, but it's not MS. CRNOVICH: As a guide, right, but it's a good read. It tells you what the
4 5 6 7 8	front yard is really unsightly. Look at the office park across the street. I mean, their parking it's just like the opposite of what this is with the landscape. There's going to be other parcels on Ogden Avenue which are going to	4 5 6 7 8	CHAIRMAN CASHMAN: We used it as a guide, but it's not MS. CRNOVICH: As a guide, right, but it's a good read. It tells you what the business should do for Ogden Avenue, what they
4 5 6 7 8 9	front yard is really unsightly. Look at the office park across the street. I mean, their parking it's just like the opposite of what this is with the landscape. There's going to be other parcels on Ogden Avenue which are going to be developed. Do we want to see parking in the	4 5 6 7 8 9	CHAIRMAN CASHMAN: We used it as a guide, but it's not MS. CRNOVICH: As a guide, right, but it's a good read. It tells you what the business should do for Ogden Avenue, what they recommend. So whenever we have anything with
4 5 6 7 8 9 07.52:14PM 10	front yard is really unsightly. Look at the office park across the street. I mean, their parking it's just like the opposite of what this is with the landscape. There's going to be other parcels on Ogden Avenue which are going to be developed. Do we want to see parking in the front yard?	4 5 6 7 8 9 07.53.57PM 10	CHAIRMAN CASHMAN: We used it as a guide, but it's not MS. CRNOVICH: As a guide, right, but it's a good read. It tells you what the business should do for Ogden Avenue, what they recommend. So whenever we have anything with Ogden Avenue, that's something that I like to
4 5 6 7 8 9 07:52:14PM 10	front yard is really unsightly. Look at the office park across the street. I mean, their parking it's just like the opposite of what this is with the landscape. There's going to be other parcels on Ogden Avenue which are going to be developed. Do we want to see parking in the front yard? CHAIRMAN CASHMAN: Well, the building	4 5 6 7 8 9 07:53:57PM 10	CHAIRMAN CASHMAN: We used it as a guide, but it's not MS. CRNOVICH: As a guide, right, but it's a good read. It tells you what the business should do for Ogden Avenue, what they recommend. So whenever we have anything with Ogden Avenue, that's something that I like to review. And then if you look
4 5 6 7 8 9 07.52:14PM 10 11	front yard is really unsightly. Look at the office park across the street. I mean, their parking it's just like the opposite of what this is with the landscape. There's going to be other parcels on Ogden Avenue which are going to be developed. Do we want to see parking in the front yard? CHAIRMAN CASHMAN: Well, the building across from Shell there's parking right along	4 5 6 7 8 9 07:53:57PM 10 11	CHAIRMAN CASHMAN: We used it as a guide, but it's not MS. CRNOVICH: As a guide, right, but it's a good read. It tells you what the business should do for Ogden Avenue, what they recommend. So whenever we have anything with Ogden Avenue, that's something that I like to review. And then if you look CHAIRMAN CASHMAN: If I can paraphrase
4 5 6 7 8 9 07:52:14PM 10 11 12 13	front yard is really unsightly. Look at the office park across the street. I mean, their parking it's just like the opposite of what this is with the landscape. There's going to be other parcels on Ogden Avenue which are going to be developed. Do we want to see parking in the front yard? CHAIRMAN CASHMAN: Well, the building across from Shell there's parking right along the street.	4 5 6 7 8 9 07.53-57PM 10 11 12 13	CHAIRMAN CASHMAN: We used it as a guide, but it's not MS. CRNOVICH: As a guide, right, but it's a good read. It tells you what the business should do for Ogden Avenue, what they recommend. So whenever we have anything with Ogden Avenue, that's something that I like to review. And then if you look CHAIRMAN CASHMAN: If I can paraphrase that, they basically wanted to see more
4 5 6 7 8 9 07:52:14PM 10 11 12 13	front yard is really unsightly. Look at the office park across the street. I mean, their parking it's just like the opposite of what this is with the landscape. There's going to be other parcels on Ogden Avenue which are going to be developed. Do we want to see parking in the front yard? CHAIRMAN CASHMAN: Well, the building across from Shell there's parking right along the street. MS. CRNOVICH: I'm sorry?	4 5 6 7 8 9 07:53-57PM 10 11 12 13	CHAIRMAN CASHMAN: We used it as a guide, but it's not MS. CRNOVICH: As a guide, right, but it's a good read. It tells you what the business should do for Ogden Avenue, what they recommend. So whenever we have anything with Ogden Avenue, that's something that I like to review. And then if you look CHAIRMAN CASHMAN: If I can paraphrase that, they basically wanted to see more landscaping along the corridor.
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74 76 Look at Chase bank, look at the office park you can play around with this to make it work. 1 1 2 across the street. I just really wish you would 2 I'm just really against the front yard parking. get rid of the front yard parking. CHAIRMAN CASHMAN: Well, I have an idea 3 3 4 Also the rear yard parking, I don't that hopefully to address your concerns but I think it requires a 10-foot buffer. I'd rather 5 will talk about it later. it be a 5-foot buffer. I don't know if there's 6 6 Were there other things beyond that 7 any way you can reconfigure the parking lot. 7 front yard because basically Julie if it's 8 But one thing the trustees are 8 noncompliant existing lot, it can remain going to look at they are going to look at those noncompliant and that includes the front yard, 9 9 conditions for the drive-thru and on there it 07:54:56PM 10 07:57:00PM 10 the side yards. 11 says something about the aesthetics of the 11 MS. CRNOVICH: Yes, I understand that, 12 street frontages in the vicinity of the 12 but I think after 59 years, it's time to do it building. And that's 5-109 G special use and right and I really don't see how they can tear 13 13 14 development. Because you have the drive-thrus 14 down a building, demolish a building and say that's a whole other level of review that has to they are still going to use the parking lot. 15 15 be done. I just really wish you guys could get The parking lot is going to change with the 16 16 rid of the front parking. drive-thrus. I mean, I hope you understand what 17 17 MR. COULES: Well, in order to make the I'm saying. Plus it's right adjacent to the 18 18 19 lot compliant parking we would be 7 spots short. 19 gateway historic district there. 07:55:30PM **20** MS. CRNOVICH: But actually you are 07:57:27PM **20** CHAIRMAN CASHMAN: I agree, but like 21 over parking now, right? 21 Peter was saying and as Michael Marrs reiterated, there's nothing specific in the code that would 22 MR. COULES: By a couple. 22 75 77 1 CHAIRMAN CASHMAN: You are over 7 require that and for obvious reasons. 2 The code is a balancing act between 2 spots, correct. 3 MS. CRNOVICH: I mean, if there's any planning and commercial development of the town. way you can move that building forward to get And if every time a property was touched we had 4 4 to make it bring it up to code, we would really some more parking in the back, I would think 5 there would be something you could do. I mean, shut down business. It's a balancing act. the building, I love the design, the clock 7 Let's move on. Because I think I have an idea 7 that I was curious with this team that they tower. 8 8 9 MR. COULES: You also have to keep the think would be acceptable. It addresses your 9 07:55:55PM 10 handicap parking out front because of the length 07:58:04PM 10 concerns, Julie, not a hundred percent but tries 11 of the lot. There's no other place to put it 11 to address them and still allows them to be where you can get access into the front lobby. 12 compliant. 12 The request was to also have the actual ATM 13 13 Other comments, Julie, unrelated to machine in the front lobby and not have it 14 that? 14 15 MS. CRNOVICH: There were some little 15 anywhere else on the property, not in the back of the property. So you have to have the actual things too, but the main thing was just that 16 16 17 people be able to get there that are in 17 parking in the front yard. 18 wheelchairs and the like, so you have to have so 18 I mean, you are kind of adjacent to 19 much parking up front as it is. 19 a residential district. That (inaudible) around 07:56:22PM **20** MS. CRNOVICH: Well couldn't they use 07:58:36PM **20** it is kind of an eyesore. The building will be the drive-thru ATM? I would think that there a big improvement. I have been back there a 21 21 22 would be options and hopefully, there's some way dozen times in the last month and I love the 22

78 80 building, I love the design of the building. with this Dunkin' Donuts and Firestone here. 1 1 The parking in the front yard, do it right. Now 2 This Koplin building dates from about the same 2 is the chance to fix that. time. I kind of see a parking lot. I think 3 4 CHAIRMAN CASHMAN: Michelle? this, Michelle, is the area you were talking 5 Thanks, Julie. about, this building that's off of Elm, they did some improvements here. This is about maybe 10, 6 MS. FISHER: Thank you very much for 6 7 submitting the landscaping plan. I just wanted 7 15 years ago when they kind of did this fencing to add the offices across the street I think 8 and landscaping along here and then here is the 8 they really did a nice job with the shrubs, the subject property. 9 9 trees and the beach grass so I think this is 08:01:43PM 10 So looking at this is why I was 07:59:11PM 10 going to be a great asset to the building and 11 11 kind of curious about your count. In my mind, 12 the landscaping but anything that compliments 12 you know, I thought is there a way to still those medical offices on the other side I think comply, keep the noncompliant lot but make a few 13 13 14 would be great and enhance the area. Anything 14 modifications and I really looked at these two more that you can add, I think would be great as knuckles or peninsulas here. 15 15 well. It's what people are first seeing, this So this was on one, Don, was on 16 16 is our gateway. So if we can have some this side where you lost one and this is the 10 17 17 similarity to each side would be just helpful versus 11. So in my mind I was thinking over 18 18 19 and beneficial to those coming into the village 19 here the ADA spots, this is basically the way it 07:59:38PM **20** that way. Other than that, thank you. 08:02:16PM **20** was. They were just striped and basically 21 CHAIRMAN CASHMAN: Anna? 21 there's not really a peninsula or landscaping 22 MS. FIASCONE: I think it looks great. here. 22 79 81 I have no further questions or comment. 1 So trying to get to Julie's 2 CHAIRMAN CASHMAN: Okay. Troy? concerns, I was wondering if by eliminating, 3 MR. UNELL: I agree. I think it's making a larger peninsula here we could extend great for the space and the building looks great the perennials, the small shrubs and either 4 4 5 and I'm okay with it. small or deciduous trees or ornamental trees, 6 CHAIRMAN CASHMAN: Pat? create more greenery on these two ends, make 6 7 MR. HURLEY: I think it looks great and 7 this a little bigger but it would get to the as someone who lives relatively close to there, feel of what the mass that corridor plan is 8 8 I'm excited to have that space improved. looking for. I appreciate these two plantings 9 9 08:00:13PM 10 I thought the drives were great, 08:02:53PM 10 here on the two sides but I think something more 11 the landscaping looks fine. I don't have any along there would then echo more of what's 11 concerns. Thanks. happening here across the street and looking at 12 13 CHAIRMAN CASHMAN: Thanks, Pat. 13 appreciate the thoughts, like this is right 14 Robb, can I ask to share screen. out -- is this right only here? 14 15 So as to Julie's concerns. So basically, I 15 MR. REZABEK: I believe so. mean, it is interesting if you look at the MR. MOUCH: There's certain times of 16 16 17 documents related to the Ogden corridor master the day where it's restricted. 17 18 plan study, and I'm going to call it study since 18 CHAIRMAN CASHMAN: Well, my thought is 19 it was never really adopted. I'm just trying to 19 so long as the tree is not up here by the 08:01:09PM **20** address this issue where obviously these two gas 08:03:24PM **20** sidewalk that someone pulling up here would have stations are asphalt pretty much up to the curb. visibility down the street would be able to see 21 21 They made some modifications over the year, same past the view to like pulling up on some of the 22 22

