

**VILLAGE OF HINSDALE  
PLAN COMMISSION  
MINUTES OF THE MEETING  
Wednesday, February 9, 2022**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, February 9, 2022 at 7:35 p.m., roll call was taken.

**PRESENT:** Chairman Steven Cashman and Commissioners Cynthia Curry, Jim Krillenberger, Patrick Hurley\*, Julie Crnovich, and Shelley Carter

**ABSENT:** Commissioners Gerald Jablonski, Mark Willobee, and Anna Fiascone

**ALSO PRESENT:** Bethany Salmon, Village Planner

**Public Comment on Non-Agenda Items**

Chairman Cashman asked for any public comments. There were no public comments pertaining to non-agenda items.

**Approval of Minutes – January 12, 2022**

A motion was made by Commissioner Krillenberger, seconded by Commissioner Hurley, to approve the January 12, 2022 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

**AYES:** Commissioners Curry, Krillenberger, Hurley, Crnovich, and Chairman Cashman

**NAYS:** None

**ABSTAIN:** Commissioner Carter

**ABSENT:** Commissioners Jablonski, Willobee, and Fiascone

**Public Hearing**

**a) Case A-36-2021 – 5837 S. Madison Street – Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District (Continued from the Plan Commission meeting held on January 12, 2021)**

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-36-2021.

Chairman Cashman stated that the public hearing was continued at the January 12, 2022 Plan Commission meeting to February 9, 2022 because certified mail to the surrounding property owners was still in transit and had not been delivered yet.

Mr. Joyner provided an overview of the application, noting the proposed automobile repair use will take place on parcel one (1) and the other parcel to the north is for the shopping center. The applicant is not proposing parking or storage on the shopping side of the property. The property was previously used as an automotive repair shop but has been vacant for several years.

Mr. Joyner went through the objections stated in a letter prepared by the Golfview Hills Homeowners Association and included in the Plan Commission packet. Mr. Joyner addressed item number one (1) and two (2) of the letter by stating the property use would be limited to Parcel 1 with no parking or storage from the business on the street or shopping center portion of the property (Parcel 2). Mr. Joyner addressed item number three (3), limiting vehicles awaiting repair to six (6) at all times, by stating that this would likely be the number of cars awaiting repair. However, Mr. Joyner stated it would not be practical for a business to

hold strictly to that number. Mr. Joyner then acknowledged the concern of the property looking like a used car lot or a junk yard, but stated that would not be the case for this property.

In regard to item number four (4), Mr. Joyner stated that is not practical for the business to limit the number of employees to four (4) at one time as requested by the Homeowners Association. The facility would be well maintained, in good condition and repair, as listed in item number five (5) addressed. Item number six (6) requested that the outdoor storage of racks, water bottles, wood pallets, tires, and other equipment or materials be prohibited. Mr. Joyner stated the business has no intention of storing refuse outside. Item number seven requested that the number of dumpsters be limited to no more than two (2) dumpsters no larger than five (5) cubic yards in size. Mr. Joyner stated he did not understand the limitation. Mr. Joyner stated he believed that the Homeowners Association's concerns were satisfied in a reasonable way.

In response to the Homeowners Association concerns on page three (3) of the letter related to the Franklin Park business location, Mr. Joyner stated the Franklin Park location is not in a residential area and has a different set of zoning codes than Hinsdale. According to Mr. Joyner, the applicants have not received any zoning violations from the Village of Franklin Park and some of the concerns are inaccurate.

Mr. Joyner stated that 80-90% of the cars at the facility will have an appointment, allowing the business to control the number of cars on the property at any one time. To address Item B on page three (3) of the Homeowners Association letter, Mr. Joyner stated he was unsure why the water bottles at the Franklin Park business location were present, but it is not the applicant's intention to have outside storage at the Hinsdale location. To address Item C on page three (3), the Franklin Park fence in need of repair is not located on the applicant's property and is on an adjacent lot. Mr. Joyner stated that Hinsdale zoning requirements does not allow for outside storage of tires on racks that are being storage at the Franklin Park location. Storage racks will not be utilized for this location as shown in Item D on page three (3).

Mr. Joyner went on to answer a series of questions submitted by the Golfview Hills Homeowners Association prior to the meeting and included in the Plan Commission Packet related to the hours of operation, the number of parked vehicles awaiting service, the number of employees, and other items comparing the Franklin Park location with the Hinsdale location. Mr. Joyner stated the operations will be similar. There will be 5 repair bays with 10-20 vehicles serviced a day and 80-90 a week, depending on parts, service, walk-ins, and appointments. About 1-2 vehicles will be parked outside waiting repair on an average day, with a maximum of 3-4 vehicles. There will be some cars that stay overnight, but this is the exception and customers are charged an extra fee if they do not pick up their vehicles.

Mr. Joyner summarized the findings of fact related to the special use permit related to purpose, adverse impacts, adequacy of public facilities, traffic congestion, destruction of significant features, standard compliance and special standards.

Commissioner Curry asked about the "off-site" outdoor parking included on the application. Mr. Joyner stated there would be no "off-site" outdoor parking and the application should have read "on-site" outdoor parking. Commissioner Curry asked if the Franklin Park location was owned or leased. Mr. Joyner replied the building is leased. Commissioner Curry shared concerns about meeting property maintenance standards, no matter where the business is located or the applicable zoning ordinances. Commissioner Curry also stated the proposed Hinsdale business is a larger volume and a different use than the Franklin Park business, requiring more outdoor storage, and would therefore have a different impact on the area than the previous business. Mr. Joyner stated the business will have interior storage only and would be in compliance with Hinsdale zoning requirements.

Commissioner Curry asked about the balance of tire replacement compared to the engine repair and need for frequent truck delivery of tires due to limitations of interior storage. Mr. Joyner said the proposed business is a tire shop as well as automotive repair and confirmed there would be trucks making deliveries of tires.

Commissioner Krillenberger stated he liked the idea of bringing in business activity to a vacant building and providing an additional provider of services to the area. He asked about the noise level associated with this type of business. Mr. Joyner stated the noise level would not be high.

Commissioner Hurley asked the applicant about the quantity and dumpster size that would be necessary since two (2) five (5) cubic yard dumpsters was not deemed adequate. Mr. Joyner stated that four (4) two (2) yard dumpsters would be sufficient but the larger sized dumpsters would probably work better.

Commissioner Crnovich confirmed that only interior storage would be utilized and asked about the soundproofing of the building. Mr. Joyner responded the building is brick and the material should minimize noise. Commissioner Crnovich confirmed the enclosed storage is in the rear of the building and has sufficient space for dumpsters. Commissioner Crnovich expressed concern that the strip mall and building are in need of some improvements, especially to help attract new business.

Commissioner Carter asked if the Hinsdale location would be an addition or replacement to the Franklin Park location. Mr. Joyner confirmed it would be a second location. Commissioner Carter asked for confirmation the rear enclosed space is large enough to accommodate the necessary dumpsters and that no dumpsters would be stored at the side of the building or outside of that enclosed space. Mr. Joyner confirmed the rear enclosed space is large enough and suggested adding a condition of all dumpsters stored inside rear enclosure as a condition of approval.

The concern of some parking spaces being used by the nearby apartment building was introduced. Mr. Joyner stated there is no clear agreement that he is aware of related to the apartment residents using the parking spaces.

Chairman Cashman stated he would like to include enclosed dumpsters as a condition to approval and that the concerns from the Homeowners Association not addressed by the applicant were related to business operations and not related to the zoning matters that the Plan Commission deals with.

Mr. James McCarthy, Secretary of the Golfview Hills Homes Association, was present to address the Plan Commission. Mr. McCarthy stated it was important to note that the Board of the Homeowner's Association unanimously opposed this application. Mr. McCarthy stated it was important to consider if this type of business is still appropriate for this location. Mr. McCarthy stated the Golfview Hills Homes Association feels times have changed and the proposed use of this property is no longer appropriate for the residential area. The Board also has concerns for the condition of the entire strip mall. Mr. McCarthy made an inquiry about why the application includes all three (3) parcels of land on the property if the lease agreement is for Parcel 1 only and felt the application should be limited to only Parcel 1.

Mr. McCarthy stated they are requesting that the Plan Commission as part of the approval consider the conditions added in their objection letter. Mr. McCarthy stated the Homeowners Association felt that, if approved, the result would be many issues down the road for the Village.

Commissioner Curry asked about the length of time the property has been vacant. Ms. Salmon reported the property has been vacant since 2019 and the gas tanks were removed in 2016. There was a discussion on the history of the site and it was noted that the proposed use would be consistent with the prior automobile repair use that operated in the building years ago.

Commissioner Krillenberger suggested the possibility of the applicant's new business revitalizing the entire strip mall. Commissioner Crnovich stated that not many other businesses other than an automotive repair service would go into that garage property. Commissioner Carter added that the space would need to undergo a large renovation at great owner expense to alter the property for a different use.

Chairman Cashman stated that not adding the condition of limiting the application to only Parcel 1 could be detrimental to the shopping mall business owners to the north of the building. Chairman Cashman stated that there is plenty of parking to accommodate the proposed use. Chairman Cashman stated he would also like the condition of enclosed rear dumpsters be added to approval. Chairman Cashman also recommended that the building and the strip mall have not been updated in some time and could use some improvements. There are challenges with bufferyard landscaping due to the configuration of the site.

Discussion followed by the Commission about the possibility of also recommending the fence be replaced, landscaping, fresh paint and other building improvements to spruce up the location as conditions for improvement. Commissioner Carter asked if including these type of improvements to the applicant's location could also be used for lifting up the use of the other business spaces in the mall. Commissioner Krillenberger stated that if the applicant's business did not look appealing and well maintained, the Hinsdale market would not support the business, the residents would not utilize the services provided by the business.

