



MEETING AGENDA

PLAN COMMISSION
WEDNESDAY, SEPTEMBER 14, 2022
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois 60521
(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (Non-Agenda Items)

4. APPROVAL OF MINUTES – August 10, 2022

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street
- b) Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale

6. SIGN PERMIT REVIEW

- a) Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign

7. PUBLIC MEETINGS

- a) Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District
- b) Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District
- c) Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District

8. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address.

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 Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, August 10, 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, August 10, 2022 at 7:32 p.m., roll call was taken.

PRESENT: Chairman Steven Cashman and Commissioners Cynthia Curry, Julie Crnovich, Anna Fiascone, Mark Willobee and Scott Moore

ABSENT: Commissioners Patrick Hurley, Gerald Jablonski, and Jim Krillenberger

ALSO PRESENT: Bethany Salmon, Village Planner, Robert McGinnis, Director of Community Development, Michael Mars, Village Attorney, John Bohnen and Jim Prisby of the Historic Preservation Commission

Public Comment on Non-Agenda Items

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

Approval of Minutes – July 13, 2022

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve the July 13, 2022 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: Commissioner Curry
ABSENT: Commissioners Hurley, Jablonksi, Krillenberger

Findings and Recommendations

a) Case A-14-2022 – 14 W. First Street – Elevare MD – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District

Chairman Cashman asked for any revisions or comments. Hearing none, a motion was made by Commissioner Crnovich, seconded by Commissioner Fiascone, to approve Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District as submitted. The motion carried by a roll call vote of 6-0 as follows:

AYES: Commissioners Curry, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley, Jablonksi, Krillenberger

Public Hearings

a) Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-16-2022.

Patrick McGinnis, attorney from Donatelli & Coules, representing the applicant, was present to address the Commission. Mr. McGinnis provided a brief overview of the application to obtain a special use permit to operate a veterinary clinic in the stand-alone building and to make changes to the exterior of the property. Mr. McGinnis stated the application seeks permission for removal of an existing drive-through, addition of an outdoor enclosed space to be used for animals, addition of a parklet for employee and public use, addition of planter boxes and a loading space, and minor changes to the elevation.

Mr. McGinnis provided an overview of how the proposed use met the all the use standards and stated a market analysis provided by the applicant that supported the need for an additional vet practice in the community.

Patrick Callahan, architect for the applicant, was also present to address the Commission. Mr. Callahan stated that the majority of the work to the building would be on the inside to convert the former bank to a vet clinic. Mr. Callahan provided a brief overview of the parklet design to be used by employees on break as well as pedestrian public and planter boxes containing low maintenance greenery. He stated the turf area was not intended to be used as a dog run. Mr. Callahan explained the area would be used for leashed animals, escorted by employees for a short period of time before and after procedures. Mr. Callahan stated that animals would not be left unattended in the enclosed outdoor area, and the area would be shielded from public view. A striped zone would be provide a brief loading area but would not be used for parking.

Commissioner Curry asked if there would be a crematorium on premise. Mr. McGinnis responded that there would not be a crematorium on premise and a pick-up service would be used for this purpose.

Commissioner Curry asked if the storm sewer would be or could be used for animal refuse. Robb McGinnis stated that Flagg Creek Water Reclamation District will determine if the piped system will tie into the storm system or the sanitary system. It was confirmed that bio-hazard waste from surgeries would not go into the dumpsters and a separate disposal service would be utilized for this purpose.

Commissioner Crnovich stated that this was a good repurpose of the building and the service to Village pets is needed. Commissioner Crnovich asked if animals would be kept in the building overnight after surgical procedures. Sarah Baker stated that it is not the intention to leave unattended animals overnight in the facility. Ms. Baker went on to state that if overnight care was deemed necessary, the pet would be transferred to a different facility providing 24-hour care.

Commissioner Crnovich asked if any products would be sold to generate sales tax to the Village. Ms. Baker responded that pharmaceutical products would be sold.

Commissioner Willobee asked if the facility's parking is used by Fullers employees. Mr. Patrick McGinnis responded that the parking is intended for the vet facility use only. Commissioner Willobee stated he liked the idea of the greenery in the planters being added to the area but stated the modern design made them stick out.

Commissioner Moore suggested having a hose in the outdoor animal area. Ms. Baker confirmed that one is included in the plans.

Chairman Cashman also stated that this use was a great re-purposing of a building that has been empty for some time. Chairman Cashman asked if there is a second location for the business. Ms. Baker stated this location would be the only. Chairman Cashman stated the design was well done and the clinic would be a great addition to the Village.

Commissioner Crnovich asked the applicant if a second application was planned in the future for signage. Ms. Baker confirmed that would be the case.

Commissioner Curry confirmed that the name of the clinic was not "Hinsdale Animal Hospital" as mistakenly stated in some of the documents.

A motion was made by Commissioner Curry, seconded by Commissioner Willobee, to approve Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street as submitted. The motion carried by a roll call vote of 6-0 as follows:

AYES:	Commissioners Curry, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners Hurley, Jablonksi, Krillenberger

Public Meeting

- a) **Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade Sign Permit Review to allow for the installation of one (1) new wall sign for the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District**

Chairman Cashman noted that this case was on the agenda but the materials were not in the packet. Ms. Salmon explained the item was removed from the agenda tonight due to additional time needed to make design changes after the HPC meeting. Ms. Salmon stated the case is expected to be on the Plan Commission agenda next month.

- b) **Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District**

Chairman Cashman noted there was a lengthy discussion of this application at the Historic Preservation Commission (HPC) meeting about signage and other items. Chairman Cashman stated the application was denied by the HPC. Chairman Cashman asked Mr. Klein to provide the Plan Commission with a brief overview and he suggests the Plan Commissioners return the application back to the HPC with a clean, revised application for their thorough review after hearing the Commissioners thoughts on the matter.

Jack Klein was present in place of Michael Klein to represent Airoom and address the Plan Commission. Mr. Klein provided a brief overview of the application and included some revised information as a result of the HPC meeting. A photograph was shared of the current street view of the property as well as a historical view. Mr. Klein stated it was the intention to restore some of that large area of glass windows shown in the historical photograph with this storefront redesign.

Mr. Klein provided an overview of the original sign application with lit, punch through letters. Mr. Klein showed a rendering of the revised plan based on HPC comments showing a sign placed on a four (4) inch box above an architectural pediment added to enhance the colonial appearance. The re-design included some architectural trim and corbels. Mr. Klein shared a slide showing a side by side comparison of the original and revised design, showing a sign with a white background with illuminated letters and logo.

Mr. Klein also showed a rendering of proposed design and current view of the Hinsdale Avenue side of the building. Mr. Klein noted the sign of the former flower shop protrudes and the Airoom sign will be flush, more symmetrical, and aesthetically pleasing. The sign would mimic the sign on the Washington side of the building and has slightly increased in size to allow for the halo-lit illumination preferred by the HPC.

Michelle Forys of Aurora Sign Co., the sign contractor for this application, was present to address the Commission and presented two (2) sign options. Ms. Forys stated it was necessary to increase the stroke size of the font to incorporate the halo-lit design lighting requested. It was stated the difference in the two options was the type of illumination used and under the proposed sign plans, the sign is halo illuminated with the exception of the logo, which will also be face-lit.

In response to Commissioner Crnovich's question about number of locations for Airoom outside the Village, Mr. Klein stated the Hinsdale location would be the second.

Mr. Klein stated they compromised on the Hinsdale Avenue sign by eliminating the illumination of the phrase under the Airoom name and the increased size of the company name and logo so that this area could be halo-lit.

Commissioner Moore stated he appreciated the complete overview provided tonight and the design comprises shared in response to the HPC comments.

Commissioner Fiascone stated the design looks nice but that she can understand the concerns with preserving the building.

Commissioner Willobee stated he supports the suggestion of Chairman Cashman to return the application to the HPC and asked which version the applicant plans to present to the HPC. Mr. Klein stated that in an effort to keep the process moving forward in a productive manner, the option presented to the HPC would be based on comments made tonight by the Plan Commission. Commissioner Willobee shared that he liked the sign design without the secondary logo illuminated so that the sign would look less busy. Mr. Klein stated the importance of keeping the secondary tag line as part of the sign and for it to be illuminated to provide an understanding to the public of what services Airoom provides.

Commissioner Crnovich stated that she has concerns about the modern look of the sign, the illumination of it, especially from the train, and the first set of design plans in general. Commissioner Crnovich stated the revisions were not about compromise, but more about fitting in with the historic business district.

Commissioner Crnovich noted that she appreciated the efforts made by Airoom to continue move in that direction. Commissioner Crnovich supported a second appearance at the HPC meeting to clarify the plans and so that the HPC has the opportunity to be sure the design fits well in the downtown area. When asked by Mr. Klein which sign option she preferred, Commissioner Crnovich stated the Hinsdale Avenue sign with the tag line appeared a little busy.

Chairman Cashman asked how the sign would be mounted to the wall. Mr. Klein stated there would be a two (2) inch architectural backer panel that the sign would be attached to. Ms. Forsys added the Airoom name and logo will be halo-lit and the tag line below would be pin mounted to the backer and not illuminated.

In response to Commissioner Crnovich's question about the backer of the sign on Washington Street, Mr. Klein stated the panel would be white and the sign being about two (2) inches thick, which would be mounted to an architectural box about four (4) inches thick, as discussed at the HPC meeting, creating a pseudo-overhang over the front entryway.

Commissioner Crnovich asked if brick would be behind the panel. Mr. Klein stated a steel beam would be behind the panel to allow for the window size to be increased, resulting in a more open glass storefront view.

Commissioner Curry stated that she agreed with Commissioners Crnovich and Willobee about the amount of material on the Hinsdale Avenue sign and asked for clarification on the entry on that side of the building. Mr. Klein stated the door provides entry to the second floor office space. Customers would enter the retail space on Washington Street and the Hinsdale Avenue window looks into the retail showroom on the first floor.

Commissioner Curry asked about the necessity of a sign on Hinsdale Avenue since customers cannot enter from that side of the building. Mr. Klein stated it was very important to have Airoom's presence on both sides of the building in the highly trafficked area. Commissioner Curry suggested placing the signage on the window glass on the Hinsdale Avenue side of the building. Mr. Klein restated the importance of having a prominent brand recognition on the Hinsdale Avenue side of the building provided by a wall sign rather than window signage.

Chairman Cashman expressed appreciation for Airoom working with the HPC members to present a clean design proposal based on comments from the meetings to take back to the HPC. Chairman Cashman stated he preferred the halo-lit sign design and that he appreciated the revisions made. Chairman Cashman asked about the possibility of incorporating window signage. Ms. Salmon reported there is very little opportunity for additional window signage in this case but calculations on the revised signage could be done to confirm this.

Chairman Cashman noted that the target audience of the Hinsdale Avenue sign should be considered. If the targeted audience is the train commuter, the wall sign would be visible, but not to a pedestrian walking on the street. Chairman Cashman suggested trading some the wall sign square footage for window signage on Hinsdale Avenue as another option to consider, noting the Plan Commission can possibly allow a maximum of six (6) square feet of signage above the allowable amount provided the HPC was in agreement with the design.

Mr. Klein stated he would discuss the option of window signage with Ms. Salmon but noted the tag line size could also be reduced in size as an option but felt the wall signage over window signage was the strongest preference.

Commissioner Willobee requested some clarifications on the exterior review. Mr. Klein confirmed the door on Washington Street is currently set in and the proposed design would push it out to be flush with the windows, which is a change needed due to the minimal interior square footage available. It was confirmed the doors would open inward and would not interfere with pedestrian traffic on the sidewalk.

Commissioner Crnovich asked if the increase of storefront window size by about two (2) feet could be discussed. Mr. Klein stated the increased window size is an effort to restore the building to the original storefront look similar to the historic photograph and that the brick removed from the building as a result of this change was not original to the building.

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to return Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District back to the Historic Preservation Committee for further consideration. The motion carried by a roll call vote of 6-0 as follows:

AYES:	Commissioners Curry, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners Hurley, Jablonksi, Krillenberger

Mr. Klein asked the commission if it would be possible to move forward with the increased window size portion of the project only. Chairman Cashman responded that would not be possible because all aspects of the project must move forward together and felt it was best to have the HPC review all aspects of the project together for approval and acknowledged the challenges of lead times on project materials.

Public Hearings

a) Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale

Please refer to **Attachment 2** for the transcript for Public Hearing Case A-03-2022.

Chairman Cashman expressed his appreciation for staff and others for the hard work on this item for over a year and the well thought out information included in the packet.

Ms. Salmon shared a PowerPoint to provide an overview of the case which establishes regulations to provide incentives for preservation in Hinsdale. Ms. Salmon provided some information about the process to establish the proposed regulations which took over eighteen (18) months and eight (8) Committee of the Whole meetings and involved members the Historic Preservation Commission, members of the Village Board and input from local architects and builders to gain insight on realistic measures to entice homeowners to renovate rather than demolish.

It was determined that existing zoning codes are very restrictive for homeowners attempting to modernize a historic house and the variation process currently utilized to bring relief is challenging. Streamlining the process to limit the hurdles for homeowners and zoning relief for historic homes was suggested.

Creating awareness of local historic houses and preservation, education of the public to available incentives for historic preservation and working with real estate agents to promote historic homes with a variety of options rather than just demolition. It was noted that nothing in the amendment would prevent the house from being demolished if that is ultimately what the homeowner chooses, but it provides them some relief to make changes or additions to a historic home that are not currently available to them.

Michael Marrs provided an overview of what a historic overlay district is to the Plan Commission. Mr. Marrs explained that once the possible incentives were determined, the process moved toward how the changes could be incorporated as an ordinance. It was stated that if owners were given more flexibility in zoning to expand historic homes, it may lead to less demolitions. Mr. Marrs stated that an overlay district would not replace any existing zoning districts, but be added to some existing zoning areas for particular houses to achieve a particular purpose.

Mr. Marrs discussed the five (5) steps required for establishing a historic overlay district, which include the creation of the code text, defining the borders, holding public hearings to establish the map and text amendment, developing a list of included houses, and providing notice to eligible homeowners. Mr. Marrs showed an image of the proposed district map to the Commission and stated the Historic Preservation Commission will have 180 days to establish a list of houses to be included if the amendment is adopted, notify homeowners, hold a public hearing and make a recommendation to the Village Board. Mr. Marrs stated that there is also an established process for adding properties to the list in the future.

The Commission stated a desire for a strong public relations effort before notifying impacted properties owners to prevent confusion with a moratorium and stressing the positive aspects and voluntary participation in the program. Mr. Marrs and Ms. Salmon agreed that heavy publicity, possibly in the form of a town hall meeting or citizen workshops or targeted public hearings, would be important.

Ms. Salmon shared specific details of the map of the overlay district. Ms. Salmon stated the map was designed to include homes inside and outside of the Robbins Park Historic District. Some areas were excluded from the map because they lack buildings of historical significance to the Village and these areas were shared with the Commission. It was noted that not every property within an included map area would be on the property list to receive incentives. It was also noted that some minor changes to the visual appearance of the map may be developed to make it easier to understand.

Ms. Salmon re-stated that participation in the incentive programs will be voluntary and property owners would not be required to take advantage of it. The zoning relief would only be made available to residential properties, there would be three (3) different financial incentives to take advantage of, including matching grants, fee waivers and property tax rebates.

Ms. Salmon also stated an expedited processing of building permits would be included in the program. The program would include different paths for the different incentives utilized. Ms. Salmon explained that the HPC would be involved in the path for permit waivers and zoning relief and the path for grants and rebates would bring the Village Board more heavily into the process.

Discussion followed about the process of utilizing private monies to fund the grant portion of the program. It was suggested the historic fund could also be utilized for specific projects of a historic nature that could benefit larger segments of the Hinsdale citizens rather than particular property owners.

Ms. Salmon discussed the strong desire for a streamlined process but also the need for the HPC to review the applications to ensure that basic, widely accepted, preservation standards are followed. Although the HPC will review the applications, Ms. Salmon stated the proposed process is more streamlined and easier than other similar programs.

Ms. Salmon briefly discussed some aspects of the zoning changes and expressed the changes will result in minor areas of relief, preserving the majority of the code, but would be enough of an advantage to hopefully encourage preservation.

Staff provided a very brief discussion of the specific changes proposed in the zoning portion of the program. Proposed zoning aspects include that building elevation cannot exceed the highest existing ridge line, existing lot sizes would not change to prevent subdividing, and the building cannot expand beyond the existing front façade.

Commissioner Crnovich asked if porches would be in conflict with the front addition regulations.

Ms. Salmon explained the proposed side yard regulations contain very minimal changes but may provide a few extra feet for side setbacks.

Commissioner Crnovich asked about the date of the current code, Ms. Salmon responded it was adopted in 1989.

Ms. Salmon stated the change that will provide the biggest advantage to homeowners is the relief in the rear yard allowing for rear additions which are often not allowed under the current code. Floor Area Ratio would be waived as part of the changes but other calculations would keep any increases to a reasonable level, no changes to building coverage are proposed. It is proposed that total lot coverage be increased by ten (10%) percent.

Ms. Salmon discussed a few specific property examples with the Commission and the how each would be impacted by the proposed changes. She indicated the red lines indicated the current limitations and the blue lines show gains for each property.

Commissioner Crnovich asked for clarification of the current code with a “balancing” effect of the side yard and how the proposed side yard setbacks would compare. Ms. Salmon confirmed this “balancing” of side yard setback would not be part of the proposed changes.

Ms. Salmon discussed the financial aspects of the program. It was stated the matching grants / the historic preservation fund would provide up to fifty (50%) percent of the cost of a preservation project but would have limits, specifications and budgetary constraints. The biggest financial incentive that is believed to be part of the proposal is waived building permit fees. The third financial aspect of the program is for the rebate of the Village portion of a property tax and would also contain limits and specifications.

Ms. Salmon stated there was some additional amendments to address some cross-referencing in the code, and bolstering of the language of the variance process to assist homeowners if it was still needed. It was stated that the intention of this program is to encourage preservation of historic properties by providing some zoning relief and financial incentives to allow for desired modifications not currently available. Ms. Salmon acknowledged that the program will not provide relief for every home.

Commissioner Fiascone asked for confirmation that the relief is for exterior changes only. Ms. Salmon responded that the reasoning for funds applying only to exterior changes is that exterior changes benefit the entire Village, whereas interior changes would not be beneficial to citizens that are not the homeowners.

Commissioner Moore expressed concern about the program providing an ample amount of incentives to actually convince property owners to preserve rather than demolish. Ms. Salmon responded the concern is valid and was debated as the proposal was being developed. She added the success of the program is not entirely known at this time but future applications will help determine the effectiveness of the program.

Ms. Salmon added the financial aspects of the program will be more easily tracked than the impacts of the zoning changes. It was added that changes can be amended at a future date if deemed necessary.

Commissioner Moore expressed appreciation for Commissioner Fiascone's comments and the efforts of individuals to develop and present a well-organized proposal.

Commissioner Willobee asked if the architects and builders were re-engaged for additional input after the program was developed. Mr. McGinnis stated that there has been ongoing engagement with the professionals that were part of the initial conversation. Ms. Salmon restated the intention of doing a large amount of education about the program and its benefits if the program is approved, especially with real estate agents.

Commissioner Willobee asked if the same visuals contained in tonight's packet demonstrating the possible gains, both the zoning and financial benefits, for specific properties were going to be generated for all of the qualifying homes, acknowledging that completing this analysis requires a great deal of work. Mr. McGinnis and Ms. Salmon reported that staff have already completed some of the documents for requesting parties.

Commissioner Crnovich commended staff and Commissioners and Trustees for the amount of work put into the development of the proposal and asked if it was known how many homes in Hinsdale have been demolished. Mr. McGinnis estimates that at least a third of the homes have been replaced in the last thirty years.

Commissioner Crnovich stated that she wished the program would have been in place long ago, but is glad this easy to understand program is up for consideration now. Commissioner Crnovich asked what other communities have a similar program. Ms. Salmon reported there are other communities with aspects of this program but the Hinsdale program is unique to address the specific characteristics of this community. Mr. Marrs stated that this program was built from the ground up for Hinsdale and he is not aware of any other community that has a program quite like this. Mr. Marrs stated he believes, if approved, the Hinsdale program could be a model for other communities to look to.

Commissioner Crnovich asked how the program would address the practice of demolition by neglect. Ms. Salmon reported that the issue of demolition by neglect was discussed and was separated out of this proposal for now. She stated that demolition by neglect will continue to be discussed and hopefully addressed in the future, but it was not part of this proposal.

Commissioner Curry also expressed appreciation for the great amount of work put into the proposal and organization of document and presentation making it easily understood. Commissioner Curry also restated the importance for a strong education campaign.

Chairman Cashman stated that this proposal was an amazing example of many people and organizations working together. He stated that the changes seemed to be specific, common sense and effective efforts to preserve older homes.

Mr. McGinnis stated he felt the proposal was effective in removing many questions and providing some assurances to a potential buyer before going to contract on a historic home in a community with so many irregular lots. He acknowledges the continued need for the Zoning Board of Appeals, but felt hopeful that the incentives offered in the program will be effective tools for preserving homes.

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale. The motion carried by a roll call vote of 6-0 as follows:

AYES: Commissioners Curry, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley, Jablonksi, Krillenberger

Adjournment

Chairman Cashman asked for a motion to adjourn. Commissioner Crnovich moved, Commissioner Fiascone seconded, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the August 10, 2022.

The meeting was adjourned at 9:32 PM after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 VetChart, LLC, Special)
 Use, 101 West Chestnut)
 Case No. A-16-2022.)

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
 August 10, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MR. MARK WILLOBEE, Member;
 MR. SCOTT MOORE, Member;
 MS. CYNTHIA CURRY, Member;
 MS. ANNA FIASCONE, Member and
 MS. JULIE CRNOVICH, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. ROBERT MCGINNIS, Director of</p> <p>4 Community Development;</p> <p>5 MR. MICHAEL MARRS, Village Attorney;</p> <p>6 MR. PATRICK MCGINNIS, Attorney for</p> <p>7 Applicant;</p> <p>8 MR. PATRICK CALLAHAN, Architect for</p> <p>9 Applicant;</p> <p>10 MS. SARAH BAKER, Applicant.</p> <hr/> <p>11 CHAIRMAN CASHMAN: Next we have a</p> <p>12 Public Hearing. It's Case A-16-2022 for 101</p> <p>13 West Chestnut Street, special use permit to</p> <p>14 allow for an animal hospital in the B-1</p> <p>15 community business district and an exterior</p> <p>16 appearance/site plan review to allow for changes</p> <p>17 to the existing building and site for VetChart,</p> <p>18 LLC, located at 101 West Chestnut Street.</p> <p>19 We are going to need to swear in</p> <p>20 anybody who is going to testify or speak on this</p> <p>21 matter.</p> <p>22 (Oath administered en masse.)</p>	<p style="text-align: right;">4</p> <p>1 of the property, which was Republic bank, to add</p> <p>2 an outdoor enclosed space to use for animals, to</p> <p>3 add a parklet for employees, add planter boxes</p> <p>4 and also to allow for a loading space and also</p> <p>5 minor changes to the elevation. The applicant's</p> <p>6 request for a special use for a vet clinic meets</p> <p>7 all the standards required for a special use.</p> <p>8 First. The proposed use is</p> <p>9 consistent with the purposes of the village</p> <p>10 code. The B-1 district provides for community</p> <p>11 businesses which support the suburban community</p> <p>12 and vet clinics are specifically allowed as a</p> <p>13 specific use in that district.</p> <p>14 The applicant's lender actually did</p> <p>15 a market analysis of the community and found</p> <p>16 that in addition to it being able to support</p> <p>17 another vet practice, that there was actually a</p> <p>18 need for an additional vet practice for the</p> <p>19 community.</p> <p>20 So in addition to being consistent</p> <p>21 with what the district intends to accomplish, it</p> <p>22 actually helps to further those goals.</p>
<p style="text-align: right;">3</p> <p>1 Welcome.</p> <p>2 MR. P. MCGINNIS: Good evening. I'm</p> <p>3 Patrick McGinnis. I'm an attorney with</p> <p>4 Donatelli and Coules that represents the</p> <p>5 applicant, VetChart, LLC, which is a tenant of</p> <p>6 the owner of the property Hinsdale Management</p> <p>7 Corporation and their lease is contingent on</p> <p>8 village approval of their intended use for the</p> <p>9 property.</p> <p>10 The subject property is 101 West</p> <p>11 Chestnut Street, which is located in the B-1</p> <p>12 zoning district, which is located on Chestnut</p> <p>13 between Grant and Lincoln.</p> <p>14 The applicant is seeking a special</p> <p>15 use permit to operate a veterinary clinic at</p> <p>16 that location. Veterinary clinics are</p> <p>17 considered a special use in the B-1 district and</p> <p>18 are only permitted in stand-alone buildings.</p> <p>19 The applicant is also seeking</p> <p>20 approval in exterior appearance and site plan</p> <p>21 review to allow for the removal of the existing</p> <p>22 drive-thru that was used by the previous tenant</p>	<p style="text-align: right;">5</p> <p>1 Second. It wouldn't cause any</p> <p>2 undue impact on the adjacent properties or the</p> <p>3 community. It would actually provide for a less</p> <p>4 intensive use of the property than what was</p> <p>5 previously used as a bank. The business would</p> <p>6 start with about two to three employees working</p> <p>7 at a time and would have one to two patients per</p> <p>8 hour, which again would be less intensive than</p> <p>9 individuals coming in for a community bank.</p> <p>10 Third. It wouldn't interfere with</p> <p>11 the surrounding development. Again, it would</p> <p>12 have lower intensity than previously for the</p> <p>13 surrounding businesses. It would actually be in</p> <p>14 harmony with the other businesses in the</p> <p>15 district.</p> <p>16 There's also a grooming facility,</p> <p>17 Velvet Touch Pet Salon, that's across the</p> <p>18 street. The applicant's business wouldn't</p> <p>19 provide any grooming services so their</p> <p>20 businesses would actually go hand-in-hand</p> <p>21 together.</p> <p>22 Fourth. There's adequate public</p>

<p style="text-align: center;">6</p> <p>1 facilities for their intended use. They 2 wouldn't need any changes to the current public 3 facilities to accomplish their goals. 4 Fifth. It wouldn't increase any 5 traffic congestion to the district. Again, one 6 to two patients would be seen per hour, less 7 intensive than a bank, and there's also adequate 8 parking on the property. The business would 9 need about 14 parking spaces but it has 32 to 10 accommodate all the clients which is more than 11 they will need. 12 Additionally, there wouldn't be any 13 destruction of significant features for the 14 property. The existing structure would remain 15 mostly intact except for the removal of the 16 drive-thru, some exterior updates and obviously 17 renovations to the inside so that it could be 18 operated as a veterinary clinic. 19 Seventh. It would be in compliance 20 with all the standards required by the code. 21 It's a stand-alone building for the veterinary 22 practice. We would be removing the drive-thrus</p> <p>07:37:48PM</p> <p>07:38:09PM</p>	<p style="text-align: center;">8</p> <p>1 district not within close distance of any 2 residential areas. 3 The alternative animal businesses 4 in the community, Hinsdale Animal Hospital, is 5 within the distance of residential properties 6 and does provide overnight boarding services, 7 which we would not. In addition, the Hinsdale 8 Humane Society is near several apartment 9 buildings in Hinsdale. So this location is 10 actually more beneficial and that there aren't 11 any other locations that would be better suited 12 for their business. 13 Lastly, applicant has taken any 14 steps to mitigate any adverse impacts, which 15 there are very few. Again, there's no overnight 16 boarding. Dogs are only taken outside of the 17 facility one at a time with an employee on a 18 leash into the enclosed area that they are 19 seeking to put on the property and they would 20 have artificial turf and a drainage mat in that 21 space to clean up any waste from the animals. 22 There's a similar facility in Burr</p> <p>07:39:32PM</p> <p>07:39:57PM</p>
<p style="text-align: center;">7</p> <p>1 because they wouldn't be needed and also not 2 allowed for veterinary practice. There would 3 not be any overnight operation of the business 4 and the normal business hours would be 7:30 a.m. 5 to 5:30 p.m. 6 The operation of the vet clinic 7 would also provide a public benefit to the 8 community. Again, the applicant's lenders 9 market research show that there's actually a 10 need for an additional vet clinic and the 11 location of the business district is not within 12 250 feet or near any residential properties. 13 The building's been vacant for quite a while and 14 it would be bringing back a business to this 15 business for the district. 16 The applicant also lives locally in 17 Western Springs with her family. She's also 18 dedicated to the community in helping to bring 19 that public benefit. 20 There aren't any alternative 21 locations that would better suit the business. 22 The property, again, would be in the business</p> <p>07:38:37PM</p> <p>07:39:02PM</p>	<p style="text-align: center;">9</p> <p>1 Ridge that has -- provides doggy daycare that 2 has a large base with the same turf and drainage 3 system and they don't have any issues with smell 4 or cleanliness besides this would be less 5 intensive than that facility would be. 6 So the applicant's proposed use of 7 the property meets all the criteria and the 8 standards within the village code for a special 9 use. It will provide a public benefit by 10 bringing in needed business to the vacant 11 location and the alternative location, there 12 aren't any alternative locations that are 13 minimal adverse impacts. 14 Turn it over to the architect who 15 can talk more about the site plan and the 16 exterior appearance for the property. 17 MR. CALLAHAN: Thank you. Pat Callahan 18 with Studio G C, 223 West Jackson in Chicago. 19 The majority of the work will 20 happen inside to convert the bank to an animal 21 hospital. 22 On the exterior, essentially what</p> <p>07:40:23PM</p> <p>07:40:47PM</p>

<p style="text-align: right;">10</p> <p>1 we are doing is using the canopy for the old 2 drive-thru and creating a -- essentially a 3 wooden fence that allows us to actually create a 4 little bit of a parklet closer to the street 5 along with planters that will be planted with 6 easily maintained but greenery that would allow 7 for greenery year round.</p> <p>8 The intent behind the turf is 9 really for animals who either before or after 10 procedures need to relieve themselves. It 11 really is not a dog run per se and it's not 12 intended to be there for general use for dogs to 13 be out there free and kind of using that area 14 for a run. It's really designed specifically to 15 compliment the use that's happening inside the 16 clinic itself.</p> <p>17 For the most part, our intent would 18 be to shield that from public view and then use 19 landscaping and planters around the perimeter 20 particularly closer to the street and then, 21 again, introduce a parklet that provides some 22 additional outdoor space for employees for break</p> <p>07:41:21PM</p> <p>07:41:46PM</p>	<p style="text-align: right;">12</p> <p>1 crematorium on premise. 2 MR. CALLAHAN: There won't be a 3 crematorium on premise. They have a service 4 that comes with a vehicle that would do the 5 crematories. 6 MS. CURRY: There will not be one. 7 MR. CALLAHAN: Correct. 8 MS. CURRY: I had a question about the 9 storm drain being used for refuse as small as it 10 is but that's nothing -- 11 CHAIRMAN CASHMAN: It's really a Robb 12 McGinnis issue. 13 MR. McGINNIS: So ultimately Flagg 14 Creek is going to make the call on whether we 15 tied in to the sanitary storm but it will be 16 piped regardless. 17 MS. CURRY: Okay. 18 MR. P. McGINNIS: And again, I don't 19 think it will be a significant amount just 20 because the space isn't being used as a dog run 21 just space that can be used for the animals to 22 relieve themselves as necessary.</p> <p>07:43:20PM</p> <p>07:43:39PM</p>
<p style="text-align: right;">11</p> <p>1 but also the potential for the public to be able 2 to leverage that as well on walks down the 3 street. So for the most part, I'll leave it at 4 that.</p> <p>5 We are providing a stripe zone, 6 kind of a loading zone, just on what I guess 7 would be the second drive-thru or the outer 8 drive-thru that we are not fencing, but the 9 intent is not to have any parking or anything 10 along that area, it would just be for any 11 deliveries that the clinic actually has. The 12 entrance is on the rear, so it would be the 13 north side around the corner, which would be the 14 primary location where deliveries would be made.</p> <p>15 CHAIRMAN CASHMAN: Thank you. 16 MR. CALLAHAN: Thank you. 17 CHAIRMAN CASHMAN: Let's see if any of 18 the commissioners have any questions. 19 Cynthia? 20 MS. CURRY: Just one. I didn't see it 21 on the plan, so maybe it was just in the 22 verbiage, but it does state that there will be a</p> <p>07:42:20PM</p> <p>07:42:48PM</p>	<p style="text-align: right;">13</p> <p>1 MS. CURRY: And I'm sure you probably 2 have special services but for waste in light of 3 surgeries that you would be performing, that 4 type of waste would not be in a dumpster on the 5 premises, correct? 6 MR. P. McGINNIS: Correct. 7 MS. CURRY: That's something that's a 8 biohazard. Okay. 9 CHAIRMAN CASHMAN: Julie? 10 MS. CRNOVICH: I think it's a nice 11 repurpose of the building and this would be a 12 service, we have so many dogs in Hinsdale and 13 cats. 14 I did have a question though it 15 said no overnight boarding. Will you have, 16 like, animals overnight if they are recovering 17 from surgery? 18 MS. BAKER: No. No. 19 CHAIRMAN CASHMAN: Do you mind going to 20 the mic? 21 MS. BAKER: Sarah Baker. That's not 22 the intention for the hospital use for overnight</p> <p>07:44:06PM</p> <p>07:44:23PM</p>

<p style="text-align: center;">14</p> <p>1 care. Really, the highest level of medical care</p> <p>2 if no one is there overnight, we shouldn't have</p> <p>3 an animal inside there overnight. So something</p> <p>4 that does need a transfer or something like</p> <p>5 that, I would be working with the local animal</p> <p>6 emergency hospital that has 24-hour care and</p> <p>7 those pets would be transferred.</p> <p>8 MS. CRNOVICH: Will you be selling any</p> <p>9 products? Will there be any sales tax revenue</p> <p>10 to the village?</p> <p>11 MS. BAKER: Well, I would assume so</p> <p>12 just through pharmaceutical products because we</p> <p>13 sell all of that; that is a component with</p> <p>14 medical care, so, yes.</p> <p>15 MS. CRNOVICH: That's a plus. That's</p> <p>16 all I had. I was going to ask about the</p> <p>17 crematorium too.</p> <p>18 CHAIRMAN CASHMAN: Mark?</p> <p>19 MR. WILLOBEE: Just a couple quick</p> <p>20 questions. On the parking, is any of that</p> <p>21 parking used by, like, any Fuller employees at</p> <p>22 this time or anything like that? The parking</p>	<p style="text-align: center;">16</p> <p>1 Anna?</p> <p>2 MS. FIASCONE: My questions have been</p> <p>3 answered. I have no questions.</p> <p>4 CHAIRMAN CASHMAN: Scott?</p> <p>5 MR. MOORE: The only one I would add is</p> <p>6 by the waste area where you're running them are</p> <p>7 you going to have a spigot out there that you</p> <p>8 can hose those things down in the summertime</p> <p>9 when it gets hot?</p> <p>10 MS. BAKER: Yes, that's the intention</p> <p>11 to, yes.</p> <p>12 MR. MOORE: That sounds good. Thank</p> <p>13 you. Everything else has been answered.</p> <p>14 CHAIRMAN CASHMAN: Thanks, Scott.</p> <p>15 I think it's a great repurposing of</p> <p>16 this building; it's been empty for a while.</p> <p>17 You mentioned Western Springs. Do</p> <p>18 you have other locations? You mentioned</p> <p>19 something about Burr Ridge. Do you have a</p> <p>20 location in Burr Ridge?</p> <p>21 MS. BAKER: So I contacted a large</p> <p>22 day-care facility in Burr Ridge that has a</p>
<p style="text-align: center;">15</p> <p>1 that you said you have, is it --</p> <p>2 MR. P. MCGINNIS: I don't know if it's</p> <p>3 being used by any Fuller employees but it's</p> <p>4 designated for our property.</p> <p>5 MR. WILLOBEE: Okay. Because some days</p> <p>6 there's quite a few cars in there.</p> <p>7 MS. BAKER: Correct. It's designated</p> <p>8 for the Republic bank but because no one has</p> <p>9 been there, I think there's been a little bit --</p> <p>10 the intention is to have that relabeled and it</p> <p>11 would be our use, yes.</p> <p>12 MR. WILLOBEE: Regarding the planters,</p> <p>13 I like the idea of adding greenery to that area,</p> <p>14 it's nice. I just don't know that the planters</p> <p>15 themselves they kind of stick out. I like brick</p> <p>16 planters but it's just they kind of stand out so</p> <p>17 -- I'm not against them but I'm not completely</p> <p>18 in favor.</p> <p>19 MS. CRNOVICH: They are very modern.</p> <p>20 MR. WILLOBEE: Yes, that's the word.</p> <p>21 I'll make a statement on that.</p> <p>22 CHAIRMAN CASHMAN: Thanks, Mark.</p>	<p style="text-align: center;">17</p> <p>1 similar but much larger scale turf so I can</p> <p>2 understand how they did it and what their odor</p> <p>3 control was and how they are maintaining it and</p> <p>4 they have anywhere from 100 to 150 dogs out</p> <p>5 there per day and have no issue with it the way</p> <p>6 they maintain it so for us it would be maybe</p> <p>7 maximum five dogs out there per day. No, so I</p> <p>8 don't have another facility currently. I live</p> <p>9 in Western Springs. I work in the city for now</p> <p>10 but obviously my intention is to be part of this</p> <p>11 community.</p> <p>12 CHAIRMAN CASHMAN: Okay. Welcome to</p> <p>13 Hinsdale. This is well done and I think this</p> <p>14 should be a great addition to town.</p> <p>15 MS. CRNOVICH: I have one more</p> <p>16 question.</p> <p>17 Will you be back for signage, an</p> <p>18 application for sign?</p> <p>19 MS. BAKER: Yes.</p> <p>20 CHAIRMAN CASHMAN: We will see you in</p> <p>21 the future.</p> <p>22 MS. CURRY: One other question, if I</p>

1 may.
 2 CHAIRMAN CASHMAN: Sure.
 3 MS. CURRY: On your plan it says
 4 Hinsdale animal hospital.
 5 MS. BAKER: That is not correct.
 6 MS. CURRY: It's not, okay. I didn't
 7 know if you had an association with them.
 8 MS. BAKER: No. The name will be Lane
 9 Veterinary, L-a-n-e.
 10 MS. CURRY: Looks great. Thank you
 11 very much.
 12 CHAIRMAN CASHMAN: Is there any further
 13 discussion, Commissioners?
 14 (No response.)
 15 Hearing none, can I have a motion
 16 to approve Case A-16-2022 for 101 West Chestnut
 17 Street for a special use permit to allow an
 18 animal hospital in the B-1 business district and
 19 an exterior appearance/site plan review for
 20 changes to the existing building and site.
 21 MS. CURRY: So moved.
 22 MR. WILLOBEE: Second.

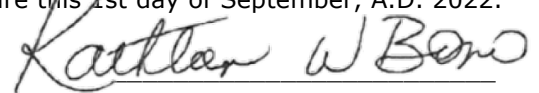
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STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified
 Shorthand Reporter, Notary Public in and for the
 County DuPage, State of Illinois, do hereby
 certify that previous to the commencement of the
 examination and testimony of the various
 witnesses herein, 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 1st day of September, A.D. 2022.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

1 CHAIRMAN CASHMAN: Roll call vote,
 2 please, Bethany.
 3 MS. SALMON: Commissioner Curry?
 4 MS. CURRY: Aye.
 5 MS. SALMON: Commissioner Crnovich?
 6 MS. CRNOVICH: Aye.
 7 MS. SALMON: Commissioner Willobee?
 8 MR. WILLOBEE: Aye.
 9 MS. SALMON: Commissioner Fiascone?
 10 MS. FIASCONE: Aye.
 11 MS. SALMON: Commissioner Moore?
 12 MR. MOORE: Aye.
 13 MS. SALMON: Chairman Cashman?
 14 CHAIRMAN CASHMAN: Aye.
 15 Good luck. Welcome.
 16 (WHICH, were all of the
 17 proceedings had, evidence
 18 offered or received in the
 19 above entitled cause.)
 20
 21
 22

07:48:40PM

1	6:12 adequate [2] - 5:22, 6:7 adjacent [1] - 5:2 administered [1] - 2:22 adverse [2] - 8:14, 9:13 affix [1] - 20:17 aforesaid [1] - 20:15 allow [6] - 2:14, 2:16, 3:21, 4:4, 10:6, 18:17 allowed [2] - 4:12, 7:2 allows [1] - 10:3 alone [2] - 3:18, 6:21 ALSO [1] - 2:1 alternative [4] - 7:20, 8:3, 9:11, 9:12 amount [1] - 12:19 analysis [1] - 4:15 animal [7] - 2:14, 8:3, 9:20, 14:3, 14:5, 18:4, 18:18 Animal [1] - 8:4 animals [5] - 4:2, 8:21, 10:9, 12:21, 13:16 Anna [1] - 16:1 ANNA [1] - 1:19 answered [2] - 16:3, 16:13 apartment [1] - 8:8 appearance [2] - 3:20, 9:16 appearance /site [2] - 2:16, 18:19 Applicant [3] - 2:6, 2:7, 2:8 applicant [5] - 3:5, 3:14, 3:19, 7:16, 8:13 applicant's [5] - 4:5, 4:14, 5:18, 7:8, 9:6 application [1] - 17:18 approval [2] - 3:8, 3:20 approve [1] - 18:16 architect [1] - 9:14 Architect [1] - 2:7 area [5] - 8:18, 10:13, 11:10, 15:13, 16:6 areas [1] - 8:2 artificial [1] - 8:20 association [1] - 18:7 assume [1] - 14:11 Attorney [2] - 2:4, 2:5	attorney [1] - 3:3 August [1] - 1:12 Avenue [1] - 1:11 aye [6] - 19:4, 19:6, 19:8, 19:10, 19:12, 19:14	C	Commission [1] - 1:10 Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] - 19:3 CURRY [13] - 1:18, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7,
2	2022 [2] - 1:12, 20:18 223 [1] - 9:18 24-hour [1] - 14:6 250 [1] - 7:12	B	C.S.R [1] - 20:21 Callahan [1] - 9:17 CALLAHAN [5] - 2:7, 9:17, 11:16, 12:2, 12:7 canopy [1] - 10:1 care [5] - 14:1, 14:6, 14:14, 16:22 cars [1] - 15:6 Case [3] - 1:6, 2:12, 18:16 Cashman [1] - 19:13 CASHMAN [17] - 1:15, 2:11, 11:15, 11:17, 12:11, 13:9, 13:19, 14:18, 15:22, 16:4, 16:14, 17:12, 17:20, 18:2, 18:12, 19:1, 19:14 cats [1] - 13:13 Certified [1] - 20:3 certify [1] - 20:6 Chairman [2] - 1:15, 19:13 CHAIRMAN [16] - 2:11, 11:15, 11:17, 12:11, 13:9, 13:19, 14:18, 15:22, 16:4, 16:14, 17:12, 17:20, 18:2, 18:12, 19:1, 19:14 changes [4] - 2:16, 4:5, 6:2, 18:20 Chestnut [6] - 1:6, 2:13, 2:18, 3:11, 3:12, 18:16 Chicago [2] - 1:11, 9:18 city [1] - 17:9 clean [1] - 8:21 cleanliness [1] - 9:4 clients [1] - 6:10 clinic [7] - 3:15, 4:6, 6:18, 7:6, 7:10, 10:16, 11:11 clinics [2] - 3:16, 4:12 close [1] - 8:1 closer [2] - 10:4, 10:20 code [3] - 4:10, 6:20, 9:8 coming [1] - 5:9 commencement [1] - 20:6 COMMISSION [1] - 1:3	
3	32 [1] - 6:9	B-1 [5] - 2:14, 3:11, 3:17, 4:10, 18:18 Baker [1] - 13:21 BAKER [10] - 2:8, 13:18, 13:21, 14:11, 15:7, 16:10, 16:21, 17:19, 18:5, 18:8 bank [6] - 4:1, 5:5, 5:9, 6:7, 9:20, 15:8 base [1] - 9:2 BEFORE [1] - 1:3 behind [1] - 10:8 beneficial [1] - 8:10 benefit [3] - 7:7, 7:19, 9:9 BETHANY [1] - 2:2 Bethany [1] - 19:2 better [2] - 7:21, 8:11 between [1] - 3:13 biohazard [1] - 13:8 bit [2] - 10:4, 15:9 BOARD [1] - 1:14 boarding [3] - 8:6, 8:16, 13:15 BONO [2] - 20:3, 20:20 boxes [1] - 4:3 break [1] - 10:22 brick [1] - 15:15 bring [1] - 7:18 bringing [2] - 7:14, 9:10 building [5] - 2:17, 6:21, 13:11, 16:16, 18:20 building's [1] - 7:13 buildings [2] - 3:18, 8:9 Burr [4] - 8:22, 16:19, 16:20, 16:22 business [14] - 2:15, 5:5, 5:18, 6:8, 7:3, 7:4, 7:11, 7:14, 7:15, 7:21, 7:22, 8:12, 9:10, 18:18 businesses [5] - 4:11, 5:13, 5:14, 5:20, 8:3	Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] - 19:3 CURRY [13] - 1:18, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7,	
5	5:30 [1] - 7:5	B-1 [5] - 2:14, 3:11, 3:17, 4:10, 18:18 Baker [1] - 13:21 BAKER [10] - 2:8, 13:18, 13:21, 14:11, 15:7, 16:10, 16:21, 17:19, 18:5, 18:8 bank [6] - 4:1, 5:5, 5:9, 6:7, 9:20, 15:8 base [1] - 9:2 BEFORE [1] - 1:3 behind [1] - 10:8 beneficial [1] - 8:10 benefit [3] - 7:7, 7:19, 9:9 BETHANY [1] - 2:2 Bethany [1] - 19:2 better [2] - 7:21, 8:11 between [1] - 3:13 biohazard [1] - 13:8 bit [2] - 10:4, 15:9 BOARD [1] - 1:14 boarding [3] - 8:6, 8:16, 13:15 BONO [2] - 20:3, 20:20 boxes [1] - 4:3 break [1] - 10:22 brick [1] - 15:15 bring [1] - 7:18 bringing [2] - 7:14, 9:10 building [5] - 2:17, 6:21, 13:11, 16:16, 18:20 building's [1] - 7:13 buildings [2] - 3:18, 8:9 Burr [4] - 8:22, 16:19, 16:20, 16:22 business [14] - 2:15, 5:5, 5:18, 6:8, 7:3, 7:4, 7:11, 7:14, 7:15, 7:21, 7:22, 8:12, 9:10, 18:18 businesses [5] - 4:11, 5:13, 5:14, 5:20, 8:3	Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] - 19:3 CURRY [13] - 1:18, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7,	
7	7:30 [2] - 1:12, 7:4	B-1 [5] - 2:14, 3:11, 3:17, 4:10, 18:18 Baker [1] - 13:21 BAKER [10] - 2:8, 13:18, 13:21, 14:11, 15:7, 16:10, 16:21, 17:19, 18:5, 18:8 bank [6] - 4:1, 5:5, 5:9, 6:7, 9:20, 15:8 base [1] - 9:2 BEFORE [1] - 1:3 behind [1] - 10:8 beneficial [1] - 8:10 benefit [3] - 7:7, 7:19, 9:9 BETHANY [1] - 2:2 Bethany [1] - 19:2 better [2] - 7:21, 8:11 between [1] - 3:13 biohazard [1] - 13:8 bit [2] - 10:4, 15:9 BOARD [1] - 1:14 boarding [3] - 8:6, 8:16, 13:15 BONO [2] - 20:3, 20:20 boxes [1] - 4:3 break [1] - 10:22 brick [1] - 15:15 bring [1] - 7:18 bringing [2] - 7:14, 9:10 building [5] - 2:17, 6:21, 13:11, 16:16, 18:20 building's [1] - 7:13 buildings [2] - 3:18, 8:9 Burr [4] - 8:22, 16:19, 16:20, 16:22 business [14] - 2:15, 5:5, 5:18, 6:8, 7:3, 7:4, 7:11, 7:14, 7:15, 7:21, 7:22, 8:12, 9:10, 18:18 businesses [5] - 4:11, 5:13, 5:14, 5:20, 8:3	Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] - 19:3 CURRY [13] - 1:18, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7,	
8	84-1423 [1] - 20:21	B-1 [5] - 2:14, 3:11, 3:17, 4:10, 18:18 Baker [1] - 13:21 BAKER [10] - 2:8, 13:18, 13:21, 14:11, 15:7, 16:10, 16:21, 17:19, 18:5, 18:8 bank [6] - 4:1, 5:5, 5:9, 6:7, 9:20, 15:8 base [1] - 9:2 BEFORE [1] - 1:3 behind [1] - 10:8 beneficial [1] - 8:10 benefit [3] - 7:7, 7:19, 9:9 BETHANY [1] - 2:2 Bethany [1] - 19:2 better [2] - 7:21, 8:11 between [1] - 3:13 biohazard [1] - 13:8 bit [2] - 10:4, 15:9 BOARD [1] - 1:14 boarding [3] - 8:6, 8:16, 13:15 BONO [2] - 20:3, 20:20 boxes [1] - 4:3 break [1] - 10:22 brick [1] - 15:15 bring [1] - 7:18 bringing [2] - 7:14, 9:10 building [5] - 2:17, 6:21, 13:11, 16:16, 18:20 building's [1] - 7:13 buildings [2] - 3:18, 8:9 Burr [4] - 8:22, 16:19, 16:20, 16:22 business [14] - 2:15, 5:5, 5:18, 6:8, 7:3, 7:4, 7:11, 7:14, 7:15, 7:21, 7:22, 8:12, 9:10, 18:18 businesses [5] - 4:11, 5:13, 5:14, 5:20, 8:3	Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] -	

17:22, 18:3, 18:6, 18:10, 18:21, 19:4 Cynthia [1] - 11:19 CYNTHIA [1] - 1:18	either [1] - 10:9 electronic [1] - 20:17 elevation [1] - 4:5 emergency [1] - 14:6 employee [1] - 8:17 employees [5] - 4:3, 5:6, 10:22, 14:21, 15:3 empty [1] - 16:16 en [1] - 2:22 enclosed [2] - 4:2, 8:18 entitled [2] - 1:9, 19:19 entrance [1] - 11:12 essentially [2] - 9:22, 10:2 evening [1] - 3:2 evidence [1] - 19:17 examination [1] - 20:7 except [1] - 6:15 existing [4] - 2:17, 3:21, 6:14, 18:20 exterior [6] - 2:15, 3:20, 6:16, 9:16, 9:22, 18:19	G	IN [1] - 20:16 increase [1] - 6:4 individuals [1] - 5:9 inside [4] - 6:17, 9:20, 10:15, 14:3 intact [1] - 6:15 intended [3] - 3:8, 6:1, 10:12 intends [1] - 4:21 intensity [1] - 5:12 intensive [4] - 5:4, 5:8, 6:7, 9:5 intent [3] - 10:8, 10:17, 11:9 intention [4] - 13:22, 15:10, 16:10, 17:10 interfere [1] - 5:10 introduce [1] - 10:21 issue [2] - 12:12, 17:5 issues [1] - 9:3 itself [1] - 10:16	LLC [3] - 1:5, 2:18, 3:5 loading [2] - 4:4, 11:6 local [1] - 14:5 locally [1] - 7:16 located [3] - 2:18, 3:11, 3:12 location [7] - 3:16, 7:11, 8:9, 9:11, 11:14, 16:20 locations [4] - 7:21, 8:11, 9:12, 16:18 looks [1] - 18:10 lower [1] - 5:12 luck [1] - 19:15
D	F	H	J	M
day-care [1] - 16:22 daycare [1] - 9:1 days [1] - 15:5 dedicated [1] - 7:18 deliveries [2] - 11:11, 11:14 designated [2] - 15:4, 15:7 designed [1] - 10:14 destruction [1] - 6:13 Development [1] - 2:3 development [1] - 5:11 Director [1] - 2:3 discussion [1] - 18:13 distance [2] - 8:1, 8:5 district [12] - 2:15, 3:12, 3:17, 4:10, 4:13, 4:21, 5:15, 6:5, 7:11, 7:15, 8:1, 18:18 dog [2] - 10:11, 12:20 doggy [1] - 9:1 dogs [5] - 8:16, 10:12, 13:12, 17:4, 17:7 Donatelli [1] - 3:4 done [1] - 17:13 down [2] - 11:2, 16:8 drain [1] - 12:9 drainage [2] - 8:20, 9:2 drive [6] - 3:22, 6:16, 6:22, 10:2, 11:7, 11:8 drive-thru [5] - 3:22, 6:16, 10:2, 11:7, 11:8 drive-thrus [1] - 6:22 DU [2] - 1:2, 20:2 duly [1] - 20:8 dumpster [1] - 13:4 DuPage [2] - 20:5, 20:21	facilities [2] - 6:1, 6:3 facility [6] - 5:16, 8:17, 8:22, 9:5, 16:22, 17:8 family [1] - 7:17 favor [1] - 15:18 features [1] - 6:13 feet [1] - 7:12 fence [1] - 10:3 fencing [1] - 11:8 few [2] - 8:15, 15:6 Fiasco [1] - 19:9 FIASCO [3] - 1:19, 16:2, 19:10 fifth [1] - 6:4 first [1] - 4:8 five [1] - 17:7 Flagg [1] - 12:13 foregoing [1] - 20:13 form [1] - 20:13 fourth [1] - 5:22 free [1] - 10:13 Fuller [2] - 14:21, 15:3 future [1] - 17:21	hand [3] - 5:20, 20:17 hand-in-hand [1] - 5:20 harmony [1] - 5:14 Hearing [1] - 2:12 hearing [2] - 1:9, 18:15 helping [1] - 7:18 helps [1] - 4:22 hereby [1] - 20:5 herein [1] - 20:8 hereto [1] - 20:10 hereunto [1] - 20:17 highest [1] - 14:1 HINSDALE [1] - 1:3 Hinsdale [9] - 1:10, 1:11, 3:6, 8:4, 8:7, 8:9, 13:12, 17:13, 18:4 hose [1] - 16:8 Hospital [1] - 8:4 hospital [6] - 2:14, 9:21, 13:22, 14:6, 18:4, 18:18 hot [1] - 16:9 hour [3] - 1:12, 5:8, 6:6 hours [1] - 7:4 Humane [1] - 8:8	Jackson [1] - 9:18 JULIE [1] - 1:20 julie [1] - 13:9	K
				KATHLEEN [2] - 20:3, 20:20 kind [4] - 10:13, 11:6, 15:15, 15:16
			L	
E		I		
easily [1] - 10:6 East [1] - 1:11		idea [1] - 15:13 ILLINOIS [2] - 1:1, 20:1 Illinois [2] - 1:11, 20:5 impact [1] - 5:2 impacts [2] - 8:14, 9:13		

<p>MOORE [4] - 1:17, 16:5, 16:12, 19:12</p> <p>most [2] - 10:17, 11:3</p> <p>mostly [1] - 6:15</p> <p>motion [1] - 18:15</p> <p>moved [1] - 18:21</p> <p>MR [25] - 1:15, 1:16, 1:17, 2:3, 2:4, 2:5, 2:7, 3:2, 9:17, 11:16, 12:2, 12:7, 12:13, 12:18, 13:6, 14:19, 15:2, 15:5, 15:12, 15:20, 16:5, 16:12, 18:22, 19:8, 19:12</p> <p>MS [40] - 1:18, 1:19, 1:20, 2:2, 2:8, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7, 13:10, 13:18, 13:21, 14:8, 14:11, 14:15, 15:7, 15:19, 16:2, 16:10, 16:21, 17:15, 17:19, 17:22, 18:3, 18:5, 18:6, 18:8, 18:10, 18:21, 19:3, 19:4, 19:5, 19:6, 19:7, 19:9, 19:10, 19:11, 19:13</p>	<p>offered [1] - 19:18</p> <p>old [1] - 10:1</p> <p>one [10] - 5:7, 6:5, 8:17, 11:20, 12:6, 14:2, 15:8, 16:5, 17:15, 17:22</p> <p>operate [1] - 3:15</p> <p>operated [1] - 6:18</p> <p>operation [2] - 7:3, 7:6</p> <p>outdoor [2] - 4:2, 10:22</p> <p>outer [1] - 11:7</p> <p>outside [1] - 8:16</p> <p>overnight [8] - 7:3, 8:6, 8:15, 13:15, 13:16, 13:22, 14:2, 14:3</p> <p>owner [1] - 3:6</p>	<p>planter [1] - 4:3</p> <p>planters [5] - 10:5, 10:19, 15:12, 15:14, 15:16</p> <p>plus [1] - 14:15</p> <p>potential [1] - 11:1</p> <p>practice [4] - 4:17, 4:18, 6:22, 7:2</p> <p>premise [2] - 12:1, 12:3</p> <p>premises [1] - 13:5</p> <p>PRESENT [2] - 1:14, 2:1</p> <p>previous [2] - 3:22, 20:6</p> <p>previously [2] - 5:5, 5:12</p> <p>primary [1] - 11:14</p> <p>procedures [1] - 10:10</p> <p>proceedings [1] - 19:17</p> <p>PROCEEDINGS [1] - 1:8</p> <p>products [2] - 14:9, 14:12</p> <p>properties [3] - 5:2, 7:12, 8:5</p> <p>property [12] - 3:6, 3:9, 3:10, 4:1, 5:4, 6:8, 6:14, 7:22, 8:19, 9:7, 9:16, 15:4</p> <p>proposed [2] - 4:8, 9:6</p> <p>provide [5] - 5:3, 5:19, 7:7, 8:6, 9:9</p> <p>provides [3] - 4:10, 9:1, 10:21</p> <p>providing [1] - 11:5</p> <p>public [7] - 5:22, 6:2, 7:7, 7:19, 9:9, 10:18, 11:1</p> <p>Public [3] - 2:12, 20:4, 20:21</p> <p>purposes [1] - 4:9</p> <p>put [1] - 8:19</p>	<p>10:11, 10:14, 12:11, 14:1</p> <p>rear [1] - 11:12</p> <p>received [1] - 19:18</p> <p>recovering [1] - 13:16</p> <p>reduced [1] - 20:11</p> <p>refuse [1] - 12:9</p> <p>regarding [1] - 15:12</p> <p>regardless [1] - 12:16</p> <p>relabeled [1] - 15:10</p> <p>relation [1] - 20:9</p> <p>relieve [2] - 10:10, 12:22</p> <p>remain [1] - 6:14</p> <p>removal [2] - 3:21, 6:15</p> <p>removing [1] - 6:22</p> <p>renovations [1] - 6:17</p> <p>REPORT [1] - 1:8</p> <p>Reporter [1] - 20:4</p> <p>represents [1] - 3:4</p> <p>Republic [2] - 4:1, 15:8</p> <p>repurpose [1] - 13:11</p> <p>repurposing [1] - 16:15</p> <p>request [1] - 4:6</p> <p>required [2] - 4:7, 6:20</p> <p>research [1] - 7:9</p> <p>residential [3] - 7:12, 8:2, 8:5</p> <p>response [1] - 18:14</p> <p>revenue [1] - 14:9</p> <p>review [3] - 2:16, 3:21, 18:19</p> <p>Ridge [4] - 9:1, 16:19, 16:20, 16:22</p> <p>Robb [1] - 12:11</p> <p>ROBERT [1] - 2:3</p> <p>roll [1] - 19:1</p> <p>round [1] - 10:7</p> <p>run [3] - 10:11, 10:14, 12:20</p> <p>running [1] - 16:6</p>	<p>Sarah [1] - 13:21</p> <p>scale [1] - 17:1</p> <p>SCOTT [1] - 1:17</p> <p>Scott [2] - 16:4, 16:14</p> <p>se [1] - 10:11</p> <p>second [3] - 5:1, 11:7, 18:22</p> <p>see [3] - 11:17, 11:20, 17:20</p> <p>seeking [3] - 3:14, 3:19, 8:19</p> <p>sell [1] - 14:13</p> <p>selling [1] - 14:8</p> <p>September [1] - 20:18</p> <p>service [2] - 12:3, 13:12</p> <p>services [3] - 5:19, 8:6, 13:2</p> <p>set [1] - 20:17</p> <p>seventh [1] - 6:19</p> <p>several [1] - 8:8</p> <p>shield [1] - 10:18</p> <p>Shorthand [1] - 20:4</p> <p>shorthand [2] - 20:12, 20:15</p> <p>show [1] - 7:9</p> <p>side [1] - 11:13</p> <p>sign [1] - 17:18</p> <p>signage [1] - 17:17</p> <p>signature [1] - 20:18</p> <p>significant [2] - 6:13, 12:19</p> <p>similar [2] - 8:22, 17:1</p> <p>site [4] - 2:17, 3:20, 9:15, 18:20</p> <p>small [1] - 12:9</p> <p>smell [1] - 9:3</p> <p>Society [1] - 8:8</p> <p>sounds [1] - 16:12</p> <p>space [6] - 4:2, 4:4, 8:21, 10:22, 12:20, 12:21</p> <p>spaces [1] - 6:9</p> <p>Special [1] - 1:5</p> <p>special [8] - 2:13, 3:14, 3:17, 4:6, 4:7, 9:8, 13:2, 18:17</p> <p>specific [1] - 4:13</p> <p>specifically [2] - 4:12, 10:14</p> <p>spigot [1] - 16:7</p> <p>Springs [3] - 7:17, 16:17, 17:9</p> <p>ss [2] - 1:1, 20:1</p> <p>stand [3] - 3:18, 6:21, 15:16</p>
N				
<p>name [1] - 18:8</p> <p>near [2] - 7:12, 8:8</p> <p>necessary [1] - 12:22</p> <p>need [8] - 2:19, 4:18, 6:2, 6:9, 6:11, 7:10, 10:10, 14:4</p> <p>needed [2] - 7:1, 9:10</p> <p>next [1] - 2:11</p> <p>nice [2] - 13:10, 15:14</p> <p>none [1] - 18:15</p> <p>normal [1] - 7:4</p> <p>north [1] - 11:13</p> <p>Notary [2] - 20:4, 20:21</p> <p>notes [1] - 20:15</p> <p>nothing [1] - 12:10</p>	<p>P</p> <p>p.m [2] - 1:12, 7:5</p> <p>PAGE [2] - 1:2, 20:2</p> <p>parking [6] - 6:8, 6:9, 11:9, 14:20, 14:21, 14:22</p> <p>parklet [3] - 4:3, 10:4, 10:21</p> <p>part [3] - 10:17, 11:3, 17:10</p> <p>particularly [1] - 10:20</p> <p>pat [1] - 9:17</p> <p>patients [2] - 5:7, 6:6</p> <p>PATRICK [2] - 2:5, 2:7</p> <p>Patrick [1] - 3:3</p> <p>per [5] - 5:7, 6:6, 10:11, 17:5, 17:7</p> <p>performing [1] - 13:3</p> <p>perimeter [1] - 10:19</p> <p>permit [3] - 2:13, 3:15, 18:17</p> <p>permitted [1] - 3:18</p> <p>pertaining [1] - 20:10</p> <p>Pet [1] - 5:17</p> <p>pets [1] - 14:7</p> <p>pharmaceutical [1] - 14:12</p> <p>piped [1] - 12:16</p> <p>plan [6] - 2:16, 3:20, 9:15, 11:21, 18:3, 18:19</p> <p>PLAN [1] - 1:3</p> <p>Plan [1] - 1:10</p> <p>Planner [1] - 2:2</p> <p>planted [1] - 10:5</p>	<p>Q</p> <p>questions [4] - 11:18, 14:20, 16:2, 16:3</p> <p>quick [1] - 14:19</p> <p>quite [2] - 7:13, 15:6</p>	<p>R</p> <p>really [5] - 10:9,</p>	<p>S</p> <p>sales [1] - 14:9</p> <p>SALMON [7] - 2:2, 19:3, 19:5, 19:7, 19:9, 19:11, 19:13</p> <p>Salon [1] - 5:17</p> <p>sanitary [1] - 12:15</p> <p>SARAH [1] - 2:8</p>
O				
<p>Oath [1] - 2:22</p> <p>obviously [2] - 6:16, 17:10</p> <p>odor [1] - 17:2</p> <p>OF [5] - 1:1, 1:2, 1:8, 20:1, 20:2</p>				

stand-alone [2] - 3:18, 6:21 standards [3] - 4:7, 6:20, 9:8 start [1] - 5:6 STATE [2] - 1:1, 20:1 State [1] - 20:5 state [1] - 11:22 statement [1] - 15:21 STEPHEN [1] - 1:15 steps [1] - 8:14 stick [1] - 15:15 storm [2] - 12:9, 12:15 Street [4] - 2:13, 2:18, 3:11, 18:17 street [4] - 5:18, 10:4, 10:20, 11:3 stripe [1] - 11:5 structure [1] - 6:14 Studio [1] - 9:18 subject [1] - 3:10 suburban [1] - 4:11 suit [1] - 7:21 suited [1] - 8:11 summertime [1] - 16:8 support [2] - 4:11, 4:16 surgeries [1] - 13:3 surgery [1] - 13:17 surrounding [2] - 5:11, 5:13 swear [1] - 2:19 sworn [1] - 20:8 system [1] - 9:3	transcribed [1] - 20:12 transcript [1] - 20:14 transfer [1] - 14:4 transferred [1] - 14:7 true [1] - 20:14 truth [1] - 20:9 turf [4] - 8:20, 9:2, 10:8, 17:1 turn [1] - 9:14 two [3] - 5:6, 5:7, 6:6 type [1] - 13:4 typewritten [1] - 20:13	20:16 WHICH [1] - 19:16 WILLOBEE [7] - 1:16, 14:19, 15:5, 15:12, 15:20, 18:22, 19:8 Willobee [1] - 19:7 witnesses [2] - 20:8, 20:11 wooden [1] - 10:3 word [1] - 15:20 writing [1] - 20:11
	U	Y
	ultimately [1] - 12:13 undue [1] - 5:2 up [1] - 8:21 updates [1] - 6:16	year [1] - 10:7
	V	Z
	vacant [2] - 7:13, 9:10 various [1] - 20:7 vehicle [1] - 12:4 Velvet [1] - 5:17 verbiage [1] - 11:22 vet [6] - 4:6, 4:12, 4:17, 4:18, 7:6, 7:10 VetChart [3] - 1:5, 2:17, 3:5 veterinary [4] - 3:15, 6:18, 6:21, 7:2 Veterinary [2] - 3:16, 18:9 view [1] - 10:18 Village [2] - 2:2, 2:4 village [4] - 3:8, 4:9, 9:8, 14:10 vote [1] - 19:1	zone [2] - 11:5, 11:6 zoning [1] - 3:12
T	W	
tax [1] - 14:9 tenant [2] - 3:5, 3:22 testify [2] - 2:20, 20:9 testimony [3] - 1:8, 20:7, 20:10 TESTIMONY [1] - 20:16 THE [1] - 1:3 themselves [3] - 10:10, 12:22, 15:15 thereafter [1] - 20:12 third [1] - 5:10 three [1] - 5:6 thrus [1] - 6:22 tied [1] - 12:15 together [1] - 5:21 Touch [1] - 5:17 town [1] - 17:14 traffic [1] - 6:5	walks [1] - 11:2 waste [4] - 8:21, 13:2, 13:4, 16:6 welcome [1] - 19:15 Welcome [2] - 3:1, 17:12 West [6] - 1:6, 2:13, 2:18, 3:10, 9:18, 18:16 Western [3] - 7:17, 16:17, 17:9 WHEREOF [1] -	

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 Map Amendment and Text)
 Amendment to Title 14)
 of the Village Code)
 Case No. A-03-2022.)