	82		84
1	other lots along Ogden and, you know, there's	1	In looking at those shrubs using
2	some photos here. Basically, it's these two	2	something with color, obviously having the
3	spots. Like you have this spot here where you	3	ground cover and that, but having both some
4	are proposing something but something this low I	4	shrubs and some perennials, I think it's a great
5	don't know that it's really going to make a	5	opportunity. I think the more beautiful it
6	change versus having an actual tree. This is	6	looks, is better for the bank and better for
7	the eastern cut. This is where you are supposed	7	your customers. So that's my suggestion. I
8	to stripe but if you brought landscaping out	8	don't know if it's something you guys would
9	here I think just those two things would frame	9	entertain or not.
08:03:58РМ 10	the building beautifully because it has a strong	08:06:18PM 10	Julie, what are your thoughts on
11	elevation and would soften both the drive-thru	11	something like that? I appreciate your thought
12	on the east side that's a little raised, you	12	about it and your concern and you are correct
13	have that landscaping there, that too you may	13	that that's when they were thinking of Ogden
14	have added this tree here, you have landscaping	14	Avenue they wanted to make approvals but I'm
15	back there by the drive-thru but there's shrubs	15	looking at a couple of solutions that balances
16	and lower plantings here, you add a tree here,	16	and encourages businesses to invest and take
17	trees in the back, I just wonder if doing that	17	this property that's been pretty tired, it's
18	you end up getting down to those three spaces	18	been empty for about three years and then invest
19	but you still be compliant with parking and you	19	it with a new building and kind of get the
08:04:34PM 20	would do something that would be in the spirit	08:06:48PM 20	affect that we are looking for and not getting
21	of Ogden Avenue corridor master plan while still	21	you this whole thing green as you want to,
22	working with an existing noncompliant lot.	22	Julie, but that's it.
	83		85
1	So that was really my suggestion to	1	MS. CRNOVICH: I'm sorry, I'm a green
2	Julie's concerns and just trying to make it	2	person.
3	aesthetically better because in the current	3	How wide are the drives, the east
4	situation what's being proposed is not so	4	and west drives?
5	different than what's currently here. Like even	5	MR. MOUCH: The actual parking aisles
6	that first what was originally shown, it wasn't	6	or the actual entry points?
7	consistently low and I think some kind of, some	7	MS. CRNOVICH: The entry points?
8	small tree, something that's salt tolerant. The	8	CHAIRMAN CASHMAN: I want to say about
9	drawings you guys submitted which was very well	9	30.
08:05:14PM 10	done with the different species in here. I'm	08:07:18PM 10	MS. CRNOVICH: On another plan did it
11	not sure about this blaze maple but all these	11	not show the west?
12	other ones I know are salt tolerant, so I think	12	MR. MOUCH: We kept them at the
13	those would all be good candidates. And it	13	existing curb cuts.
14	could even be something like this to make sure	14	CHAIRMAN CASHMAN: One is 35 and change
15	that you have visibility. Like these honey	15	and one is 30.
16	locusts are up high, these are pretty durable,	16	MS. CRNOVICH: So the west one is 35?
17	they never really get too large. These	17	CHAIRMAN CASHMAN: It looks like it.
18	hackberries grow really well in this environment	18	This is just scaling off this landscape plan
19		19	looking at the aerial, satellite view.
20	but you could add color with this magnolia	20	MS CDNOVICH: Do you need a curb cut
08:05:48PM 20	serviceberry and still would have visibility but	08:07:44PM 20	MS. CRNOVICH: Do you need a curb cut
08:05:48PM 20 21 22		08:07:44PM 20 21 22	MS. CRNOVICH: Do you need a curb cut that wide? MR. MOUCH: Probably not.

	86		88
1	CHAIRMAN CASHMAN: You could possibly	1	CHAIRMAN CASHMAN: And are you going to
2	squeeze down.	2	come back in the future for signage? I assume
3	3 MR. MOUCH: Right.		this is what you are looking at for monument
4	CHAIRMAN CASHMAN: Any step like that I	4	sign.
5	5 think would be a step in the right direction		MR. COULES: There's one that exists
6	because you are talking about one-way traffic.	6	there right now.
7	MR. REZABEK: I agree that this is a	7	CHAIRMAN CASHMAN: You are looking for
8	reasonable solution what you proposed. I do	8	new sign or hasn't it been discussed?
9	know the bank has I'm not sure what their	9	MR. COULES: I think the intent was to
08:08:11PM 10	limit is, but they do need to maintain some	08:10:25PM 10	keep it there. Am I right Steve or Don?
11	convenience parking for their customers up front	11	MR. MOUCH: That's correct.
12	and bear in mind this site has a pretty	12	MR. REZABEK: That's correct.
13	significant drop off as you go south so you will	13	CHAIRMAN CASHMAN: The building is a
14	not only be walking a distance to the entry but	14	nice sign itself.
15	it would be up hill too.	15	MR. COULES: Yes.
16	CHAIRMAN CASHMAN: Looking at this spot	16	CHAIRMAN CASHMAN: I think people will
17	back here for like staffing and then for	17	figure out what it is, which is good.
18	customers of the bank.	18	MS. CRNOVICH: Steve, I like your idea
19	MR. REZABEK: But I think it's	19	about shrinking the parking up there and adding
08:08:44PM 20	reasonable that we could consider losing one or	08:10:49PM 20	landscaping. What about a little decorative
21	two spaces up front and if narrowing up the	21	fence like they have across the street?
22	drive entrances helps mediate between losing	22	MR. COULES: They have a bigger setback
	<u> </u>		, 33
	87		89
1	spaces and maintaining significant amount of	1	89 from Ogden Avenue. I don't believe they would
2	spaces and maintaining significant amount of landscaping I think that's a great solution.	2	from Ogden Avenue. I don't believe they would allow you to put one there.
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2 3 4 5 6 7 8 9 08.09.29PM 10 11 12 13 14 15 16 17 18 19 08.09.59PM 20	spaces and maintaining significant amount of landscaping I think that's a great solution. CHAIRMAN CASHMAN: If you made this a typical 24 foot cut here and the same here, I don't know if you want it wider here but you possibly could end up with more than the seven spots here. (Indicating.) MR. COULES: Steve, it sounds like your idea is well-received and makes a lot of sense. If they can shrink up the curb cuts and have the trees to match across the street, that's really a no-brainer for everybody involved. CHAIRMAN CASHMAN: It's a nice compromise and I think aesthetically it improves the building. It's a really beautiful building but the parking lot area there is not. MR. COULES: So you have it for the record, Steve, the east opening is no left turn between 7 and 9 a.m. and 4 and 6 p.m. That's	2 3 4 5 6 7 8 9 08:11:32PM 10 11 12 13 14 15 16 17 18 19 08:12:04PM 20	from Ogden Avenue. I don't believe they would allow you to put one there. CHAIRMAN CASHMAN: Because that fence is all the way back. I think between snowplowing, I would be worried about the fence lasting. There's just not a lot of room there. They had more room on the north side of Ogden there. MR. COULES: I believe IDOT said no to Land Rover. CHAIRMAN CASHMAN: I know there's all kinds of requirements, you can kill people with fences at high speeds. That's really my thought. I appreciate, I saw that you added the shields on dimming on the parking lot lighting which I appreciate it. I think it's a beautiful looking building and will be a nice addition to the village. Commissioners, what are your

	90		92
1	1 trees good, it sounds like a good plan.		have another question.
2	CHAIRMAN CASHMAN: Jerry?	2	I notice on the lights shields have
3	3 MR. JABLONSKI: Steve, you are the		been added. Are they going off at a certain
4	4 maestro again.		time?
5	CHAIRMAN CASHMAN: Not really.	5	MR. REZABEK: Yes, they typically do.
6	MR. KRILLENBERGER: And very tactful,	6	The bank controls their lights with time clock
7	too.	7	and photocells so they will go off based on the
8	CHAIRMAN CASHMAN: That's right. I	8	photocells and they shut off usually when the
9	keep Julie happy.	9	last employee and customer leaves. I'm not sure
08:12:39PM 10	MS. CRNOVICH: Seriously, it will be a	08:15:02PM 10	of the exact time but that's the way they
11	big improvement with the landscaping.	11	operate with other facilities. Obviously with
12	MR. KRILLENBERGER: I agree. And	12	the drive-thru there will be some lights
13	Julie, this building always seemed sort of	13	underneath that drive-thru canopy.
14	overly commercial compared to the rest of the	14	MS. CRNOVICH: How many light poles
15	entrance area to Hinsdale so it's nice that we	15	will be out there again?
16	are suggesting that it get a little greener.	16	MR. MOUCH: When we did the photometric
17	The building itself is spectacular and inviting	17	study it was done where there wasn't going to be
18	and this is I think these are good	18	any light bleeding onto the neighboring sites.
19	suggestions.	19	MR. COULES: While Don is counting,
08:13:20PM 20	MR. JABLONSKI: And it's better than	08:15:37PM 20	Steve and Julie, in the submittal for the
21	the building next door.	21	special use permit criteria the hours of
22	CHAIRMAN CASHMAN: Michelle, what are	22	operation were listed in here. Just so you
	91		93
1	your thoughts?	1	know, it was listed as branch hours are 8 to 5,
2	MS. FISHER: I think it looks great. I	2	drive-thru had the same hours, the operation of
3	think it's a nice addition. Thank you.	3	staff hours will be 7:00 a.m. to 6 p.m. with
4	CHAIRMAN CASHMAN: Anna?	4	most staff working 8 a.m. to 5 p.m. That was
5	MS. FIASCONE: I agree. Much	5	right in the submittal. So no one should be
6	improvement.	6	really there after 7, 8 at night at the latest.
7	CHAIRMAN CASHMAN: Troy?	7	MS. CRNOVICH: So they will be off by
8	MR. UNELL: I agree as well. It's an	8	10 no later.
9	improvement and welcome to Hinsdale.	9	CHAIRMAN CASHMAN: An hour after
08:13:55PM 10	CHAIRMAN CASHMAN: Pat?	08:16:12PM 10	business close they dim them to security level
11	MR. HURLEY: I agree with what Troy	11	or turn them off, either one?
12	just said and obviously we want to strike that	12	MR. COULES: Yes. They wouldn't
13	balance and not have too many parking	13	reflect on the houses because they have parking
14	difficulties, but to the extent that we can	14	behind them too, yes.
15	beautify things without having difficulties with	15	MS. CRNOVICH: One more question.
16	sight lines for people pulling out. I know cars	16	Were there any comments from any of
17	can zip certainly past Shell, want to be careful	17	the neighbors from the public notice?
18	about that, but I think those concerns are put	18	MR. COULES: Zero. And I wrote them
19	to bed. Looks great. Thanks.	19	all a letter.
08:14:25PM 20	CHAIRMAN CASHMAN: Okay. I guess I'd	08:16:35PM 20	MS. CRNOVICH: Okay. Thank you.
21	like to hear a motion.	21	MR. KRILLENBERGER: What did the letter
22	MS. CRNOVICH: Excuse me, Steve. I	22	say?

	94		96
1	MR. COULES: I sent them the plan and I	1	MR. McGINNIS: Commissioner Unell?
2	showed them that it was going to be the two	2	MR. UNELL: Aye.
_		3	MR. McGINNIS: Commissioner Fiascone?
3	requests were to have a bank go in there for the site plan approval and a special use to have the	4	MS. FIASCONE: Aye.
5		5	MR. McGINNIS: Chairman Cashman?
6	drive-thrus and I gave them the whole site plan.	6	
	MR. KRILLENBERGER: Outstanding. Good.		CHAIRMAN CASHMAN: Aye.
7	Banks are quiet.	7	Motion to close the public hearing.
8	MR. COULES: Yes. They were really	8	MR. JABLONSKI: So moved.
9	happy to see the submittals.	9	MS. FISHER: Second.
08:17:01PM 10	MR. KRILLENBERGER: They are not open	08:19:26PM 10	CHAIRMAN CASHMAN: Robb, can I have a
11	Sundays. Party banks are very unusual.	11	roll call, please?
12	CHAIRMAN CASHMAN: Anything else,	12	MR. McGINNIS: Commissioner Hurley?
13	Julie?	13	MR. HURLEY: Aye.
14	MS. CRNOVICH: No. I think I'm done	14	MR. McGINNIS: Commissioner Fisher?
15	for the night.	15	MS. FISHER: Aye.
16	CHAIRMAN CASHMAN: Can I hear a motion	16	MR. McGINNIS: Commissioner Jablonski?
17	to approve Case A-22-2020, 222 East Ogden	17	MR. JABLONSKI: Aye.
18 19	Avenue, the special use permit, exterior	18 19	MR. McGINNIS: Commissioner Crnovich?
00	appearance and site plan with the conditions	20	MS. CRNOVICH: Aye. MR. McGINNIS: Commissioner Unell?
	that the parking lot, parking area along Ogden	21	
21	Avenue, that the peninsula landscape	21	MR. UNELL: Aye. MR. McGINNIS: Commissioner Fiascone?
	22 peninsula on the west would be enlarged and a		
	95	_	MS FLASCONEL AVE
1	peninsula would be added on the east of that road by 10 parking spaces to increase	1 2	MS. FIASCONE: Aye. MR. McGINNIS: Chairman Cashman?
3	landscaping and to add a couple either deciduous	3	CHAIRMAN CASHMAN: Aye.
4	trees, ornamental trees in that landscaped area	4	Thanks, Don, Steve, Pete, really
5	with shrubs and ground cover.	5	appreciate it.
6	MR. KRILLENBERGER: Pat, do you want to	6	(WHICH, were all of the
7	so motion, you are new?	7	proceedings had, evidence
8	MR. HURLEY: So moved.	8	offered or received in the
9	MR. KRILLENBERGER: Second.	9	above entitled cause.)
10	CHAIRMAN CASHMAN: Robb, can we have a	10	above charled eduse.)
11	roll call vote, please?	11	
12	MR. McGINNIS: Commissioner	12	
13	Krillenberger?	13	
14	MR. KRILLENBERGER: Aye.	14	
15	MR. McGINNIS: Commissioner Hurley?	15	
16	MR. HURLEY: Aye.	16	
17	MR. McGINNIS: Commissioner Fisher?	17	
18	MS. FISHER: Aye.	18	
19	MR. McGINNIS: Commissioner Jablonski?	19	
20	MR. JABLONSKI: Aye.	20	
21	MR. McGINNIS: Commissioner Crnovich?	21	
		1	