Chairman Cashman stated another condition to be considered is the removal of all remaining signage from the previous business as part of a new sign packet brought back to the Plan Commission. It was determined the existing canopy would remain.

Mr. Joyner stated there would be no objection by the applicant to paint the building trim and to remove existing signage. The Commission also suggested adding landscaping, perhaps in pots or planters, and using Fuller's as a potential example, to enhance the look of the property.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Carter, to approve Case A-36-2021 – 5837 S. Madison Street – Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District, subject to the following conditions:

1. Dumpsters shall be stored and located within the rear fenced enclosure.
2. All business operations and associated parking approved under the Special Use Permit shall be limited to Parcel 1 only, as shown on the submitted Plat of Survey.
3. The exterior trim of the building is painted in a complementary color. The existing brick shall not be painted.
4. The existing signs shall be removed from the building.
5. Investigate enhancing the property with landscaping or potted plants.
6. No outside storage shall be allowed on the property.
7. Investigate replacing the fence on the property.

The motion carried by the roll call vote of 6-0 as follows:

**AYES:** Commissioners Curry, Krillenberger, Hurley, Crnovich, Carter and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioners Jablonski, Willobee, and Fiascone

A motion was made by Commissioner Curry, seconded by Commissioner Hurley, to close the public hearing. The motion carried by a roll call vote of 6-0 as follows:

**AYES:** Commissioners Curry, Krillenberger, Hurley, Crnovich, Carter and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioners Jablonski, Willobee, and Fiascone

**Public Meeting**

**a) Case A-01-2022 – 137 S. Garfield Avenue – Union Church Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of new LED parking lot light fixtures on the existing light poles for Union Church located at 137 S. Garfield Avenue in the IB Institutional Buildings District**

Matthew Klein and Sharon Olsen, representing Union Church, provided an overview of the plans and answered questions from the Commissioners.

Mr. Klein stated the current light fixtures are twenty (20) years old and are high intensity sodium vapor light. Mr. Klein stated the application requests changing out the light heads that will result in less light on the parking lot and a reduction in how far the light extends towards the property line. Mr. Klein stated the new fixtures have environmental benefits and a reduction in energy use and meets the Village code. Mr. Klein stated the Church met with the neighbors about the proposal and the request was made to cut off the light even further. The Church is willing to honor this request.

Sharon Olsen provided specific details on the proposed fixtures to the Plan Commission. Ms. Olsen stated the proposed fixtures will be 2700 Kelvin, the same as the newly installed sign, and will be a warmer, less blue, lighting with a better cut off and lower light level to better accommodate residential neighbors. Ms. Olsen explained the proposed LED fixtures meets IECC guidelines to reduce light pollution, directing the light downward versus the existing fixtures that shine light in all directions.

Ms. Olsen met with neighbors, Nancy Cox and Jim Oles, after the proposal was submitted to the Village. Ms. Olsen stated Ms. Cox was concerned about lighting glare to adjacent homes and the Church agreed to further reduce the proposed wattage to 792 watts and a parking lot average of one (1) footcandle to eight tenths (.8) of a footcandle. Ms. Olsen stated there is an eighty (80) foot cut off shield proposed on all fixtures in the southeast parking lot, which is that area where neighboring properties are most impacted. Ms. Olsen stated Mr. Oles offered to provide larger cut off shields, which have already purchased by the Church, if further changes are needed. Ms. Olsen also stated the Church would plant arborvitae trees to the east of the lot to help screen the light to Ms. Cox's property. Ms. Olsen stated she also made contact after submittal with a neighbor on Park Street concerned about the amount of lumens. Ms. Olsen stated the Church agreed to reduce the proposed lights to 7,000 lumens by twenty (20) percent.

Ms. Olsen stated she was in contact with nearby property owners about when the lights were going to be turned off. Neighbors requested photocells and motion sensors. Ms. Olsen expressed concern that animals would trigger motion sensors to illuminate the lights at random times and that might not be the best solution. Photocells can be utilized, but would result in illumination from dusk to dawn, which is a much longer period of illumination. Ms. Olsen was told by ComEd that timed photocells would not work with the twenty-year old system the Church has.

Ms. Olsen stated the current system is on a timer, turning the sign, building and parking lot lights on at 5:30 pm and turning off at 9:30 pm, a total of four (4) hours of illumination. If power is lost, the system needs to be manually re-set and the Church appreciates neighbors communicating that the lights are off schedule due to an unknown power outage. Ms. Olsen reported that power outages are a frequent problem that has been addressed with ComEd in the past.

The Commission asked if the Church has a generator. Ms. Olsen responded she was unsure.

Ms. Olsen stated the cost of the fixture replacement will be cut by fifty (50) percent because of a ComEd rebate.

Ms. Olsen responded to a question from the Commission that the proposed replacement fixtures would be bronze in color to match the remaining poles they are attached to, unlike the color depicted on the spec sheet and the mock up.

In response to a question from the Commission about the pole height, Ms. Olsen stated the pole height is twelve (12) feet plus the concrete foundation it sits on top of.

Inaudible discussion took place by an individual off the microphone. Ms. Olsen responded that the level of the footcandle at the property line was reduced from over a half foot of candle light to a tenth of a foot of candle light, reducing the spillage in the Village.

Commissioner Krillenberger asked about the process of the prepared mock up. Ms. Olsen stated one mock-up was created containing the house shield but not the louver in the area of the worst possible lighting scenario. Ms. Olsen stated the louver shields were not going on all fixtures due to the need for a greater amount of light near the playground and nearby sidewalk and the fixtures near the edge of the Grace Church parking lot. Ms. Olsen also stated the fixtures can be dimmed manually after installation, if needed.

Commissioner Carter confirmed that the fixtures could be dimmed on each light individually, for as many as needed.

Commissioner Crnovich stated the poles on top of the concrete foundation are the most problematic in terms of glare. Ms. Olsen responded that was the reason why those lights will have the glare shield installed.

Inaudible discussion took place.

Commissioner Crnovich stated that 2700 K was a good, nice warm light but asked to discuss what lights have shields. Chairman Cashman stated that he also had concerns about glare.

Ms. Olsen responded that each fixture in the south lot would be double shielded with a louver and a cut off, the fixtures on the north side will have just a cut off. Ms. Olsen stated no shields were planned for the lights near the playground.

In response to Chairman Cashman's concern with glare from unshielded fixtures, Ms. Olsen responded that the trees at the back of the lot would block the light. Chairman Cashman stated that it would be worth investigating putting shields on all six (6) fixtures due to his remaining concerns about the glare coming from a fixture on top of a concrete foundation, making the actual height of the fixture closer to eighteen (18) to twenty (20) feet combined with the large change of grade between lots. Ms. Olsen responded she did not think it would be a problem to add the shields to the order for all six (6) fixtures.

Commissioner Crnovich stated the playground area was well lit, perhaps because the poles are lower. Ms. Olsen stated the lower the pole, the less the light spread there is, which is why there were no shields originally proposed for that pole. Ms. Olsen re-stated it was not a problem to install the shields on all six (6) fixtures based on Chairman Cashman's request.

Commissioner Crnovich asked about the American Medical Association recommendation that all LED lighting be properly shielded. Ms. Olsen responded that the proposed fixtures will contain triple shields, including an acrylic frosted lens, the house shield, and the louvers.

Commissioner Crnovich asked suggested the southwest door near Third Street, where drop off and pick up takes place, and stated this area could use some additional exterior lighting. Commissioner Crnovich asked if the sconce/down lighting on the building near the playground was being changed. Commissioner Crnovich requested a confirmation of fixtures with louvers. Ms. Olsen stated there are twelve (12) total fixtures, all will have a lens, six (6) will have louvers and house sides, two in the playground and four in the south lot, based on the request by the Plan Commission at this meeting.

Shannon Frey, resident at 134 S. Park, was present to address the Plan Commission. Ms. Frey has 134 feet of property adjacent to the Church lot and has a second floor bedroom addition planned in the near future. Ms. Frey was also to represent the neighbor at 132 S. Park, Lauren Dela Rosa, with 75 feet of adjacent property, whose entire back yard is fully illuminated by direct lighting from the parking lot fixtures. Ms. Frey requested, on the behalf of 134 and 132 S. Park, that all fixtures that impact those properties have shields installed. Ms. Frey also requested that should LED lighting be deemed harmful to the eyes in the future, the fixtures be replaced.

Ms. Frey stated she felt the Church should have made a personal contact with her to share the information on this proposal, supported the offer of arborvitae plantings whether or not they impact her property, and requested that any time the Church does any trimming or plantings, they make a personal contact with her due problems she had with her fence rotting and coming down caused by debris, leaves, and trimmings on the Church side of the property.

\*Commissioner Hurley left the meeting at 9:15.

Chairman Cashman asked Ms. Frey how effective the existing row of arborvitae are for screening the light. Ms. Frey responded the Arborvitae are effective, stating that occasionally car lights can be seen but they "are set pretty far back". Ms. Frey added that her concern mostly lies with the neighbors that get the most direct, brightest amount of light, Ms. Delarosa and Ms. Cox.

Nancy Cox, resident of 127 E. Third St., was present to address the Plan Commission. Ms. Cox stated that her home was once adjacent to the parsonage for the Church, but that structure was torn down and replaced by the current parking lot. Ms. Cox stated that she has problems with lighting coming from the light poles as well as lack of screening for car lights from the parking lot. Ms. Cox shared photos taken from her home of the current lighting fixtures and is hopeful the new LED lighting fixtures will be an improvement in the amount of light on her property.