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
 August 10, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MR. MARK WILLOBEE, Member;
 MR. SCOTT MOORE, Member;
 MS. CYNTHIA CURRY, Member;
 MS. ANNA FIASCONE, Member and
 MS. JULIE CRNOVICH, Member.

<div>2</div> <div>1 ALSO PRESENT:</div> <div>2 MS. BETHANY SALMON, Village Planner;</div> <div>3 MR. ROBERT MCGINNIS, Director of</div> <div>4 Community Development;</div> <div>5 MR. MICHAEL MARRS, Village Attorney;</div> <div>6 MR. JOHN BOHNEN, Chairman HPC;</div> <div>7 MR. JIM PRISBY, Member HPC.</div> <hr/> <div>8 CHAIRMAN CASHMAN: Our next order of</div> <div>9 business is a Public Hearing for Case A-03-2022,</div> <div>10 a map amendment and text amendment to various</div> <div>11 sections of the zoning code and text amendment</div> <div>12 to Title 14 of the village code to establish a</div> <div>13 historic overlay district and for related</div> <div>14 amendments. This is requested by our dear</div> <div>15 village of Hinsdale.</div> <div>16 First, a couple openings and then</div> <div>17 I'm going to let Bethany and the team chime in</div> <div>18 on this. I hope you watched a lot of those</div> <div>19 committee of the whole meetings.</div> <div>20 MS. CRNOVICH: Every single one.</div> <div>21 CHAIRMAN CASHMAN: Every single one.</div> <div>22 It was great to watch the evolution</div>	<div>4</div> <div>1 the trustees did and the HPC and the village and</div> <div>2 I look forward to hearing you and we have a full</div> <div>3 house.</div> <div>4 We are going to cut this meeting</div> <div>5 off at 10:30 regardless of what's going on so we</div> <div>6 will see how it goes. But thank you very much.</div> <div>7 It's amazing what you put together.</div> <div>8 So with that, I'll let Bethany give</div> <div>9 an overview. We need to swear everybody in.</div> <div>10 MS. SALMON: Just us two.</div> <div>11 MR. MARRS: Yes.</div> <div>12 (WHEREUPON, Mr. Marrs and</div> <div>13 Ms. Salmon were</div> <div>14 administered the oath.)</div> <div>15 MS. SALMON: Thank you, Chairman</div> <div>16 Cashman, that was a great introduction. Because</div> <div>17 of the amount of material we are going through</div> <div>18 today and the format and the open house that we</div> <div>19 have, packed house that we have here, feel free</div> <div>20 to interject and ask questions along the way</div> <div>21 because it is quite a long presentation compared</div> <div>22 to what we normally get here.</div>
<div>3</div> <div>1 of the concept and I really appreciate the joint</div> <div>2 effort by the HPC, the village, Robb, Michael,</div> <div>3 Bethany. I mean the hours. I can't even</div> <div>4 imagine the hours and how thoughtful the -- you</div> <div>5 put together and how thorough. I mean, there's</div> <div>6 an awful lot of information in here. I mean,</div> <div>7 this is probably one of our larger packets that</div> <div>8 we get from here but it's extremely well done.</div> <div>9 I talked with Bethany, she's going</div> <div>10 to give, like, an overview. I think she put a</div> <div>11 power point together. She did some great power</div> <div>12 points for the HPC and for the village board.</div> <div>13 So it was just nice to see that.</div> <div>14 When was the first meeting? I</div> <div>15 think it says in here.</div> <div>16 MS. SALMON: You have a slide with that</div> <div>17 information.</div> <div>18 CHAIRMAN CASHMAN: May 4. So it was</div> <div>19 quite the undertaking, more than a year, and I'd</div> <div>20 say it actually began before that, there seemed</div> <div>21 to be a lot of discussion and thoughts before</div> <div>22 even that meeting and I really appreciate what</div>	<div>5</div> <div>1 So the intent of what we are</div> <div>2 talking about today is putting regulations</div> <div>3 together that's going to help incentivize</div> <div>4 preservation in Hinsdale. Obviously this has</div> <div>5 been a decades long concern that's come up over</div> <div>6 and over and so in the past year-and-a-half we</div> <div>7 spent quite a bit of time focusing on this.</div> <div>8 So before I go into actually what</div> <div>9 was included in your packet as proposed</div> <div>10 regulations, I'm just going to kind of give you</div> <div>11 an overview of the journey of how we got here</div> <div>12 today.</div> <div>13 So we have been spending the past</div> <div>14 year-and-a-half doing what ended up in this</div> <div>15 packet. And that included eight committee of</div> <div>16 the whole meetings where we had members of the</div> <div>17 Historic Preservation Commission, two of which</div> <div>18 are here today, and members of the Village Board</div> <div>19 before prior board meetings. So that took about</div> <div>20 a year to do that.</div> <div>21 And then as part of that, in May of</div> <div>22 2021, so last year, we also had a great Zoom</div>

<p style="text-align: center;">6</p> <p>1 meeting with several builders and architects in 2 the village of Hinsdale. We tried to kind of 3 figure out what realistically they thought was 4 pushing homeowners to demolish homes instead of 5 preserving them and go through these renovation, 6 projects or build additions onto historic homes 7 and gain some realistic feedback on what might 8 move that needle forward to push people towards 9 preservation.</p> <p>08:28PM 10 So I know there's a lot of 11 information on this slide, but I'm going to 12 quickly go over it because I think it's 13 important and you will see how some of these 14 kind of tie in down the road of how we got to 15 these regulations.</p> <p>16 So one of the biggest items of 17 feedback that we heard is that our existing 18 zoning code regulations are really limiting in 19 terms of helping people build an addition onto a 20 home and modernize a house.</p> <p>08:28PM 21 We will kind of go into that a 22 little bit further when we get to these</p>	<p style="text-align: center;">8</p> <p>1 alternative regulations for historic homes may 2 just help people be able to move their projects 3 forward a little bit quicker.</p> <p>4 We also talked about what -- 5 identifying those actual buildings in the 6 village that are really important to us and 7 truly worth preserving, so part of that ties 8 into the next one of creating education and 9 awareness around historic preservation. What 10 are the benefits of actually restoring a home, 11 saving it, especially if we ended up getting 12 preservation incentives, making sure that 13 everyone knows that these exist and then working 14 with our real estate agents to make sure when a 15 house is listed, it's not just listed as a 16 demolition, it's listed possibly this is a 17 really cool building and you might be eligible 18 for a lot of things that you wouldn't get if you 19 actually demolished it.</p> <p>08:30PM 20 And now I'm going to turn it over 21 to Michael Marrs, who's going to kind of go over 22 what a historical overlay district is and the</p>
<p style="text-align: center;">7</p> <p>1 alternative zoning regulations and why that is, 2 but a lot of the time people are kind of being 3 forced to go through this variation process 4 because they can't get certain things by right, 5 just by the nonconforming nature of our code.</p> <p>6 So it was recommended that because 7 there's some challenges with the variation 8 process and all of the steps that that entailed, 9 that whatever the village looked to approving 10 down the road, it was recommended that we maybe 11 look at an easy streamlined process and limiting 12 the number of hurdles that a homeowner might 13 have to go through moving forward.</p> <p>08:29PM 14 We also heard that the variation 15 process in general is a really scary process. 16 People don't want to invest all the time, money, 17 and energy into something that they might get 18 objections from or that might not end up getting 19 approval.</p> <p>08:29PM 20 So one of the major things that 21 came out of this was because of all those 22 issues, zoning relief by right or some sort of</p>	<p style="text-align: center;">9</p> <p>1 regulations that were included in Exhibit No. 1. 2 So that was the item that actually had the 3 actual ordinance language.</p> <p>4 MR. MARRS: Thanks, Bethany.</p> <p>5 So after receiving that feedback 6 from the architects and builders and, you know, 7 some kicking around ideas with the village 8 board, we started looking at various mechanisms 9 for accomplishing some of those goals, including 10 the types of incentives offered by other 11 communities both in Illinois and elsewhere.</p> <p>08:31PM 12 After we had an idea of the types 13 of incentives that might be offered, we started 14 looking at what amendments could be made to 15 Title 14, the village code, concerning 16 preservation as well as the zoning code in order 17 to memorialize those purposes, goals and 18 incentives that the village board was interested 19 in providing.</p> <p>08:31PM 20 So one of the challenges is that 21 there are both preservation and zoning 22 components to this. The zoning component is in</p>

<p>10</p> <p>1 the form of these relaxed bulks zoning standards</p> <p>2 for properties deemed to be historically</p> <p>3 significant. The idea being that if you are</p> <p>4 able to give these particular structures more</p> <p>5 flexibility to put on additions to expand</p> <p>6 backwards, to expand sideways, there's less</p> <p>7 motivation theoretically for owners to tear them</p> <p>8 down and start from scratch because they are</p> <p>9 able to modify it while still keeping the</p> <p>08:31PM 10 important facade elements and historic elements</p> <p>11 that we are interested in preserving.</p> <p>12 Another challenge was that these</p> <p>13 historically significant structures are</p> <p>14 anticipated to be located at various locations</p> <p>15 all around the village, not exclusive to your</p> <p>16 national registry for historic districts. All</p> <p>17 right.</p> <p>18 So eventually we settled on this</p> <p>19 idea of creating a historic preservation overlay</p> <p>08:32PM 20 district. So I want to talk for just a second</p> <p>21 about what an overlay district is. It's not a</p> <p>22 new zoning district. It's not replacing your</p>	<p>12</p> <p>1 to what we are proposing here where certain</p> <p>2 properties are singled out for slightly</p> <p>3 different treatment from a zoning standpoint for</p> <p>4 a particular reason to achieve a particular</p> <p>5 purpose.</p> <p>6 So once we settled on the idea of a</p> <p>7 historic preservation overlay district, we</p> <p>8 mapped out the steps to creating it which you</p> <p>9 will see in this slide here.</p> <p>08:33PM 10 Step 1 was creating the actual text</p> <p>11 of the chapter for both Title 14 regarding</p> <p>12 preservation and in the zoning code. The text</p> <p>13 which you have before you tonight includes the</p> <p>14 purposes, procedures, incentives and standards</p> <p>15 relative to the district. As noted by Bethany,</p> <p>16 this has been a long process but we feel this</p> <p>17 process in important in reaching what we feel is</p> <p>18 a pretty good current product.</p> <p>19 Step 2 was determining the</p> <p>08:34PM 20 boundaries of the district. The idea here was</p> <p>21 to include within the overlay all areas in town</p> <p>22 where there might be a structure that would be</p>
<p>11</p> <p>1 R-1 your R-2, anything like that. It actually</p> <p>2 overlays those base districts, it lays on top of</p> <p>3 them.</p> <p>4 In an overlay district, the</p> <p>5 existing base zoning regulations still apply,</p> <p>6 okay. But they are in some cases altered or</p> <p>7 modified by the overlay district regulations.</p> <p>8 And this isn't a new concept in</p> <p>9 Hinsdale. You have an existing title in your</p> <p>08:32PM 10 zoning code, Article VIII, which is actually</p> <p>11 called overlay districts and it includes</p> <p>12 regulations for the design review overlay</p> <p>13 district which imposes additional design review,</p> <p>14 standards and requirements in the area around</p> <p>15 Graue Mill. Okay.</p> <p>16 And also, while it's not phrased as</p> <p>17 such, I view the longstanding zoning code</p> <p>18 provisions providing different bulk zoning</p> <p>19 standards for certain legal nonconforming lots</p> <p>08:33PM 20 of record and giving special consideration to</p> <p>21 pre-code structures, those are in effect</p> <p>22 village-wide overlay district similar in concept</p>	<p>13</p> <p>1 deemed of historic significant. That's</p> <p>2 reflected in the map included in your packet and</p> <p>3 Bethany is going to go through that in a little</p> <p>4 more detail in a few minutes.</p> <p>5 Step 3 is where we are, which is</p> <p>6 this public hearing regarding the creation of</p> <p>7 the overlay district, the recommendations from</p> <p>8 you on the map and on the text amendments.</p> <p>9 Okay.</p> <p>08:34PM 10 Step 4 will come after board</p> <p>11 approval of the map and text and that involves</p> <p>12 creation by the HPC of a proposal as to</p> <p>13 historically significant properties that will be</p> <p>14 eligible for these voluntary incentives and I'll</p> <p>15 talk more about that process in a minute.</p> <p>16 Finally, step 5. Once we have</p> <p>17 accomplished all that, once the property, once</p> <p>18 these text amendments are in place, the map is</p> <p>19 created, the historically significant property</p> <p>08:35PM 20 list is created. If you are an owner of a</p> <p>21 property on that list, that owner is eligible on</p> <p>22 a voluntary basis to request various of the</p>

<p style="text-align: center;">14</p> <p>1 provided incentives during the application and 2 review process.</p> <p>3 So we have the map in here a couple 4 of times, but we included quite a bit of the 5 community because, again, we don't want to miss 6 an area where there might be a historically 7 significant structure, and so there's actually 8 more of the village included than not, and 9 that's fine and they don't have to be contiguous 10 but we just wanted to cast a broad net and make 11 sure we weren't leaving anything out so that we 12 didn't have to go back and amend it in the near 13 future.</p> <p>14 Before we talk about -- before I 15 turn it back over to Bethany to talk about the 16 various incentives and other aspects, I want to 17 talk a little bit about creation of the 18 historically significant structures property 19 list which is going to be this next step in the 20 process.</p> <p>21 So once this body makes a 22 recommendation and the board enacts the text</p>	<p style="text-align: center;">16</p> <p>1 homeowners and they will have an opportunity to 2 come, you know, given that there's only benefits 3 and no real negative to being on the list, we 4 wouldn't anticipate a lot of people but we may 5 have somebody says, I'm weary of this. I don't 6 want to be part of it and that can be taken into 7 account.</p> <p>8 We will send notice to those people 9 who will come to the public hearing and the HPC 10 is going to talk individually about these homes, 11 probably briefly in most cases, just, you know, 12 why is this significant, why should it be on the 13 list, make a recommendation as to whether it's 14 going to be on the list and that list of 15 recommendations in the initial list will go to 16 the board who will then give final approval to 17 it.</p> <p>18 There is an opportunity under the 19 ordinance for properties to later be added to 20 the list, so our hope is, you know, let's say 21 the initial universe is 50 homes. These are the 22 50 really significant properties, we want to</p>
<p style="text-align: center;">15</p> <p>1 amendments and overlay district map boundaries, 2 the clock will start ticking for the HPC. They 3 have 180 days under the proposal to create this 4 initial list of properties for placement on the 5 list. Essentially, we are looking at the 6 universe of buildings in the village and saying 7 that these are the ones that we want to 8 prioritize preserving through the incentives 9 being offered. Nothing we are doing today will 10 stop anyone from tearing down a home if they 11 ultimately want to, but the hope is that these 12 changes will at least give them pause and make 13 it more practical to preserve an existing 14 significant home instead of tearing it down.</p> <p>15 All right. So let's look at the 16 steps. We are going to notify -- if a home is 17 proposed to be on the list, HPC is going to 18 create initial list within 180 days. And then 19 they are going to hold a public hearing 20 regarding the placement of properties on that 21 list. If the list is voluminous, we might break 22 it up because they are going to notify</p>	<p style="text-align: center;">17</p> <p>1 make sure these incentives are available to.</p> <p>2 If the program goes well, you can 3 anticipate that there may be more people coming 4 in, Hey, I want that tax break. I want the 5 opportunity for those matching funds, and so 6 there's a process by which people can propose 7 the HPC or the board can propose additional 8 properties be added to the list as we go along 9 and that follows a similar, you know, public 10 hearing process and just a review by the HPC and 11 their recommendation to the board. Okay.</p> <p>12 So after we have created the list 13 and everything's in place, it doesn't quite stop 14 there. We want to increase the chance that this 15 project will be effective, so the ordinance 16 provides that these important steps will happen 17 after its creation where the owners of the 18 property on the list will be notified their home 19 is on the list. They've already received the 20 notice of the public hearing so they are aware 21 that they were under consideration. Lists will 22 be made available on the village's web site,</p>

<p style="text-align: center;">18</p> <p>1 will be provided to area realtors, to the news 2 media, and other persons or entities as 3 necessary in an effort to publicize the list and 4 the incentives that are available. 5 Another thing that is required by 6 the ordinance is a notice regarding that it 7 being a historically significant structure would 8 be recorded against the title to the property 9 with the idea that someone buying the property 10 will see that on their title report and 11 hopefully explore what the incentives may be 12 able to provide them relative to preservation of 13 the home. All right. 14 So with that, I'm going to turn it 15 back over to Bethany for a more in-depth 16 discussion of the incentives. 17 MS. SALMON: Are there any questions so 18 far? Should we take a break? Okay. We will 19 keep going. 20 MR. WILLOBEE: Before that notification 21 goes out, is there a way to get the message out 22 more that there's positive aspects? I just --</p>	<p style="text-align: center;">20</p> <p>1 making sure the word is out what this program 2 actually would mean. 3 MR. WILLOBEE: Yes, I think that just 4 needs to happen before that letter goes out, 5 some full page ads. 6 MS. FIASCONE: Yes. Because anybody 7 that sees it's going against title will freak 8 out but it's really nothing bad, it's only 9 benefit. 10 MS. SALMON: The whole point of that 11 was just to make sure people will know that this 12 exists. And I think there's some other 13 communities that do do this for more like 14 landmarking purposes and other programs but it's 15 just an FYI. That was the intent of it. 16 MR. MARRS: So I'm all for as much 17 publicity as you can generate, whether it's a 18 town hall meeting or a workshop where people are 19 available to answer questions, or whatever forum 20 you can get, you know, a story in The 21 Hinsdalean, however we can do it. But I agree 22 it's important to emphasize the fact that it's</p>
<p style="text-align: center;">19</p> <p>1 with regard to the notification process, before 2 they get sent that letter -- 3 MS. SALMON: The initial letter? 4 MR. WILLOBEE: Yes. Is there a way to 5 publicize to what you're saying, I agree with 6 the news media, all that, but I think there's a 7 step before that so we don't get bombarded at 8 meetings with the people that are thinking of 9 the moratorium and all that, like you said, 10 weary, trying to kind of squash some of that 11 from a PR standpoint. 12 MS. SALMON: We had discussions 13 internally as well. This is a voluntary 14 program, right, so if someone is so opposed that 15 this is going to be tied to their house and they 16 absolutely don't want to be involved in it, I 17 mean, then we won't pursue that. 18 MR. WILLOBEE: I agree with that. 19 MS. SALMON: But you're right there. 20 We have had discussions about publicizing this 21 program more, working with The Hinsdalean, 22 contacting a lot of the real estate agents and</p>	<p style="text-align: center;">21</p> <p>1 voluntary and that there's only benefits. 2 MR. WILLOBEE: Yes. No, I'm just 3 saying as it relates to the letter, I could just 4 picture somebody getting that letter, okay, 5 what's the village up to now. 6 MR. MARRS: And so one of the ways also 7 that we can address that is, you know, I talked 8 about breaking up the public hearing so you can 9 have our first universe is only going to be 10 these 20 houses that are already mostly 11 landmarked, you know, these people are on board 12 with preservation so kind of roll it out in a 13 way that gets the ball rolling and maybe get 14 some attention placed on it with people who are 15 going to receive a positive. 16 MR. WILLOBEE: Word of mouth. I agree 17 with that. 18 CHAIRMAN CASHMAN: I think, Bethany, 19 you and Robb shared with me you want to create a 20 list that people want to be on. 21 MR. MCGINNIS: Yes. 22 MS. SALMON: Yes. That's the whole</p>

<p style="text-align: center;">22</p> <p>1 intent here is we definitely want something --</p> <p>2 we want people to be dying to get on where we</p> <p>3 can't keep up with the number of people. Even</p> <p>4 with the limited publicity that we have done at</p> <p>5 this point, you know, as we have kind of been</p> <p>6 forming all these regulations, we have quite a</p> <p>7 few homeowners who are actually interested in</p> <p>8 this program already.</p> <p>9 So once again, there's going to be</p> <p>08:43PM 10 people that absolutely want nothing to do with</p> <p>11 it, but I think we are pretty positive that</p> <p>12 given the stuff that we are going to talk about</p> <p>13 in a second, it's a pretty great program and it</p> <p>14 will afford a lot to whomever wants to be</p> <p>15 involved.</p> <p>16 MR. WILLOBEE: Okay. Thank you.</p> <p>17 MS. SALMON: Okay. So I'm going to</p> <p>18 quickly talk about Exhibit No. 3, which was</p> <p>19 included in your packet. So this was the</p> <p>08:43PM 20 proposed historic overlay district. And kind of</p> <p>21 Michael alluded to this of how we got to this</p> <p>22 map is we kind of did process of elimination.</p>	<p style="text-align: center;">24</p> <p>1 R-1, R-2, R-3 and R-4 single-family districts</p> <p>2 and the B-1 and B-2 business districts, the O-1</p> <p>3 and O-2 office districts, the IB institutional</p> <p>4 district, the HS hospital district and the OS</p> <p>5 open space district.</p> <p>6 So it's not to say that every</p> <p>7 single property within these large areas is</p> <p>8 significant by any means, and it's not to say</p> <p>9 that whether you're included in the historic</p> <p>08:45PM 10 overlay means you are going to be on the</p> <p>11 historically significant structures property</p> <p>12 list. There's, like we talked about, a separate</p> <p>13 process for that, so anyone who thinks they are</p> <p>14 possibly eligible right now just because this</p> <p>15 map is created has still a little bit more to</p> <p>16 go.</p> <p>17 And then we did discuss before this</p> <p>18 meeting, we probably are going to make some --</p> <p>19 because we know that this map right now is a</p> <p>08:45PM 20 little bit hard to read, we might visually make</p> <p>21 some graphical changes but generally, unless</p> <p>22 there's any other recommendations by the plan</p>
<p style="text-align: center;">23</p> <p>1 We really wanted to make sure that</p> <p>2 we weren't just catching homes in Robbins Park,</p> <p>3 we weren't just catching commercial and</p> <p>4 residential, we were trying to figure out a way</p> <p>5 how do we kind of incorporate the whole village</p> <p>6 and get the larger areas but also make sure that</p> <p>7 we are not including everything that isn't</p> <p>8 applicable.</p> <p>9 So what we have done for right now</p> <p>08:43PM 10 based on a preliminary analysis is we've</p> <p>11 excluded the O-3 office district. So that pink</p> <p>12 area up on Ogden and York. We excluded the B-3</p> <p>13 district. That's the dark blue area, which is</p> <p>14 also adjacent to Ogden. And then the tollway.</p> <p>15 And then there's a couple of other select sites.</p> <p>16 And then the R-5 and R-6 districts,</p> <p>17 which are multifamily districts, those are kind</p> <p>18 of in those purple colors, and they are kind of</p> <p>19 scattered around and it did not look like any of</p> <p>08:44PM 20 those had historic buildings of significance to</p> <p>21 the village as of right now.</p> <p>22 There are -- we've included the</p>	<p style="text-align: center;">25</p> <p>1 commission or the village board, we would keep</p> <p>2 the same areas but we might make it a little bit</p> <p>3 easier to look at for the public down the road.</p> <p>4 So now I'm going to talk about the</p> <p>5 actual preservation incentives for tonight. I'm</p> <p>6 going to try to keep this high level. There's a</p> <p>7 lot here as well but like I said, feel free to</p> <p>8 jump in.</p> <p>9 So as we talked about, these are</p> <p>08:45PM 10 voluntary incentives. If a house is listed on</p> <p>11 the historically significant properties list,</p> <p>12 they would not be required to take advantage of</p> <p>13 these.</p> <p>14 The first one that I'm going to</p> <p>15 talk about a little bit further is our</p> <p>16 alternative zoning regulations and this would</p> <p>17 only apply to the single-family zoning district.</p> <p>18 We also have three different</p> <p>19 financial incentives. One is a grant program,</p> <p>08:46PM 20 one is a fee waiver program and one is a</p> <p>21 property tax rebate for the village portion only</p> <p>22 of the property tax bill.</p>

<p style="text-align: center;">26</p> <p>1 And then we also are offering</p> <p>2 expedited processing. Particularly where this</p> <p>3 is going to matter is for building permits and</p> <p>4 we have a -- we think either do some inhouse or</p> <p>5 we have the ability to send them out to a third</p> <p>6 party.</p> <p>7 So before I talk about these</p> <p>8 incentives specifically, I just want to talk</p> <p>9 about the overall approval process. So if a</p> <p>08:46PM 10 home is already on the historically significant</p> <p>11 structures property list, once that list is</p> <p>12 determined, we have two separate routes to go.</p> <p>13 No matter what, every application</p> <p>14 is going to need to get approval of what we are</p> <p>15 calling a preservation incentive certificate.</p> <p>16 Right now if you are going through the historic</p> <p>17 preservation process, you get a certificate of</p> <p>18 appropriateness. This is going to kind of be</p> <p>19 the same sort of thing but for the incentive</p> <p>08:47PM 20 side.</p> <p>21 So if you are just requesting a</p> <p>22 permit fee waiver or an alternative zoning</p>	<p style="text-align: center;">28</p> <p>1 obviously doesn't matter because the maximum of</p> <p>2 what they can get, it's just if the budget is</p> <p>3 not there and they want to save a house and can</p> <p>4 they say we are funding this money for this</p> <p>5 house?</p> <p>6 MS. SALMON: That's a good question.</p> <p>7 MR. MARRS: So I can't say a hundred</p> <p>8 percent, but generally, if somebody is going to</p> <p>9 make a donation to the village and once the</p> <p>08:48PM 10 village receives that money it's going to go in</p> <p>11 that historic preservation fund, if that money</p> <p>12 has conditions on it, then the village in order</p> <p>13 to accept that money, would probably have to</p> <p>14 accept those conditions. So I'm going to, you</p> <p>15 know, preliminarily say that that would be</p> <p>16 possible.</p> <p>17 MS. FIASCONE: Just a thought.</p> <p>18 MR. MARRS: Yes. And it's interesting</p> <p>19 and that may well come up that there's a</p> <p>08:49PM 20 movement to save a particular house and we want</p> <p>21 to generate these funds and get them into the</p> <p>22 system so that these incentives can be provided</p>
<p style="text-align: center;">27</p> <p>1 regulation, we are proposing that this would be</p> <p>2 for a final authority with the Historic</p> <p>3 Preservation Commission. And then if they</p> <p>4 granted approval subject to the review, we would</p> <p>5 then be able to issue a building permit and move</p> <p>6 forward with that incentive.</p> <p>7 If an applicant is requesting a</p> <p>8 grant or a property tax rebate, because this is</p> <p>9 a larger financial incentive, we've kind of left</p> <p>08:47PM 10 this decision up to the board. So we are making</p> <p>11 the Historic Preservation Commission the</p> <p>12 recommending body. They are still going to use</p> <p>13 the same standards for review but it would move</p> <p>14 to the board for final authority. And this is</p> <p>15 largely because of the financial aspect of it.</p> <p>16 MS. FIASCONE: I have a question on</p> <p>17 that. I read in here that you can accept</p> <p>18 private funds. There's a whole budgeting</p> <p>19 process you guys are doing but can somebody if</p> <p>08:48PM 20 they are fundraising for something or whatever</p> <p>21 to go towards this budget, can they tag it for a</p> <p>22 specific property or does it just go -- it</p>	<p style="text-align: center;">29</p> <p>1 to the owner of that house but make sure that</p> <p>2 that money makes it to it and I think we could</p> <p>3 make that happen.</p> <p>4 MS. SALMON: I'll get into the historic</p> <p>5 preservation fund a slight bit more a little bit</p> <p>6 later, but that fund is also eligible for doing</p> <p>7 special projects too.</p> <p>8 So one of the things that I'm not</p> <p>9 sure if you're aware on that you've seen in the</p> <p>08:49PM 10 Robbins Park Historic District is the HPC has</p> <p>11 been going through and we have new sign toppers</p> <p>12 in the whole district, so on each individual</p> <p>13 intersection.</p> <p>14 And so things like that where it</p> <p>15 could be like a larger preservation effort of</p> <p>16 historic signage or maybe historic preservation</p> <p>17 plan or code amendments or design standards,</p> <p>18 things that kind of can affect the village at</p> <p>19 large, that's also something that that money</p> <p>08:49PM 20 could be used for. So say there is someone who</p> <p>21 wants a larger thing funded that's something</p> <p>22 that we might be able to look into as well.</p>

<p>30</p> <p>1 MR. MARRS: And i think we talked about</p> <p>2 the study also, utilizing the money for</p> <p>3 feasibility studies, you know, surveys of</p> <p>4 historic properties in the village. So we tried</p> <p>5 to put a catchall in there that would be pretty</p> <p>6 broad for historic preservation purposes.</p> <p>7 MS. SALMON: Okay. So the reason I'm</p> <p>8 putting this slide after our approval process is</p> <p>9 because if you go back to the beginning of the</p> <p>08:50PM 10 power point presentation, when I said we got so</p> <p>11 much feedback that everyone wants this smooth</p> <p>12 streamline process with absolutely no hoops that</p> <p>13 anyone has to jump through. But obviously we do</p> <p>14 have an approval process here and I kind of want</p> <p>15 to explain why that approval process is here.</p> <p>16 So there are in Exhibit No. 6, I</p> <p>17 believe, we had included the secretary of</p> <p>18 interior standards for rehabilitation and these</p> <p>19 are kind of the basic historic preservation</p> <p>08:50PM 20 principles out in the world, like the gold</p> <p>21 standard of general preservation practices.</p> <p>22 And so as much as staff</p>	<p>32</p> <p>1 putting an entire building behind a weird facade</p> <p>2 and pasting it on. And so we really need the</p> <p>3 HPC there to say, No, you are actually</p> <p>4 demolishing the whole building and then</p> <p>5 requesting a ton of money from us and zoning</p> <p>6 relief and that's not really a great</p> <p>7 preservation project.</p> <p>8 I will also say that this process</p> <p>9 is still much easier than most zoning</p> <p>08:52PM 10 entitlement processes, like a variation or even</p> <p>11 some of the zoning approvals that comes here, so</p> <p>12 it's still a beneficial, easy process that we</p> <p>13 tried to make it.</p> <p>14 So I'm really quickly going to go</p> <p>15 into each of these again. The proposed</p> <p>16 preservation incentives and I'm going to start</p> <p>17 with the alternative zoning regulations. I'm</p> <p>18 going to try to keep this high level because</p> <p>19 explaining our zoning code to people is the most</p> <p>08:52PM 20 challenging job I think that you can have, but I</p> <p>21 just want to kind of go into how we got to these</p> <p>22 as well.</p>
<p>31</p> <p>1 acknowledges that we would like to have the most</p> <p>2 easiest process, there is still a reason why the</p> <p>3 HPC should be reviewing these. And it's to make</p> <p>4 sure the whole purpose is historic preservation</p> <p>5 and we just want to make sure that the basic</p> <p>6 standards are being met for our historic</p> <p>7 preservation goals.</p> <p>8 The HPC has a lot of, as you guys</p> <p>9 know because you get their projects later down</p> <p>08:51PM 10 the road, has a lot of good expertise to provide</p> <p>11 to projects and it's really critical that they</p> <p>12 are making sure that historic preservation is</p> <p>13 actually occurring with these cases.</p> <p>14 So I've included some slides from</p> <p>15 previous committee of the whole presentations</p> <p>16 where these are good examples, happy buildings,</p> <p>17 where we have nice additions even if they are</p> <p>18 modern that are kind of fitting into the design</p> <p>19 of the building, you know, and there's good</p> <p>08:51PM 20 preservation standards.</p> <p>21 And then we have, you know, really</p> <p>22 bad examples where someone is kind of just</p>	<p>33</p> <p>1 So the feedback we got, obviously,</p> <p>2 was that our zoning code acts as a hindrance for</p> <p>3 people putting on any sort of building additions</p> <p>4 or any modern improvements here. We get</p> <p>5 complaints all the time that historic homes</p> <p>6 don't have the large kitchen, the open concept</p> <p>7 plan, and you need to expand the building</p> <p>8 envelope to actually accommodate the additional</p> <p>9 needs of a modern family.</p> <p>08:53PM 10 The disadvantage that we have in</p> <p>11 this village for historic buildings is that a</p> <p>12 lot of the lots that they are on and a lot of</p> <p>13 the structures themselves are nonconforming. So</p> <p>14 when they were originally created, they were</p> <p>15 legal with the code requirements then, but as</p> <p>16 our code changed and was adopted later and there</p> <p>17 were new code requirements, those houses are no</p> <p>18 longer conforming with our current code</p> <p>19 requirement, so unfortunately, they were legal</p> <p>08:53PM 20 once, they have a hard time now and then</p> <p>21 expanding on those, makes it a little bit more</p> <p>22 challenging.</p>

<p style="text-align: right;">34</p> <p>1 The other thing that is a little</p> <p>2 strange for things like floor area ratio, you</p> <p>3 know, historic homes were just built different</p> <p>4 than the way our definition is now. So a new</p> <p>5 home can kind of manipulate that floor area</p> <p>6 ratio, for example, but an old home is kind of</p> <p>7 given what it has and it's already at a</p> <p>8 disadvantage in cases like that.</p> <p>9 So what we tried to do -- oh, so</p> <p>08:54PM 10 before I move on, just as a reminder. These</p> <p>11 alternative zoning regulations that we are going</p> <p>12 to talk about are only for single-family zoning</p> <p>13 districts. As of right now, we having looked at</p> <p>14 any of our commercial or office district or</p> <p>15 anything in the downtown and so this is just for</p> <p>16 single-family homes primarily.</p> <p>17 So we looked at our existing -- and</p> <p>18 these sections that -- these primary sections</p> <p>19 that we are going to talk about, these are</p> <p>08:54PM 20 included in Exhibit No. 4 of the packet. These</p> <p>21 are the primary sections that relate to single-</p> <p>22 family homes in the village.</p>	<p style="text-align: right;">36</p> <p>1 read the entire zoning code but something that's</p> <p>2 a little bit more user-friendly than the</p> <p>3 regulations that we have now.</p> <p>4 So this table actually provides</p> <p>5 only minimum relief and I'm going to go through</p> <p>6 at least two examples that were included in the</p> <p>7 packet. So it's not like we are throwing out</p> <p>8 the entire code book and you will see in many</p> <p>9 cases we are only gaining a little bit here in</p> <p>08:56PM 10 terms of setback but I think these are hopefully</p> <p>11 regulations that will be able to tip over</p> <p>12 encouraging someone to get a little bit more</p> <p>13 than what they could for new construction and</p> <p>14 really give them that great building addition or</p> <p>15 certain aspects that will help them modernize a</p> <p>16 home, something that they wouldn't be able to</p> <p>17 get otherwise with new construction.</p> <p>18 So the first thing we looked at was</p> <p>19 building height and we --</p> <p>08:56PM 20 CHAIRMAN CASHMAN: Can I stop you for</p> <p>21 just a second?</p> <p>22 MS. SALMON: Yes.</p>
<p style="text-align: right;">35</p> <p>1 So Section 110 that includes the</p> <p>2 general bulk requirements for homes in the</p> <p>3 single-family zoning district. Section 10-104</p> <p>4 deals with what we call precode structures.</p> <p>5 These are nonconforming structures, the ones</p> <p>6 built prior to the adoption of our new code.</p> <p>7 And then we have Section 10-105,</p> <p>8 legal nonconforming lots. So the lots don't</p> <p>9 meet our general standard in bulk requirements</p> <p>08:55PM 10 for size. And then our definitions, we have</p> <p>11 various definitions that are included as well.</p> <p>12 So we looked at these regulations</p> <p>13 and kind of assessed what could help. We looked</p> <p>14 at past preservation cases, what people have</p> <p>15 dealt with in the past, and we based our new</p> <p>16 code, which is shown in this table which is</p> <p>17 going to be incredibly hard to read on that</p> <p>18 slide based on those regulations.</p> <p>19 So we are providing some minor</p> <p>08:55PM 20 relief based on how those code requirements are</p> <p>21 and tried to make something that's a little bit</p> <p>22 more user-friendly. I don't know if anyone ever</p>	<p style="text-align: right;">37</p> <p>1 CHAIRMAN CASHMAN: In the packet, this</p> <p>2 is right near the end of Exhibit No. 4, a few</p> <p>3 pages forward from the back, there's a nice</p> <p>4 table you put in there where you have the R-1,</p> <p>5 R-4 existing and then you have two columns that</p> <p>6 show the proposed and it's just kind of a nice</p> <p>7 way to see it side-by-side.</p> <p>8 MS. SALMON: That's Exhibit No. 5,</p> <p>9 right?</p> <p>08:56PM 10 CHAIRMAN CASHMAN: Yes. Pardon me,</p> <p>11 it's Exhibit No. 5.</p> <p>12 MS. SALMON: So that's Page 3 on</p> <p>13 Exhibit No. 5; is that correct?</p> <p>14 CHAIRMAN CASHMAN: The bookmark goes</p> <p>15 from 4 to 6. I don't see 5. But I think that's</p> <p>16 a really nice summary. I know Robb was really</p> <p>17 trying to get the FAR back in there.</p> <p>18 MS. SALMON: Yes. And imagine putting</p> <p>19 that table on the slide. We tried to make it a</p> <p>08:57PM 20 little simpler because you can't even read this</p> <p>21 slide very well.</p> <p>22 So the first thing that we did is</p>

<p style="text-align: center;">38</p> <p>1 we looked at building height and got rid of that 2 and are just focusing on building elevation. 3 The biggest thing here that you need to know is 4 that any building additions, any changes to the 5 building, you would not be able to exceed the 6 highest ridge line that already exists for that 7 building.</p> <p>8 So if you are building an addition, 9 it can't be two stories taller than what you 10 already have. Basically if you are looking at a 11 map, the building is not going to be much 12 taller, it can't be any taller than what we are 13 currently having that's kind of controlling that 14 bulk and scale that we want to make sure fits 15 into the neighborhood.</p> <p>16 We also have included provisions 17 here about lot area and dimensions. We don't 18 want anyone to think that they are going to all 19 of a sudden start subdividing lots off and 20 making them smaller and gaining in that way. So 21 we have included some language that lot sizes 22 are going to remain the same.</p>	<p style="text-align: center;">40</p> <p>1 subsection I of Section 3-110 has a million 2 footnotes and these footnotes generally are 3 still applying so there is, for example, like 4 some language here on what can be required in 5 specified structures and uses in required yards 6 and I believe front porches is part of that.</p> <p>7 MS. CRNOVICH: G, I think.</p> <p>8 MS. SALMON: Covered unenclosed 9 porches, yep. So we can go back and make sure 10 that that will not be an issue.</p> <p>11 MS. CRNOVICH: Okay. Thank you. I 12 know a lot of the older homes do have the front 13 porch and I think wasn't there a house on 14 Garfield where they had to go through the ZBA 15 just to replace their front porch?</p> <p>16 MR. MCGINNIS: Yes.</p> <p>17 MS. SALMON: We will look into that 18 case and make sure that there's no conflict.</p> <p>19 MR. MCGINNIS: But that was well into 20 the required front yard already.</p> <p>21 MS. CRNOVICH: It was, okay. But I 22 know it's one of the oldest homes in Hinsdale,</p>
<p style="text-align: center;">39</p> <p>1 For front yards we've pretty much 2 kept this along with our code requirements and 3 actually, in this case made it a little bit more 4 strict. Right now front yards are based on 5 block average so the average of basically how 6 everyone on your block their front yards.</p> <p>7 In this case we have added a good 8 preservation practice here of making sure that 9 is someone wants to do a front building 10 addition, that's not good preservation practice 11 by the pictures I showed you guys earlier. We 12 are trying restoring and preserve the front 13 facade so a front building addition doesn't make 14 sense. So you cannot exceed past that front 15 facade as is right now.</p> <p>16 MS. CRNOVICH: What about front porch?</p> <p>17 MS. SALMON: For a front porch there 18 would be separate regulations for like an 19 accessory thing. One thing that you don't see 20 here is that if you go to Exhibit No. 4, this is 21 our current code requirement and one of the fun 22 parts of our current code requirements is that</p>	<p style="text-align: center;">41</p> <p>1 too, I believe, civil war.</p> <p>2 MR. MCGINNIS: Yes, that was part of 3 the problem. It was so close already that that 4 exception didn't help them in that case.</p> <p>5 MS. CRNOVICH: Okay. And I think 6 there's another one next to it where that might 7 happen, too.</p> <p>8 MR. MCGINNIS: We just want to make 9 sure that the front addition is sympathetic to 10 the house it's not forward.</p> <p>11 MS. SALMON: Right. If, for example, 12 you have an existing porch, you needed to 13 rebuild it, you hopefully aren't going to 14 rebuild it 20 feet in front of the existing 15 porch because that, again, doesn't meet our good 16 preservation practices.</p> <p>17 MS. CRNOVICH: Yes. Thank you.</p> <p>18 MS. SALMON: But we will make sure that 19 that language doesn't create any conflicts down 20 the road.</p> <p>21 So for side yards if you -- per our 22 existing precode structure, so anything that was</p>

<p style="text-align: center;">42</p> <p>1 built prior to the code that no longer meets</p> <p>2 standards, we basically kept the exact same</p> <p>3 minimums that are in our code requirement. The</p> <p>4 only difference is we have language that talks</p> <p>5 about whatever is greater is the minimum setback</p> <p>6 in terms of if you have an existing house that</p> <p>7 doesn't meet that setback requirement and you</p> <p>8 have, for example, 10 feet as this minimum code</p> <p>9 requirement and that house is at 13 feet, you</p> <p>09:01PM 10 still have to go 13 feet. Because it's whatever</p> <p>11 is greater, so you are kind of stuck with your</p> <p>12 existing setback and now we are just going</p> <p>13 directly to whatever our minimum already is</p> <p>14 which is already in the code. So it's not a</p> <p>15 great deviation but it will give people a couple</p> <p>16 of extra feet. And I'll, once again, show</p> <p>17 examples in a little bit.</p> <p>18 MS. CRNOVICH: I have another question.</p> <p>19 Sorry.</p> <p>09:01PM 20 What is the date for the code?</p> <p>21 What date are we looking at? When you are</p> <p>22 talking like precode?</p>	<p style="text-align: center;">44</p> <p>1 We still have building elevation, lot coverage,</p> <p>2 building coverage, these other tools to make</p> <p>3 sure that no one is going to be building a</p> <p>4 giant, massive bulky building.</p> <p>5 We are not proposing any changes to</p> <p>6 building coverage as of right now. We didn't</p> <p>7 find any cases that really justified that as of</p> <p>8 current.</p> <p>9 And then we are increasing -- we</p> <p>09:03PM 10 are proposing to increase lot coverage by</p> <p>11 10 percent subject to no adverse impact on</p> <p>12 adjacent properties.</p> <p>13 MS. CRNOVICH: Is that total lot</p> <p>14 coverage?</p> <p>15 MS. SALMON: That would be total lot</p> <p>16 coverage, yes.</p> <p>17 So in your packet in Exhibit No. 5</p> <p>18 we did include four separate examples of how</p> <p>19 these will change setbacks for homes. I'm only</p> <p>09:03PM 20 going to go over two for the sake of time but</p> <p>21 feel free to ask questions on any of them.</p> <p>22 One of the properties that we</p>
<p style="text-align: center;">43</p> <p>1 MS. SALMON: So our code was adopted in</p> <p>2 1989, and I believe in our nonconforming</p> <p>3 definition it talks about buildings before a</p> <p>4 certain date in 1988.</p> <p>5 MS. CRNOVICH: Okay. Thank you.</p> <p>6 MS. SALMON: That's written in the</p> <p>7 definition.</p> <p>8 And then the biggest thing that I</p> <p>9 think is going to actually help people here is</p> <p>09:02PM 10 what we are proposing for rear yards. So right</p> <p>11 now if you had a nonconforming rear yard, you</p> <p>12 cannot extend further into it whether you have a</p> <p>13 lot space or not. And I'll show an example of</p> <p>14 that.</p> <p>15 So we've kind of allowed for a</p> <p>16 reduction to the required rear yard so that we</p> <p>17 can fit in these rear additions. This would</p> <p>18 allow people to encroach further back but we</p> <p>19 still have these minimums in place.</p> <p>09:02PM 20 And then we have waived floor area</p> <p>21 ratio and we are pretty confident that this is</p> <p>22 not going to be a major issue for these homes.</p>	<p style="text-align: center;">45</p> <p>1 looked at is 308 East First Street. This is</p> <p>2 both a nonconforming lot in the R-1 district and</p> <p>3 a nonconforming structure, so it's a precode</p> <p>4 structure. So it would be subject to 10-104 and</p> <p>5 10-103 of our code requirements.</p> <p>6 So when we looked at how the</p> <p>7 setbacks would require or would change, the red</p> <p>8 lines that you can see up there, that's the</p> <p>9 existing required setbacks. And then the blue</p> <p>09:03PM 10 lines are how much they gain in terms of these</p> <p>11 proposed regulations.</p> <p>12 So you can see in this example here</p> <p>13 we are not throwing the code book out, it's</p> <p>14 pretty minimal relief, but we do think in a lot</p> <p>15 of cases, especially in the next one I'm going</p> <p>16 to talk about, it can make a substantial</p> <p>17 difference.</p> <p>18 So in the case of this home,</p> <p>19 nothing really changes as we talked about with</p> <p>09:04PM 20 the front yard. They are not going to be able</p> <p>21 to do any sort of encroachment with a building</p> <p>22 addition further towards First Street which is</p>

<p style="text-align: center;">46</p> <p>1 on the north side of this home based on the way 2 we are looking right now. And that corner side 3 yard on Elm Street, they do gain a couple of 4 feet, maybe 2.6 feet with the corner side yard 5 but the corner side yard there's not much you 6 can really do in terms of that right now. It 7 doesn't give you that much relief. Where they 8 really do gain is the rear yard. With these new 9 regulations, they are going to gain about eight- 09:04PM 10 and-a-half feet and currently right now based on 11 our code requirements, they are not even meeting 12 the rear yard right now. So that required rear 13 yard is in the building technically right now. 14 And then with their interior side 15 yard they are gaining about 5.7 feet. So it 16 does give them a little bit of leeway here. And 17 then with those other bulk requirements that I 18 just talked about factored in, that could make a 19 really big difference for this house if you 09:05PM 20 needed to retrofit it to do an interior addition 21 there. 22 One of the houses that we have</p>	<p style="text-align: center;">48</p> <p>1 nonconforming, the side yard is on top of the 2 building like I said. And the rear yard gets 3 about 10.45 feet. So we are gaining with all of 4 this around it. Realistically, the 5 nonconforming coach house isn't made any better, 6 it's still noncompliant, but we are gaining 7 enough room here to put in an actual building 8 addition if need and especially in this case. 9 One of the comments we got was: How do I put an 09:06PM 10 attached garage here? 11 Any questions so far? Okay. 12 Everyone's still awake. Good. 13 MS. CRNOVICH: I have one question 14 about side yards 10 feet. What if one of the 15 side yards is not 10 feet? 16 CHAIRMAN CASHMAN: Existing? 17 MS. CRNOVICH: Existing nonconforming. 18 MS. SALMON: They would still be held 19 to the 10 feet. You wouldn't be able to go -- 09:07PM 20 so you are saying if their existing side yard 21 was 5 feet and the code is requiring 10 feet, 22 they are not allowed to build to the 5 feet, the</p>
<p style="text-align: center;">47</p> <p>1 talked about extensively last year was 420 South 2 Park, there were some concerns that this house 3 actually was going to be a demolition. It was 4 on the market for a very long time and we are 5 lucky that we do have someone who purchased it 6 and is working to modernize it and restore it, 7 but we did look at this house particularly a lot 8 because of the fears of demolition and how do we 9 help this house. 09:05PM 10 So this house is also the same 11 nonconforming structure and nonconforming lot. 12 And so one of the questions that we kept getting 13 asked is: Can I put a building addition or an 14 attached garage on the south side of that 15 building? And there really wasn't enough room, 16 especially for a garage to fit two cars to 17 actually fit there and so we looked at a lot how 18 this regulation could happen. 19 In this case with the proposed 09:06PM 20 regulations applied, we are gaining about 21 7.2 feet on the interior side yard. So that 22 north side of the building, which is currently</p>	<p style="text-align: center;">49</p> <p>1 existing. We've set it at that 10 feet. 2 MS. CRNOVICH: But they could on the 3 other side go -- they could go 10 feet, they 4 wouldn't be penalized because the one side is 5 nonconforming? 6 MS. SALMON: No. Because what you are 7 talking about our current code has this weird 8 balancing affect with the side yard. So anyone 9 who loves our code, loves this section. It does 09:07PM 10 have a balancing affect where you kind of have 11 to justify a larger side yard so they are not 12 quite even, that's not taken into consideration 13 here. 14 MS. CRNOVICH: Okay. 15 MS. SALMON: It would be even and flat 16 where we are not doing the balancing act. 17 MS. CRNOVICH: I'm also thinking back 18 to ZBA many years ago. 19 MS. SALMON: And one thing to point out 09:08PM 20 as well, it's not like these are -- we still 21 have a great Historic Preservation Commission to 22 review these exterior changes and we have some</p>

<div>50</div> <div> <p>1 great architects, we've got some great people</p> <p>2 who understand preservation so if something</p> <p>3 looks a little off, their comments will be</p> <p>4 heard. So there is still a review process for</p> <p>5 this very reason.</p> <p>6 MS. CRNOVICH: Thank you.</p> <p>7 MS. SALMON: Okay. And then finally,</p> <p>8 I'm just going to quickly go over our financial</p> <p>9 incentives. We kind of touched based on the</p> <p>09:08PM 10 historic preservation fund and matching grants</p> <p>11 previously.</p> <p>12 Exhibit No. 7 was included in your</p> <p>13 packet and that was a revised, kind of</p> <p>14 preliminary, financial breakdown of some of</p> <p>15 these programs that we have previously reviewed</p> <p>16 for a committee of the whole meeting.</p> <p>17 The preservation fund matching</p> <p>18 grants, so as of right now the way we have it</p> <p>19 set up, the village would help fund for a</p> <p>09:09PM 20 specific exterior improvements or a broad range</p> <p>21 of preservation activities like we talked about,</p> <p>22 50 percent of those eligible costs by up to</p> </div>	<div>52</div> <div> <p>1 for a maximum of a five-year period.</p> <p>2 And then as we discussed, there's</p> <p>3 eligible costs. For exterior construction work,</p> <p>4 there's quite a bit that's not eligible, like</p> <p>5 general routine maintenance, landscaping fencing</p> <p>6 and if someone wanted to build a new detached</p> <p>7 garage but it wasn't, for example, an exterior</p> <p>8 coach house or any other interior work.</p> <p>9 And then we did include a couple of</p> <p>09:11PM 10 additional amendments. There's some cross-</p> <p>11 referencing and sectioning of the code, just</p> <p>12 some minor stuff. And then we did include some</p> <p>13 bolstering language in our variation standards</p> <p>14 so that we are supporting variations in cases</p> <p>15 where someone still does need to move forward</p> <p>16 with a variation.</p> <p>17 The intent of these codes is not to</p> <p>18 fix every case, right? We are trying to provide</p> <p>19 relief and incentivize preservation but we know</p> <p>09:11PM 20 that there are still going to be unique cases</p> <p>21 where a variation is going to be needed so we</p> <p>22 wanted to make sure there was some additional</p> </div>
<div>51</div> <div> <p>1 \$10,000, but the applicant would need to have a</p> <p>2 project of \$20,000. So the village would pay</p> <p>3 for 50 percent of that 20,000, meaning that</p> <p>4 there's a \$10,000 share. It doesn't by any</p> <p>5 means mean that a project needs to cost \$20,000,</p> <p>6 we can also look at smaller grants or other</p> <p>7 smaller projects. So a project was \$10,000, the</p> <p>8 village's matching share would be \$5,000. As we</p> <p>9 talked about, this is going to be contingent and</p> <p>09:09PM 10 based on the budget every year or through</p> <p>11 private donations and assistance that way.</p> <p>12 The other thing that we talked</p> <p>13 about is fee waivers. This would largely me for</p> <p>14 a permits. That's the biggest thing that I</p> <p>15 think this would financially allow people to</p> <p>16 assist with and potentially some zoning relief</p> <p>17 as well, so for the zoning applications.</p> <p>18 And then the third one is for the</p> <p>19 property tax rebate; and like I said, this is</p> <p>09:10PM 20 for the village portion and it would potentially</p> <p>21 be for substantial exterior improvements that</p> <p>22 would have a cost of \$50,000 at a minimum and</p> </div>	<div>53</div> <div> <p>1 language that bolsters and supports those</p> <p>2 projects.</p> <p>3 MR. MARRS: And can I just insert</p> <p>4 something?</p> <p>5 In terms of the language in the</p> <p>6 variation standards, so from a practical</p> <p>7 standpoint, I think the ZBA is cognizant of the</p> <p>8 fact that, you know, we don't want to be so</p> <p>9 strict with the code that we are causing people</p> <p>09:12PM 10 to teardown a historic structure, so they're</p> <p>11 already probably mentally taking that into</p> <p>12 account, but putting it explicitly in there that</p> <p>13 we should give specific consideration to</p> <p>14 historic structures and preservation gives them</p> <p>15 something to hang their hat on and were it to be</p> <p>16 challenged for a court to hang its hat on as</p> <p>17 well.</p> <p>18 MS. CRNOVICH: That's really good,</p> <p>19 especially somebody could argue that it's</p> <p>09:12PM 20 self-created, I think that's very helpful.</p> <p>21 MS. SALMON: And that's all I have for</p> <p>22 right now. So we are happy to answer any</p> </div>

<p style="text-align: center;">54</p> <p>1 questions. I know this is a lot to digest.</p> <p>2 There was a lot in this packet, but like you</p> <p>3 said, it's been a year-and-a-half getting to</p> <p>4 this point. We are very proud of all the work</p> <p>5 that went into this and we are hoping that this</p> <p>6 does shift the needle forward. I know there are</p> <p>7 several homeowners I talked to are really</p> <p>8 excited about this program and we do think it's</p> <p>9 definitely going to help with helping people</p> <p>09:13PM 10 preserve the house and show that the village is</p> <p>11 here to support those preservation efforts.</p> <p>12 CHAIRMAN CASHMAN: Thanks, Bethany.</p> <p>13 Thanks, Michael.</p> <p>14 MS. FIASCONE: So just to confirm, it's</p> <p>15 all exterior for all of these incentives, yes?</p> <p>16 MS. SALMON: Correct. The reason for</p> <p>17 that is because imagine if someone wanted to put</p> <p>18 in a gold-plated bathroom on the inside of their</p> <p>19 home and we don't want the village and taxpayer</p> <p>09:13PM 20 money to be going towards that because it really</p> <p>21 is the preservation of the exterior home, but</p> <p>22 that's one part that everyone need to be aware</p>	<p style="text-align: center;">56</p> <p>1 be my driving question.</p> <p>2 MS. SALMON: That's a great question.</p> <p>3 Because we have gone back and forth and asked</p> <p>4 the same question several times of: Is the</p> <p>5 zoning going to be enough? And the truth is,</p> <p>6 especially for the financial side, that's</p> <p>7 actually easier to track, the financial aspects</p> <p>8 of it.</p> <p>9 The zoning side I think is a little</p> <p>09:15PM 10 trickier and we're just not going to know until</p> <p>11 we see people applying and kind of engaging with</p> <p>12 people of is this working. And the truth is we</p> <p>13 can always go back and amend these regulations</p> <p>14 later. Especially if all of a sudden we start</p> <p>15 seeing new cases pop up at ZBA, right, we can</p> <p>16 always -- and we did analyze a lot of ZBA cases</p> <p>17 as part of this as well. Those ones are a</p> <p>18 little bit more challenging because there's a</p> <p>19 lot of unique situations that we couldn't just</p> <p>09:15PM 20 wrap up in a nice bow. But as things come up,</p> <p>21 we would like to reassess as we move along and</p> <p>22 see what's working.</p>
<p style="text-align: center;">55</p> <p>1 of. Any interior work is not really going to be</p> <p>2 submitted for review by the HPC, that's all</p> <p>3 interior, it's not part of our purview here. We</p> <p>4 are strictly dealing with the exterior of the</p> <p>5 home.</p> <p>6 MS. FIASCONE: Thank you.</p> <p>7 MR. MARRS: Which is the same as any</p> <p>8 landmark structures, so landmarking is concerned</p> <p>9 with the exterior look of something.</p> <p>09:14PM 10 CHAIRMAN CASHMAN: Scott, any</p> <p>11 questions, comments?</p> <p>12 MR. MOORE: I know this is going to</p> <p>13 sound crazy, but is this enough? In other</p> <p>14 words, everyone is looking at the arbitrage</p> <p>15 between knocking a house down and getting</p> <p>16 incentives to get people to not do it. Are we</p> <p>17 going far enough: Mathematically, financially</p> <p>18 and space wise? And I know a ton of work has</p> <p>19 gone into that.</p> <p>09:14PM 20 What's the thought process on that</p> <p>21 and what are the constraints that have been</p> <p>22 faced as far as going any further? That would</p>	<p style="text-align: center;">57</p> <p>1 MR. MOORE: The point that you made, my</p> <p>2 fellow commissioner made, the point that</p> <p>3 Ms. Fiascone made is incredibly important</p> <p>4 because there's tax ramifications to somebody</p> <p>5 donating money and if they are donating money to</p> <p>6 their own project, and then they see that</p> <p>7 possibly being able to come back to them or a</p> <p>8 portion of it come back to them, that's a huge</p> <p>9 incentive that I think you've raised that is</p> <p>09:16PM 10 brilliant.</p> <p>11 MS. FIASCONE: I don't think I meant</p> <p>12 for it to brilliant.</p> <p>13 MR. MOORE: I think it's a very</p> <p>14 interesting concept that I hope you all on the</p> <p>15 committee think about and take it into</p> <p>16 consideration because it might actually make the</p> <p>17 financial incentive even greater and then, thank</p> <p>18 you. Thank you for all the work that's gone</p> <p>19 into this. It's just absolutely incredible how</p> <p>09:16PM 20 much time is spent and the materials and you</p> <p>21 explained it very well so thank you.</p> <p>22 MS. SALMON: I know it was a long time</p>

<p style="text-align: center;">58</p> <p>1 coming so thank you.</p> <p>2 MR. MOORE: It was very well done. I</p> <p>3 do have some other questions and stuff but I'll</p> <p>4 yield for now.</p> <p>5 CHAIRMAN CASHMAN: Anna?</p> <p>6 MS. FIASCONE: My questions have been</p> <p>7 answered. I would -- you answered my question</p> <p>8 regarding just reassessing the numbers and the</p> <p>9 amounts, I'm sure you came to that number, had a</p> <p>09:17PM 10 lot of discussion about it, but that's something</p> <p>11 that as we've seen just over the past couple of</p> <p>12 years how much building costs have increased.</p> <p>13 So, you know, is \$50,000 going to be enough, is</p> <p>14 \$70,000 going to be enough, that sort of thing,</p> <p>15 so just something to assess yearly or whatnot.</p> <p>16 CHAIRMAN CASHMAN: Mark?</p> <p>17 MR. WILLOBEE: No. I first thank you,</p> <p>18 a lot of great work. You guys did a great job.</p> <p>19 Similar to Scott, I mean, I know</p> <p>09:18PM 20 you guys looked at a lot of great examples in</p> <p>21 like you said in Illinois and others. That was</p> <p>22 kind of my question, what's the uptake of those</p>	<p style="text-align: center;">60</p> <p>1 renovating a house, they want to remove as many</p> <p>2 question marks before they go to contract as</p> <p>3 they can. So this is our best shot at removing</p> <p>4 as many of those questions, as many of those</p> <p>5 objections on the front end as possible.</p> <p>6 MS. SALMON: To go back to the comments</p> <p>7 made earlier, we, I think, completely understand</p> <p>8 that there's a lot of publicizing to do after.</p> <p>9 So going back out if this is approved, reaching</p> <p>09:19PM 10 back out to those developers, those architects,</p> <p>11 making sure everyone is aware and especially the</p> <p>12 real estate agents. That's something that we</p> <p>13 talking about consistently. They are the ones</p> <p>14 advertising these homes to be demolished or can</p> <p>15 give my card to them or give this material, this</p> <p>16 packet to future homeowners or send them to the</p> <p>17 link that we have on our website. There's a lot</p> <p>18 of ways we want the word to get out there so</p> <p>19 that everyone is aware of what's possible.</p> <p>09:19PM 20 MR. WILLOBEE: That's all I had. Thank</p> <p>21 you.</p> <p>22 MR. MOORE: I have another question.</p>
<p style="text-align: center;">59</p> <p>1 programs and you can have a lot of great code</p> <p>2 but if nobody's taking advantage of it, so that</p> <p>3 was kind of same question there.</p> <p>4 The other question: Did you circle</p> <p>5 back with the architects and builders that you</p> <p>6 met with on some of this as far as after you met</p> <p>7 with them and learned their concerns? Have we --</p> <p>8 MR. MCGINNIS: So there's been ongoing</p> <p>9 engagements, okay. So we had this Zoom call,</p> <p>09:18PM 10 right, when this started during the pandemic</p> <p>11 with, you know, our regulars, right, and real</p> <p>12 estate agents, the builders, the architects, and</p> <p>13 it was really an open-ended question: Guys,</p> <p>14 what's it going to take to try to move the</p> <p>15 needle?</p> <p>16 So we're hoping -- and there's been</p> <p>17 ongoing engagement so hopefully, collectively,</p> <p>18 this pallet of incentives that we are able to</p> <p>19 offer is going to save a house. We don't know</p> <p>09:18PM 20 that yet. We don't know what the impacts going</p> <p>21 to be but what we heard over and over again was</p> <p>22 if somebody is going to spend \$2 million</p>	<p style="text-align: center;">61</p> <p>1 The way that you have done the graphs to show</p> <p>2 the difference in the zoning and the financial</p> <p>3 incentives on the properties, is that something</p> <p>4 that as these initial 25 or 50 are done, is that</p> <p>5 would be part of what's done for them to be</p> <p>6 approved, in other words, is that level of work</p> <p>7 going to be done so it's easily given to the</p> <p>8 homeowner and easily given to a buyer? I know</p> <p>9 that that's a lot of work.</p> <p>09:20PM 10 MS. SALMON: We have already done this</p> <p>11 on a couple of occasions for people and actually</p> <p>12 in this case too. The 420 South Park is what</p> <p>13 started a lot of this too.</p> <p>14 MR. MCGINNIS: We did some of these</p> <p>15 early. As soon as we heard that Park was coming</p> <p>16 on the market, staff worked to see what we could</p> <p>17 do to try and help people save the house. Where</p> <p>18 can we get a garage? What can we do with the</p> <p>19 family room?</p> <p>09:20PM 20 MS. SALMON: Our zoning code</p> <p>21 regulations are complex sometimes so we are</p> <p>22 always happy to help people meander through that</p>

<p style="text-align: center;">62</p> <p>1 and tell them what they can do.</p> <p>2 MR. MOORE: Right. I'm just saying it</p> <p>3 might be part of the process, part of your flow</p> <p>4 chart as things are done.</p> <p>5 CHAIRMAN CASHMAN: Julie?</p> <p>6 MS. CRNOVICH: I would like to commend</p> <p>7 staff, Bethany, and Historic Preservation</p> <p>8 Commission, and the trustees for meeting so many</p> <p>9 times to discuss this and, like, I think it was</p> <p>09:21PM 10 very helpful to do just an hours' worth of work</p> <p>11 at a time because it's a lot of information so</p> <p>12 it takes a while for all this to sink in but</p> <p>13 this is all very positive.</p> <p>14 I do have a couple of questions.</p> <p>15 How many homes have been demolished in Hinsdale?</p> <p>16 Do you have any idea like percentagewise?</p> <p>17 MR. MCGINNIS: We demolished at least a</p> <p>18 third.</p> <p>19 MS. CRNOVICH: At least a third?</p> <p>09:21PM 20 Closer to a half maybe?</p> <p>21 MR. MCGINNIS: Probably a 25-year span.</p> <p>22 So my predecessor was pretty good at tracking.</p>	<p style="text-align: center;">64</p> <p>1 What other communities have</p> <p>2 something similar to this? Is that hard to say?</p> <p>3 MS. SALMON: One of the committee of</p> <p>4 the whole meetings, and Michael Marrs did do a</p> <p>5 presentation on this, was about, you know, some</p> <p>6 other communities and overlay districts with</p> <p>7 historic aspects to it but there's nothing</p> <p>8 exactly like this but there are places where</p> <p>9 they do incentives for historic homes in zoning</p> <p>09:23PM 10 or grant programs so we are kind of taking a</p> <p>11 unique approach but a little bit different than</p> <p>12 other communities because we are not like other</p> <p>13 communities. We have a slew of issues and</p> <p>14 higher property values than I think some of the</p> <p>15 other ones that we looked at, so we had to</p> <p>16 tailor a little bit of our efforts I think</p> <p>17 differently.</p> <p>18 MR. MARRS: Yes. One of the fun things</p> <p>19 about this project, at least for zoning geeks</p> <p>09:23PM 20 like Bethany and I, is that there wasn't really</p> <p>21 a template that we could follow that we found</p> <p>22 from other communities so we kind of fashioned</p>
<p style="text-align: center;">63</p> <p>1 So we started in I think like '69 was the first</p> <p>2 and every year -- I mean, we peaked out at about</p> <p>3 120, and then we have kind of fallen off between</p> <p>4 the 40-50 range but I think we replaced a third</p> <p>5 in less than 30 years.</p> <p>6 MS. CRNOVICH: The first village</p> <p>7 meeting I ever attended was -- I don't know how</p> <p>8 many years ago -- but it was about when they</p> <p>9 wanted to have a moratorium on demolitions and</p> <p>09:22PM 10 it was basically historic people who wanted to</p> <p>11 preserve the homes in Hinsdale against the</p> <p>12 builders and it was not a pleasant meeting. I</p> <p>13 wish that something like this would have been in</p> <p>14 place back then but better now than never.</p> <p>15 I think there's great incentives</p> <p>16 here, you know, waiver of fees. The setbacks</p> <p>17 is, I think that's huge, and you've made this</p> <p>18 where it's simple. I think your average</p> <p>19 resident can understand this rather than, like,</p> <p>09:22PM 20 unlike the zoning code, people always have so</p> <p>21 many questions and need help with, so I think</p> <p>22 that's great.</p>	<p style="text-align: center;">65</p> <p>1 this from the ground up using ideas that we took</p> <p>2 from other communities.</p> <p>3 You know, so often -- my firm has</p> <p>4 been around doing local government law for 90</p> <p>5 years and we can almost always find -- we've</p> <p>6 almost always done something before and have a</p> <p>7 template but this wasn't really that way so it</p> <p>8 was interesting to kind of build this piece by</p> <p>9 piece, so I think it's a unique program.</p> <p>09:24PM 10 One of the things if it's</p> <p>11 successful, I think that the village could, you</p> <p>12 know, leverage this for some publicity with the</p> <p>13 preservation groups and things like that because</p> <p>14 I think there might be other communities that</p> <p>15 would be interested in implementing something</p> <p>16 similar. There's a lot of communities that have</p> <p>17 incentives but they are just not structured this</p> <p>18 way.</p> <p>19 MS. CRNOVICH: I recall one of the</p> <p>09:24PM 20 meetings, one of the committee of the whole</p> <p>21 meetings, somebody brought up, okay, you're</p> <p>22 going to offer incentives but will this include</p>

<p style="text-align: center;">66</p> <p>1 anything about demolitions by neglect? Or, you 2 know, there's been a lot of problems with that 3 in the past. Is that going to stay the same or 4 will something be added? It seems like there's 5 a lot of repeat offenders destroying a lot of 6 the historic homes in Hinsdale. 7 MS. SALMON: So when we originally 8 started talking about this about a 9 year-and-a-half ago, we had some initial 09:25PM 10 provisions for demolition by neglect that we 11 were discussing and we decided to separate that 12 for right now. We went with focusing on the 13 voluntary preservation incentives and I think 14 after we get through this period, that will be 15 the next discussion that will be coming shortly 16 after but we wanted to separate the carrots and 17 the sticks for this portion. 18 MS. CRNOVICH: I understand that. I 19 just think the code could be stricter about the 09:25PM 20 demolition by neglect. Too many people know ho 21 to get around it. I'm not going to bring up the 22 cases but you know what I'm talking about.</p>	<p style="text-align: center;">68</p> <p>1 people are ripping buildings down like crazy, so 2 making sure that we are letting the people know 3 this is a really good thing like you said to be 4 on this list. And then trying to stop the 5 builders who are coming in and picking up lots 6 and tearing them down because they want to build 7 houses, they don't want to fix them. But I 8 think everything you have done is remarkable. 9 Thank you. 09:27PM 10 CHAIRMAN CASHMAN: I think you've done 11 an amazing job. It was such a nice, cooperative 12 effort between the village, HPC, all the time 13 and effort to deal with our code, which is, you 14 know, quite tangled. I think it seems very 15 commonsense in a way. 16 I was kind of curious, Robb, when 17 you had that meeting and it was a great group of 18 people to bring together. Were there specific 19 parts of the zoning ordinance that were their 09:27PM 20 first things, you know, that they're like, what 21 about this FAR? 22 I always thought just looking at</p>
<p style="text-align: center;">67</p> <p>1 MR. MARRS: I agree. There are, you 2 know, as Bethany said we had some initial draft 3 language, I think it's something that does need 4 to be addressed; in the short term it's just not 5 part of it. 6 MS. CRNOVICH: That's it for me. Thank 7 you. 8 CHAIRMAN CASHMAN: Cynthia? 9 MS. CURRY: So much has been addressed 09:26PM 10 that I was going to say and kudos to all of you. 11 The hours are evident in all of this. Thank you 12 for simplifying it enough that it's understandable 13 enough. 14 And again, I'm like everyone. I 15 think education is paramount to get the word out 16 to these people however you do it. Is it a 17 marketing campaign; is it broadcasting, is it 18 news; is it we're a village taking steps? 19 Lots of towns are going through 09:26PM 20 this same issue. I was talking to someone the 21 other day, Santa Fe, they are trying desperately 22 to preserve an area, the downtown area, because</p>	<p style="text-align: center;">69</p> <p>1 preservation, especially some of these old lots 2 that are just odd lots and where the house is 3 positioned that their rear yard was like the 4 place where you really needed to give relief. 5 Because if you are a neighbor or just someone 6 driving by, you don't really care what you do 7 with your rear yard so much as, you know, front 8 yard, side and all that. So I thought it was 9 great the changes you made there. 09:28PM 10 Building height, that was another 11 area where we've got some of our oldest, most 12 beautiful buildings, our houses, they are quite 13 tall and we were so hung up on that for so long 14 but did they have specific areas they were going 15 to? 16 MR. MCGINNIS: I think part of it was, 17 you know, the rear setback and I know that that 18 was one of John's issues, they don't have that 19 open floor plan and needs some room in their 09:28PM 20 rear. 21 FAR came up as an issue. A lot of 22 these houses already violate the height like you</p>

<p style="text-align: center;">70</p> <p>1 talked about where we've got, you know, a lot of</p> <p>2 these older farmhouse styles you're already</p> <p>3 blowing height before you ever get started.</p> <p>4 So the -- probably the comment that</p> <p>5 resonated most, trying to remove as many</p> <p>6 questions as possible, not that -- we are never</p> <p>7 going to set up a system where you replace the</p> <p>8 ZBA. Or you no longer need a ZBA. You are</p> <p>9 always going to need the Zoning Board of Appeals</p> <p>09:29PM 10 because you have that one up that we didn't</p> <p>11 anticipate, especially with lot stock that looks</p> <p>12 like what we have in Hinsdale, especially in</p> <p>13 Robbins where the lots are so goofy, so</p> <p>14 irregular. Removing as many questions, right,</p> <p>15 on the front end, buying as many assurances as</p> <p>16 you can before they go to contract we hope will</p> <p>17 be enough. And like I said, this pallet, you</p> <p>18 know, trying to expedite reviews, waiving permit</p> <p>19 fees and in some cases this could be a 40,</p> <p>09:29PM 20 \$50,000 renovation. That coupled with maybe</p> <p>21 some of the relaxed bulk zoning regs will be</p> <p>22 enough, we hope.</p>	<p style="text-align: center;">72</p> <p>1 MR. McGINNIS: I agree.</p> <p>2 CHAIRMAN CASHMAN: Which I think is</p> <p>3 cool.</p> <p>4 Fantastic job. I'm really, really</p> <p>5 impressed. This might be a template, I would</p> <p>6 agree, for other communities that I'm sure are</p> <p>7 struggling and how do you get at this.</p> <p>8 Somebody recently mentioned some</p> <p>9 community of historic area in California they</p> <p>09:31PM 10 had something, not all this, like an overlay</p> <p>11 district and they were struggling with and that</p> <p>12 case was a much more mid-century modern attempt</p> <p>13 and how do you preserve those and it was just</p> <p>14 fascinating the things that they were talking</p> <p>15 about. I'm like, wait, this is in this packet,</p> <p>16 so kudos to you.</p> <p>17 Any other questions or comments by</p> <p>18 the group?</p> <p>19 (No response.)</p> <p>09:31PM 20 If not, I would love to get a</p> <p>21 recommendation, a motion to approve Case</p> <p>22 A-03-2022 for the map amendment, text amendment</p>
<p style="text-align: center;">71</p> <p>1 CHAIRMAN CASHMAN: I bet if, like, just</p> <p>2 the language you put into the start of the ZBA,</p> <p>3 I can't remember exactly where it is in here,</p> <p>4 but just that little paragraph alone could have</p> <p>5 changed the outcome of so many things in the</p> <p>6 past. Because I always felt like they were kind</p> <p>7 of handcuffed too, you know, worried about</p> <p>8 precedence.</p> <p>9 MR. McGINNIS: And Julie's right. I</p> <p>09:30PM 10 mean, they really struggle with that because you</p> <p>11 have those standards and they're kind of black</p> <p>12 and white and somebody shows up to, you know, to</p> <p>13 try and follow and you put them immediately in a</p> <p>14 difficult position. It's tough to get past that</p> <p>15 not self-created standard.</p> <p>16 CHAIRMAN CASHMAN: Right. Where if it</p> <p>17 doesn't somehow these new proposed or relaxed</p> <p>18 regulations, if it doesn't fit in there, I just</p> <p>19 feel like the chance of getting a variation if</p> <p>09:30PM 20 the intention is right and it makes sense</p> <p>21 historically, I think the odds are going to go</p> <p>22 up.</p>	<p style="text-align: center;">73</p> <p>1 to various sections of the zoning code and text</p> <p>2 amendment to Title 14 of the village code to</p> <p>3 establish a historic overlay district as</p> <p>4 requested by the village of Hinsdale.</p> <p>5 MS. CRNOVICH: So moved.</p> <p>6 MS. CURRY: Second.</p> <p>7 CHAIRMAN CASHMAN: May I have a roll</p> <p>8 call vote, please, Bethany.</p> <p>9 MS. SALMON: Commissioner Curry?</p> <p>09:31PM 10 MS. CURRY: Aye.</p> <p>11 MS. SALMON: Commissioner Crnovich?</p> <p>12 MS. CRNOVICH: Aye.</p> <p>13 MS. SALMON: Commissioner Willobee?</p> <p>14 MR. WILLOBEE: Aye.</p> <p>15 MS. SALMON: Commissioner Fisacone?</p> <p>16 MS. FIASCONE: Aye.</p> <p>17 MS. SALMON: Commissioner Moore?</p> <p>18 MR. MOORE: Aye.</p> <p>19 MS. SALMON: Chairman Cashman?</p> <p>20 CHAIRMAN CASHMAN: Aye.</p> <p>21 Can I have a motion to adjourn?</p> <p>22 MS. CRNOVICH: So moved.</p>

1 MS. FIASCONE: Second.

2 CHAIRMAN CASHMAN: All in favor?

3 (All aye.)