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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HINSDALE PLAN COMMISSION

Application: Case A-22-2020 – Applicant: Lakeside Bank

Request: Special Use Permit and Exterior Appearance/ Site Plan for a new 2-story bank with 2 drive-

thru lanes-222 E. Ogden Avenue in the B-3 General Business District

DATE OF PLAN COMMISSION (PC) REVIEW: October 14 and November 11, 2020

DATE OF BOARD OF TRUSTEES 1ST READING: December 8, 2020

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. On October 14, 2020, the Plan Commission opened the public hearing for a proposed Special Use permit to construct a new two-story bank with two drive-thru's and exterior appearance site plan review. The applicant, Lakeside Bank was represented by Attorney Pete Coules and architects Don Mouch and Steve Rezabek. Mr. Coules reviewed the current condition of the building, site and surrounding properties. He also reviewed the parking spaces, traffic study; and elevation details of the proposed new building were reviewed by Mr. Rezabek.
- 2. In general, the Plan Commissioners supported the proposed building. The new building was described for example as: beautiful, attractive, and that the color and windows look great. However, a few Plan Commissioners requested for more details regarding the landscape plan. For the November 11, 2020, public hearing, the applicant submitted additional details to their landscape plan, and revised it per the recommendations by the PC.
- 3. Mr. Pete Coules at the October 14, 2020, PC meeting, reviewed the building height is pending verification. A surveyor will shoot grade at the four corners of the proposed building. At the October 14, 2020, PC meeting, the building was too tall by 1'-8". The PC continued the public hearing for the November 11, 2020, PC meeting to confirm the height would either need a variation or not. At the November 11, 2020, PC meeting, Village staff confirmed that the proposed height meets Code.
- 4. Perimeter landscaping requirements around the existing parking lot was discussed at length at the November 11, 2020, public hearing. By the end of the public hearing, Chairman Cashman recommended that 2 parking spaces along the north property line, adjacent to Ogden Avenue, be eliminated to create a larger peninsula to extend the perennials, add small shrubs and/or trees.
- 5. Chairman Cashman noted that the applicant added parking lot light shields and light dimmers. Mr. Coules confirmed that the lights would dim or turned off an hour after business hours (7AM to 6PM).
- 6. There were no public comments at the Plan Commission public hearings on Oct.14, or Nov.11, 2020.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed Special Use Permit and exterior appearance/site plan review, with the condition that the 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, the Village of Hinsdale Plan Commission, on a vote of eight (8) "Ayes,", and one (1) "Absent," recommends that the President and Board of Trustees approve the application as stated.

THE HINSDALE PLAN COMMISSION By:			, Chairman
	Dated this	day of	, 2021.



MEMORANDUM

DATE: January 13, 2021

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 34 S. Washington St. – Coldwell Banker/Dawn McKenna Group/Global Luxury – Reface 2

Existing Wall Sign Backings - Case A-30-2020

Summary

The Village of Hinsdale has received a sign application from All American Sign Co., on behalf of Coldwell Banker, to reface two existing wall signs at 34 S. Washington Street in the B-2 Central Business District and within the Historic Downtown District.

At the January 6, 2021, Historic Preservation Commission meeting (HPC), the HPC unanimously recommended approval for the request, as submitted, 6-0, (1 absent).

Request and Analysis

The requested two wall signs would utilize the existing two wall sign frames. The main wall sign measures 16'-2" long and 3'-9" tall for an area of 60 SF. The current sign background color is blue with white text, "Coldwell Banker" and "Residential Brokerage". The proposed new signage has a black background with white text "Coldwell Banker Realty" and "DMG Dawn McKenna Group".

The smaller second sign faces North Hinsdale Avenue and is 5'-4" long and 3'-10" tall for an area of 20.4 SF. It has the same blue background and white text as the main wall sign with the text, "Coldwell Banker" and "Residential Brokerage". The proposed new signage has a black background with white text "Global Luxury" and logo.

Process

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

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion,



MEMORANDUM

scale, materials, texture, colors, and shapes.

- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 34 S. Washington Street

Attachment 4 - Birds Eye View of 34 S. Washington Street

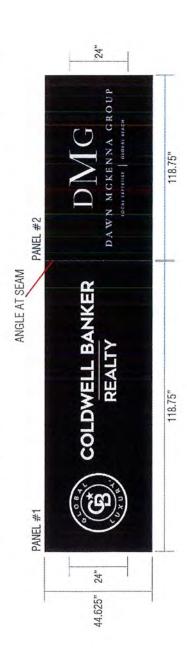


VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor		
Name: Coldwell Banker Address: 34 S. Washington City/Zip: Hinsdale, IL 60521 Phone/Fax: () 224 619 / 4859 E-Mail: anne.lee@realogy.com Contact Name: Anne Lee	Name: All-American Sign Company Inc. Address: 5501 W. 109th St. City/Zip: Oak Lawn, IL 60453 Phone/Fax: (708) 499-3000 / 708-499-3943 E-Mail: kens@allamericansign.com Contact Name: Ken Strzyzewski		
ADDRESS OF SIGN LOCATION: ZONING DISTRICT: Please Select One SIGN TYPE: Please Select One flat aluminum fascia sign ILLUMINATION Please Select One None, Unlit			
Sign Information: Overall Size (Square Feet):60 (_3.7' x _ 16') Overall Height from Grade: _10' from bottom Ft. Proposed Colors (Maximum of Three Colors): BLACK WHITE """ """ """ """ """ """ """	Site Information: Lot/Street Frontage: 20+30 = 50 LF Building/Tenant Frontage: 20+30= 50 LF Existing Sign Information: Business Name: Coldwell Banker Size of Sign: 1-60 (same as existing) Square Feet Business Name: Dawn McKenna Group Size of Sign: 2-20.4 (same as existing) Square Feet		
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.			

DocuSign Envelope ID: B3750C86-E1C1-4C41-BDA3-8BA12113060D

(1) 44.625" x 118.75" & (1) 44.625" x 75.5" FLAT ALUM 2PC SIGN, BLACK w WHITE VINYL COPY



On this revision, the font height of the COLDWELL "C" is 5.36"(h).

On the previous layout it was 7.68"(h)



WHITE OPAQUE VINYL

NTONE COLORS:

DRAWN BY: VV START DATE: 10/19/20
REVISION NUMBER: 1 REVISION DATE: 11/19/20

ALESMAN: KEN S.

ALESMAN: KEN S.

NIISouth

NII-Rmetricon Sign Co., Inc.
Despy fedication hatabalom: Maintenance
5501 W. 108th Street Oak Lawn, II. 6043
(703) 499-3000 Faz. (704) 499-3943
www.stlannifaznicim.com

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B- COLDWELL BANKEB

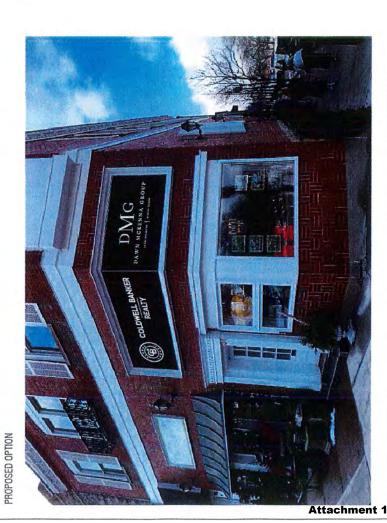
CUSTOMER: COLDWELL BANKER
JOB ADDRESS: 34 S WASHINGTON
CITY: HINSDALE
ZIP CODE:

ESCRIPTION:

SIGN TYPE 1 - EXTERIOR SIGN

(1) 44.625" x 118.75" & (1) 44.625" x 75.5" FLAT ALUM 2PC SIGN, BLACK w WHITE VINYL - MOUNT OVER EXISTING SIGN

MOTERO CITOCOCO



(1) 46" x 64" FLAT ALUM SIGN, BLACK w WHITE VINYL COPY

DocuSign Envelope ID: B3750C88-E1C1-4C41-BDA3-8BA12113060D

SIGN TYPE 2 - EXTERIOR SIGN

(1) 46" x 64" FLAT ALLIM SIGN, BLACK w WHITE VINYL COPY - MOUNT OVER EXISTING SIGN

64"

WHITE OPAQUE VINYL

DRAWN BY: W START DATE: 10/19/20
REVISION NUMBER: 2 REVISION DATE: 11/19/20

SALESMAN: KEN S.

NOTE. THIS IS AN ORICINAL UNPUBLISHED DRAWING, CREATER YACS, INC. ITS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEINE PLANNED FOR YOU BY ASK, INC. IT IN NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

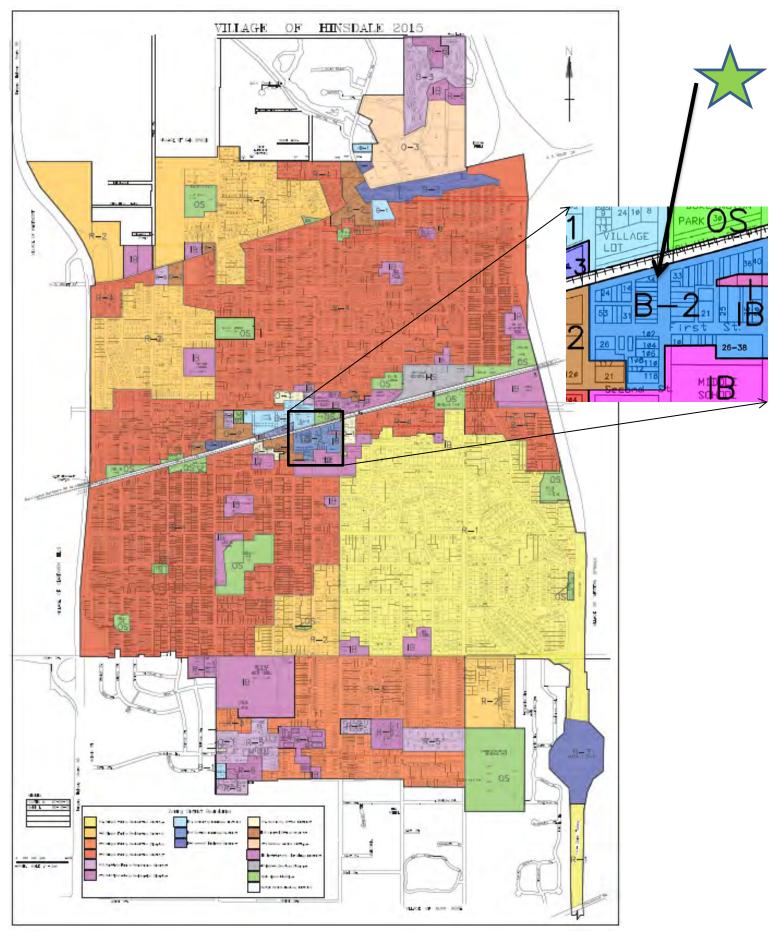
0 28"

46"

PROPOSED.