Ms. Cox stated the screening was code compliant in 2002 when the Church installed Austrian Pine instead of Arborvitae due to a larger, faster growing landscape. As time went on, the Austrian Pine grew out and a Church parishioner trimmed them because cars were brushing against the branches. Ms. Cox stated the parking lot lights, as shown in the pictures shared with the Plan Commission illuminated her property.

Chairman Cashman asked Ms. Cox if the Austrian Pine were effective screening of the light when they were installed. Ms. Cox responded they were not at the time of install because the plantings were too short. Ms. Cox went on to state the Austrian Pines grew quickly and were effective by 2006/2007.

After viewing photos shared by Ms. Cox, Chairman Cashman noted that Ms. Cox's property is exposed due to a gap in the landscape. Ms. Cox stated she has planted Arborvitae and Spruce on her property around 2000/2003 to provide additional screening. Ms. Cox states that even with double landscape screening, she still gets a great deal of light. Ms. Cox was unsure about the possibility of using a fence as screening due to the retention system under the Church parking lot. Ms. Cox stated that she had met with Ms. Olsen to discuss concerns.

Ms. Olsen asked about the process of adding a condition to an approval. Chairman Cashman said a condition could be added to the Plan Commission's recommendation to the Village Board of Trustees and if approved by the Board, the condition would be part of the approval. Chairman Cashman asked Ms. Cox if she felt comfortable with a potential Plan Commission approval with added conditions. Ms. Cox replied she was comfortable with a potential approval with conditions.

Chairman Cashman stated that perhaps eight (8) fixtures have shields based on the information provided by neighboring residents.

Inaudible discussion followed.

Commissioner Krillenberger stated he would summarize the inaudible comments stating that safety is a concern of the Church. Commissioner Krillenberger stated he felt the Church, Village code and neighbor concerns were at a good balance at this point of the discussion.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to approve Case A-01-2022 – 137 S. Garfield Avenue – Union Church Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of new LED parking lot light fixtures on the existing light poles for Union Church located at 137 S. Garfield Avenue in the 1 B Institutional Buildings District, subject to the following conditions:

1. Install two (2) light shields, both the House Side Shield (HSSCV) and the 80 Degree Cutoff Shield (VHCS), on all light fixtures.
2. Work with Nancy Cox, the property owner to the east of Union Church (127 E. Third Street), to create a plan for full landscape screening along the east property line.
3. The light fixtures shall have dimmable capability.
4. Work to address any issues with the timer system to ensure that parking lot lights are turned off at 10:00 p.m.

The motion carried by the roll call vote of 5-0 as follows:

<b>AYES:</b>	Commissioners Curry, Krillenberger, Crnovich, Carter and Chairman Cashman
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Jablonski, Willobee, Fiascone, and Hurley



**Sign Permit Review**

**a) Case A-02-2022 – 300 E. Ogden Avenue – Current Automotive – Installation of Two (2) Wall Signs**

Kevin Jacobs, representing Current Automotive, was present to address the Plan Commission. Mr. Jacobs stated that Current Automotive is a pre-owned, electric car dealership that has moved into the 300 E. Ogden location. Mr. Jacobs stated the business is doing well and minor building improvements have improved the appearance from Ogden Avenue. Mr. Jacobs stated the application submitted is to replace two (2) wall signs on the building, one on the north tower, the second on the east tower.

Mr. Jacobs requested the sign facing Ogden Avenue (sign number one) be on a photocell, turning on and off from dusk to dawn. Mr. Jacobs stated sign number two would be on a timer and turn on and off based on Village requirements.

Commissioner Carter did not have any questions.

Commissioner Crnovich requested additional background information on the business. Mr. Jacobs stated that Current Automotive has an existing Naperville location that sells pre-owned electric cars of various makers and the brand has expanded to the Hinsdale location, with high visibility, leading to a larger amount of foot traffic in addition to the on-line sales the brand relies on.

Commissioner Curry clarified the cars sold are pre-owned and asked if the business does any repairs on Tesla vehicles. Mr. Jacobs stated that Current Automotive only sells electric cars, no repairs are done. Mr. Jacobs stated that the business does offer public car chargers.

With no further questions or comments, a motion was made by Commissioner Carter, seconded by Commissioner Curry, to approve Case A-02-2022 – 300 E. Ogden Avenue – Current Automotive – Installation of Two (2) Wall Signs as submitted. The motion carried by the roll call vote of 5-0 as follows:

- AYES:** Commissioners Curry, Krillenberger, Crnovich, Carter and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Jablonski, Willobee, Fiascone, and Hurley

**Adjournment**

There being no further business before the Commission, Chairman Cashman asked for a motion to adjourn. Commissioner Krillenberger moved to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of February 9, 2022. Chairman Cashman seconded the motion.

The meeting was adjourned at 9:52 PM after a unanimous voice vote of 5-0.

ATTEST: \_\_\_\_\_  
Jennifer Spires, Community Development Office

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of: )  
 )  
 )  
SAMIR & GHADA )  
SHARABATEE, Special Use, )  
Case No. A-36-2021 )  
5837 South Madison. )

CONTINUED REPORT OF PROCEEDINGS had and  
testimony taken at the hearing of the above-  
entitled matter, before the Hinsdale Plan  
Commission, at 19 East Chicago Avenue, Hinsdale,  
Illinois, on February 9, 2022, at the hour of  
7:30 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MR. JIM KRILLENBERGER, Member;
- MR. PATRICK HURLEY, Member;
- MS. CYNTHIA CURRY, Member; and
- MS. JULIE CRNOVICH, Member.

1 ALSO PRESENT:

- 2 MS. BETHANY SALMON, Village Planner;
- 3 MR. SAMIR SHARABATEE, Applicant;
- 4 MS. GINA SHARABATEE, Applicant;
- 5 MR. WADE JOYNER, Attorney for Applicant.

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8 CHAIRMAN CASHMAN: Call the Public

9 Hearing for Case No. A-36-2021, 5837 South

10 Madison Street for a special use permit to allow

11 for an automotive repair shop for Hinsdale

12 Discount Tires and Automotive, Inc., at 5837

13 South Madison Street located in the B-1

14 Community Business District. This was continued

15 from our meeting on January 12, 2022.

16 Is someone here to represent the

17 applicant?

18 MR. JOYNER: Yes. My name is Wade

19 Joyner, I represent the applicant, Hinsdale

20 Discount Tires, LLC.

21 CHAIRMAN CASHMAN: Would you please be

22 sworn in and anyone else who may be testifying.

07:37:33PM

07:39:36PM

07:40:20PM

1 your packet there's some questions and concerns

2 and some objections, so I'm going to go through

3 those step-by-step, and then I'm going to walk

4 through briefly the findings of fact.

5 I know from being on the Kane

6 County zoning board of appeals that that's

7 really kind of one of the most important things

8 to go through so I'm going to make sure we go

9 through those as well.

10 So, to begin, this is the zoning

11 map and the project location. It's on a busy

12 corner, as we can see, it's 5837 South Madison

13 Street. To clear up one point of some confusion

14 by people who had submitted questions and such,

15 we submit under two parcel numbers, one is for

16 the service station side, the other is for what

17 I would call the shopping center strip mall

18 side. We are doing that because that's the

19 whole contiguous owned parcel.

20 The zoning decision you are going

21 to be making and we are asking for, only

22 concerns the parcel with the auto mechanic

1 (WHEREUPON, the oath was

2 administered to Mr. Joyner,

3 Mr. Sharabatee, Ms. Sharabatee

4 and Mr. McCarthy.)

5 CHAIRMAN CASHMAN: Welcome. If you

6 want to give us an overview of the application,

7 please?

8 MR. JOYNER: Yes, Mr. Chairman. Thank

9 you. Again, I'm here with Samir and Gina

10 Sharabatee. They own the applicant corporation

11 and as you may know from looking at the packet,

12 there's an existing auto mechanic building there

13 which was in operation until 2019, started

14 before Hinsdale had a zoning code. So

15 essentially it was existing because it was

16 grandfathered in, stopped in 2019.

17 Under your ordinance since it has

18 not been occupied and operating for three

19 months, we need to come in and get a special use

20 permit so that's the purpose of the petition.

21 What I'm going to do is give you an

22 overview that the chairman asked for. Also in

07:38:23PM

07:39:02PM

07:41:04PM

07:41:45PM

1 repair shop. So there will be no parking from

2 my clients' customers on the shopping center

3 side, no storage of anything, nothing. It's as

4 if it doesn't exist for purposes of the petition,

5 but again, we needed to have the whole property

6 indicated as part of the petition.

7 So we received a statement in

8 opposition by the homeowner's association

9 nearby. I guess the first thing to point out is

10 that the use we are going to be having is not

11 different than the use that terminated in 2019;

12 we're just a new tenant. We aren't looking to

13 do anything special, extravagant, just an

14 ordinary auto mechanic place. So we feel like

15 the objections are legitimate, they are sincere,

16 I think some of them are based on needing more

17 information just to address their concerns and

18 some I think are just not well taken in the

19 context of what was already there and what we're

20 seeking.

21 So let's walk through seven

22 objections or concerns that they have. If you

1 go to Page 2 of the objection letter at the  
2 bottom, there's seven points they mention and so  
3 I'll just go through them one at a time.

4 The first one is limiting the use  
5 permit operation of a repair facility on  
6 Parcel 1. As I've just discussed. Yes.

7 No. 2, limiting parking to Parcel 1  
8 and prohibiting the parking of vehicles awaiting  
9 repair on parcel 2 or the street. Again, yes.