4 Again, you did a great job.

5 MS. CRNOVICH: Good job. You made this

6 so easy.

7 (WHICH, were all of the

8 proceedings had, evidence

9 offered or received in the

10 above entitled cause.)

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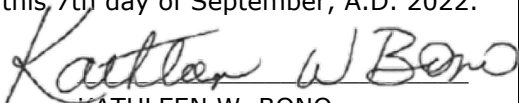
STATE OF ILLINOIS)

) ss:

COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, 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 7th day of September, A.D. 2022.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

\$	4	accessory [1] - 39:19 accommodate [1] - 33:8 accomplished [1] - 13:17 accomplishing [1] - 9:9 account [2] - 16:7, 53:12 achieve [1] - 12:4 acknowledges [1] - 31:1 act [1] - 49:16 activities [1] - 50:21 acts [1] - 33:2 actual [5] - 8:5, 9:3, 12:10, 25:5, 48:7 added [4] - 16:19, 17:8, 39:7, 66:4 addition [10] - 6:19, 36:14, 38:8, 39:10, 39:13, 41:9, 45:22, 46:20, 47:13, 48:8 additional [5] - 11:13, 17:7, 33:8, 52:10, 52:22 additions [6] - 6:6, 10:5, 31:17, 33:3, 38:4, 43:17 address [1] - 21:7 addressed [2] - 67:4, 67:9 adjacent [2] - 23:14, 44:12 adjourn [1] - 73:21 administered [1] - 4:14 adopted [2] - 33:16, 43:1 adoption [1] - 35:6 ads [1] - 20:5 advantage [2] - 25:12, 59:2 adverse [1] - 44:11 advertising [1] - 60:14 affect [3] - 29:18, 49:8, 49:10 affix [1] - 75:17 afford [1] - 22:14 aforesaid [1] - 75:15 agents [4] - 8:14, 19:22, 59:12, 60:12 ago [3] - 49:18, 63:8, 66:9 agree [7] - 19:5, 19:18, 20:21, 21:16, 67:1, 72:1, 72:6 allow [2] - 43:18,	51:15 allowed [2] - 43:15, 48:22 alluded [1] - 22:21 almost [2] - 65:5, 65:6 alone [1] - 71:4 ALSO [1] - 2:1 altered [1] - 11:6 alternative [6] - 7:1, 8:1, 25:16, 26:22, 32:17, 34:11 amazing [2] - 4:7, 68:11 amend [2] - 14:12, 56:13 amendment [6] - 2:10, 2:11, 72:22, 73:2 Amendment [2] - 1:5, 1:6 amendments [7] - 2:14, 9:14, 13:8, 13:18, 15:1, 29:17, 52:10 amount [1] - 4:17 amounts [1] - 58:9 analysis [1] - 23:10 analyze [1] - 56:16 and-a-half [1] - 46:10 Anna [1] - 58:5 ANNA [1] - 1:20 answer [2] - 20:19, 53:22 answered [2] - 58:7 anticipate [3] - 16:4, 17:3, 70:11 anticipated [1] - 10:14 Appeals [1] - 70:9 applicable [1] - 23:8 applicant [2] - 27:7, 51:1 application [2] - 14:1, 26:13 applications [1] - 51:17 applied [1] - 47:20 apply [2] - 11:5, 25:17 applying [2] - 40:3, 56:11 appreciate [2] - 3:1, 3:22 approach [1] - 64:11 appropriateness [1] - 26:18 approval [9] - 7:19, 13:11, 16:16, 26:9, 26:14, 27:4, 30:8,	30:14, 30:15 approvals [1] - 32:11 approve [1] - 72:21 approved [2] - 60:9, 61:6 approving [1] - 7:9 arbitrage [1] - 55:14 architects [6] - 6:1, 9:6, 50:1, 59:5, 59:12, 60:10 area [13] - 11:14, 14:6, 18:1, 23:12, 23:13, 34:2, 34:5, 38:17, 43:20, 67:22, 69:11, 72:9 areas [5] - 12:21, 23:6, 24:7, 25:2, 69:14 argue [1] - 53:19 Article [1] - 11:10 aspect [1] - 27:15 aspects [5] - 14:16, 18:22, 36:15, 56:7, 64:7 assess [1] - 58:15 assessed [1] - 35:13 assist [1] - 51:16 assistance [1] - 51:11 assurances [1] - 70:15 attached [2] - 47:14, 48:10 attempt [1] - 72:12 attended [1] - 63:7 attention [1] - 21:14 Attorney [1] - 2:4 August [1] - 1:13 authority [2] - 27:2, 27:14 available [4] - 17:1, 17:22, 18:4, 20:19 Avenue [1] - 1:12 average [3] - 39:5, 63:18 awake [1] - 48:12 aware [5] - 17:20, 29:9, 54:22, 60:11, 60:19 awareness [1] - 8:9 awful [1] - 3:6 aye [7] - 73:10, 73:12, 73:14, 73:16, 73:18, 73:20, 74:3
'	5			
'69 [1] - 63:1	5 [8] - 13:16, 37:8, 37:11, 37:13, 37:15, 44:17, 48:21, 48:22 5.7 [1] - 46:15 50 [5] - 16:21, 16:22, 50:22, 51:3, 61:4			
1	6			
1 [2] - 9:1, 12:10 10 [9] - 1:13, 42:8, 44:11, 48:14, 48:15, 48:19, 48:21, 49:1, 49:3 10-103 [1] - 45:5 10-104 [2] - 35:3, 45:4 10-105 [1] - 35:7 10.45 [1] - 48:3 10:30 [1] - 4:5 110 [1] - 35:1 120 [1] - 63:3 13 [2] - 42:9, 42:10 14 [5] - 1:6, 2:12, 9:15, 12:11, 73:2 180 [2] - 15:3, 15:18 19 [1] - 1:12 1988 [1] - 43:4 1989 [1] - 43:2	6 [2] - 30:16, 37:15			
	7			
	7 [1] - 50:12 7.2 [1] - 47:21 7:30 [1] - 1:13 7th [1] - 75:18			
	8			
	84-1423 [1] - 75:21			
	9			
	90 [1] - 65:4			
2	A			
2 [2] - 12:19, 59:22 2.6 [1] - 46:4 20 [2] - 21:10, 41:14 20,000 [1] - 51:3 2021 [1] - 5:22 2022 [2] - 1:13, 75:18 25 [1] - 61:4 25-year [1] - 62:21	A-03-2022 [3] - 1:7, 2:9, 72:22 A.D [1] - 75:18 ability [1] - 26:5 able [13] - 8:2, 10:4, 10:9, 18:12, 27:5, 29:22, 36:11, 36:16, 38:5, 45:20, 48:19, 57:7, 59:18 above-entitled [1] - 1:10 absolutely [4] - 19:16, 22:10, 30:12, 57:19 accept [3] - 27:17, 28:13, 28:14			
3				
3 [3] - 13:5, 22:18, 37:12 3-110 [1] - 40:1 30 [1] - 63:5 308 [1] - 45:1				

<p>B-3 [1] - 23:12 backwards [1] - 10:6 bad [2] - 20:8, 31:22 balancing [3] - 49:8, 49:10, 49:16 ball [1] - 21:13 base [2] - 11:2, 11:5 based [9] - 23:10, 35:15, 35:18, 35:20, 39:4, 46:1, 46:10, 50:9, 51:10 basic [2] - 30:19, 31:5 basis [1] - 13:22 bathroom [1] - 54:18 beautiful [1] - 69:12 BEFORE [1] - 1:3 began [1] - 3:20 beginning [1] - 30:9 behind [1] - 32:1 beneficial [1] - 32:12 benefit [1] - 20:9 benefits [3] - 8:10, 16:2, 21:1 best [1] - 60:3 bet [1] - 71:1 BETHANY [1] - 2:2 Bethany [15] - 2:17, 3:3, 3:9, 4:8, 9:4, 12:15, 13:3, 14:15, 18:15, 21:18, 54:12, 62:7, 64:20, 67:2, 73:8 better [2] - 48:5, 63:14 between [3] - 55:15, 63:3, 68:12 big [1] - 46:19 biggest [4] - 6:16, 38:3, 43:8, 51:14 bill [1] - 25:22 bit [23] - 5:7, 6:22, 8:3, 14:4, 14:17, 24:15, 24:20, 25:2, 25:15, 29:5, 33:21, 35:21, 36:2, 36:9, 36:12, 39:3, 42:17, 46:16, 52:4, 56:18, 64:11, 64:16 black [1] - 71:11 block [2] - 39:5, 39:6 blowing [1] - 70:3 blue [2] - 23:13, 45:9 BOARD [1] - 1:15 Board [2] - 5:18, 70:9 board [13] - 3:12, 5:19, 9:8, 9:18, 13:10, 14:22, 16:16, 17:7, 17:11, 21:11, 25:1,</p>	<p>27:10, 27:14 body [2] - 14:21, 27:12 BOHNEN [1] - 2:5 bolstering [1] - 52:13 bolsters [1] - 53:1 bombarded [1] - 19:7 BONO [2] - 75:3, 75:20 book [2] - 36:8, 45:13 bookmark [1] - 37:14 boundaries [2] - 12:20, 15:1 bow [1] - 56:20 break [3] - 15:21, 17:4, 18:18 breakdown [1] - 50:14 breaking [1] - 21:8 briefly [1] - 16:11 brilliant [2] - 57:10, 57:12 bring [2] - 66:21, 68:18 broad [3] - 14:10, 30:6, 50:20 broadcasting [1] - 67:17 brought [1] - 65:21 budget [3] - 27:21, 28:2, 51:10 budgeting [1] - 27:18 build [6] - 6:6, 6:19, 48:22, 52:6, 65:8, 68:6 builders [6] - 6:1, 9:6, 59:5, 59:12, 63:12, 68:5 building [33] - 8:17, 26:3, 27:5, 31:19, 32:1, 32:4, 33:3, 33:7, 36:14, 36:19, 38:1, 38:2, 38:4, 38:5, 38:7, 38:8, 38:11, 39:9, 39:13, 44:1, 44:2, 44:3, 44:4, 44:6, 45:21, 46:13, 47:13, 47:15, 47:22, 48:2, 48:7, 58:12, 69:10 buildings [8] - 8:5, 15:6, 23:20, 31:16, 33:11, 43:3, 68:1, 69:12 built [3] - 34:3, 35:6, 42:1 bulk [6] - 11:18,</p>	<p>35:2, 35:9, 38:14, 46:17, 70:21 bulks [1] - 10:1 bulky [1] - 44:4 business [2] - 2:9, 24:2 buyer [1] - 61:8 buying [2] - 18:9, 70:15</p> <p style="text-align: center;">C</p> <p>C.S.R [1] - 75:21 California [1] - 72:9 campaign [1] - 67:17 cannot [2] - 39:14, 43:12 card [1] - 60:15 care [1] - 69:6 carrots [1] - 66:16 cars [1] - 47:16 Case [3] - 1:7, 2:9, 72:21 case [10] - 39:3, 39:7, 40:18, 41:4, 45:18, 47:19, 48:8, 52:18, 61:12, 72:12 cases [14] - 11:6, 16:11, 31:13, 34:8, 35:14, 36:9, 44:7, 45:15, 52:14, 52:20, 56:15, 56:16, 66:22, 70:19 Cashman [2] - 4:16, 73:19 CASHMAN [23] - 1:16, 2:8, 2:21, 3:18, 21:18, 36:20, 37:1, 37:10, 37:14, 48:16, 54:12, 55:10, 58:5, 58:16, 62:5, 67:8, 68:10, 71:1, 71:16, 72:2, 73:7, 73:20, 74:2 cast [1] - 14:10 catchall [1] - 30:5 catching [2] - 23:2, 23:3 causing [1] - 53:9 century [1] - 72:12 certain [5] - 7:4, 11:19, 12:1, 36:15, 43:4 certificate [2] - 26:15, 26:17 Certified [1] - 75:3 certify [1] - 75:6 CHAIRMAN [22] - 2:8, 2:21, 3:18, 21:18,</p>	<p>36:20, 37:1, 37:10, 37:14, 48:16, 54:12, 55:10, 58:5, 58:16, 62:5, 67:8, 68:10, 71:1, 71:16, 72:2, 73:7, 73:20, 74:2 chairman [1] - 73:19 Chairman [3] - 1:16, 2:5, 4:15 challenge [1] - 10:12 challenged [1] - 53:16 challenges [2] - 7:7, 9:20 challenging [3] - 32:20, 33:22, 56:18 chance [2] - 17:14, 71:19 change [2] - 44:19, 45:7 changed [2] - 33:16, 71:5 changes [7] - 15:12, 24:21, 38:4, 44:5, 45:19, 49:22, 69:9 chapter [1] - 12:11 chart [1] - 62:4 Chicago [1] - 1:12 chime [1] - 2:17 circle [1] - 59:4 civil [1] - 41:1 clock [1] - 15:2 close [1] - 41:3 closer [1] - 62:20 coach [2] - 48:5, 52:8 Code [1] - 1:6 code [46] - 2:11, 2:12, 6:18, 7:5, 9:15, 9:16, 11:10, 11:17, 11:21, 12:12, 29:17, 32:19, 33:2, 33:15, 33:16, 33:17, 33:18, 35:6, 35:16, 35:20, 36:1, 36:8, 39:2, 39:21, 39:22, 42:1, 42:3, 42:8, 42:14, 42:20, 43:1, 45:5, 45:13, 46:11, 48:21, 49:7, 49:9, 52:11, 53:9, 59:1, 61:20, 63:20, 66:19, 68:13, 73:1, 73:2 codes [1] - 52:17 cognizant [1] - 53:7 collectively [1] - 59:17 colors [1] - 23:18 columns [1] - 37:5 coming [5] - 17:3,</p>	<p>58:1, 61:15, 66:15, 68:5 commencement [1] - 75:6 commend [1] - 62:6 comment [1] - 70:4 comments [5] - 48:9, 50:3, 55:11, 60:6, 72:17 commercial [2] - 23:3, 34:14 COMMISSION [1] - 1:3 commission [1] - 25:1 Commission [6] - 1:11, 5:17, 27:3, 27:11, 49:21, 62:8 commissioner [6] - 57:2, 73:9, 73:11, 73:13, 73:15, 73:17 committee [7] - 2:19, 5:15, 31:15, 50:16, 57:15, 64:3, 65:20 commonsense [1] - 68:15 communities [11] - 9:11, 20:13, 64:1, 64:6, 64:12, 64:13, 64:22, 65:2, 65:14, 65:16, 72:6 community [2] - 14:5, 72:9 Community [1] - 2:3 compared [1] - 4:21 complaints [1] - 33:5 complete [1] - 75:14 completely [1] - 60:7 complex [1] - 61:21 component [1] - 9:22 components [1] - 9:22 concept [5] - 3:1, 11:8, 11:22, 33:6, 57:14 concern [1] - 5:5 concerned [1] - 55:8 concerning [1] - 9:15 concerns [2] - 47:2, 59:7 conditions [2] - 28:12, 28:14 confident [1] - 43:21 confirm [1] - 54:14 conflict [1] - 40:18 conflicts [1] - 41:19 conforming [1] - 33:18</p>
---	--	---	---	--

<p>consideration [5] - 11:20, 17:21, 49:12, 53:13, 57:16</p> <p>consistently [1] - 60:13</p> <p>constraints [1] - 55:21</p> <p>construction [3] - 36:13, 36:17, 52:3</p> <p>contacting [1] - 19:22</p> <p>contiguous [1] - 14:9</p> <p>contingent [1] - 51:9</p> <p>contract [2] - 60:2, 70:16</p> <p>controlling [1] - 38:13</p> <p>cool [2] - 8:17, 72:3</p> <p>cooperative [1] - 68:11</p> <p>corner [3] - 46:2, 46:4, 46:5</p> <p>correct [3] - 37:13, 54:16, 75:14</p> <p>cost [2] - 51:5, 51:22</p> <p>costs [3] - 50:22, 52:3, 58:12</p> <p>COUNTY [2] - 1:2, 75:2</p> <p>County [2] - 75:5, 75:21</p> <p>couple [9] - 2:16, 14:3, 23:15, 42:15, 46:3, 52:9, 58:11, 61:11, 62:14</p> <p>coupled [1] - 70:20</p> <p>court [1] - 53:16</p> <p>coverage [6] - 44:1, 44:2, 44:6, 44:10, 44:14, 44:16</p> <p>covered [1] - 40:8</p> <p>crazy [2] - 55:13, 68:1</p> <p>create [4] - 15:3, 15:18, 21:19, 41:19</p> <p>created [7] - 13:19, 13:20, 17:12, 24:15, 33:14, 53:20, 71:15</p> <p>creating [4] - 8:8, 10:19, 12:8, 12:10</p> <p>creation [4] - 13:6, 13:12, 14:17, 17:17</p> <p>critical [1] - 31:11</p> <p>Crnovich [1] - 73:11</p> <p>CRNOVICH [28] - 1:21, 2:20, 39:16, 40:7, 40:11, 40:21, 41:5, 41:17, 42:18, 43:5, 44:13, 48:13,</p>	<p>48:17, 49:2, 49:14, 49:17, 50:6, 53:18, 62:6, 62:19, 63:6, 65:19, 66:18, 67:6, 73:5, 73:12, 73:22, 74:5</p> <p>cross [1] - 52:10</p> <p>curious [1] - 68:16</p> <p>current [6] - 12:18, 33:18, 39:21, 39:22, 44:8, 49:7</p> <p>Curry [1] - 73:9</p> <p>CURRY [4] - 1:19, 67:9, 73:6, 73:10</p> <p>cut [1] - 4:4</p> <p>cynthia [1] - 67:8</p> <p>CYNTHIA [1] - 1:19</p>	<p>determined [1] - 26:12</p> <p>determining [1] - 12:19</p> <p>developers [1] - 60:10</p> <p>Development [1] - 2:3</p> <p>deviation [1] - 42:15</p> <p>difference [4] - 42:4, 45:17, 46:19, 61:2</p> <p>different [5] - 11:18, 12:3, 25:18, 34:3, 64:11</p> <p>differently [1] - 64:17</p> <p>difficult [1] - 71:14</p> <p>digest [1] - 54:1</p> <p>dimensions [1] - 38:17</p> <p>directly [1] - 42:13</p> <p>Director [1] - 2:3</p> <p>disadvantage [2] - 33:10, 34:8</p> <p>discuss [2] - 24:17, 62:9</p> <p>discussed [1] - 52:2</p> <p>discussing [1] - 66:11</p> <p>discussion [4] - 3:21, 18:16, 58:10, 66:15</p> <p>discussions [2] - 19:12, 19:20</p> <p>district [27] - 2:13, 8:22, 10:20, 10:21, 10:22, 11:4, 11:7, 11:13, 11:22, 12:7, 12:15, 12:20, 13:7, 15:1, 22:20, 23:11, 23:13, 24:4, 24:5, 25:17, 29:12, 34:14, 35:3, 45:2, 72:11, 73:3</p> <p>District [1] - 29:10</p> <p>districts [10] - 10:16, 11:2, 11:11, 23:16, 23:17, 24:1, 24:2, 24:3, 34:13, 64:6</p> <p>donating [2] - 57:5</p> <p>donation [1] - 28:9</p> <p>donations [1] - 51:11</p> <p>done [13] - 3:8, 22:4, 23:9, 58:2, 61:1, 61:4, 61:5, 61:7, 61:10, 62:4, 65:6, 68:8, 68:10</p> <p>down [11] - 6:14, 7:10, 10:8, 15:10, 15:14, 25:3, 31:9,</p>	<p>41:19, 55:15, 68:1, 68:6</p> <p>downtown [2] - 34:15, 67:22</p> <p>draft [1] - 67:2</p> <p>driving [2] - 56:1, 69:6</p> <p>DU [2] - 1:2, 75:2</p> <p>duly [1] - 75:8</p> <p>DuPage [2] - 75:5, 75:21</p> <p>during [2] - 14:1, 59:10</p> <p>dying [1] - 22:2</p>	<p>energy [1] - 7:17</p> <p>engagement [1] - 59:17</p> <p>engagements [1] - 59:9</p> <p>engaging [1] - 56:11</p> <p>entailed [1] - 7:8</p> <p>entire [3] - 32:1, 36:1, 36:8</p> <p>entities [1] - 18:2</p> <p>entitled [2] - 1:10, 74:10</p> <p>entitlement [1] - 32:10</p> <p>envelope [1] - 33:8</p> <p>especially [11] - 8:11, 45:15, 47:16, 48:8, 53:19, 56:6, 56:14, 60:11, 69:1, 70:11, 70:12</p> <p>essentially [1] - 15:5</p> <p>establish [2] - 2:12, 73:3</p> <p>estate [4] - 8:14, 19:22, 59:12, 60:12</p> <p>eventually [1] - 10:18</p> <p>evidence [1] - 74:8</p> <p>evident [1] - 67:11</p> <p>evolution [1] - 2:22</p> <p>exact [1] - 42:2</p> <p>exactly [2] - 64:8, 71:3</p> <p>examination [1] - 75:7</p> <p>example [7] - 34:6, 40:3, 41:11, 42:8, 43:13, 45:12, 52:7</p> <p>examples [6] - 31:16, 31:22, 36:6, 42:17, 44:18, 58:20</p> <p>exceed [2] - 38:5, 39:14</p> <p>exception [1] - 41:4</p> <p>excited [1] - 54:8</p> <p>excluded [2] - 23:11, 23:12</p> <p>exclusive [1] - 10:15</p> <p>Exhibit [11] - 9:1, 22:18, 30:16, 34:20, 37:2, 37:8, 37:11, 37:13, 39:20, 44:17, 50:12</p> <p>exist [1] - 8:13</p> <p>existing [16] - 6:17, 11:5, 11:9, 15:13, 34:17, 37:5, 41:12, 41:14, 41:22, 42:6, 42:12, 45:9, 48:16, 48:17, 48:20, 49:1</p>
---	--	--	---	--

<p>exists [2] - 20:12, 38:6</p> <p>expand [3] - 10:5, 10:6, 33:7</p> <p>expanding [1] - 33:21</p> <p>expedite [1] - 70:18</p> <p>expedited [1] - 26:2</p> <p>expertise [1] - 31:10</p> <p>explain [1] - 30:15</p> <p>explained [1] - 57:21</p> <p>explaining [1] - 32:19</p> <p>explicitly [1] - 53:12</p> <p>explore [1] - 18:11</p> <p>extend [1] - 43:12</p> <p>extensively [1] - 47:1</p> <p>exterior [9] - 49:22, 50:20, 51:21, 52:3, 52:7, 54:15, 54:21, 55:4, 55:9</p> <p>extra [1] - 42:16</p> <p>extremely [1] - 3:8</p>	<p>46:15, 47:21, 48:3, 48:14, 48:15, 48:19, 48:21, 48:22, 49:1, 49:3</p> <p>fellow [1] - 57:2</p> <p>felt [1] - 71:6</p> <p>fencing [1] - 52:5</p> <p>few [3] - 13:4, 22:7, 37:2</p> <p>Fiasco [1] - 57:3</p> <p>FIASCO [10] - 1:20, 20:6, 27:16, 28:17, 54:14, 55:6, 57:11, 58:6, 73:16, 74:1</p> <p>figure [2] - 6:3, 23:4</p> <p>final [3] - 16:16, 27:2, 27:14</p> <p>finally [2] - 13:16, 50:7</p> <p>financial [9] - 25:19, 27:9, 27:15, 50:8, 50:14, 56:6, 56:7, 57:17, 61:2</p> <p>financially [2] - 51:15, 55:17</p> <p>fine [1] - 14:9</p> <p>firm [1] - 65:3</p> <p>first [10] - 2:16, 3:14, 21:9, 25:14, 36:18, 37:22, 58:17, 63:1, 63:6, 68:20</p> <p>First [2] - 45:1, 45:22</p> <p>Fisacone [1] - 73:15</p> <p>fit [4] - 43:17, 47:16, 47:17, 71:18</p> <p>fits [1] - 38:14</p> <p>fitting [1] - 31:18</p> <p>five [1] - 52:1</p> <p>five-year [1] - 52:1</p> <p>fix [2] - 52:18, 68:7</p> <p>flat [1] - 49:15</p> <p>flexibility [1] - 10:5</p> <p>floor [4] - 34:2, 34:5, 43:20, 69:19</p> <p>flow [1] - 62:3</p> <p>focusing [3] - 5:7, 38:2, 66:12</p> <p>follow [2] - 64:21, 71:13</p> <p>follows [1] - 17:9</p> <p>footnotes [2] - 40:2</p> <p>forced [1] - 7:3</p> <p>foregoing [1] - 75:13</p> <p>form [2] - 10:1, 75:13</p> <p>format [1] - 4:18</p> <p>forming [1] - 22:6</p> <p>forth [1] - 56:3</p> <p>forum [1] - 20:19</p> <p>forward [9] - 4:2, 6:8,</p>	<p>7:13, 8:3, 27:6, 37:3, 41:10, 52:15, 54:6</p> <p>four [1] - 44:18</p> <p>freak [1] - 20:7</p> <p>free [3] - 4:19, 25:7, 44:21</p> <p>friendly [2] - 35:22, 36:2</p> <p>front [19] - 39:1, 39:4, 39:6, 39:9, 39:12, 39:13, 39:14, 39:16, 39:17, 40:6, 40:12, 40:15, 40:20, 41:9, 41:14, 45:20, 60:5, 69:7, 70:15</p> <p>full [2] - 4:2, 20:5</p> <p>fun [2] - 39:21, 64:18</p> <p>fund [6] - 28:11, 29:5, 29:6, 50:10, 50:17, 50:19</p> <p>funded [1] - 29:21</p> <p>funding [1] - 28:4</p> <p>fundraising [1] - 27:20</p> <p>funds [3] - 17:5, 27:18, 28:21</p> <p>future [2] - 14:13, 60:16</p> <p>FYI [1] - 20:15</p>	<p>goofy [1] - 70:13</p> <p>government [1] - 65:4</p> <p>grant [3] - 25:19, 27:8, 64:10</p> <p>granted [1] - 27:4</p> <p>grants [3] - 50:10, 50:18, 51:6</p> <p>graphical [1] - 24:21</p> <p>graphs [1] - 61:1</p> <p>Graue [1] - 11:15</p> <p>great [21] - 2:22, 3:11, 4:16, 5:22, 22:13, 32:6, 36:14, 42:15, 49:21, 50:1, 56:2, 58:18, 58:20, 59:1, 63:15, 63:22, 68:17, 69:9, 74:4</p> <p>greater [3] - 42:5, 42:11, 57:17</p> <p>ground [1] - 65:1</p> <p>group [2] - 68:17, 72:18</p> <p>groups [1] - 65:13</p> <p>Guys [1] - 59:13</p> <p>guys [5] - 27:19, 31:8, 39:11, 58:18, 58:20</p>	<p>54:9, 61:17, 61:22, 63:21</p> <p>helpful [2] - 53:20, 62:10</p> <p>helping [2] - 6:19, 54:9</p> <p>hereby [1] - 75:5</p> <p>herein [1] - 75:8</p> <p>hereto [1] - 75:10</p> <p>hereunto [1] - 75:17</p> <p>high [2] - 25:6, 32:18</p> <p>higher [1] - 64:14</p> <p>highest [1] - 38:6</p> <p>hindrance [1] - 33:2</p> <p>HINSDALE [1] - 1:3</p> <p>Hinsdale [12] - 1:11, 1:12, 2:15, 5:4, 6:2, 11:9, 40:22, 62:15, 63:11, 66:6, 70:12, 73:4</p> <p>Hinsdalean [2] - 19:21, 20:21</p> <p>Historic [6] - 5:17, 27:2, 27:11, 29:10, 49:21, 62:7</p> <p>historic [35] - 2:13, 6:6, 8:1, 8:9, 10:10, 10:16, 10:19, 12:7, 13:1, 22:20, 23:20, 24:9, 26:16, 28:11, 29:4, 29:16, 30:4, 30:6, 30:19, 31:4, 31:6, 31:12, 33:5, 33:11, 34:3, 50:10, 53:10, 53:14, 63:10, 64:7, 64:9, 66:6, 72:9, 73:3</p> <p>historical [1] - 8:22</p> <p>historically [11] - 10:2, 10:13, 13:13, 13:19, 14:6, 14:18, 18:7, 24:11, 25:11, 26:10, 71:21</p> <p>ho [1] - 66:20</p> <p>hold [1] - 15:19</p> <p>home [16] - 6:20, 8:10, 15:10, 15:14, 15:16, 17:18, 18:13, 26:10, 34:5, 34:6, 36:16, 45:18, 46:1, 54:19, 54:21, 55:5</p> <p>homeowner [2] - 7:12, 61:8</p> <p>homeowners [5] - 6:4, 16:1, 22:7, 54:7, 60:16</p> <p>homes [20] - 6:4, 6:6, 8:1, 16:10, 16:21, 23:2, 33:5, 34:3, 34:16, 34:22, 35:2,</p>
<p>F</p>		<p>G</p>	<p>H</p>	
<p>facade [4] - 10:10, 32:1, 39:13, 39:15</p> <p>faced [1] - 55:22</p> <p>fact [2] - 20:22, 53:8</p> <p>factored [1] - 46:18</p> <p>fallen [1] - 63:3</p> <p>family [8] - 24:1, 25:17, 33:9, 34:12, 34:16, 34:22, 35:3, 61:19</p> <p>fantastic [1] - 72:4</p> <p>far [5] - 18:18, 48:11, 55:17, 55:22, 59:6</p> <p>FAR [3] - 37:17, 68:21, 69:21</p> <p>farmhouse [1] - 70:2</p> <p>fascinating [1] - 72:14</p> <p>fashioned [1] - 64:22</p> <p>favor [1] - 74:2</p> <p>Fe [1] - 67:21</p> <p>fears [1] - 47:8</p> <p>feasibility [1] - 30:3</p> <p>fee [3] - 25:20, 26:22, 51:13</p> <p>feedback [5] - 6:7, 6:17, 9:5, 30:11, 33:1</p> <p>fees [2] - 63:16, 70:19</p> <p>feet [19] - 41:14, 42:8, 42:9, 42:10, 42:16, 46:4, 46:10,</p>		<p>gain [5] - 6:7, 45:10, 46:3, 46:8, 46:9</p> <p>gaining [6] - 36:9, 38:20, 46:15, 47:20, 48:3, 48:6</p> <p>garage [5] - 47:14, 47:16, 48:10, 52:7, 61:18</p> <p>Garfield [1] - 40:14</p> <p>geeks [1] - 64:19</p> <p>general [5] - 7:15, 30:21, 35:2, 35:9, 52:5</p> <p>generally [3] - 24:21, 28:8, 40:2</p> <p>generate [2] - 20:17, 28:21</p> <p>giant [1] - 44:4</p> <p>given [6] - 16:2, 22:12, 34:7, 61:7, 61:8, 75:10</p> <p>goals [3] - 9:9, 9:17, 31:7</p> <p>gold [2] - 30:20, 54:18</p> <p>gold-plated [1] - 54:18</p>	<p>half [6] - 5:6, 5:14, 46:10, 54:3, 62:20, 66:9</p> <p>hall [1] - 20:18</p> <p>hand [1] - 75:17</p> <p>handcuffed [1] - 71:7</p> <p>hang [2] - 53:15, 53:16</p> <p>happy [3] - 31:16, 53:22, 61:22</p> <p>hard [4] - 24:20, 33:20, 35:17, 64:2</p> <p>hat [2] - 53:15, 53:16</p> <p>heard [5] - 6:17, 7:14, 50:4, 59:21, 61:15</p> <p>Hearing [1] - 2:9</p> <p>hearing [8] - 1:10, 4:2, 13:6, 15:19, 16:9, 17:10, 17:20, 21:8</p> <p>height [5] - 36:19, 38:1, 69:10, 69:22, 70:3</p> <p>held [1] - 48:18</p> <p>help [12] - 5:3, 8:2, 35:13, 36:15, 41:4, 43:9, 47:9, 50:19,</p>	

<p>40:12, 40:22, 43:22, 44:19, 60:14, 62:15, 63:11, 64:9, 66:6</p> <p>hoops [1] - 30:12</p> <p>hope [6] - 2:18, 15:11, 16:20, 57:14, 70:16, 70:22</p> <p>hopefully [4] - 18:11, 36:10, 41:13, 59:17</p> <p>hoping [2] - 54:5, 59:16</p> <p>hospital [1] - 24:4</p> <p>hour [1] - 1:13</p> <p>hours [3] - 3:3, 3:4, 67:11</p> <p>hours' [1] - 62:10</p> <p>house [28] - 4:3, 4:18, 4:19, 6:20, 8:15, 19:15, 25:10, 28:3, 28:5, 28:20, 29:1, 40:13, 41:10, 42:6, 42:9, 46:19, 47:2, 47:7, 47:9, 47:10, 48:5, 52:8, 54:10, 55:15, 59:19, 60:1, 61:17, 69:2</p> <p>houses [6] - 21:10, 33:17, 46:22, 68:7, 69:12, 69:22</p> <p>HPC [17] - 2:5, 2:6, 3:2, 3:12, 4:1, 13:12, 15:2, 15:17, 16:9, 17:7, 17:10, 29:10, 31:3, 31:8, 32:3, 55:2, 68:12</p> <p>HS [1] - 24:4</p> <p>huge [2] - 57:8, 63:17</p> <p>hundred [1] - 28:7</p> <p>hung [1] - 69:13</p> <p>hurdles [1] - 7:12</p>	<p>impacts [1] - 59:20</p> <p>implementing [1] - 65:15</p> <p>important [7] - 6:13, 8:6, 10:10, 12:17, 17:16, 20:22, 57:3</p> <p>imposes [1] - 11:13</p> <p>impressed [1] - 72:5</p> <p>improvements [3] - 33:4, 50:20, 51:21</p> <p>IN [1] - 75:16</p> <p>in-depth [1] - 18:15</p> <p>incentive [6] - 26:15, 26:19, 27:6, 27:9, 57:9, 57:17</p> <p>incentives [29] - 8:12, 9:10, 9:13, 9:18, 12:14, 13:14, 14:1, 14:16, 15:8, 17:1, 18:4, 18:11, 18:16, 25:5, 25:10, 25:19, 26:8, 28:22, 32:16, 50:9, 54:15, 55:16, 59:18, 61:3, 63:15, 64:9, 65:17, 65:22, 66:13</p> <p>incentivize [2] - 5:3, 52:19</p> <p>include [5] - 12:21, 44:18, 52:9, 52:12, 65:22</p> <p>included [17] - 5:9, 5:15, 9:1, 13:2, 14:4, 14:8, 22:19, 23:22, 24:9, 30:17, 31:14, 34:20, 35:11, 36:6, 38:16, 38:21, 50:12</p> <p>includes [3] - 11:11, 12:13, 35:1</p> <p>including [2] - 9:9, 23:7</p> <p>incorporate [1] - 23:5</p> <p>increase [2] - 17:14, 44:10</p> <p>increased [1] - 58:12</p> <p>increasing [1] - 44:9</p> <p>incredible [1] - 57:19</p> <p>incredibly [2] - 35:17, 57:3</p> <p>individual [1] - 29:12</p> <p>individually [1] - 16:10</p> <p>information [4] - 3:6, 3:17, 6:11, 62:11</p> <p>inhouse [1] - 26:4</p> <p>initial [8] - 15:4, 15:18, 16:15, 16:21, 19:3, 61:4, 66:9, 67:2</p> <p>insert [1] - 53:3</p>	<p>inside [1] - 54:18</p> <p>instead [2] - 6:4, 15:14</p> <p>institutional [1] - 24:3</p> <p>intent [4] - 5:1, 20:15, 22:1, 52:17</p> <p>intention [1] - 71:20</p> <p>interested [4] - 9:18, 10:11, 22:7, 65:15</p> <p>interesting [3] - 28:18, 57:14, 65:8</p> <p>interior [7] - 30:18, 46:14, 46:20, 47:21, 52:8, 55:1, 55:3</p> <p>interject [1] - 4:20</p> <p>internally [1] - 19:13</p> <p>intersection [1] - 29:13</p> <p>introduction [1] - 4:16</p> <p>invest [1] - 7:16</p> <p>involved [2] - 19:16, 22:15</p> <p>involves [1] - 13:11</p> <p>irregular [1] - 70:14</p> <p>issue [5] - 27:5, 40:10, 43:22, 67:20, 69:21</p> <p>issues [3] - 7:22, 64:13, 69:18</p> <p>item [1] - 9:2</p> <p>items [1] - 6:16</p>	<p>J</p> <p>JIM [1] - 2:6</p> <p>job [6] - 32:20, 58:18, 68:11, 72:4, 74:4, 74:5</p> <p>JOHN [1] - 2:5</p> <p>John's [1] - 69:18</p> <p>joint [1] - 3:1</p> <p>journey [1] - 5:11</p> <p>julie [1] - 62:5</p> <p>JULIE [1] - 1:21</p> <p>Julie's [1] - 71:9</p> <p>jump [2] - 25:8, 30:13</p> <p>justified [1] - 44:7</p> <p>justify [1] - 49:11</p>	<p>K</p> <p>KATHLEEN [2] - 75:3, 75:20</p> <p>keep [5] - 18:19, 22:3, 25:1, 25:6, 32:18</p> <p>keeping [1] - 10:9</p> <p>kept [3] - 39:2, 42:2, 47:12</p> <p>kicking [1] - 9:7</p> <p>kind [42] - 5:10, 6:2, 6:14, 6:21, 7:2, 8:21, 19:10, 21:12, 22:5, 22:20, 22:22, 23:5, 23:17, 23:18, 26:18, 27:9, 29:18, 30:14, 30:19, 31:18, 31:22, 32:21, 34:5, 34:6, 35:13, 37:6, 38:13, 42:11, 43:15, 49:10, 50:9, 50:13, 56:11, 58:22, 59:3, 63:3, 64:10, 64:22, 65:8, 68:16, 71:6, 71:11</p> <p>kitchen [1] - 33:6</p> <p>knocking [1] - 55:15</p> <p>knows [1] - 8:13</p> <p>kudos [2] - 67:10, 72:16</p>	<p>L</p> <p>landmark [1] - 55:8</p> <p>landmarked [1] - 21:11</p> <p>landmarking [2] - 20:14, 55:8</p> <p>landscaping [1] - 52:5</p> <p>language [10] - 9:3, 38:21, 40:4, 41:19, 42:4, 52:13, 53:1, 53:5, 67:3, 71:2</p> <p>large [3] - 24:7, 29:19, 33:6</p> <p>largely [2] - 27:15, 51:13</p> <p>larger [6] - 3:7, 23:6, 27:9, 29:15, 29:21, 49:11</p> <p>last [2] - 5:22, 47:1</p> <p>law [1] - 65:4</p> <p>lays [1] - 11:2</p> <p>learned [1] - 59:7</p> <p>least [5] - 15:12, 36:6, 62:17, 62:19, 64:19</p> <p>leaving [1] - 14:11</p> <p>leeway [1] - 46:16</p> <p>left [1] - 27:9</p> <p>legal [4] - 11:19, 33:15, 33:19, 35:8</p> <p>less [2] - 10:6, 63:5</p> <p>letter [5] - 19:2, 19:3, 20:4, 21:3, 21:4</p> <p>letting [1] - 68:2</p> <p>level [3] - 25:6, 32:18, 61:6</p> <p>leverage [1] - 65:12</p> <p>limited [1] - 22:4</p> <p>limiting [2] - 6:18, 7:11</p> <p>line [1] - 38:6</p> <p>lines [2] - 45:8, 45:10</p> <p>link [1] - 60:17</p> <p>list [26] - 13:20, 13:21, 14:19, 15:4, 15:5, 15:17, 15:18, 15:21, 16:3, 16:13, 16:14, 16:15, 16:20, 17:8, 17:12, 17:18, 17:19, 18:3, 21:20, 24:12, 25:11, 26:11, 68:4</p> <p>listed [4] - 8:15, 8:16, 25:10</p> <p>lists [1] - 17:21</p> <p>local [1] - 65:4</p> <p>located [1] - 10:14</p> <p>locations [1] - 10:14</p> <p>longstanding [1] - 11:17</p> <p>look [10] - 4:2, 7:11, 15:15, 23:19, 25:3, 29:22, 40:17, 47:7, 51:6, 55:9</p> <p>looked [12] - 7:9, 34:13, 34:17, 35:12, 35:13, 36:18, 38:1, 45:1, 45:6, 47:17, 58:20, 64:15</p> <p>looking [8] - 9:8, 9:14, 15:5, 38:10, 42:21, 46:2, 55:14, 68:22</p> <p>looks [2] - 50:3, 70:11</p> <p>love [1] - 72:20</p> <p>loves [2] - 49:9</p> <p>lucky [1] - 47:5</p>	<p>M</p> <p>maintenance [1] - 52:5</p> <p>major [2] - 7:20, 43:22</p> <p>manipulate [1] - 34:5</p> <p>Map [1] - 1:5</p> <p>map [12] - 2:10, 13:2, 13:8, 13:11, 13:18, 14:3, 15:1, 22:22, 24:15, 24:19, 38:11,</p>
--	---	---	---	--	---	---

<p>72:22 mapped [1] - 12:8 mark [1] - 58:16 MARK [1] - 1:17 market [2] - 47:4, 61:16 marketing [1] - 67:17 marks [1] - 60:2 MARRS [12] - 2:4, 4:11, 9:4, 20:16, 21:6, 28:7, 28:18, 30:1, 53:3, 55:7, 64:18, 67:1 Marrs [3] - 4:12, 8:21, 64:4 massive [1] - 44:4 matching [4] - 17:5, 50:10, 50:17, 51:8 material [2] - 4:17, 60:15 materials [1] - 57:20 mathematically [1] - 55:17 Matter [1] - 1:4 matter [4] - 1:11, 26:3, 26:13, 28:1 matters [1] - 75:9 maximum [2] - 28:1, 52:1 McGINNIS [13] - 2:3, 21:21, 40:16, 40:19, 41:2, 41:8, 59:8, 61:14, 62:17, 62:21, 69:16, 71:9, 72:1 mean [9] - 3:3, 3:5, 3:6, 19:17, 20:2, 51:5, 58:19, 63:2, 71:10 meander [1] - 61:22 meaning [1] - 51:3 means [4] - 24:8, 24:10, 51:5, 75:11 meant [1] - 57:11 mechanisms [1] - 9:8 media [2] - 18:2, 19:6 meet [3] - 35:9, 41:15, 42:7 meeting [12] - 3:14, 3:22, 4:4, 6:1, 20:18, 24:18, 46:11, 50:16, 62:8, 63:7, 63:12, 68:17 meetings [7] - 2:19, 5:16, 5:19, 19:8, 64:4, 65:20, 65:21 meets [1] - 42:1 Member [6] - 1:17, 1:18, 1:19, 1:20, 1:21, 2:6</p>	<p>members [2] - 5:16, 5:18 MEMBERS [1] - 1:15 memorialize [1] - 9:17 mentally [1] - 53:11 mentioned [1] - 72:8 message [1] - 18:21 met [3] - 31:6, 59:6 MICHAEL [1] - 2:4 Michael [5] - 3:2, 8:21, 22:21, 54:13, 64:4 mid [1] - 72:12 mid-century [1] - 72:12 might [17] - 6:7, 7:12, 7:17, 7:18, 8:17, 9:13, 12:22, 14:6, 15:21, 24:20, 25:2, 29:22, 41:6, 57:16, 62:3, 65:14, 72:5 Mill [1] - 11:15 million [2] - 40:1, 59:22 minimal [1] - 45:14 minimum [5] - 36:5, 42:5, 42:8, 42:13, 51:22 minimums [2] - 42:3, 43:19 minor [2] - 35:19, 52:12 minute [1] - 13:15 minutes [1] - 13:4 miss [1] - 14:5 modern [4] - 31:18, 33:4, 33:9, 72:12 modernize [3] - 6:20, 36:15, 47:6 modified [1] - 11:7 modify [1] - 10:9 money [12] - 7:16, 28:4, 28:10, 28:11, 28:13, 29:2, 29:19, 30:2, 32:5, 54:20, 57:5 Moore [1] - 73:17 MOORE [8] - 1:18, 55:12, 57:1, 57:13, 58:2, 60:22, 62:2, 73:18 moratorium [2] - 19:9, 63:9 most [6] - 16:11, 31:1, 32:9, 32:19, 69:11, 70:5 mostly [1] - 21:10 motion [2] - 72:21, 73:21</p>	<p>motivation [1] - 10:7 mouth [1] - 21:16 move [8] - 6:8, 8:2, 27:5, 27:13, 34:10, 52:15, 56:21, 59:14 moved [2] - 73:5, 73:22 movement [1] - 28:20 moving [1] - 7:13 MR [47] - 1:16, 1:17, 1:18, 2:3, 2:4, 2:5, 2:6, 4:11, 9:4, 18:20, 19:4, 19:18, 20:3, 20:16, 21:2, 21:6, 21:16, 21:21, 22:16, 28:7, 28:18, 30:1, 40:16, 40:19, 41:2, 41:8, 53:3, 55:7, 55:12, 57:1, 57:13, 58:2, 58:17, 59:8, 60:20, 60:22, 61:14, 62:2, 62:17, 62:21, 64:18, 67:1, 69:16, 71:9, 72:1, 73:14, 73:18 MS [88] - 1:19, 1:20, 1:21, 2:2, 2:20, 3:16, 4:10, 4:15, 18:17, 19:3, 19:12, 19:19, 20:6, 20:10, 21:22, 22:17, 27:16, 28:6, 28:17, 29:4, 30:7, 36:22, 37:8, 37:12, 37:18, 39:16, 39:17, 40:7, 40:8, 40:11, 40:17, 40:21, 41:5, 41:11, 41:17, 41:18, 42:18, 43:1, 43:5, 43:6, 44:13, 44:15, 48:13, 48:17, 48:18, 49:2, 49:6, 49:14, 49:15, 49:17, 49:19, 50:6, 50:7, 53:18, 53:21, 54:14, 54:16, 55:6, 56:2, 57:11, 57:22, 58:6, 60:6, 61:10, 61:20, 62:6, 62:19, 63:6, 64:3, 65:19, 66:7, 66:18, 67:6, 67:9, 73:5, 73:6, 73:9, 73:10, 73:11, 73:12, 73:13, 73:15, 73:16, 73:17, 73:19, 73:22, 74:1, 74:5 multifamily [1] - 23:17</p>	<p>N</p> <p>national [1] - 10:16 nature [1] - 7:5 near [2] - 14:12, 37:2 necessary [1] - 18:3 need [13] - 4:9, 26:14, 32:2, 33:7, 38:3, 48:8, 51:1, 52:15, 54:22, 63:21, 67:3, 70:8, 70:9 needed [4] - 41:12, 46:20, 52:21, 69:4 needle [3] - 6:8, 54:6, 59:15 needs [4] - 20:4, 33:9, 51:5, 69:19 negate [1] - 16:3 neglect [3] - 66:1, 66:10, 66:20 neighbor [1] - 69:5 neighborhood [1] - 38:15 net [1] - 14:10 never [2] - 63:14, 70:6 new [13] - 10:22, 11:8, 29:11, 33:17, 34:4, 35:6, 35:15, 36:13, 36:17, 46:8, 52:6, 56:15, 71:17 news [3] - 18:1, 19:6, 67:18 next [6] - 2:8, 8:8, 14:19, 41:6, 45:15, 66:15 nice [7] - 3:13, 31:17, 37:3, 37:6, 37:16, 56:20, 68:11 nobody's [1] - 59:2 noncompliant [1] - 48:6 nonconforming [15] - 7:5, 11:19, 33:13, 35:5, 35:8, 43:2, 43:11, 45:2, 45:3, 47:11, 48:1, 48:5, 48:17, 49:5 normally [1] - 4:22 north [2] - 46:1, 47:22 Notary [2] - 75:4, 75:21 noted [1] - 12:15 notes [1] - 75:15 nothing [5] - 15:9, 20:8, 22:10, 45:19, 64:7 notice [3] - 16:8,</p>	<p>17:20, 18:6 notification [2] - 18:20, 19:1 notified [1] - 17:18 notify [2] - 15:16, 15:22 number [3] - 7:12, 22:3, 58:9 numbers [1] - 58:8</p> <p>O</p> <p>O-1 [1] - 24:2 O-2 [1] - 24:3 O-3 [1] - 23:11 oath [1] - 4:14 objections [2] - 7:18, 60:5 obviously [4] - 5:4, 28:1, 30:13, 33:1 occasions [1] - 61:11 occurring [1] - 31:13 odd [1] - 69:2 odds [1] - 71:21 OF [5] - 1:1, 1:2, 1:9, 75:1, 75:2 offenders [1] - 66:5 offer [2] - 59:19, 65:22 offered [4] - 9:10, 9:13, 15:9, 74:9 offering [1] - 26:1 office [3] - 23:11, 24:3, 34:14 often [1] - 65:3 Ogden [2] - 23:12, 23:14 old [2] - 34:6, 69:1 older [2] - 40:12, 70:2 oldest [2] - 40:22, 69:11 once [10] - 12:6, 13:16, 13:17, 14:21, 22:9, 26:11, 28:9, 33:20, 42:16 one [36] - 2:20, 2:21, 3:7, 6:16, 7:20, 8:8, 9:20, 21:6, 25:14, 25:19, 25:20, 29:8, 39:19, 39:21, 40:22, 41:6, 44:3, 44:22, 45:15, 46:22, 47:12, 48:9, 48:13, 48:14, 49:4, 49:19, 51:18, 54:22, 64:3, 64:18, 65:10, 65:19, 65:20, 69:18, 70:10</p>
---	--	---	--	--

<p>ones [5] - 15:7, 35:5, 56:17, 60:13, 64:15</p> <p>ongoing [2] - 59:8, 59:17</p> <p>open [5] - 4:18, 24:5, 33:6, 59:13, 69:19</p> <p>open-ended [1] - 59:13</p> <p>openings [1] - 2:16</p> <p>opportunity [3] - 16:1, 16:18, 17:5</p> <p>opposed [1] - 19:14</p> <p>order [3] - 2:8, 9:16, 28:12</p> <p>ordinance [5] - 9:3, 16:19, 17:15, 18:6, 68:19</p> <p>originally [2] - 33:14, 66:7</p> <p>OS [1] - 24:4</p> <p>otherwise [1] - 36:17</p> <p>outcome [1] - 71:5</p> <p>overall [1] - 26:9</p> <p>overlay [18] - 2:13, 8:22, 10:19, 10:21, 11:4, 11:7, 11:11, 11:12, 11:22, 12:7, 12:21, 13:7, 15:1, 22:20, 24:10, 64:6, 72:10, 73:3</p> <p>overlays [1] - 11:2</p> <p>overview [3] - 3:10, 4:9, 5:11</p> <p>own [1] - 57:6</p> <p>owner [3] - 13:20, 13:21, 29:1</p> <p>owners [2] - 10:7, 17:17</p>	<p>pardon [1] - 37:10</p> <p>Park [5] - 23:2, 29:10, 47:2, 61:12, 61:15</p> <p>part [13] - 5:21, 8:7, 16:6, 40:6, 41:2, 54:22, 55:3, 56:17, 61:5, 62:3, 67:5, 69:16</p> <p>particular [4] - 10:4, 12:4, 28:20</p> <p>particularly [2] - 26:2, 47:7</p> <p>parts [2] - 39:22, 68:19</p> <p>party [1] - 26:6</p> <p>past [9] - 5:6, 5:13, 35:14, 35:15, 39:14, 58:11, 66:3, 71:6, 71:14</p> <p>pasting [1] - 32:2</p> <p>pause [1] - 15:12</p> <p>pay [1] - 51:2</p> <p>peaked [1] - 63:2</p> <p>penalized [1] - 49:4</p> <p>people [41] - 6:8, 6:19, 7:2, 7:16, 8:2, 16:4, 16:8, 17:3, 17:6, 19:8, 20:11, 20:18, 21:11, 21:14, 21:20, 22:2, 22:3, 22:10, 32:19, 33:3, 35:14, 42:15, 43:9, 43:18, 50:1, 51:15, 53:9, 54:9, 55:16, 56:11, 56:12, 61:11, 61:17, 61:22, 63:10, 63:20, 66:20, 67:16, 68:1, 68:2, 68:18</p> <p>per [1] - 41:21</p> <p>percent [4] - 28:8, 44:11, 50:22, 51:3</p> <p>percentagewise [1] - 62:16</p> <p>period [2] - 52:1, 66:14</p> <p>permit [3] - 26:22, 27:5, 70:18</p> <p>permits [2] - 26:3, 51:14</p> <p>persons [1] - 18:2</p> <p>pertaining [1] - 75:10</p> <p>phrased [1] - 11:16</p> <p>picking [1] - 68:5</p> <p>picture [1] - 21:4</p> <p>pictures [1] - 39:11</p> <p>piece [2] - 65:8, 65:9</p> <p>pink [1] - 23:11</p> <p>place [5] - 13:18,</p>	<p>17:13, 43:19, 63:14, 69:4</p> <p>placed [1] - 21:14</p> <p>placement [2] - 15:4, 15:20</p> <p>places [1] - 64:8</p> <p>PLAN [1] - 1:3</p> <p>plan [4] - 24:22, 29:17, 33:7, 69:19</p> <p>Plan [1] - 1:11</p> <p>Planner [1] - 2:2</p> <p>plated [1] - 54:18</p> <p>pleasant [1] - 63:12</p> <p>point [8] - 3:11, 20:10, 22:5, 30:10, 49:19, 54:4, 57:1, 57:2</p> <p>points [1] - 3:12</p> <p>pop [1] - 56:15</p> <p>porch [6] - 39:16, 39:17, 40:13, 40:15, 41:12, 41:15</p> <p>porches [2] - 40:6, 40:9</p> <p>portion [4] - 25:21, 51:20, 57:8, 66:17</p> <p>position [1] - 71:14</p> <p>positioned [1] - 69:3</p> <p>positive [4] - 18:22, 21:15, 22:11, 62:13</p> <p>possible [4] - 28:16, 60:5, 60:19, 70:6</p> <p>possibly [3] - 8:16, 24:14, 57:7</p> <p>potentially [2] - 51:16, 51:20</p> <p>power [3] - 3:11, 30:10</p> <p>PR [1] - 19:11</p> <p>practical [2] - 15:13, 53:6</p> <p>practice [2] - 39:8, 39:10</p> <p>practices [2] - 30:21, 41:16</p> <p>pre [1] - 11:21</p> <p>pre-code [1] - 11:21</p> <p>precedence [1] - 71:8</p> <p>precode [4] - 35:4, 41:22, 42:22, 45:3</p> <p>predecessor [1] - 62:22</p> <p>preliminarily [1] - 28:15</p> <p>preliminary [2] - 23:10, 50:14</p> <p>PRESENT [2] - 1:15, 2:1</p> <p>presentation [3] -</p>	<p>4:21, 30:10, 64:5</p> <p>presentations [1] - 31:15</p> <p>preservation [42] - 5:4, 6:9, 8:9, 8:12, 9:16, 9:21, 10:19, 12:7, 12:12, 18:12, 21:12, 25:5, 26:15, 26:17, 28:11, 29:5, 29:15, 29:16, 30:6, 30:19, 30:21, 31:4, 31:7, 31:12, 31:20, 32:7, 32:16, 35:14, 39:8, 39:10, 41:16, 50:2, 50:10, 50:17, 50:21, 52:19, 53:14, 54:11, 54:21, 65:13, 66:13, 69:1</p> <p>Preservation [5] - 5:17, 27:3, 27:11, 49:21, 62:7</p> <p>preserve [6] - 15:13, 39:12, 54:10, 63:11, 67:22, 72:13</p> <p>preserving [4] - 6:5, 8:7, 10:11, 15:8</p> <p>pretty [8] - 12:18, 22:11, 22:13, 30:5, 39:1, 43:21, 45:14, 62:22</p> <p>previous [2] - 31:15, 75:6</p> <p>previously [2] - 50:11, 50:15</p> <p>primarily [1] - 34:16</p> <p>primary [2] - 34:18, 34:21</p> <p>principles [1] - 30:20</p> <p>prioritize [1] - 15:8</p> <p>PRISBY [1] - 2:6</p> <p>private [2] - 27:18, 51:11</p> <p>problem [1] - 41:3</p> <p>problems [1] - 66:2</p> <p>procedures [1] - 12:14</p> <p>PROCEEDINGS [1] - 1:9</p> <p>proceedings [1] - 74:8</p> <p>process [28] - 7:3, 7:8, 7:11, 7:15, 12:16, 12:17, 13:15, 14:2, 14:20, 17:6, 17:10, 19:1, 22:22, 24:13, 26:9, 26:17, 27:19, 30:8, 30:12, 30:14, 30:15, 31:2, 32:8, 32:12, 50:4, 55:20, 62:3</p>	<p>processes [1] - 32:10</p> <p>processing [1] - 26:2</p> <p>product [1] - 12:18</p> <p>program [10] - 17:2, 19:14, 19:21, 20:1, 22:8, 22:13, 25:19, 25:20, 54:8, 65:9</p> <p>programs [4] - 20:14, 50:15, 59:1, 64:10</p> <p>project [7] - 17:15, 32:7, 51:2, 51:5, 51:7, 57:6, 64:19</p> <p>projects [7] - 6:6, 8:2, 29:7, 31:9, 31:11, 51:7, 53:2</p> <p>properties [13] - 10:2, 12:2, 13:13, 15:4, 15:20, 16:19, 16:22, 17:8, 25:11, 30:4, 44:12, 44:22, 61:3</p> <p>property [16] - 13:17, 13:19, 13:21, 14:18, 17:18, 18:8, 18:9, 24:7, 24:11, 25:21, 25:22, 26:11, 27:8, 27:22, 51:19, 64:14</p> <p>proposal [2] - 13:12, 15:3</p> <p>propose [2] - 17:6, 17:7</p> <p>proposed [8] - 5:9, 15:17, 22:20, 32:15, 37:6, 45:11, 47:19, 71:17</p> <p>proposing [5] - 12:1, 27:1, 43:10, 44:5, 44:10</p> <p>proud [1] - 54:4</p> <p>provide [3] - 18:12, 31:10, 52:18</p> <p>provided [3] - 14:1, 18:1, 28:22</p> <p>provides [2] - 17:16, 36:4</p> <p>providing [3] - 9:19, 11:18, 35:19</p> <p>provisions [3] - 11:18, 38:16, 66:10</p> <p>public [7] - 13:6, 15:19, 16:9, 17:9, 17:20, 21:8, 25:3</p> <p>Public [3] - 2:9, 75:4, 75:21</p> <p>publicity [3] - 20:17, 22:4, 65:12</p> <p>publicize [2] - 18:3, 19:5</p>
P				
<p>p.m [1] - 1:13</p> <p>packed [1] - 4:19</p> <p>packet [12] - 5:9, 5:15, 13:2, 22:19, 34:20, 36:7, 37:1, 44:17, 50:13, 54:2, 60:16, 72:15</p> <p>packets [1] - 3:7</p> <p>Page [1] - 37:12</p> <p>page [1] - 20:5</p> <p>PAGE [2] - 1:2, 75:2</p> <p>pages [1] - 37:3</p> <p>pallet [2] - 59:18, 70:17</p> <p>pandemic [1] - 59:10</p> <p>paragraph [1] - 71:4</p> <p>paramount [1] - 67:15</p>				