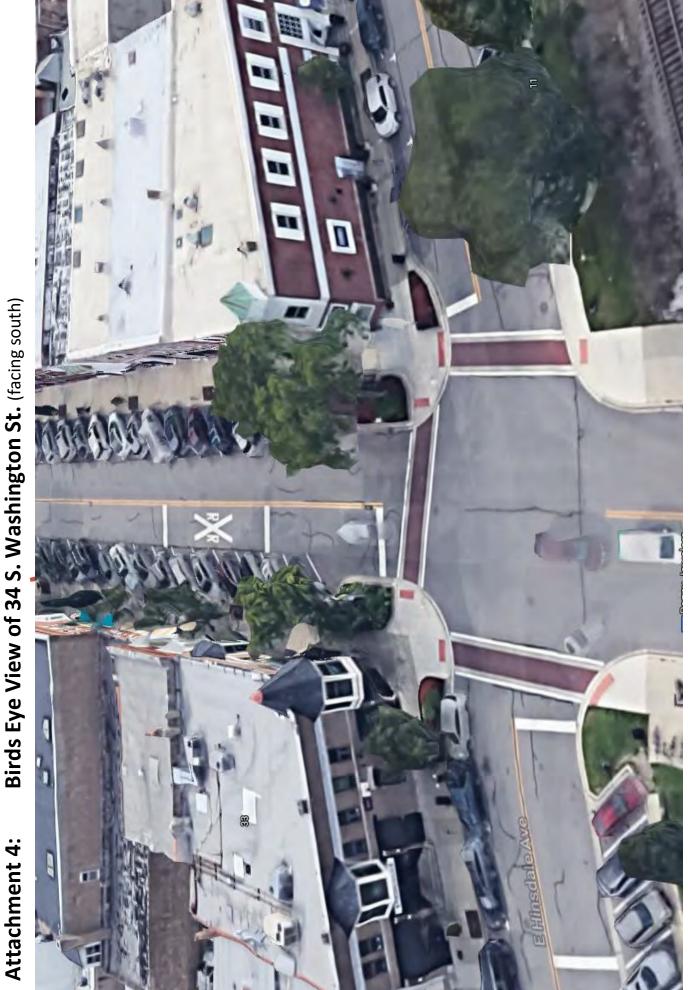
Attachment 2: Village of Hinsdale Zoning Map and Project Location





Street View of 34 S. Washington St. (facing south west) Proposed (2) Wall Sign Reface Attachment 3:

Attachment 3



Attachment 4:

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: January 13, 2021

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 8 E. Hinsdale Avenue – Coldwell Banker – Reface Existing Awning Sign - Case A-34-2020

Summary

The Village of Hinsdale has received a sign application from All American Sign Co., on behalf of Coldwell Banker, to reface an existing awning at 8 E. Hinsdale Avenue in the B-2 Central Business District and within the Historic Downtown District.

At the January 6, 2021, Historic Preservation Commission meeting (HPC), the HPC unanimously recommended approval for the request, as submitted, 6-0, (1 absent).

Request and Analysis

The new black awning skin features white text 5" tall and 7' long for an area of 2.9 SF. The existing awning frame would be utilized. The existing awning color is also black with white text: "Global Luxury", and would be replaced with "Coldwell Banker Realty". The existing text is approximately the same size in area at 2.8 SF. The applicant has indicated on the exhibit that the existing legal nonconforming wall sign (14 SF) would be removed. This request is Code compliant.

Process

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

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

- 1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 8 E. Hinsdale Avenue

Attachment 4 - Birds Eye View of 8 E. Hinsdale Avenue

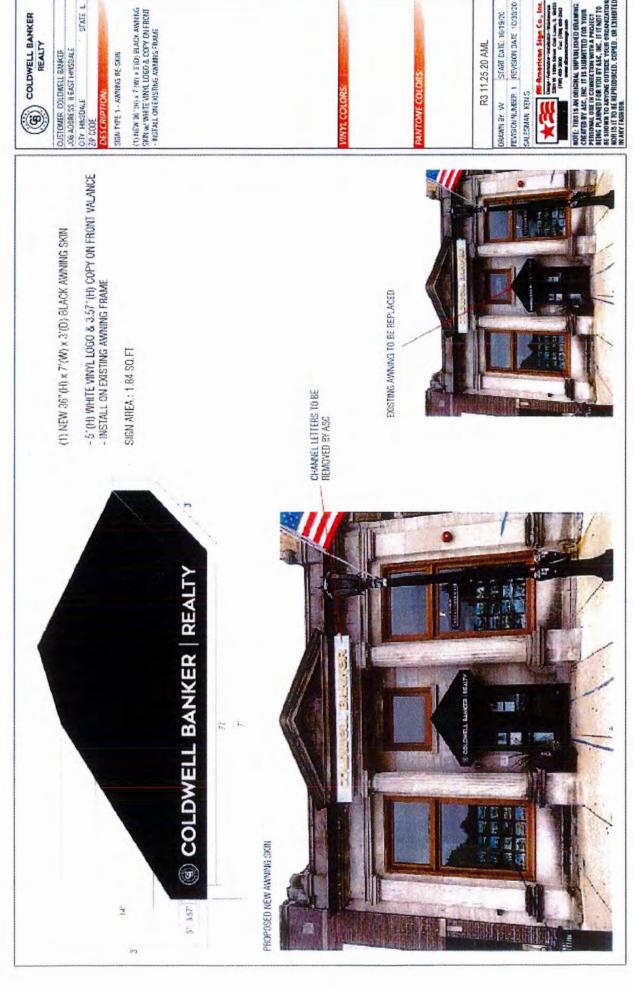


VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor			
Name: _Coldwell Banker Address: 8 East Hinsdale Avenue City/Zip: _Hinsdale, IL 60521 Phone/Fax: () 224 619 / 4859 E-Mail:anne.lee@realogy.com Contact Name:Anne Lee	Name: All-American Sign Company Inc. Address: 5501 W. 109th St. City/Zip: Oak Lawn, IL 60453 Phone/Fax: (708) 499-3000 / 708-499-3943 E-Mail: kens@allamericansign.com Contact Name: Ken Strzyzewski			
ADDRESS OF SIGN LOCATION: ZONING DISTRICT: Please Select One SIGN TYPE: Please Select One AWNING ILLUMINATION Please Select One NONE				
Sign Information: Overall Size (Square Feet):21(_36"h_x7'w x 3'd) Overall Height from Grade:8'10"Ft. Proposed Colors (Maximum of Three Colors): BLACK WHITE	Site Information: Lot/Street Frontage: 33' Building/Tenant Frontage: same as above Existing Sign Information: Business Name: Coldwell Banker Size of Sign: same as above Square Feet Business Name: Size of Sign: Square Feet			
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. OBE454F704284DD Signature of Applicant Docusigned by: Charles Sulfos O14D306F0BA1428. Date FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE Total square footage: O x \$4.00 = O (Minimum \$75.00) Plan Commission Approval Date: Administrative Approval Date:				

STATE A

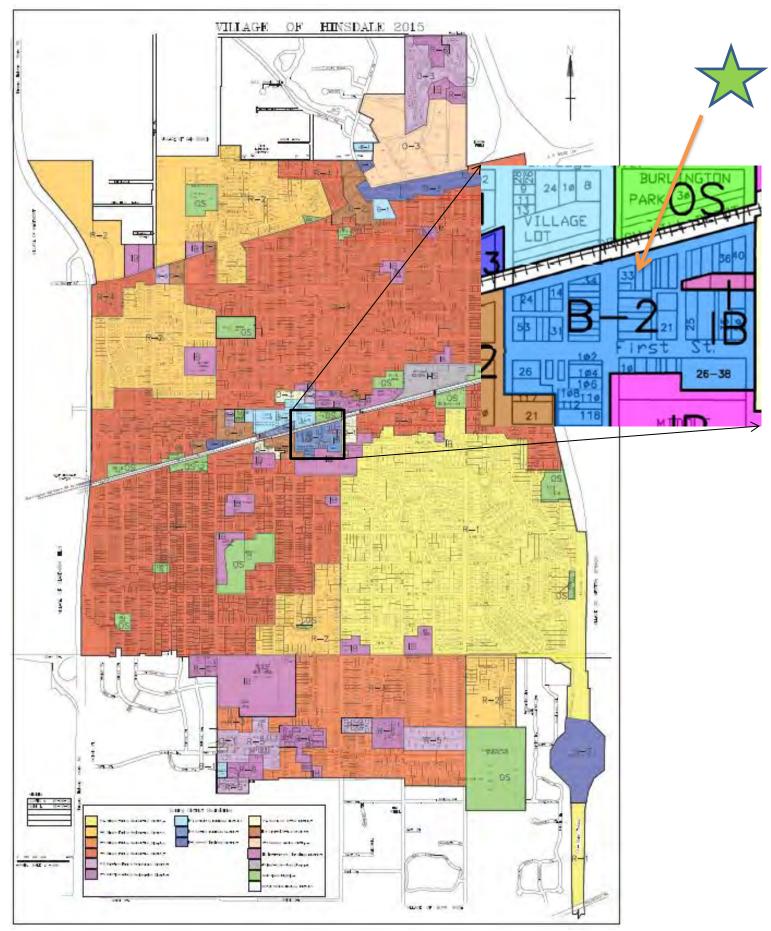
COLDWELL BANKER



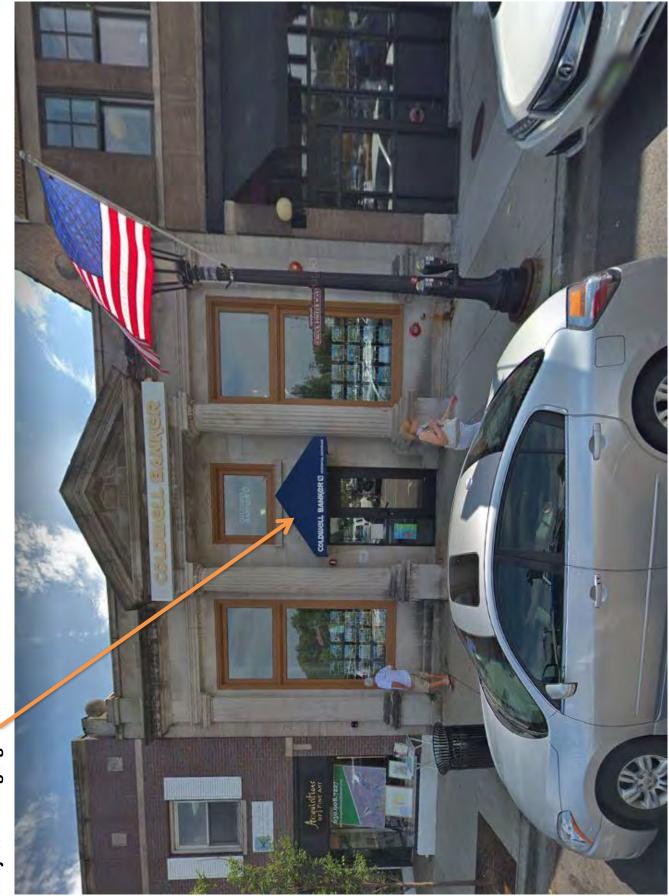
R3 11.25.20 AML

Attachment 2: Village of Hinsdale Zoning Map and Project Location









Imagery @2020 Google, Map 8 East Hinsdale Avenue Hinsdale Wine Shop Hinsdale Cleaners Zazu Salon & Day Spa

Birds Eye View of 8 E. Hinsdale Avenue (facing south) Attachment 4:

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: January 13, 2021

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 47 S. Washington, 2nd Floor tenant – Core Remodel, LLC – 1 New Projecting Sign on

existing Projecting Sign bracket - Case A-32-2020

Summary

The Village of Hinsdale has received a sign application from Flashtric, Inc., on behalf of Core Remodel, LLC, to install one (1) new projecting sign on an existing projecting sign bracket on the building at 47 S. Washington Street in the B-2 Central Business District and within the Historic Downtown District.

At the January 6, 2021, Historic Preservation Commission meeting (HPC), the HPC unanimously recommended approval for the request, as submitted, 6-0, (1 absent).