07:42:47PM 10 No. 3, limiting the number of  
11 vehicles awaiting repair that could be parked  
12 outside on Parcel 1 at any one time to six  
13 vehicles.

14 As a practical matter, that's  
15 probably going to be about what happens but in  
16 terms of someone trying to operate a business, a  
17 restriction that there can only be six vehicles  
18 parked there I don't think is realistic.

07:43:19PM 19 I'm sure all of you have been to  
20 auto repair shops and there may be ten cars  
21 there, four of them are getting oil changes and  
22 they will be taken care of fairly quickly and

1 maybe three of them have major repairs and will  
2 be done that day and maybe two or three of them  
3 will be something that's not quite done that day  
4 or done overnight. So I just think six vehicles  
5 or any numerical restriction is not going to be  
6 helpful for the business and we also have I  
7 believe it's over 50 parking spaces allotted so  
8 it's not like there's going to be crammed in  
9 parking.

07:43:55PM 10 Just to kind of spinoff on that,  
11 one of the concerns might be that this is going  
12 to start looking like a used car lot or a  
13 junkyard or something like that. Understandable  
14 fear as I'm sure there are places that do that  
15 sort of thing but that's not what this property  
16 is all about. That's not what their business is  
17 all about. So it's going to be cars that are  
18 being repaired or waiting to be repaired.

07:44:29PM 19 So the next one, 4, is limiting the  
20 size of the operation conducted to one staff by  
21 no more than four individuals at any one time.

22 I'm not sure why there should be a

1 restriction as to the number of employees who  
2 are going to work there. It seems that the  
3 number of employees working there should be the  
4 number that's needed to operate the business. I  
5 just don't understand why that's something that  
6 they would oppose. Maybe they will have some  
7 explanation but I didn't understand it.

07:45:16PM 8 No. 4, require the applicant to  
9 maintain the proposed repair facility in good  
10 condition and repair. Yes, of course. We will  
11 absolutely do that. And again if they didn't,  
12 then there would be remedies the village of  
13 Hinsdale has, including pulling the special use  
14 permit. It's not going to happen, I'm just kind  
15 of pointing out there's some remedies you guys  
16 automatically have in place.

07:45:45PM 17 Prohibiting the storage of -- and a  
18 list of things -- and prohibiting exterior  
19 storage of refuse. Basically they don't want  
20 any storage outside or garbage outside or  
21 anything like that. And again, yes, we have no  
22 intention of doing that.

1 No. 7, limiting the number of  
2 dumpsters on the site to no more than two  
3 dumpsters no larger than five cubic yards in  
4 size. So this is one I don't quite understand  
5 and I guess would like them to explain if they  
6 would like to.

07:46:18PM 7 Because, like, in No. 6 they are  
8 saying they don't want any outside storage or  
9 waste and we should put it all in dumpsters and  
10 then they want the village to limit the  
11 dumpsters to no more than two. So I just feel,  
12 like, again, there shouldn't be a restriction on  
13 the number of dumpsters and certainly not two.

07:46:57PM 14 So when I look at these seven  
15 concerns, I believe we've satisfied the concerns  
16 in a reasonable way as I just talked about. I  
17 know they list those and say this is why we are  
18 objecting. I think when you look at those  
19 things, I really don't think the objection is  
20 well-founded. And I love the letter and it's  
21 got the objections set out and all that so we  
22 could look at it and prepare. I wish people

1 coming to our zoning board would do that more  
2 often, so I appreciate all the work they put  
3 into it.

4 If you go to Page 3 of their  
5 objection letter, this is about my clients'  
6 business in Franklin Park on Mannheim Road and  
7 they attached some photos as well. I think  
8 someone from the association drove by and took  
9 some photos.

07:47:39PM

10 I think the first thing to remember  
11 is Franklin Park is very different than Hinsdale  
12 and Franklin Park zoning is very different than  
13 Hinsdale. And that area is not surrounded by  
14 residences. So just a few things to consider.

15 The other thing to think about is  
16 my clients have not received any notice of a  
17 zoning violation or anything of the sort from  
18 the village of Franklin Park and what they say  
19 in part A, the objectors, is a total of 14

07:48:22PM

20 vehicles parked on or adjacent to the site, 5 in  
21 a fenced lot next to the site, 5 vehicles across  
22 the street and 4 vehicles directly in front of

1 the garage bays. This is well over double the  
2 volume at the formerly JMS site.

3 Well, just to kind of break that  
4 down factually. The five in the fenced lot next  
5 to the site aren't my clients' property, aren't  
6 their cars, cars that he was working on.

7 Five vehicles across the street,  
8 same thing, not my clients' property, not  
9 vehicles waiting to be repaired.

07:49:00PM

10 And then four vehicles directly in  
11 front of the garage bays, yes, those are four  
12 vehicles that were there to be worked on. I'm  
13 not sure what the volume was at the former JMS  
14 site specifically. I'm not sure how the  
15 objectors know what the volume was but as we  
16 discussed how we are going to run the operation  
17 there in terms of the vehicles that are going to  
18 be there for repair and that sort of thing.

07:49:29PM

19 One thing to remember about the  
20 repair facility, about from 80 to 90 percent of  
21 the cars they work on are by appointment. So  
22 that's the way they can pace out what's going on

1 so you don't have like a bunch of cars parked  
2 there because here's your appointment, here's  
3 when you can come in.

4 I'm sure we have all driven into an  
5 auto repair place without making an appointment  
6 to get something done or have a noise looked at.  
7 They only take those drive ups if it's something  
8 that can be done quickly because they are  
9 already filled up with appointments or if they  
10 happen to have an opening. So they try to  
11 manage their workload by doing it through  
12 appointments.

07:50:08PM

13 So they asked the question of how  
14 much more volume would the applicant add with  
15 five bays at the former JMS site instead of  
16 three at its existing repair facility, I guess  
17 the one in Franklin Park.

18 Well, I don't know. I just told  
19 you kind of our procedure for how they are going  
20 to operate their business. The prior occupant  
21 had five bays and operated the business.

07:50:35PM

22 I have not checked to see if there

1 are any complaints about the prior business  
2 based on too many cars or anything like that,  
3 but I doubt there have been and they certainly  
4 would have been brought up in their detailed  
5 memo.

6 So B, approximately 27 5-gallon  
7 plastic water jugs stored outside on the site  
8 with many, if not all of them, empty, lying  
9 scattered about on the ground.

07:51:10PM

10 I talked to my clients about that.  
11 There are the big water containers that people  
12 use. You know, it's not his practice to have  
13 things stored in the back and like that, so if  
14 they were there, it was because he had not quite  
15 put them in the dumpster or something like that;  
16 I'm not really sure.

07:51:43PM

17 What I am sure about is as we said  
18 with the prior seven things, my clients have no  
19 interest in having anything outside in terms of  
20 storage or garbage or anything like that. I  
21 would hope to have more than two dumpsters so we  
22 could do that.

1 Also in the Mannheim site a broken  
2 fence that needed repair around the site parking  
3 lot. Not exactly sure what that is. We think  
4 it's a city fence because it's next to city  
5 property. But again, there's no fences at the  
6 Hinsdale facility so I'm not sure how that's  
7 applicable.

07:52:23PM

8 And then number D, sort of getting  
9 kind of the zoning. There are exterior storing  
10 racks in the Franklin Park facility and that's  
11 okay because Franklin Park allows that. There  
12 are not going to be exterior storage here or  
13 garbage strewn about or whatever, not that there  
14 would be in Franklin Park, because Hinsdale  
15 doesn't allow that. So that's a bit of the kind  
16 of apples and oranges.

07:53:00PM

17 So I think I have walked through  
18 all the points the objectors have made and I  
19 believe, Mr. Chairman, the process is I'll  
20 finish talking and then you will ask any  
21 questions about all of that. Okay.

22 I'll go over the next item a little

1 more quickly. So there were some questions that  
2 were submitted in writing that Bethany then sent  
3 to us and we answered.

07:53:35PM

4 The top of the page says, Questions  
5 related to the applicant's current auto repair  
6 facility and some of them asked questions about  
7 that facility and asked the same questions, for  
8 the most part, about what this facility would  
9 be. So I'm just going to combine as much as I  
10 can.

11 So again, their hours of operation  
12 will be the same, Monday through Friday 9:00 a.m.  
13 to 6:00 p.m., Saturday 9 to 4 and closed on  
14 Sunday. Serve approximately 15 to 20 vehicles,  
15 again, for both facilities. In a week during  
16 2021 they said about 80 or 90 vehicles. An  
17 average for the year about 70 vehicles and those  
18 numbers they anticipate at this facility as  
19 well.

07:54:19PM

20 How many vehicles parked outside on  
21 average day waiting repairs? Two to three days,  
22 one to two depending on service. It's a little

1 hard to answer it because outside on an average  
2 day, I don't know if that means at any one time,  
3 or throughout the day there are three and then  
4 three more and then three more, but again  
5 there's plenty of parking to take care of  
6 whatever cars are there.

07:55:00PM

7 And then what we also point out in  
8 answer to No. 7 on the top one but also in 5,  
9 they have a shop policy that if vehicles are not  
10 picked up by the end of the day, there will be a  
11 \$75 fee applied. So car's done, come pick it up  
12 or you are paying an extra \$75.

07:55:31PM

13 There will be some cars, like I  
14 said, that may stay overnight because they  
15 needed more repairs than they thought or for  
16 some reason but it's the exception not the rule  
17 and that fine tends to keep people from not  
18 picking up their cars.

19 Employers and employees at Mannheim  
20 about five. And then three employees  
21 approximately when they start and hopefully the  
22 business will do well and they will get up to

1 five employees, maybe six or seven. So that's  
2 that.