<p>publicizing [2] - 19:20, 60:8</p> <p>purchased [1] - 47:5</p> <p>purply [1] - 23:18</p> <p>purpose [2] - 12:5, 31:4</p> <p>purposes [4] - 9:17, 12:14, 20:14, 30:6</p> <p>pursue [1] - 19:17</p> <p>purview [1] - 55:3</p> <p>push [1] - 6:8</p> <p>pushing [1] - 6:4</p> <p>put [12] - 3:5, 3:10, 4:7, 10:5, 30:5, 37:4, 47:13, 48:7, 48:9, 54:17, 71:2, 71:13</p> <p>putting [6] - 5:2, 30:8, 32:1, 33:3, 37:18, 53:12</p>	<p>real [5] - 8:14, 16:3, 19:22, 59:11, 60:12</p> <p>realistic [1] - 6:7</p> <p>realistically [2] - 6:3, 48:4</p> <p>really [36] - 3:1, 3:22, 6:18, 7:15, 8:6, 8:17, 16:22, 20:8, 23:1, 31:11, 31:21, 32:2, 32:6, 32:14, 36:14, 37:16, 44:7, 45:19, 46:6, 46:8, 46:19, 47:15, 53:18, 54:7, 54:20, 55:1, 59:13, 64:20, 65:7, 68:3, 69:4, 69:6, 71:10, 72:4</p> <p>realtors [1] - 18:1</p> <p>rear [12] - 43:10, 43:11, 43:16, 43:17, 46:8, 46:12, 48:2, 69:3, 69:7, 69:17, 69:20</p> <p>reason [5] - 12:4, 30:7, 31:2, 50:5, 54:16</p> <p>reassess [1] - 56:21</p> <p>reassessing [1] - 58:8</p> <p>rebate [3] - 25:21, 27:8, 51:19</p> <p>rebuild [2] - 41:13, 41:14</p> <p>receive [1] - 21:15</p> <p>received [2] - 17:19, 74:9</p> <p>receives [1] - 28:10</p> <p>receiving [1] - 9:5</p> <p>recently [1] - 72:8</p> <p>recommendation [4] - 14:22, 16:13, 17:11, 72:21</p> <p>recommendations [3] - 13:7, 16:15, 24:22</p> <p>recommended [2] - 7:6, 7:10</p> <p>recommending [1] - 27:12</p> <p>record [1] - 11:20</p> <p>recorded [1] - 18:8</p> <p>red [1] - 45:7</p> <p>reduced [1] - 75:11</p> <p>reduction [1] - 43:16</p> <p>referencing [1] - 52:11</p> <p>reflected [1] - 13:2</p> <p>regard [1] - 19:1</p> <p>regarding [5] - 12:11, 13:6, 15:20, 18:6, 58:8</p>	<p>regardless [1] - 4:5</p> <p>registry [1] - 10:16</p> <p>regs [1] - 70:21</p> <p>regulars [1] - 59:11</p> <p>regulation [2] - 27:1, 47:18</p> <p>regulations [25] - 5:2, 5:10, 6:15, 6:18, 7:1, 8:1, 9:1, 11:5, 11:7, 11:12, 22:6, 25:16, 32:17, 34:11, 35:12, 35:18, 36:3, 36:11, 39:18, 45:11, 46:9, 47:20, 56:13, 61:21, 71:18</p> <p>rehabilitation [1] - 30:18</p> <p>relate [1] - 34:21</p> <p>related [1] - 2:13</p> <p>relates [1] - 21:3</p> <p>relation [1] - 75:9</p> <p>relative [2] - 12:15, 18:12</p> <p>relaxed [3] - 10:1, 70:21, 71:17</p> <p>relief [9] - 7:22, 32:6, 35:20, 36:5, 45:14, 46:7, 51:16, 52:19, 69:4</p> <p>remain [1] - 38:22</p> <p>remar kable [1] - 68:8</p> <p>remember [1] - 71:3</p> <p>reminder [1] - 34:10</p> <p>remove [2] - 60:1, 70:5</p> <p>removing [2] - 60:3, 70:14</p> <p>renovating [1] - 60:1</p> <p>renovation [2] - 6:5, 70:20</p> <p>repeat [1] - 66:5</p> <p>replace [2] - 40:15, 70:7</p> <p>replaced [1] - 63:4</p> <p>replacing [1] - 10:22</p> <p>report [1] - 18:10</p> <p>REPORT [1] - 1:9</p> <p>Reporter [1] - 75:4</p> <p>request [1] - 13:22</p> <p>requested [2] - 2:14, 73:4</p> <p>requesting [3] - 26:21, 27:7, 32:5</p> <p>require [1] - 45:7</p> <p>required [8] - 18:5, 25:12, 40:4, 40:5, 40:20, 43:16, 45:9, 46:12</p> <p>requirement [5] - 33:19, 39:21, 42:3,</p>	<p>42:7, 42:9</p> <p>requirements [11] - 11:14, 33:15, 33:17, 35:2, 35:9, 35:20, 39:2, 39:22, 45:5, 46:11, 46:17</p> <p>requiring [1] - 48:21</p> <p>resident [1] - 63:19</p> <p>residential [1] - 23:4</p> <p>resonated [1] - 70:5</p> <p>response [1] - 72:19</p> <p>restore [1] - 47:6</p> <p>restoring [2] - 8:10, 39:12</p> <p>retrofit [1] - 46:20</p> <p>review [9] - 11:12, 11:13, 14:2, 17:10, 27:4, 27:13, 49:22, 50:4, 55:2</p> <p>reviewed [1] - 50:15</p> <p>reviewing [1] - 31:3</p> <p>reviews [1] - 70:18</p> <p>revised [1] - 50:13</p> <p>rid [1] - 38:1</p> <p>ridge [1] - 38:6</p> <p>ripping [1] - 68:1</p> <p>road [5] - 6:14, 7:10, 25:3, 31:10, 41:20</p> <p>Robb [4] - 3:2, 21:19, 37:16, 68:16</p> <p>Robbins [3] - 23:2, 29:10, 70:13</p> <p>ROBERT [1] - 2:3</p> <p>roll [2] - 21:12, 73:7</p> <p>rolling [1] - 21:13</p> <p>room [4] - 47:15, 48:7, 61:19, 69:19</p> <p>routes [1] - 26:12</p> <p>routine [1] - 52:5</p>	<p>Salmon [1] - 4:13</p> <p>Santa [1] - 67:21</p> <p>save [4] - 28:3, 28:20, 59:19, 61:17</p> <p>saving [1] - 8:11</p> <p>scale [1] - 38:14</p> <p>scary [1] - 7:15</p> <p>scattered [1] - 23:19</p> <p>Scott [2] - 55:10, 58:19</p> <p>SCOTT [1] - 1:18</p> <p>scratch [1] - 10:8</p> <p>second [5] - 10:20, 22:13, 36:21, 73:6, 74:1</p> <p>secretary [1] - 30:17</p> <p>Section [4] - 35:1, 35:3, 35:7, 40:1</p> <p>section [1] - 49:9</p> <p>sectioning [1] - 52:11</p> <p>sections [5] - 2:11, 34:18, 34:21, 73:1</p> <p>see [15] - 3:13, 4:6, 6:13, 12:9, 18:10, 36:8, 37:7, 37:15, 39:19, 45:8, 45:12, 56:11, 56:22, 57:6, 61:16</p> <p>seeing [1] - 56:15</p> <p>sees [1] - 20:7</p> <p>select [1] - 23:15</p> <p>self [2] - 53:20, 71:15</p> <p>self-created [2] - 53:20, 71:15</p> <p>send [3] - 16:8, 26:5, 60:16</p> <p>sense [2] - 39:14, 71:20</p> <p>sent [1] - 19:2</p> <p>separate [6] - 24:12, 26:12, 39:18, 44:18, 66:11, 66:16</p> <p>September [1] - 75:18</p> <p>set [4] - 49:1, 50:19, 70:7, 75:17</p> <p>setback [5] - 36:10, 42:5, 42:7, 42:12, 69:17</p> <p>setbacks [4] - 44:19, 45:7, 45:9, 63:16</p> <p>settled [2] - 10:18, 12:6</p> <p>several [3] - 6:1, 54:7, 56:4</p> <p>share [2] - 51:4, 51:8</p> <p>shared [1] - 21:19</p> <p>shift [1] - 54:6</p> <p>short [1] - 67:4</p>	
<p>Q</p>	<p>questions [16] - 4:20, 18:17, 20:19, 44:21, 47:12, 48:11, 54:1, 55:11, 58:3, 58:6, 60:4, 62:14, 63:21, 70:6, 70:14, 72:17</p> <p>quicker [1] - 8:3</p> <p>quickly [4] - 6:12, 22:18, 32:14, 50:8</p> <p>quite [10] - 3:19, 4:21, 5:7, 14:4, 17:13, 22:6, 49:12, 52:4, 68:14, 69:12</p>	<p>R</p>	<p>R-1 [4] - 11:1, 24:1, 37:4, 45:2</p> <p>R-2 [2] - 11:1, 24:1</p> <p>R-3 [1] - 24:1</p> <p>R-4 [2] - 24:1, 37:5</p> <p>R-5 [1] - 23:16</p> <p>R-6 [1] - 23:16</p> <p>raised [1] - 57:9</p> <p>ramifications [1] - 57:4</p> <p>range [2] - 50:20, 63:4</p> <p>rather [1] - 63:19</p> <p>ratio [3] - 34:2, 34:6, 43:21</p> <p>reaching [2] - 12:17, 60:9</p> <p>read [5] - 24:20, 27:17, 35:17, 36:1, 37:20</p>	<p>S</p>	<p>sake [1] - 44:20</p> <p>SALMON [46] - 2:2, 3:16, 4:10, 4:15, 18:17, 19:3, 19:12, 19:19, 20:10, 21:22, 22:17, 28:6, 29:4, 30:7, 36:22, 37:8, 37:12, 37:18, 39:17, 40:8, 40:17, 41:11, 41:18, 43:1, 43:6, 44:15, 48:18, 49:6, 49:15, 49:19, 50:7, 53:21, 54:16, 56:2, 57:22, 60:6, 61:10, 61:20, 64:3, 66:7, 73:9, 73:11, 73:13, 73:15, 73:17, 73:19</p>

<p>shorthand [2] - 75:12, 75:15</p> <p>Shorthand [1] - 75:4</p> <p>shortly [1] - 66:15</p> <p>shot [1] - 60:3</p> <p>show [5] - 37:6, 42:16, 43:13, 54:10, 61:1</p> <p>showed [1] - 39:11</p> <p>shown [1] - 35:16</p> <p>shows [1] - 71:12</p> <p>side [23] - 26:20, 37:7, 41:21, 46:1, 46:2, 46:4, 46:5, 46:14, 47:14, 47:21, 47:22, 48:1, 48:14, 48:15, 48:20, 49:3, 49:4, 49:8, 49:11, 56:6, 56:9, 69:8</p> <p>side-by-side [1] - 37:7</p> <p>sideways [1] - 10:6</p> <p>sign [1] - 29:11</p> <p>signage [1] - 29:16</p> <p>signature [1] - 75:18</p> <p>significance [1] - 23:20</p> <p>significant [15] - 10:3, 10:13, 13:1, 13:13, 13:19, 14:7, 14:18, 15:14, 16:12, 16:22, 18:7, 24:8, 24:11, 25:11, 26:10</p> <p>similar [5] - 11:22, 17:9, 58:19, 64:2, 65:16</p> <p>simple [1] - 63:18</p> <p>simpler [1] - 37:20</p> <p>simplifying [1] - 67:12</p> <p>single [9] - 2:20, 2:21, 24:1, 24:7, 25:17, 34:12, 34:16, 34:21, 35:3</p> <p>single-family [5] - 24:1, 25:17, 34:12, 34:16, 35:3</p> <p>singled [1] - 12:2</p> <p>sink [1] - 62:12</p> <p>site [1] - 17:22</p> <p>sites [1] - 23:15</p> <p>situations [1] - 56:19</p> <p>size [1] - 35:10</p> <p>sizes [1] - 38:21</p> <p>slew [1] - 64:13</p> <p>slide [7] - 3:16, 6:11, 12:9, 30:8, 35:18, 37:19, 37:21</p> <p>slides [1] - 31:14</p> <p>slight [1] - 29:5</p>	<p>slightly [1] - 12:2</p> <p>smaller [3] - 38:20, 51:6, 51:7</p> <p>smooth [1] - 30:11</p> <p>someone [12] - 18:9, 19:14, 29:20, 31:22, 36:12, 39:9, 47:5, 52:6, 52:15, 54:17, 67:20, 69:5</p> <p>sometimes [1] - 61:21</p> <p>soon [1] - 61:15</p> <p>sorry [1] - 42:19</p> <p>sort [5] - 7:22, 26:19, 33:3, 45:21, 58:14</p> <p>sound [1] - 55:13</p> <p>South [2] - 47:1, 61:12</p> <p>south [1] - 47:14</p> <p>space [3] - 24:5, 43:13, 55:18</p> <p>span [1] - 62:21</p> <p>special [2] - 11:20, 29:7</p> <p>specific [5] - 27:22, 50:20, 53:13, 68:18, 69:14</p> <p>specifically [1] - 26:8</p> <p>specified [1] - 40:5</p> <p>spend [1] - 59:22</p> <p>spending [1] - 5:13</p> <p>spent [2] - 5:7, 57:20</p> <p>squash [1] - 19:10</p> <p>ss [2] - 1:1, 75:1</p> <p>staff [3] - 30:22, 61:16, 62:7</p> <p>standard [3] - 30:21, 35:9, 71:15</p> <p>standards [13] - 10:1, 11:14, 11:19, 12:14, 27:13, 29:17, 30:18, 31:6, 31:20, 42:2, 52:13, 53:6, 71:11</p> <p>standpoint [3] - 12:3, 19:11, 53:7</p> <p>start [6] - 10:8, 15:2, 32:16, 38:19, 56:14, 71:2</p> <p>started [7] - 9:8, 9:13, 59:10, 61:13, 63:1, 66:8, 70:3</p> <p>State [1] - 75:5</p> <p>STATE [2] - 1:1, 75:1</p> <p>stay [1] - 66:3</p> <p>step [7] - 12:10, 12:19, 13:5, 13:10, 13:16, 14:19, 19:7</p> <p>STEPHEN [1] - 1:16</p>	<p>steps [5] - 7:8, 12:8, 15:16, 17:16, 67:18</p> <p>sticks [1] - 66:17</p> <p>still [18] - 10:9, 11:5, 24:15, 27:12, 31:2, 32:9, 32:12, 40:3, 42:10, 43:19, 44:1, 48:6, 48:12, 48:18, 49:20, 50:4, 52:15, 52:20</p> <p>stock [1] - 70:11</p> <p>stop [4] - 15:10, 17:13, 36:20, 68:4</p> <p>stories [1] - 38:9</p> <p>story [1] - 20:20</p> <p>strange [1] - 34:2</p> <p>streamline [1] - 30:12</p> <p>streamlined [1] - 7:11</p> <p>Street [3] - 45:1, 45:22, 46:3</p> <p>strict [2] - 39:4, 53:9</p> <p>stricter [1] - 66:19</p> <p>strictly [1] - 55:4</p> <p>structure [8] - 12:22, 14:7, 18:7, 41:22, 45:3, 45:4, 47:11, 53:10</p> <p>structured [1] - 65:17</p> <p>structures [12] - 10:4, 10:13, 11:21, 14:18, 24:11, 26:11, 33:13, 35:4, 35:5, 40:5, 53:14, 55:8</p> <p>struggle [1] - 71:10</p> <p>struggling [2] - 72:7, 72:11</p> <p>stuck [1] - 42:11</p> <p>studies [1] - 30:3</p> <p>study [1] - 30:2</p> <p>stuff [3] - 22:12, 52:12, 58:3</p> <p>styles [1] - 70:2</p> <p>subdividing [1] - 38:19</p> <p>subject [3] - 27:4, 44:11, 45:4</p> <p>submitted [1] - 55:2</p> <p>subsection [1] - 40:1</p> <p>substantial [2] - 45:16, 51:21</p> <p>successful [1] - 65:11</p> <p>sudden [2] - 38:19, 56:14</p> <p>summary [1] - 37:16</p> <p>support [1] - 54:11</p> <p>supporting [1] -</p>	<p>52:14</p> <p>supports [1] - 53:1</p> <p>surveys [1] - 30:3</p> <p>swear [1] - 4:9</p> <p>sworn [1] - 75:8</p> <p>sympathetic [1] - 41:9</p> <p>system [2] - 28:22, 70:7</p>	<p>51:18, 62:18, 62:19, 63:4</p> <p>thorough [1] - 3:5</p> <p>thoughtful [1] - 3:4</p> <p>thoughts [1] - 3:21</p> <p>three [1] - 25:18</p> <p>throwing [2] - 36:7, 45:13</p> <p>ticking [1] - 15:2</p> <p>tie [1] - 6:14</p> <p>tied [1] - 19:15</p> <p>ties [1] - 8:7</p> <p>tip [1] - 36:11</p> <p>title [4] - 11:9, 18:8, 18:10, 20:7</p> <p>Title [5] - 1:6, 2:12, 9:15, 12:11, 73:2</p> <p>today [5] - 4:18, 5:2, 5:12, 5:18, 15:9</p> <p>together [5] - 3:5, 3:11, 4:7, 5:3, 68:18</p> <p>tollway [1] - 23:14</p> <p>ton [2] - 32:5, 55:18</p> <p>tonight [2] - 12:13, 25:5</p> <p>took [2] - 5:19, 65:1</p> <p>tools [1] - 44:2</p> <p>top [2] - 11:2, 48:1</p> <p>toppers [1] - 29:11</p> <p>total [2] - 44:13, 44:15</p> <p>touched [1] - 50:9</p> <p>tough [1] - 71:14</p> <p>towards [4] - 6:8, 27:21, 45:22, 54:20</p> <p>town [2] - 12:21, 20:18</p> <p>towns [1] - 67:19</p> <p>track [1] - 56:7</p> <p>tracking [1] - 62:22</p> <p>transcribed [1] - 75:12</p> <p>transcript [1] - 75:14</p> <p>treatment [1] - 12:3</p> <p>trickier [1] - 56:10</p> <p>tried [6] - 6:2, 30:4, 32:13, 34:9, 35:21, 37:19</p> <p>true [1] - 75:14</p> <p>truly [1] - 8:7</p> <p>trustees [2] - 4:1, 62:8</p> <p>truth [3] - 56:5, 56:12, 75:9</p> <p>try [5] - 25:6, 32:18, 59:14, 61:17, 71:13</p> <p>trying [9] - 19:10, 23:4, 37:17, 39:12, 52:18, 67:21, 68:4, 70:5, 70:18</p>
--	--	---	--	--

<p>turn [3] - 8:20, 14:15, 18:14</p> <p>two [8] - 4:10, 5:17, 26:12, 36:6, 37:5, 38:9, 44:20, 47:16</p> <p>types [2] - 9:10, 9:12</p> <p>typewritten [1] - 75:13</p>	<p>2:15, 3:2, 3:12, 4:1, 6:2, 7:9, 8:6, 9:7, 9:15, 9:18, 10:15, 11:22, 14:8, 15:6, 21:5, 23:5, 23:21, 25:1, 25:21, 28:9, 28:10, 28:12, 29:18, 30:4, 33:11, 34:22, 50:19, 51:2, 51:20, 54:10, 54:19, 63:6, 65:11, 67:18, 68:12, 73:2, 73:4</p> <p>Village [4] - 1:6, 2:2, 2:4, 5:18</p> <p>village's [2] - 17:22, 51:8</p> <p>village-wide [1] - 11:22</p> <p>violate [1] - 69:22</p> <p>visually [1] - 24:20</p> <p>voluminous [1] - 15:21</p> <p>voluntary [6] - 13:14, 13:22, 19:13, 21:1, 25:10, 66:13</p> <p>vote [1] - 73:8</p>	<p>wide [1] - 11:22</p> <p>WILLOBEE [11] - 1:17, 18:20, 19:4, 19:18, 20:3, 21:2, 21:16, 22:16, 58:17, 60:20, 73:14</p> <p>Willobee [1] - 73:13</p> <p>wise [1] - 55:18</p> <p>wish [1] - 63:13</p> <p>witnesses [2] - 75:8, 75:11</p> <p>word [4] - 20:1, 21:16, 60:18, 67:15</p> <p>words [2] - 55:14, 61:6</p> <p>workshop [1] - 20:18</p> <p>world [1] - 30:20</p> <p>worried [1] - 71:7</p> <p>worth [2] - 8:7, 62:10</p> <p>wrap [1] - 56:20</p> <p>writing [1] - 75:11</p> <p>written [1] - 43:6</p>	<p>11:17, 11:18, 12:3, 12:12, 25:16, 25:17, 26:22, 32:5, 32:9, 32:11, 32:17, 32:19, 33:2, 34:11, 34:12, 35:3, 36:1, 51:16, 51:17, 56:5, 56:9, 61:2, 61:20, 63:20, 64:9, 64:19, 68:19, 70:21, 73:1</p> <p>Zoom [2] - 5:22, 59:9</p>
U			
<p>ultimately [1] - 15:11</p> <p>under [3] - 15:3, 16:18, 17:21</p> <p>understandable [1] - 67:12</p> <p>undertaking [1] - 3:19</p> <p>unenclosed [1] - 40:8</p> <p>unfortunately [1] - 33:19</p> <p>unique [4] - 52:20, 56:19, 64:11, 65:9</p> <p>universe [3] - 15:6, 16:21, 21:9</p> <p>unless [1] - 24:21</p> <p>unlike [1] - 63:20</p> <p>up [27] - 5:5, 5:14, 7:18, 8:11, 15:22, 21:5, 21:8, 22:3, 23:12, 27:10, 28:19, 45:8, 50:19, 50:22, 56:15, 56:20, 65:1, 65:21, 66:21, 68:5, 69:13, 69:21, 70:7, 70:10, 71:12, 71:22</p> <p>uptake [1] - 58:22</p> <p>user [2] - 35:22, 36:2</p> <p>user-friendly [2] - 35:22, 36:2</p> <p>uses [1] - 40:5</p> <p>utilizing [1] - 30:2</p>			
V	W	Y	
<p>values [1] - 64:14</p> <p>variation [9] - 7:3, 7:7, 7:14, 32:10, 52:13, 52:16, 52:21, 53:6, 71:19</p> <p>variations [1] - 52:14</p> <p>various [8] - 2:10, 9:8, 10:14, 13:22, 14:16, 35:11, 73:1, 75:7</p> <p>view [1] - 11:17</p> <p>VIII [1] - 11:10</p> <p>village [38] - 2:12,</p>	<p>wait [1] - 72:15</p> <p>waived [1] - 43:20</p> <p>waiver [3] - 25:20, 26:22, 63:16</p> <p>waivers [1] - 51:13</p> <p>waiving [1] - 70:18</p> <p>wants [4] - 22:14, 29:21, 30:11, 39:9</p> <p>war [1] - 41:1</p> <p>watch [1] - 2:22</p> <p>watched [1] - 2:18</p> <p>ways [2] - 21:6, 60:18</p> <p>weary [2] - 16:5, 19:10</p> <p>web [1] - 17:22</p> <p>website [1] - 60:17</p> <p>weird [2] - 32:1, 49:7</p> <p>whatnot [1] - 58:15</p> <p>WHEREOF [1] - 75:16</p> <p>WHEREUPON [1] - 4:12</p> <p>WHICH [1] - 74:7</p> <p>white [1] - 71:12</p> <p>whole [13] - 2:19, 5:16, 20:10, 21:22, 23:5, 27:18, 29:12, 31:4, 31:15, 32:4, 50:16, 64:4, 65:20</p>	<p>yard [20] - 40:20, 43:11, 43:16, 45:20, 46:3, 46:4, 46:5, 46:8, 46:12, 46:13, 46:15, 47:21, 48:1, 48:2, 48:20, 49:8, 49:11, 69:3, 69:7, 69:8</p> <p>yards [8] - 39:1, 39:4, 39:6, 40:5, 41:21, 43:10, 48:14, 48:15</p> <p>year [11] - 3:19, 5:6, 5:14, 5:20, 5:22, 47:1, 51:10, 52:1, 54:3, 63:2, 66:9</p> <p>year-and-a-half [4] - 5:6, 5:14, 54:3, 66:9</p> <p>yearly [1] - 58:15</p> <p>years [5] - 49:18, 58:12, 63:5, 63:8, 65:5</p> <p>yield [1] - 58:4</p> <p>York [1] - 23:12</p>	
	Z		
	<p>ZBA [8] - 40:14, 49:18, 53:7, 56:15, 56:16, 70:8, 71:2</p> <p>Zoning [1] - 70:9</p> <p>zoning [40] - 2:11, 6:18, 7:1, 7:22, 9:16, 9:21, 9:22, 10:1, 10:22, 11:5, 11:10,</p>		

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance & Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street

PROPERTY: 101 W. Chestnut (PINs: 09-12-109-005; 09-12-109-012; 09-12-109-002)

APPLICANT: VetChart, LLC

REQUEST: Special Use Permit & Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: August 10, 2022

BOARD OF TRUSTEES 1ST READING: September 6, 2022

SUMMARY OF REQUEST: The Village of Hinsdale received an application from VetChart, LLC requesting approval of a Special Use Permit to allow for the operation of a pet hospital at 101 W. Chestnut Street in the B-1 Community Business District. In accordance with Section 5-105 of the Zoning Code, pet hospitals are classified as Veterinary Services for Animal Specialties under SIC Code 0742, which are considered a Special Use in the B-1 District and are only permitted in stand-alone buildings.

The applicant also requests approval of an Exterior Appearance and Site Plan Review to allow for the removal of the existing drive-through lanes used by the former bank, changes to the west building elevation, installation of a loading space and planter boxes, and the construction of an outdoor animal enclosure, a dumpster enclosure, and a parklet system on the west side of the building.

BACKGROUND: The applicant proposes to occupy an existing one-story, stand-alone vacant building formerly occupied by a bank. In 2002, by Ordinance No. O2002-41, the Village Board approved a Special Use Permit and Exterior Appearance / Site Plan for two drive-through lanes to be installed on the west side of the building and changes to the building elevations. Minor changes to the original site plan and building elevations were approved under Ordinance No. O2003-2 and O2003-39.

In the Business Zoning Districts, drive-through lanes are only permitted for drugstores, pharmacies, and banks or financial institutions (depository or non-depository credit institutions) subject to approval of a Special Use Permit and in accordance with the use regulations listed in Section 5-109. Drive-through lanes are not permitted for pet hospitals. As a result, the applicant intends to remove the drive-through window and accessory components formerly used by the bank and convert the two existing drive-through lanes into an outdoor area for animals, a dumpster enclosure, a parklet area for staff, and a loading area. Approval of a new Special Use Permit will be required in the future to re-establish any drive-through lanes.

There are no properties in a single-family residential zoning district within 250 feet of the subject property. Fullers Car Wash is located to the north in the B-1 District. A multi-tenant shopping center with a mix of office and service uses (real estate office, financial advisor office, dry cleaners, physical therapy, and pet grooming) are located to the south across Chestnut Street in the B-3 District. A Village-owned public parking lot, office building with an insurance company, and multi-tenant building with offices and a dry cleaners are located to the east across Lincoln Street in the B-1 District. Grant Square Shopping Center is located to the west and includes a mix of retail, office, and service uses. Chestnut Street, a private street serving Grant Square, is included on the south side of the property.

A public hearing was held on Wednesday, August 10, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on July 21, 2022. The public hearing notice and transcripts are attached.

PUBLIC HEARING SUMMARY: At the public hearing held on August 10, 2022, Patrick McGinnis, the attorney representing the applicant from Donatelli and Coules, provided an overview of the project. The applicant, Sarah Baker, representing VetChart, LLC, and Patrick Callahan from Studio GC, the architect for the project, were also present at the meeting to answer questions.

Mr. McGinnis summarized how the proposed animal hospital use meets the standards for a Special Use. Mr. McGinnis stated the proposed use is consistent with the purposes of the Village's Zoning Code, noting that the B-1 District provides for community businesses that support the community. A market analysis was completed for the community, which found that there is a need for additional vet clinics and the proposed use would further the goals of the zoning district.

Mr. McGinnis stated the proposed use will not cause undue impact on the adjacent properties or the community. The animal hospital will provide a less intensive use than the former bank in this building. When they first open, the business will have two (2) to three (3) employees at one time and approximately one (1) to two (2) clients per hour.

Mr. McGinnis stated the use will not interfere with the surrounding development, noting it will have a lower intensity than the former bank and will be in harmony with surrounding businesses in the area. There is a pet grooming business in the adjacent shopping center across the street. The applicant will not provide grooming services, but both businesses will go hand-in-hand in operations. It was also noted there are adequate public facilities and no changes are needed to accommodate the proposed animal hospital.

Mr. McGinnis stated the proposed use will not cause undue traffic congestion and noted again the use is less intense than the former bank. There is adequate parking on site. The business requires about fourteen (14) parking spaces and thirty-two (32) spaces are provided, which exceeds the amount needed.

There will be no destruction of significant features and the applicant will be in compliance with the standards and requirements of all Village codes. The existing drive-throughs will be removed, as they are not needed for veterinary services and are not allowed for this type of use by the Village's Zoning Code. There will be no overnight operations for this business. The business will have traditional hours, opening at about 7:30 a.m. and closing at 5:30 p.m. A public benefit would be provided to the community by providing veterinary services, which was shown in a market study to be of need in the area. Mr. McGinnis also noted that there are no residential properties adjacent to the building. The building has been vacant for some time and no overnight boarding is proposed.

The applicant has taken steps to mitigate any possible adverse impacts. Dogs will be taken outside one at a time with an employee into the enclosed outdoor area, which will have artificial turf, a drainage mat, and drain tile. There is a similar facility in Burr Ridge that has a large space with the same drainage system and reported they have had no issues with smells or cleanliness.

Mr. Callahan then provided an overview of the changes to the proposed building and site, which includes the installation of an outdoor enclosure for animal relief, a parklet for employees, planters, and a loading area for deliveries. The outdoor animal enclosure will not be used as a dog run where animals will be outside unattended. It is designed to shield the area from public view.

Commissioner Curry asked for clarification on if a crematorium will be located in the building. Mr. McGinnis confirmed there will not be a crematorium on the premises and the business will use a pick-up service.

Commissioner Curry asked about the storm drain in the outdoor enclosure and if there are any concerns. Staff confirmed that the final design will be determined by Flagg Creek, but ultimately the plans show that any drainage will be piped underground. Disposal of other waste from the animal hospital will be handled separately.

Commissioner Crnovich stated this would be a nice repurposed use of the building and would be a good service to provide for Hinsdale.

Commissioner Crnovich noted that no overnight boarding was proposed, but asked if animals will be kept overnight after surgeries or for other reasons. Ms. Baker stated no overnight care will take place as they will not have staff working overnight.

Commissioner Crnovich asked if this business will generate any sales tax revenue. Ms. Baker comments that she assumes they will if they are selling pharmaceutical products for animals as part of the medical care provided.

Commissioner Willobee asked if any of the parking on site was used by Fullers, the business located to the north. Mr. McGinnis noted that he is not aware if any parking is being used by Fullers employees, but it is designated for this property only. Commissioner Willobee stated it appears they may be parking on site. Ms. Baker commented that some parking may have been used temporarily while the building was vacant, but the intention is that the entire parking lot will be used by the animal hospital.

Commissioner Willobee he liked the idea of adding greenery to the area, but was not a fan of the modern design of the proposed planters.

Commissioner Fiascone noted her questions have been answered.

Commissioner Moore asked if there will be a water spigot in the outdoor enclosure to clean the area. The applicant confirmed that a spigot will be provided.

Chairman Cashman noted this is a great repurposing of this building as it has been vacant for a while. Chairman Cashman asked if the applicant had another location elsewhere, as Burr Ridge was mentioned previously during the meeting. Ms. Baker stated she does not have another location, but contacted a large dog day care facility in Burr Ridge to discuss their outdoor drainage system and any issues they faced. Ms. Baker stated the Burr Ridge facility has a much larger area with 100-150 dogs outside all day and have faced no issues. The proposed vet clinic expects to have no more than five (5) dogs in their area per day.

Commissioner Crnovich asked if the business will come back later to Plan Commission for a review of proposed signage. It was confirmed that a sign permit application will be submitted separately in the future.

Commissioner Curry asked if the business is associated with Hinsdale Animal Hospital as there was a note on the plans. Ms. Baker confirmed they are not associated and the future name of the business will be Lane Veterinary.

No members of the public provided comment at the meeting. Staff did not receive complaints or negative feedback from members of the public prior to the meeting.

There being no further questions or members of the public wishing to speak on the application, a motion to approve the Special Use Permit and the Exterior Appearance and Site Plan Review was made by Commissioner Curry and seconded by Commissioner Willobee, as submitted. The vote carried by a roll call vote as follows:

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

FINDINGS: In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. Overall, the Commission expressed support for the project, noting that the proposed changes would be an improvement to the existing conditions.

Commissioners noted that proposed plans met several of the standards for approval identified in the Zoning Code including improvements to landscaping, screening, and the proposed dumpster enclosure (Section 11-604(F)(1)(h) and (i)). The proposed use meets code requirements, fits into the surrounding area, and will provide adequate drainage in the outdoor animal enclosure (Section 11-604(F)(1)(c), (f), and (k)). The proposed changes to the building elevations utilize a quality design and materials that are in keeping with the existing building and surrounding area (Section 11-605(E)(1) and Section 11-605(E)(2)).

In recommending approval of the Special Use Permit, the Plan Commission determined that the standards set forth in Section 11-602(E) of the Village's Zoning Code have been met. The following are the summary of Findings of the Plan Commission relative to the application request based on the standards listed in Section 11-602(E):

1. *General Standards: No special use permit shall be recommended or granted pursuant to this section unless the applicant shall establish that:*
 - (a) *Code And Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.* The proposed use, a pet hospital and veterinary clinic, is classified as Veterinary Services for Animal Specialties, which is considered a Special Use in the B-1 District and is only permitted in stand-alone buildings. The proposed animal hospital will be located in a stand-alone building. The applicant stated that proposed use is consistent with the purposes of the B-1 District, which provides for businesses that support the community. A market analysis was completed, which found that there is a need for additional vet clinics in the community and the proposed use would further the goals of the zoning district. The Plan Commission found this standard to be met.
 - (b) *No Undue Adverse Impact: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.* The proposed use will not cause undue impact on the adjacent properties or the community. It was stated that the animal hospital will provide a less intensive use than the former bank in this building. When they first open, the business will have two (2) to three (3) employees at one time and approximately one (1) to two (2) clients per hour. There are no residential properties adjacent to or within the immediate area around the site. No overnight boarding is proposed and adequate measures have been put in place to provide screening and drainage for the outdoor animal relief area. An enclosure will also be installed to screen dumpsters and trash handling areas on site. The Plan Commission found this standard to be met.

- (c) *No Interference With Surrounding Development: The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.* The proposed use will not interfere with the surrounding development. It was stated that the veterinary facility will have a lower intensity than the former bank and will be in harmony with surrounding businesses in the area. There will be no overnight operations for this business. The business will have traditional hours, opening at about 7:30 a.m. and closing at 5:30 p.m. The Plan Commission found this standard to be met.
- (d) *Adequate public facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.* There are adequate public facilities and no changes are needed to accommodate the proposed animal hospital. The Plan Commission found this standard to be met.
- (e) *No traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.* The proposed use will not cause undue traffic congestion and noted the use is less intense than the former bank. There is adequate parking on site. The business requires fourteen (14) parking spaces and thirty-two (32) spaces are provided, which exceeds the amount needed. There was a discussion on existing parking being used by the neighboring business to the north, where the applicant confirmed that some parking on site may have been used temporarily while the building was vacant, but the intention is that the entire parking lot will be used by the animal hospital. The Plan Commission found this standard to be met.
- (f) *No destruction of significant features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.* The property is not historically significant or located within a historic district. There will be no destruction of significant features. The Plan Commission found this standard to be met.
- (g) *Compliance with standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.* The use will meet all code requirements. The Plan Commission found this standard to be met.
2. *Special standards for specified special uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.* The use will be located in a stand-alone building, as required by the Zoning Code, and all code requirements will be met. The existing drive-through lanes will be removed, as they are not needed for veterinary services and are not allowed for this type of use by the Village's Zoning Code. The Plan Commission found this standard to be met.
3. *Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider:*
- (a) *Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.* The proposed use will be located in a building that has been vacant for some time and several Commissioners noted this was a good repurposing of the building. Based on a market study completed, there is a need for veterinary services in the area, which this use will provide. It was noted that this business is expected to generate some sales tax revenue from selling medical and pharmaceutical products for animals. The project will also provide additional landscaping and screening on site. The Plan Commission found this standard to be met.

(b) *Alternative locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.* The building location is an ideal location for this use as it is not adjacent to or nearby any residential properties, has been vacant for a period of time, and provides adequate parking. A pet grooming business is located in the building across the street and provides a complementary use. The proposed building is a stand-alone building, which is required for animal hospitals and veterinary services under the Zoning Code requirements. A market study showed that there is a lack of veterinary services provided in the community. The Plan Commission found this standard to be met.

(c) *Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.* The applicant stated they have taken steps to mitigate any possible adverse impacts. No overnight boarding is proposed. Dogs will be taken outside one at a time with an employee into the enclosed outdoor area, which will have artificial turf, a drainage mat, and drain tile. A drain tile will pipe any run off underground and a water spigot will be installed to clean the outdoor area. The outdoor animal enclosure will not be used as a dog run where animals will be outside unattended and will be screened from view. Additional landscaping and a parklet is also provided as part of the project. The Plan Commission found this standard to be met.

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of six (6) ayes and zero (0) nays, with three (3) absent, recommended to the President and Board of Trustees approval of Case A-16-2022, a Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance & Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street, as submitted.

Signed: _____
Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

**VILLAGE OF HINSDALE
NOTICE OF PLAN COMMISSION
PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, August 10, 2022 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from VetChart, LLC for a Special Use Permit to allow for the operation of a pet hospital (Veterinary Services for Animal Specialties - SIC Code 0742) at 101 W. Chestnut Street located in the B-1 Community Business District. The applicant is also requesting concurrent approval of an Exterior Appearance and Site Plan Review to allow for changes to the existing site and building elevations, including the construction of an outdoor animal enclosure, parklet, and removal of the exiting drive-through lanes and accessory components. This request is known as Case A-16-2022.

Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 101 W. Chestnut Street, Hinsdale IL, 60521 (PINs: 09-12-109-005; 09-12-109-012; 09-12-109-002) and legally described as follows:

LOTS 1, 2 AND 3 IN BERGMAN'S RESUBDIVISION OF PART OF OUT LOT 1 OF THE TOWN OF HINSDALE AND PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BERGMAN'S RESUBDIVISION RECORDED JULY 17, 1945 AS DOCUMENT 480985, IN DUPAGE COUNTY, ILLINOIS.

ALSO THAT PART OF LOT 2 IN GRANT SQUARE SHOPPING CENTER RESUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 2, THENCE SOUTH ON THE EAST LINE OF LOT 2, 36.63 FEET TO THE SOUTHEAST CORNER OF LOT 2, THENCE WEST ON THE SOUTH LINE OF LOT 2, 20.00 FEET, THENCE SOUTHWESTERLY ON THE SOUTH LINE OF LOT 2, 149.74 FEET TO AN ANGLE POINT, THEN NORTHERLY 24 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BERGMAN'S RESBUDIVISION, THENCE NORTHEASTERLY ON THE NORTH LINE OF LOT 2, TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT RECORDED MARCH 3, 1964 AS DOCUMENT NO. R-64-6737, IN DU PAGE COUNTY, ILLINOIS.

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: July 14, 2022

Christine M. Bruton, Village Clerk

To be published in the Hinsdalean on July 21, 2022

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 VetChart, LLC, Special)
 Use, 101 West Chestnut)
 Case No. A-16-2022.)

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
 August 10, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MR. MARK WILLOBEE, Member;
 MR. SCOTT MOORE, Member;
 MS. CYNTHIA CURRY, Member;
 MS. ANNA FIASCONE, Member and
 MS. JULIE CRNOVICH, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. ROBERT MCGINNIS, Director of</p> <p>4 Community Development;</p> <p>5 MR. MICHAEL MARRS, Village Attorney;</p> <p>6 MR. PATRICK MCGINNIS, Attorney for</p> <p>7 Applicant;</p> <p>8 MR. PATRICK CALLAHAN, Architect for</p> <p>9 Applicant;</p> <p>10 MS. SARAH BAKER, Applicant.</p> <hr/> <p>11 CHAIRMAN CASHMAN: Next we have a</p> <p>12 Public Hearing. It's Case A-16-2022 for 101</p> <p>13 West Chestnut Street, special use permit to</p> <p>14 allow for an animal hospital in the B-1</p> <p>15 community business district and an exterior</p> <p>16 appearance/site plan review to allow for changes</p> <p>17 to the existing building and site for VetChart,</p> <p>18 LLC, located at 101 West Chestnut Street.</p> <p>19 We are going to need to swear in</p> <p>20 anybody who is going to testify or speak on this</p> <p>21 matter.</p> <p>22 (Oath administered en masse.)</p>	<p style="text-align: right;">4</p> <p>1 of the property, which was Republic bank, to add</p> <p>2 an outdoor enclosed space to use for animals, to</p> <p>3 add a parklet for employees, add planter boxes</p> <p>4 and also to allow for a loading space and also</p> <p>5 minor changes to the elevation. The applicant's</p> <p>6 request for a special use for a vet clinic meets</p> <p>7 all the standards required for a special use.</p> <p>8 First. The proposed use is</p> <p>9 consistent with the purposes of the village</p> <p>10 code. The B-1 district provides for community</p> <p>11 businesses which support the suburban community</p> <p>12 and vet clinics are specifically allowed as a</p> <p>13 specific use in that district.</p> <p>14 The applicant's lender actually did</p> <p>15 a market analysis of the community and found</p> <p>16 that in addition to it being able to support</p> <p>17 another vet practice, that there was actually a</p> <p>18 need for an additional vet practice for the</p> <p>19 community.</p> <p>20 So in addition to being consistent</p> <p>21 with what the district intends to accomplish, it</p> <p>22 actually helps to further those goals.</p>
<p style="text-align: right;">3</p> <p>1 Welcome.</p> <p>2 MR. P. MCGINNIS: Good evening. I'm</p> <p>3 Patrick McGinnis. I'm an attorney with</p> <p>4 Donatelli and Coules that represents the</p> <p>5 applicant, VetChart, LLC, which is a tenant of</p> <p>6 the owner of the property Hinsdale Management</p> <p>7 Corporation and their lease is contingent on</p> <p>8 village approval of their intended use for the</p> <p>9 property.</p> <p>10 The subject property is 101 West</p> <p>11 Chestnut Street, which is located in the B-1</p> <p>12 zoning district, which is located on Chestnut</p> <p>13 between Grant and Lincoln.</p> <p>14 The applicant is seeking a special</p> <p>15 use permit to operate a veterinary clinic at</p> <p>16 that location. Veterinary clinics are</p> <p>17 considered a special use in the B-1 district and</p> <p>18 are only permitted in stand-alone buildings.</p> <p>19 The applicant is also seeking</p> <p>20 approval in exterior appearance and site plan</p> <p>21 review to allow for the removal of the existing</p> <p>22 drive-thru that was used by the previous tenant</p>	<p style="text-align: right;">5</p> <p>1 Second. It wouldn't cause any</p> <p>2 undue impact on the adjacent properties or the</p> <p>3 community. It would actually provide for a less</p> <p>4 intensive use of the property than what was</p> <p>5 previously used as a bank. The business would</p> <p>6 start with about two to three employees working</p> <p>7 at a time and would have one to two patients per</p> <p>8 hour, which again would be less intensive than</p> <p>9 individuals coming in for a community bank.</p> <p>10 Third. It wouldn't interfere with</p> <p>11 the surrounding development. Again, it would</p> <p>12 have lower intensity than previously for the</p> <p>13 surrounding businesses. It would actually be in</p> <p>14 harmony with the other businesses in the</p> <p>15 district.</p> <p>16 There's also a grooming facility,</p> <p>17 Velvet Touch Pet Salon, that's across the</p> <p>18 street. The applicant's business wouldn't</p> <p>19 provide any grooming services so their</p> <p>20 businesses would actually go hand-in-hand</p> <p>21 together.</p> <p>22 Fourth. There's adequate public</p>

<p style="text-align: center;">6</p> <p>1 facilities for their intended use. They</p> <p>2 wouldn't need any changes to the current public</p> <p>3 facilities to accomplish their goals.</p> <p>4 Fifth. It wouldn't increase any</p> <p>5 traffic congestion to the district. Again, one</p> <p>6 to two patients would be seen per hour, less</p> <p>7 intensive than a bank, and there's also adequate</p> <p>8 parking on the property. The business would</p> <p>9 need about 14 parking spaces but it has 32 to</p> <p>10 accommodate all the clients which is more than</p> <p>11 they will need.</p> <p>12 Additionally, there wouldn't be any</p> <p>13 destruction of significant features for the</p> <p>14 property. The existing structure would remain</p> <p>15 mostly intact except for the removal of the</p> <p>16 drive-thru, some exterior updates and obviously</p> <p>17 renovations to the inside so that it could be</p> <p>18 operated as a veterinary clinic.</p> <p>19 Seventh. It would be in compliance</p> <p>20 with all the standards required by the code.</p> <p>21 It's a stand-alone building for the veterinary</p> <p>22 practice. We would be removing the drive-thrus</p>	<p style="text-align: center;">8</p> <p>1 district not within close distance of any</p> <p>2 residential areas.</p> <p>3 The alternative animal businesses</p> <p>4 in the community, Hinsdale Animal Hospital, is</p> <p>5 within the distance of residential properties</p> <p>6 and does provide overnight boarding services,</p> <p>7 which we would not. In addition, the Hinsdale</p> <p>8 Humane Society is near several apartment</p> <p>9 buildings in Hinsdale. So this location is</p> <p>10 actually more beneficial and that there aren't</p> <p>11 any other locations that would be better suited</p> <p>12 for their business.</p> <p>13 Lastly, applicant has taken any</p> <p>14 steps to mitigate any adverse impacts, which</p> <p>15 there are very few. Again, there's no overnight</p> <p>16 boarding. Dogs are only taken outside of the</p> <p>17 facility one at a time with an employee on a</p> <p>18 leash into the enclosed area that they are</p> <p>19 seeking to put on the property and they would</p> <p>20 have artificial turf and a drainage mat in that</p> <p>21 space to clean up any waste from the animals.</p> <p>22 There's a similar facility in Burr</p>
<p style="text-align: center;">7</p> <p>1 because they wouldn't be needed and also not</p> <p>2 allowed for veterinary practice. There would</p> <p>3 not be any overnight operation of the business</p> <p>4 and the normal business hours would be 7:30 a.m.</p> <p>5 to 5:30 p.m.</p> <p>6 The operation of the vet clinic</p> <p>7 would also provide a public benefit to the</p> <p>8 community. Again, the applicant's lenders</p> <p>9 market research show that there's actually a</p> <p>10 need for an additional vet clinic and the</p> <p>11 location of the business district is not within</p> <p>12 250 feet or near any residential properties.</p> <p>13 The building's been vacant for quite a while and</p> <p>14 it would be bringing back a business to this</p> <p>15 business for the district.</p> <p>16 The applicant also lives locally in</p> <p>17 Western Springs with her family. She's also</p> <p>18 dedicated to the community in helping to bring</p> <p>19 that public benefit.</p> <p>20 There aren't any alternative</p> <p>21 locations that would better suit the business.</p> <p>22 The property, again, would be in the business</p>	<p style="text-align: center;">9</p> <p>1 Ridge that has -- provides doggy daycare that</p> <p>2 has a large base with the same turf and drainage</p> <p>3 system and they don't have any issues with smell</p> <p>4 or cleanliness besides this would be less</p> <p>5 intensive than that facility would be.</p> <p>6 So the applicant's proposed use of</p> <p>7 the property meets all the criteria and the</p> <p>8 standards within the village code for a special</p> <p>9 use. It will provide a public benefit by</p> <p>10 bringing in needed business to the vacant</p> <p>11 location and the alternative location, there</p> <p>12 aren't any alternative locations that are</p> <p>13 minimal adverse impacts.</p> <p>14 Turn it over to the architect who</p> <p>15 can talk more about the site plan and the</p> <p>16 exterior appearance for the property.</p> <p>17 MR. CALLAHAN: Thank you. Pat Callahan</p> <p>18 with Studio G C, 223 West Jackson in Chicago.</p> <p>19 The majority of the work will</p> <p>20 happen inside to convert the bank to an animal</p> <p>21 hospital.</p> <p>22 On the exterior, essentially what</p>

<div>10</div> <div> <p>1 we are doing is using the canopy for the old</p> <p>2 drive-thru and creating a -- essentially a</p> <p>3 wooden fence that allows us to actually create a</p> <p>4 little bit of a parklet closer to the street</p> <p>5 along with planters that will be planted with</p> <p>6 easily maintained but greenery that would allow</p> <p>7 for greenery year round.</p> <p>8 The intent behind the turf is</p> <p>9 really for animals who either before or after</p> <p>10 procedures need to relieve themselves. It</p> <p>11 really is not a dog run per se and it's not</p> <p>12 intended to be there for general use for dogs to</p> <p>13 be out there free and kind of using that area</p> <p>14 for a run. It's really designed specifically to</p> <p>15 compliment the use that's happening inside the</p> <p>16 clinic itself.</p> <p>17 For the most part, our intent would</p> <p>18 be to shield that from public view and then use</p> <p>19 landscaping and planters around the perimeter</p> <p>20 particularly closer to the street and then,</p> <p>21 again, introduce a parklet that provides some</p> <p>22 additional outdoor space for employees for break</p> </div> <div>07:41:21PM</div> <div>07:41:49PM</div>	<div>12</div> <div> <p>1 crematorium on premise.</p> <p>2 MR. CALLAHAN: There won't be a</p> <p>3 crematorium on premise. They have a service</p> <p>4 that comes with a vehicle that would do the</p> <p>5 crematories.</p> <p>6 MS. CURRY: There will not be one.</p> <p>7 MR. CALLAHAN: Correct.</p> <p>8 MS. CURRY: I had a question about the</p> <p>9 storm drain being used for refuse as small as it</p> <p>10 is but that's nothing --</p> <p>11 CHAIRMAN CASHMAN: It's really a Robb</p> <p>12 McGinnis issue.</p> <p>13 MR. MCGINNIS: So ultimately Flagg</p> <p>14 Creek is going to make the call on whether we</p> <p>15 tied in to the sanitary storm but it will be</p> <p>16 piped regardless.</p> <p>17 MS. CURRY: Okay.</p> <p>18 MR. P. MCGINNIS: And again, I don't</p> <p>19 think it will be a significant amount just</p> <p>20 because the space isn't being used as a dog run</p> <p>21 just space that can be used for the animals to</p> <p>22 relieve themselves as necessary.</p> </div> <div>07:43:20PM</div> <div>07:43:39PM</div>
<div>11</div> <div> <p>1 but also the potential for the public to be able</p> <p>2 to leverage that as well on walks down the</p> <p>3 street. So for the most part, I'll leave it at</p> <p>4 that.</p> <p>5 We are providing a stripe zone,</p> <p>6 kind of a loading zone, just on what I guess</p> <p>7 would be the second drive-thru or the outer</p> <p>8 drive-thru that we are not fencing, but the</p> <p>9 intent is not to have any parking or anything</p> <p>10 along that area, it would just be for any</p> <p>11 deliveries that the clinic actually has. The</p> <p>12 entrance is on the rear, so it would be the</p> <p>13 north side around the corner, which would be the</p> <p>14 primary location where deliveries would be made.</p> <p>15 CHAIRMAN CASHMAN: Thank you.</p> <p>16 MR. CALLAHAN: Thank you.</p> <p>17 CHAIRMAN CASHMAN: Let's see if any of</p> <p>18 the commissioners have any questions.</p> <p>19 Cynthia?</p> <p>20 MS. CURRY: Just one. I didn't see it</p> <p>21 on the plan, so maybe it was just in the</p> <p>22 verbiage, but it does state that there will be a</p> </div> <div>07:42:20PM</div> <div>07:42:48PM</div>	<div>13</div> <div> <p>1 MS. CURRY: And I'm sure you probably</p> <p>2 have special services but for waste in light of</p> <p>3 surgeries that you would be performing, that</p> <p>4 type of waste would not be in a dumpster on the</p> <p>5 premises, correct?</p> <p>6 MR. P. MCGINNIS: Correct.</p> <p>7 MS. CURRY: That's something that's a</p> <p>8 biohazard. Okay.</p> <p>9 CHAIRMAN CASHMAN: Julie?</p> <p>10 MS. CRNOVICH: I think it's a nice</p> <p>11 repurpose of the building and this would be a</p> <p>12 service, we have so many dogs in Hinsdale and</p> <p>13 cats.</p> <p>14 I did have a question though it</p> <p>15 said no overnight boarding. Will you have,</p> <p>16 like, animals overnight if they are recovering</p> <p>17 from surgery?</p> <p>18 MS. BAKER: No. No.</p> <p>19 CHAIRMAN CASHMAN: Do you mind going to</p> <p>20 the mic?</p> <p>21 MS. BAKER: Sarah Baker. That's not</p> <p>22 the intention for the hospital use for overnight</p> </div> <div>07:44:08PM</div> <div>07:44:23PM</div>

<p style="text-align: center;">14</p> <p>1 care. Really, the highest level of medical care</p> <p>2 if no one is there overnight, we shouldn't have</p> <p>3 an animal inside there overnight. So something</p> <p>4 that does need a transfer or something like</p> <p>5 that, I would be working with the local animal</p> <p>6 emergency hospital that has 24-hour care and</p> <p>7 those pets would be transferred.</p> <p>8 MS. CRNOVICH: Will you be selling any</p> <p>9 products? Will there be any sales tax revenue</p> <p>10 to the village?</p> <p>11 MS. BAKER: Well, I would assume so</p> <p>12 just through pharmaceutical products because we</p> <p>13 sell all of that; that is a component with</p> <p>14 medical care, so, yes.</p> <p>15 MS. CRNOVICH: That's a plus. That's</p> <p>16 all I had. I was going to ask about the</p> <p>17 crematorium too.</p> <p>18 CHAIRMAN CASHMAN: Mark?</p> <p>19 MR. WILLOBEE: Just a couple quick</p> <p>20 questions. On the parking, is any of that</p> <p>21 parking used by, like, any Fuller employees at</p> <p>22 this time or anything like that? The parking</p>	<p style="text-align: center;">16</p> <p>1 Anna?</p> <p>2 MS. FIASCONE: My questions have been</p> <p>3 answered. I have no questions.</p> <p>4 CHAIRMAN CASHMAN: Scott?</p> <p>5 MR. MOORE: The only one I would add is</p> <p>6 by the waste area where you're running them are</p> <p>7 you going to have a spigot out there that you</p> <p>8 can hose those things down in the summertime</p> <p>9 when it gets hot?</p> <p>10 MS. BAKER: Yes, that's the intention</p> <p>11 to, yes.</p> <p>12 MR. MOORE: That sounds good. Thank</p> <p>13 you. Everything else has been answered.</p> <p>14 CHAIRMAN CASHMAN: Thanks, Scott.</p> <p>15 I think it's a great repurposing of</p> <p>16 this building; it's been empty for a while.</p> <p>17 You mentioned Western Springs. Do</p> <p>18 you have other locations? You mentioned</p> <p>19 something about Burr Ridge. Do you have a</p> <p>20 location in Burr Ridge?</p> <p>21 MS. BAKER: So I contacted a large</p> <p>22 day-care facility in Burr Ridge that has a</p>
<p style="text-align: center;">15</p> <p>1 that you said you have, is it --</p> <p>2 MR. P. MCGINNIS: I don't know if it's</p> <p>3 being used by any Fuller employees but it's</p> <p>4 designated for our property.</p> <p>5 MR. WILLOBEE: Okay. Because some days</p> <p>6 there's quite a few cars in there.</p> <p>7 MS. BAKER: Correct. It's designated</p> <p>8 for the Republic bank but because no one has</p> <p>9 been there, I think there's been a little bit --</p> <p>10 the intention is to have that relabeled and it</p> <p>11 would be our use, yes.</p> <p>12 MR. WILLOBEE: Regarding the planters,</p> <p>13 I like the idea of adding greenery to that area,</p> <p>14 it's nice. I just don't know that the planters</p> <p>15 themselves they kind of stick out. I like brick</p> <p>16 planters but it's just they kind of stand out so</p> <p>17 -- I'm not against them but I'm not completely</p> <p>18 in favor.</p> <p>19 MS. CRNOVICH: They are very modern.</p> <p>20 MR. WILLOBEE: Yes, that's the word.</p> <p>21 I'll make a statement on that.</p> <p>22 CHAIRMAN CASHMAN: Thanks, Mark.</p>	<p style="text-align: center;">17</p> <p>1 similar but much larger scale turf so I can</p> <p>2 understand how they did it and what their odor</p> <p>3 control was and how they are maintaining it and</p> <p>4 they have anywhere from 100 to 150 dogs out</p> <p>5 there per day and have no issue with it the way</p> <p>6 they maintain it so for us it would be maybe</p> <p>7 maximum five dogs out there per day. No, so I</p> <p>8 don't have another facility currently. I live</p> <p>9 in Western Springs. I work in the city for now</p> <p>10 but obviously my intention is to be part of this</p> <p>11 community.</p> <p>12 CHAIRMAN CASHMAN: Okay. Welcome to</p> <p>13 Hinsdale. This is well done and I think this</p> <p>14 should be a great addition to town.</p> <p>15 MS. CRNOVICH: I have one more</p> <p>16 question.</p> <p>17 Will you be back for signage, an</p> <p>18 application for sign?</p> <p>19 MS. BAKER: Yes.</p> <p>20 CHAIRMAN CASHMAN: We will see you in</p> <p>21 the future.</p> <p>22 MS. CURRY: One other question, if I</p>

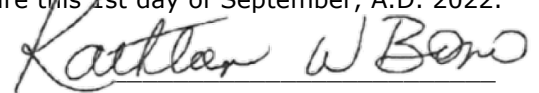
1 may.
2 CHAIRMAN CASHMAN: Sure.
3 MS. CURRY: On your plan it says
4 Hinsdale animal hospital.
5 MS. BAKER: That is not correct.
6 MS. CURRY: It's not, okay. I didn't
7 know if you had an association with them.
8 MS. BAKER: No. The name will be Lane
9 Veterinary, L-a-n-e.
07:48:03PM 10 MS. CURRY: Looks great. Thank you
11 very much.
12 CHAIRMAN CASHMAN: Is there any further
13 discussion, Commissioners?
14 (No response.)
15 Hearing none, can I have a motion
16 to approve Case A-16-2022 for 101 West Chestnut
17 Street for a special use permit to allow an
18 animal hospital in the B-1 business district and
19 an exterior appearance/site plan review for
07:48:28PM 20 changes to the existing building and site.
21 MS. CURRY: So moved.
22 MR. WILLOBEE: Second.