Request and Analysis

The building at 47 S. Washington Street is a two-story commercial building and faces west on S. Washington Street. The requested projecting sign is 1'-6" tall and 1'-6"wide for an area of 2.25 SF. The proposed sign includes three (3) colors, white, tan and a black background. The projecting sign would be installed above the door and entrance to the second floor where Core Remodel, LLC is located. This request is Code compliant.

Process

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

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

- 1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the



MEMORANDUM

neighborhood.

- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 47 S. Washington Street

Attachment 4 - Birds Eye View of 47 S. Washington Street



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

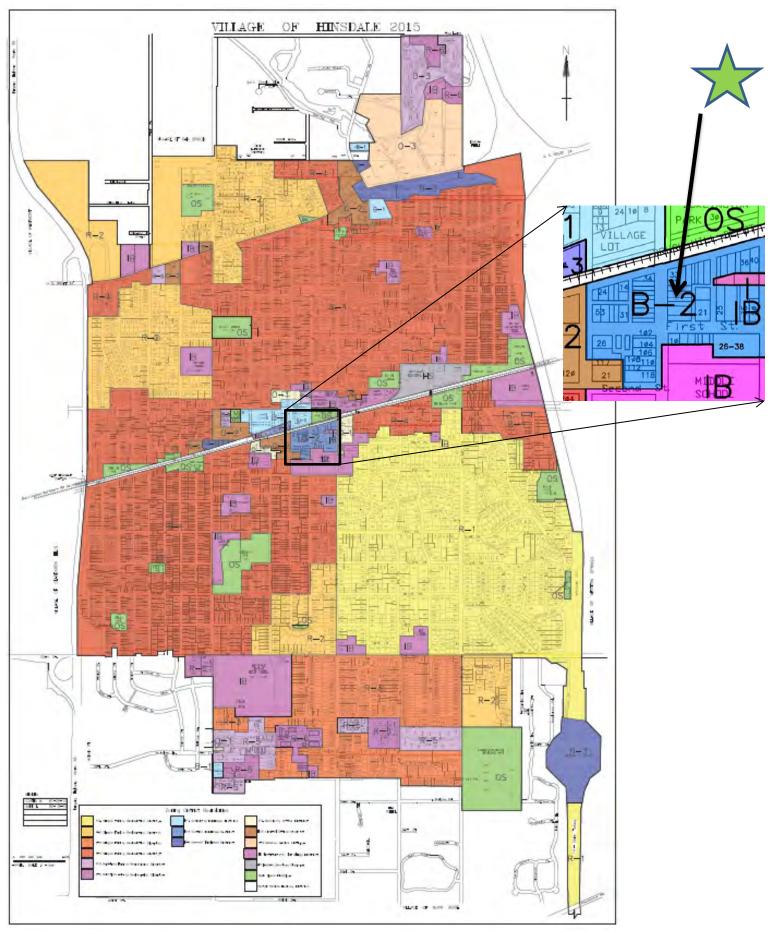
Applicant Contractor	
Name: Core Remodel, UC Address: 47 3 warking to a City/Zip: Hingdale, 11 66521 Phone/Fax: (312) 847 / 9696 E-Mail: Loe @ Core remodel.com Contact Name: Loe Chiavardi	Name: FLASHTRIC, ZNC Address: 3434 N. CICERO AVE City/Zip: CHICAGO, Le 60641 Phone/Fax: (73) 736-93001 E-Mail: HELEN @ FLASHTRIC.COM Contact Name: HELEN DEMIR
ADDRESS OF SIGN LOCATION: ZONING DISTRICT: Please Select One B2 SIGN TYPE: Please Select One - Hanging - Ex ILLUMINATION Please Select One - non-illogen	
Sign Information: Overall Size (Square Feet): 2.25 (18" x 18") Overall Height from Grade: 18' Ft. Proposed Colors (Maximum of Three Colors): 1 Black TAN WHITE	Site Information: Lot/Street Frontage:
and agree to comply with all Village of Hinsdale Ordinary Joseph M. Unavaroli Signature of Applicant - De Chiavaroli Date **Dignature of Building Owner - Boxter Phillip Date FOR OFFICE USE ONLY - DO NOT WRITE BELO Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Total square footage: **Dignature of Building Owner - Boxter Phillip Date **Dignature of Building Owner - Box	11/17/2020 NOV. 7, 2020 OW THIS LINE

Production cannot begin until this form is completed and returned to Signs Now	Gors Remodel	FLASHTRIC.COM
Approved By: Date:	Gorre Remodel	AND BEEN STATE OF STA
PROJECT NAME:	double face mdo plaque - non- illuminated sign with dimensional copy on both sides sign installed to existing decorative steel bracket	PROPOSED SIGNAGE TYPE: - SIGNAGE SIZE: - SIGNAGE SIZE: - LETTER THICKNESS: - ILLUMINATION TYPE.COLOR: - NOTES: - WALL WALL

PROJECT NAME:	Approved By: Date:	Production cannot begin until this form is completed and returned to Signs Now
double face mdo plaque - non- illuminated sign with dimensional copy on both sides sign installed to existing decorative steel bracket		
18"		
	Gore Remodal	
DRAWING: - PROPOSED SIGNAGE TYPE: - SIGNAGE SIZE: -	Secritor 1	
ILLUMINATION TYPE-COLOR: -	ANDIROR GUZ ELEMENALHI GUG ERINGEN COMPLIANTI GUE IN SERVICE COMPLIANTI COMPL	Wile Translate FOX Apprilement Report
		FLASHTRIC.COM

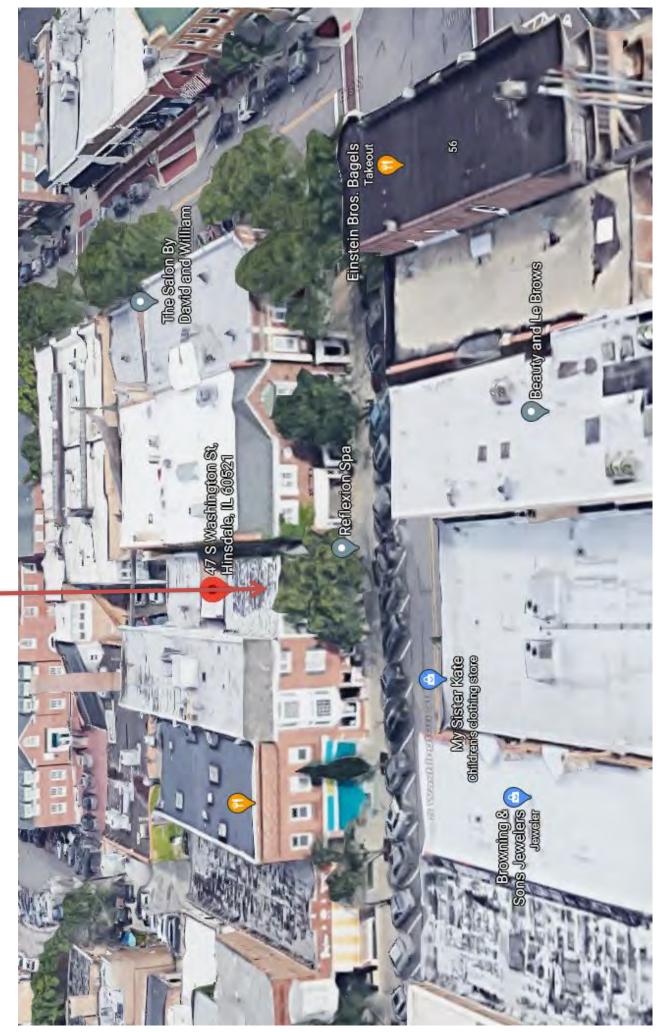
Attachment 2: Village of Hinsdale Zoning Map and Project Location





Google

Street View of 47 S. Washington St. (facing east) Proposed Blade Sign and existing bracket location Attachment 3:



Attachment 4



MEMORANDUM

DATE: January 13, 2021

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 26-32 E. 1st Street (Garfield Crossing) – Major Adjustment to the Exterior Appearance of

a Two-Story Development in the B-2 Central Business District – Case A-33-2020

Summary

The Village of Hinsdale has received a major adjustment application from the new owner of the Garfield Crossing commercial building downtown, Hinsdale LM Properties, LLC, requesting to change the front and rear façade of the west end of the building. This request is to prepare a new commercial tenant, Circa Lighting, to take over the tenant spaces formally occupied by Kaehler and Verizon. The Verizon store will move to the 34 E. First Street tenant space. Circa Lighting is a national lighting company with showrooms in major cities such as Chicago, San Francisco, Miami and Houston.

Request and Analysis

On May 23, 2013, the Village Board approved an Ordinance O2013-12, approving an exterior appearance plan of the Garfield Crossing building. This major adjustment request proposes to remove the awnings and mullions from 26 to 32 E. First Street and combine the two (2) separate entrances of 26 (Kaehler) and 28 (Verizon) E. First Street into 1 single main entrance for Circa Lighting. The applicant is also requesting to replace the entrance gooseneck lighting with difference lighting fixtures. Of note, the brick of the building will remain the same.

There is a minor proposal to remove the rear back door and window of 26 E. First Street, and replace it with a double door and shadow windows to allow loading in the rear of the building instead of in the front of the building (along First Street).

On December 17, 2020, Plan Commission Chairman Cashman recommended to staff that the Plan Commission (PC) should review this due to its proximity to the Historic Downtown District and visual nature of the proposed changes. He also recommended that the Historic Preservation Commission (HPC) also review the application. On December 17, 2020, HPC Commissioner Prisby commented that he had no initial concerns, except for the interior lighting after business hours should be discussed. To this end, staff recommends this be referred to the January 6, 2021, HPC meeting and January 13, 2021, PC meeting.



MEMORANDUM

At the January 5, 2021, Village Board meeting, the Village Trustees referred this application to the January 6, 2021, HPC and January 13, Plan Commission meetings. At the January 6, 2021, the HPC, after clarifying with the applicant that the proposed front entrance would be recessed at the current door location, the HPC unanimously recommended approval for the request, as submitted, 6-0, (1 absent).

Attachments:

Attachment 1 – Major Adjustment Application

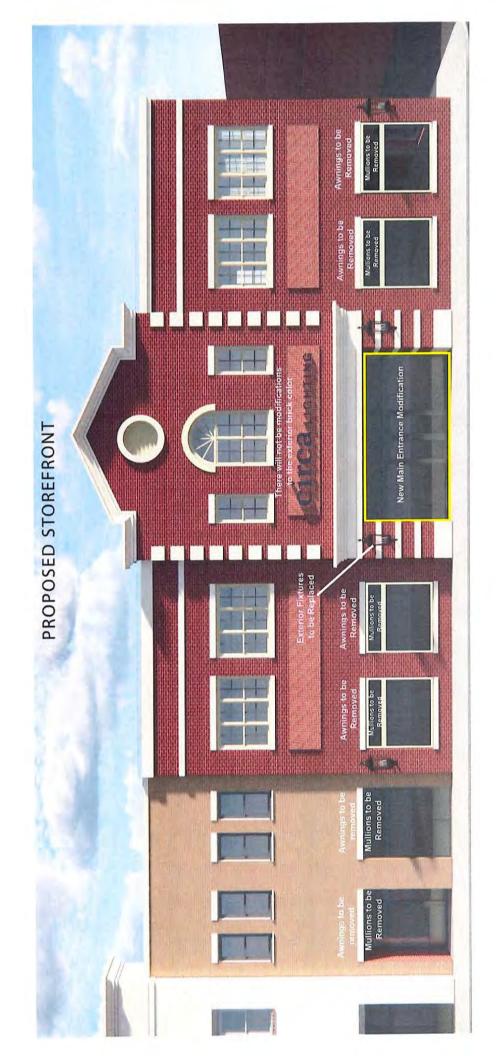
Attachment 2 - Zoning Map and Project Location