07:56:18PM

3 How many vehicles were serviced at  
4 the Mannheim facility in 2021. Roughly 2,880  
5 vehicles serviced and who's responsible for  
6 maintenance. Samir Sharabatee is responsible  
7 for maintenance.

8 So then turning to the specifics of  
9 the questions regarding the Hinsdale facility,  
10 contemplating any modifications to the facility;  
11 we do not.

07:56:44PM

12 Again, asking about parking in the  
13 adjacent shopping center. No. And then will  
14 you, as the operator of the repair facility,  
15 have a legal right by lease, sublease or other  
16 contractual arrangement to park vehicles  
17 waiting service in the adjacent shopping center.  
18 Again, no. We don't. We don't want that right.  
19 We are not going to seek it and of course, if we  
20 ever did, which I don't think we ever would, we  
21 would need to come back here for your permission  
22 to do that.

1 So you've probably driven by it  
2 even before the petition was done but here's  
3 just a photograph towards the end of your packet  
4 and the front view of it that we took and then  
5 another view. There is a canopy there, used to  
6 be for gas pumps. We are not going to be doing  
7 any of that obviously we need to ask you and we  
8 have no interest in doing that.

9 So I want to go back now to the  
10 findings of fact for special use. So the first  
11 one is -- I'm sure you know these almost by  
12 memory. Will the development be in harmony with  
13 the general and specific purposes in which the  
14 code was enacted? I say yes, it is.

15 Clearly the property is zoned B-1,  
16 it's a special use in that district. As I said,  
17 it's been an automotive facility before the code  
18 was enacted.

19 Any undue adverse impact. I don't  
20 think so. It was used as an automotive repair  
21 shop and there weren't any adverse impacts back  
22 then that any of us are aware of.

07:57:27PM

07:58:01PM

1 interference. I don't, again, recall any  
2 complaints about interference back when it was  
3 operating since I think the '60s.

4 Adequate public facilities. I  
5 don't think there's any question there are  
6 adequate public facilities.

7 No traffic congestion. Again, it's  
8 been there for a long time, there's been traffic  
9 there before. I don't see that as an issue.

10 No destruction of significant  
11 features. Well, we are not doing any changes or  
12 improvements. Might be a stretch but it's an  
13 old building that's been there for a long time  
14 so maybe it's a significant feature for the  
15 area, I don't know.

16 Compliance with standards. It does  
17 comply with the standards, including requirements  
18 of Article 10, which as you probably recall, goes  
19 towards properties that have predated the code  
20 and are continuing to exist.

21 Special standards for specified  
22 special uses. I'm not aware of any.

07:59:44PM

08:00:18PM

1 The character of the area. Well, I  
2 think it's been there since most of the things  
3 around it have built up, so it's always been  
4 part of the character of the area.

5 And the public health, safety and  
6 general welfare, again, I think it's been there  
7 for a long time and there are no access issues.

8 I don't know, I think it's nice to have a place  
9 close to where I live to get the car repaired  
10 and that sort of thing, so I think it's a  
11 positive.

12 And also, we can't ignore that this  
13 is an empty building right now and that's not  
14 good for business or tax dollars or sales tax or  
15 anything like that. So I think it's a good  
16 thing that this is going back in to business for  
17 the village.

18 No interference with surrounding  
19 developments. Again, things were built up around  
20 this building, so any impact on surrounding  
21 development was done by the people who built  
22 around there but I don't see how there's any

07:58:40PM

07:59:11PM

1 Is there public benefit? I think  
2 so, for the reasons I just talked about, how  
3 it's going to benefit the public.

4 And alternate locations. Can this  
5 be met -- this use be met by going to a  
6 different location where it would be more  
7 appropriate? I think the answer there is no.  
8 Because historically that property has been  
9 there and been there since prior to the other  
10 developments.

11 Mitigation of adverse impacts. I'm  
12 really not aware of any adverse impacts that  
13 need to be mitigated. We discussed how it's  
14 going to operate and I don't think that creates  
15 any additional adverse impacts than it was  
16 operating before.

17 I won't go through it in detail but  
18 the bottom of the findings of fact, what I put,  
19 I went around, I researched all the parcels all  
20 around and all of them were built after the  
21 automotive place was operating. Not everyone  
22 who owns those properties were there while it

08:00:54PM

08:01:20PM

1 was operating but the properties themselves have  
 2 all been there. So when people bought the  
 3 properties, they bought knowing that there was  
 4 actually an ongoing auto mechanic shop. So I  
 5 don't think knowingly buying into an auto  
 6 mechanic shop and coming in to object, I'm not  
 7 saying that's what everyone is doing, they kind  
 8 of knew what they were doing and I think it's  
 9 going to enhance. I don't want to be -- because  
 10 I do a lot of litigation, I'm probably sounding  
 11 a little bit belligerent, but I think it is  
 12 great that they are making objections, they are  
 13 involved in the community, want to make sure  
 14 it's a good community and this is going to be  
 15 good for them, I think that's wonderful. So if  
 16 I came across a little bit differently than that  
 17 view, I apologize for being in court for too  
 18 many times. So that's really all I had to say.  
 19 Lastly, I just wanted to thank  
 20 Bethany because she was very helpful with me in  
 21 terms of putting everything together so when we  
 22 came before you, it would be smooth and

08:02:08PM

08:02:36PM

1 MR. JOYNER: If it said offsite --  
 2 MR. HURLEY: It is.  
 3 MR. JOYNER: Probably should be on.  
 4 It's a typo. Yes, there's not going to be any  
 5 offsite parking.  
 6 CHAIRMAN CASHMAN: In the last  
 7 paragraph.  
 8 MR. HURLEY: Yes.  
 9 MR. JOYNER: Apologize for that.  
 10 CHAIRMAN CASHMAN: No problem.  
 11 MS. CURRY: I had another question I  
 12 wanted to ask you.  
 13 Your building in Franklin Park, is  
 14 that owned or leased?  
 15 MR. JOYNER: Leased. Been there for  
 16 seven years.  
 17 MS. CURRY: Okay. I just have to say  
 18 that whether you are in Franklin Park or whether  
 19 you are in Hinsdale, it's -- I think you should  
 20 take care of things appropriately no matter  
 21 where you are. Franklin Park says you don't  
 22 have to do this, you don't have to do it so I

08:03:55PM

08:04:26PM

1 hopefully it has been.  
 2 Thank you very much for your time.  
 3 Obviously, we would love a positive vote and  
 4 moving on to the next phase. Any questions?  
 5 CHAIRMAN CASHMAN: Thank you.  
 6 Cynthia?  
 7 MS. CURRY: Just one question. You  
 8 referred in your application that there would be  
 9 offsite outdoor parking. Where is that going to  
 10 be? If cars were still there, it would -- I  
 11 should have underlined it but I made a note to  
 12 myself, that you would have a spot to do offsite  
 13 outdoor parking.  
 14 MR. JOYNER: I wish I had it in front  
 15 of me. There's not going to be any offsite  
 16 outdoor parking.  
 17 CHAIRMAN CASHMAN: Do you mean onsite?  
 18 MS. CURRY: I thought it said offsite.  
 19 I thought there was something in here that said  
 20 -- did anybody else see it?  
 21 MR. HURLEY: Yes, it's right here at  
 22 the bottom.

08:03:08PM

08:03:32PM

1 look at that and I'm concerned are we going to  
 2 have to be watchdogs of the property?  
 3 MR. JOYNER: I don't think so. My  
 4 client actually brought some photos that he had  
 5 taken of it today and he does try to keep  
 6 things -- the only thing I saw that looked not  
 7 good were the 27 water bottles that were out  
 8 there, I guess. That's certainly not typical.  
 9 The other items, we didn't have  
 10 cars everywhere. We went through that. And in  
 11 terms of exterior storage of things, that's  
 12 allowed under Franklin Park zoning but we try to  
 13 keep it neat and clean.  
 14 I have known them for a while.  
 15 They have been around a long time. Samir has  
 16 been in our country since 12, kind of a great  
 17 American dream story. I think -- what I always  
 18 go back to in these kind of things. How  
 19 terrible for business would it be if they didn't  
 20 keep the property clean, including in Franklin  
 21 Park. People aren't going to go there so it's  
 22 counter to running a good business and like I

08:05:10PM

08:05:43PM



1 said, he's been at that facility for seven years  
 2 and it's his business, he's expanding his  
 3 business. Does that answer your question?  
 4 MS. CURRY: A little.  
 5 MR. JOYNER: Okay.  
 6 MS. CURRY: And I'm glad that things  
 7 are cleaned up, but I just feel that that's a  
 8 presence that no matter what community you are  
 9 in.

08:06:17PM

10 This is a bigger volume business  
 11 clearly than the existing business or the  
 12 business that was there, JMS. I don't think he  
 13 did that level of business and I'm not sure, was  
 14 that a tire center before or was it just engine  
 15 repair there or was it just tune-ups and things?

16 MR. KRILLENBERGER: It was a regular  
 17 gas station.

18 MS. CURRY: It was a gas station. So  
 19 this is a huge step up. So when you reference  
 20 that things have changed, people built houses  
 21 there, they built it, it was still kind of a  
 22 quiet station. We all used it periodically. It

08:06:40PM

1 was there and then kind of not there. This is  
 2 going to be a big presence and I don't think it  
 3 was a tire center and my concern is it's not a  
 4 big parcel, where are you going to put tires?  
 5 If you are doing engine work, where are you  
 6 going to store those things?