1 CHAIRMAN CASHMAN: Roll call vote,
2 please, Bethany.
3 MS. SALMON: Commissioner Curry?
4 MS. CURRY: Aye.
5 MS. SALMON: Commissioner Crnovich?
6 MS. CRNOVICH: Aye.
7 MS. SALMON: Commissioner Willobee?
8 MR. WILLOBEE: Aye.
9 MS. SALMON: Commissioner Fiascone?
07:48:40PM 10 MS. FIASCONE: Aye.
11 MS. SALMON: Commissioner Moore?
12 MR. MOORE: Aye.
13 MS. SALMON: Chairman Cashman?
14 CHAIRMAN CASHMAN: Aye.
15 Good luck. Welcome.
16 (WHICH, were all of the
17 proceedings had, evidence
18 offered or received in the
19 above entitled cause.)
20
21
22

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 1st day of September, A.D. 2022.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

1	6:12 adequate [2] - 5:22, 6:7 adjacent [1] - 5:2 administered [1] - 2:22 adverse [2] - 8:14, 9:13 affix [1] - 20:17 aforesaid [1] - 20:15 allow [6] - 2:14, 2:16, 3:21, 4:4, 10:6, 18:17 allowed [2] - 4:12, 7:2 allows [1] - 10:3 alone [2] - 3:18, 6:21 ALSO [1] - 2:1 alternative [4] - 7:20, 8:3, 9:11, 9:12 amount [1] - 12:19 analysis [1] - 4:15 animal [7] - 2:14, 8:3, 9:20, 14:3, 14:5, 18:4, 18:18 Animal [1] - 8:4 animals [5] - 4:2, 8:21, 10:9, 12:21, 13:16 Anna [1] - 16:1 ANNA [1] - 1:19 answered [2] - 16:3, 16:13 apartment [1] - 8:8 appearance [2] - 3:20, 9:16 appearance /site [2] - 2:16, 18:19 Applicant [3] - 2:6, 2:7, 2:8 applicant [5] - 3:5, 3:14, 3:19, 7:16, 8:13 applicant's [5] - 4:5, 4:14, 5:18, 7:8, 9:6 application [1] - 17:18 approval [2] - 3:8, 3:20 approve [1] - 18:16 architect [1] - 9:14 Architect [1] - 2:7 area [5] - 8:18, 10:13, 11:10, 15:13, 16:6 areas [1] - 8:2 artificial [1] - 8:20 association [1] - 18:7 assume [1] - 14:11 Attorney [2] - 2:4, 2:5	attorney [1] - 3:3 August [1] - 1:12 Avenue [1] - 1:11 aye [6] - 19:4, 19:6, 19:8, 19:10, 19:12, 19:14	C	Commission [1] - 1:10 Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] - 19:3 CURRY [13] - 1:18, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7,
2	2022 [2] - 1:12, 20:18 223 [1] - 9:18 24-hour [1] - 14:6 250 [1] - 7:12	B	C.S.R [1] - 20:21 Callahan [1] - 9:17 CALLAHAN [5] - 2:7, 9:17, 11:16, 12:2, 12:7 canopy [1] - 10:1 care [5] - 14:1, 14:6, 14:14, 16:22 cars [1] - 15:6 Case [3] - 1:6, 2:12, 18:16 Cashman [1] - 19:13 CASHMAN [17] - 1:15, 2:11, 11:15, 11:17, 12:11, 13:9, 13:19, 14:18, 15:22, 16:4, 16:14, 17:12, 17:20, 18:2, 18:12, 19:1, 19:14 cats [1] - 13:13 Certified [1] - 20:3 certify [1] - 20:6 Chairman [2] - 1:15, 19:13 CHAIRMAN [16] - 2:11, 11:15, 11:17, 12:11, 13:9, 13:19, 14:18, 15:22, 16:4, 16:14, 17:12, 17:20, 18:2, 18:12, 19:1, 19:14 changes [4] - 2:16, 4:5, 6:2, 18:20 Chestnut [6] - 1:6, 2:13, 2:18, 3:11, 3:12, 18:16 Chicago [2] - 1:11, 9:18 city [1] - 17:9 clean [1] - 8:21 cleanliness [1] - 9:4 clients [1] - 6:10 clinic [7] - 3:15, 4:6, 6:18, 7:6, 7:10, 10:16, 11:11 clinics [2] - 3:16, 4:12 close [1] - 8:1 closer [2] - 10:4, 10:20 code [3] - 4:10, 6:20, 9:8 coming [1] - 5:9 commencement [1] - 20:6 COMMISSION [1] - 1:3	
3	32 [1] - 6:9	B-1 [5] - 2:14, 3:11, 3:17, 4:10, 18:18 Baker [1] - 13:21 BAKER [10] - 2:8, 13:18, 13:21, 14:11, 15:7, 16:10, 16:21, 17:19, 18:5, 18:8 bank [6] - 4:1, 5:5, 5:9, 6:7, 9:20, 15:8 base [1] - 9:2 BEFORE [1] - 1:3 behind [1] - 10:8 beneficial [1] - 8:10 benefit [3] - 7:7, 7:19, 9:9 BETHANY [1] - 2:2 Bethany [1] - 19:2 better [2] - 7:21, 8:11 between [1] - 3:13 biohazard [1] - 13:8 bit [2] - 10:4, 15:9 BOARD [1] - 1:14 boarding [3] - 8:6, 8:16, 13:15 BONO [2] - 20:3, 20:20 boxes [1] - 4:3 break [1] - 10:22 brick [1] - 15:15 bring [1] - 7:18 bringing [2] - 7:14, 9:10 building [5] - 2:17, 6:21, 13:11, 16:16, 18:20 building's [1] - 7:13 buildings [2] - 3:18, 8:9 Burr [4] - 8:22, 16:19, 16:20, 16:22 business [14] - 2:15, 5:5, 5:18, 6:8, 7:3, 7:4, 7:11, 7:14, 7:15, 7:21, 7:22, 8:12, 9:10, 18:18 businesses [5] - 4:11, 5:13, 5:14, 5:20, 8:3	Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] - 19:3 CURRY [13] - 1:18, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7,	
5	5:30 [1] - 7:5	B-1 [5] - 2:14, 3:11, 3:17, 4:10, 18:18 Baker [1] - 13:21 BAKER [10] - 2:8, 13:18, 13:21, 14:11, 15:7, 16:10, 16:21, 17:19, 18:5, 18:8 bank [6] - 4:1, 5:5, 5:9, 6:7, 9:20, 15:8 base [1] - 9:2 BEFORE [1] - 1:3 behind [1] - 10:8 beneficial [1] - 8:10 benefit [3] - 7:7, 7:19, 9:9 BETHANY [1] - 2:2 Bethany [1] - 19:2 better [2] - 7:21, 8:11 between [1] - 3:13 biohazard [1] - 13:8 bit [2] - 10:4, 15:9 BOARD [1] - 1:14 boarding [3] - 8:6, 8:16, 13:15 BONO [2] - 20:3, 20:20 boxes [1] - 4:3 break [1] - 10:22 brick [1] - 15:15 bring [1] - 7:18 bringing [2] - 7:14, 9:10 building [5] - 2:17, 6:21, 13:11, 16:16, 18:20 building's [1] - 7:13 buildings [2] - 3:18, 8:9 Burr [4] - 8:22, 16:19, 16:20, 16:22 business [14] - 2:15, 5:5, 5:18, 6:8, 7:3, 7:4, 7:11, 7:14, 7:15, 7:21, 7:22, 8:12, 9:10, 18:18 businesses [5] - 4:11, 5:13, 5:14, 5:20, 8:3	Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] - 19:3 CURRY [13] - 1:18, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7,	
7	7:30 [2] - 1:12, 7:4	B-1 [5] - 2:14, 3:11, 3:17, 4:10, 18:18 Baker [1] - 13:21 BAKER [10] - 2:8, 13:18, 13:21, 14:11, 15:7, 16:10, 16:21, 17:19, 18:5, 18:8 bank [6] - 4:1, 5:5, 5:9, 6:7, 9:20, 15:8 base [1] - 9:2 BEFORE [1] - 1:3 behind [1] - 10:8 beneficial [1] - 8:10 benefit [3] - 7:7, 7:19, 9:9 BETHANY [1] - 2:2 Bethany [1] - 19:2 better [2] - 7:21, 8:11 between [1] - 3:13 biohazard [1] - 13:8 bit [2] - 10:4, 15:9 BOARD [1] - 1:14 boarding [3] - 8:6, 8:16, 13:15 BONO [2] - 20:3, 20:20 boxes [1] - 4:3 break [1] - 10:22 brick [1] - 15:15 bring [1] - 7:18 bringing [2] - 7:14, 9:10 building [5] - 2:17, 6:21, 13:11, 16:16, 18:20 building's [1] - 7:13 buildings [2] - 3:18, 8:9 Burr [4] - 8:22, 16:19, 16:20, 16:22 business [14] - 2:15, 5:5, 5:18, 6:8, 7:3, 7:4, 7:11, 7:14, 7:15, 7:21, 7:22, 8:12, 9:10, 18:18 businesses [5] - 4:11, 5:13, 5:14, 5:20, 8:3	Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] - 19:3 CURRY [13] - 1:18, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7,	
8	84-1423 [1] - 20:21	B-1 [5] - 2:14, 3:11, 3:17, 4:10, 18:18 Baker [1] - 13:21 BAKER [10] - 2:8, 13:18, 13:21, 14:11, 15:7, 16:10, 16:21, 17:19, 18:5, 18:8 bank [6] - 4:1, 5:5, 5:9, 6:7, 9:20, 15:8 base [1] - 9:2 BEFORE [1] - 1:3 behind [1] - 10:8 beneficial [1] - 8:10 benefit [3] - 7:7, 7:19, 9:9 BETHANY [1] - 2:2 Bethany [1] - 19:2 better [2] - 7:21, 8:11 between [1] - 3:13 biohazard [1] - 13:8 bit [2] - 10:4, 15:9 BOARD [1] - 1:14 boarding [3] - 8:6, 8:16, 13:15 BONO [2] - 20:3, 20:20 boxes [1] - 4:3 break [1] - 10:22 brick [1] - 15:15 bring [1] - 7:18 bringing [2] - 7:14, 9:10 building [5] - 2:17, 6:21, 13:11, 16:16, 18:20 building's [1] - 7:13 buildings [2] - 3:18, 8:9 Burr [4] - 8:22, 16:19, 16:20, 16:22 business [14] - 2:15, 5:5, 5:18, 6:8, 7:3, 7:4, 7:11, 7:14, 7:15, 7:21, 7:22, 8:12, 9:10, 18:18 businesses [5] - 4:11, 5:13, 5:14, 5:20, 8:3	Commissioner [5] - 19:3, 19:5, 19:7, 19:9, 19:11 commissioners [1] - 11:18 Commissioners [1] - 18:13 Community [1] - 2:3 community [11] - 2:15, 4:10, 4:11, 4:15, 4:19, 5:3, 5:9, 7:8, 7:18, 8:4, 17:11 complete [1] - 20:14 completely [1] - 15:17 compliance [1] - 6:19 compliment [1] - 10:15 component [1] - 14:13 congestion [1] - 6:5 considered [1] - 3:17 consistent [2] - 4:9, 4:20 contacted [1] - 16:21 contingent [1] - 3:7 control [1] - 17:3 convert [1] - 9:20 corner [1] - 11:13 Corporation [1] - 3:7 correct [6] - 12:7, 13:5, 13:6, 15:7, 18:5, 20:14 Coules [1] - 3:4 COUNTY [2] - 1:2, 20:2 County [2] - 20:5, 20:21 couple [1] - 14:19 create [1] - 10:3 creating [1] - 10:2 Creek [1] - 12:14 crematories [1] - 12:5 crematorium [3] - 12:1, 12:3, 14:17 criteria [1] - 9:7 Crnovich [1] - 19:5 CRNOVICH [7] - 1:20, 13:10, 14:8, 14:15, 15:19, 17:15, 19:6 current [1] - 6:2 Curry [1] -	

17:22, 18:3, 18:6, 18:10, 18:21, 19:4 Cynthia [1] - 11:19 CYNTHIA [1] - 1:18	either [1] - 10:9 electronic [1] - 20:17 elevation [1] - 4:5 emergency [1] - 14:6 employee [1] - 8:17 employees [5] - 4:3, 5:6, 10:22, 14:21, 15:3 empty [1] - 16:16 en [1] - 2:22 enclosed [2] - 4:2, 8:18 entitled [2] - 1:9, 19:19 entrance [1] - 11:12 essentially [2] - 9:22, 10:2 evening [1] - 3:2 evidence [1] - 19:17 examination [1] - 20:7 except [1] - 6:15 existing [4] - 2:17, 3:21, 6:14, 18:20 exterior [6] - 2:15, 3:20, 6:16, 9:16, 9:22, 18:19	G	IN [1] - 20:16 increase [1] - 6:4 individuals [1] - 5:9 inside [4] - 6:17, 9:20, 10:15, 14:3 intact [1] - 6:15 intended [3] - 3:8, 6:1, 10:12 intends [1] - 4:21 intensity [1] - 5:12 intensive [4] - 5:4, 5:8, 6:7, 9:5 intent [3] - 10:8, 10:17, 11:9 intention [4] - 13:22, 15:10, 16:10, 17:10 interfere [1] - 5:10 introduce [1] - 10:21 issue [2] - 12:12, 17:5 issues [1] - 9:3 itself [1] - 10:16	LLC [3] - 1:5, 2:18, 3:5 loading [2] - 4:4, 11:6 local [1] - 14:5 locally [1] - 7:16 located [3] - 2:18, 3:11, 3:12 location [7] - 3:16, 7:11, 8:9, 9:11, 11:14, 16:20 locations [4] - 7:21, 8:11, 9:12, 16:18 looks [1] - 18:10 lower [1] - 5:12 luck [1] - 19:15
D	F	H	J	M
day-care [1] - 16:22 daycare [1] - 9:1 days [1] - 15:5 dedicated [1] - 7:18 deliveries [2] - 11:11, 11:14 designated [2] - 15:4, 15:7 designed [1] - 10:14 destruction [1] - 6:13 Development [1] - 2:3 development [1] - 5:11 Director [1] - 2:3 discussion [1] - 18:13 distance [2] - 8:1, 8:5 district [12] - 2:15, 3:12, 3:17, 4:10, 4:13, 4:21, 5:15, 6:5, 7:11, 7:15, 8:1, 18:18 dog [2] - 10:11, 12:20 doggy [1] - 9:1 dogs [5] - 8:16, 10:12, 13:12, 17:4, 17:7 Donatelli [1] - 3:4 done [1] - 17:13 down [2] - 11:2, 16:8 drain [1] - 12:9 drainage [2] - 8:20, 9:2 drive [6] - 3:22, 6:16, 6:22, 10:2, 11:7, 11:8 drive-thru [5] - 3:22, 6:16, 10:2, 11:7, 11:8 drive-thrus [1] - 6:22 DU [2] - 1:2, 20:2 duly [1] - 20:8 dumpster [1] - 13:4 DuPage [2] - 20:5, 20:21	facilities [2] - 6:1, 6:3 facility [6] - 5:16, 8:17, 8:22, 9:5, 16:22, 17:8 family [1] - 7:17 favor [1] - 15:18 features [1] - 6:13 feet [1] - 7:12 fence [1] - 10:3 fencing [1] - 11:8 few [2] - 8:15, 15:6 Fiascone [1] - 19:9 FIASCO [3] - 1:19, 16:2, 19:10 fifth [1] - 6:4 first [1] - 4:8 five [1] - 17:7 Flagg [1] - 12:13 foregoing [1] - 20:13 form [1] - 20:13 fourth [1] - 5:22 free [1] - 10:13 Fuller [2] - 14:21, 15:3 future [1] - 17:21	hand [3] - 5:20, 20:17 hand-in-hand [1] - 5:20 harmony [1] - 5:14 Hearing [1] - 2:12 hearing [2] - 1:9, 18:15 helping [1] - 7:18 helps [1] - 4:22 hereby [1] - 20:5 herein [1] - 20:8 hereto [1] - 20:10 hereunto [1] - 20:17 highest [1] - 14:1 HINSDALE [1] - 1:3 Hinsdale [9] - 1:10, 1:11, 3:6, 8:4, 8:7, 8:9, 13:12, 17:13, 18:4 hose [1] - 16:8 Hospital [1] - 8:4 hospital [6] - 2:14, 9:21, 13:22, 14:6, 18:4, 18:18 hot [1] - 16:9 hour [3] - 1:12, 5:8, 6:6 hours [1] - 7:4 Humane [1] - 8:8	Jackson [1] - 9:18 JULIE [1] - 1:20 julie [1] - 13:9	K
			KATHLEEN [2] - 20:3, 20:20 kind [4] - 10:13, 11:6, 15:15, 15:16	
			L	
			L-a-n-e [1] - 18:9 landscaping [1] - 10:19 Lane [1] - 18:8 large [2] - 9:2, 16:21 larger [1] - 17:1 lastly [1] - 8:13 lease [1] - 3:7 leash [1] - 8:18 leave [1] - 11:3 lender [1] - 4:14 lenders [1] - 7:8 less [4] - 5:3, 5:8, 6:6, 9:4 level [1] - 14:1 leverage [1] - 11:2 light [1] - 13:2 Lincoln [1] - 3:13 live [1] - 17:8 lives [1] - 7:16	
E		I		
easily [1] - 10:6 East [1] - 1:11		idea [1] - 15:13 ILLINOIS [2] - 1:1, 20:1 Illinois [2] - 1:11, 20:5 impact [1] - 5:2 impacts [2] - 8:14, 9:13		

<p>MOORE [4] - 1:17, 16:5, 16:12, 19:12</p> <p>most [2] - 10:17, 11:3</p> <p>mostly [1] - 6:15</p> <p>motion [1] - 18:15</p> <p>moved [1] - 18:21</p> <p>MR [25] - 1:15, 1:16, 1:17, 2:3, 2:4, 2:5, 2:7, 3:2, 9:17, 11:16, 12:2, 12:7, 12:13, 12:18, 13:6, 14:19, 15:2, 15:5, 15:12, 15:20, 16:5, 16:12, 18:22, 19:8, 19:12</p> <p>MS [40] - 1:18, 1:19, 1:20, 2:2, 2:8, 11:20, 12:6, 12:8, 12:17, 13:1, 13:7, 13:10, 13:18, 13:21, 14:8, 14:11, 14:15, 15:7, 15:19, 16:2, 16:10, 16:21, 17:15, 17:19, 17:22, 18:3, 18:5, 18:6, 18:8, 18:10, 18:21, 19:3, 19:4, 19:5, 19:6, 19:7, 19:9, 19:10, 19:11, 19:13</p>	<p>offered [1] - 19:18</p> <p>old [1] - 10:1</p> <p>one [10] - 5:7, 6:5, 8:17, 11:20, 12:6, 14:2, 15:8, 16:5, 17:15, 17:22</p> <p>operate [1] - 3:15</p> <p>operated [1] - 6:18</p> <p>operation [2] - 7:3, 7:6</p> <p>outdoor [2] - 4:2, 10:22</p> <p>outer [1] - 11:7</p> <p>outside [1] - 8:16</p> <p>overnight [8] - 7:3, 8:6, 8:15, 13:15, 13:16, 13:22, 14:2, 14:3</p> <p>owner [1] - 3:6</p>	<p>planter [1] - 4:3</p> <p>planters [5] - 10:5, 10:19, 15:12, 15:14, 15:16</p> <p>plus [1] - 14:15</p> <p>potential [1] - 11:1</p> <p>practice [4] - 4:17, 4:18, 6:22, 7:2</p> <p>premise [2] - 12:1, 12:3</p> <p>premises [1] - 13:5</p> <p>PRESENT [2] - 1:14, 2:1</p> <p>previous [2] - 3:22, 20:6</p> <p>previously [2] - 5:5, 5:12</p> <p>primary [1] - 11:14</p> <p>procedures [1] - 10:10</p> <p>proceedings [1] - 19:17</p> <p>PROCEEDINGS [1] - 1:8</p> <p>products [2] - 14:9, 14:12</p> <p>properties [3] - 5:2, 7:12, 8:5</p> <p>property [12] - 3:6, 3:9, 3:10, 4:1, 5:4, 6:8, 6:14, 7:22, 8:19, 9:7, 9:16, 15:4</p> <p>proposed [2] - 4:8, 9:6</p> <p>provide [5] - 5:3, 5:19, 7:7, 8:6, 9:9</p> <p>provides [3] - 4:10, 9:1, 10:21</p> <p>providing [1] - 11:5</p> <p>public [7] - 5:22, 6:2, 7:7, 7:19, 9:9, 10:18, 11:1</p> <p>Public [3] - 2:12, 20:4, 20:21</p> <p>purposes [1] - 4:9</p> <p>put [1] - 8:19</p>	<p>10:11, 10:14, 12:11, 14:1</p> <p>rear [1] - 11:12</p> <p>received [1] - 19:18</p> <p>recovering [1] - 13:16</p> <p>reduced [1] - 20:11</p> <p>refuse [1] - 12:9</p> <p>regarding [1] - 15:12</p> <p>regardless [1] - 12:16</p> <p>reabeled [1] - 15:10</p> <p>relation [1] - 20:9</p> <p>relieve [2] - 10:10, 12:22</p> <p>remain [1] - 6:14</p> <p>removal [2] - 3:21, 6:15</p> <p>removing [1] - 6:22</p> <p>renovations [1] - 6:17</p> <p>REPORT [1] - 1:8</p> <p>Reporter [1] - 20:4</p> <p>represents [1] - 3:4</p> <p>Republic [2] - 4:1, 15:8</p> <p>repurpose [1] - 13:11</p> <p>repurposing [1] - 16:15</p> <p>request [1] - 4:6</p> <p>required [2] - 4:7, 6:20</p> <p>research [1] - 7:9</p> <p>residential [3] - 7:12, 8:2, 8:5</p> <p>response [1] - 18:14</p> <p>revenue [1] - 14:9</p> <p>review [3] - 2:16, 3:21, 18:19</p> <p>Ridge [4] - 9:1, 16:19, 16:20, 16:22</p> <p>Robb [1] - 12:11</p> <p>ROBERT [1] - 2:3</p> <p>roll [1] - 19:1</p> <p>round [1] - 10:7</p> <p>run [3] - 10:11, 10:14, 12:20</p> <p>running [1] - 16:6</p>	<p>Sarah [1] - 13:21</p> <p>scale [1] - 17:1</p> <p>SCOTT [1] - 1:17</p> <p>Scott [2] - 16:4, 16:14</p> <p>se [1] - 10:11</p> <p>second [3] - 5:1, 11:7, 18:22</p> <p>see [3] - 11:17, 11:20, 17:20</p> <p>seeking [3] - 3:14, 3:19, 8:19</p> <p>sell [1] - 14:13</p> <p>selling [1] - 14:8</p> <p>September [1] - 20:18</p> <p>service [2] - 12:3, 13:12</p> <p>services [3] - 5:19, 8:6, 13:2</p> <p>set [1] - 20:17</p> <p>seventh [1] - 6:19</p> <p>several [1] - 8:8</p> <p>shield [1] - 10:18</p> <p>Shorthand [1] - 20:4</p> <p>shorthand [2] - 20:12, 20:15</p> <p>show [1] - 7:9</p> <p>side [1] - 11:13</p> <p>sign [1] - 17:18</p> <p>signage [1] - 17:17</p> <p>signature [1] - 20:18</p> <p>significant [2] - 6:13, 12:19</p> <p>similar [2] - 8:22, 17:1</p> <p>site [4] - 2:17, 3:20, 9:15, 18:20</p> <p>small [1] - 12:9</p> <p>smell [1] - 9:3</p> <p>Society [1] - 8:8</p> <p>sounds [1] - 16:12</p> <p>space [6] - 4:2, 4:4, 8:21, 10:22, 12:20, 12:21</p> <p>spaces [1] - 6:9</p> <p>Special [1] - 1:5</p> <p>special [8] - 2:13, 3:14, 3:17, 4:6, 4:7, 9:8, 13:2, 18:17</p> <p>specific [1] - 4:13</p> <p>specifically [2] - 4:12, 10:14</p> <p>spigot [1] - 16:7</p> <p>Springs [3] - 7:17, 16:17, 17:9</p> <p>ss [2] - 1:1, 20:1</p> <p>stand [3] - 3:18, 6:21, 15:16</p>
N				
<p>name [1] - 18:8</p> <p>near [2] - 7:12, 8:8</p> <p>necessary [1] - 12:22</p> <p>need [8] - 2:19, 4:18, 6:2, 6:9, 6:11, 7:10, 10:10, 14:4</p> <p>needed [2] - 7:1, 9:10</p> <p>next [1] - 2:11</p> <p>nice [2] - 13:10, 15:14</p> <p>none [1] - 18:15</p> <p>normal [1] - 7:4</p> <p>north [1] - 11:13</p> <p>Notary [2] - 20:4, 20:21</p> <p>notes [1] - 20:15</p> <p>nothing [1] - 12:10</p>	<p>P</p> <p>p.m [2] - 1:12, 7:5</p> <p>PAGE [2] - 1:2, 20:2</p> <p>parking [6] - 6:8, 6:9, 11:9, 14:20, 14:21, 14:22</p> <p>parklet [3] - 4:3, 10:4, 10:21</p> <p>part [3] - 10:17, 11:3, 17:10</p> <p>particularly [1] - 10:20</p> <p>pat [1] - 9:17</p> <p>patients [2] - 5:7, 6:6</p> <p>PATRICK [2] - 2:5, 2:7</p> <p>Patrick [1] - 3:3</p> <p>per [5] - 5:7, 6:6, 10:11, 17:5, 17:7</p> <p>performing [1] - 13:3</p> <p>perimeter [1] - 10:19</p> <p>permit [3] - 2:13, 3:15, 18:17</p> <p>permitted [1] - 3:18</p> <p>pertaining [1] - 20:10</p> <p>Pet [1] - 5:17</p> <p>pets [1] - 14:7</p> <p>pharmaceutical [1] - 14:12</p> <p>piped [1] - 12:16</p> <p>plan [6] - 2:16, 3:20, 9:15, 11:21, 18:3, 18:19</p> <p>PLAN [1] - 1:3</p> <p>Plan [1] - 1:10</p> <p>Planner [1] - 2:2</p> <p>planted [1] - 10:5</p>	<p>Q</p> <p>questions [4] - 11:18, 14:20, 16:2, 16:3</p> <p>quick [1] - 14:19</p> <p>quite [2] - 7:13, 15:6</p>	<p>R</p> <p>really [5] - 10:9,</p>	<p>S</p> <p>sales [1] - 14:9</p> <p>SALMON [7] - 2:2, 19:3, 19:5, 19:7, 19:9, 19:11, 19:13</p> <p>Salon [1] - 5:17</p> <p>sanitary [1] - 12:15</p> <p>SARAH [1] - 2:8</p>
O				
<p>Oath [1] - 2:22</p> <p>obviously [2] - 6:16, 17:10</p> <p>odor [1] - 17:2</p> <p>OF [5] - 1:1, 1:2, 1:8, 20:1, 20:2</p>				

stand-alone [2] - 3:18, 6:21 standards [3] - 4:7, 6:20, 9:8 start [1] - 5:6 STATE [2] - 1:1, 20:1 State [1] - 20:5 state [1] - 11:22 statement [1] - 15:21 STEPHEN [1] - 1:15 steps [1] - 8:14 stick [1] - 15:15 storm [2] - 12:9, 12:15 Street [4] - 2:13, 2:18, 3:11, 18:17 street [4] - 5:18, 10:4, 10:20, 11:3 stripe [1] - 11:5 structure [1] - 6:14 Studio [1] - 9:18 subject [1] - 3:10 suburban [1] - 4:11 suit [1] - 7:21 suited [1] - 8:11 summertime [1] - 16:8 support [2] - 4:11, 4:16 surgeries [1] - 13:3 surgery [1] - 13:17 surrounding [2] - 5:11, 5:13 swear [1] - 2:19 sworn [1] - 20:8 system [1] - 9:3	transcribed [1] - 20:12 transcript [1] - 20:14 transfer [1] - 14:4 transferred [1] - 14:7 true [1] - 20:14 truth [1] - 20:9 turf [4] - 8:20, 9:2, 10:8, 17:1 turn [1] - 9:14 two [3] - 5:6, 5:7, 6:6 type [1] - 13:4 typewritten [1] - 20:13	20:16 WHICH [1] - 19:16 WILLOBEE [7] - 1:16, 14:19, 15:5, 15:12, 15:20, 18:22, 19:8 Willobee [1] - 19:7 witnesses [2] - 20:8, 20:11 wooden [1] - 10:3 word [1] - 15:20 writing [1] - 20:11
	U	Y
	ultimately [1] - 12:13 undue [1] - 5:2 up [1] - 8:21 updates [1] - 6:16	year [1] - 10:7
	V	Z
	vacant [2] - 7:13, 9:10 various [1] - 20:7 vehicle [1] - 12:4 Velvet [1] - 5:17 verbiage [1] - 11:22 vet [6] - 4:6, 4:12, 4:17, 4:18, 7:6, 7:10 VetChart [3] - 1:5, 2:17, 3:5 veterinary [4] - 3:15, 6:18, 6:21, 7:2 Veterinary [2] - 3:16, 18:9 view [1] - 10:18 Village [2] - 2:2, 2:4 village [4] - 3:8, 4:9, 9:8, 14:10 vote [1] - 19:1	zone [2] - 11:5, 11:6 zoning [1] - 3:12
T	W	
tax [1] - 14:9 tenant [2] - 3:5, 3:22 testify [2] - 2:20, 20:9 testimony [3] - 1:8, 20:7, 20:10 TESTIMONY [1] - 20:16 THE [1] - 1:3 themselves [3] - 10:10, 12:22, 15:15 thereafter [1] - 20:12 third [1] - 5:10 three [1] - 5:6 thrus [1] - 6:22 tied [1] - 12:15 together [1] - 5:21 Touch [1] - 5:17 town [1] - 17:14 traffic [1] - 6:5	walks [1] - 11:2 waste [4] - 8:21, 13:2, 13:4, 16:6 welcome [1] - 19:15 Welcome [2] - 3:1, 17:12 West [6] - 1:6, 2:13, 2:18, 3:10, 9:18, 18:16 Western [3] - 7:17, 16:17, 17:9 WHEREOF [1] -	

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-03-2022 – Map Amendment and Text Amendments to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance and to Chapters 1, 2, 6, and 7 of Title 14 of the Village Code to Establish a Historic Overlay Zoning District and for Related Amendments

APPLICANT: Village of Hinsdale

REQUEST: Map Amendment and Text Amendments

PLAN COMMISSION (PC) REVIEW: August 10, 2022

BOARD OF TRUSTEES 1ST READING: September 6, 2022

SUMMARY OF REQUEST: The Village of Hinsdale submitted an application requesting approval of a Map Amendment to establish a Historic Overlay Zoning District and Text Amendments to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance and to Chapters 1, 2, 6, and 7 of Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments (collectively, the “Proposed Amendments”).

The proposed Map Amendment and Text Amendments to the Zoning Code and Village Code would allow the Village to offer various voluntary preservation incentives to owners of property on a Historically Significant Structures Property List within a designated Historic Overlay District. The intent of the Proposed Amendments is to encourage and assist property owners of historic or significant properties to pursue historic preservation projects over demolition and new construction. Individual historic properties will be identified for consideration on the Historically Significant Structures Property List in the future through a separate approval process.

A draft Zoning Map showing the proposed boundaries of the Historic Overlay District is included with the other application materials as part of **Exhibit 1**. The Historic Overlay Zoning District as proposed shall consist of all properties within the R-1 Single Family Residential District, R-2 Single Family Residential District, R-3 Single Family Residential District, R-4 Single Family Residential District, B-1 Community Business District, B-2 Central Business District, O-1 Specialty Office District, O-2 Limited Office District, IB Institutional Buildings District, HS Health Services District, and OS Open Space District, as shown on the proposed Zoning Map. All properties located in the O-3 General Office District, B-3 General Business District, R-5 Multiple Family Residential District, and R-6 Multiple Family Residential District are not included in the proposed Historic Overlay Zoning District, as shown on the proposed Zoning Map.

The current underlying zoning district classifications and related zoning regulations for each of the real properties within the boundaries of the proposed Historic Overlay Zoning District shall remain in place and shall continue to apply to each property following the establishment of the District.

Properties within the boundaries of the Historic Overlay Zoning District, once established, and that are subsequently deemed to host Historically Significant Structures, may be added to a Historically Significant Structures Property List and will then become eligible to apply, on a voluntary basis, for certain historic preservation incentives provided by the Village and established through the proposed Text Amendments.

Properties located within the boundaries of the Historic Overlay Zoning District once established will not, however, automatically be included on the Historically Significant Structures Property List to be established at a later time. The Historic Preservation Commission will be tasked with creating an Initial List of properties for consideration on the Historically Significant Structures Property List and establishing a list in accordance with the proposed process listed in Section 14-7-3 of the Village Code within 6 months following the adoption of the Historic Overlay District by the Village Board.

Properties included on the Historically Significant Structures Property List may be eligible for the following voluntary preservation incentives, subject to approval of a Preservation Incentive Certificate and in accordance with the approval process listed in Section 14-7-5 of the Village Code:

1. Fee Waivers – Provisions are added that allow the waiving of Village fees for building permits, applications for landmark or historic district designation, Certificate of Appropriateness applications, and other planning / zoning applications that may be tied to exterior work.
2. Expedited Processes – Expedited processing of building permits and applications for landmark designation, historic district designation, and other zoning approvals is proposed.
3. Property Tax Rebate – Property owners would be eligible to receive a rebate for the Village portion of their property tax bill in exchange for substantial exterior alterations, rehabilitation, or restoration work over a maximum five (5) year period. To be considered for this incentive, a minimum investment of \$50,000 would be required on eligible exterior improvements, which could include costs for construction and for architectural, planning, engineering, design, and historic preservation services.
4. Historic Preservation Fund Matching Grants – The Village Board would be able to approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project provided by the Village, with a minimum investment of \$20,000 required by the applicant.
5. Alternative Bulk Zoning Regulations – Properties on the Historically Significant Structures Property List and located in the R-1, R-2, R-3, and R-4 Single Family Residential Districts may be eligible for alternative zoning regulations. The proposed set of bulk regulations are intended to better align existing non-conforming historic buildings with Village code requirements and provide additional zoning flexibility to homeowners looking to construct a building addition on to a historic home or complete other exterior improvements.

A Preservation Incentive Certificate must be submitted to the Village prior to the start of any project utilizing an Incentive. The Historic Preservation Commission would be responsible for reviewing all applications to ensure that proposed work is consistent with, or compatible with, the historical nature of the structure and meets *The Secretary of the Interior's Standards for Rehabilitation*.

Applications requesting a fee waiver and/or the use of alternative zoning regulations would be reviewed and approved by the Historic Preservation Commission only. Applications requesting grant funding or a property tax rebate will require a recommendation by the Historic Preservation Commission and final approval by the Village Board.

Program funding will be determined by the Village Board during the annual budget cycle process.

In the event additional zoning relief is needed beyond the alternative bulk zoning regulations, a text amendment is also proposed to Zoning Code Section 11-503(F) to add language to the variation standards that could be used to support variation cases where historic preservation efforts are made to a local landmark or property on the Historically Significant Structures Property List. Projects would still be judged on a case by case basis in accordance with the required variation process. Language is also proposed to Zoning Code Section 3-110 – Bulk Regulations for the Single-Family Residential Districts & Section 10-104 – Nonconforming Precode Structures to add cross-references for the Historically Significant Structures Property List proposed in Article VIII and Title 14.

PUBLIC HEARING SUMMARY: A public hearing for the submitted applications was held on Wednesday, August 10, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on July 22, 2022. A copy of the published notice is attached hereto as **Exhibit 2** and made a part hereof.

At the duly and properly noticed public hearing, Bethany Salmon, Village Planner, and Michael Marrs, the Village attorney, provided a presentation to the Plan Commission on the proposed Map Amendment and Text Amendments. Robert McGinnis, the Community Development Director and Building Official was also present at the meeting. Two representatives of the Historic Preservation Commission, Chairman John Bohnen and Commissioner Jim Prisby, were also in attendance.

During and following the presentation, the Plan Commission members asked staff questions and provided feedback on the project.

Commissioner Willobee recommended that the Village publicize the program out to the community and educate homeowners on the positive aspects of the historic preservation incentives before the Village sends out initial notifications to property owners informing them that their home has been nominated to be included on the Historically Significant Structures Property List. Staff stated that the program was designed to be voluntary, meaning if any homeowners were opposed to being included on the List, the Village would not pursue adding the house to the List. Staff has had discussions that if these amendments are approved, an effort would be made to publicize the program through the local newspaper, contacting real estate agents, and through other means.

Commissioner Fiascone stated that a Notice recorded against the title of each property approved for inclusion on the Historically Significant Property List to help make future property owners aware of the availability of preservation incentives could create concern if members of the community do not understand the program.

Ms. Salmon and Mr. Marrs confirmed that the intent is to highly publicize the program and inform the community that the program is voluntary and of the benefits its can provide. Mr. Marrs also commented that staff envisions holding several different public hearings where smaller lists of properties to be included on the Historically Significant Property List are brought forward for review at separate times. Staff has received inquiries from several owners of historic properties interested in the program and those would be prioritized. Chairman Cashman commented that in initial talks with staff, the intent was to create a list that people want to be listed on.

Commissioner Fiascone noted that there was language proposed that would allow for private donations and funding into the Historic Preservation Fund. Commissioner Fiascone asked if someone would be allowed to donate private funds and those funds could then be used toward a specific project. The example was given if a house was to be demolished and a group wanted to fundraise to save the home or complete a project for a specific property, particularly if there was no Village money in the Fund. Mr. Marrs responded that if private money donated to be Village had conditions placed on them, the Village would have to be accept those conditions. Mr. Marrs preliminarily stated that this scenario appears to be possible.

When discussing the alternative zoning regulations, Commissioner Crnovich asked if front porches would be impacted by the proposed regulations for front setbacks. Ms. Salmon stated that there is existing code language in the footnotes for the bulk regulations for the single-family zoning districts, included in Exhibit 4 of the Plan Commission packet, that would allow for certain structures and uses in required yards. Ms. Salmon noted that staff would confirm that there would be no issues for replacing front porches in the future. There was a brief discussion on several homes that required approval by the ZBA to replace the front porch.

Commissioner Crnovich asked for clarification on precode structures. Ms. Salmon confirmed the Zoning Code was adopted in 1989 that the definition for precode structures states these are structures constructed in 1988 or earlier.

When discussing the proposed regulations for required interior side yard setbacks, Commissioner Crnovich asked if a house has an existing setback that is less than the required proposed setback, what would be required. Ms. Salmon confirmed that the minimum setback in the code would be required. A building would not be allowed to encroach past the code required setback even if it already extends into the required setback area. There was a brief discussion on the current code requirements where side yards are balanced based on a calculation, which is not required under the proposed regulations.

When discussing additional language proposed to include in the variation standards, Mr. Marrs commented that the new language added to the variation standards gave explicit consideration for historic structures. Commissioner Crnovich added that this language could be useful in cases where there are arguments that the variation is self-created.

Commissioner Fiascone asked for clarification on if improvements eligible were all exterior. Ms. Salmon confirmed that the current incentives could only be used for exterior improvements and the reason for this is to make sure Village funds are not used toward expensive interior remodeling projects and because preservation largely deals with the exterior of buildings. Any interior work will not be submitted for review. This is the same process for any landmark structure, where only the exterior will be reviewed.

Commissioner Moore asked if these incentives are enough to prevent demolitions and if the Village needs to go further in what they are proposing. Ms. Salmon stated staff has asked the same questions. It is unknown right now if these regulations go far enough, but staff will continue to reassess as the program is implemented.

Commissioner Moore stated that the point brought up previously by Commissioner Fiascone regarding the use of private funds donated to the Historic Preservation Fund for specific projects was incredibly important in relation to the tax ramifications for someone donating money.

Commissioner Fiascone stated her questions have been answered and asked if the amounts would be enough, especially with rising construction costs over time.

Commissioner Willobee noted that staff looked at other programs in other towns and what the uptake of those programs was. Commissioner Willobee then asked if staff circled back with the architects and builders after the initial Zoom meeting was held with them to gain feedback or concerns on the proposed amendments. Mr. McGinnis stated there has been ongoing engagement. Ms. Salmon stated there is still a lot of publicizing to do to make sure that real estate agents, builders, and homeowners are aware of the program and incentives available.

Commissioner Moore asked if staff is going to put together examples for certain homes on how these preservation incentives and alternative zoning regulations could benefit a property. Staff confirmed that examples have been provided for several different homes already, like in the case of 420 S. Park Avenue that was previously being considered for demolition. Staff is always willing to help people figure out how to save a home and how to interpret the Zoning Code.

Commissioner Crnovich thanked staff, the Historic Preservation Commission and the Trustees for meeting so many times to discuss the proposed regulations and stated the regulations are positive.

Commissioner Crnovich asked how many homes have been demolished in Hinsdale. Ms. McGinnis estimated that about a third of the houses have been demolished over a 25-30 year span. The peak of demolitions have been about 120 a year and this number has fallen since.

Commissioner Crnovich stated that the first Village meeting she attended many years ago was for a proposed moratorium on demolitions. She noted it was not a pleasant meeting and wished that something like the proposed programs were in place back then. She noted support for the proposed incentives and stated it has been made simple for average residents to be able to understand, unlike some of the current code regulations.

Commissioner Crnovich asked what other communities have something similar to this. Ms. Salmon confirmed that a previous Committee of the Whole meeting discussed other historic overlay districts and other incentives offered in communities to historic properties. The proposed program and regulations have used a unique approach to be tailored to Hinsdale. Mr. Marrs then commented that there was not a perfect template to copy from other communities but they used other ideas to create the proposed regulations piece by piece. If this is successful, this program could be used in other communities.

Commissioner Crnovich noted demolition by neglect was discussed at past Committee of the Whole meetings and asked if any regulations were considered as part of this amendment. Ms. Salmon stated they originally included provisions for demolition by neglect but this was separated out to focus on voluntary incentives. Discussions are planned in the future on other changes to Title 14 of the Village Code. Commissioner Crnovich stated the code could be stricter for cases on demolition by neglect.

Commissioner Curry stated it is evident that many hours were put into the proposed program and noted that education and marking will be paramount in this case to get the word out to the community. Commissioner Curry expressed support for the proposed amendments.

Chairman Cashman expressed support for the proposed changes and noted this was a cooperative effort between the Village and the Historic Preservation Commission. Chairman Cashman stated the regulations appear to be based on common sense and supported that alternative zoning regulations would encourage flexibility for additions in the rear yard and building height. Mr. McGinnis briefly discussed areas where historic homes have been challenged by current bulk regulations. Mr. McGinnis stated the Village is always going to need the Zoning Board of Appeals for assessing variations for unique situations, but the proposed regulations are attempting to removing as many questions as possible on the front end and help offer as many incentives together to encourage preservation.

Chairman Cashman stated that the proposed language for variations could have helped several cases in the past, particularly in reference to creating precedent and meeting all of the other standards.

All persons testifying during the public hearing were sworn in prior to giving testimony. No members of the public spoke at the public hearing. There being no further questions or members of the public wishing to speak on the application, the public hearing was closed.

A transcript of the public hearing is attached hereto as **Exhibit 3** and made a part hereof.

MOTIONS AND RECOMMENDATIONS: On August 10, 2022, a motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to recommend approval of Case A-03-2022, a Map Amendment and Text Amendments to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance and to Chapters 1, 2, 6, and 7 of Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments, as submitted. The motion carried by the roll call vote of six (6) ayes and zero (0) nays, with three (3) absent, as follows:

AYES:	Commissioners Curry, Crnovich, Willobee, Fiascone, Moore and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners Krillenberger, Hurley, and Jablonksi

FINDINGS ON THE PROPOSED MAP AND TEXT AMENDMENTS: The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-601(E) of the Hinsdale Zoning Code, made the following Findings as to the Proposed Map and Text Amendments:

STANDARDS FOR APPROVING A MAP AND TEXT AMENDMENTS: Section 11-601(E) of the Zoning Code provides that the wisdom of amending the zoning map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, certain factors:

1. The consistency of the proposed amendment with the purposes of this code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.
4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.
12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

MAP AND TEXT AMENDMENT FINDINGS: The Plan Commission found that a Map Amendment to the Village's Official Zoning Map to establish a Historic Overlay Zoning District, and Text Amendments to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance and to Chapters 1, 2, 6, and 7 of Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments, are generally consistent with the purposes of the Zoning Code.

The proposed Map Amendment, alongside the concurrent Text Amendments to the Village Code and Zoning Code, would create a Historic Overlay District and associated regulations that allow the Village to offer a suite of incentives to identified historically significant properties throughout Hinsdale to encourage historic preservation and preserve the character of the community.

The Historic Overlay Zoning District as proposed shall consist of all properties within the R-1 Single Family Residential District, R-2 Single Family Residential District, R-3 Single Family Residential District, R-4 Single Family Residential District, B-1 Community Business District, B-2 Central Business District, O-1 Specialty Office District, O-2 Limited Office District, IB Institutional Buildings District, HS Health Services District, and OS Open Space District. The selected districts are comprised of a mix of land uses, including single-family detached homes, commercial, office, institutional, attached residential, and government uses. Of note, over the past decades, there has been a trend of redevelopment that has resulted in the demolition of a number of historic single-family homes.

All properties located in the O-3 General Office District, B-3 General Business District, R-5 Multiple Family Residential District, and R-6 Multiple Family Residential District are excluded from the proposed Historic Overlay Zoning District due to a lack of known historically significant properties.

The current underlying zoning district classifications and related zoning regulations for each of the properties within the boundaries of the proposed Historic Overlay Zoning District shall remain in place and shall continue to apply to each property following the establishment of the District, except as modified in specific instances, such as where the owner of a property on the Historically Significant Structures Property List seeks to utilize the alternative bulk zoning standards.

Properties located within the boundaries of the Historic Overlay Zoning District once established will not automatically be included on the Historically Significant Structures Property List. Within 6 months year following the adoption of the Historic Overlay District by the Village, the Historic Preservation Commission will be tasked with creating an Initial List of properties for consideration on the Historically Significant Structures Property List and establishing a list in accordance with the proposed process listed in Section 14-7-3 of the Village Code. Properties on the Historically Significant Structures Property List will then become eligible to apply, on a voluntary basis, for historic preservation incentives provided by the Village.

There are no known diminishing impacts to properties in the Historic Overlay District. The incentives offered are voluntary in nature only. Properties on the Historically Significant Structures Property List, to be determined in the future by the Historic Preservation Commission in accordance with the proposed regulations, may financially gain from preservation incentives. The intent is to help encourage property owners to pursue historic preservation efforts instead of demolition on a voluntary basis in the Village.

The proposed amendments intend to promote public health, safety, and welfare in the community and are not anticipated to impact the use, enjoyment, or value of adjacent properties that would be affected by the proposed amendment. Properties on the Historically Significant Structures Property List, to be determined, and in the R-1, R-2, R-3, and R-4 Districts may be able to take advantage of alternative zoning regulations. The underlying bulk regulations and uses in the base zoning districts will otherwise remain in effect. The proposed amendments are not expected to impact the future orderly development of adjacent properties. The amendments are anticipated to promote the preservation and rehabilitation of historic properties located in in the Village.

There are no proposed changes to the permitted land uses for properties located in the Historic Overlay District. The underlying zoning district regulations will remain in effect.

There are no known impacts to ingress and egress, traffic conditions, utilities and essential public services as a result of the proposed amendments. The vacant status of a property does not apply to the proposed amendments.

In relation to community need, the Village intends to offer voluntary incentives to encourage and assist property owners of historic or significant properties to pursue historic preservation over demolition and new construction. The Overlay District is intended to help further protect historic buildings threatened by demolition.

The properties located within the R-1 Single Family Residential District, R-2 Single Family Residential District, R-3 Single Family Residential District, R-4 Single Family Residential District, B-1 Community Business District, B-2 Central Business District, O-1 Specialty Office District, O-2 Limited Office District, IB Institutional Buildings District, HS Health Services District, and OS Open Space District were chosen for included in the Historic Overlay District because there are known historic buildings within each of these zoning districts.

Following the creation of the Historic Overlay District, a Historically Significant Structures Property List will be created in accordance with the proposed review process included in the draft code language. These properties will be identified as important to the Village and worthy of preserving. Property owners may be able to utilize a suite of preservation incentives to assist with building addition or renovation projects or other preservation efforts. The specific properties included on the Historically Significant Structures Property List may be eligible for voluntary preservation incentives. Incentives are voluntary in nature only.

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of six (6) ayes and zero (0) nays, with three (3) absent, recommend approval of Case A-03-2022, a Map Amendment and Text Amendments to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance and to Chapters 1, 2, 6, and 7 of Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments, as submitted.

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

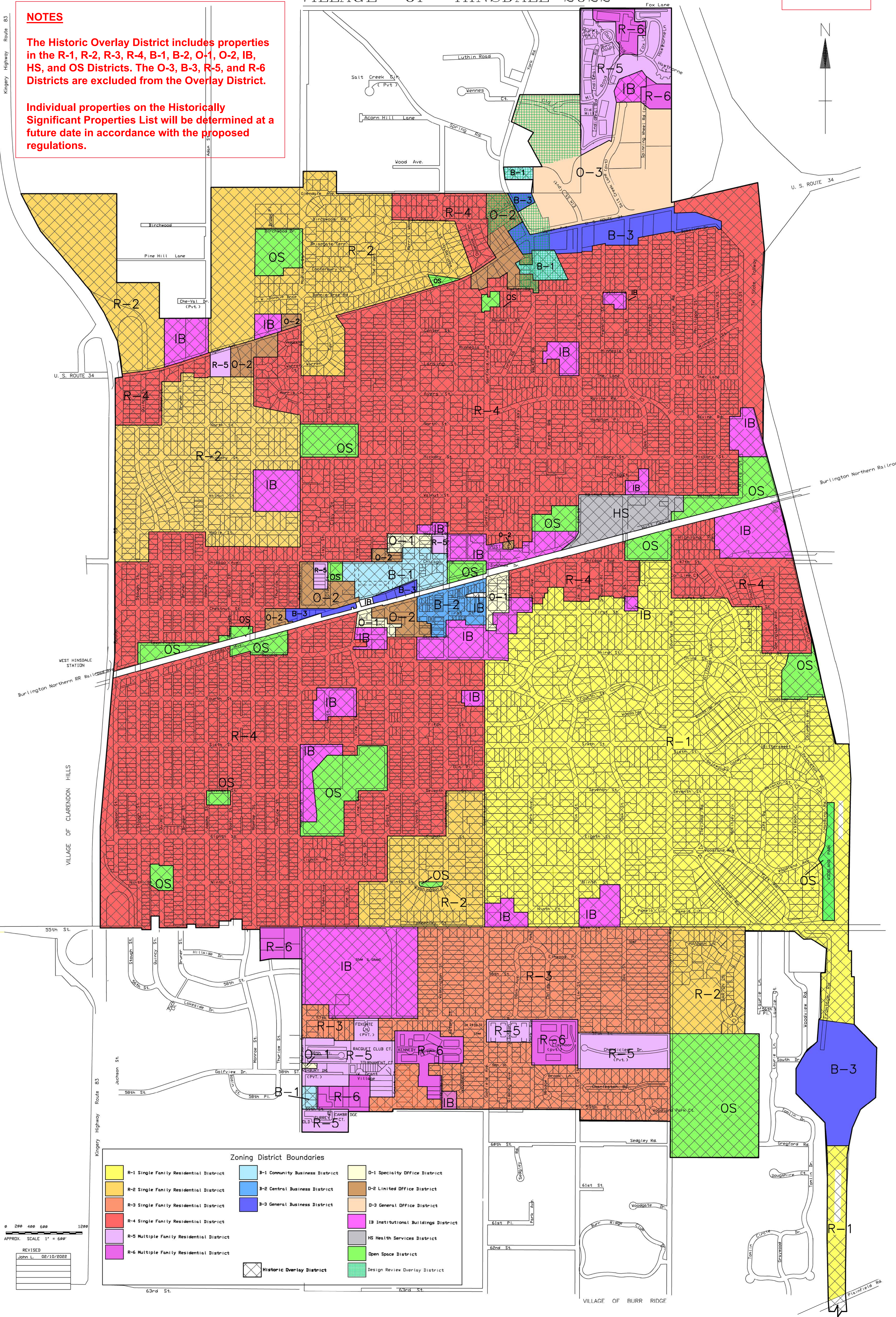
VILLAGE OF HINSDALE 2022

Exhibit 1

NOTES

The Historic Overlay District includes properties in the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. The O-3, B-3, R-5, and R-6 Districts are excluded from the Overlay District.

Individual properties on the Historically Significant Properties List will be determined at a future date in accordance with the proposed regulations.



**VILLAGE OF HINSDALE
NOTICE OF PLAN COMMISSION
PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, August 10, 2022 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from the Village of Hinsdale for Text Amendments to the Hinsdale Zoning Ordinance and to the Hinsdale Village Code, and a Map Amendment to the Village's Official Zoning Map, all for the purpose of establishing a Historic Overlay Zoning District. The Village's Official Zoning Map will be amended to establish the boundaries of the Historic Overlay Zoning District. Text Amendments to Chapters 1, 2, 6, and 7 of Title 14 of the Hinsdale Village Code and to Article 8 (Overlay Districts), Section 11-503(F) (Standards for Variations), Section 3-110 (Bulk, Space, And Yard Requirements in the Single-Family Residential Districts, and Section 10-104 (Nonconformities – Precode Structures) of the Hinsdale Zoning Ordinance are proposed in order to establish the Historic Overlay Zoning District and to make related code amendments. The current underlying zoning district classifications and related zoning regulations for each of the real properties within the boundaries of the proposed Historic Overlay Zoning District shall remain in place and shall continue to apply to each property following the establishment of the District. Properties within the boundaries of the Historic Overlay Zoning District, once established, and that are subsequently deemed to host Historically Significant Structures, may be added to a Historically Significant Structures Property List and will then become eligible to apply, on a voluntary basis, for certain historic preservation incentives provided by the Village and established through the Text Amendments. Those voluntary incentives include, but are not limited to, certain financial incentives and the use of certain relaxed bulk zoning standards. Properties located within the boundaries of the Historic Overlay Zoning District once established will NOT, however, automatically be included on the Historically Significant Structures Property List to be established at a later time.

The Historic Overlay Zoning District as proposed shall consist of ALL properties within the R-1 Single Family Residential District, R-2 Single Family Residential District, R-3 Single Family Residential District, R-4 Single Family Residential District, B-1 Community Business District, B-2 Central Business District, O-1 Specialty Office District, O-2 Limited Office District, IB Institutional Buildings District, HS Health Services District, and OS Open Space District, as shown on the proposed Zoning Map.

All properties located in the O-3 General Office District, B-3 General Business District, R-5 Multiple Family Residential District, and R-6 Multiple Family Residential District (collectively, the "Excluded Areas") are NOT INCLUDED in the proposed Historic Overlay Zoning District, as described below and as shown on the proposed Zoning Map. The Excluded Areas NOT proposed for inclusion within the Historic Overlay Zoning District in Cook County, Illinois and DuPage County, Illinois, are commonly described as follows:

- All properties in the area zoned B-3 General Business District abutting the south side of Ogden Avenue, between the west side of the Tri-State Tollway (Interstate 294) to the east side of York Road.
- The properties zoned B-3 General Business District at the northwest and southwest corners of Ogden Avenue and York Road.
- All of the properties within the area zoned B-3 General Business District, O-3 General Office District, R-5 Multiple Family Residential District, and R-6 Multiple Family Residential District within the area between the east side of York Road and the north adjacent municipal corporate boundaries, the north side of Ogden Avenue, west of the Tri-State

Tollway (Interstate 294) properties and municipal corporate boundaries, and south of the northernmost municipal corporate boundaries, with the exception of the property located at 21 Salt Creek Lane in the IB Institutional Buildings District and the property in the B-1 Community Business District abutting Ogden Avenue.

- The area zoned B-3 General Business District that encompasses the Tri-State Tollway (Interstate 294) Hinsdale Oasis located at the southeast corner of the Village.
- All of the properties within the area zoned R-5 Multiple Family Residential District abutting Chanticleer Lane to the north and to the south, located to the south of 57th Street, west of County Line Road, and east of Elm Street (100-1405 Chanticleer Lane)
- All of the properties within the area zoned R-6 Multiple Family Residential District abutting Claymoor Road, south of 57th Street and west of Elm Street (300-360 Claymoor Road).
- All of the properties within the area zoned R-5 Multiple Family Residential District at the southeast corner of 57th Street and Garfield Street, and abutting Sutton Place (5701-5745 S. Garfield; 5704-5736 Sutton Place; 5702-5746 S. Park Avenue).
- All of properties within the area zoned R-6 Multiple Family Residential District abutting Kennedy Lane to the north and south, located to the east of Grant Street, in addition to the properties on the west side of Washington Street including the addresses of 5824, 5830, and 5836 S. Washington Street, but not including the properties zoned R-3 Single Family Residential District (5802 and 5808 S. Washington Street).
- All of the properties within the area zoned R-5 Multiple Family Residential District abutting Foxgate Lane, south of 57th Street (5701-5717 Foxgate Lane).
- All of the properties within the area zoned R-5 Multiple Family Residential District on the west side of Grant Street generally between 57th Street and 59th Street, including all properties abutting Racquet Club Court (200-213 Racquet Club Court), 5730 and 5740 S. Grant Street, all properties abutting West Grant Village (201-240 W. Grant Village), and 5810, 5820, 5828, and 5834 S. Grant Street, but not including any properties zoned R-3 Single Family Residential District.
- All of the properties within the area zoned R-6 Multiple Family Residential District, north of 59th Street, generally between Grant Street and Madison Street, including the addresses of 211-215 W. 59th Street, 301-315 W. 59th Street, but not including any properties zoned R-3 Single Family Residential District or B-1 Community Business District.
- All of the properties within the area zoned R-5 Multiple Family Residential District abutting Old Surrey Road to the north and south, south of 59th Street and east of Madison Street (433-498 Old Surrey Road).
- All of the properties within the area zoned R-5 Multiple Family Residential District east of Madison Street and generally between 57th Street and 59th Street, including the properties abutting Ashbury Drive to the north and south (402-441 Ashbury Drive), abutting 58th Place to the north and south (400-455 58th Place), and abutting Skipping Stone Lane to the north (409-433 Skipping Stone Lane), but not including the property located at 5757 S. Madison Street zoned O-1 Specialty Office District, the properties at the northeast corner of Madison Street and 59th Street zoned B-1 Community Business District, or the properties at the southeast corner of 57th Street and Madison Street zoned R-3 Single Family Residential District.
- All of the properties within the area zoned R-6 Multiple Family Residential District at the southwest corner of Madison Street and 55th Street (5500-5508 S. Madison Street).
- All of the properties within the area zoned B-3 General Business District abutting the south side of Chestnut Street, north of the Burlington Northern Santa Fe Railroad Line, west of Lincoln Street, and east of Madison Street, including the property at the southwest corner

of Madison Street and Chestnut Street, but not including the Village-owned commuter parking lot zoned IB Institutional Buildings District located at 130 Chestnut Street.

- All of the properties within the area zoned R-5 Multiple Family Residential District at the southwest corner of Chicago Avenue and Clay Street (2-28 S. Clay Street).
- The property within the area zoned R-5 Multiple Family Residential District at the southwest corner of Washington Street and Maple Street (10 N. Washington Street).
- The property within the area zoned R-5 Multiple Family Residential District abutting the south side of Ogden Avenue, on the east side of Adams Street (600 W. Ogden Avenue).

All properties within the Village other than those Excluded Areas described on the list above are proposed for inclusion within the Historic Overlay Zoning District. A map showing all real properties proposed for inclusion within the proposed Historic Overlay Zoning District pursuant to the proposed Map Amendment, copies of the proposed Text Amendments, and copies of other documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois. Please email Village Clerk Christine Bruton at cbruton@villageofhinsdale.org for additional information. This request is known as Case A-03-2022.

All interested persons are invited to attend the public hearing and will be given the opportunity to be heard. At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to the said application. In addition, objections and other comments, if any, relating to the proposed Text Amendment and Map Amendment may be made in writing and filed with the Village Clerk prior to 4:00 p.m. on the day of the public hearing. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Please use the subject line "Public Comment – Historic Overlay Zoning District Map and Text Amendments" when sending your email. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. The proposed Text Amendments and Map Amendments may be added to, revised, altered, or eliminated as a result of the public hearing and prior to final action by the Village Board of Trustees of the Village of Hinsdale. The public hearing 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 hearing 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 Brad Bloom, ADA Coordinator at 630-789-7007 or by TDD at 630-789-7022 promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Dated: July 18, 2022

Christine M. Bruton, Village Clerk

To be published in the Hinsdalean on July 21, 2022

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
Map Amendment and Text)
Amendment to Title 14)
of the Village Code)
Case No. A-03-2022.)

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
August 10, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MR. MARK WILLOBEE, Member;
MR. SCOTT MOORE, Member;
MS. CYNTHIA CURRY, Member;
MS. ANNA FIASCONE, Member and
MS. JULIE CRNOVICH, Member.

<div>2</div> <div>1 ALSO PRESENT:</div> <div>2 MS. BETHANY SALMON, Village Planner;</div> <div>3 MR. ROBERT MCGINNIS, Director of</div> <div>4 Community Development;</div> <div>5 MR. MICHAEL MARRS, Village Attorney;</div> <div>6 MR. JOHN BOHNEN, Chairman HPC;</div> <div>7 MR. JIM PRISBY, Member HPC.</div> <hr/> <div>8 CHAIRMAN CASHMAN: Our next order of</div> <div>9 business is a Public Hearing for Case A-03-2022,</div> <div>10 a map amendment and text amendment to various</div> <div>11 sections of the zoning code and text amendment</div> <div>12 to Title 14 of the village code to establish a</div> <div>13 historic overlay district and for related</div> <div>14 amendments. This is requested by our dear</div> <div>15 village of Hinsdale.</div> <div>16 First, a couple openings and then</div> <div>17 I'm going to let Bethany and the team chime in</div> <div>18 on this. I hope you watched a lot of those</div> <div>19 committee of the whole meetings.</div> <div>20 MS. CRNOVICH: Every single one.</div> <div>21 CHAIRMAN CASHMAN: Every single one.</div> <div>22 It was great to watch the evolution</div>	<div>4</div> <div>1 the trustees did and the HPC and the village and</div> <div>2 I look forward to hearing you and we have a full</div> <div>3 house.</div> <div>4 We are going to cut this meeting</div> <div>5 off at 10:30 regardless of what's going on so we</div> <div>6 will see how it goes. But thank you very much.</div> <div>7 It's amazing what you put together.</div> <div>8 So with that, I'll let Bethany give</div> <div>9 an overview. We need to swear everybody in.</div> <div>10 MS. SALMON: Just us two.</div> <div>11 MR. MARRS: Yes.</div> <div>12 (WHEREUPON, Mr. Marrs and</div> <div>13 Ms. Salmon were</div> <div>14 administered the oath.)</div> <div>15 MS. SALMON: Thank you, Chairman</div> <div>16 Cashman, that was a great introduction. Because</div> <div>17 of the amount of material we are going through</div> <div>18 today and the format and the open house that we</div> <div>19 have, packed house that we have here, feel free</div> <div>20 to interject and ask questions along the way</div> <div>21 because it is quite a long presentation compared</div> <div>22 to what we normally get here.</div>
<div>3</div> <div>1 of the concept and I really appreciate the joint</div> <div>2 effort by the HPC, the village, Robb, Michael,</div> <div>3 Bethany. I mean the hours. I can't even</div> <div>4 imagine the hours and how thoughtful the -- you</div> <div>5 put together and how thorough. I mean, there's</div> <div>6 an awful lot of information in here. I mean,</div> <div>7 this is probably one of our larger packets that</div> <div>8 we get from here but it's extremely well done.</div> <div>9 I talked with Bethany, she's going</div> <div>10 to give, like, an overview. I think she put a</div> <div>11 power point together. She did some great power</div> <div>12 points for the HPC and for the village board.</div> <div>13 So it was just nice to see that.</div> <div>14 When was the first meeting? I</div> <div>15 think it says in here.</div> <div>16 MS. SALMON: You have a slide with that</div> <div>17 information.</div> <div>18 CHAIRMAN CASHMAN: May 4. So it was</div> <div>19 quite the undertaking, more than a year, and I'd</div> <div>20 say it actually began before that, there seemed</div> <div>21 to be a lot of discussion and thoughts before</div> <div>22 even that meeting and I really appreciate what</div>	<div>5</div> <div>1 So the intent of what we are</div> <div>2 talking about today is putting regulations</div> <div>3 together that's going to help incentivize</div> <div>4 preservation in Hinsdale. Obviously this has</div> <div>5 been a decades long concern that's come up over</div> <div>6 and over and so in the past year-and-a-half we</div> <div>7 spent quite a bit of time focusing on this.</div> <div>8 So before I go into actually what</div> <div>9 was included in your packet as proposed</div> <div>10 regulations, I'm just going to kind of give you</div> <div>11 an overview of the journey of how we got here</div> <div>12 today.</div> <div>13 So we have been spending the past</div> <div>14 year-and-a-half doing what ended up in this</div> <div>15 packet. And that included eight committee of</div> <div>16 the whole meetings where we had members of the</div> <div>17 Historic Preservation Commission, two of which</div> <div>18 are here today, and members of the Village Board</div> <div>19 before prior board meetings. So that took about</div> <div>20 a year to do that.</div> <div>21 And then as part of that, in May of</div> <div>22 2021, so last year, we also had a great Zoom</div>

<p style="text-align: center;">6</p> <p>1 meeting with several builders and architects in 2 the village of Hinsdale. We tried to kind of 3 figure out what realistically they thought was 4 pushing homeowners to demolish homes instead of 5 preserving them and go through these renovation, 6 projects or build additions onto historic homes 7 and gain some realistic feedback on what might 8 move that needle forward to push people towards 9 preservation.</p> <p>08:28PM 10 So I know there's a lot of 11 information on this slide, but I'm going to 12 quickly go over it because I think it's 13 important and you will see how some of these 14 kind of tie in down the road of how we got to 15 these regulations.</p> <p>16 So one of the biggest items of 17 feedback that we heard is that our existing 18 zoning code regulations are really limiting in 19 terms of helping people build an addition onto a 20 home and modernize a house.</p> <p>08:28PM 21 We will kind of go into that a 22 little bit further when we get to these</p>	<p style="text-align: center;">8</p> <p>1 alternative regulations for historic homes may 2 just help people be able to move their projects 3 forward a little bit quicker.</p> <p>4 We also talked about what -- 5 identifying those actual buildings in the 6 village that are really important to us and 7 truly worth preserving, so part of that ties 8 into the next one of creating education and 9 awareness around historic preservation. What 10 are the benefits of actually restoring a home, 11 saving it, especially if we ended up getting 12 preservation incentives, making sure that 13 everyone knows that these exist and then working 14 with our real estate agents to make sure when a 15 house is listed, it's not just listed as a 16 demolition, it's listed possibly this is a 17 really cool building and you might be eligible 18 for a lot of things that you wouldn't get if you 19 actually demolished it.</p> <p>08:30PM 20 And now I'm going to turn it over 21 to Michael Marrs, who's going to kind of go over 22 what a historical overlay district is and the</p>
<p style="text-align: center;">7</p> <p>1 alternative zoning regulations and why that is, 2 but a lot of the time people are kind of being 3 forced to go through this variation process 4 because they can't get certain things by right, 5 just by the nonconforming nature of our code.</p> <p>6 So it was recommended that because 7 there's some challenges with the variation 8 process and all of the steps that that entailed, 9 that whatever the village looked to approving 10 down the road, it was recommended that we maybe 11 look at an easy streamlined process and limiting 12 the number of hurdles that a homeowner might 13 have to go through moving forward.</p> <p>08:29PM 14 We also heard that the variation 15 process in general is a really scary process. 16 People don't want to invest all the time, money, 17 and energy into something that they might get 18 objections from or that might not end up getting 19 approval.</p> <p>08:29PM 20 So one of the major things that 21 came out of this was because of all those 22 issues, zoning relief by right or some sort of</p>	<p style="text-align: center;">9</p> <p>1 regulations that were included in Exhibit No. 1. 2 So that was the item that actually had the 3 actual ordinance language.</p> <p>4 MR. MARRS: Thanks, Bethany.</p> <p>5 So after receiving that feedback 6 from the architects and builders and, you know, 7 some kicking around ideas with the village 8 board, we started looking at various mechanisms 9 for accomplishing some of those goals, including 10 the types of incentives offered by other 11 communities both in Illinois and elsewhere.</p> <p>08:31PM 12 After we had an idea of the types 13 of incentives that might be offered, we started 14 looking at what amendments could be made to 15 Title 14, the village code, concerning 16 preservation as well as the zoning code in order 17 to memorialize those purposes, goals and 18 incentives that the village board was interested 19 in providing.</p> <p>08:31PM 20 So one of the challenges is that 21 there are both preservation and zoning 22 components to this. The zoning component is in</p>

<p style="text-align: center;">10</p> <p>1 the form of these relaxed bulks zoning standards 2 for properties deemed to be historically 3 significant. The idea being that if you are 4 able to give these particular structures more 5 flexibility to put on additions to expand 6 backwards, to expand sideways, there's less 7 motivation theoretically for owners to tear them 8 down and start from scratch because they are 9 able to modify it while still keeping the 08:31PM 10 important facade elements and historic elements 11 that we are interested in preserving. 12 Another challenge was that these 13 historically significant structures are 14 anticipated to be located at various locations 15 all around the village, not exclusive to your 16 national registry for historic districts. All 17 right. 18 So eventually we settled on this 19 idea of creating a historic preservation overlay 08:32PM 20 district. So I want to talk for just a second 21 about what an overlay district is. It's not a 22 new zoning district. It's not replacing your</p>	<p style="text-align: center;">12</p> <p>1 to what we are proposing here where certain 2 properties are singled out for slightly 3 different treatment from a zoning standpoint for 4 a particular reason to achieve a particular 5 purpose. 6 So once we settled on the idea of a 7 historic preservation overlay district, we 8 mapped out the steps to creating it which you 9 will see in this slide here. 08:33PM 10 Step 1 was creating the actual text 11 of the chapter for both Title 14 regarding 12 preservation and in the zoning code. The text 13 which you have before you tonight includes the 14 purposes, procedures, incentives and standards 15 relative to the district. As noted by Bethany, 16 this has been a long process but we feel this 17 process in important in reaching what we feel is 18 a pretty good current product. 19 Step 2 was determining the 08:34PM 20 boundaries of the district. The idea here was 21 to include within the overlay all areas in town 22 where there might be a structure that would be</p>
<p style="text-align: center;">11</p> <p>1 R-1 your R-2, anything like that. It actually 2 overlays those base districts, it lays on top of 3 them. 4 In an overlay district, the 5 existing base zoning regulations still apply, 6 okay. But they are in some cases altered or 7 modified by the overlay district regulations. 8 And this isn't a new concept in 9 Hinsdale. You have an existing title in your 08:32PM 10 zoning code, Article VIII, which is actually 11 called overlay districts and it includes 12 regulations for the design review overlay 13 district which imposes additional design review, 14 standards and requirements in the area around 15 Graue Mill. Okay. 16 And also, while it's not phrased as 17 such, I view the longstanding zoning code 18 provisions providing different bulk zoning 19 standards for certain legal nonconforming lots 08:33PM 20 of record and giving special consideration to 21 pre-code structures, those are in effect 22 village-wide overlay district similar in concept</p>	<p style="text-align: center;">13</p> <p>1 deemed of historic significant. That's 2 reflected in the map included in your packet and 3 Bethany is going to go through that in a little 4 more detail in a few minutes. 5 Step 3 is where we are, which is 6 this public hearing regarding the creation of 7 the overlay district, the recommendations from 8 you on the map and on the text amendments. 9 Okay. 08:34PM 10 Step 4 will come after board 11 approval of the map and text and that involves 12 creation by the HPC of a proposal as to 13 historically significant properties that will be 14 eligible for these voluntary incentives and I'll 15 talk more about that process in a minute. 16 Finally, step 5. Once we have 17 accomplished all that, once the property, once 18 these text amendments are in place, the map is 19 created, the historically significant property 08:35PM 20 list is created. If you are an owner of a 21 property on that list, that owner is eligible on 22 a voluntary basis to request various of the</p>