Attachment 3 - Street View of proposed area for façade change

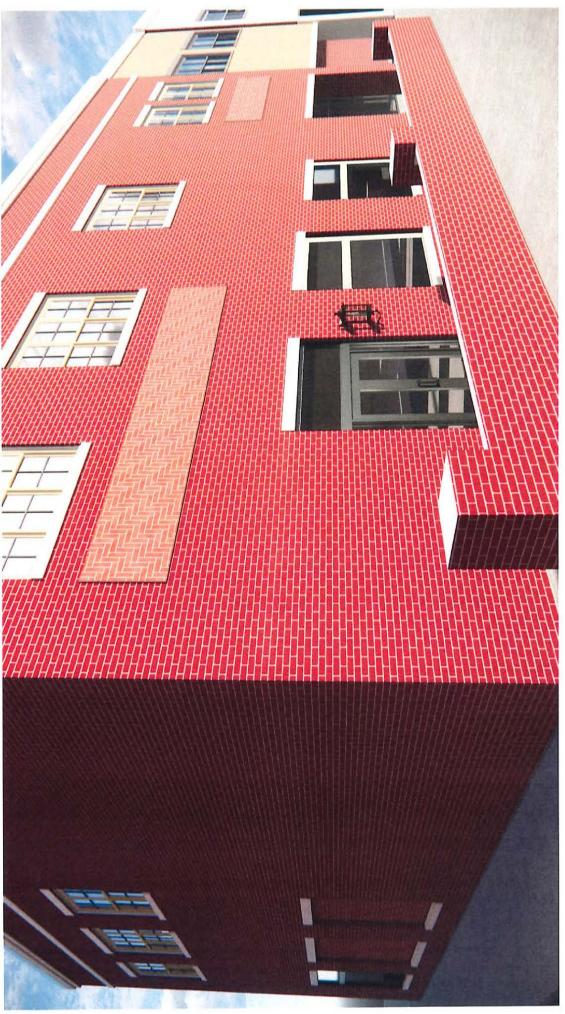
Attachment 4 - Birds Eye View of Garfield Crossing

Attachment 5 - Ordinance O2013-12 (Approved Exterior Appearance/Site Plan, approved May 23, 2013)





ColbyDesign



Parking Entry Circa Hinsdale



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 26 - 30 E 1st St. Hinsdale, IL 60521

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

PLEASE NOTE If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

FEES for Exterior Appearance/Site Plan Review:
Standard Application: \$600.00
Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

 Open spaces. The quality of the open space between buildings and in setback spaces between street and facades.

N/A

2. Materials. The quality of materials and their relationship to those in existing adjacent structures.

See additional sheet.

3. General design. The quality of the design in general and its relationship to the overall character of neighborhood.

See additional sheet.

4.	General site development. The quality of the site development in terms of landscaping,
	recreation, pedestrian access, auto access, parking, servicing of the property, and impact on
	vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention
	of trees and shrubs to the maximum extent possible.

N/A

Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

N/A

 Proportion of front façade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

N/A

- Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
 See additional sheet.
- 8. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

N/A

 Rhythm of spacing and buildings on streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

N/A

10. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

N/A

11. Relationship of materials and texture. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

N/A

12. Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

N/A

13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

N/A

14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

N/A

15. Directional expression of front elevation. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

N/A

16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

N/A

REVIEW CRITERIA - Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1.	The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
	N/A
2.	The proposed site plan interferes with easements and rights-of-way. N/A
3.	The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site. N/A
	INA
4.	The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
	N/A
5.	The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
	N/A

6. The screening of the site does not provide adequate shielding from or for nearby uses.

N/A

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

N/A

 In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

N/A

The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

N/A

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

N/A

11. The proposed site plan does not provide for required public uses designated on the Official Map.

N/A

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

N/A

2. Materials. The quality of materials and their relationship to those in existing adjacent structures.

The windows in 26 and 28 E 1st St. will have the muntins and vertical mullions removed to match the window design at 30 E 1st St. Framing color will stay the same as it currently is. The current front doors at 26 and 28 E 1st St. will be removed along with a small portion of brick that is currently in between the doors and replaced with a new glass double door and windows that will be framed in black. The current back door at 26 E 1st St. will be removed along with the window next to it and replaced with a double door and shadow windows to allow for loading in the rear of the building instead of the front of the building.

3. General Design. The quality of the design in general and its relationship to the overall character of neighborhood.

Same as question #2 above. In addition, the Verizon sign would move down to 34 E 1st St. and Circa Lighting would install their new signage above the main entrance consistent with other signage at this location. And the awnings above 26 - 30 E 2st St. will be removed.

7. Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

The current front doors at 26 and 28 E 1st St. will be removed along with a small portion of brick that is currently in between the doors and replaced with a new glass double door and windows that will be framed in black. The current back door at 26 E 1st St. will be removed along with the window next to it and replaced with a double door and shadow windows to allow for loading in the rear of the building instead of the front of the building.



MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Address of proposed request: 26 - 38 E 1st St. Hinsdale, IL 60521

Proposed Planned Development request:

Amendment to Adopting Ordinance Number:

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, be ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

There are no changes to the structure or major design of the building. The windows in 26 and 28 E 1st St. will have the muntins and vertical mullions removed to match the window design at 30 E 1st St. Framing color will stay the same as it currently is. The current front doors at 26 and 28 E 1st St. will be removed along with a small portion of brick that is currently in between the doors and replaced with a new glass double door and windows that will be framed in black. The current back door at 26 E 1st St. will be removed along with the window next to it and replaced with a double door and shadow windows to allow for loading in the rear of the building instead of the front of the building. In addition, the Verizon sign would move down to 34 E 1st St. and Circa Lighting would install their new signage above the main entrance consistent with other signage at this location. And the awnings above 26 - 30 E 2st St. will be removed.

2. Explain the reason for the proposed major adjustment.

Re-tenanting 3 spaces that are currently vacant in the building.

VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT 19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name:	Hinsdale LM Properties, LLC
Owner's name (if differen	nt):
Property address:	26 - 38 E 1st St. Hinsdale, IL 60521
Property legal description	n: [attach to this form]
Present zoning classifica	ation: B-2, Central Business District
Square footage of prope	rty: 32,974 sf
Lot area per dwelling:	
Lot dimensions:	249.l x 132
Current use of property:	
Proposed use:	Single-family detached dwelling ✓ Other: Same as current
Approval sought:	☐ Building Permit ☐ Variation ☐ Special Use Permit ☐ Planned Development ☐ Site Plan ☐ Exterior Appearance ☐ Design Review ☐ Other:
Brief description of requ	est and proposal:
Modify main entrance, one bac	k door and 9 windows.
Plans & Specifications:	[submit with this form]
	Provided: Required by Code:
Yards:	
front: interior side(s)	

Provided:	Required by Code:
corner side rear	
Setbacks (businesses and front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	nd offices):/
Building heights:	
principal building(s): accessory building(s)	
Maximum Elevations:	
principal building(s): accessory building(s)):
Dwelling unit size(s):	
Total building coverage:	<u> </u>
Total lot coverage:	
Floor area ratio:	
Accessory building(s):	
Spacing between building	ngs:[depict on attached plans]
principal building(s): accessory building(s):
Number of off-street par Number of loading space	king spaces required: es required:
Statement of applicant:	
understand that any omis	information provided in this form is true and complete. It is ion of applicable or relevant information from this form could evocation of the Certificate of Zoning Compliance.
By:	nus-
Applicant's signat	rure
MATT W	ILLETT
Applicant's printe	
Dated: DECEMBER	17 ,2020.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

Name: Hinsdale LM Properties, LLC

I. GENERAL INFORMATION

Name: Hinsdale LM Properties, LLC

Applicant

Address: 1401 S Brentwood Blvd. Suite 520 City/Zip: St. Louis, MO 63144 Phone/Fax: (314) 567-4852 /314-567-4017 E-Mail: mwillett@lenetterealty.com Address: 1401 S Brentwood Blvd. Suite 520 City/Zip: St. Louis, MO 63144 Phone/Fax: (314) 567-4852 /31 E-Mail: mwillett@lenetterealty.	
Others, if any, involved in the project (i.e. Ar	chitect, Attorney, Engineer)
Name:	Name:
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:
Disclosure of Village Personnel: (List the name, of the Village with an interest in the owner of record, the application, and the nature and extent of that interest) N/A	address and Village position of any officer or employee e Applicant or the property that is the subject of this
1)	
2)	

Owner

II. SITE INFORMATION

Addr	ress of subject property: 26 - 38 E 1st St. Hinsdale, I	0521	
	perty identification number (P.I.N. or tax num f description of proposed project: Re-tenanting 3		
3riei	description of proposed project.	300 110 212 212	
Gen	eral description or characteristics of the site	ame as current.	
	eting zoning and land use: B-2 commercial rounding zoning and existing land uses:		
	th: B-2	South: 1B	
	t: <u>0-1</u>	West: B-2	
	posed zoning and land use: B-2 commercial		
Dia	ase mark the approval(s) you are seeking	nd attach all applicable	applications and
star	ndards for each approval requested:		
	Site Plan Approval 11-604	Map and Text An Amendment Req	nendments 11-601E uested:
	Design Review Permit 11-605E	Orthonore the se	
	Exterior Appearance 11-606E	□ Planned Develop	oment 11-603E
	Special Use Permit 11-602E Special Use Requested:		the B-2 Central Business

TABLE OF COMPLIANCE

	Minimum Code Requirements	Proposed/Existing Development
1 (A A A A A A A A A A A A A A A A A A	7777777777	
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio		
(F.A.R.)*		
Maximum Total Building		
Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure		
Information	number and percentage.	

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
 - B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 2. all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - All existing and proposed surface and subsurface drainage and retention and detention facilities and 3. all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - Location, size, and arrangement of all outdoor signs and lighting. 4.
 - Location and height of fences or screen plantings and the type or kink of building materials or 5. plantings used for fencing or screening.
 - A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant 6. material.
 - A traffic study if required by the Village Manager or the Board or Commission hearing the application. 7.
- The Applicants shall make the property that is the subject of this application available for inspection by the Village C. at reasonable times:
- If any information provided in this application changes or becomes incomplete or inapplicable for any reason D. following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
 - E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
 - F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IE THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR

IN THIRTY (30) DAYS AFTER THE MALLING OF A BENIAND T
. I/We have read the above certification, understand it, and ag
Signature of applicant or authorized agent
Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this 17+4 day of DECEMBEN

Notary Public

JERRY R BYNUM Notary Public - Notary Seal State of Missouri, St. Louis County Commission # 12513560 My Commission Expires Jan 27, 2021

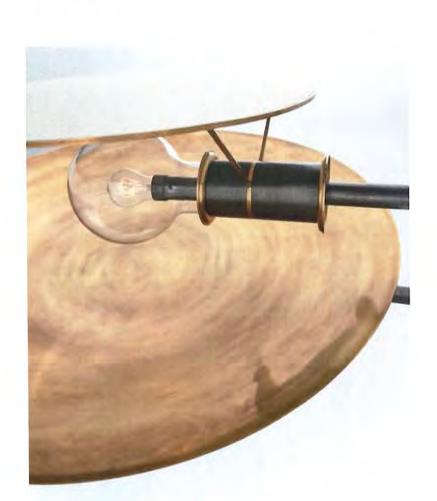
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process while ensuring an unparalleled customer we provide a broad assortment of decorative and Monte Carlo Fans. Through our Family of Brands, architectural lighting for the luxury residential Comfort, Tech Lighting, Generation Lighting and Circa Lighting is the premier reseller of Visual market, simplifying the design and selection

experience.

Circa LIGHTING



Founded in 1998 by Gale Singer

Acquired by AEA Investors in 2017 as the direct-to-market channel

- Circa Lighting
- Visual Comfort
- Tech Lighting
- Generation Lighting
- Monte Carlo Fans

Omnichannel retailer with well developed website 21 existing showrooms with 5 in development Inside and outside sales team in showroom markets 80% of showroom sales to Trade (Designers,

Architects and Builders)

LOCATION CRITERIA

and/or Home Décor Showrooms Proximity to Design Centers, Designers,

Street-facing display windows

Street-level accessibility for consumers

Parking accessibility

Ceilings 12' or greater

5,000 SF +/- depending on markets



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One of the best ways to experience our collection of lighting is to visit our beautifully designed showrooms.