7 MR. JOYNER: The interior of the  
 8 property is sufficient for putting in things.

9 MS. CURRY: Inside?

10 MR. JOYNER: Yes, it's all inside.

08:07:09PM

11 CHAIRMAN CASHMAN: The section that  
 12 projects to the east, that's two-story, right?

13 MR. JOYNER: Yes.

14 CHAIRMAN CASHMAN: There's a stair up  
 15 to the upper level, so areas for two levels of  
 16 storage at the north end, like the last two  
 17 bays?

18 MR. JOYNER: Yes. So, I mean, we can't  
 19 have outdoor storage and we don't want to and we  
 20 are not going to. I mean, there's a lot more --  
 21 two of the other businesses in the area, a lot  
 22 more that I would call just in time you can do.

08:07:38PM

1 You have your appointments, you know what parts  
 2 you are going to need, tires, you can get those  
 3 pretty quickly, so there's not a ton of -- it's  
 4 not going to be like when you go to Just Tires  
 5 and there's racks and racks and racks of tires  
 6 everywhere. So the nature of the business in  
 7 terms of storage space is sufficient.

8 MS. CURRY: So would you say that it's  
 9 more of a tire center if you had to say  
 10 50 percent new tires, 50 percent repairs, that's  
 11 a lot of tires, or is that? Is the -- it's a  
 12 tire center; right?

08:08:21PM

13 MR. JOYNER: It's a repair and tires.

14 MS. CURRY: Okay. So I imagine there  
 15 will be trucks dropping off, picking up tires  
 16 because you don't have that much room inside,  
 17 right?

18 MR. JOYNER: There will be trucks  
 19 coming in and dropping off tires and whatever  
 20 else, sure.

08:08:48PM

21 MS. CURRY: I might have another  
 22 question, but I'm good. Thank you.

1 CHAIRMAN CASHMAN: Jim?

2 MR. KRILLENBERGER: I guess I don't  
 3 have many questions.

4 Mechanical diagnostic repair and  
 5 maintenance places they aren't that loud. I  
 6 don't know.

7 MR. JOYNER: I haven't found them to be  
 8 loud in my experience.

9 MR. KRILLENBERGER: We have an existing  
 10 provider here and they seem to get along well  
 11 with the neighbors.

08:09:12PM

12 I like the idea that there's  
 13 activity there. I like the idea since that has  
 14 been vacant since 2019. It's invigorating to  
 15 the community and I do like the idea of an  
 16 additional provider. It sounds like you're  
 17 addressing a lot of the concerns but I'd be  
 18 interested in hearing the other side of that  
 19 discussion. So those are my observations.

20 MR. JOYNER: Me too.

21 CHAIRMAN CASHMAN: Pat?

22 MR. HURLEY: The only thing I was going

08:09:39PM

1 to ask about is you mentioned that it wouldn't  
2 be -- I don't know if it's possible but  
3 certainly not desirable to be limited to two  
4 dumpsters of five cubic yards each.

5 What would you be comfortable with  
6 and the quantity and its volume?

7 MR. JOYNER: If you don't mind, I'll  
8 answer your question but I have to ask my  
9 clients, see what they think.

08:10:28PM

10 I think given the dumpster sizes,  
11 they have mentioned four I think would be  
12 probably a -- I mean, I'd rather be expressed in  
13 terms of cubic yards of dumpster because they  
14 have different sizes. It might make sense to  
15 have one bigger one rather than two little ones.  
16 If you want to put four that size, that's fine.  
17 If you want to do it in cubic yards, that would  
18 be our preference.

19 CHAIRMAN CASHMAN: Julie?

08:10:59PM

20 MS. CRNOVICH: First of all, I do  
21 understand the neighbors' concerns and it's  
22 important that we listen to the neighbors. I

1 MR. JOYNER: Yes. We have an overview.  
2 They will be in the rear where they were before.

3 MS. CRNOVICH: Is there room back there  
4 for say two dumpsters?

5 MR. JOYNER: There is. There's plenty  
6 of room for that.

7 MS. CRNOVICH: Okay. Another concern  
8 that I have is meant more for the owner of the  
9 strip mall. The mall is looking kind of sad and

08:12:20PM

10 I think could really use some spiffing up,  
11 especially with all the vacant storefronts it's  
12 looking more than sad. I think it would be a  
13 positive for the neighboring property owners and  
14 the village if they would pay some attention to  
15 that. It looks like they are trying to attract  
16 new businesses.

17 MR. JOYNER: Yes. I've written it  
18 down. I'm going to call the owner, the same  
19 owner, and I'm going to tell them.

08:12:50PM

20 MS. CRNOVICH: Okay. Thank you.  
21 Those are all the questions I have  
22 for now.

1 think you've answered all of the questions that  
2 they have for now.

3 Storage of tires, that will be  
4 inside?

5 MR. JOYNER: Yes. There will be no  
6 outdoor storage.

7 MS. CRNOVICH: Is the building  
8 soundproofed?

9 MR. JOYNER: Well, it's thick brick; I  
10 know that.

08:11:22PM

11 MS. CRNOVICH: So its noise will it be  
12 -- I think that came up with Land Rover.

13 MR. JOYNER: We don't have acoustic  
14 tiles but the brick will take care of it.

15 MR. KRILLENBERGER: I think the  
16 proximity is different than Land Rover. And  
17 you're closing at what time?

18 MR. JOYNER: 6:00.

19 MR. KRILLENBERGER: 6:00 p.m.

08:11:45PM

20 MS. CRNOVICH: Maybe, Jim.  
21 The enclosure in the rear, is that  
22 where the dumpsters will be?

1 CHAIRMAN CASHMAN: Shelley?

2 MS. CARTER: A couple of mine have  
3 already been asked but the two that I have  
4 remaining are is this business in addition to  
5 the one in Franklin Park or a replacement?

6 MR. JOYNER: The answer is it's in  
7 addition to, a second location.

8 MS. CARTER: And going back to the  
9 dumpsters, location of the dumpsters, so they  
10 would be around back, is there enough room so --

08:13:19PM

11 we we're talking cubic feet could all of them go  
12 back there if there was more of them? How much  
13 space in the back for dumpsters?

14 CHAIRMAN CASHMAN: It's just under 60  
15 feet deep by about 20 feet. It's pretty big.

16 MS. CARTER: Okay.

17 MR. JOYNER: And I'll turn it back on  
18 you if maybe you're concern is we are going to  
19 have dumpsters in front.

08:13:45PM

20 MS. CARTER: Or on the sides.

21 MR. JOYNER: No. In fact, if you want  
22 to put that in as a condition.

1 MS. CARTER: If they are hidden, I  
2 don't know that me personally care about the  
3 number, but I want to make sure there's enough  
4 space that they are not seeping around the side  
5 or in the front, that they can all be hidden in  
6 the back.

7 MR. JOYNER: Yes. What you have kind  
8 of triggered in me is that maybe just saying  
9 dumpsters will be located in the back would be  
10 sufficient to satisfy.

08:14:08PM

11 CHAIRMAN CASHMAN: Within a fenced  
12 enclosure.

13 MR. JOYNER: Yes, would be sufficient  
14 rather than cubic footage or such.

15 CHAIRMAN CASHMAN: I just looked at the  
16 photo. It's a stockade fence, this is a solid  
17 wood fence with the gates to the south.

18 MS. CRNOVICH: Which is good since  
19 dumpsters should be screened.

08:14:51PM

20 CHAIRMAN CASHMAN: Right.  
21 Any more questions, Shelley?  
22 (Cross talking.)

1 MS. CARTER: No. That's it.

2 MS. CURRY: The owner of the building  
3 should take a good -- I have ones from the  
4 alleyway, I don't know if anyone wants to see  
5 them, that's kind of amazing.

6 MR. JOYNER: Looking sad.

7 MS. CURRY: Just the fence behind the  
8 building. Is that owned by --

9 CHAIRMAN CASHMAN: Yes, that's on their  
10 parcel. What's interesting is the 17 parking  
11 spaces that face the other parcel, it almost  
12 appears that some of it they're being used by  
13 the apartment building.

08:15:18PM

14 MS. CRNOVICH: I was wondering about  
15 that.

16 MS. CURRY: I was too.

17 CHAIRMAN CASHMAN: From what I saw  
18 today, I mean, obviously no one is in the motor  
19 building right now so someone is parking along  
20 there and there's about at least six vehicles,  
21 one as you can tell that had just recently left  
22 before the snow. I don't know if there's an

08:15:39PM

1 arrangement but that's something --

2 MR. JOYNER: I doubt it. I think all  
3 of us have probably lived in apartments where  
4 you're allowed one space and you need two cars,  
5 so they are trying to figure out what to do.  
6 But we will look into that as well because we  
7 don't want a bunch of cars parked there.

8 CHAIRMAN CASHMAN: It's actually kind  
9 of fascinating looking at the plat of survey  
10 that there's not even an easement for the  
11 parking spaces that are on the property of that  
12 apartment building.

08:16:10PM

13 MR. JOYNER: Correct.

14 CHAIRMAN CASHMAN: Which is bizarre to  
15 me that's not a dedicated easement but just, you  
16 know, it's probably just two neighbors agreeing  
17 to provide access.

18 Any other questions, Shelley?

19 MS. CARTER: No.

08:16:31PM

20 CHAIRMAN CASHMAN: Okay. I have a few.  
21 I do think a condition that the  
22 dumpsters be within the fence enclosure is

1 important. It won't be unsightly and as many as  
2 they need, I think that's a business operational  
3 question. We don't as a zoning ordinance get  
4 into --

5 MR. JOYNER: Certainly we won't be  
6 paying for more dumpsters than we need.

7 CHAIRMAN CASHMAN: And I do appreciate,  
8 I think the association did a nice job of really  
9 thoughtfully going through this and I appreciate  
10 the fact that this wasn't like no, we object but  
11 here's, like, the issues that we had concerns  
12 with.