<p style="text-align: center;">14</p> <p>1 provided incentives during the application and 2 review process.</p> <p>3 So we have the map in here a couple 4 of times, but we included quite a bit of the 5 community because, again, we don't want to miss 6 an area where there might be a historically 7 significant structure, and so there's actually 8 more of the village included than not, and 9 that's fine and they don't have to be contiguous 10 but we just wanted to cast a broad net and make 11 sure we weren't leaving anything out so that we 12 didn't have to go back and amend it in the near 13 future.</p> <p>14 Before we talk about -- before I 15 turn it back over to Bethany to talk about the 16 various incentives and other aspects, I want to 17 talk a little bit about creation of the 18 historically significant structures property 19 list which is going to be this next step in the 20 process.</p> <p>21 So once this body makes a 22 recommendation and the board enacts the text</p>	<p style="text-align: center;">16</p> <p>1 homeowners and they will have an opportunity to 2 come, you know, given that there's only benefits 3 and no real negative to being on the list, we 4 wouldn't anticipate a lot of people but we may 5 have somebody says, I'm weary of this. I don't 6 want to be part of it and that can be taken into 7 account.</p> <p>8 We will send notice to those people 9 who will come to the public hearing and the HPC 10 is going to talk individually about these homes, 11 probably briefly in most cases, just, you know, 12 why is this significant, why should it be on the 13 list, make a recommendation as to whether it's 14 going to be on the list and that list of 15 recommendations in the initial list will go to 16 the board who will then give final approval to 17 it.</p> <p>18 There is an opportunity under the 19 ordinance for properties to later be added to 20 the list, so our hope is, you know, let's say 21 the initial universe is 50 homes. These are the 22 50 really significant properties, we want to</p>
<p style="text-align: center;">15</p> <p>1 amendments and overlay district map boundaries, 2 the clock will start ticking for the HPC. They 3 have 180 days under the proposal to create this 4 initial list of properties for placement on the 5 list. Essentially, we are looking at the 6 universe of buildings in the village and saying 7 that these are the ones that we want to 8 prioritize preserving through the incentives 9 being offered. Nothing we are doing today will 10 stop anyone from tearing down a home if they 11 ultimately want to, but the hope is that these 12 changes will at least give them pause and make 13 it more practical to preserve an existing 14 significant home instead of tearing it down.</p> <p>15 All right. So let's look at the 16 steps. We are going to notify -- if a home is 17 proposed to be on the list, HPC is going to 18 create initial list within 180 days. And then 19 they are going to hold a public hearing 20 regarding the placement of properties on that 21 list. If the list is voluminous, we might break 22 it up because they are going to notify</p>	<p style="text-align: center;">17</p> <p>1 make sure these incentives are available to. 2 If the program goes well, you can 3 anticipate that there may be more people coming 4 in, Hey, I want that tax break. I want the 5 opportunity for those matching funds, and so 6 there's a process by which people can propose 7 the HPC or the board can propose additional 8 properties be added to the list as we go along 9 and that follows a similar, you know, public 10 hearing process and just a review by the HPC and 11 their recommendation to the board. Okay.</p> <p>12 So after we have created the list 13 and everything's in place, it doesn't quite stop 14 there. We want to increase the chance that this 15 project will be effective, so the ordinance 16 provides that these important steps will happen 17 after its creation where the owners of the 18 property on the list will be notified their home 19 is on the list. They've already received the 20 notice of the public hearing so they are aware 21 that they were under consideration. Lists will 22 be made available on the village's web site,</p>

<p style="text-align: center;">18</p> <p>1 will be provided to area realtors, to the news 2 media, and other persons or entities as 3 necessary in an effort to publicize the list and 4 the incentives that are available. 5 Another thing that is required by 6 the ordinance is a notice regarding that it 7 being a historically significant structure would 8 be recorded against the title to the property 9 with the idea that someone buying the property 10 will see that on their title report and 11 hopefully explore what the incentives may be 12 able to provide them relative to preservation of 13 the home. All right. 14 So with that, I'm going to turn it 15 back over to Bethany for a more in-depth 16 discussion of the incentives. 17 MS. SALMON: Are there any questions so 18 far? Should we take a break? Okay. We will 19 keep going. 20 MR. WILLOBEE: Before that notification 21 goes out, is there a way to get the message out 22 more that there's positive aspects? I just --</p>	<p style="text-align: center;">20</p> <p>1 making sure the word is out what this program 2 actually would mean. 3 MR. WILLOBEE: Yes, I think that just 4 needs to happen before that letter goes out, 5 some full page ads. 6 MS. FIASCONE: Yes. Because anybody 7 that sees it's going against title will freak 8 out but it's really nothing bad, it's only 9 benefit. 10 MS. SALMON: The whole point of that 11 was just to make sure people will know that this 12 exists. And I think there's some other 13 communities that do do this for more like 14 landmarking purposes and other programs but it's 15 just an FYI. That was the intent of it. 16 MR. MARRS: So I'm all for as much 17 publicity as you can generate, whether it's a 18 town hall meeting or a workshop where people are 19 available to answer questions, or whatever forum 20 you can get, you know, a story in The 21 Hinsdalean, however we can do it. But I agree 22 it's important to emphasize the fact that it's</p>
<p style="text-align: center;">19</p> <p>1 with regard to the notification process, before 2 they get sent that letter -- 3 MS. SALMON: The initial letter? 4 MR. WILLOBEE: Yes. Is there a way to 5 publicize to what you're saying, I agree with 6 the news media, all that, but I think there's a 7 step before that so we don't get bombarded at 8 meetings with the people that are thinking of 9 the moratorium and all that, like you said, 10 weary, trying to kind of squash some of that 11 from a PR standpoint. 12 MS. SALMON: We had discussions 13 internally as well. This is a voluntary 14 program, right, so if someone is so opposed that 15 this is going to be tied to their house and they 16 absolutely don't want to be involved in it, I 17 mean, then we won't pursue that. 18 MR. WILLOBEE: I agree with that. 19 MS. SALMON: But you're right there. 20 We have had discussions about publicizing this 21 program more, working with The Hinsdalean, 22 contacting a lot of the real estate agents and</p>	<p style="text-align: center;">21</p> <p>1 voluntary and that there's only benefits. 2 MR. WILLOBEE: Yes. No, I'm just 3 saying as it relates to the letter, I could just 4 picture somebody getting that letter, okay, 5 what's the village up to now. 6 MR. MARRS: And so one of the ways also 7 that we can address that is, you know, I talked 8 about breaking up the public hearing so you can 9 have our first universe is only going to be 10 these 20 houses that are already mostly 11 landmarked, you know, these people are on board 12 with preservation so kind of roll it out in a 13 way that gets the ball rolling and maybe get 14 some attention placed on it with people who are 15 going to receive a positive. 16 MR. WILLOBEE: Word of mouth. I agree 17 with that. 18 CHAIRMAN CASHMAN: I think, Bethany, 19 you and Robb shared with me you want to create a 20 list that people want to be on. 21 MR. MCGINNIS: Yes. 22 MS. SALMON: Yes. That's the whole</p>

<p style="text-align: center;">22</p> <p>1 intent here is we definitely want something --</p> <p>2 we want people to be dying to get on where we</p> <p>3 can't keep up with the number of people. Even</p> <p>4 with the limited publicity that we have done at</p> <p>5 this point, you know, as we have kind of been</p> <p>6 forming all these regulations, we have quite a</p> <p>7 few homeowners who are actually interested in</p> <p>8 this program already.</p> <p>9 So once again, there's going to be</p> <p>08:43PM 10 people that absolutely want nothing to do with</p> <p>11 it, but I think we are pretty positive that</p> <p>12 given the stuff that we are going to talk about</p> <p>13 in a second, it's a pretty great program and it</p> <p>14 will afford a lot to whomever wants to be</p> <p>15 involved.</p> <p>16 MR. WILLOBEE: Okay. Thank you.</p> <p>17 MS. SALMON: Okay. So I'm going to</p> <p>18 quickly talk about Exhibit No. 3, which was</p> <p>19 included in your packet. So this was the</p> <p>08:43PM 20 proposed historic overlay district. And kind of</p> <p>21 Michael alluded to this of how we got to this</p> <p>22 map is we kind of did process of elimination.</p>	<p style="text-align: center;">24</p> <p>1 R-1, R-2, R-3 and R-4 single-family districts</p> <p>2 and the B-1 and B-2 business districts, the O-1</p> <p>3 and O-2 office districts, the IB institutional</p> <p>4 district, the HS hospital district and the OS</p> <p>5 open space district.</p> <p>6 So it's not to say that every</p> <p>7 single property within these large areas is</p> <p>8 significant by any means, and it's not to say</p> <p>9 that whether you're included in the historic</p> <p>08:45PM 10 overlay means you are going to be on the</p> <p>11 historically significant structures property</p> <p>12 list. There's, like we talked about, a separate</p> <p>13 process for that, so anyone who thinks they are</p> <p>14 possibly eligible right now just because this</p> <p>15 map is created has still a little bit more to</p> <p>16 go.</p> <p>17 And then we did discuss before this</p> <p>18 meeting, we probably are going to make some --</p> <p>19 because we know that this map right now is a</p> <p>08:45PM 20 little bit hard to read, we might visually make</p> <p>21 some graphical changes but generally, unless</p> <p>22 there's any other recommendations by the plan</p>
<p style="text-align: center;">23</p> <p>1 We really wanted to make sure that</p> <p>2 we weren't just catching homes in Robbins Park,</p> <p>3 we weren't just catching commercial and</p> <p>4 residential, we were trying to figure out a way</p> <p>5 how do we kind of incorporate the whole village</p> <p>6 and get the larger areas but also make sure that</p> <p>7 we are not including everything that isn't</p> <p>8 applicable.</p> <p>9 So what we have done for right now</p> <p>08:43PM 10 based on a preliminary analysis is we've</p> <p>11 excluded the O-3 office district. So that pink</p> <p>12 area up on Ogden and York. We excluded the B-3</p> <p>13 district. That's the dark blue area, which is</p> <p>14 also adjacent to Ogden. And then the tollway.</p> <p>15 And then there's a couple of other select sites.</p> <p>16 And then the R-5 and R-6 districts,</p> <p>17 which are multifamily districts, those are kind</p> <p>18 of in those purple colors, and they are kind of</p> <p>19 scattered around and it did not look like any of</p> <p>08:44PM 20 those had historic buildings of significance to</p> <p>21 the village as of right now.</p> <p>22 There are -- we've included the</p>	<p style="text-align: center;">25</p> <p>1 commission or the village board, we would keep</p> <p>2 the same areas but we might make it a little bit</p> <p>3 easier to look at for the public down the road.</p> <p>4 So now I'm going to talk about the</p> <p>5 actual preservation incentives for tonight. I'm</p> <p>6 going to try to keep this high level. There's a</p> <p>7 lot here as well but like I said, feel free to</p> <p>8 jump in.</p> <p>9 So as we talked about, these are</p> <p>08:45PM 10 voluntary incentives. If a house is listed on</p> <p>11 the historically significant properties list,</p> <p>12 they would not be required to take advantage of</p> <p>13 these.</p> <p>14 The first one that I'm going to</p> <p>15 talk about a little bit further is our</p> <p>16 alternative zoning regulations and this would</p> <p>17 only apply to the single-family zoning district.</p> <p>18 We also have three different</p> <p>19 financial incentives. One is a grant program,</p> <p>08:46PM 20 one is a fee waiver program and one is a</p> <p>21 property tax rebate for the village portion only</p> <p>22 of the property tax bill.</p>

<p style="text-align: center;">26</p> <p>1 And then we also are offering</p> <p>2 expedited processing. Particularly where this</p> <p>3 is going to matter is for building permits and</p> <p>4 we have a -- we think either do some inhouse or</p> <p>5 we have the ability to send them out to a third</p> <p>6 party.</p> <p>7 So before I talk about these</p> <p>8 incentives specifically, I just want to talk</p> <p>9 about the overall approval process. So if a</p> <p>08:46PM 10 home is already on the historically significant</p> <p>11 structures property list, once that list is</p> <p>12 determined, we have two separate routes to go.</p> <p>13 No matter what, every application</p> <p>14 is going to need to get approval of what we are</p> <p>15 calling a preservation incentive certificate.</p> <p>16 Right now if you are going through the historic</p> <p>17 preservation process, you get a certificate of</p> <p>18 appropriateness. This is going to kind of be</p> <p>19 the same sort of thing but for the incentive</p> <p>08:47PM 20 side.</p> <p>21 So if you are just requesting a</p> <p>22 permit fee waiver or an alternative zoning</p>	<p style="text-align: center;">28</p> <p>1 obviously doesn't matter because the maximum of</p> <p>2 what they can get, it's just if the budget is</p> <p>3 not there and they want to save a house and can</p> <p>4 they say we are funding this money for this</p> <p>5 house?</p> <p>6 MS. SALMON: That's a good question.</p> <p>7 MR. MARRS: So I can't say a hundred</p> <p>8 percent, but generally, if somebody is going to</p> <p>9 make a donation to the village and once the</p> <p>08:48PM 10 village receives that money it's going to go in</p> <p>11 that historic preservation fund, if that money</p> <p>12 has conditions on it, then the village in order</p> <p>13 to accept that money, would probably have to</p> <p>14 accept those conditions. So I'm going to, you</p> <p>15 know, preliminarily say that that would be</p> <p>16 possible.</p> <p>17 MS. FIASCONE: Just a thought.</p> <p>18 MR. MARRS: Yes. And it's interesting</p> <p>19 and that may well come up that there's a</p> <p>08:49PM 20 movement to save a particular house and we want</p> <p>21 to generate these funds and get them into the</p> <p>22 system so that these incentives can be provided</p>
<p style="text-align: center;">27</p> <p>1 regulation, we are proposing that this would be</p> <p>2 for a final authority with the Historic</p> <p>3 Preservation Commission. And then if they</p> <p>4 granted approval subject to the review, we would</p> <p>5 then be able to issue a building permit and move</p> <p>6 forward with that incentive.</p> <p>7 If an applicant is requesting a</p> <p>8 grant or a property tax rebate, because this is</p> <p>9 a larger financial incentive, we've kind of left</p> <p>08:47PM 10 this decision up to the board. So we are making</p> <p>11 the Historic Preservation Commission the</p> <p>12 recommending body. They are still going to use</p> <p>13 the same standards for review but it would move</p> <p>14 to the board for final authority. And this is</p> <p>15 largely because of the financial aspect of it.</p> <p>16 MS. FIASCONE: I have a question on</p> <p>17 that. I read in here that you can accept</p> <p>18 private funds. There's a whole budgeting</p> <p>19 process you guys are doing but can somebody if</p> <p>08:48PM 20 they are fundraising for something or whatever</p> <p>21 to go towards this budget, can they tag it for a</p> <p>22 specific property or does it just go -- it</p>	<p style="text-align: center;">29</p> <p>1 to the owner of that house but make sure that</p> <p>2 that money makes it to it and I think we could</p> <p>3 make that happen.</p> <p>4 MS. SALMON: I'll get into the historic</p> <p>5 preservation fund a slight bit more a little bit</p> <p>6 later, but that fund is also eligible for doing</p> <p>7 special projects too.</p> <p>8 So one of the things that I'm not</p> <p>9 sure if you're aware on that you've seen in the</p> <p>08:49PM 10 Robbins Park Historic District is the HPC has</p> <p>11 been going through and we have new sign toppers</p> <p>12 in the whole district, so on each individual</p> <p>13 intersection.</p> <p>14 And so things like that where it</p> <p>15 could be like a larger preservation effort of</p> <p>16 historic signage or maybe historic preservation</p> <p>17 plan or code amendments or design standards,</p> <p>18 things that kind of can affect the village at</p> <p>19 large, that's also something that that money</p> <p>08:49PM 20 could be used for. So say there is someone who</p> <p>21 wants a larger thing funded that's something</p> <p>22 that we might be able to look into as well.</p>

<p>30</p> <p>1 MR. MARRS: And i think we talked about</p> <p>2 the study also, utilizing the money for</p> <p>3 feasibility studies, you know, surveys of</p> <p>4 historic properties in the village. So we tried</p> <p>5 to put a catchall in there that would be pretty</p> <p>6 broad for historic preservation purposes.</p> <p>7 MS. SALMON: Okay. So the reason I'm</p> <p>8 putting this slide after our approval process is</p> <p>9 because if you go back to the beginning of the</p> <p>08:50PM 10 power point presentation, when I said we got so</p> <p>11 much feedback that everyone wants this smooth</p> <p>12 streamline process with absolutely no hoops that</p> <p>13 anyone has to jump through. But obviously we do</p> <p>14 have an approval process here and I kind of want</p> <p>15 to explain why that approval process is here.</p> <p>16 So there are in Exhibit No. 6, I</p> <p>17 believe, we had included the secretary of</p> <p>18 interior standards for rehabilitation and these</p> <p>19 are kind of the basic historic preservation</p> <p>08:50PM 20 principles out in the world, like the gold</p> <p>21 standard of general preservation practices.</p> <p>22 And so as much as staff</p>	<p>32</p> <p>1 putting an entire building behind a weird facade</p> <p>2 and pasting it on. And so we really need the</p> <p>3 HPC there to say, No, you are actually</p> <p>4 demolishing the whole building and then</p> <p>5 requesting a ton of money from us and zoning</p> <p>6 relief and that's not really a great</p> <p>7 preservation project.</p> <p>8 I will also say that this process</p> <p>9 is still much easier than most zoning</p> <p>08:52PM 10 entitlement processes, like a variation or even</p> <p>11 some of the zoning approvals that comes here, so</p> <p>12 it's still a beneficial, easy process that we</p> <p>13 tried to make it.</p> <p>14 So I'm really quickly going to go</p> <p>15 into each of these again. The proposed</p> <p>16 preservation incentives and I'm going to start</p> <p>17 with the alternative zoning regulations. I'm</p> <p>18 going to try to keep this high level because</p> <p>19 explaining our zoning code to people is the most</p> <p>08:52PM 20 challenging job I think that you can have, but I</p> <p>21 just want to kind of go into how we got to these</p> <p>22 as well.</p>
<p>31</p> <p>1 acknowledges that we would like to have the most</p> <p>2 easiest process, there is still a reason why the</p> <p>3 HPC should be reviewing these. And it's to make</p> <p>4 sure the whole purpose is historic preservation</p> <p>5 and we just want to make sure that the basic</p> <p>6 standards are being met for our historic</p> <p>7 preservation goals.</p> <p>8 The HPC has a lot of, as you guys</p> <p>9 know because you get their projects later down</p> <p>08:51PM 10 the road, has a lot of good expertise to provide</p> <p>11 to projects and it's really critical that they</p> <p>12 are making sure that historic preservation is</p> <p>13 actually occurring with these cases.</p> <p>14 So I've included some slides from</p> <p>15 previous committee of the whole presentations</p> <p>16 where these are good examples, happy buildings,</p> <p>17 where we have nice additions even if they are</p> <p>18 modern that are kind of fitting into the design</p> <p>19 of the building, you know, and there's good</p> <p>08:51PM 20 preservation standards.</p> <p>21 And then we have, you know, really</p> <p>22 bad examples where someone is kind of just</p>	<p>33</p> <p>1 So the feedback we got, obviously,</p> <p>2 was that our zoning code acts as a hindrance for</p> <p>3 people putting on any sort of building additions</p> <p>4 or any modern improvements here. We get</p> <p>5 complaints all the time that historic homes</p> <p>6 don't have the large kitchen, the open concept</p> <p>7 plan, and you need to expand the building</p> <p>8 envelope to actually accommodate the additional</p> <p>9 needs of a modern family.</p> <p>08:53PM 10 The disadvantage that we have in</p> <p>11 this village for historic buildings is that a</p> <p>12 lot of the lots that they are on and a lot of</p> <p>13 the structures themselves are nonconforming. So</p> <p>14 when they were originally created, they were</p> <p>15 legal with the code requirements then, but as</p> <p>16 our code changed and was adopted later and there</p> <p>17 were new code requirements, those houses are no</p> <p>18 longer conforming with our current code</p> <p>19 requirement, so unfortunately, they were legal</p> <p>08:53PM 20 once, they have a hard time now and then</p> <p>21 expanding on those, makes it a little bit more</p> <p>22 challenging.</p>

<p style="text-align: right;">34</p> <p>1 The other thing that is a little</p> <p>2 strange for things like floor area ratio, you</p> <p>3 know, historic homes were just built different</p> <p>4 than the way our definition is now. So a new</p> <p>5 home can kind of manipulate that floor area</p> <p>6 ratio, for example, but an old home is kind of</p> <p>7 given what it has and it's already at a</p> <p>8 disadvantage in cases like that.</p> <p>9 So what we tried to do -- oh, so</p> <p>08:54PM 10 before I move on, just as a reminder. These</p> <p>11 alternative zoning regulations that we are going</p> <p>12 to talk about are only for single-family zoning</p> <p>13 districts. As of right now, we having looked at</p> <p>14 any of our commercial or office district or</p> <p>15 anything in the downtown and so this is just for</p> <p>16 single-family homes primarily.</p> <p>17 So we looked at our existing -- and</p> <p>18 these sections that -- these primary sections</p> <p>19 that we are going to talk about, these are</p> <p>08:54PM 20 included in Exhibit No. 4 of the packet. These</p> <p>21 are the primary sections that relate to single-</p> <p>22 family homes in the village.</p>	<p style="text-align: right;">36</p> <p>1 read the entire zoning code but something that's</p> <p>2 a little bit more user-friendly than the</p> <p>3 regulations that we have now.</p> <p>4 So this table actually provides</p> <p>5 only minimum relief and I'm going to go through</p> <p>6 at least two examples that were included in the</p> <p>7 packet. So it's not like we are throwing out</p> <p>8 the entire code book and you will see in many</p> <p>9 cases we are only gaining a little bit here in</p> <p>08:56PM 10 terms of setback but I think these are hopefully</p> <p>11 regulations that will be able to tip over</p> <p>12 encouraging someone to get a little bit more</p> <p>13 than what they could for new construction and</p> <p>14 really give them that great building addition or</p> <p>15 certain aspects that will help them modernize a</p> <p>16 home, something that they wouldn't be able to</p> <p>17 get otherwise with new construction.</p> <p>18 So the first thing we looked at was</p> <p>19 building height and we --</p> <p>08:56PM 20 CHAIRMAN CASHMAN: Can I stop you for</p> <p>21 just a second?</p> <p>22 MS. SALMON: Yes.</p>
<p style="text-align: right;">35</p> <p>1 So Section 110 that includes the</p> <p>2 general bulk requirements for homes in the</p> <p>3 single-family zoning district. Section 10-104</p> <p>4 deals with what we call precode structures.</p> <p>5 These are nonconforming structures, the ones</p> <p>6 built prior to the adoption of our new code.</p> <p>7 And then we have Section 10-105,</p> <p>8 legal nonconforming lots. So the lots don't</p> <p>9 meet our general standard in bulk requirements</p> <p>08:55PM 10 for size. And then our definitions, we have</p> <p>11 various definitions that are included as well.</p> <p>12 So we looked at these regulations</p> <p>13 and kind of assessed what could help. We looked</p> <p>14 at past preservation cases, what people have</p> <p>15 dealt with in the past, and we based our new</p> <p>16 code, which is shown in this table which is</p> <p>17 going to be incredibly hard to read on that</p> <p>18 slide based on those regulations.</p> <p>19 So we are providing some minor</p> <p>08:55PM 20 relief based on how those code requirements are</p> <p>21 and tried to make something that's a little bit</p> <p>22 more user-friendly. I don't know if anyone ever</p>	<p style="text-align: right;">37</p> <p>1 CHAIRMAN CASHMAN: In the packet, this</p> <p>2 is right near the end of Exhibit No. 4, a few</p> <p>3 pages forward from the back, there's a nice</p> <p>4 table you put in there where you have the R-1,</p> <p>5 R-4 existing and then you have two columns that</p> <p>6 show the proposed and it's just kind of a nice</p> <p>7 way to see it side-by-side.</p> <p>8 MS. SALMON: That's Exhibit No. 5,</p> <p>9 right?</p> <p>08:56PM 10 CHAIRMAN CASHMAN: Yes. Pardon me,</p> <p>11 it's Exhibit No. 5.</p> <p>12 MS. SALMON: So that's Page 3 on</p> <p>13 Exhibit No. 5; is that correct?</p> <p>14 CHAIRMAN CASHMAN: The bookmark goes</p> <p>15 from 4 to 6. I don't see 5. But I think that's</p> <p>16 a really nice summary. I know Robb was really</p> <p>17 trying to get the FAR back in there.</p> <p>18 MS. SALMON: Yes. And imagine putting</p> <p>19 that table on the slide. We tried to make it a</p> <p>08:57PM 20 little simpler because you can't even read this</p> <p>21 slide very well.</p> <p>22 So the first thing that we did is</p>

<p style="text-align: center;">38</p> <p>1 we looked at building height and got rid of that 2 and are just focusing on building elevation. 3 The biggest thing here that you need to know is 4 that any building additions, any changes to the 5 building, you would not be able to exceed the 6 highest ridge line that already exists for that 7 building.</p> <p>8 So if you are building an addition, 9 it can't be two stories taller than what you 10 already have. Basically if you are looking at a 11 map, the building is not going to be much 12 taller, it can't be any taller than what we are 13 currently having that's kind of controlling that 14 bulk and scale that we want to make sure fits 15 into the neighborhood.</p> <p>16 We also have included provisions 17 here about lot area and dimensions. We don't 18 want anyone to think that they are going to all 19 of a sudden start subdividing lots off and 20 making them smaller and gaining in that way. So 21 we have included some language that lot sizes 22 are going to remain the same.</p>	<p style="text-align: center;">40</p> <p>1 subsection I of Section 3-110 has a million 2 footnotes and these footnotes generally are 3 still applying so there is, for example, like 4 some language here on what can be required in 5 specified structures and uses in required yards 6 and I believe front porches is part of that.</p> <p>7 MS. CRNOVICH: G, I think.</p> <p>8 MS. SALMON: Covered unenclosed 9 porches, yep. So we can go back and make sure 10 that that will not be an issue.</p> <p>11 MS. CRNOVICH: Okay. Thank you. I 12 know a lot of the older homes do have the front 13 porch and I think wasn't there a house on 14 Garfield where they had to go through the ZBA 15 just to replace their front porch?</p> <p>16 MR. MCGINNIS: Yes.</p> <p>17 MS. SALMON: We will look into that 18 case and make sure that there's no conflict.</p> <p>19 MR. MCGINNIS: But that was well into 20 the required front yard already.</p> <p>21 MS. CRNOVICH: It was, okay. But I 22 know it's one of the oldest homes in Hinsdale,</p>
<p style="text-align: center;">39</p> <p>1 For front yards we've pretty much 2 kept this along with our code requirements and 3 actually, in this case made it a little bit more 4 strict. Right now front yards are based on 5 block average so the average of basically how 6 everyone on your block their front yards.</p> <p>7 In this case we have added a good 8 preservation practice here of making sure that 9 is someone wants to do a front building 10 addition, that's not good preservation practice 11 by the pictures I showed you guys earlier. We 12 are trying restoring and preserve the front 13 facade so a front building addition doesn't make 14 sense. So you cannot exceed past that front 15 facade as is right now.</p> <p>16 MS. CRNOVICH: What about front porch?</p> <p>17 MS. SALMON: For a front porch there 18 would be separate regulations for like an 19 accessory thing. One thing that you don't see 20 here is that if you go to Exhibit No. 4, this is 21 our current code requirement and one of the fun 22 parts of our current code requirements is that</p>	<p style="text-align: center;">41</p> <p>1 too, I believe, civil war.</p> <p>2 MR. MCGINNIS: Yes, that was part of 3 the problem. It was so close already that that 4 exception didn't help them in that case.</p> <p>5 MS. CRNOVICH: Okay. And I think 6 there's another one next to it where that might 7 happen, too.</p> <p>8 MR. MCGINNIS: We just want to make 9 sure that the front addition is sympathetic to 10 the house it's not forward.</p> <p>11 MS. SALMON: Right. If, for example, 12 you have an existing porch, you needed to 13 rebuild it, you hopefully aren't going to 14 rebuild it 20 feet in front of the existing 15 porch because that, again, doesn't meet our good 16 preservation practices.</p> <p>17 MS. CRNOVICH: Yes. Thank you.</p> <p>18 MS. SALMON: But we will make sure that 19 that language doesn't create any conflicts down 20 the road.</p> <p>21 So for side yards if you -- per our 22 existing precode structure, so anything that was</p>

<p style="text-align: center;">42</p> <p>1 built prior to the code that no longer meets</p> <p>2 standards, we basically kept the exact same</p> <p>3 minimums that are in our code requirement. The</p> <p>4 only difference is we have language that talks</p> <p>5 about whatever is greater is the minimum setback</p> <p>6 in terms of if you have an existing house that</p> <p>7 doesn't meet that setback requirement and you</p> <p>8 have, for example, 10 feet as this minimum code</p> <p>9 requirement and that house is at 13 feet, you</p> <p>09:01PM 10 still have to go 13 feet. Because it's whatever</p> <p>11 is greater, so you are kind of stuck with your</p> <p>12 existing setback and now we are just going</p> <p>13 directly to whatever our minimum already is</p> <p>14 which is already in the code. So it's not a</p> <p>15 great deviation but it will give people a couple</p> <p>16 of extra feet. And I'll, once again, show</p> <p>17 examples in a little bit.</p> <p>18 MS. CRNOVICH: I have another question.</p> <p>19 Sorry.</p> <p>09:01PM 20 What is the date for the code?</p> <p>21 What date are we looking at? When you are</p> <p>22 talking like precode?</p>	<p style="text-align: center;">44</p> <p>1 We still have building elevation, lot coverage,</p> <p>2 building coverage, these other tools to make</p> <p>3 sure that no one is going to be building a</p> <p>4 giant, massive bulky building.</p> <p>5 We are not proposing any changes to</p> <p>6 building coverage as of right now. We didn't</p> <p>7 find any cases that really justified that as of</p> <p>8 current.</p> <p>9 And then we are increasing -- we</p> <p>09:03PM 10 are proposing to increase lot coverage by</p> <p>11 10 percent subject to no adverse impact on</p> <p>12 adjacent properties.</p> <p>13 MS. CRNOVICH: Is that total lot</p> <p>14 coverage?</p> <p>15 MS. SALMON: That would be total lot</p> <p>16 coverage, yes.</p> <p>17 So in your packet in Exhibit No. 5</p> <p>18 we did include four separate examples of how</p> <p>19 these will change setbacks for homes. I'm only</p> <p>09:03PM 20 going to go over two for the sake of time but</p> <p>21 feel free to ask questions on any of them.</p> <p>22 One of the properties that we</p>
<p style="text-align: center;">43</p> <p>1 MS. SALMON: So our code was adopted in</p> <p>2 1989, and I believe in our nonconforming</p> <p>3 definition it talks about buildings before a</p> <p>4 certain date in 1988.</p> <p>5 MS. CRNOVICH: Okay. Thank you.</p> <p>6 MS. SALMON: That's written in the</p> <p>7 definition.</p> <p>8 And then the biggest thing that I</p> <p>9 think is going to actually help people here is</p> <p>09:02PM 10 what we are proposing for rear yards. So right</p> <p>11 now if you had a nonconforming rear yard, you</p> <p>12 cannot extend further into it whether you have a</p> <p>13 lot space or not. And I'll show an example of</p> <p>14 that.</p> <p>15 So we've kind of allowed for a</p> <p>16 reduction to the required rear yard so that we</p> <p>17 can fit in these rear additions. This would</p> <p>18 allow people to encroach further back but we</p> <p>19 still have these minimums in place.</p> <p>09:02PM 20 And then we have waived floor area</p> <p>21 ratio and we are pretty confident that this is</p> <p>22 not going to be a major issue for these homes.</p>	<p style="text-align: center;">45</p> <p>1 looked at is 308 East First Street. This is</p> <p>2 both a nonconforming lot in the R-1 district and</p> <p>3 a nonconforming structure, so it's a precode</p> <p>4 structure. So it would be subject to 10-104 and</p> <p>5 10-103 of our code requirements.</p> <p>6 So when we looked at how the</p> <p>7 setbacks would require or would change, the red</p> <p>8 lines that you can see up there, that's the</p> <p>9 existing required setbacks. And then the blue</p> <p>09:03PM 10 lines are how much they gain in terms of these</p> <p>11 proposed regulations.</p> <p>12 So you can see in this example here</p> <p>13 we are not throwing the code book out, it's</p> <p>14 pretty minimal relief, but we do think in a lot</p> <p>15 of cases, especially in the next one I'm going</p> <p>16 to talk about, it can make a substantial</p> <p>17 difference.</p> <p>18 So in the case of this home,</p> <p>19 nothing really changes as we talked about with</p> <p>09:04PM 20 the front yard. They are not going to be able</p> <p>21 to do any sort of encroachment with a building</p> <p>22 addition further towards First Street which is</p>

<p style="text-align: center;">46</p> <p>1 on the north side of this home based on the way 2 we are looking right now. And that corner side 3 yard on Elm Street, they do gain a couple of 4 feet, maybe 2.6 feet with the corner side yard 5 but the corner side yard there's not much you 6 can really do in terms of that right now. It 7 doesn't give you that much relief. Where they 8 really do gain is the rear yard. With these new 9 regulations, they are going to gain about eight- 09:04PM 10 and-a-half feet and currently right now based on 11 our code requirements, they are not even meeting 12 the rear yard right now. So that required rear 13 yard is in the building technically right now. 14 And then with their interior side 15 yard they are gaining about 5.7 feet. So it 16 does give them a little bit of leeway here. And 17 then with those other bulk requirements that I 18 just talked about factored in, that could make a 19 really big difference for this house if you 09:05PM 20 needed to retrofit it to do an interior addition 21 there. 22 One of the houses that we have</p>	<p style="text-align: center;">48</p> <p>1 nonconforming, the side yard is on top of the 2 building like I said. And the rear yard gets 3 about 10.45 feet. So we are gaining with all of 4 this around it. Realistically, the 5 nonconforming coach house isn't made any better, 6 it's still noncompliant, but we are gaining 7 enough room here to put in an actual building 8 addition if need and especially in this case. 9 One of the comments we got was: How do I put an 09:06PM 10 attached garage here? 11 Any questions so far? Okay. 12 Everyone's still awake. Good. 13 MS. CRNOVICH: I have one question 14 about side yards 10 feet. What if one of the 15 side yards is not 10 feet? 16 CHAIRMAN CASHMAN: Existing? 17 MS. CRNOVICH: Existing nonconforming. 18 MS. SALMON: They would still be held 19 to the 10 feet. You wouldn't be able to go -- 09:07PM 20 so you are saying if their existing side yard 21 was 5 feet and the code is requiring 10 feet, 22 they are not allowed to build to the 5 feet, the</p>
<p style="text-align: center;">47</p> <p>1 talked about extensively last year was 420 South 2 Park, there were some concerns that this house 3 actually was going to be a demolition. It was 4 on the market for a very long time and we are 5 lucky that we do have someone who purchased it 6 and is working to modernize it and restore it, 7 but we did look at this house particularly a lot 8 because of the fears of demolition and how do we 9 help this house. 09:05PM 10 So this house is also the same 11 nonconforming structure and nonconforming lot. 12 And so one of the questions that we kept getting 13 asked is: Can I put a building addition or an 14 attached garage on the south side of that 15 building? And there really wasn't enough room, 16 especially for a garage to fit two cars to 17 actually fit there and so we looked at a lot how 18 this regulation could happen. 19 In this case with the proposed 09:06PM 20 regulations applied, we are gaining about 21 7.2 feet on the interior side yard. So that 22 north side of the building, which is currently</p>	<p style="text-align: center;">49</p> <p>1 existing. We've set it at that 10 feet. 2 MS. CRNOVICH: But they could on the 3 other side go -- they could go 10 feet, they 4 wouldn't be penalized because the one side is 5 nonconforming? 6 MS. SALMON: No. Because what you are 7 talking about our current code has this weird 8 balancing affect with the side yard. So anyone 9 who loves our code, loves this section. It does 09:07PM 10 have a balancing affect where you kind of have 11 to justify a larger side yard so they are not 12 quite even, that's not taken into consideration 13 here. 14 MS. CRNOVICH: Okay. 15 MS. SALMON: It would be even and flat 16 where we are not doing the balancing act. 17 MS. CRNOVICH: I'm also thinking back 18 to ZBA many years ago. 19 MS. SALMON: And one thing to point out 09:08PM 20 as well, it's not like these are -- we still 21 have a great Historic Preservation Commission to 22 review these exterior changes and we have some</p>

<div>50</div> <div> <p>1 great architects, we've got some great people</p> <p>2 who understand preservation so if something</p> <p>3 looks a little off, their comments will be</p> <p>4 heard. So there is still a review process for</p> <p>5 this very reason.</p> <p>6 MS. CRNOVICH: Thank you.</p> <p>7 MS. SALMON: Okay. And then finally,</p> <p>8 I'm just going to quickly go over our financial</p> <p>9 incentives. We kind of touched based on the</p> <p>09:08PM 10 historic preservation fund and matching grants</p> <p>11 previously.</p> <p>12 Exhibit No. 7 was included in your</p> <p>13 packet and that was a revised, kind of</p> <p>14 preliminary, financial breakdown of some of</p> <p>15 these programs that we have previously reviewed</p> <p>16 for a committee of the whole meeting.</p> <p>17 The preservation fund matching</p> <p>18 grants, so as of right now the way we have it</p> <p>19 set up, the village would help fund for a</p> <p>09:09PM 20 specific exterior improvements or a broad range</p> <p>21 of preservation activities like we talked about,</p> <p>22 50 percent of those eligible costs by up to</p> </div>	<div>52</div> <div> <p>1 for a maximum of a five-year period.</p> <p>2 And then as we discussed, there's</p> <p>3 eligible costs. For exterior construction work,</p> <p>4 there's quite a bit that's not eligible, like</p> <p>5 general routine maintenance, landscaping fencing</p> <p>6 and if someone wanted to build a new detached</p> <p>7 garage but it wasn't, for example, an exterior</p> <p>8 coach house or any other interior work.</p> <p>9 And then we did include a couple of</p> <p>09:11PM 10 additional amendments. There's some cross-</p> <p>11 referencing and sectioning of the code, just</p> <p>12 some minor stuff. And then we did include some</p> <p>13 bolstering language in our variation standards</p> <p>14 so that we are supporting variations in cases</p> <p>15 where someone still does need to move forward</p> <p>16 with a variation.</p> <p>17 The intent of these codes is not to</p> <p>18 fix every case, right? We are trying to provide</p> <p>19 relief and incentivize preservation but we know</p> <p>09:11PM 20 that there are still going to be unique cases</p> <p>21 where a variation is going to be needed so we</p> <p>22 wanted to make sure there was some additional</p> </div>
<div>51</div> <div> <p>1 \$10,000, but the applicant would need to have a</p> <p>2 project of \$20,000. So the village would pay</p> <p>3 for 50 percent of that 20,000, meaning that</p> <p>4 there's a \$10,000 share. It doesn't by any</p> <p>5 means mean that a project needs to cost \$20,000,</p> <p>6 we can also look at smaller grants or other</p> <p>7 smaller projects. So a project was \$10,000, the</p> <p>8 village's matching share would be \$5,000. As we</p> <p>9 talked about, this is going to be contingent and</p> <p>09:09PM 10 based on the budget every year or through</p> <p>11 private donations and assistance that way.</p> <p>12 The other thing that we talked</p> <p>13 about is fee waivers. This would largely me for</p> <p>14 a permits. That's the biggest thing that I</p> <p>15 think this would financially allow people to</p> <p>16 assist with and potentially some zoning relief</p> <p>17 as well, so for the zoning applications.</p> <p>18 And then the third one is for the</p> <p>19 property tax rebate; and like I said, this is</p> <p>09:10PM 20 for the village portion and it would potentially</p> <p>21 be for substantial exterior improvements that</p> <p>22 would have a cost of \$50,000 at a minimum and</p> </div>	<div>53</div> <div> <p>1 language that bolsters and supports those</p> <p>2 projects.</p> <p>3 MR. MARRS: And can I just insert</p> <p>4 something?</p> <p>5 In terms of the language in the</p> <p>6 variation standards, so from a practical</p> <p>7 standpoint, I think the ZBA is cognizant of the</p> <p>8 fact that, you know, we don't want to be so</p> <p>9 strict with the code that we are causing people</p> <p>09:12PM 10 to teardown a historic structure, so they're</p> <p>11 already probably mentally taking that into</p> <p>12 account, but putting it explicitly in there that</p> <p>13 we should give specific consideration to</p> <p>14 historic structures and preservation gives them</p> <p>15 something to hang their hat on and were it to be</p> <p>16 challenged for a court to hang its hat on as</p> <p>17 well.</p> <p>18 MS. CRNOVICH: That's really good,</p> <p>19 especially somebody could argue that it's</p> <p>09:12PM 20 self-created, I think that's very helpful.</p> <p>21 MS. SALMON: And that's all I have for</p> <p>22 right now. So we are happy to answer any</p> </div>

<p style="text-align: center;">54</p> <p>1 questions. I know this is a lot to digest.</p> <p>2 There was a lot in this packet, but like you</p> <p>3 said, it's been a year-and-a-half getting to</p> <p>4 this point. We are very proud of all the work</p> <p>5 that went into this and we are hoping that this</p> <p>6 does shift the needle forward. I know there are</p> <p>7 several homeowners I talked to are really</p> <p>8 excited about this program and we do think it's</p> <p>9 definitely going to help with helping people</p> <p>09:13PM 10 preserve the house and show that the village is</p> <p>11 here to support those preservation efforts.</p> <p>12 CHAIRMAN CASHMAN: Thanks, Bethany.</p> <p>13 Thanks, Michael.</p> <p>14 MS. FIASCONE: So just to confirm, it's</p> <p>15 all exterior for all of these incentives, yes?</p> <p>16 MS. SALMON: Correct. The reason for</p> <p>17 that is because imagine if someone wanted to put</p> <p>18 in a gold-plated bathroom on the inside of their</p> <p>19 home and we don't want the village and taxpayer</p> <p>09:13PM 20 money to be going towards that because it really</p> <p>21 is the preservation of the exterior home, but</p> <p>22 that's one part that everyone need to be aware</p>	<p style="text-align: center;">56</p> <p>1 be my driving question.</p> <p>2 MS. SALMON: That's a great question.</p> <p>3 Because we have gone back and forth and asked</p> <p>4 the same question several times of: Is the</p> <p>5 zoning going to be enough? And the truth is,</p> <p>6 especially for the financial side, that's</p> <p>7 actually easier to track, the financial aspects</p> <p>8 of it.</p> <p>9 The zoning side I think is a little</p> <p>09:15PM 10 trickier and we're just not going to know until</p> <p>11 we see people applying and kind of engaging with</p> <p>12 people of is this working. And the truth is we</p> <p>13 can always go back and amend these regulations</p> <p>14 later. Especially if all of a sudden we start</p> <p>15 seeing new cases pop up at ZBA, right, we can</p> <p>16 always -- and we did analyze a lot of ZBA cases</p> <p>17 as part of this as well. Those ones are a</p> <p>18 little bit more challenging because there's a</p> <p>19 lot of unique situations that we couldn't just</p> <p>09:15PM 20 wrap up in a nice bow. But as things come up,</p> <p>21 we would like to reassess as we move along and</p> <p>22 see what's working.</p>
<p style="text-align: center;">55</p> <p>1 of. Any interior work is not really going to be</p> <p>2 submitted for review by the HPC, that's all</p> <p>3 interior, it's not part of our purview here. We</p> <p>4 are strictly dealing with the exterior of the</p> <p>5 home.</p> <p>6 MS. FIASCONE: Thank you.</p> <p>7 MR. MARRS: Which is the same as any</p> <p>8 landmark structures, so landmarking is concerned</p> <p>9 with the exterior look of something.</p> <p>09:14PM 10 CHAIRMAN CASHMAN: Scott, any</p> <p>11 questions, comments?</p> <p>12 MR. MOORE: I know this is going to</p> <p>13 sound crazy, but is this enough? In other</p> <p>14 words, everyone is looking at the arbitrage</p> <p>15 between knocking a house down and getting</p> <p>16 incentives to get people to not do it. Are we</p> <p>17 going far enough: Mathematically, financially</p> <p>18 and space wise? And I know a ton of work has</p> <p>19 gone into that.</p> <p>09:14PM 20 What's the thought process on that</p> <p>21 and what are the constraints that have been</p> <p>22 faced as far as going any further? That would</p>	<p style="text-align: center;">57</p> <p>1 MR. MOORE: The point that you made, my</p> <p>2 fellow commissioner made, the point that</p> <p>3 Ms. Fiascone made is incredibly important</p> <p>4 because there's tax ramifications to somebody</p> <p>5 donating money and if they are donating money to</p> <p>6 their own project, and then they see that</p> <p>7 possibly being able to come back to them or a</p> <p>8 portion of it come back to them, that's a huge</p> <p>9 incentive that I think you've raised that is</p> <p>09:16PM 10 brilliant.</p> <p>11 MS. FIASCONE: I don't think I meant</p> <p>12 for it to brilliant.</p> <p>13 MR. MOORE: I think it's a very</p> <p>14 interesting concept that I hope you all on the</p> <p>15 committee think about and take it into</p> <p>16 consideration because it might actually make the</p> <p>17 financial incentive even greater and then, thank</p> <p>18 you. Thank you for all the work that's gone</p> <p>19 into this. It's just absolutely incredible how</p> <p>09:16PM 20 much time is spent and the materials and you</p> <p>21 explained it very well so thank you.</p> <p>22 MS. SALMON: I know it was a long time</p>

<p style="text-align: center;">58</p> <p>1 coming so thank you.</p> <p>2 MR. MOORE: It was very well done. I</p> <p>3 do have some other questions and stuff but I'll</p> <p>4 yield for now.</p> <p>5 CHAIRMAN CASHMAN: Anna?</p> <p>6 MS. FIASCONE: My questions have been</p> <p>7 answered. I would -- you answered my question</p> <p>8 regarding just reassessing the numbers and the</p> <p>9 amounts, I'm sure you came to that number, had a</p> <p>09:17PM 10 lot of discussion about it, but that's something</p> <p>11 that as we've seen just over the past couple of</p> <p>12 years how much building costs have increased.</p> <p>13 So, you know, is \$50,000 going to be enough, is</p> <p>14 \$70,000 going to be enough, that sort of thing,</p> <p>15 so just something to assess yearly or whatnot.</p> <p>16 CHAIRMAN CASHMAN: Mark?</p> <p>17 MR. WILLOBEE: No. I first thank you,</p> <p>18 a lot of great work. You guys did a great job.</p> <p>19 Similar to Scott, I mean, I know</p> <p>09:18PM 20 you guys looked at a lot of great examples in</p> <p>21 like you said in Illinois and others. That was</p> <p>22 kind of my question, what's the uptake of those</p>	<p style="text-align: center;">60</p> <p>1 renovating a house, they want to remove as many</p> <p>2 question marks before they go to contract as</p> <p>3 they can. So this is our best shot at removing</p> <p>4 as many of those questions, as many of those</p> <p>5 objections on the front end as possible.</p> <p>6 MS. SALMON: To go back to the comments</p> <p>7 made earlier, we, I think, completely understand</p> <p>8 that there's a lot of publicizing to do after.</p> <p>9 So going back out if this is approved, reaching</p> <p>09:19PM 10 back out to those developers, those architects,</p> <p>11 making sure everyone is aware and especially the</p> <p>12 real estate agents. That's something that we</p> <p>13 talking about consistently. They are the ones</p> <p>14 advertising these homes to be demolished or can</p> <p>15 give my card to them or give this material, this</p> <p>16 packet to future homeowners or send them to the</p> <p>17 link that we have on our website. There's a lot</p> <p>18 of ways we want the word to get out there so</p> <p>19 that everyone is aware of what's possible.</p> <p>09:19PM 20 MR. WILLOBEE: That's all I had. Thank</p> <p>21 you.</p> <p>22 MR. MOORE: I have another question.</p>
<p style="text-align: center;">59</p> <p>1 programs and you can have a lot of great code</p> <p>2 but if nobody's taking advantage of it, so that</p> <p>3 was kind of same question there.</p> <p>4 The other question: Did you circle</p> <p>5 back with the architects and builders that you</p> <p>6 met with on some of this as far as after you met</p> <p>7 with them and learned their concerns? Have we --</p> <p>8 MR. MCGINNIS: So there's been ongoing</p> <p>9 engagements, okay. So we had this Zoom call,</p> <p>09:18PM 10 right, when this started during the pandemic</p> <p>11 with, you know, our regulars, right, and real</p> <p>12 estate agents, the builders, the architects, and</p> <p>13 it was really an open-ended question: Guys,</p> <p>14 what's it going to take to try to move the</p> <p>15 needle?</p> <p>16 So we're hoping -- and there's been</p> <p>17 ongoing engagement so hopefully, collectively,</p> <p>18 this pallet of incentives that we are able to</p> <p>19 offer is going to save a house. We don't know</p> <p>09:18PM 20 that yet. We don't know what the impacts going</p> <p>21 to be but what we heard over and over again was</p> <p>22 if somebody is going to spend \$2 million</p>	<p style="text-align: center;">61</p> <p>1 The way that you have done the graphs to show</p> <p>2 the difference in the zoning and the financial</p> <p>3 incentives on the properties, is that something</p> <p>4 that as these initial 25 or 50 are done, is that</p> <p>5 would be part of what's done for them to be</p> <p>6 approved, in other words, is that level of work</p> <p>7 going to be done so it's easily given to the</p> <p>8 homeowner and easily given to a buyer? I know</p> <p>9 that that's a lot of work.</p> <p>09:20PM 10 MS. SALMON: We have already done this</p> <p>11 on a couple of occasions for people and actually</p> <p>12 in this case too. The 420 South Park is what</p> <p>13 started a lot of this too.</p> <p>14 MR. MCGINNIS: We did some of these</p> <p>15 early. As soon as we heard that Park was coming</p> <p>16 on the market, staff worked to see what we could</p> <p>17 do to try and help people save the house. Where</p> <p>18 can we get a garage? What can we do with the</p> <p>19 family room?</p> <p>09:20PM 20 MS. SALMON: Our zoning code</p> <p>21 regulations are complex sometimes so we are</p> <p>22 always happy to help people meander through that</p>

<p style="text-align: center;">62</p> <p>1 and tell them what they can do.</p> <p>2 MR. MOORE: Right. I'm just saying it</p> <p>3 might be part of the process, part of your flow</p> <p>4 chart as things are done.</p> <p>5 CHAIRMAN CASHMAN: Julie?</p> <p>6 MS. CRNOVICH: I would like to commend</p> <p>7 staff, Bethany, and Historic Preservation</p> <p>8 Commission, and the trustees for meeting so many</p> <p>9 times to discuss this and, like, I think it was</p> <p>09:21PM 10 very helpful to do just an hours' worth of work</p> <p>11 at a time because it's a lot of information so</p> <p>12 it takes a while for all this to sink in but</p> <p>13 this is all very positive.</p> <p>14 I do have a couple of questions.</p> <p>15 How many homes have been demolished in Hinsdale?</p> <p>16 Do you have any idea like percentagewise?</p> <p>17 MR. MCGINNIS: We demolished at least a</p> <p>18 third.</p> <p>19 MS. CRNOVICH: At least a third?</p> <p>09:21PM 20 Closer to a half maybe?</p> <p>21 MR. MCGINNIS: Probably a 25-year span.</p> <p>22 So my predecessor was pretty good at tracking.</p>	<p style="text-align: center;">64</p> <p>1 What other communities have</p> <p>2 something similar to this? Is that hard to say?</p> <p>3 MS. SALMON: One of the committee of</p> <p>4 the whole meetings, and Michael Marrs did do a</p> <p>5 presentation on this, was about, you know, some</p> <p>6 other communities and overlay districts with</p> <p>7 historic aspects to it but there's nothing</p> <p>8 exactly like this but there are places where</p> <p>9 they do incentives for historic homes in zoning</p> <p>09:23PM 10 or grant programs so we are kind of taking a</p> <p>11 unique approach but a little bit different than</p> <p>12 other communities because we are not like other</p> <p>13 communities. We have a slew of issues and</p> <p>14 higher property values than I think some of the</p> <p>15 other ones that we looked at, so we had to</p> <p>16 tailor a little bit of our efforts I think</p> <p>17 differently.</p> <p>18 MR. MARRS: Yes. One of the fun things</p> <p>19 about this project, at least for zoning geeks</p> <p>09:23PM 20 like Bethany and I, is that there wasn't really</p> <p>21 a template that we could follow that we found</p> <p>22 from other communities so we kind of fashioned</p>
<p style="text-align: center;">63</p> <p>1 So we started in I think like '69 was the first</p> <p>2 and every year -- I mean, we peaked out at about</p> <p>3 120, and then we have kind of fallen off between</p> <p>4 the 40-50 range but I think we replaced a third</p> <p>5 in less than 30 years.</p> <p>6 MS. CRNOVICH: The first village</p> <p>7 meeting I ever attended was -- I don't know how</p> <p>8 many years ago -- but it was about when they</p> <p>9 wanted to have a moratorium on demolitions and</p> <p>09:22PM 10 it was basically historic people who wanted to</p> <p>11 preserve the homes in Hinsdale against the</p> <p>12 builders and it was not a pleasant meeting. I</p> <p>13 wish that something like this would have been in</p> <p>14 place back then but better now than never.</p> <p>15 I think there's great incentives</p> <p>16 here, you know, waiver of fees. The setbacks</p> <p>17 is, I think that's huge, and you've made this</p> <p>18 where it's simple. I think your average</p> <p>19 resident can understand this rather than, like,</p> <p>09:22PM 20 unlike the zoning code, people always have so</p> <p>21 many questions and need help with, so I think</p> <p>22 that's great.</p>	<p style="text-align: center;">65</p> <p>1 this from the ground up using ideas that we took</p> <p>2 from other communities.</p> <p>3 You know, so often -- my firm has</p> <p>4 been around doing local government law for 90</p> <p>5 years and we can almost always find -- we've</p> <p>6 almost always done something before and have a</p> <p>7 template but this wasn't really that way so it</p> <p>8 was interesting to kind of build this piece by</p> <p>9 piece, so I think it's a unique program.</p> <p>09:24PM 10 One of the things if it's</p> <p>11 successful, I think that the village could, you</p> <p>12 know, leverage this for some publicity with the</p> <p>13 preservation groups and things like that because</p> <p>14 I think there might be other communities that</p> <p>15 would be interested in implementing something</p> <p>16 similar. There's a lot of communities that have</p> <p>17 incentives but they are just not structured this</p> <p>18 way.</p> <p>19 MS. CRNOVICH: I recall one of the</p> <p>09:24PM 20 meetings, one of the committee of the whole</p> <p>21 meetings, somebody brought up, okay, you're</p> <p>22 going to offer incentives but will this include</p>

<p style="text-align: center;">66</p> <p>1 anything about demolitions by neglect? Or, you</p> <p>2 know, there's been a lot of problems with that</p> <p>3 in the past. Is that going to stay the same or</p> <p>4 will something be added? It seems like there's</p> <p>5 a lot of repeat offenders destroying a lot of</p> <p>6 the historic homes in Hinsdale.</p> <p>7 MS. SALMON: So when we originally</p> <p>8 started talking about this about a</p> <p>9 year-and-a-half ago, we had some initial</p> <p>09:25PM 10 provisions for demolition by neglect that we</p> <p>11 were discussing and we decided to separate that</p> <p>12 for right now. We went with focusing on the</p> <p>13 voluntary preservation incentives and I think</p> <p>14 after we get through this period, that will be</p> <p>15 the next discussion that will be coming shortly</p> <p>16 after but we wanted to separate the carrots and</p> <p>17 the sticks for this portion.</p> <p>18 MS. CRNOVICH: I understand that. I</p> <p>19 just think the code could be stricter about the</p> <p>09:25PM 20 demolition by neglect. Too many people know ho</p> <p>21 to get around it. I'm not going to bring up the</p> <p>22 cases but you know what I'm talking about.</p>	<p style="text-align: center;">68</p> <p>1 people are ripping buildings down like crazy, so</p> <p>2 making sure that we are letting the people know</p> <p>3 this is a really good thing like you said to be</p> <p>4 on this list. And then trying to stop the</p> <p>5 builders who are coming in and picking up lots</p> <p>6 and tearing them down because they want to build</p> <p>7 houses, they don't want to fix them. But I</p> <p>8 think everything you have done is remarkable.</p> <p>9 Thank you.</p> <p>09:27PM 10 CHAIRMAN CASHMAN: I think you've done</p> <p>11 an amazing job. It was such a nice, cooperative</p> <p>12 effort between the village, HPC, all the time</p> <p>13 and effort to deal with our code, which is, you</p> <p>14 know, quite tangled. I think it seems very</p> <p>15 commonsense in a way.</p> <p>16 I was kind of curious, Robb, when</p> <p>17 you had that meeting and it was a great group of</p> <p>18 people to bring together. Were there specific</p> <p>19 parts of the zoning ordinance that were their</p> <p>09:27PM 20 first things, you know, that they're like, what</p> <p>21 about this FAR?</p> <p>22 I always thought just looking at</p>
<p style="text-align: center;">67</p> <p>1 MR. MARRS: I agree. There are, you</p> <p>2 know, as Bethany said we had some initial draft</p> <p>3 language, I think it's something that does need</p> <p>4 to be addressed; in the short term it's just not</p> <p>5 part of it.</p> <p>6 MS. CRNOVICH: That's it for me. Thank</p> <p>7 you.</p> <p>8 CHAIRMAN CASHMAN: Cynthia?</p> <p>9 MS. CURRY: So much has been addressed</p> <p>09:26PM 10 that I was going to say and kudos to all of you.</p> <p>11 The hours are evident in all of this. Thank you</p> <p>12 for simplifying it enough that it's understandable</p> <p>13 enough.</p> <p>14 And again, I'm like everyone. I</p> <p>15 think education is paramount to get the word out</p> <p>16 to these people however you do it. Is it a</p> <p>17 marketing campaign; is it broadcasting, is it</p> <p>18 news; is it we're a village taking steps?</p> <p>19 Lots of towns are going through</p> <p>09:26PM 20 this same issue. I was talking to someone the</p> <p>21 other day, Santa Fe, they are trying desperately</p> <p>22 to preserve an area, the downtown area, because</p>	<p style="text-align: center;">69</p> <p>1 preservation, especially some of these old lots</p> <p>2 that are just odd lots and where the house is</p> <p>3 positioned that their rear yard was like the</p> <p>4 place where you really needed to give relief.</p> <p>5 Because if you are a neighbor or just someone</p> <p>6 driving by, you don't really care what you do</p> <p>7 with your rear yard so much as, you know, front</p> <p>8 yard, side and all that. So I thought it was</p> <p>9 great the changes you made there.</p> <p>09:28PM 10 Building height, that was another</p> <p>11 area where we've got some of our oldest, most</p> <p>12 beautiful buildings, our houses, they are quite</p> <p>13 tall and we were so hung up on that for so long</p> <p>14 but did they have specific areas they were going</p> <p>15 to?</p> <p>16 MR. MCGINNIS: I think part of it was,</p> <p>17 you know, the rear setback and I know that that</p> <p>18 was one of John's issues, they don't have that</p> <p>19 open floor plan and needs some room in their</p> <p>09:28PM 20 rear.</p> <p>21 FAR came up as an issue. A lot of</p> <p>22 these houses already violate the height like you</p>

<p style="text-align: center;">70</p> <p>1 talked about where we've got, you know, a lot of</p> <p>2 these older farmhouse styles you're already</p> <p>3 blowing height before you ever get started.</p> <p>4 So the -- probably the comment that</p> <p>5 resonated most, trying to remove as many</p> <p>6 questions as possible, not that -- we are never</p> <p>7 going to set up a system where you replace the</p> <p>8 ZBA. Or you no longer need a ZBA. You are</p> <p>9 always going to need the Zoning Board of Appeals</p> <p>09:29PM 10 because you have that one up that we didn't</p> <p>11 anticipate, especially with lot stock that looks</p> <p>12 like what we have in Hinsdale, especially in</p> <p>13 Robbins where the lots are so goofy, so</p> <p>14 irregular. Removing as many questions, right,</p> <p>15 on the front end, buying as many assurances as</p> <p>16 you can before they go to contract we hope will</p> <p>17 be enough. And like I said, this pallet, you</p> <p>18 know, trying to expedite reviews, waiving permit</p> <p>19 fees and in some cases this could be a 40,</p> <p>09:29PM 20 \$50,000 renovation. That coupled with maybe</p> <p>21 some of the relaxed bulk zoning regs will be</p> <p>22 enough, we hope.</p>	<p style="text-align: center;">72</p> <p>1 MR. McGINNIS: I agree.</p> <p>2 CHAIRMAN CASHMAN: Which I think is</p> <p>3 cool.</p> <p>4 Fantastic job. I'm really, really</p> <p>5 impressed. This might be a template, I would</p> <p>6 agree, for other communities that I'm sure are</p> <p>7 struggling and how do you get at this.</p> <p>8 Somebody recently mentioned some</p> <p>9 community of historic area in California they</p> <p>09:31PM 10 had something, not all this, like an overlay</p> <p>11 district and they were struggling with and that</p> <p>12 case was a much more mid-century modern attempt</p> <p>13 and how do you preserve those and it was just</p> <p>14 fascinating the things that they were talking</p> <p>15 about. I'm like, wait, this is in this packet,</p> <p>16 so kudos to you.</p> <p>17 Any other questions or comments by</p> <p>18 the group?</p> <p>19 (No response.)</p> <p>09:31PM 20 If not, I would love to get a</p> <p>21 recommendation, a motion to approve Case</p> <p>22 A-03-2022 for the map amendment, text amendment</p>
<p style="text-align: center;">71</p> <p>1 CHAIRMAN CASHMAN: I bet if, like, just</p> <p>2 the language you put into the start of the ZBA,</p> <p>3 I can't remember exactly where it is in here,</p> <p>4 but just that little paragraph alone could have</p> <p>5 changed the outcome of so many things in the</p> <p>6 past. Because I always felt like they were kind</p> <p>7 of handcuffed too, you know, worried about</p> <p>8 precedence.</p> <p>9 MR. McGINNIS: And Julie's right. I</p> <p>09:30PM 10 mean, they really struggle with that because you</p> <p>11 have those standards and they're kind of black</p> <p>12 and white and somebody shows up to, you know, to</p> <p>13 try and follow and you put them immediately in a</p> <p>14 difficult position. It's tough to get past that</p> <p>15 not self-created standard.</p> <p>16 CHAIRMAN CASHMAN: Right. Where if it</p> <p>17 doesn't somehow these new proposed or relaxed</p> <p>18 regulations, if it doesn't fit in there, I just</p> <p>19 feel like the chance of getting a variation if</p> <p>09:30PM 20 the intention is right and it makes sense</p> <p>21 historically, I think the odds are going to go</p> <p>22 up.</p>	<p style="text-align: center;">73</p> <p>1 to various sections of the zoning code and text</p> <p>2 amendment to Title 14 of the village code to</p> <p>3 establish a historic overlay district as</p> <p>4 requested by the village of Hinsdale.</p> <p>5 MS. CRNOVICH: So moved.</p> <p>6 MS. CURRY: Second.</p> <p>7 CHAIRMAN CASHMAN: May I have a roll</p> <p>8 call vote, please, Bethany.</p> <p>9 MS. SALMON: Commissioner Curry?</p> <p>09:31PM 10 MS. CURRY: Aye.</p> <p>11 MS. SALMON: Commissioner Crnovich?</p> <p>12 MS. CRNOVICH: Aye.</p> <p>13 MS. SALMON: Commissioner Willobee?</p> <p>14 MR. WILLOBEE: Aye.</p> <p>15 MS. SALMON: Commissioner Fisacone?</p> <p>16 MS. FIASCONE: Aye.</p> <p>17 MS. SALMON: Commissioner Moore?</p> <p>18 MR. MOORE: Aye.</p> <p>19 MS. SALMON: Chairman Cashman?</p> <p>20 CHAIRMAN CASHMAN: Aye.</p> <p>21 Can I have a motion to adjourn?</p> <p>22 MS. CRNOVICH: So moved.</p>

1 MS. FIASCONE: Second.

2 CHAIRMAN CASHMAN: All in favor?

3 (All aye.)

4 Again, you did a great job.

5 MS. CRNOVICH: Good job. You made this

6 so easy.

7 (WHICH, were all of the

8 proceedings had, evidence

9 offered or received in the

10 above entitled cause.)