- Norwalk • Washington, DC Greenwich Boston Manhattan Chicago Minneapolis . Denver San Francisco Seattle

Austin Houston Miami (opening 2020)

*Charleston Savannah

Atlanta

Scottsdale

West Hollywood

• Laguna

Charlotte

Nashville

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MONTE

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OUR DESIGNERS



AERIN



BARBARA BARRY



PETER BRISTOL



CARRIER AND COMPANY



CHAPMAN & MYERS



CLODAGH



RUDOLPH COLBY



RALPH LAUREN

kate spade

JULIE NEILL

SEAN LAVIN

RALPH LAUREN



BARRY GORALNICK



ALEXA HAMPTON



SUZANNE KASLER



KATE SPADE NEW YORK



CHRISTOPHER
SPITZMILLER

MICHAEL S. SMITH

LAUREN ROTTET

JOHN ROSSELLI

J. RANDALL POWERS

THOMAS O'BRIEN



KELLY WEARSTLER



NIERMANN WEEKS

TECH LIGHTING VISUAL COMFORT

GENERATION LIGHTING

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OUR SHOWROOMS



Customers can utilize our showroom as an extension of their workplace. Each of our showrooms is equipped with conference areas designed to facilitate meetings with designers, builders, architects, their clients and anyone involved in the project. The more, the merrier!

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Circalighting



TECH LIGHTING VISUAL COMFORT

GENERATION LIGHTING

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VISUAL COMFORT





Norwalk



VISUAL COMFORT TECH LIGHTING

GENERATION LIGHTING MONTE

MONTE CARLO

Circalighting

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TECH LIGHTING

VISUAL COMFORT



VISUAL COMFORT

Denver

circalighting.com

Saring the Texas From



CircaLighting.com - Ceiling

MONTE

FOR MORE INFORMATION

AL BESSIN

chief operating officer

513 west jones street

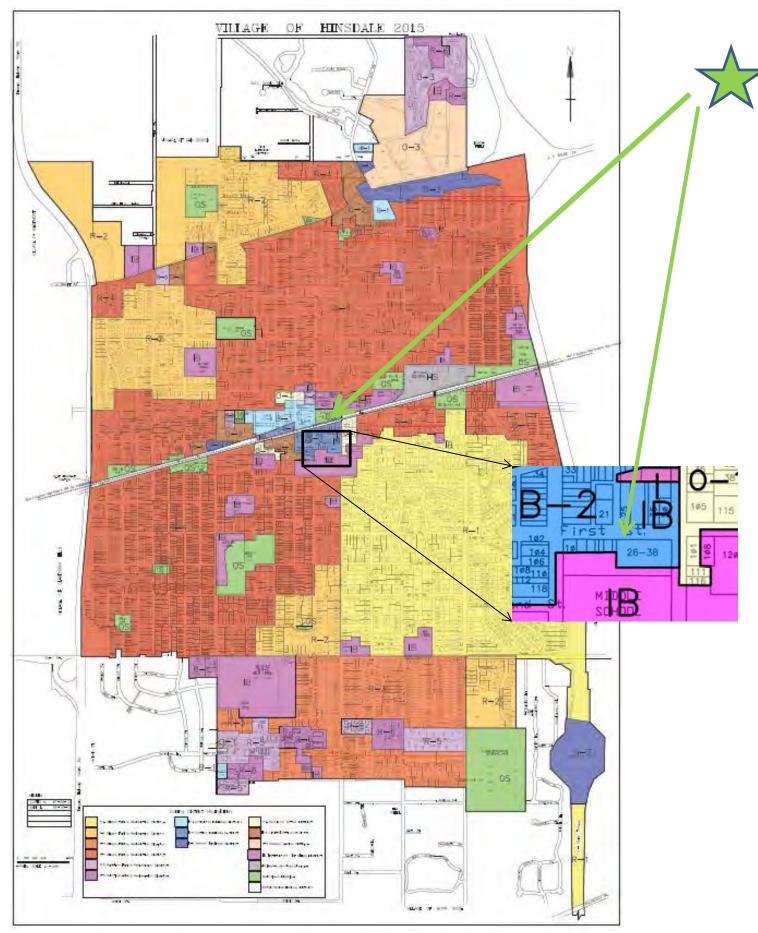
savannah, ga 31401

c. 512.745.9070

abessin@circalighting.com

Attachment 2: Village of Hinsdale Zoning Map and Project Location







Attachment 3: Street View of Proposed Area for Façade Change

Google Fuller House Takeout · Delivery Attachment 4

Attachment 4: Birds Eye View of Garfield Crossing

VILLAGE OF HINSDALE

ORDINANCE NO. 02013-12

AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR CONSTRUCTION OF A NEW TWO-STORY DEVELOPMENT AT 26-32 E. FIRST STREET – GARFIELD CROSSING

WHEREAS, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review for construction of a two-story commercial development and related improvements at property located at 26-32 E. First Street, Hinsdale, Illinois (the "Subject Property"), from applicant Garfield Crossing, LLC (the "Applicant"); and

WHEREAS, the Subject Property is located in the Village's B-2 Central Business Zoning District and is currently improved with vacant commercial buildings and a surface parking lot. The Applicant proposes to improve the lot by removing the existing buildings and replacing them with a two-story commercial building with retail spaces on the first floor and a second floor containing either additional retail or office space (the "Commercial Building"), along with related parking and landscaping improvements; and

WHEREAS, the Application was considered by the Village of Hinsdale Plan Commission at public meetings held on March 13 and April 10, 2013. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of five (5) in favor, zero (0) against, and four (4) absent, approval by the Board of Trustees of the Exterior Appearance Plan and Site Plan relative to the Commercial Building and related improvements. The recommendation for approval and a summary of the related proceedings are set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees find that the Application satisfies the standards established in Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated in this Ordinance.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Approval of Site Plan and Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of

Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the site plan and exterior appearance plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), relative to the Commercial Building and related improvements, subject to the conditions set forth in Section 4 of this Ordinance.

SECTION 3: Related Approvals. In addition to the approvals provided in Section 2 above, the Board of Trustees further approves the following related matters:

A. Pursuant to Section 5-110G(2) of the Hinsdale Zoning Code, an exception to allow a maximum height of thirty-six (36) feet on the Commercial Building, as indicated on the Approved Plans, in lieu of the thirty (30) foot maximum height allowed by the Zoning Code; and

B. Pursuant to Section 9-104D(5) of the Hinsdale Zoning Code, payment to the Village of a per space fee of two thousand five hundred dollars (\$2,500.00) in lieu of providing required parking spaces in excess of the forty-six (46) spaces provided by the Approved Plans. In so approving the foregoing per space fee in lieu of required spaces, the Board finds that the applicant has satisfied all of the standards set forth in Section 9-104D(5) of the Hinsdale Zoning Code. The total amount of the parking deficiency and resulting fee-in-lieu will be finally calculated once tenant usage has been determined.

SECTION 4: Conditions on Approvals. The approvals granted in Sections 2 and 3 of this Ordinance are expressly subject to all of the following conditions:

- A. <u>Compliance with Plans</u>. All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.
- B. <u>Compliance with Codes, Ordinances, and Regulations</u>. Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

<u>SECTION 5</u>: <u>Violation of Condition or Code</u>. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation

of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 6: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 23rdday of May 2013.
AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh
NAYS: None
ABSENT: None
APPROVED this 23rd day of May 2013. Thomas K. Cauley, Jr., Village President
Christine M. Bruton, Village Clerk
ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:
By: C&P. Mocconto Its: Member Date: May 17, 2013
Its: Member
Date: May 17,, 2013

EXHIBIT A

FINDINGS OF FACT (ATTACHED)

HINSDALE PLAN COMMISION

RE: 26-32 First Street – Garfield Crossing – Exterior Appearance and Site Plan Review for a new two-story development consisting of first floor retail and retail/office on the second floor.

DATE OF PLAN COMMISSION REVIEW:

March 13 and April 10, 2013

DATE OF ZONING AND PUBLIC SAFETY REVIEW:

April 22, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The Applicant, Garfield Crossing LLC., submitted an application for Exterior Appearance and Site Plan Review to construct a new two-story retail/office development at 26-32 E. First Street.
- 2. The property is located within the B-2 Central Business District and is currently improved with commercial buildings and a surface parking lot.
- 3. The Plan Commission heard a presentation from the applicant regarding the proposed request at the Plan Commission meeting of March 13 and April 10, 2013.
- 4. The Commission discussed the ongoing conversations between the Village and the applicant relative to connecting the existing alley immediately west of the applicant's property and echoed the opinion of the EPS, that those discussions should be separate and have no bearing on this proposals progress. Certain Commissioners expressed a desire to see the Village pursue a letter of understanding with the applicant regarding the potential of an easement for an alley.
- 5. Certain Commissioners expressed concerns regarding the location of the loading space, turn-around capabilities in the parking lot and the general lack of on-site parking, however most of the Commission agreed that the proposal provided several improvements to what currently existed in the downtown relative to these specific issues.
- 6. The Commission expressed general concerns regarding the site's proximity to the middle school and requested that the applicant secure a written position from District 181 as well as provide some form of security measure to slow traffic while exiting the site, such as a speed bump.
- 7. Certain Commissioners also expressed interest in seeing delivery times regulated, however the Commission generally agreed that doing this could negatively affect business and would be extremely difficult to control.

- 8. The Commission was generally satisfied with the landscape plan however requested that the applicant consider adding additional benches and planters throughout the site, preferably matching those already existing in the downtown.
- 9. While certain Commissioners encouraged the applicant to bury all electrical services, both existing and proposed on the site, most Commissioners agreed that the cost of doing this would be overly burdensome and should not be the responsibility of this applicant alone and as such would not support making it a condition of approval, however the applicant confirmed they would bury their utilities serving their property.
- 10. The Commission unanimously agreed that they were opposed to any signage above the second story windows and would prefer to see the applicant consider an alternative solution for signage for any second floor tenant.
- 11. The Plan Commission was very complimentary of the site plan, revised elevations and the proposal as a whole.
- 12. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the March 13 and April 10, 2013 Plan Commission meeting.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of five (5) "Ayes," 0 "Nay," and four (4) "Absent", recommends that the President and Board of Trustees approve the Application for site plan and exterior appearance to allow the construction of a new two-story retail/office development at 26-32 E. First Street – Garfield Crossing, which by virtue of the approved site plans and elevations, would include a de facto recommendation for the following exceptions:

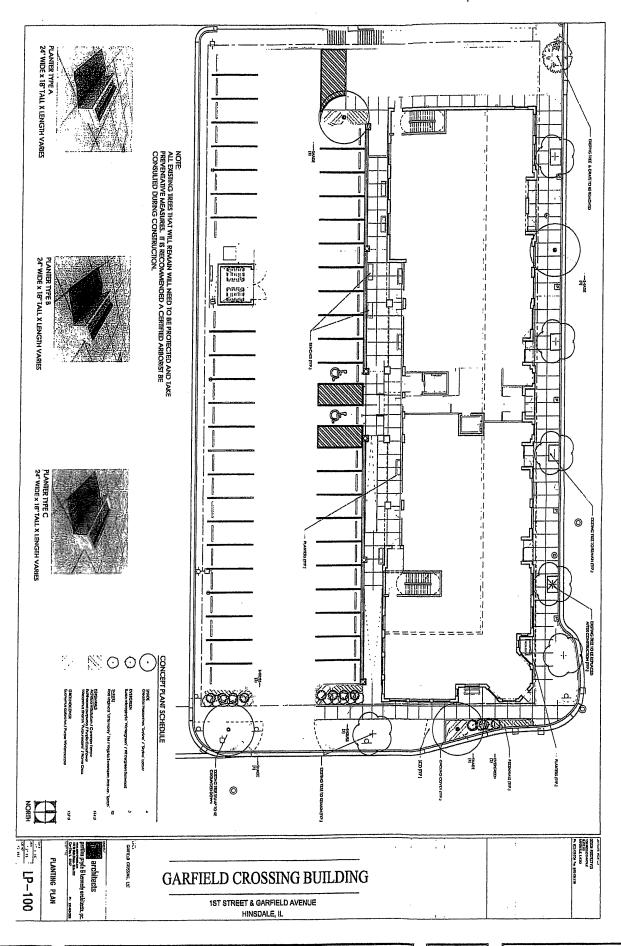
- An exception for height to allow a height of 36'-0", in lieu of the required 30'-0", which is permitted pursuant to Section 5-110G(2) provided the Plan Commission find that the feature exhibits architectural merit. While the information provided identifies almost all of the structure meeting the 30'-0" building height requirement as defined by the zoning code, your request to allow the turret to extend beyond the 30'-0" height would necessitate this exception.
- An exception from 9-104 for a deficiency in parking. Pursuant to Section 9-104D(5) the applicant may pay to the Village, a per space fee of two thousand five hundred dollars (\$2,500.00) in lieu of providing these spaces, if the applicant satisfies the standards set forth in said section, to the satisfaction of the Board of Trustees.