08:16:57PM

13 And of the seven, I do feel like  
14 you did respond to basically four of the seven,  
15 the first two. The two about -- No. 3 and No. 4  
16 about limiting vehicles, size of operation,  
17 staff, we have had this come before us in the  
18 past. The zoning ordinance focuses on zoning  
19 and building, we don't restrict business  
20 operations.

08:17:25PM

21 I mean this came up on a bank. So  
22 long as they comply with parking, setbacks, all

1 that thing, we don't really get inside the  
 2 building and talk about how many bank employees  
 3 they can have. The zoning ordinance is designed  
 4 to supply adequate parking, access, buffer to  
 5 residential and all that but I think those two  
 6 questions really are not something that we as a  
 7 plan commission have authority on and I kind of  
 8 believe that when it comes to dumpsters, it's  
 9 the same thing. It's not something that's in  
 10 our zoning ordinance.

08:17:56PM

11 The appearance and the screening of  
 12 them does, so I think that's where it's great  
 13 that there's that screening and it's a large  
 14 area and if they are not using outside storage  
 15 for tires or anything else, that's a large place  
 16 that you could store dumpsters.

17 Parking, I mean, there's 29 spaces  
 18 on those two parcels, which are basically part  
 19 of it, and you basically need a dozen. So if  
 20 you even have five employees, six employees, you  
 21 have plenty of room for storage of vehicles that  
 22 are being repaired plus five bays.

08:18:26PM

1 New Mexico and not here so here I am.  
 2 I think Mr. Hanson's letter covered  
 3 our concerns pretty well so I'm not going to  
 4 beat that dead horse and I know you have all  
 5 read it just from hearing your questions.  
 6 I do want to point out a few  
 7 things. No. 1, this came in front of the board  
 8 and we discussed it in depth and it was a  
 9 unanimous vote opposing this. This vote was  
 10 cast by some people who were customers for many  
 11 years of JMS, people who had been going there  
 12 forever.

08:20:14PM

13 The question here is not really,  
 14 you know, regarding the special use permit. JMS  
 15 ran a nice operation, they stopped, the permit  
 16 expired. Now somebody else is coming in. The  
 17 question is: Is it still appropriate to have a  
 18 gas station or a shop at that location? And  
 19 even more bigger question for us: Is this the  
 20 right business to be there? Because I think you  
 21 have to look at that one. I think you pointed  
 22 out earlier that just because Franklin Park

08:20:43PM

1 I recall when I moved here in '66,  
 2 it was an active gas station. I used it once I  
 3 was able to drive. My parents went there. It  
 4 was much busier back in that period when it was  
 5 a gas station and repair and then when they quit  
 6 selling gas, then it become a little quieter  
 7 operation but it has been there for quite a long  
 8 time. I'm fairly certain it was there in '66.

9 I think you answered most of my  
 10 questions but I did want to have at least one  
 11 gentleman that wants to speak to this matter.  
 12 If you would like to come up and give us your  
 13 name and your address.

08:19:05PM

14 MR. JOYNER: Thank you, all.  
 15 CHAIRMAN CASHMAN: Okay. Thank you.  
 16 MR. MCCARTHY: Evening. Thanks for  
 17 having me here tonight. My name is Jim  
 18 McCarthy. I'm here on behalf of the Golfview  
 19 Hills Homes Association; I'm the secretary. Our  
 20 president Ron Hanson is the person who drafted  
 21 the letter that you've all received. He is  
 22 unfortunately, or fortunately in his case, in

08:19:34PM

1 might let you get away with something, you  
 2 shouldn't do it and that's our concern here is  
 3 that they've proven the way they run their  
 4 operation in Franklin Park.

5 The woman who took the pictures is  
 6 here. Nobody is contesting I think that those  
 7 pictures are saying those are inadequate.

8 The area around that gas station  
 9 has grown up over the years. I know many of you  
 10 have been here a long time. I have. There were  
 11 a lot of other businesses along Madison Street  
 12 too that are long gone that probably would not  
 13 have been an appropriate use under current  
 14 situations. I mean, Belluomini's for one. Who  
 15 here hasn't ever been at Belluomini's? But  
 16 could they ever reopen? I haven't, but there  
 17 were other business along there. Times have  
 18 changed and the question is: Is that something  
 19 that we want in a residential neighborhood? I  
 20 would submit our board says no.

08:21:16PM

08:21:47PM

21 We are literally right across the  
 22 street from that gas station. We also see the

1 condition of the other stores that are in that  
2 complex and we have concerns about that too.

3 One of the big issues here for us  
4 is -- and there's some confusion maybe -- you  
5 have three parcels here. Why are all three of  
6 them subject to this application? I mean, if  
7 the board was inclined, the commission was  
8 inclined to approve this, it should be limited  
9 strictly to Parcel 1. Period.

08:22:25PM

10 The parking space issue that we  
11 were talking about earlier, I think 50 spaces  
12 was mentioned. I look at the aerial picture and  
13 we count maybe 16. If you include Parcel 3,  
14 which is basically the alley behind the  
15 property, that's not part of the lease  
16 agreement, at least according to what I've seen  
17 here, and we definitely don't want them parking  
18 cars in the rest of the strip mall.

08:22:52PM

19 So if you were inclined to approve  
20 that, we would want the kind of conditions  
21 imposed that are spelled out in our objection  
22 letter.

1 But I guess in summary, the  
2 question really is: Is this applicant a good  
3 fit for the neighborhood? And I think just the  
4 fact that we went and drove over and saw the way  
5 they're running the business now is an  
6 indication that probably not and I think the  
7 village is going to end up having a lot of  
8 headaches trying to keep them in line if they do  
9 approve it. Thank you.

08:23:26PM

10 CHAIRMAN CASHMAN: Thanks, Jim.  
11 Anyone else want to speak on this  
12 matter?

13 (No response.)

14 Hearing none, commissioners,  
15 thoughts, other questions?

16 MS. CURRY: I just --

17 MR. JOYNER: Mr. Chairman, is there  
18 anything else we should address?

19 CHAIRMAN CASHMAN: Not at this moment.

08:23:51PM

20 MS. CURRY: So the last time when JMS  
21 Service was in there that was 2019, so he was  
22 still operating pre-pandemic; correct? Because

1 I'm wondering why it was vacate so long but it  
2 was just did he decide to retire?

3 MR. KRILLENBERGER: I don't know the  
4 answer though I thought it was longer.

5 CHAIRMAN CASHMAN: I thought it was  
6 longer than that. Seems like it's been vacant  
7 for a long --

8 MS. CURRY: I thought it was longer  
9 than that too.

08:24:15PM

10 CHAIRMAN CASHMAN: 2019. The storage  
11 tanks were removed in 2016, so prior to that.

12 MR. KRILLENBERGER: So maybe just had  
13 operations that were not noticeable and I don't  
14 know but to address the neighborhood's and  
15 Julie's observations maybe this new business  
16 will revitalize that strip mall, give people a  
17 reason to go there.

18 MS. CRNOVICH: That's a point.

19 CHAIRMAN CASHMAN: It is permitted  
20 special use in that zoning district.

08:24:56PM

21 MR. KRILLENBERGER: That's a busy road.

22 CHAIRMAN CASHMAN: Just like a church

1 or a school would be.

2 MS. CRNOVICH: I don't see what else  
3 could go into that space. I mean, who's going  
4 to lease a garage unless you are an auto  
5 mechanic?

6 MS. CARTER: It would need major, major  
7 renovations.

8 MS. CRNOVICH: Major renovations.

9 CHAIRMAN CASHMAN: The property owners  
10 would have to undertake, right, maybe change  
11 zoning, turn it into something else.

12 MS. CRNOVICH: And actually, I'm  
13 surprised with the location, you know, the mall  
14 there, they are out there by themselves. I  
15 would think more businesses would be wanting to  
16 get in there.

17 CHAIRMAN CASHMAN: Well, we had Plate  
18 Exercise moved in there but then unfortunately  
19 they moved, they expanded and moved to Chicago.

08:25:46PM

20 MR. KRILLENBERGER: Caterer was in  
21 there.

22 MS. CRNOVICH: And then at one time

1 there was a wine shop I think.

2 CHAIRMAN CASHMAN: Well, I do think to  
3 Jim's point, and I think it's important because  
4 there's obviously in reading this, it's not  
5 crystal clear. I do think this -- it needs to  
6 be conditioned this is strictly limited to the  
7 parcel 1, which basically does include those 17  
8 spaces and not the parcel to the north. I mean,  
9 there's plenty of parking on this parcel. There  
10 should be no need based on their use and it  
11 would be detrimental to the success of the  
12 stripe mall portion if they were using any of  
13 those parking spaces. And then I also think the  
14 condition of the dumpsters within the enclosure.  
15 And I, frankly, would like to see the place  
16 painted and spruced up a little bit.

17 I mean, when you look at the  
18 building itself, at some point, I don't know  
19 when, they put new aluminum storefront in the  
20 strip mall. It used to be terrible. So that's  
21 a slight improvement to that but this is just  
22 painted wood and everything and it certainly

1 hasn't been painted for a while.

2 MR. KRILLENBERGER: Just to his point,  
3 the back is shabby. I don't think there's any  
4 other word for it. I don't know whether it's in  
5 our purview to say look, we wish you well,  
6 please replace -- please do X, Y and Z.

7 CHAIRMAN CASHMAN: It's tough because  
8 basically there's those parking spaces and they  
9 butt right up to that fence, there's not really  
10 a landscaping zone there. There's no  
11 landscaping on this property.