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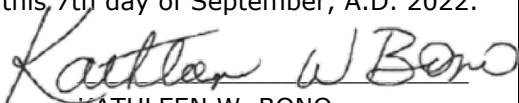
STATE OF ILLINOIS)

) ss:

COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, 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 7th day of September, A.D. 2022.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

<p>B-3 [1] - 23:12 backwards [1] - 10:6 bad [2] - 20:8, 31:22 balancing [3] - 49:8, 49:10, 49:16 ball [1] - 21:13 base [2] - 11:2, 11:5 based [9] - 23:10, 35:15, 35:18, 35:20, 39:4, 46:1, 46:10, 50:9, 51:10 basic [2] - 30:19, 31:5 basis [1] - 13:22 bathroom [1] - 54:18 beautiful [1] - 69:12 BEFORE [1] - 1:3 began [1] - 3:20 beginning [1] - 30:9 behind [1] - 32:1 beneficial [1] - 32:12 benefit [1] - 20:9 benefits [3] - 8:10, 16:2, 21:1 best [1] - 60:3 bet [1] - 71:1 BETHANY [1] - 2:2 Bethany [15] - 2:17, 3:3, 3:9, 4:8, 9:4, 12:15, 13:3, 14:15, 18:15, 21:18, 54:12, 62:7, 64:20, 67:2, 73:8 better [2] - 48:5, 63:14 between [3] - 55:15, 63:3, 68:12 big [1] - 46:19 biggest [4] - 6:16, 38:3, 43:8, 51:14 bill [1] - 25:22 bit [23] - 5:7, 6:22, 8:3, 14:4, 14:17, 24:15, 24:20, 25:2, 25:15, 29:5, 33:21, 35:21, 36:2, 36:9, 36:12, 39:3, 42:17, 46:16, 52:4, 56:18, 64:11, 64:16 black [1] - 71:11 block [2] - 39:5, 39:6 blowing [1] - 70:3 blue [2] - 23:13, 45:9 BOARD [1] - 1:15 Board [2] - 5:18, 70:9 board [13] - 3:12, 5:19, 9:8, 9:18, 13:10, 14:22, 16:16, 17:7, 17:11, 21:11, 25:1,</p>	<p>27:10, 27:14 body [2] - 14:21, 27:12 BOHNEN [1] - 2:5 bolstering [1] - 52:13 bolsters [1] - 53:1 bombarded [1] - 19:7 BONO [2] - 75:3, 75:20 book [2] - 36:8, 45:13 bookmark [1] - 37:14 boundaries [2] - 12:20, 15:1 bow [1] - 56:20 break [3] - 15:21, 17:4, 18:18 breakdown [1] - 50:14 breaking [1] - 21:8 briefly [1] - 16:11 brilliant [2] - 57:10, 57:12 bring [2] - 66:21, 68:18 broad [3] - 14:10, 30:6, 50:20 broadcasting [1] - 67:17 brought [1] - 65:21 budget [3] - 27:21, 28:2, 51:10 budgeting [1] - 27:18 build [6] - 6:6, 6:19, 48:22, 52:6, 65:8, 68:6 builders [6] - 6:1, 9:6, 59:5, 59:12, 63:12, 68:5 building [33] - 8:17, 26:3, 27:5, 31:19, 32:1, 32:4, 33:3, 33:7, 36:14, 36:19, 38:1, 38:2, 38:4, 38:5, 38:7, 38:8, 38:11, 39:9, 39:13, 44:1, 44:2, 44:3, 44:4, 44:6, 45:21, 46:13, 47:13, 47:15, 47:22, 48:2, 48:7, 58:12, 69:10 buildings [8] - 8:5, 15:6, 23:20, 31:16, 33:11, 43:3, 68:1, 69:12 built [3] - 34:3, 35:6, 42:1 bulk [6] - 11:18,</p>	<p>35:2, 35:9, 38:14, 46:17, 70:21 bulks [1] - 10:1 bulky [1] - 44:4 business [2] - 2:9, 24:2 buyer [1] - 61:8 buying [2] - 18:9, 70:15</p> <p style="text-align: center;">C</p> <p>C.S.R [1] - 75:21 California [1] - 72:9 campaign [1] - 67:17 cannot [2] - 39:14, 43:12 card [1] - 60:15 care [1] - 69:6 carrots [1] - 66:16 cars [1] - 47:16 Case [3] - 1:7, 2:9, 72:21 case [10] - 39:3, 39:7, 40:18, 41:4, 45:18, 47:19, 48:8, 52:18, 61:12, 72:12 cases [14] - 11:6, 16:11, 31:13, 34:8, 35:14, 36:9, 44:7, 45:15, 52:14, 52:20, 56:15, 56:16, 66:22, 70:19 Cashman [2] - 4:16, 73:19 CASHMAN [23] - 1:16, 2:8, 2:21, 3:18, 21:18, 36:20, 37:1, 37:10, 37:14, 48:16, 54:12, 55:10, 58:5, 58:16, 62:5, 67:8, 68:10, 71:1, 71:16, 72:2, 73:7, 73:20, 74:2 cast [1] - 14:10 catchall [1] - 30:5 catching [2] - 23:2, 23:3 causing [1] - 53:9 century [1] - 72:12 certain [5] - 7:4, 11:19, 12:1, 36:15, 43:4 certificate [2] - 26:15, 26:17 Certified [1] - 75:3 certify [1] - 75:6 CHAIRMAN [22] - 2:8, 2:21, 3:18, 21:18,</p>	<p>36:20, 37:1, 37:10, 37:14, 48:16, 54:12, 55:10, 58:5, 58:16, 62:5, 67:8, 68:10, 71:1, 71:16, 72:2, 73:7, 73:20, 74:2 chairman [1] - 73:19 Chairman [3] - 1:16, 2:5, 4:15 challenge [1] - 10:12 challenged [1] - 53:16 challenges [2] - 7:7, 9:20 challenging [3] - 32:20, 33:22, 56:18 chance [2] - 17:14, 71:19 change [2] - 44:19, 45:7 changed [2] - 33:16, 71:5 changes [7] - 15:12, 24:21, 38:4, 44:5, 45:19, 49:22, 69:9 chapter [1] - 12:11 chart [1] - 62:4 Chicago [1] - 1:12 chime [1] - 2:17 circle [1] - 59:4 civil [1] - 41:1 clock [1] - 15:2 close [1] - 41:3 closer [1] - 62:20 coach [2] - 48:5, 52:8 Code [1] - 1:6 code [46] - 2:11, 2:12, 6:18, 7:5, 9:15, 9:16, 11:10, 11:17, 11:21, 12:12, 29:17, 32:19, 33:2, 33:15, 33:16, 33:17, 33:18, 35:6, 35:16, 35:20, 36:1, 36:8, 39:2, 39:21, 39:22, 42:1, 42:3, 42:8, 42:14, 42:20, 43:1, 45:5, 45:13, 46:11, 48:21, 49:7, 49:9, 52:11, 53:9, 59:1, 61:20, 63:20, 66:19, 68:13, 73:1, 73:2 codes [1] - 52:17 cognizant [1] - 53:7 collectively [1] - 59:17 colors [1] - 23:18 columns [1] - 37:5 coming [5] - 17:3,</p>	<p>58:1, 61:15, 66:15, 68:5 commencement [1] - 75:6 commend [1] - 62:6 comment [1] - 70:4 comments [5] - 48:9, 50:3, 55:11, 60:6, 72:17 commercial [2] - 23:3, 34:14 COMMISSION [1] - 1:3 commission [1] - 25:1 Commission [6] - 1:11, 5:17, 27:3, 27:11, 49:21, 62:8 commissioner [6] - 57:2, 73:9, 73:11, 73:13, 73:15, 73:17 committee [7] - 2:19, 5:15, 31:15, 50:16, 57:15, 64:3, 65:20 commonsense [1] - 68:15 communities [11] - 9:11, 20:13, 64:1, 64:6, 64:12, 64:13, 64:22, 65:2, 65:14, 65:16, 72:6 community [2] - 14:5, 72:9 Community [1] - 2:3 compared [1] - 4:21 complaints [1] - 33:5 complete [1] - 75:14 completely [1] - 60:7 complex [1] - 61:21 component [1] - 9:22 components [1] - 9:22 concept [5] - 3:1, 11:8, 11:22, 33:6, 57:14 concern [1] - 5:5 concerned [1] - 55:8 concerning [1] - 9:15 concerns [2] - 47:2, 59:7 conditions [2] - 28:12, 28:14 confident [1] - 43:21 confirm [1] - 54:14 conflict [1] - 40:18 conflicts [1] - 41:19 conforming [1] - 33:18</p>
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<p>consideration [5] - 11:20, 17:21, 49:12, 53:13, 57:16</p> <p>consistently [1] - 60:13</p> <p>constraints [1] - 55:21</p> <p>construction [3] - 36:13, 36:17, 52:3</p> <p>contacting [1] - 19:22</p> <p>contiguous [1] - 14:9</p> <p>contingent [1] - 51:9</p> <p>contract [2] - 60:2, 70:16</p> <p>controlling [1] - 38:13</p> <p>cool [2] - 8:17, 72:3</p> <p>cooperative [1] - 68:11</p> <p>corner [3] - 46:2, 46:4, 46:5</p> <p>correct [3] - 37:13, 54:16, 75:14</p> <p>cost [2] - 51:5, 51:22</p> <p>costs [3] - 50:22, 52:3, 58:12</p> <p>COUNTY [2] - 1:2, 75:2</p> <p>County [2] - 75:5, 75:21</p> <p>couple [9] - 2:16, 14:3, 23:15, 42:15, 46:3, 52:9, 58:11, 61:11, 62:14</p> <p>coupled [1] - 70:20</p> <p>court [1] - 53:16</p> <p>coverage [6] - 44:1, 44:2, 44:6, 44:10, 44:14, 44:16</p> <p>covered [1] - 40:8</p> <p>crazy [2] - 55:13, 68:1</p> <p>create [4] - 15:3, 15:18, 21:19, 41:19</p> <p>created [7] - 13:19, 13:20, 17:12, 24:15, 33:14, 53:20, 71:15</p> <p>creating [4] - 8:8, 10:19, 12:8, 12:10</p> <p>creation [4] - 13:6, 13:12, 14:17, 17:17</p> <p>critical [1] - 31:11</p> <p>Crnovich [1] - 73:11</p> <p>CRNOVICH [28] - 1:21, 2:20, 39:16, 40:7, 40:11, 40:21, 41:5, 41:17, 42:18, 43:5, 44:13, 48:13,</p>	<p>48:17, 49:2, 49:14, 49:17, 50:6, 53:18, 62:6, 62:19, 63:6, 65:19, 66:18, 67:6, 73:5, 73:12, 73:22, 74:5</p> <p>cross [1] - 52:10</p> <p>curious [1] - 68:16</p> <p>current [6] - 12:18, 33:18, 39:21, 39:22, 44:8, 49:7</p> <p>Curry [1] - 73:9</p> <p>CURRY [4] - 1:19, 67:9, 73:6, 73:10</p> <p>cut [1] - 4:4</p> <p>cynthia [1] - 67:8</p> <p>CYNTHIA [1] - 1:19</p>	<p>determined [1] - 26:12</p> <p>determining [1] - 12:19</p> <p>developers [1] - 60:10</p> <p>Development [1] - 2:3</p> <p>deviation [1] - 42:15</p> <p>difference [4] - 42:4, 45:17, 46:19, 61:2</p> <p>different [5] - 11:18, 12:3, 25:18, 34:3, 64:11</p> <p>differently [1] - 64:17</p> <p>difficult [1] - 71:14</p> <p>digest [1] - 54:1</p> <p>dimensions [1] - 38:17</p> <p>directly [1] - 42:13</p> <p>Director [1] - 2:3</p> <p>disadvantage [2] - 33:10, 34:8</p> <p>discuss [2] - 24:17, 62:9</p> <p>discussed [1] - 52:2</p> <p>discussing [1] - 66:11</p> <p>discussion [4] - 3:21, 18:16, 58:10, 66:15</p> <p>discussions [2] - 19:12, 19:20</p> <p>district [27] - 2:13, 8:22, 10:20, 10:21, 10:22, 11:4, 11:7, 11:13, 11:22, 12:7, 12:15, 12:20, 13:7, 15:1, 22:20, 23:11, 23:13, 24:4, 24:5, 25:17, 29:12, 34:14, 35:3, 45:2, 72:11, 73:3</p> <p>District [1] - 29:10</p> <p>districts [10] - 10:16, 11:2, 11:11, 23:16, 23:17, 24:1, 24:2, 24:3, 34:13, 64:6</p> <p>donating [2] - 57:5</p> <p>donation [1] - 28:9</p> <p>donations [1] - 51:11</p> <p>done [13] - 3:8, 22:4, 23:9, 58:2, 61:1, 61:4, 61:5, 61:7, 61:10, 62:4, 65:6, 68:8, 68:10</p> <p>down [11] - 6:14, 7:10, 10:8, 15:10, 15:14, 25:3, 31:9,</p>	<p>41:19, 55:15, 68:1, 68:6</p> <p>downtown [2] - 34:15, 67:22</p> <p>draft [1] - 67:2</p> <p>driving [2] - 56:1, 69:6</p> <p>DU [2] - 1:2, 75:2</p> <p>duly [1] - 75:8</p> <p>DuPage [2] - 75:5, 75:21</p> <p>during [2] - 14:1, 59:10</p> <p>dying [1] - 22:2</p>	<p>energy [1] - 7:17</p> <p>engagement [1] - 59:17</p> <p>engagements [1] - 59:9</p> <p>engaging [1] - 56:11</p> <p>entailed [1] - 7:8</p> <p>entire [3] - 32:1, 36:1, 36:8</p> <p>entities [1] - 18:2</p> <p>entitled [2] - 1:10, 74:10</p> <p>entitlement [1] - 32:10</p> <p>envelope [1] - 33:8</p> <p>especially [11] - 8:11, 45:15, 47:16, 48:8, 53:19, 56:6, 56:14, 60:11, 69:1, 70:11, 70:12</p> <p>essentially [1] - 15:5</p> <p>establish [2] - 2:12, 73:3</p> <p>estate [4] - 8:14, 19:22, 59:12, 60:12</p> <p>eventually [1] - 10:18</p> <p>evidence [1] - 74:8</p> <p>evident [1] - 67:11</p> <p>evolution [1] - 2:22</p> <p>exact [1] - 42:2</p> <p>exactly [2] - 64:8, 71:3</p> <p>examination [1] - 75:7</p> <p>example [7] - 34:6, 40:3, 41:11, 42:8, 43:13, 45:12, 52:7</p> <p>examples [6] - 31:16, 31:22, 36:6, 42:17, 44:18, 58:20</p> <p>exceed [2] - 38:5, 39:14</p> <p>exception [1] - 41:4</p> <p>excited [1] - 54:8</p> <p>excluded [2] - 23:11, 23:12</p> <p>exclusive [1] - 10:15</p> <p>Exhibit [11] - 9:1, 22:18, 30:16, 34:20, 37:2, 37:8, 37:11, 37:13, 39:20, 44:17, 50:12</p> <p>exist [1] - 8:13</p> <p>existing [16] - 6:17, 11:5, 11:9, 15:13, 34:17, 37:5, 41:12, 41:14, 41:22, 42:6, 42:12, 45:9, 48:16, 48:17, 48:20, 49:1</p>
---	--	--	---	--

<p>exists [2] - 20:12, 38:6</p> <p>expand [3] - 10:5, 10:6, 33:7</p> <p>expanding [1] - 33:21</p> <p>expedite [1] - 70:18</p> <p>expedited [1] - 26:2</p> <p>expertise [1] - 31:10</p> <p>explain [1] - 30:15</p> <p>explained [1] - 57:21</p> <p>explaining [1] - 32:19</p> <p>explicitly [1] - 53:12</p> <p>explore [1] - 18:11</p> <p>extend [1] - 43:12</p> <p>extensively [1] - 47:1</p> <p>exterior [9] - 49:22, 50:20, 51:21, 52:3, 52:7, 54:15, 54:21, 55:4, 55:9</p> <p>extra [1] - 42:16</p> <p>extremely [1] - 3:8</p>	<p>46:15, 47:21, 48:3, 48:14, 48:15, 48:19, 48:21, 48:22, 49:1, 49:3</p> <p>fellow [1] - 57:2</p> <p>felt [1] - 71:6</p> <p>fencing [1] - 52:5</p> <p>few [3] - 13:4, 22:7, 37:2</p> <p>Fiasco [1] - 57:3</p> <p>FIASCO [10] - 1:20, 20:6, 27:16, 28:17, 54:14, 55:6, 57:11, 58:6, 73:16, 74:1</p> <p>figure [2] - 6:3, 23:4</p> <p>final [3] - 16:16, 27:2, 27:14</p> <p>finally [2] - 13:16, 50:7</p> <p>financial [9] - 25:19, 27:9, 27:15, 50:8, 50:14, 56:6, 56:7, 57:17, 61:2</p> <p>financially [2] - 51:15, 55:17</p> <p>fine [1] - 14:9</p> <p>firm [1] - 65:3</p> <p>first [10] - 2:16, 3:14, 21:9, 25:14, 36:18, 37:22, 58:17, 63:1, 63:6, 68:20</p> <p>First [2] - 45:1, 45:22</p> <p>Fisacone [1] - 73:15</p> <p>fit [4] - 43:17, 47:16, 47:17, 71:18</p> <p>fits [1] - 38:14</p> <p>fitting [1] - 31:18</p> <p>five [1] - 52:1</p> <p>five-year [1] - 52:1</p> <p>fix [2] - 52:18, 68:7</p> <p>flat [1] - 49:15</p> <p>flexibility [1] - 10:5</p> <p>floor [4] - 34:2, 34:5, 43:20, 69:19</p> <p>flow [1] - 62:3</p> <p>focusing [3] - 5:7, 38:2, 66:12</p> <p>follow [2] - 64:21, 71:13</p> <p>follows [1] - 17:9</p> <p>footnotes [2] - 40:2</p> <p>forced [1] - 7:3</p> <p>foregoing [1] - 75:13</p> <p>form [2] - 10:1, 75:13</p> <p>format [1] - 4:18</p> <p>forming [1] - 22:6</p> <p>forth [1] - 56:3</p> <p>forum [1] - 20:19</p> <p>forward [9] - 4:2, 6:8,</p>	<p>7:13, 8:3, 27:6, 37:3, 41:10, 52:15, 54:6</p> <p>four [1] - 44:18</p> <p>freak [1] - 20:7</p> <p>free [3] - 4:19, 25:7, 44:21</p> <p>friendly [2] - 35:22, 36:2</p> <p>front [19] - 39:1, 39:4, 39:6, 39:9, 39:12, 39:13, 39:14, 39:16, 39:17, 40:6, 40:12, 40:15, 40:20, 41:9, 41:14, 45:20, 60:5, 69:7, 70:15</p> <p>full [2] - 4:2, 20:5</p> <p>fun [2] - 39:21, 64:18</p> <p>fund [6] - 28:11, 29:5, 29:6, 50:10, 50:17, 50:19</p> <p>funded [1] - 29:21</p> <p>funding [1] - 28:4</p> <p>fundraising [1] - 27:20</p> <p>funds [3] - 17:5, 27:18, 28:21</p> <p>future [2] - 14:13, 60:16</p> <p>FYI [1] - 20:15</p>	<p>goofy [1] - 70:13</p> <p>government [1] - 65:4</p> <p>grant [3] - 25:19, 27:8, 64:10</p> <p>granted [1] - 27:4</p> <p>grants [3] - 50:10, 50:18, 51:6</p> <p>graphical [1] - 24:21</p> <p>graphs [1] - 61:1</p> <p>Graue [1] - 11:15</p> <p>great [21] - 2:22, 3:11, 4:16, 5:22, 22:13, 32:6, 36:14, 42:15, 49:21, 50:1, 56:2, 58:18, 58:20, 59:1, 63:15, 63:22, 68:17, 69:9, 74:4</p> <p>greater [3] - 42:5, 42:11, 57:17</p> <p>ground [1] - 65:1</p> <p>group [2] - 68:17, 72:18</p> <p>groups [1] - 65:13</p> <p>Guys [1] - 59:13</p> <p>guys [5] - 27:19, 31:8, 39:11, 58:18, 58:20</p>	<p>54:9, 61:17, 61:22, 63:21</p> <p>helpful [2] - 53:20, 62:10</p> <p>helping [2] - 6:19, 54:9</p> <p>hereby [1] - 75:5</p> <p>herein [1] - 75:8</p> <p>hereto [1] - 75:10</p> <p>hereunto [1] - 75:17</p> <p>high [2] - 25:6, 32:18</p> <p>higher [1] - 64:14</p> <p>highest [1] - 38:6</p> <p>hindrance [1] - 33:2</p> <p>HINSDALE [1] - 1:3</p> <p>Hinsdale [12] - 1:11, 1:12, 2:15, 5:4, 6:2, 11:9, 40:22, 62:15, 63:11, 66:6, 70:12, 73:4</p> <p>Hinsdalean [2] - 19:21, 20:21</p> <p>Historic [6] - 5:17, 27:2, 27:11, 29:10, 49:21, 62:7</p> <p>historic [35] - 2:13, 6:6, 8:1, 8:9, 10:10, 10:16, 10:19, 12:7, 13:1, 22:20, 23:20, 24:9, 26:16, 28:11, 29:4, 29:16, 30:4, 30:6, 30:19, 31:4, 31:6, 31:12, 33:5, 33:11, 34:3, 50:10, 53:10, 53:14, 63:10, 64:7, 64:9, 66:6, 72:9, 73:3</p> <p>historical [1] - 8:22</p> <p>historically [11] - 10:2, 10:13, 13:13, 13:19, 14:6, 14:18, 18:7, 24:11, 25:11, 26:10, 71:21</p> <p>ho [1] - 66:20</p> <p>hold [1] - 15:19</p> <p>home [16] - 6:20, 8:10, 15:10, 15:14, 15:16, 17:18, 18:13, 26:10, 34:5, 34:6, 36:16, 45:18, 46:1, 54:19, 54:21, 55:5</p> <p>homeowner [2] - 7:12, 61:8</p> <p>homeowners [5] - 6:4, 16:1, 22:7, 54:7, 60:16</p> <p>homes [20] - 6:4, 6:6, 8:1, 16:10, 16:21, 23:2, 33:5, 34:3, 34:16, 34:22, 35:2,</p>
<p>F</p>		<p>G</p>	<p>H</p>	
<p>facade [4] - 10:10, 32:1, 39:13, 39:15</p> <p>faced [1] - 55:22</p> <p>fact [2] - 20:22, 53:8</p> <p>factored [1] - 46:18</p> <p>fallen [1] - 63:3</p> <p>family [8] - 24:1, 25:17, 33:9, 34:12, 34:16, 34:22, 35:3, 61:19</p> <p>fantastic [1] - 72:4</p> <p>far [5] - 18:18, 48:11, 55:17, 55:22, 59:6</p> <p>FAR [3] - 37:17, 68:21, 69:21</p> <p>farmhouse [1] - 70:2</p> <p>fascinating [1] - 72:14</p> <p>fashioned [1] - 64:22</p> <p>favor [1] - 74:2</p> <p>Fe [1] - 67:21</p> <p>fears [1] - 47:8</p> <p>feasibility [1] - 30:3</p> <p>fee [3] - 25:20, 26:22, 51:13</p> <p>feedback [5] - 6:7, 6:17, 9:5, 30:11, 33:1</p> <p>fees [2] - 63:16, 70:19</p> <p>feet [19] - 41:14, 42:8, 42:9, 42:10, 42:16, 46:4, 46:10,</p>		<p>gain [5] - 6:7, 45:10, 46:3, 46:8, 46:9</p> <p>gaining [6] - 36:9, 38:20, 46:15, 47:20, 48:3, 48:6</p> <p>garage [5] - 47:14, 47:16, 48:10, 52:7, 61:18</p> <p>Garfield [1] - 40:14</p> <p>geeks [1] - 64:19</p> <p>general [5] - 7:15, 30:21, 35:2, 35:9, 52:5</p> <p>generally [3] - 24:21, 28:8, 40:2</p> <p>generate [2] - 20:17, 28:21</p> <p>giant [1] - 44:4</p> <p>given [6] - 16:2, 22:12, 34:7, 61:7, 61:8, 75:10</p> <p>goals [3] - 9:9, 9:17, 31:7</p> <p>gold [2] - 30:20, 54:18</p> <p>gold-plated [1] - 54:18</p>	<p>half [6] - 5:6, 5:14, 46:10, 54:3, 62:20, 66:9</p> <p>hall [1] - 20:18</p> <p>hand [1] - 75:17</p> <p>handcuffed [1] - 71:7</p> <p>hang [2] - 53:15, 53:16</p> <p>happy [3] - 31:16, 53:22, 61:22</p> <p>hard [4] - 24:20, 33:20, 35:17, 64:2</p> <p>hat [2] - 53:15, 53:16</p> <p>heard [5] - 6:17, 7:14, 50:4, 59:21, 61:15</p> <p>Hearing [1] - 2:9</p> <p>hearing [8] - 1:10, 4:2, 13:6, 15:19, 16:9, 17:10, 17:20, 21:8</p> <p>height [5] - 36:19, 38:1, 69:10, 69:22, 70:3</p> <p>held [1] - 48:18</p> <p>help [12] - 5:3, 8:2, 35:13, 36:15, 41:4, 43:9, 47:9, 50:19,</p>	

<p>40:12, 40:22, 43:22, 44:19, 60:14, 62:15, 63:11, 64:9, 66:6</p> <p>hoops [1] - 30:12</p> <p>hope [6] - 2:18, 15:11, 16:20, 57:14, 70:16, 70:22</p> <p>hopefully [4] - 18:11, 36:10, 41:13, 59:17</p> <p>hoping [2] - 54:5, 59:16</p> <p>hospital [1] - 24:4</p> <p>hour [1] - 1:13</p> <p>hours [3] - 3:3, 3:4, 67:11</p> <p>hours' [1] - 62:10</p> <p>house [28] - 4:3, 4:18, 4:19, 6:20, 8:15, 19:15, 25:10, 28:3, 28:5, 28:20, 29:1, 40:13, 41:10, 42:6, 42:9, 46:19, 47:2, 47:7, 47:9, 47:10, 48:5, 52:8, 54:10, 55:15, 59:19, 60:1, 61:17, 69:2</p> <p>houses [6] - 21:10, 33:17, 46:22, 68:7, 69:12, 69:22</p> <p>HPC [17] - 2:5, 2:6, 3:2, 3:12, 4:1, 13:12, 15:2, 15:17, 16:9, 17:7, 17:10, 29:10, 31:3, 31:8, 32:3, 55:2, 68:12</p> <p>HS [1] - 24:4</p> <p>huge [2] - 57:8, 63:17</p> <p>hundred [1] - 28:7</p> <p>hung [1] - 69:13</p> <p>hurdles [1] - 7:12</p>	<p>impacts [1] - 59:20</p> <p>implementing [1] - 65:15</p> <p>important [7] - 6:13, 8:6, 10:10, 12:17, 17:16, 20:22, 57:3</p> <p>imposes [1] - 11:13</p> <p>impressed [1] - 72:5</p> <p>improvements [3] - 33:4, 50:20, 51:21</p> <p>IN [1] - 75:16</p> <p>in-depth [1] - 18:15</p> <p>incentive [6] - 26:15, 26:19, 27:6, 27:9, 57:9, 57:17</p> <p>incentives [29] - 8:12, 9:10, 9:13, 9:18, 12:14, 13:14, 14:1, 14:16, 15:8, 17:1, 18:4, 18:11, 18:16, 25:5, 25:10, 25:19, 26:8, 28:22, 32:16, 50:9, 54:15, 55:16, 59:18, 61:3, 63:15, 64:9, 65:17, 65:22, 66:13</p> <p>incentivize [2] - 5:3, 52:19</p> <p>include [5] - 12:21, 44:18, 52:9, 52:12, 65:22</p> <p>included [17] - 5:9, 5:15, 9:1, 13:2, 14:4, 14:8, 22:19, 23:22, 24:9, 30:17, 31:14, 34:20, 35:11, 36:6, 38:16, 38:21, 50:12</p> <p>includes [3] - 11:11, 12:13, 35:1</p> <p>including [2] - 9:9, 23:7</p> <p>incorporate [1] - 23:5</p> <p>increase [2] - 17:14, 44:10</p> <p>increased [1] - 58:12</p> <p>increasing [1] - 44:9</p> <p>incredible [1] - 57:19</p> <p>incredibly [2] - 35:17, 57:3</p> <p>individual [1] - 29:12</p> <p>individually [1] - 16:10</p> <p>information [4] - 3:6, 3:17, 6:11, 62:11</p> <p>inhouse [1] - 26:4</p> <p>initial [8] - 15:4, 15:18, 16:15, 16:21, 19:3, 61:4, 66:9, 67:2</p> <p>insert [1] - 53:3</p>	<p>inside [1] - 54:18</p> <p>instead [2] - 6:4, 15:14</p> <p>institutional [1] - 24:3</p> <p>intent [4] - 5:1, 20:15, 22:1, 52:17</p> <p>intention [1] - 71:20</p> <p>interested [4] - 9:18, 10:11, 22:7, 65:15</p> <p>interesting [3] - 28:18, 57:14, 65:8</p> <p>interior [7] - 30:18, 46:14, 46:20, 47:21, 52:8, 55:1, 55:3</p> <p>interject [1] - 4:20</p> <p>internally [1] - 19:13</p> <p>intersection [1] - 29:13</p> <p>introduction [1] - 4:16</p> <p>invest [1] - 7:16</p> <p>involved [2] - 19:16, 22:15</p> <p>involves [1] - 13:11</p> <p>irregular [1] - 70:14</p> <p>issue [5] - 27:5, 40:10, 43:22, 67:20, 69:21</p> <p>issues [3] - 7:22, 64:13, 69:18</p> <p>item [1] - 9:2</p> <p>items [1] - 6:16</p>	<p>J</p> <p>JIM [1] - 2:6</p> <p>job [6] - 32:20, 58:18, 68:11, 72:4, 74:4, 74:5</p> <p>JOHN [1] - 2:5</p> <p>John's [1] - 69:18</p> <p>joint [1] - 3:1</p> <p>journey [1] - 5:11</p> <p>julie [1] - 62:5</p> <p>JULIE [1] - 1:21</p> <p>Julie's [1] - 71:9</p> <p>jump [2] - 25:8, 30:13</p> <p>justified [1] - 44:7</p> <p>justify [1] - 49:11</p>	<p>K</p> <p>KATHLEEN [2] - 75:3, 75:20</p> <p>keep [5] - 18:19, 22:3, 25:1, 25:6, 32:18</p> <p>keeping [1] - 10:9</p> <p>kept [3] - 39:2, 42:2, 47:12</p> <p>kicking [1] - 9:7</p> <p>kind [42] - 5:10, 6:2, 6:14, 6:21, 7:2, 8:21, 19:10, 21:12, 22:5, 22:20, 22:22, 23:5, 23:17, 23:18, 26:18, 27:9, 29:18, 30:14, 30:19, 31:18, 31:22, 32:21, 34:5, 34:6, 35:13, 37:6, 38:13, 42:11, 43:15, 49:10, 50:9, 50:13, 56:11, 58:22, 59:3, 63:3, 64:10, 64:22, 65:8, 68:16, 71:6, 71:11</p> <p>kitchen [1] - 33:6</p> <p>knocking [1] - 55:15</p> <p>knows [1] - 8:13</p> <p>kudos [2] - 67:10, 72:16</p>	<p>L</p> <p>landmark [1] - 55:8</p> <p>landmarked [1] - 21:11</p> <p>landmarking [2] - 20:14, 55:8</p> <p>landscaping [1] - 52:5</p> <p>language [10] - 9:3, 38:21, 40:4, 41:19, 42:4, 52:13, 53:1, 53:5, 67:3, 71:2</p> <p>large [3] - 24:7, 29:19, 33:6</p> <p>largely [2] - 27:15, 51:13</p> <p>larger [6] - 3:7, 23:6, 27:9, 29:15, 29:21, 49:11</p> <p>last [2] - 5:22, 47:1</p> <p>law [1] - 65:4</p> <p>lays [1] - 11:2</p> <p>learned [1] - 59:7</p> <p>least [5] - 15:12, 36:6, 62:17, 62:19, 64:19</p> <p>leaving [1] - 14:11</p> <p>leeway [1] - 46:16</p> <p>left [1] - 27:9</p> <p>legal [4] - 11:19, 33:15, 33:19, 35:8</p> <p>less [2] - 10:6, 63:5</p> <p>letter [5] - 19:2, 19:3, 20:4, 21:3, 21:4</p> <p>letting [1] - 68:2</p> <p>level [3] - 25:6, 32:18, 61:6</p> <p>leverage [1] - 65:12</p> <p>limited [1] - 22:4</p> <p>limiting [2] - 6:18, 7:11</p> <p>line [1] - 38:6</p> <p>lines [2] - 45:8, 45:10</p> <p>link [1] - 60:17</p> <p>list [26] - 13:20, 13:21, 14:19, 15:4, 15:5, 15:17, 15:18, 15:21, 16:3, 16:13, 16:14, 16:15, 16:20, 17:8, 17:12, 17:18, 17:19, 18:3, 21:20, 24:12, 25:11, 26:11, 68:4</p> <p>listed [4] - 8:15, 8:16, 25:10</p> <p>lists [1] - 17:21</p> <p>local [1] - 65:4</p> <p>located [1] - 10:14</p> <p>locations [1] - 10:14</p> <p>longstanding [1] - 11:17</p> <p>look [10] - 4:2, 7:11, 15:15, 23:19, 25:3, 29:22, 40:17, 47:7, 51:6, 55:9</p> <p>looked [12] - 7:9, 34:13, 34:17, 35:12, 35:13, 36:18, 38:1, 45:1, 45:6, 47:17, 58:20, 64:15</p> <p>looking [8] - 9:8, 9:14, 15:5, 38:10, 42:21, 46:2, 55:14, 68:22</p> <p>looks [2] - 50:3, 70:11</p> <p>love [1] - 72:20</p> <p>loves [2] - 49:9</p> <p>lucky [1] - 47:5</p>	<p>M</p> <p>maintenance [1] - 52:5</p> <p>major [2] - 7:20, 43:22</p> <p>manipulate [1] - 34:5</p> <p>Map [1] - 1:5</p> <p>map [12] - 2:10, 13:2, 13:8, 13:11, 13:18, 14:3, 15:1, 22:22, 24:15, 24:19, 38:11,</p>
--	---	---	---	--	---	---

<p>72:22 mapped [1] - 12:8 mark [1] - 58:16 MARK [1] - 1:17 market [2] - 47:4, 61:16 marketing [1] - 67:17 marks [1] - 60:2 MARRS [12] - 2:4, 4:11, 9:4, 20:16, 21:6, 28:7, 28:18, 30:1, 53:3, 55:7, 64:18, 67:1 Marrs [3] - 4:12, 8:21, 64:4 massive [1] - 44:4 matching [4] - 17:5, 50:10, 50:17, 51:8 material [2] - 4:17, 60:15 materials [1] - 57:20 mathematically [1] - 55:17 Matter [1] - 1:4 matter [4] - 1:11, 26:3, 26:13, 28:1 matters [1] - 75:9 maximum [2] - 28:1, 52:1 McGINNIS [13] - 2:3, 21:21, 40:16, 40:19, 41:2, 41:8, 59:8, 61:14, 62:17, 62:21, 69:16, 71:9, 72:1 mean [9] - 3:3, 3:5, 3:6, 19:17, 20:2, 51:5, 58:19, 63:2, 71:10 meander [1] - 61:22 meaning [1] - 51:3 means [4] - 24:8, 24:10, 51:5, 75:11 meant [1] - 57:11 mechanisms [1] - 9:8 media [2] - 18:2, 19:6 meet [3] - 35:9, 41:15, 42:7 meeting [12] - 3:14, 3:22, 4:4, 6:1, 20:18, 24:18, 46:11, 50:16, 62:8, 63:7, 63:12, 68:17 meetings [7] - 2:19, 5:16, 5:19, 19:8, 64:4, 65:20, 65:21 meets [1] - 42:1 Member [6] - 1:17, 1:18, 1:19, 1:20, 1:21, 2:6</p>	<p>members [2] - 5:16, 5:18 MEMBERS [1] - 1:15 memorialize [1] - 9:17 mentally [1] - 53:11 mentioned [1] - 72:8 message [1] - 18:21 met [3] - 31:6, 59:6 MICHAEL [1] - 2:4 Michael [5] - 3:2, 8:21, 22:21, 54:13, 64:4 mid [1] - 72:12 mid-century [1] - 72:12 might [17] - 6:7, 7:12, 7:17, 7:18, 8:17, 9:13, 12:22, 14:6, 15:21, 24:20, 25:2, 29:22, 41:6, 57:16, 62:3, 65:14, 72:5 Mill [1] - 11:15 million [2] - 40:1, 59:22 minimal [1] - 45:14 minimum [5] - 36:5, 42:5, 42:8, 42:13, 51:22 minimums [2] - 42:3, 43:19 minor [2] - 35:19, 52:12 minute [1] - 13:15 minutes [1] - 13:4 miss [1] - 14:5 modern [4] - 31:18, 33:4, 33:9, 72:12 modernize [3] - 6:20, 36:15, 47:6 modified [1] - 11:7 modify [1] - 10:9 money [12] - 7:16, 28:4, 28:10, 28:11, 28:13, 29:2, 29:19, 30:2, 32:5, 54:20, 57:5 Moore [1] - 73:17 MOORE [8] - 1:18, 55:12, 57:1, 57:13, 58:2, 60:22, 62:2, 73:18 moratorium [2] - 19:9, 63:9 most [6] - 16:11, 31:1, 32:9, 32:19, 69:11, 70:5 mostly [1] - 21:10 motion [2] - 72:21, 73:21</p>	<p>motivation [1] - 10:7 mouth [1] - 21:16 move [8] - 6:8, 8:2, 27:5, 27:13, 34:10, 52:15, 56:21, 59:14 moved [2] - 73:5, 73:22 movement [1] - 28:20 moving [1] - 7:13 MR [47] - 1:16, 1:17, 1:18, 2:3, 2:4, 2:5, 2:6, 4:11, 9:4, 18:20, 19:4, 19:18, 20:3, 20:16, 21:2, 21:6, 21:16, 21:21, 22:16, 28:7, 28:18, 30:1, 40:16, 40:19, 41:2, 41:8, 53:3, 55:7, 55:12, 57:1, 57:13, 58:2, 58:17, 59:8, 60:20, 60:22, 61:14, 62:2, 62:17, 62:21, 64:18, 67:1, 69:16, 71:9, 72:1, 73:14, 73:18 MS [88] - 1:19, 1:20, 1:21, 2:2, 2:20, 3:16, 4:10, 4:15, 18:17, 19:3, 19:12, 19:19, 20:6, 20:10, 21:22, 22:17, 27:16, 28:6, 28:17, 29:4, 30:7, 36:22, 37:8, 37:12, 37:18, 39:16, 39:17, 40:7, 40:8, 40:11, 40:17, 40:21, 41:5, 41:11, 41:17, 41:18, 42:18, 43:1, 43:5, 43:6, 44:13, 44:15, 48:13, 48:17, 48:18, 49:2, 49:6, 49:14, 49:15, 49:17, 49:19, 50:6, 50:7, 53:18, 53:21, 54:14, 54:16, 55:6, 56:2, 57:11, 57:22, 58:6, 60:6, 61:10, 61:20, 62:6, 62:19, 63:6, 64:3, 65:19, 66:7, 66:18, 67:6, 67:9, 73:5, 73:6, 73:9, 73:10, 73:11, 73:12, 73:13, 73:15, 73:16, 73:17, 73:19, 73:22, 74:1, 74:5 multifamily [1] - 23:17</p>	<p>N</p> <p>national [1] - 10:16 nature [1] - 7:5 near [2] - 14:12, 37:2 necessary [1] - 18:3 need [13] - 4:9, 26:14, 32:2, 33:7, 38:3, 48:8, 51:1, 52:15, 54:22, 63:21, 67:3, 70:8, 70:9 needed [4] - 41:12, 46:20, 52:21, 69:4 needle [3] - 6:8, 54:6, 59:15 needs [4] - 20:4, 33:9, 51:5, 69:19 negate [1] - 16:3 neglect [3] - 66:1, 66:10, 66:20 neighbor [1] - 69:5 neighborhood [1] - 38:15 net [1] - 14:10 never [2] - 63:14, 70:6 new [13] - 10:22, 11:8, 29:11, 33:17, 34:4, 35:6, 35:15, 36:13, 36:17, 46:8, 52:6, 56:15, 71:17 news [3] - 18:1, 19:6, 67:18 next [6] - 2:8, 8:8, 14:19, 41:6, 45:15, 66:15 nice [7] - 3:13, 31:17, 37:3, 37:6, 37:16, 56:20, 68:11 nobody's [1] - 59:2 noncompliant [1] - 48:6 nonconforming [15] - 7:5, 11:19, 33:13, 35:5, 35:8, 43:2, 43:11, 45:2, 45:3, 47:11, 48:1, 48:5, 48:17, 49:5 normally [1] - 4:22 north [2] - 46:1, 47:22 Notary [2] - 75:4, 75:21 noted [1] - 12:15 notes [1] - 75:15 nothing [5] - 15:9, 20:8, 22:10, 45:19, 64:7 notice [3] - 16:8,</p>	<p>17:20, 18:6 notification [2] - 18:20, 19:1 notified [1] - 17:18 notify [2] - 15:16, 15:22 number [3] - 7:12, 22:3, 58:9 numbers [1] - 58:8</p> <p>O</p> <p>O-1 [1] - 24:2 O-2 [1] - 24:3 O-3 [1] - 23:11 oath [1] - 4:14 objections [2] - 7:18, 60:5 obviously [4] - 5:4, 28:1, 30:13, 33:1 occasions [1] - 61:11 occurring [1] - 31:13 odd [1] - 69:2 odds [1] - 71:21 OF [5] - 1:1, 1:2, 1:9, 75:1, 75:2 offenders [1] - 66:5 offer [2] - 59:19, 65:22 offered [4] - 9:10, 9:13, 15:9, 74:9 offering [1] - 26:1 office [3] - 23:11, 24:3, 34:14 often [1] - 65:3 Ogden [2] - 23:12, 23:14 old [2] - 34:6, 69:1 older [2] - 40:12, 70:2 oldest [2] - 40:22, 69:11 once [10] - 12:6, 13:16, 13:17, 14:21, 22:9, 26:11, 28:9, 33:20, 42:16 one [36] - 2:20, 2:21, 3:7, 6:16, 7:20, 8:8, 9:20, 21:6, 25:14, 25:19, 25:20, 29:8, 39:19, 39:21, 40:22, 41:6, 44:3, 44:22, 45:15, 46:22, 47:12, 48:9, 48:13, 48:14, 49:4, 49:19, 51:18, 54:22, 64:3, 64:18, 65:10, 65:19, 65:20, 69:18, 70:10</p>
--	--	---	---	---

<p>ones [5] - 15:7, 35:5, 56:17, 60:13, 64:15</p> <p>ongoing [2] - 59:8, 59:17</p> <p>open [5] - 4:18, 24:5, 33:6, 59:13, 69:19</p> <p>open-ended [1] - 59:13</p> <p>openings [1] - 2:16</p> <p>opportunity [3] - 16:1, 16:18, 17:5</p> <p>opposed [1] - 19:14</p> <p>order [3] - 2:8, 9:16, 28:12</p> <p>ordinance [5] - 9:3, 16:19, 17:15, 18:6, 68:19</p> <p>originally [2] - 33:14, 66:7</p> <p>OS [1] - 24:4</p> <p>otherwise [1] - 36:17</p> <p>outcome [1] - 71:5</p> <p>overall [1] - 26:9</p> <p>overlay [18] - 2:13, 8:22, 10:19, 10:21, 11:4, 11:7, 11:11, 11:12, 11:22, 12:7, 12:21, 13:7, 15:1, 22:20, 24:10, 64:6, 72:10, 73:3</p> <p>overlays [1] - 11:2</p> <p>overview [3] - 3:10, 4:9, 5:11</p> <p>own [1] - 57:6</p> <p>owner [3] - 13:20, 13:21, 29:1</p> <p>owners [2] - 10:7, 17:17</p>	<p>pardon [1] - 37:10</p> <p>Park [5] - 23:2, 29:10, 47:2, 61:12, 61:15</p> <p>part [13] - 5:21, 8:7, 16:6, 40:6, 41:2, 54:22, 55:3, 56:17, 61:5, 62:3, 67:5, 69:16</p> <p>particular [4] - 10:4, 12:4, 28:20</p> <p>particularly [2] - 26:2, 47:7</p> <p>parts [2] - 39:22, 68:19</p> <p>party [1] - 26:6</p> <p>past [9] - 5:6, 5:13, 35:14, 35:15, 39:14, 58:11, 66:3, 71:6, 71:14</p> <p>pasting [1] - 32:2</p> <p>pause [1] - 15:12</p> <p>pay [1] - 51:2</p> <p>peaked [1] - 63:2</p> <p>penalized [1] - 49:4</p> <p>people [41] - 6:8, 6:19, 7:2, 7:16, 8:2, 16:4, 16:8, 17:3, 17:6, 19:8, 20:11, 20:18, 21:11, 21:14, 21:20, 22:2, 22:3, 22:10, 32:19, 33:3, 35:14, 42:15, 43:9, 43:18, 50:1, 51:15, 53:9, 54:9, 55:16, 56:11, 56:12, 61:11, 61:17, 61:22, 63:10, 63:20, 66:20, 67:16, 68:1, 68:2, 68:18</p> <p>per [1] - 41:21</p> <p>percent [4] - 28:8, 44:11, 50:22, 51:3</p> <p>percentagewise [1] - 62:16</p> <p>period [2] - 52:1, 66:14</p> <p>permit [3] - 26:22, 27:5, 70:18</p> <p>permits [2] - 26:3, 51:14</p> <p>persons [1] - 18:2</p> <p>pertaining [1] - 75:10</p> <p>phrased [1] - 11:16</p> <p>picking [1] - 68:5</p> <p>picture [1] - 21:4</p> <p>pictures [1] - 39:11</p> <p>piece [2] - 65:8, 65:9</p> <p>pink [1] - 23:11</p> <p>place [5] - 13:18,</p>	<p>17:13, 43:19, 63:14, 69:4</p> <p>placed [1] - 21:14</p> <p>placement [2] - 15:4, 15:20</p> <p>places [1] - 64:8</p> <p>PLAN [1] - 1:3</p> <p>plan [4] - 24:22, 29:17, 33:7, 69:19</p> <p>Plan [1] - 1:11</p> <p>Planner [1] - 2:2</p> <p>plated [1] - 54:18</p> <p>pleasant [1] - 63:12</p> <p>point [8] - 3:11, 20:10, 22:5, 30:10, 49:19, 54:4, 57:1, 57:2</p> <p>points [1] - 3:12</p> <p>pop [1] - 56:15</p> <p>porch [6] - 39:16, 39:17, 40:13, 40:15, 41:12, 41:15</p> <p>porches [2] - 40:6, 40:9</p> <p>portion [4] - 25:21, 51:20, 57:8, 66:17</p> <p>position [1] - 71:14</p> <p>positioned [1] - 69:3</p> <p>positive [4] - 18:22, 21:15, 22:11, 62:13</p> <p>possible [4] - 28:16, 60:5, 60:19, 70:6</p> <p>possibly [3] - 8:16, 24:14, 57:7</p> <p>potentially [2] - 51:16, 51:20</p> <p>power [3] - 3:11, 30:10</p> <p>PR [1] - 19:11</p> <p>practical [2] - 15:13, 53:6</p> <p>practice [2] - 39:8, 39:10</p> <p>practices [2] - 30:21, 41:16</p> <p>pre [1] - 11:21</p> <p>pre-code [1] - 11:21</p> <p>precedence [1] - 71:8</p> <p>precode [4] - 35:4, 41:22, 42:22, 45:3</p> <p>predecessor [1] - 62:22</p> <p>preliminarily [1] - 28:15</p> <p>preliminary [2] - 23:10, 50:14</p> <p>PRESENT [2] - 1:15, 2:1</p> <p>presentation [3] -</p>	<p>4:21, 30:10, 64:5</p> <p>presentations [1] - 31:15</p> <p>preservation [42] - 5:4, 6:9, 8:9, 8:12, 9:16, 9:21, 10:19, 12:7, 12:12, 18:12, 21:12, 25:5, 26:15, 26:17, 28:11, 29:5, 29:15, 29:16, 30:6, 30:19, 30:21, 31:4, 31:7, 31:12, 31:20, 32:7, 32:16, 35:14, 39:8, 39:10, 41:16, 50:2, 50:10, 50:17, 50:21, 52:19, 53:14, 54:11, 54:21, 65:13, 66:13, 69:1</p> <p>Preservation [5] - 5:17, 27:3, 27:11, 49:21, 62:7</p> <p>preserve [6] - 15:13, 39:12, 54:10, 63:11, 67:22, 72:13</p> <p>preserving [4] - 6:5, 8:7, 10:11, 15:8</p> <p>pretty [8] - 12:18, 22:11, 22:13, 30:5, 39:1, 43:21, 45:14, 62:22</p> <p>previous [2] - 31:15, 75:6</p> <p>previously [2] - 50:11, 50:15</p> <p>primarily [1] - 34:16</p> <p>primary [2] - 34:18, 34:21</p> <p>principles [1] - 30:20</p> <p>prioritize [1] - 15:8</p> <p>PRISBY [1] - 2:6</p> <p>private [2] - 27:18, 51:11</p> <p>problem [1] - 41:3</p> <p>problems [1] - 66:2</p> <p>procedures [1] - 12:14</p> <p>PROCEEDINGS [1] - 1:9</p> <p>proceedings [1] - 74:8</p> <p>process [28] - 7:3, 7:8, 7:11, 7:15, 12:16, 12:17, 13:15, 14:2, 14:20, 17:6, 17:10, 19:1, 22:22, 24:13, 26:9, 26:17, 27:19, 30:8, 30:12, 30:14, 30:15, 31:2, 32:8, 32:12, 50:4, 55:20, 62:3</p>	<p>processes [1] - 32:10</p> <p>processing [1] - 26:2</p> <p>product [1] - 12:18</p> <p>program [10] - 17:2, 19:14, 19:21, 20:1, 22:8, 22:13, 25:19, 25:20, 54:8, 65:9</p> <p>programs [4] - 20:14, 50:15, 59:1, 64:10</p> <p>project [7] - 17:15, 32:7, 51:2, 51:5, 51:7, 57:6, 64:19</p> <p>projects [7] - 6:6, 8:2, 29:7, 31:9, 31:11, 51:7, 53:2</p> <p>properties [13] - 10:2, 12:2, 13:13, 15:4, 15:20, 16:19, 16:22, 17:8, 25:11, 30:4, 44:12, 44:22, 61:3</p> <p>property [16] - 13:17, 13:19, 13:21, 14:18, 17:18, 18:8, 18:9, 24:7, 24:11, 25:21, 25:22, 26:11, 27:8, 27:22, 51:19, 64:14</p> <p>proposal [2] - 13:12, 15:3</p> <p>propose [2] - 17:6, 17:7</p> <p>proposed [8] - 5:9, 15:17, 22:20, 32:15, 37:6, 45:11, 47:19, 71:17</p> <p>proposing [5] - 12:1, 27:1, 43:10, 44:5, 44:10</p> <p>proud [1] - 54:4</p> <p>provide [3] - 18:12, 31:10, 52:18</p> <p>provided [3] - 14:1, 18:1, 28:22</p> <p>provides [2] - 17:16, 36:4</p> <p>providing [3] - 9:19, 11:18, 35:19</p> <p>provisions [3] - 11:18, 38:16, 66:10</p> <p>public [7] - 13:6, 15:19, 16:9, 17:9, 17:20, 21:8, 25:3</p> <p>Public [3] - 2:9, 75:4, 75:21</p> <p>publicity [3] - 20:17, 22:4, 65:12</p> <p>publicize [2] - 18:3, 19:5</p>
P				
<p>p.m [1] - 1:13</p> <p>packed [1] - 4:19</p> <p>packet [12] - 5:9, 5:15, 13:2, 22:19, 34:20, 36:7, 37:1, 44:17, 50:13, 54:2, 60:16, 72:15</p> <p>packets [1] - 3:7</p> <p>Page [1] - 37:12</p> <p>page [1] - 20:5</p> <p>PAGE [2] - 1:2, 75:2</p> <p>pages [1] - 37:3</p> <p>pallet [2] - 59:18, 70:17</p> <p>pandemic [1] - 59:10</p> <p>paragraph [1] - 71:4</p> <p>paramount [1] - 67:15</p>	<p>pardon [1] - 37:10</p> <p>Park [5] - 23:2, 29:10, 47:2, 61:12, 61:15</p> <p>part [13] - 5:21, 8:7, 16:6, 40:6, 41:2, 54:22, 55:3, 56:17, 61:5, 62:3, 67:5, 69:16</p> <p>particular [4] - 10:4, 12:4, 28:20</p> <p>particularly [2] - 26:2, 47:7</p> <p>parts [2] - 39:22, 68:19</p> <p>party [1] - 26:6</p> <p>past [9] - 5:6, 5:13, 35:14, 35:15, 39:14, 58:11, 66:3, 71:6, 71:14</p> <p>pasting [1] - 32:2</p> <p>pause [1] - 15:12</p> <p>pay [1] - 51:2</p> <p>peaked [1] - 63:2</p> <p>penalized [1] - 49:4</p> <p>people [41] - 6:8, 6:19, 7:2, 7:16, 8:2, 16:4, 16:8, 17:3, 17:6, 19:8, 20:11, 20:18, 21:11, 21:14, 21:20, 22:2, 22:3, 22:10, 32:19, 33:3, 35:14, 42:15, 43:9, 43:18, 50:1, 51:15, 53:9, 54:9, 55:16, 56:11, 56:12, 61:11, 61:17, 61:22, 63:10, 63:20, 66:20, 67:16, 68:1, 68:2, 68:18</p> <p>per [1] - 41:21</p> <p>percent [4] - 28:8, 44:11, 50:22, 51:3</p> <p>percentagewise [1] - 62:16</p> <p>period [2] - 52:1, 66:14</p> <p>permit [3] - 26:22, 27:5, 70:18</p> <p>permits [2] - 26:3, 51:14</p> <p>persons [1] - 18:2</p> <p>pertaining [1] - 75:10</p> <p>phrased [1] - 11:16</p> <p>picking [1] - 68:5</p> <p>picture [1] - 21:4</p> <p>pictures [1] - 39:11</p> <p>piece [2] - 65:8, 65:9</p> <p>pink [1] - 23:11</p> <p>place [5] - 13:18,</p>	<p>17:13, 43:19, 63:14, 69:4</p> <p>placed [1] - 21:14</p> <p>placement [2] - 15:4, 15:20</p> <p>places [1] - 64:8</p> <p>PLAN [1] - 1:3</p> <p>plan [4] - 24:22, 29:17, 33:7, 69:19</p> <p>Plan [1] - 1:11</p> <p>Planner [1] - 2:2</p> <p>plated [1] - 54:18</p> <p>pleasant [1] - 63:12</p> <p>point [8] - 3:11, 20:10, 22:5, 30:10, 49:19, 54:4, 57:1, 57:2</p> <p>points [1] - 3:12</p> <p>pop [1] - 56:15</p> <p>porch [6] - 39:16, 39:17, 40:13, 40:15, 41:12, 41:15</p> <p>porches [2] - 40:6, 40:9</p> <p>portion [4] - 25:21, 51:20, 57:8, 66:17</p> <p>position [1] - 71:14</p> <p>positioned [1] - 69:3</p> <p>positive [4] - 18:22, 21:15, 22:11, 62:13</p> <p>possible [4] - 28:16, 60:5, 60:19, 70:6</p> <p>possibly [3] - 8:16, 24:14, 57:7</p> <p>potentially [2] - 51:16, 51:20</p> <p>power [3] - 3:11, 30:10</p> <p>PR [1] - 19:11</p> <p>practical [2] - 15:13, 53:6</p> <p>practice [2] - 39:8, 39:10</p> <p>practices [2] - 30:21, 41:16</p> <p>pre [1] - 11:21</p> <p>pre-code [1] - 11:21</p> <p>precedence [1] - 71:8</p> <p>precode [4] - 35:4, 41:22, 42:22, 45:3</p> <p>predecessor [1] - 62:22</p> <p>preliminarily [1] - 28:15</p> <p>preliminary [2] - 23:10, 50:14</p> <p>PRESENT [2] - 1:15, 2:1</p> <p>presentation [3] -</p>	<p>4:21, 30:10, 64:5</p> <p>presentations [1] - 31:15</p> <p>preservation [42] - 5:4, 6:9, 8:9, 8:12, 9:16, 9:21, 10:19, 12:7, 12:12, 18:12, 21:12, 25:5, 26:15, 26:17, 28:11, 29:5, 29:15, 29:16, 30:6, 30:19, 30:21, 31:4, 31:7, 31:12, 31:20, 32:7, 32:16, 35:14, 39:8, 39:10, 41:16, 50:2, 50:10, 50:17, 50:21, 52:19, 53:14, 54:11, 54:21, 65:13, 66:13, 69:1</p> <p>Preservation [5] - 5:17, 27:3, 27:11, 49:21, 62:7</p> <p>preserve [6] - 15:13, 39:12, 54:10, 63:11, 67:22, 72:13</p> <p>preserving [4] - 6:5, 8:7, 10:11, 15:8</p> <p>pretty [8] - 12:18, 22:11, 22:13, 30:5, 39:1, 43:21, 45:14, 62:22</p> <p>previous [2] - 31:15, 75:6</p> <p>previously [2] - 50:11, 50:15</p> <p>primarily [1] - 34:16</p> <p>primary [2] - 34:18, 34:21</p> <p>principles [1] - 30:20</p> <p>prioritize [1] - 15:8</p> <p>PRISBY [1] - 2:6</p> <p>private [2] - 27:18, 51:11</p> <p>problem [1] - 41:3</p> <p>problems [1] - 66:2</p> <p>procedures [1] - 12:14</p> <p>PROCEEDINGS [1] - 1:9</p> <p>proceedings [1] - 74:8</p> <p>process [28] - 7:3, 7:8, 7:11, 7:15, 12:16, 12:17, 13:15, 14:2, 14:20, 17:6, 17:10, 19:1, 22:22, 24:13, 26:9, 26:17, 27:19, 30:8, 30:12, 30:14, 30:15, 31:2, 32:8, 32:12, 50:4, 55:20, 62:3</p>	<p>processes [1] - 32:10</p> <p>processing [1] - 26:2</p> <p>product [1] - 12:18</p> <p>program [10] - 17:2, 19:14, 19:21, 20:1, 22:8, 22:13, 25:19, 25:20, 54:8, 65:9</p> <p>programs [4] - 20:14, 50:15, 59:1, 64:10</p> <p>project [7] - 17:15, 32:7, 51:2, 51:5, 51:7, 57:6, 64:19</p> <p>projects [7] - 6:6, 8:2, 29:7, 31:9, 31:11, 51:7, 53:2</p> <p>properties [13] - 10:2, 12:2, 13:13, 15:4, 15:20, 16:19, 16:22, 17:8, 25:11, 30:4, 44:12, 44:22, 61:3</p> <p>property [16] - 13:17, 13:19, 13:21, 14:18, 17:18, 18:8, 18:9, 24:7, 24:11, 25:21, 25:22, 26:11, 27:8, 27:22, 51:19, 64:14</p> <p>proposal [2] - 13:12, 15:3</p> <p>propose [2] - 17:6, 17:7</p> <p>proposed [8] - 5:9, 15:17, 22:20, 32:15, 37:6, 45:11, 47:19, 71:17</p> <p>proposing [5] - 12:1, 27:1, 43:10, 44:5, 44:10</p> <p>proud [1] - 54:4</p> <p>provide [3] - 18:12, 31:10, 52:18</p> <p>provided [3] - 14:1, 18:1, 28:22</p> <p>provides [2] - 17:16, 36:4</p> <p>providing [3] - 9:19, 11:18, 35:19</p> <p>provisions [3] - 11:18, 38:16, 66:10</p> <p>public [7] - 13:6, 15:19, 16:9, 17:9, 17:20, 21:8, 25:3</p> <p>Public [3] - 2:9, 75:4, 75:21</p> <p>publicity [3] - 20:17, 22:4, 65:12</p> <p>publicize [2] - 18:3, 19:5</p>

<p>publicizing [2] - 19:20, 60:8</p> <p>purchased [1] - 47:5</p> <p>purply [1] - 23:18</p> <p>purpose [2] - 12:5, 31:4</p> <p>purposes [4] - 9:17, 12:14, 20:14, 30:6</p> <p>pursue [1] - 19:17</p> <p>purview [1] - 55:3</p> <p>push [1] - 6:8</p> <p>pushing [1] - 6:4</p> <p>put [12] - 3:5, 3:10, 4:7, 10:5, 30:5, 37:4, 47:13, 48:7, 48:9, 54:17, 71:2, 71:13</p> <p>putting [6] - 5:2, 30:8, 32:1, 33:3, 37:18, 53:12</p>	<p>real [5] - 8:14, 16:3, 19:22, 59:11, 60:12</p> <p>realistic [1] - 6:7</p> <p>realistically [2] - 6:3, 48:4</p> <p>really [36] - 3:1, 3:22, 6:18, 7:15, 8:6, 8:17, 16:22, 20:8, 23:1, 31:11, 31:21, 32:2, 32:6, 32:14, 36:14, 37:16, 44:7, 45:19, 46:6, 46:8, 46:19, 47:15, 53:18, 54:7, 54:20, 55:1, 59:13, 64:20, 65:7, 68:3, 69:4, 69:6, 71:10, 72:4</p> <p>realtors [1] - 18:1</p> <p>rear [12] - 43:10, 43:11, 43:16, 43:17, 46:8, 46:12, 48:2, 69:3, 69:7, 69:17, 69:20</p> <p>reason [5] - 12:4, 30:7, 31:2, 50:5, 54:16</p> <p>reassess [1] - 56:21</p> <p>reassessing [1] - 58:8</p> <p>rebate [3] - 25:21, 27:8, 51:19</p> <p>rebuild [2] - 41:13, 41:14</p> <p>receive [1] - 21:15</p> <p>received [2] - 17:19, 74:9</p> <p>receives [1] - 28:10</p> <p>receiving [1] - 9:5</p> <p>recently [1] - 72:8</p> <p>recommendation [4] - 14:22, 16:13, 17:11, 72:21</p> <p>recommendations [3] - 13:7, 16:15, 24:22</p> <p>recommended [2] - 7:6, 7:10</p> <p>recommending [1] - 27:12</p> <p>record [1] - 11:20</p> <p>recorded [1] - 18:8</p> <p>red [1] - 45:7</p> <p>reduced [1] - 75:11</p> <p>reduction [1] - 43:16</p> <p>referencing [1] - 52:11</p> <p>reflected [1] - 13:2</p> <p>regard [1] - 19:1</p> <p>regarding [5] - 12:11, 13:6, 15:20, 18:6, 58:8</p>	<p>regardless [1] - 4:5</p> <p>registry [1] - 10:16</p> <p>regs [1] - 70:21</p> <p>regulars [1] - 59:11</p> <p>regulation [2] - 27:1, 47:18</p> <p>regulations [25] - 5:2, 5:10, 6:15, 6:18, 7:1, 8:1, 9:1, 11:5, 11:7, 11:12, 22:6, 25:16, 32:17, 34:11, 35:12, 35:18, 36:3, 36:11, 39:18, 45:11, 46:9, 47:20, 56:13, 61:21, 71:18</p> <p>rehabilitation [1] - 30:18</p> <p>relate [1] - 34:21</p> <p>related [1] - 2:13</p> <p>relates [1] - 21:3</p> <p>relation [1] - 75:9</p> <p>relative [2] - 12:15, 18:12</p> <p>relaxed [3] - 10:1, 70:21, 71:17</p> <p>relief [9] - 7:22, 32:6, 35:20, 36:5, 45:14, 46:7, 51:16, 52:19, 69:4</p> <p>remain [1] - 38:22</p> <p>remar kable [1] - 68:8</p> <p>remember [1] - 71:3</p> <p>reminder [1] - 34:10</p> <p>remove [2] - 60:1, 70:5</p> <p>removing [2] - 60:3, 70:14</p> <p>renovating [1] - 60:1</p> <p>renovation [2] - 6:5, 70:20</p> <p>repeat [1] - 66:5</p> <p>replace [2] - 40:15, 70:7</p> <p>replaced [1] - 63:4</p> <p>replacing [1] - 10:22</p> <p>report [1] - 18:10</p> <p>REPORT [1] - 1:9</p> <p>Reporter [1] - 75:4</p> <p>request [1] - 13:22</p> <p>requested [2] - 2:14, 73:4</p> <p>requesting [3] - 26:21, 27:7, 32:5</p> <p>require [1] - 45:7</p> <p>required [8] - 18:5, 25:12, 40:4, 40:5, 40:20, 43:16, 45:9, 46:12</p> <p>requirement [5] - 33:19, 39:21, 42:3,</p>	<p>42:7, 42:9</p> <p>requirements [11] - 11:14, 33:15, 33:17, 35:2, 35:9, 35:20, 39:2, 39:22, 45:5, 46:11, 46:17</p> <p>requiring [1] - 48:21</p> <p>resident [1] - 63:19</p> <p>residential [1] - 23:4</p> <p>resonated [1] - 70:5</p> <p>response [1] - 72:19</p> <p>restore [1] - 47:6</p> <p>restoring [2] - 8:10, 39:12</p> <p>retrofit [1] - 46:20</p> <p>review [9] - 11:12, 11:13, 14:2, 17:10, 27:4, 27:13, 49:22, 50:4, 55:2</p> <p>reviewed [1] - 50:15</p> <p>reviewing [1] - 31:3</p> <p>reviews [1] - 70:18</p> <p>revised [1] - 50:13</p> <p>rid [1] - 38:1</p> <p>ridge [1] - 38:6</p> <p>ripping [1] - 68:1</p> <p>road [5] - 6:14, 7:10, 25:3, 31:10, 41:20</p> <p>Robb [4] - 3:2, 21:19, 37:16, 68:16</p> <p>Robbins [3] - 23:2, 29:10, 70:13</p> <p>ROBERT [1] - 2:3</p> <p>roll [2] - 21:12, 73:7</p> <p>rolling [1] - 21:13</p> <p>room [4] - 47:15, 48:7, 61:19, 69:19</p> <p>routes [1] - 26:12</p> <p>routine [1] - 52:5</p>	<p>Salmon [1] - 4:13</p> <p>Santa [1] - 67:21</p> <p>save [4] - 28:3, 28:20, 59:19, 61:17</p> <p>saving [1] - 8:11</p> <p>scale [1] - 38:14</p> <p>scary [1] - 7:15</p> <p>scattered [1] - 23:19</p> <p>Scott [2] - 55:10, 58:19</p> <p>SCOTT [1] - 1:18</p> <p>scratch [1] - 10:8</p> <p>second [5] - 10:20, 22:13, 36:21, 73:6, 74:1</p> <p>secretary [1] - 30:17</p> <p>Section [4] - 35:1, 35:3, 35:7, 40:1</p> <p>section [1] - 49:9</p> <p>sectioning [1] - 52:11</p> <p>sections [5] - 2:11, 34:18, 34:21, 73:1</p> <p>see [15] - 3:13, 4:6, 6:13, 12:9, 18:10, 36:8, 37:7, 37:15, 39:19, 45:8, 45:12, 56:11, 56:22, 57:6, 61:16</p> <p>seeing [1] - 56:15</p> <p>sees [1] - 20:7</p> <p>select [1] - 23:15</p> <p>self [2] - 53:20, 71:15</p> <p>self-created [2] - 53:20, 71:15</p> <p>send [3] - 16:8, 26:5, 60:16</p> <p>sense [2] - 39:14, 71:20</p> <p>sent [1] - 19:2</p> <p>separate [6] - 24:12, 26:12, 39:18, 44:18, 66:11, 66:16</p> <p>September [1] - 75:18</p> <p>set [4] - 49:1, 50:19, 70:7, 75:17</p> <p>setback [5] - 36:10, 42:5, 42:7, 42:12, 69:17</p> <p>setbacks [4] - 44:19, 45:7, 45:9, 63:16</p> <p>settled [2] - 10:18, 12:6</p> <p>several [3] - 6:1, 54:7, 56:4</p> <p>share [2] - 51:4, 51:8</p> <p>shared [1] - 21:19</p> <p>shift [1] - 54:6</p> <p>short [1] - 67:4</p>	
<p>Q</p>	<p>questions [16] - 4:20, 18:17, 20:19, 44:21, 47:12, 48:11, 54:1, 55:11, 58:3, 58:6, 60:4, 62:14, 63:21, 70:6, 70:14, 72:17</p> <p>quicker [1] - 8:3</p> <p>quickly [4] - 6:12, 22:18, 32:14, 50:8</p> <p>quite [10] - 3:19, 4:21, 5:7, 14:4, 17:13, 22:6, 49:12, 52:4, 68:14, 69:12</p>	<p>R</p>	<p>R-1 [4] - 11:1, 24:1, 37:4, 45:2</p> <p>R-2 [2] - 11:1, 24:1</p> <p>R-3 [1] - 24:1</p> <p>R-4 [2] - 24:1, 37:5</p> <p>R-5 [1] - 23:16</p> <p>R-6 [1] - 23:16</p> <p>raised [1] - 57:9</p> <p>ramifications [1] - 57:4</p> <p>range [2] - 50:20, 63:4</p> <p>rather [1] - 63:19</p> <p>ratio [3] - 34:2, 34:6, 43:21</p> <p>reaching [2] - 12:17, 60:9</p> <p>read [5] - 24:20, 27:17, 35:17, 36:1, 37:20</p>	<p>S</p>	<p>sake [1] - 44:20</p> <p>SALMON [46] - 2:2, 3:16, 4:10, 4:15, 18:17, 19:3, 19:12, 19:19, 20:10, 21:22, 22:17, 28:6, 29:4, 30:7, 36:22, 37:8, 37:12, 37:18, 39:17, 40:8, 40:17, 41:11, 41:18, 43:1, 43:6, 44:15, 48:18, 49:6, 49:15, 49:19, 50:7, 53:21, 54:16, 56:2, 57:22, 60:6, 61:10, 61:20, 64:3, 66:7, 73:9, 73:11, 73:13, 73:15, 73:17, 73:19</p>