THE HINSDALE PLAN COMMISSION

By:	NV	Bym	·	
-	Chairman			
Dated this	104	_day of	May	, 2013.

EXHIBIT B

APPROVED SITE PLAN AND EXTERIOR APPEARANCE PLAN (ATTACHED)



4

LANDSCAPE PLAN BARFFELD CROSSING - MIXED USE DEVELOPMENT LENGUALE ALIENULA. RABBELLU REDSSING IIC

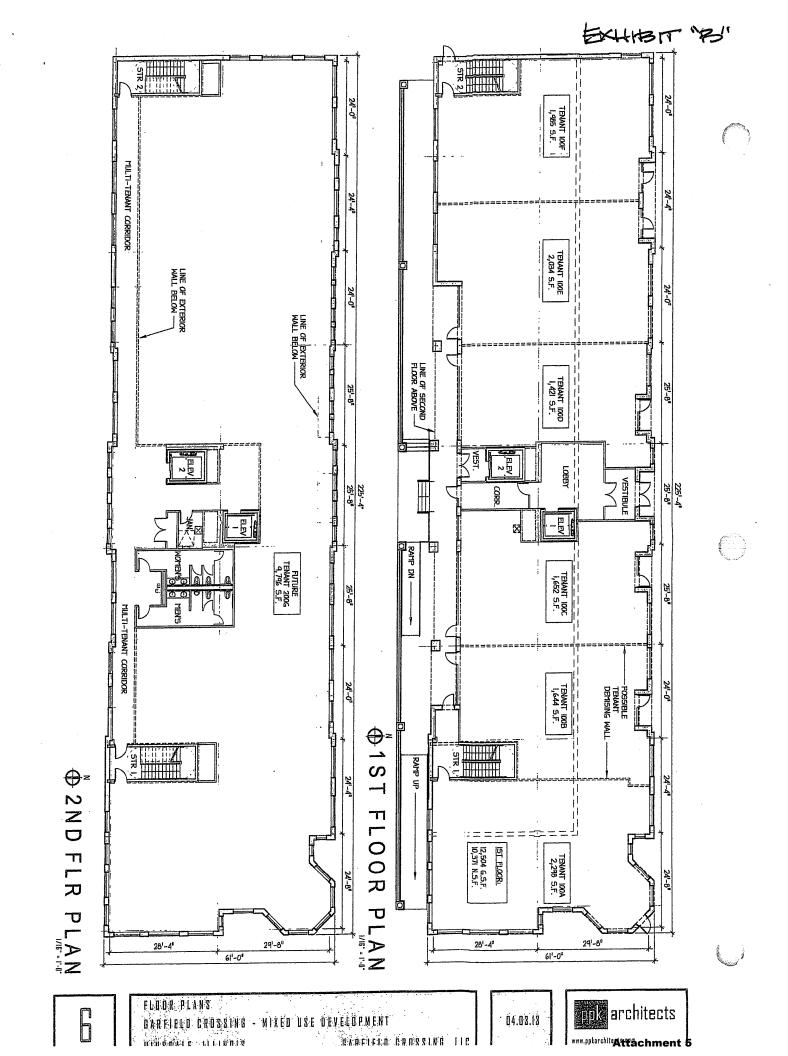
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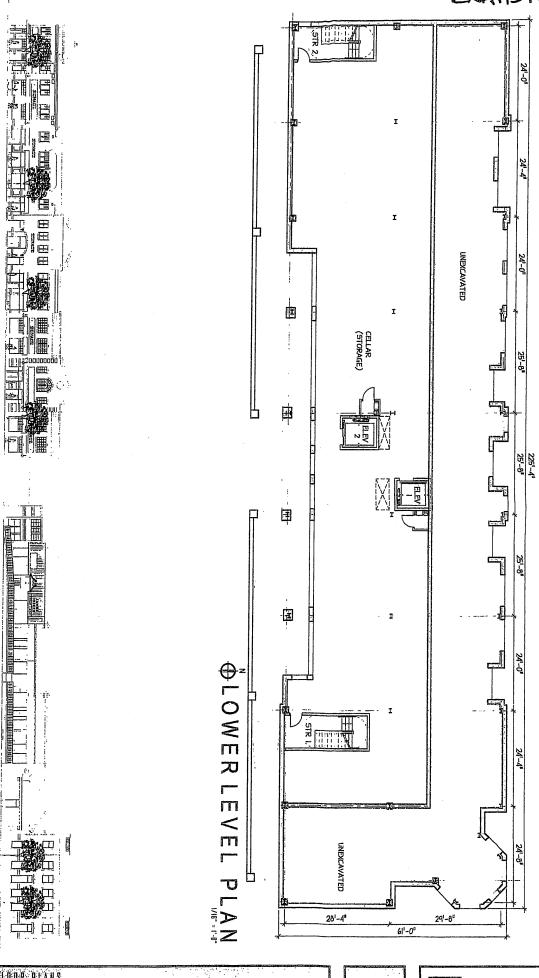
SITE PLAN

STEPLAN GARFIELD CROSSING - MIXEO USE DEVELORMENT

.03.13 architects Attachment 5



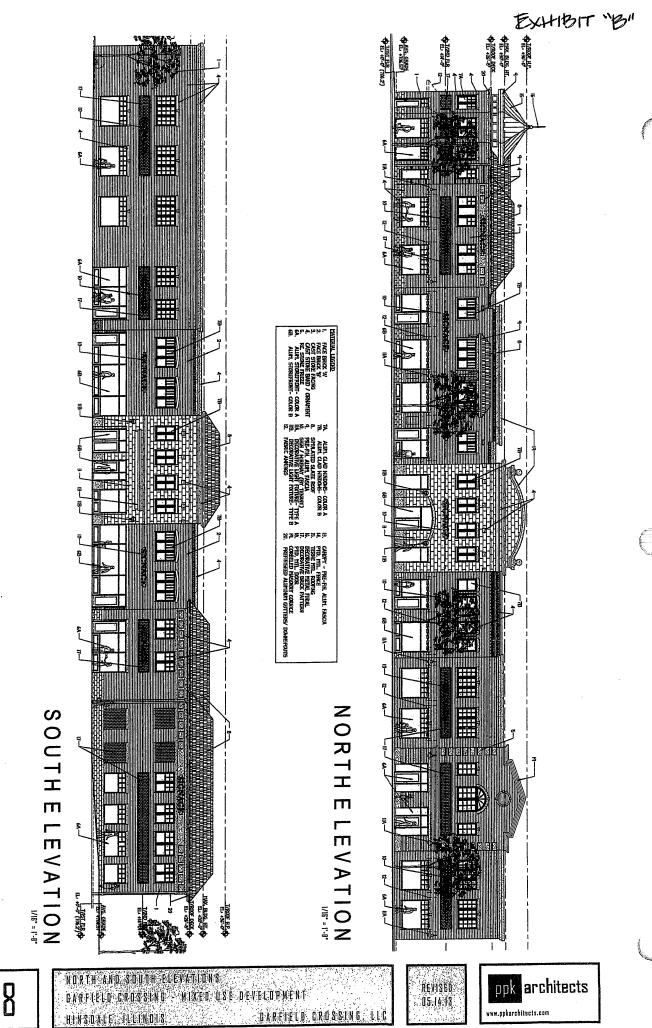
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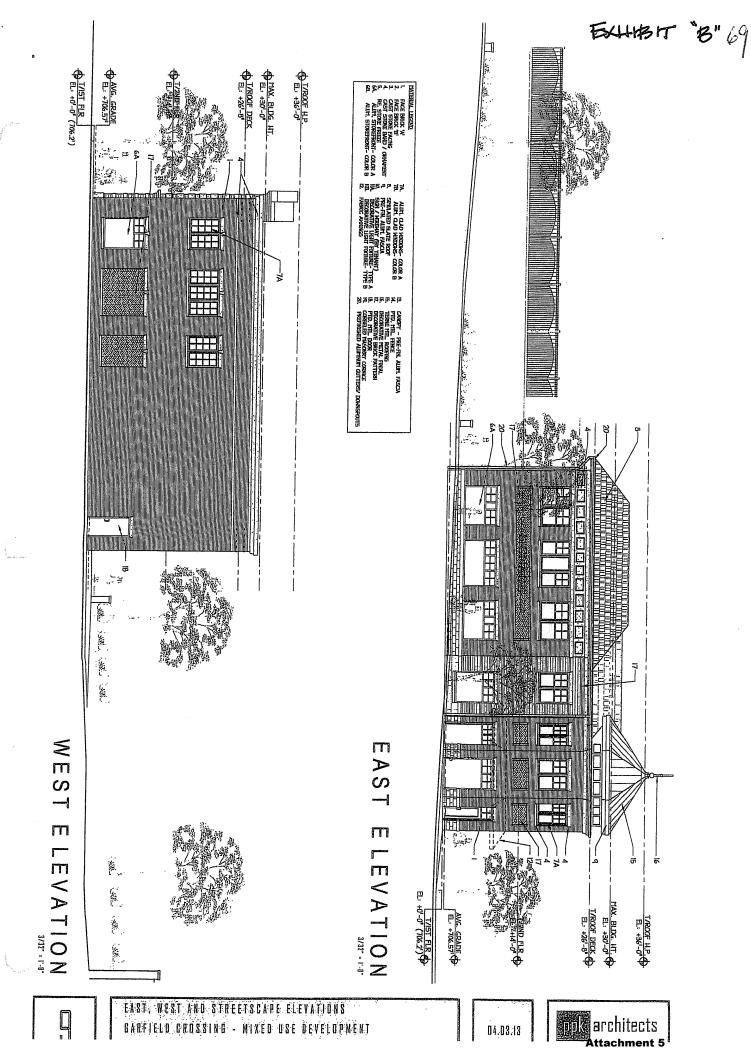
STREETSCAPE

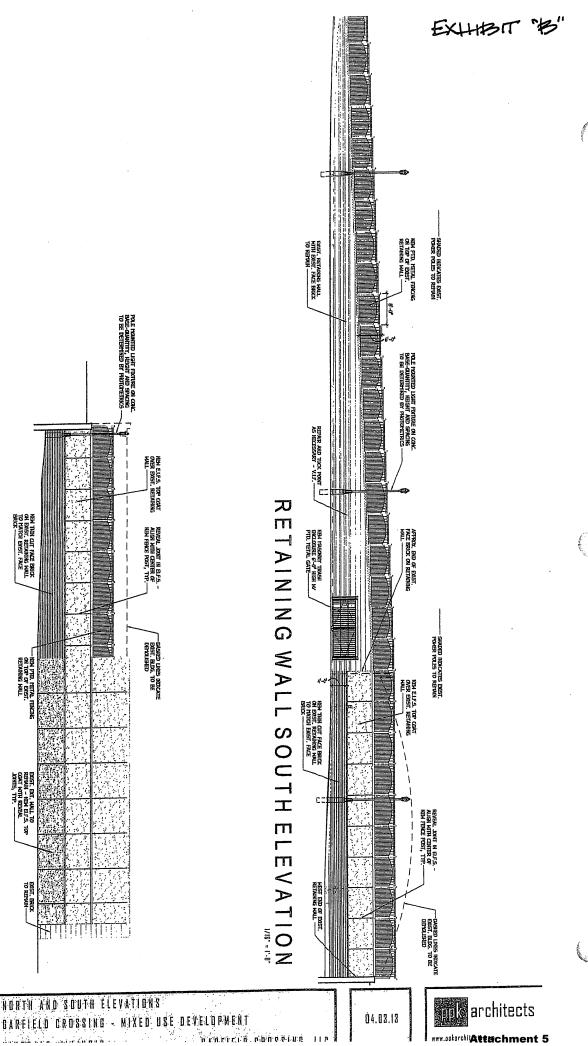
FLOOR PLANS BARRIELO GROSSING - MIXED USE DEVELOPMENT

architects Attachment 5



Attachment 5





RETAINING WALL WEST ELEVATION