12 MS. CURRY: Can we ask for that? I  
13 would like to see the fence replaced. And  
14 again, I don't know if that would be -- whose  
15 jurisdiction that would fall under. Is that the  
16 person who owns the property or is that a  
17 request we can make? It's really awful.

18 CHAIRMAN CASHMAN: The guys that get  
19 paid, the trustees, can decide.

20 MS. CARTER: It seems like all of these  
21 comments are going to the thought of can this be  
22 used as something to lift up that strip mall

1 plus this area and I guess the larger question  
2 is what's our authority and who do we have to  
3 tell to do that? Because to me that would be  
4 great, right? I mean, if this somehow could be  
5 impetus for that strip mall to look better, for  
6 that fence to look better, for this to be more  
7 cleaned up, I don't see what other use this is  
8 going to have other than some sort of repair or  
9 tire shop and I appreciate from the pictures of  
10 the Mannheim Road facility, I appreciate the  
11 fence wasn't theirs and some of those cars  
12 weren't theirs. The thing that bothered me was  
13 the milk jugs, but I also don't know that I feel  
14 strongly enough about a picture about the milk  
15 jugs. I think if condition is trash is always  
16 in the dumpsters, there's nothing outside, I  
17 think I feel comfortable with that but if not  
18 this, what, I guess is my question. And can  
19 this be used to make the entire property better?

20 MR. KRILLENBERGER: Well, to your  
21 point, the marketplace in Hinsdale, Illinois,  
22 will enforce that people will take their cars,

1 fancy or not, to nice places. If this looks  
2 like garbage, I'm not coming to your place.  
3 Franklin Park's different as you pointed out.  
4 So we are kind of counting on you to keep it  
5 looking not only nice, really nice.

6 MS. CARTER: But that benefits the  
7 business too.

8 MR. KRILLENBERGER: What's the name of  
9 the preschool over on Ogden?

10 MS. CARTER: Kensington.

11 MR. KRILLENBERGER: That's the sort of  
12 places that are Hinsdale. Your garage isn't  
13 going to look like that, drive by.

14 CHAIRMAN CASHMAN: Even the colors on  
15 this if they took the -- it's kind of  
16 aquamarine, I mean if you just took the  
17 aquamarine colors and that was painted white, it  
18 would basically improve the whole facility and  
19 look more like Fuller's service area.

20 MS. CURRY: That's a perfect example.  
21 Drive by that.

22 MS. CARTER: Go to Fuller's. That's

1 what you need to look like.

2 MS. CURRY: Go to Fuller's.

3 MR. KRILLENBERGER: That's your  
4 competition. But let there be another service  
5 provider in town, I think that'd be great, but  
6 there's responsibility that will come with that  
7 and I don't think we can enforce it.

8 CHAIRMAN CASHMAN: Just back to  
9 enforcing I mean, another condition that would  
10 be helpful any of the existing signage that's on  
11 the building be removed. There's a Napa auto  
12 car center, certified mechanic and the signs  
13 obviously come back to us as a package that we  
14 can look at that and see how that would enhance  
15 the overall character. The ground sign would  
16 have to be replaced, anything on the building  
17 but there's kind of a collection of stuff that  
18 was left by the previous tenant.

19 MS. CRNOVICH: The Mobil sign.

20 MS. CURRY: How about the canopy,  
21 what's going to happen with the canopy?

22 CHAIRMAN CASHMAN: The application says

08:30:43PM

08:31:12PM

1 MR. KRILLENBERGER: Barbecue.

2 MS. CURRY: You can have outdoor  
3 seating there. I agree, some landscaping, color  
4 changes. Can we request that to look at? That  
5 would be the next.

6 CHAIRMAN CASHMAN: That's a condition  
7 to enhance, add some landscaping. It's  
8 something we can give the board to consider  
9 that, look at that. I mean, they are the final  
10 say on this.

11 So it would be the dumpsters within  
12 the enclosure, strictly limited to the Parcel 1,  
13 painting the exterior and then removing signs.

14 MS. CRNOVICH: The exterior trim,  
15 right, not the brick.

16 MS. CURRY: Yes, not the brick.

17 MS. CRNOVICH: We went through that  
18 before.

19 MS. CARTER: Yes, black with a glossy  
20 black or white. We are just designing this for  
21 you. Flowers in the pots.

22 MR. JOYNER: Thank you.

08:32:49PM

08:33:25PM

1 it's to remain. I could see the advantage of  
2 that when it snows. I saw a police officer  
3 using it today as a convenient location to try  
4 to catch people on Madison.

5 Would there be objection by the  
6 applicant to painting the building and removing  
7 the existing signage?

8 MR. JOYNER: No. No objection.

9 MR. SHARABATEE: No objection.

10 MS. CARTER: I mean even with the  
11 canopy, like, some nice potted green things, the  
12 bottom of the columns, like --

13 MS. CRNOVICH: Go look at Fuller's.

14 MS. CURRY: Go look at Fuller's.

15 MS. CARTER: This could be a lot more  
16 attractive if there was --

17 CHAIRMAN CASHMAN: And even where that  
18 sign is place out there because --

19 MS. CURRY: I actually think the  
20 building is an attractive building. I think it  
21 would make a really nice restaurant if you guys  
22 change your mind. I say Italian.

08:31:49PM

08:32:06PM

1 CHAIRMAN CASHMAN: Let's see. Any  
2 other comments from the commissioners?

3 MS. CRNOVICH: No.

4 CHAIRMAN CASHMAN: Hearing none, do I  
5 hear a motion?

6 MR. KRILLENBERGER: Krillenberger so  
7 motions for acceptance -- what are we motioning  
8 for?

9 CHAIRMAN CASHMAN: Approval of this  
10 special use permit application.

11 MR. KRILLENBERGER: Approval of the  
12 special use permit application.

13 CHAIRMAN CASHMAN: With these four  
14 conditions: The dumpsters are within the fence  
15 enclosure; that this application is strictly  
16 limited to Parcel 1; that the exterior trim is  
17 painted in a complimentary color; that existing  
18 signs are removed from the building and that the  
19 applicant investigate enhancing the property  
20 with some landscaping or potted plants.

21 MS. CARTER: Do we need to have a  
22 condition or can we have a condition about

08:33:55PM

08:34:32PM

1 outdoor storage or is that outlined in the code?  
 2 CHAIRMAN CASHMAN: That's already in  
 3 the application.  
 4 MS. SALMON: You can add that as a  
 5 condition.  
 6 CHAIRMAN CASHMAN: No outdoor storage.  
 7 MR. KRILLENBERGER: Of parts, tires,  
 8 anything but cars.  
 9 CHAIRMAN CASHMAN: Correct.  
 10 MS. CARTER: That's already included?  
 11 CHAIRMAN CASHMAN: Correct.  
 12 MS. SALMON: But it can be included as  
 13 an additional condition.  
 14 CHAIRMAN CASHMAN: Okay. So that would  
 15 be five conditions.  
 16 MS. CURRY: Can we request the fencing  
 17 be replaced in the back? It's rotting in many  
 18 places. How could we do that?  
 19 CHAIRMAN CASHMAN: We can request that  
 20 the building owner replace the fence because I  
 21 imagine that's under their responsibility. So  
 22 that would be six, request fence replacement. A

08:34:55PM

08:35:14PM

1 these conditions aren't too onerous but I think  
 2 it will really help you be successful.  
 3 Do I have a motion to close the  
 4 Public Hearing?  
 5 MS. CURRY: Motion to close.  
 6 CHAIRMAN CASHMAN: Is there a second?  
 7 MR. HURLEY: Second.  
 8 CHAIRMAN CASHMAN: May I have a roll  
 9 call vote, please, Bethany?  
 10 MS. SALMON: Commissioner Curry?  
 11 MS. CURRY: Aye.  
 12 MS. SALMON: Commissioner  
 13 Krillenberger?  
 14 MR. KRILLENBERGER: Aye.  
 15 MS. SALMON: Commissioner Hurley?  
 16 MR. HURLEY: Aye.  
 17 MS. SALMON: Commissioner Crnovich?  
 18 MS. CRNOVICH: Aye.  
 19 MS. SALMON: Commissioner Carter?  
 20 MS. CARTER: Aye.  
 21 MS. SALMON: Chairman Cashman?  
 22 CHAIRMAN CASHMAN: Aye.

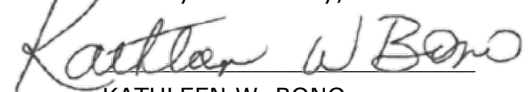
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1 new fence would be better for the people  
 2 dwelling in the apartment buildings and from  
 3 anyone driving down on 59 alley. Okay. So six  
 4 conditions.  
 5 Do I have a second?  
 6 MS. CARTER: Second, Carter.  
 7 CHAIRMAN CASHMAN: Can I have a roll  
 8 call vote, please?  
 9 MS. SALMON: Commissioner Curry?  
 10 MS. CURRY: Aye.  
 11 MS. SALMON: Commissioner  
 12 Krillenberger?  
 13 MR. KRILLENBERGER: Aye.  
 14 MS. SALMON: Commissioner Hurley?  
 15 MR. HURLEY: Aye.  
 16 MS. SALMON: Commissioner Crnovich?  
 17 MS. CRNOVICH: Aye.  
 18 MS. SALMON: Commissioner Carter?  
 19 MS. CARTER: Aye.  
 20 MS. SALMON: Chairman Cashman?  
 21 CHAIRMAN CASHMAN: Aye.  
 22 Thank you. Good luck. I hope

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

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

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 22nd day of February, A.D. 2022.



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



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