<p>shorthand [2] - 75:12, 75:15</p> <p>Shorthand [1] - 75:4</p> <p>shortly [1] - 66:15</p> <p>shot [1] - 60:3</p> <p>show [5] - 37:6, 42:16, 43:13, 54:10, 61:1</p> <p>showed [1] - 39:11</p> <p>shown [1] - 35:16</p> <p>shows [1] - 71:12</p> <p>side [23] - 26:20, 37:7, 41:21, 46:1, 46:2, 46:4, 46:5, 46:14, 47:14, 47:21, 47:22, 48:1, 48:14, 48:15, 48:20, 49:3, 49:4, 49:8, 49:11, 56:6, 56:9, 69:8</p> <p>side-by-side [1] - 37:7</p> <p>sideways [1] - 10:6</p> <p>sign [1] - 29:11</p> <p>signage [1] - 29:16</p> <p>signature [1] - 75:18</p> <p>significance [1] - 23:20</p> <p>significant [15] - 10:3, 10:13, 13:1, 13:13, 13:19, 14:7, 14:18, 15:14, 16:12, 16:22, 18:7, 24:8, 24:11, 25:11, 26:10</p> <p>similar [5] - 11:22, 17:9, 58:19, 64:2, 65:16</p> <p>simple [1] - 63:18</p> <p>simpler [1] - 37:20</p> <p>simplifying [1] - 67:12</p> <p>single [9] - 2:20, 2:21, 24:1, 24:7, 25:17, 34:12, 34:16, 34:21, 35:3</p> <p>single-family [5] - 24:1, 25:17, 34:12, 34:16, 35:3</p> <p>singled [1] - 12:2</p> <p>sink [1] - 62:12</p> <p>site [1] - 17:22</p> <p>sites [1] - 23:15</p> <p>situations [1] - 56:19</p> <p>size [1] - 35:10</p> <p>sizes [1] - 38:21</p> <p>slew [1] - 64:13</p> <p>slide [7] - 3:16, 6:11, 12:9, 30:8, 35:18, 37:19, 37:21</p> <p>slides [1] - 31:14</p> <p>slight [1] - 29:5</p>	<p>slightly [1] - 12:2</p> <p>smaller [3] - 38:20, 51:6, 51:7</p> <p>smooth [1] - 30:11</p> <p>someone [12] - 18:9, 19:14, 29:20, 31:22, 36:12, 39:9, 47:5, 52:6, 52:15, 54:17, 67:20, 69:5</p> <p>sometimes [1] - 61:21</p> <p>soon [1] - 61:15</p> <p>sorry [1] - 42:19</p> <p>sort [5] - 7:22, 26:19, 33:3, 45:21, 58:14</p> <p>sound [1] - 55:13</p> <p>South [2] - 47:1, 61:12</p> <p>south [1] - 47:14</p> <p>space [3] - 24:5, 43:13, 55:18</p> <p>span [1] - 62:21</p> <p>special [2] - 11:20, 29:7</p> <p>specific [5] - 27:22, 50:20, 53:13, 68:18, 69:14</p> <p>specifically [1] - 26:8</p> <p>specified [1] - 40:5</p> <p>spend [1] - 59:22</p> <p>spending [1] - 5:13</p> <p>spent [2] - 5:7, 57:20</p> <p>squash [1] - 19:10</p> <p>ss [2] - 1:1, 75:1</p> <p>staff [3] - 30:22, 61:16, 62:7</p> <p>standard [3] - 30:21, 35:9, 71:15</p> <p>standards [13] - 10:1, 11:14, 11:19, 12:14, 27:13, 29:17, 30:18, 31:6, 31:20, 42:2, 52:13, 53:6, 71:11</p> <p>standpoint [3] - 12:3, 19:11, 53:7</p> <p>start [6] - 10:8, 15:2, 32:16, 38:19, 56:14, 71:2</p> <p>started [7] - 9:8, 9:13, 59:10, 61:13, 63:1, 66:8, 70:3</p> <p>State [1] - 75:5</p> <p>STATE [2] - 1:1, 75:1</p> <p>stay [1] - 66:3</p> <p>step [7] - 12:10, 12:19, 13:5, 13:10, 13:16, 14:19, 19:7</p> <p>STEPHEN [1] - 1:16</p>	<p>steps [5] - 7:8, 12:8, 15:16, 17:16, 67:18</p> <p>sticks [1] - 66:17</p> <p>still [18] - 10:9, 11:5, 24:15, 27:12, 31:2, 32:9, 32:12, 40:3, 42:10, 43:19, 44:1, 48:6, 48:12, 48:18, 49:20, 50:4, 52:15, 52:20</p> <p>stock [1] - 70:11</p> <p>stop [4] - 15:10, 17:13, 36:20, 68:4</p> <p>stories [1] - 38:9</p> <p>story [1] - 20:20</p> <p>strange [1] - 34:2</p> <p>streamline [1] - 30:12</p> <p>streamlined [1] - 7:11</p> <p>Street [3] - 45:1, 45:22, 46:3</p> <p>strict [2] - 39:4, 53:9</p> <p>stricter [1] - 66:19</p> <p>strictly [1] - 55:4</p> <p>structure [8] - 12:22, 14:7, 18:7, 41:22, 45:3, 45:4, 47:11, 53:10</p> <p>structured [1] - 65:17</p> <p>structures [12] - 10:4, 10:13, 11:21, 14:18, 24:11, 26:11, 33:13, 35:4, 35:5, 40:5, 53:14, 55:8</p> <p>struggle [1] - 71:10</p> <p>struggling [2] - 72:7, 72:11</p> <p>stuck [1] - 42:11</p> <p>studies [1] - 30:3</p> <p>study [1] - 30:2</p> <p>stuff [3] - 22:12, 52:12, 58:3</p> <p>styles [1] - 70:2</p> <p>subdividing [1] - 38:19</p> <p>subject [3] - 27:4, 44:11, 45:4</p> <p>submitted [1] - 55:2</p> <p>subsection [1] - 40:1</p> <p>substantial [2] - 45:16, 51:21</p> <p>successful [1] - 65:11</p> <p>sudden [2] - 38:19, 56:14</p> <p>summary [1] - 37:16</p> <p>support [1] - 54:11</p> <p>supporting [1] -</p>	<p>52:14</p> <p>supports [1] - 53:1</p> <p>surveys [1] - 30:3</p> <p>swear [1] - 4:9</p> <p>sworn [1] - 75:8</p> <p>sympathetic [1] - 41:9</p> <p>system [2] - 28:22, 70:7</p>	<p>51:18, 62:18, 62:19, 63:4</p> <p>thorough [1] - 3:5</p> <p>thoughtful [1] - 3:4</p> <p>thoughts [1] - 3:21</p> <p>three [1] - 25:18</p> <p>throwing [2] - 36:7, 45:13</p> <p>ticking [1] - 15:2</p> <p>tie [1] - 6:14</p> <p>tied [1] - 19:15</p> <p>ties [1] - 8:7</p> <p>tip [1] - 36:11</p> <p>title [4] - 11:9, 18:8, 18:10, 20:7</p> <p>Title [5] - 1:6, 2:12, 9:15, 12:11, 73:2</p> <p>today [5] - 4:18, 5:2, 5:12, 5:18, 15:9</p> <p>together [5] - 3:5, 3:11, 4:7, 5:3, 68:18</p> <p>tollway [1] - 23:14</p> <p>ton [2] - 32:5, 55:18</p> <p>tonight [2] - 12:13, 25:5</p> <p>took [2] - 5:19, 65:1</p> <p>tools [1] - 44:2</p> <p>top [2] - 11:2, 48:1</p> <p>toppers [1] - 29:11</p> <p>total [2] - 44:13, 44:15</p> <p>touched [1] - 50:9</p> <p>tough [1] - 71:14</p> <p>towards [4] - 6:8, 27:21, 45:22, 54:20</p> <p>town [2] - 12:21, 20:18</p> <p>towns [1] - 67:19</p> <p>track [1] - 56:7</p> <p>tracking [1] - 62:22</p> <p>transcribed [1] - 75:12</p> <p>transcript [1] - 75:14</p> <p>treatment [1] - 12:3</p> <p>trickier [1] - 56:10</p> <p>tried [6] - 6:2, 30:4, 32:13, 34:9, 35:21, 37:19</p> <p>true [1] - 75:14</p> <p>truly [1] - 8:7</p> <p>trustees [2] - 4:1, 62:8</p> <p>truth [3] - 56:5, 56:12, 75:9</p> <p>try [5] - 25:6, 32:18, 59:14, 61:17, 71:13</p> <p>trying [9] - 19:10, 23:4, 37:17, 39:12, 52:18, 67:21, 68:4, 70:5, 70:18</p>
--	--	---	--	--

<p>turn [3] - 8:20, 14:15, 18:14</p> <p>two [8] - 4:10, 5:17, 26:12, 36:6, 37:5, 38:9, 44:20, 47:16</p> <p>types [2] - 9:10, 9:12</p> <p>typewritten [1] - 75:13</p>	<p>2:15, 3:2, 3:12, 4:1, 6:2, 7:9, 8:6, 9:7, 9:15, 9:18, 10:15, 11:22, 14:8, 15:6, 21:5, 23:5, 23:21, 25:1, 25:21, 28:9, 28:10, 28:12, 29:18, 30:4, 33:11, 34:22, 50:19, 51:2, 51:20, 54:10, 54:19, 63:6, 65:11, 67:18, 68:12, 73:2, 73:4</p> <p>Village [4] - 1:6, 2:2, 2:4, 5:18</p> <p>village's [2] - 17:22, 51:8</p> <p>village-wide [1] - 11:22</p> <p>violate [1] - 69:22</p> <p>visually [1] - 24:20</p> <p>voluminous [1] - 15:21</p> <p>voluntary [6] - 13:14, 13:22, 19:13, 21:1, 25:10, 66:13</p> <p>vote [1] - 73:8</p>	<p>wide [1] - 11:22</p> <p>WILLOBEE [11] - 1:17, 18:20, 19:4, 19:18, 20:3, 21:2, 21:16, 22:16, 58:17, 60:20, 73:14</p> <p>Willobee [1] - 73:13</p> <p>wise [1] - 55:18</p> <p>wish [1] - 63:13</p> <p>witnesses [2] - 75:8, 75:11</p> <p>word [4] - 20:1, 21:16, 60:18, 67:15</p> <p>words [2] - 55:14, 61:6</p> <p>workshop [1] - 20:18</p> <p>world [1] - 30:20</p> <p>worried [1] - 71:7</p> <p>worth [2] - 8:7, 62:10</p> <p>wrap [1] - 56:20</p> <p>writing [1] - 75:11</p> <p>written [1] - 43:6</p>	<p>11:17, 11:18, 12:3, 12:12, 25:16, 25:17, 26:22, 32:5, 32:9, 32:11, 32:17, 32:19, 33:2, 34:11, 34:12, 35:3, 36:1, 51:16, 51:17, 56:5, 56:9, 61:2, 61:20, 63:20, 64:9, 64:19, 68:19, 70:21, 73:1</p> <p>Zoom [2] - 5:22, 59:9</p>
U			
<p>ultimately [1] - 15:11</p> <p>under [3] - 15:3, 16:18, 17:21</p> <p>understandable [1] - 67:12</p> <p>undertaking [1] - 3:19</p> <p>unenclosed [1] - 40:8</p> <p>unfortunately [1] - 33:19</p> <p>unique [4] - 52:20, 56:19, 64:11, 65:9</p> <p>universe [3] - 15:6, 16:21, 21:9</p> <p>unless [1] - 24:21</p> <p>unlike [1] - 63:20</p> <p>up [27] - 5:5, 5:14, 7:18, 8:11, 15:22, 21:5, 21:8, 22:3, 23:12, 27:10, 28:19, 45:8, 50:19, 50:22, 56:15, 56:20, 65:1, 65:21, 66:21, 68:5, 69:13, 69:21, 70:7, 70:10, 71:12, 71:22</p> <p>uptake [1] - 58:22</p> <p>user [2] - 35:22, 36:2</p> <p>user-friendly [2] - 35:22, 36:2</p> <p>uses [1] - 40:5</p> <p>utilizing [1] - 30:2</p>			
V	W	Y	
<p>values [1] - 64:14</p> <p>variation [9] - 7:3, 7:7, 7:14, 32:10, 52:13, 52:16, 52:21, 53:6, 71:19</p> <p>variations [1] - 52:14</p> <p>various [8] - 2:10, 9:8, 10:14, 13:22, 14:16, 35:11, 73:1, 75:7</p> <p>view [1] - 11:17</p> <p>VIII [1] - 11:10</p> <p>village [38] - 2:12,</p>	<p>wait [1] - 72:15</p> <p>waived [1] - 43:20</p> <p>waiver [3] - 25:20, 26:22, 63:16</p> <p>waivers [1] - 51:13</p> <p>waiving [1] - 70:18</p> <p>wants [4] - 22:14, 29:21, 30:11, 39:9</p> <p>war [1] - 41:1</p> <p>watch [1] - 2:22</p> <p>watched [1] - 2:18</p> <p>ways [2] - 21:6, 60:18</p> <p>weary [2] - 16:5, 19:10</p> <p>web [1] - 17:22</p> <p>website [1] - 60:17</p> <p>weird [2] - 32:1, 49:7</p> <p>whatnot [1] - 58:15</p> <p>WHEREOF [1] - 75:16</p> <p>WHEREUPON [1] - 4:12</p> <p>WHICH [1] - 74:7</p> <p>white [1] - 71:12</p> <p>whole [13] - 2:19, 5:16, 20:10, 21:22, 23:5, 27:18, 29:12, 31:4, 31:15, 32:4, 50:16, 64:4, 65:20</p>	<p>yard [20] - 40:20, 43:11, 43:16, 45:20, 46:3, 46:4, 46:5, 46:8, 46:12, 46:13, 46:15, 47:21, 48:1, 48:2, 48:20, 49:8, 49:11, 69:3, 69:7, 69:8</p> <p>yards [8] - 39:1, 39:4, 39:6, 40:5, 41:21, 43:10, 48:14, 48:15</p> <p>year [11] - 3:19, 5:6, 5:14, 5:20, 5:22, 47:1, 51:10, 52:1, 54:3, 63:2, 66:9</p> <p>year-and-a-half [4] - 5:6, 5:14, 54:3, 66:9</p> <p>yearly [1] - 58:15</p> <p>years [5] - 49:18, 58:12, 63:5, 63:8, 65:5</p> <p>yield [1] - 58:4</p> <p>York [1] - 23:12</p>	
	Z		
	<p>ZBA [8] - 40:14, 49:18, 53:7, 56:15, 56:16, 70:8, 71:2</p> <p>Zoning [1] - 70:9</p> <p>zoning [40] - 2:11, 6:18, 7:1, 7:22, 9:16, 9:21, 9:22, 10:1, 10:22, 11:5, 11:10,</p>		



MEMORANDUM

DATE: September 9, 2022

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

RE: Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign

FOR: September 14, 2022 Plan Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Visual Comfort & Co. requesting approval to install one (1) new wall sign for the tenant space located at 28 E. First Street. The existing two-story, multi-tenant building is located in the B-2 Central Business District and the Downtown Historic District.

Background

The existing tenant space is occupied by Circa Lighting. On September 8, 2021, the Plan Commission approved Case A-21-2021, a Sign Permit for Circa Lighting to allow for the installation of one (1) wall sign and permanent window signage. Circa Lighting is changing its name to Visual Comfort & Co. in 2023. As a result, the company is requesting to install a new wall sign reflecting its new branding.

The approved wall sign consisted of black face-lit illuminated channel letters mounted to a wireway painted to match the color of the brick. The wall sign measured 21.75" tall and 152.36" wide, with an overall sign face area of 23.01 square feet. Additionally, permanent window signage was approved proposed on the glass entrance doors, which collectively had a sign face area of 1.55 square feet. With the wall signage included, a total sign face surface area of 24.56 square feet was approved.

Request and Analysis

The applicant is requesting to install one (1) new wall sign that measures 12.25" tall and 152.375" wide, with an overall sign face area of 12.96 square feet. The sign consists of dark gray face-lit illuminated channel letters mounted to a raceway, which will be installed in the decorative brick banded area above the entrance doors. The raceway will be painted to match the color of the brick façade behind the sign.

The applicant has confirmed that a separate application will be submitted in the future for permanent window signage.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed wall sign meets the Village's code requirements.



MEMORANDUM

Per Section 9-106, in no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets. A rendering has been provided to show what the sign will look like illuminated at night.

Meeting History

Historic Preservation Commission Meeting – September 7, 2022 - At the HPC meeting, Jeri Flood, representing Circa Lighting, and the sign contractor, provided an overview of the proposed signage and answered questions from the Commissioners.

Ms. Flood stated that Circa Lighting is rebranding and provided an overview of Visual Comfort & Co. Ms. Flood presented a sample of the proposed lettering to the Commission, showing that the letters will be a dark gray color during the day and will be white when illuminated at night.

There was a discussion on the brightness of the sign, where the sign contractor confirmed that the sign will be no brighter than the existing sign for Circa Lighting, will have 120 watt lights, and includes a timer system. A Commissioner pointed out that the proposed plans show the letters at 3 inches thick with the raceway at 4.5 inches thick, noting it will not be flush with the building. The current sign for Circa Lighting also includes a raceway that is painted to match the brick façade color and features a similar design. Ms. Flood confirmed the proposed raceway will also be painted to match the brick behind the building.

The Historic Preservation Commission, by a vote of four (4) ayes and zero (0) nays, with three (3) absent, recommended approval of Case A-20-2022, a Sign Permit to allow for the installation of one (1) wall sign for Visual Comfort & Co. located at 28 E. First Street, as submitted.

Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission 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.



MEMORANDUM

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

1. Zoning Map and Project Location
2. Birds Eye View
3. Street View
4. Sign Application and Exhibits

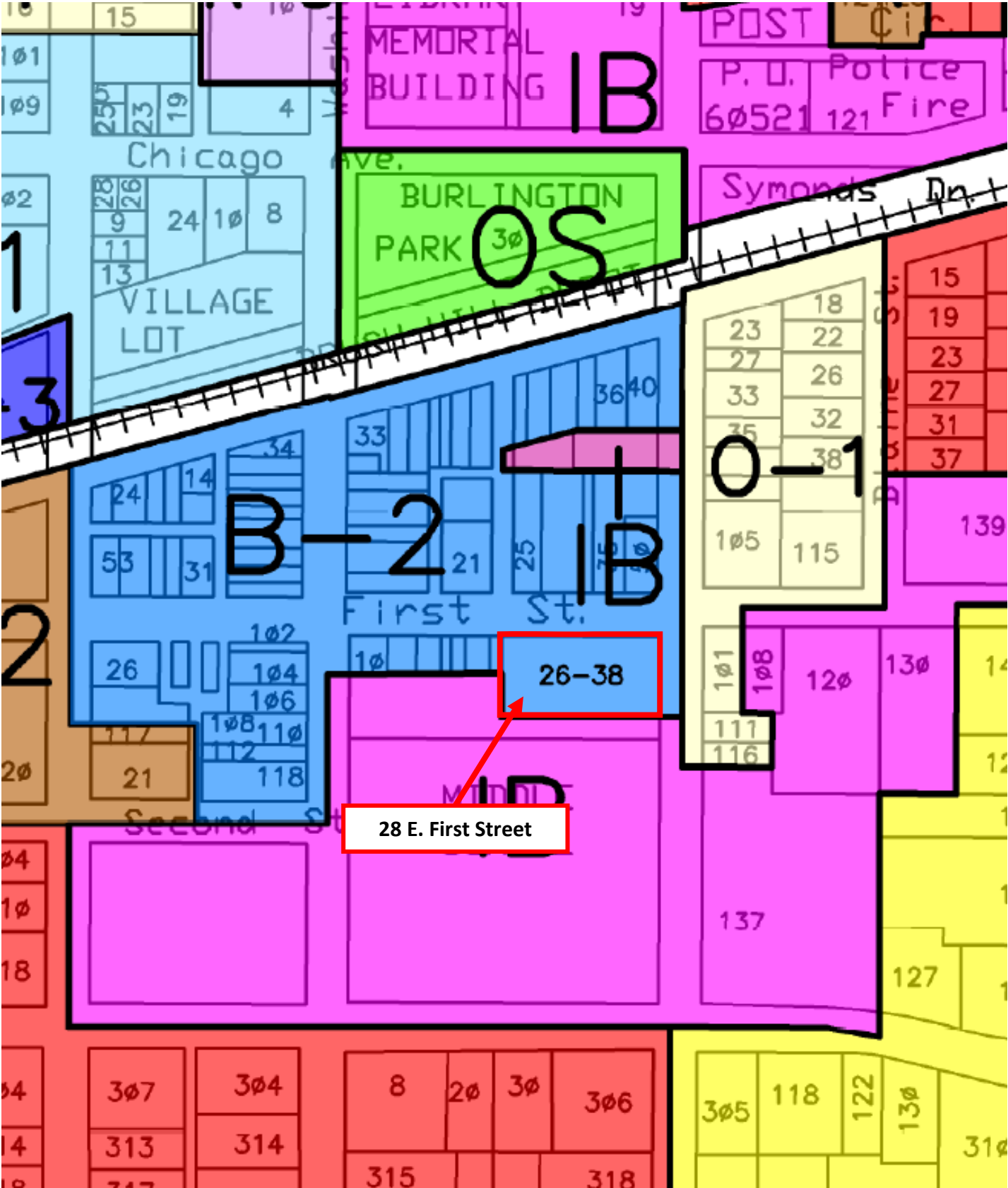
VILLAGE OF HINSDALE 2019

28 E. First Street

Zoning District Boundaries

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- R-6 Single Family Residential District
- IB Institutional Business District
- OS Office District
- B-1 Community Business District
- B-2 Central Business District
- B-3 General Business District
- HS Health Services District
- O-1 Office District
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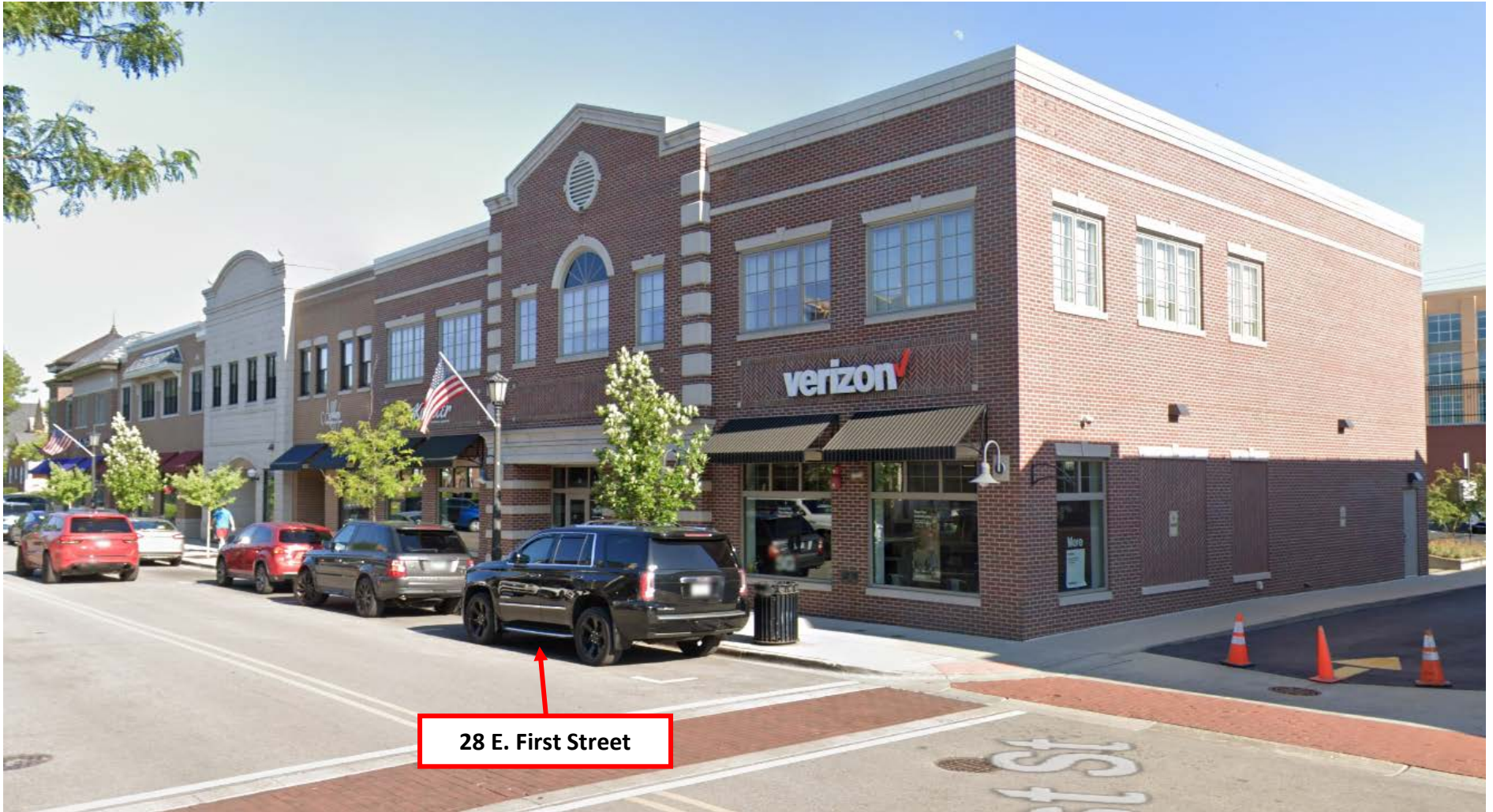
Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 28 E. First Street



Street View – 28 E. First Street



Street View – 28 E. First Street





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Visual Comfort & Co.
Address: 513 W. Jones Street
City/Zip: Savannah, GA 31411
Phone/Fax: (912) 358 / 7572
E-Mail: jflood@circalighting.com
Contact Name: Jeri Flood

Contractor

Name: Triangle Sign Services
Address: 11 Azar Court
City/Zip: Baltimore, MD 21227
Phone/Fax: (443) 833 / 9501
E-Mail: kathleen.reardon@trianglesign.com
Contact Name: Kathleen Reardon

ADDRESS OF SIGN LOCATION: 28 E. First Street Hinsdale, Ill 60521

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 12.96 (12.8' x 1.0')

Overall Height from Grade: approx 14.1 Ft.

Proposed Colors (Maximum of Three Colors):

① Grey (Daytime)

② White (Night)

③ Raceway is same color as bldg facade

Site Information:

Lot/Street Frontage: 17,280 sq ft

Building/Tenant Frontage: 4,096 sq ft

Existing Sign Information:

Business Name: Circa Lighting

Size of Sign: 24.56 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.

Jeri Flood
Signature of Applicant

08/09/2022
Date

Corey Geringer
Corey Geringer (Aug 10, 2022 10:43 CDT)
Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:	QTY.:	PG.
A. TRIMLESS FACE-LIT CHANNEL LETTERS ON RACEWAY	ONE (1)	3
<p>CODE:</p> <p>Two (2) awning valance, canopy valance, wall, or permanent window signs per user. Awning valance, canopy valance, marquee, and wall signs: Twenty feet (20') or no higher than the bottom of any second floor window, whichever is less. Awning valance, canopy valance, wall, and window signs: For the entire building, not to exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot, or 3) twenty five (25) square feet for each business in a one-story building where each business does not have its own individual entrance onto, and has direct exposure, in the form of a window looking into the business from a street or train platform, on a street or train station platform, and, in any such case, minus any square footage devoted to a ground or pylon sign unless such ground or pylon sign is limited to a joint identification sign.</p> <p>-Per the code: Ground signs, but not in the B-2 district. Per Bethany: "There is no room for a monument sign on this site. Not a possibility."</p>		

PROJECT:

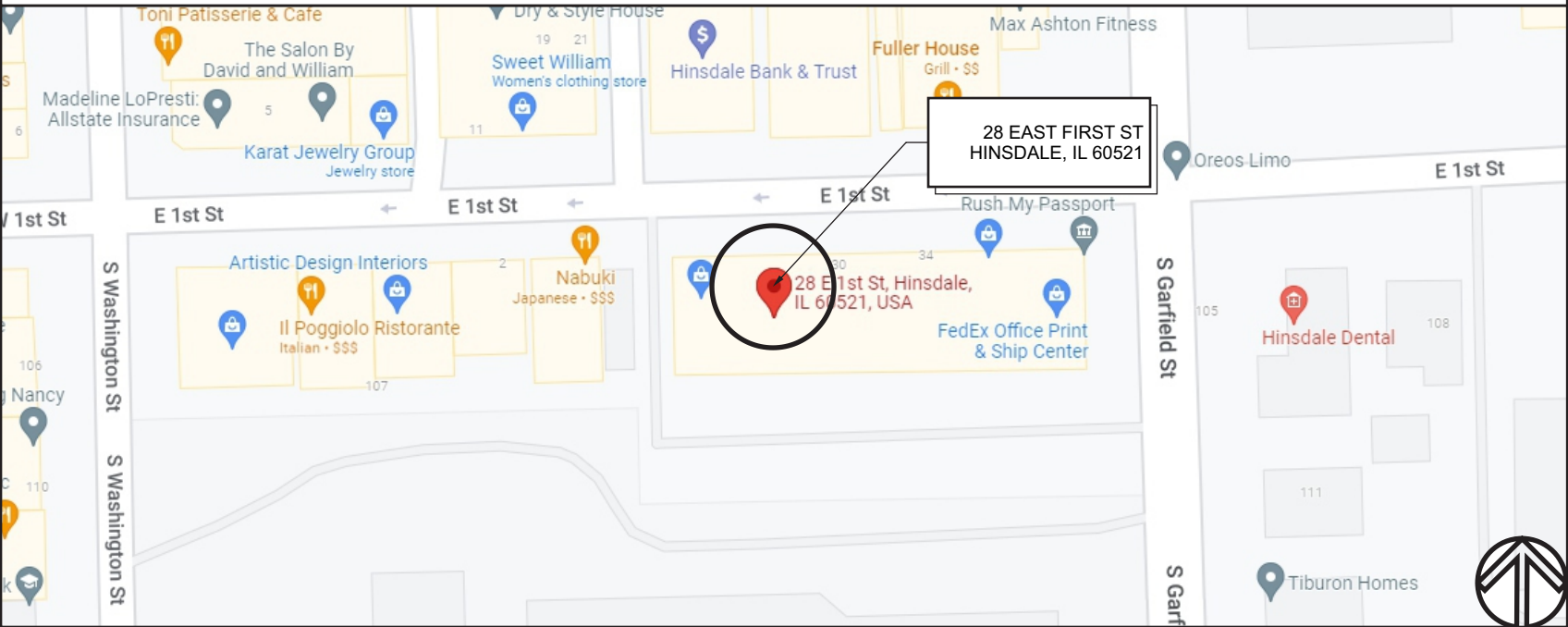
VISUAL COMFORT & Co.

28 EAST FIRST ST
HINSDALE, IL 60521

REVISIONS

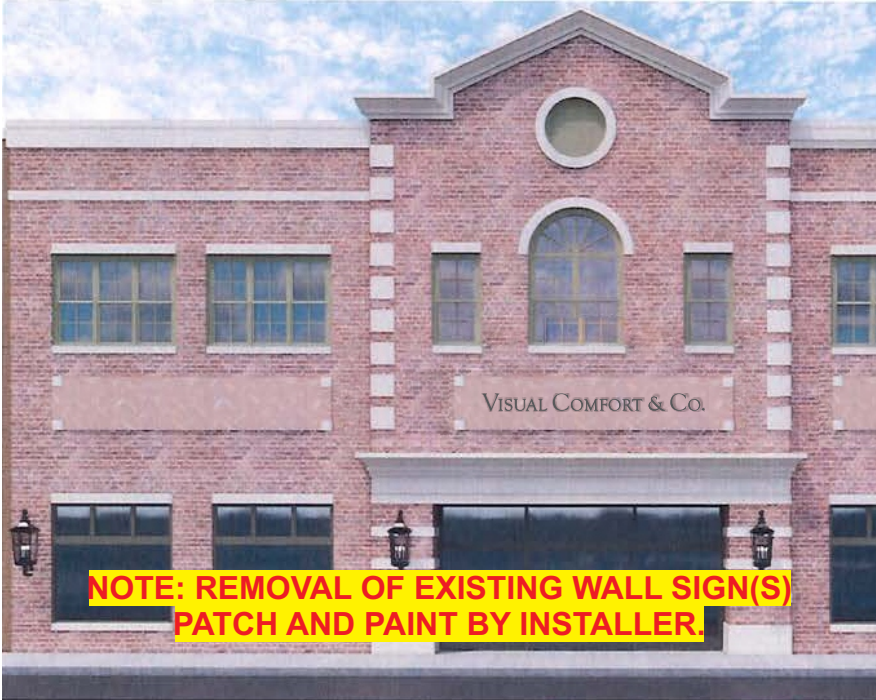
#	DATE	DB	NOTES
1	07/29/2022	CC	We need to include a day/night image showing the illumination affects.
2	08/09/2022		

VICINITY MAP

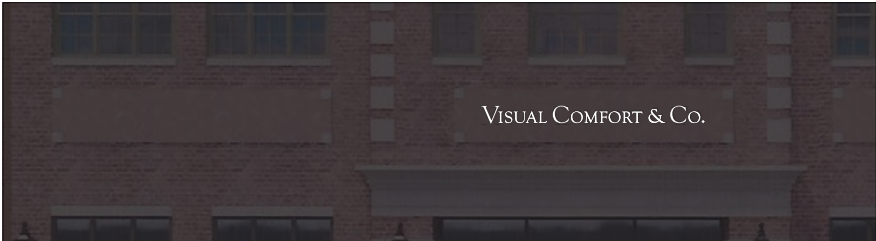




EXISTING



PROPOSED



NIGHT ILLUMINATION

TRIMLESS FACE-LIT CHANNEL LETTERS ON RACEWAY



SCALE: 3/4"=1'-0"

12.250 x 152.375 = 12.962SF
6.712 Foot Candles

QTY.: ONE (1)



LEFT S. VIEW

FRONT VIEW

RIGHT S. VIEW

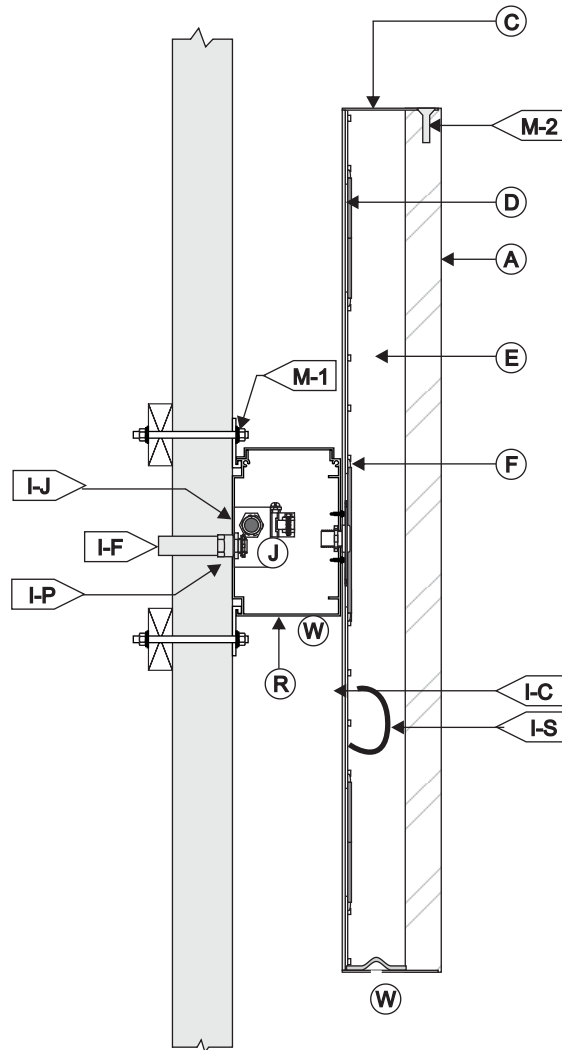


NIGHT ILLUMINATION



A/B


A/B



SCALE: N.T.S.

[illegible]

NOTE: TIME CLOCK IS REQUIRED - DONE BY OTHERS.

<p>120V</p> <p>INSTALLATION NOTES:</p> <ol style="list-style-type: none"> 1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT. 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. 	<p>ELECTRICAL NOTES:</p> <ol style="list-style-type: none"> 1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED. 2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN. 3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS. 4. INSTALL IN ACCORDANCE W/ N.E.C. ARTICLE 600 & /OR LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN. 	<p>FABRICATOR NOTES:</p> <ol style="list-style-type: none"> 1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION. 2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX. <div data-bbox="2335 1365 2564 1370">  <p>ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED</p> </div>
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MEMORANDUM

DATE: September 9, 2022

TO: Chairman Cashman Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

SUBJECT: Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District

FOR: September 14, 2022 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Mike Klein, Airoom

Subject Property: 36 S. Washington Street & 4 W. Hinsdale Avenue (PIN: 09-12-121-012)

Existing Zoning & Land Use: B-2 Central Business District – Multi-tenant building (real estate office, salon, real estate investment and development office, and former florist)

Surrounding Zoning & Land Use:

North: B-1 Community Business District – (across Burlington Northern Railroad Right-of-Way) Village-Owned Parking Lot

South: B-2 Central Business District – Commercial Retail / Office

East: B-2 Central Business District – Coffee Shop / Commercial Retail / Offices

West: B-2 Central Business District – Audio & Video Store

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to the front façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs for Airoom located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District.

Airoom is proposing to occupy two (2) tenant spaces formerly occupied by Jane's Blue Iris, a florist shop. Airoom LLC will occupy the first floor tenant space at 36 S. Washington Street, which will be used as a home design retail showroom for home furnishings, furniture, household appliances, cabinetry, fixtures, flooring, and other home design products. The second floor tenant space at 4 W. Hinsdale Avenue, accessible from a door on the corner side of the building, will be used by Airoom Architects LLC as an office for architecture, engineering, and design services. There are currently a total of five (5) tenant spaces in the building. In addition to the two (2) tenant spaces for Airoom, the following three (3) other businesses operate out of the building: Coldwell Banker, Krohvan, and Indifference Salon.



MEMORANDUM

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and is Contributing according to the 2003 Architectural Resources in the Downtown Survey Area. The building was originally constructed in 1891 and features Two-Part Commercial Block architecture in a Colonial Revival style. The building has been altered over time, including the removal of the corner turret and front porch, the replacement of storefronts and windows, the installation of shutters and wrought iron detailing, and changes to brickwork and building openings.

REQUEST AND ANALYSIS

Based on the discussion at the Historic Preservation Commission (HPC) meeting on August 3, 2022 and the Plan Commission meeting on August 10, 2022, the applicant has submitted revised plans for review. Please refer to the “Meeting History” section below for a summary of the discussions at both meetings. The revised plans for the building proposed the following changes:

Storefront Modifications – For the first floor tenant space at 36 S. Washington Street, the applicant is proposing to remove the existing copper canopy, wall-mounted light fixtures, wall sign, and storefront system. A new storefront system will be installed that includes white aluminum framing and a 2’ 6” tall white canopy overhang with an aluminum cap and supporting corbels. The brick above the existing storefront and canopy will be removed to allow for taller storefront windows. Additionally, the new storefront system will align with the plane of the surrounding exterior brick façade, effectively infilling the existing inset entrance alcove. The overall height from grade to the top of the white aluminum band is approximately 16’ 6.75”.

Wall Signage – Two (2) halo-lit channel letter wall signs are proposed on the building, one for each of the two businesses for Airoom. The applicant has provided renderings to show how both of the signs will look during the day and illuminated at night.

One (1) wall sign is proposed on the projecting overhang above the new storefront at 36 S. Washington Street for Airoom LLC. The sign measures 1’ 11-1/8” tall and 7’ 6-3/4” wide, with an overall sign face area of 14.57 square feet. The wall sign consists of black halo-lit letters as well as a red and blue logo on a white background that will be both halo-lit and internally front lit.

One (1) wall sign is also proposed above the existing window near the entrance for 4 E. Hinsdale Avenue for Airoom Architects LLC. The proposed wall sign measures 1’ 10” tall and 5’ 8” wide, with an overall sign face area of 10.38 square feet. The wall sign consists of a white aluminum backer panel with black halo-lit letters as well as a red and blue logo on a white background that will be both halo-lit and internally front lit. Due to the smaller size, the secondary text line “Architects – Builders – Remodelers” will be non-illuminated pin mounted lettering.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot.



MEMORANDUM

Based on the five (5) tenants in the building with a separate ground level principal entrance directly to the outside, a total of 125 square feet of signage described above is be allowed on the entire building.

Coldwell Banker was previously afforded more wall sign area than the standard 25 square feet allowed for each business in a multi-tenant building with a separate storefront entrance. As a result, the applicant has provided a survey of existing signage on the building to determine the allowable area afforded to the two businesses for Airoom. Per Section 9-106(E)(11), when more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among its tenants.

Combined, both wall signs measure 24.95 square feet in size. On the entire building, the six (6) wall signs will collectively measure 131.01 square feet in size, which includes the following signs:

- Krohvan – 12 square feet
- Coldwell Banker – 60.06 square feet
- Coldwell Banker (Hinsdale Avenue) – 20.11 square feet
- Indifference Salon – 13.89 square feet
- Airoom Showroom (Washington Street) – 14.57 square feet
- Airoom Office (Hinsdale Avenue) – 10.38 square feet

With the two wall signs for Airoom, the combined size of all wall signs on the building slightly exceed the allowable 125 square feet allowed for the entire building. Per Section 11-607(F), the Plan Commission has the authority to modify certain sign regulations, including to increase by not more than five percent (5%) the maximum area of signage otherwise allowed. This would allow for an additional 6.25 square feet of sign face area on the building, for a total of 131.25 square feet for all awning valance, canopy valance, wall, and permanent window signs on the building.

The applicant has requested a 5% increase to the maximum sign area for the building to accommodate a halo-lit design, which requires slightly larger letters to locate LED lights behind to create the back-lit appearance, and to provide additional sign area that is currently being used by other building tenants. If this option is approved by the Plan Commission, the applicant is required meet the standards listed in 11-607(F)(3). The responses are attached for review.

MEETING HISTORY

Historic Preservation Commission Meeting – August 3, 2022 – Mike Klein, representing Airoom, provided an overview of the proposed changes to the building and answered questions from the Commissioners. Members of the development team for Airoom, Michelle Forsys with Aurora Sign Company, the sign contractor for the project, and Chris Schramko, the building manager, were also present at the meeting. No public comment was provided at the meeting.

At the meeting, the applicant presented plans that consisted of a storefront system with a flush white aluminum sign band above the proposed storefront system on Washington Street. A wall sign with push-thru letters, measuring 8.35 square feet in size, was proposed on Washington Street within the storefront aluminum band area. A wall sign with push-thru letters, measuring 9.92 square feet in size, was also proposed on Hinsdale Avenue. Combined, both signs measured 18.25 square feet in size and the total sign area for all tenants on the building would collectively measure 124.3 square feet.



MEMORANDUM

There was a discussion on the changes to the building over time, if the street elevation / grade was raised in the past, the original storefront design, the patterned brick on the building that is not original, and the proposed plans to raise the height of the storefront windows. It was stated that this was a complex sign permit application due to the existing large signs for Coldwell Banker, which staff confirmed date back to at least the 1960s based on a review of permits on record.

Commissioners expressed concern over the storefront design and noted the modern appearance was not consistent with the historic downtown and the colonial revival style of the building. Different designs were discussed. It was noted that the white band above the storefront appeared as an extended sign backer panel rather than an architectural feature. It was recommended that the applicant explore a revised design where the band area becomes small canopy / pediment / covered entry area that projects outward from the building and includes decorative molding, trim, and corbels that reflect the style of the building.

Mr. Klein discussed the design with the Commission and stated the storefront was intended to be simple due to the number of tenants and architectural details on the building. It was also discussed if the applicant could explore keeping the existing sconces and locating a sign in the center of the sconces. One Commissioner noted concerns over the removal of the alcove and pushing the storefront out toward the street, which the applicant noted was a critical feature for the interior design of the store.

The applicant confirmed that no permanent window signage is proposed on both the front and side elevations. Mr. Klein confirmed that the large window on Hinsdale Avenue would not be replaced. The existing black wrought iron features on the front and side elevations would also remain.

The Commission expressed concern over the design of the signs, noting that internally illuminated cabinet signs were not preferred or appropriate in the historic downtown, particularly facing the railroad. Halo-lit or non-illuminated signs have are preferred in the downtown. Ms. Fors confirmed the white background will be opaque. Only the side profile of the routed out push-thru lettering and the Airoom logo will be illuminated. A Commissioner asked if signage needed to be lit at night, where Mr. Klein noted he would like them to be illuminated. There was also a discussion on using halo-lit individual lettering. Ms. Fors stated that the font lettering is too small to have back-lit LEDs, which require about a minimum 1.5" thickness. The color of the signs were discussed, but it was noted that the plans show the "swoosh" across the "A" logo as black on one sign and blue on another sign.

The Commission expressed support that the sign on Hinsdale Avenue aligned with the window below. The applicant confirmed that the "Since 1958" text would not be illuminated. There was a brief discussion on the location of the sign and that the adjacent door serves the second floor offices for Airoom.

A motion was made to recommend approval of Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs, subject to the condition that the applicant send Commissioner Prisby revised plans to review by August 4 showing architectural details on Washington Street that includes a box pediment and corbels in accordance with the discussion at the HPC meeting. By a vote of 2 ayes and 2 nays (3 absent), the motion failed. The Commission discussed that the sign was not addressed in the motion and would like the two approvals to be separated.



MEMORANDUM

A motion was made to recommend approval of Case A-15-2022 for the Exterior Appearance Review and Site Plan Review for 36 S. Washington Street, by a vote of 3 ayes and 1 nay (3 absent), subject to the condition that the applicant include corbels and molding to be reviewed by Commissioner Prisby on August 4, 2022.

A motion was made to recommend denial of Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Sign Permit Review to allow for the installation of two (2) wall signs. By a vote of 1 ayes and 3 nays (3 absent), the motion failed.

Please note, following the meeting, staff reviewed Title 2 Chapter 12 of the Village Code that outlines the general powers, duties, and procedures of the Historic Preservation Commission. In accordance with Section 2-12-3(A): *“Quorum And Necessary Vote: No business shall be transacted by the commission without a quorum, consisting of four (4) members, being present. The affirmative vote of a majority of the commission, consisting of at least four (4) members, shall be necessary on any motion to recommend approval of any matter or any application. Any lesser vote on any such motion, even if a majority of those voting, shall be considered a final decision to recommend denial of such matter or application.”* The votes of the Historic Preservation Commission noted above are considered votes recommending denial based on this code section.

Plan Commission Meeting – August 10, 2022 – Jack Klein, representing Airoom, provided an overview of the proposed changes to the building and answered questions from the Commissioners. Michelle Forsys with Aurora Sign Company, the sign contractor for the project, was also present at the meeting. No public comment was provided at the meeting.

The applicant submitted revised plans for the Plan Commission to review addressing several of the comments provided by the Historic Preservation Commission. The revised plans included a canopy overhang with decorative details above the storefront on Washington Street to add an architectural feature consist with the building and historic character of the downtown.

In addition to the original signage design with push-thru letters, an alternative sign plan was provided that utilized halo-lit lettering. Due to the limited time between the Historic Preservation Commission meeting and the Plan Commission meeting, a final plan set with detailed elevations and renderings were not able to be prepared for the Plan Commission packet.

Ms. Forsys stated the signs on Washington Street and Hinsdale Avenue had to be enlarged to provide a thicker font to accommodate the LED lights to achieve the halo-lit appearance. There was a discussion on the Plan Commission’s authority to increase the sign face area by 5%, which would be needed to allow for the proposed halo-lit design option.

Several Commissioners stated they preferred the halo-lit signs over the push-thru signs and that the additional tag lines on the Hinsdale Avenue side created a busy appearance. The applicant noted that they were okay with removing the “Since 1958” text. It was noted by several Commissioners that less illumination was preferred, particularly on facades facing the railroad. The applicant stated no window signage is proposed and it was recommended that the applicant could look at permanent window signage on Hinsdale Avenue to provide signs oriented toward pedestrians.



MEMORANDUM

There was a discussion on the design of the proposed storefront, which will entail the removal of the existing entrance alcove from pushing the wall out toward the street as well as the raising of the windows.

Commissioners recommended that the revised designs be sent back to the HPC for review due to the discussion at the HPC meeting and the recommended motion, the substantial changes to the plans that occurred between meetings, and the plans revisions needed to show the final halo-lit sign options.

By a vote of 6 ayes and 0 nays (3 absent), the Plan Commission recommend to refer Case A-15-2022 back to the Historic Preservation Commission for consideration prior to the review by the Plan Commission.

Historic Preservation Commission Meeting – September 7, 2022 – Mike Klein, representing Airoom, provided an overview of the proposed changes to the building and design revisions based on the recommendations of the Historic Preservation Commission and Plan Commission. No public comment was provided at the meeting. Overall, the Commissioners expressed support for the revised design to the storefront and the changes to the proposed wall signs.

There was a discussion on the proposed storefront design that will be flush with the front façade. The Commission supported a design with a recessed storefront entry and noted that all other storefronts on the block have a recessed design for first floor businesses. Therefore, a recessed entry for Airoom would be consistent with the other buildings on the block and the current storefront design. It was noted that secondary second floor businesses do have a doorway that is flush with the building.

Mr. Klein stated that the infill of the recessed entryway was necessary for the interior design of the tenant space. He noted that the adjacent tenant, Coldwell Banker, has a pushed out wall inside limits interior space that will create a challenge for their showroom design. There was a discussion on possible building code issues, such as accessibility, grade changes from the sidewalk, and the swing direction of the door. The Commission recommended that the applicant look into these issues further before the Plan Commission meeting and consider a recessed entry to be consistent with the other storefronts on the block.

The Historic Preservation Commission recommended approval of Case A-15-2022, an Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District for Airoom, by a vote of 4-0 (3 absent), subject to the condition that the applicant provide a recessed storefront entry on the front façade facing Washington Street.

REVIEW PROCESS

Exterior Appearance & Site Plan Review - Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.



MEMORANDUM

Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

Sign Permit Review - Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission 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

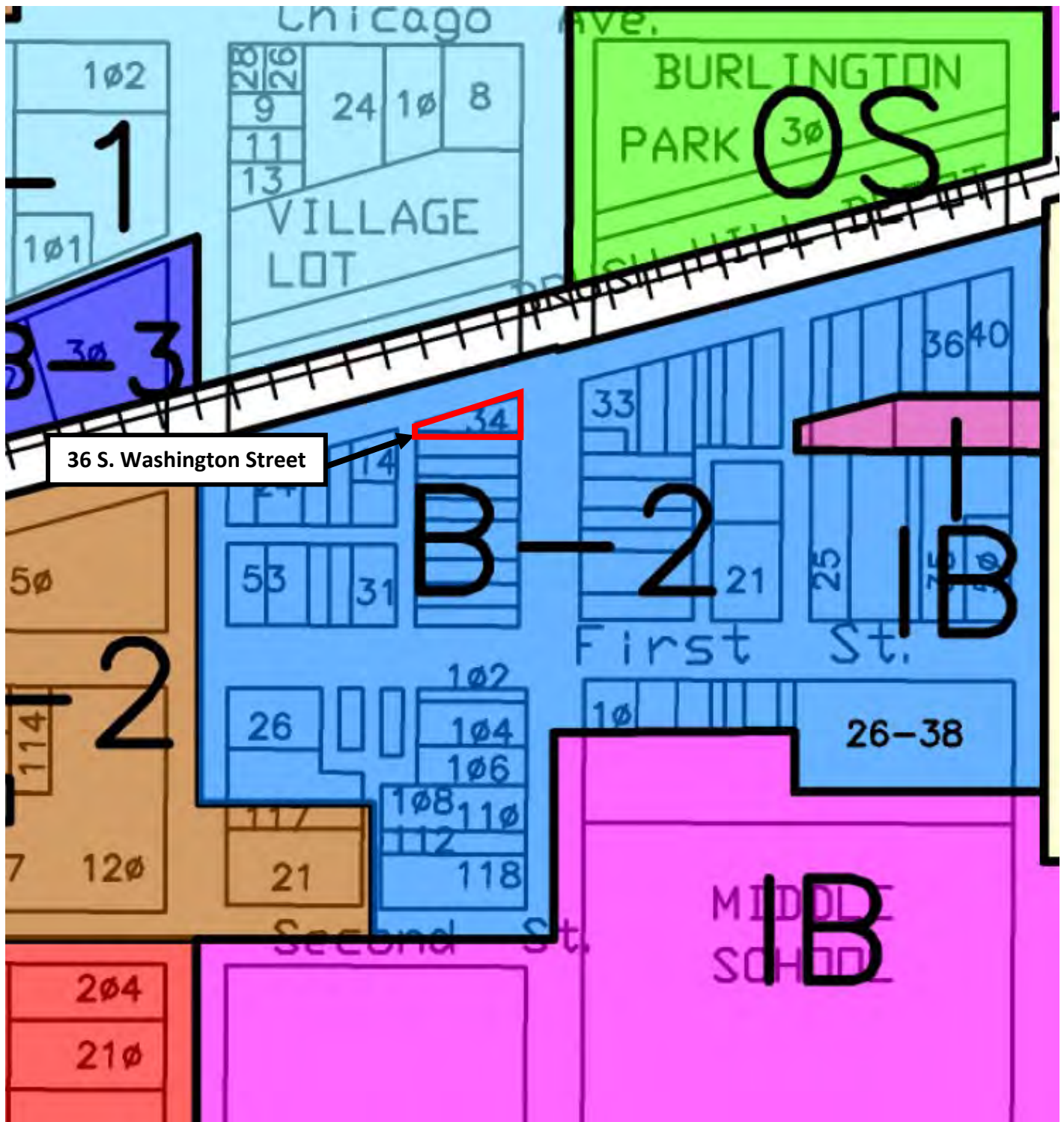
1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Downtown Historic District Map
6. National Register of Historic Places Nomination Sheet (2006)
7. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
8. Exterior Appearance / Site Plan Review, Sign Permit Review Applications and Exhibits
9. Original Plans Presented at the HPC Meeting on August 3, 2022

VILLAGE OF HINSDALE 2021

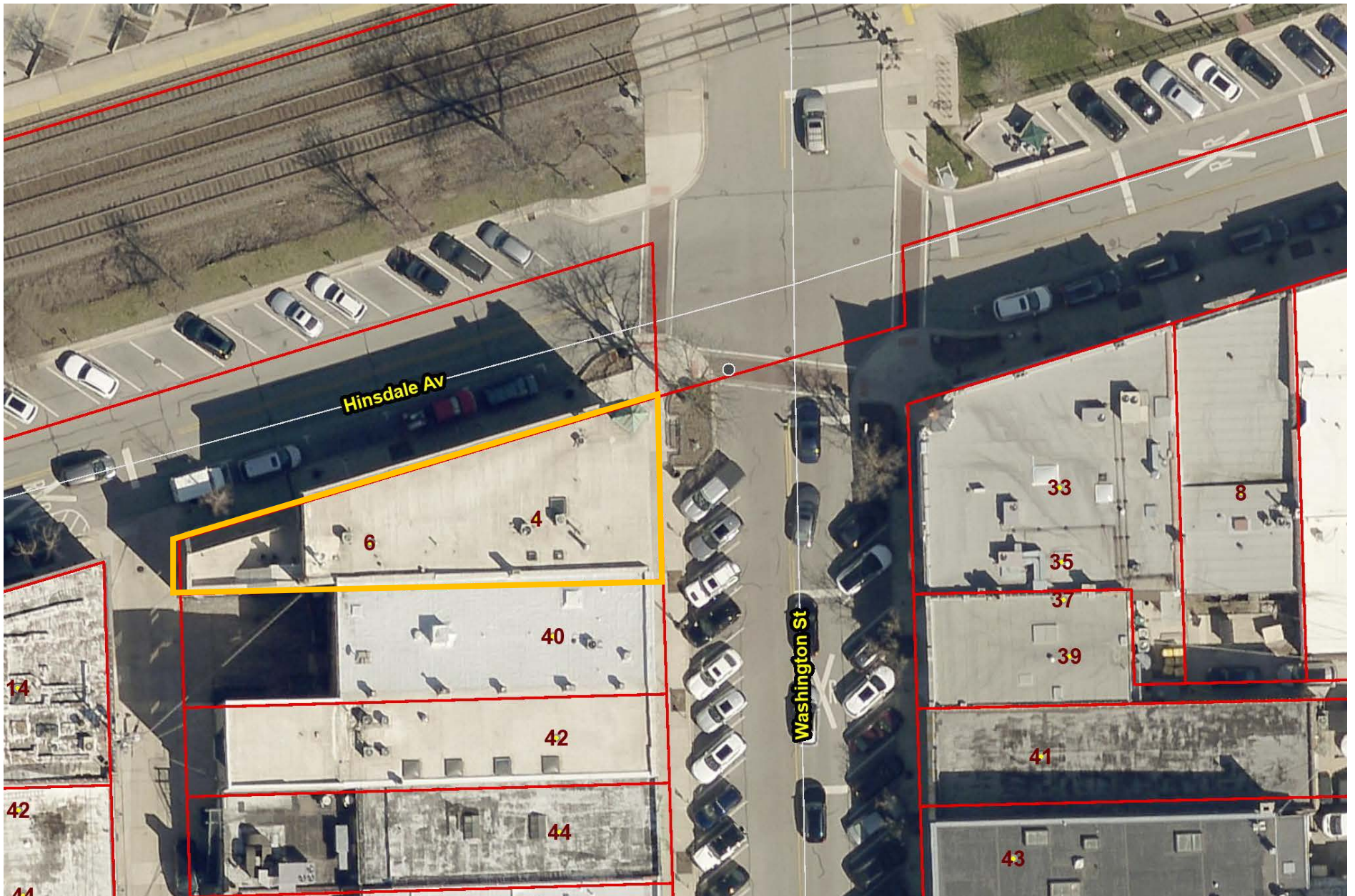
36 S. Washington

Zoning District Boundaries

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- R-6 Single Family Residential District
- IB Institutional Business District
- O-1 Office District
- O-2 Office District
- O-3 Office District
- B-1 Community Business District
- B-2 Community Business District
- B-3 Community Business District
- HS Health Services District
- OS Open Space District



Aerial View – 36 S. Washington Street



Birds Eye View – 36 S. Washington Street



Birds Eye View – 36 S. Washington Street



Street View – 36 S. Washington Street / 4 W. Hinsdale Avenue



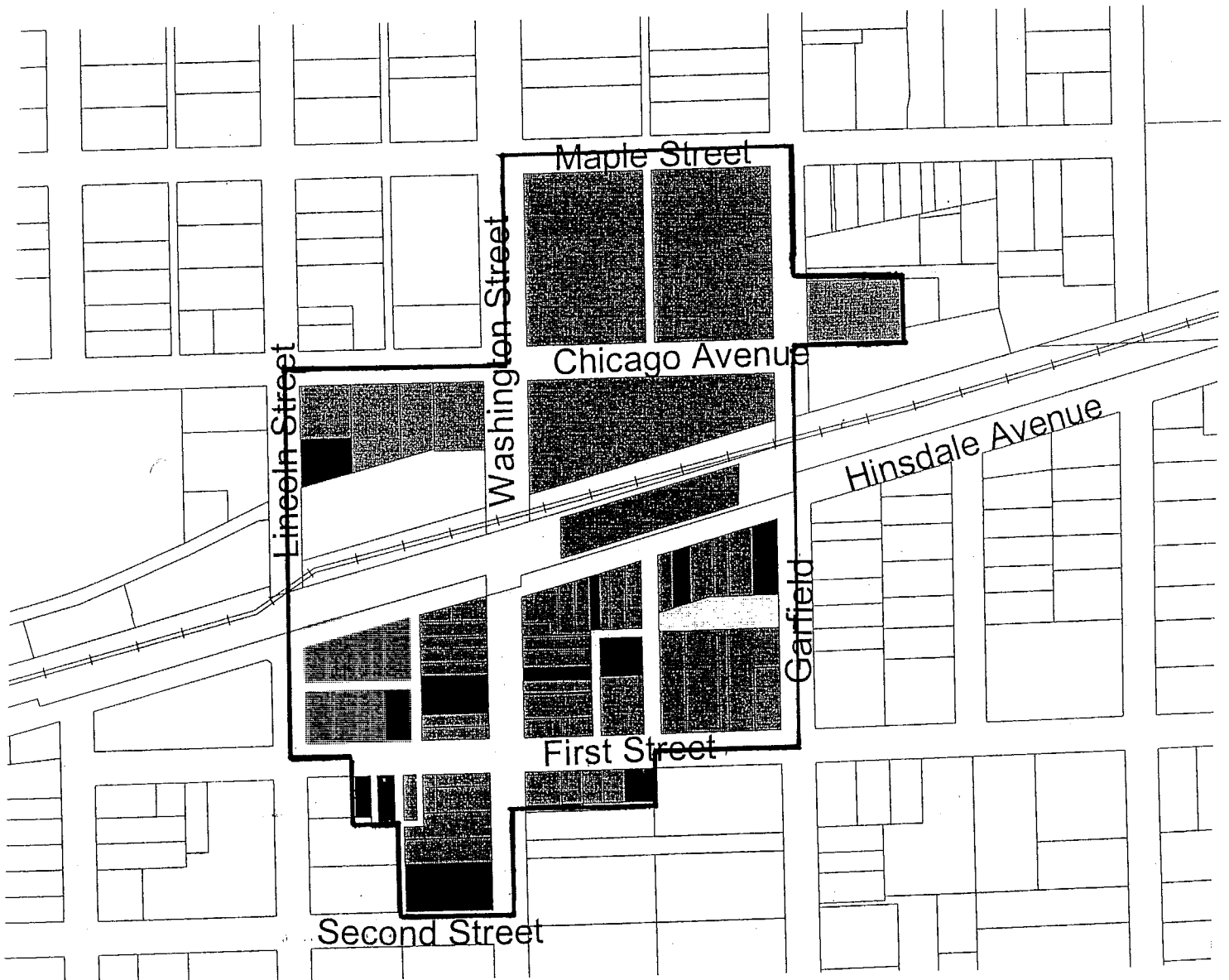
Street View – 36 S. Washington Street / 4 W. Hinsdale Avenue



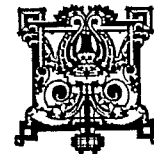
Street View – 36 S. Washington Street / 4 W. Hinsdale Avenue



MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing
Non-Contributing



GRANACKI
HISTORIC CONSULTANTS

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL

34-36	S	WASHINGTON	ST	Two Part Commercial Block	Colonial Revival	1891	C	Fox Building		
39	S	WASHINGTON	ST	Two Part Commercial Block	Queen Anne	1897	C			
40	S	WASHINGTON	ST	Two Part Commercial Block		1894	C	William Evernden Building		
41	S	WASHINGTON	ST	One Part Commercial Block	Commercial style	1932	C			
42	S	WASHINGTON	ST	Two Part Commercial Block		1894	C	John Bohlander Building		
43	S	WASHINGTON	ST	Two Part Commercial Block	Commercial Style	1901	C			
44	S	WASHINGTON	ST	Two Part Commercial Block	Colonial Revival	1909	C	Olson's Dry Goods		
45	S	WASHINGTON	ST	Two Part Commercial Block		1993	NC			
46	S	WASHINGTON	ST	Two Part Commercial Block		1912	C			
47	S	WASHINGTON	ST	Two Part Commercial Block	Italianate; Colonial Revival	1881	C			
48	S	WASHINGTON	ST	One Part Commercial Block		1914/19	NC			
49-51	S	WASHINGTON	ST	Two Part Commercial Block	Colonial Revival	1889	C	Oswald Building	Zook, R. Harold (1928 remodel)	
50	S	WASHINGTON	ST	Two Part Commercial Block		1988	NC			
52	S	WASHINGTON	ST	Two Part Commercial Block		1898	C	Karlson's Building		
53	S	WASHINGTON	ST	Two Part Commercial Block	Classical Revival	1927	C			
54	S	WASHINGTON	ST	Two Part Commercial Block	Queen Anne	1892	C			

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	34-36
DIRECTION	S
STREET	WASHINGTON
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Commerce/Trade - business
CONDITION	excellent	HISTORIC FUNCTION	Commerce/Trade
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	
STOREFRONT INTEGRITY	major alterations		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS	Colonial Revival	NO OF STORIES	2
BEGINYEAR	1891	ROOF TYPE	Flat
OTHER YEAR	c. 1925	ROOF MATERIAL	Not visible
DATESOURCE	HHS	FOUNDATION	Limestone
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	vinyl
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/display/fixe
		WINDOW CONFIG	multilight; snap-ins
SIGNIFICANT FEATURES	Canted corner; wood frieze with rectangular panels, dentil trim and brackets; brick lintels; wood horizontal band/frieze dividing first and second floors; brick dogtooth frieze with stretcher courses above and below		
ALTERATIONS	2nd floor windows have been downsized with replacement vinyl windows (snap-in muntins); wood shutters added; wrought iron balconets; 1980 alteration permit (\$5,000); downsized corner tower		

STOREFRONT
FEATURES

Limestone (Lemont) foundation

STOREFRONT
ALTERATIONS

Entire east storefront has been reconfigured with replacement materials (c. 1925 and c. 1950); basketweave brickwork and Colonial Revival detailing around storefront and doors; bricked in openings on north façade; enlarged opening on north façade

HISTORIC INFORMATION

HISTORIC NAME	Fox Building
COMMON NAME	Roudebush Realtors/Jane & Marie Florists
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	

HISTORIC
INFO

First built for Charles and Heman Fox (source: Ziegweid). Former tenants have included a dry goods/mercantile store, Clubbs Market (1940s); Art Karlson's Clothing Store until current tenants.

LANDSCAPE

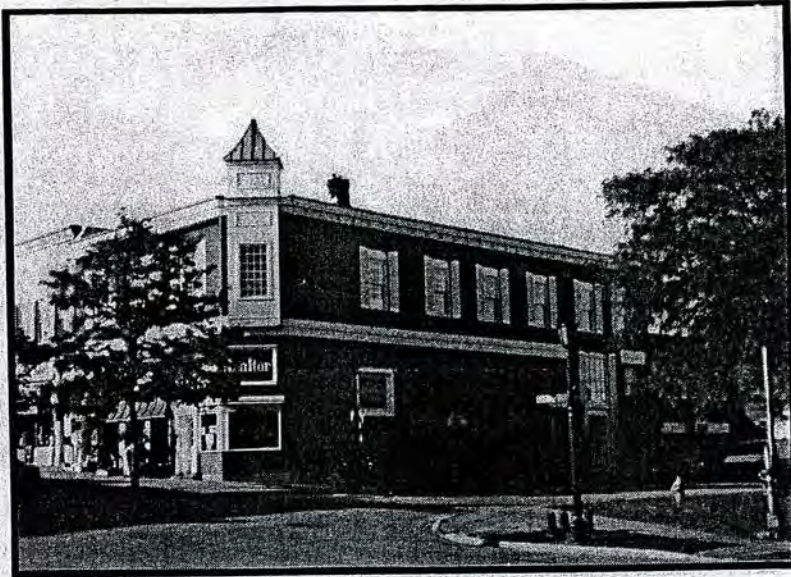
Corner lot in commercial district (SW corner Hinsdale and Washington); railroad tracks to north; no setbacks; sidewalks and diagonal parking at front; building faces north and east

PHOTO INFORMATION

ROLL1	5
FRAMES1	29
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	d:\washington03 4s.jpg

SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	7/1/03
SURVEYAREA	DOWNTOWN



34 - 36 SOUTH WASHINGTON STREET
Roudebush Realtors / Jane & Maria's Florist

The first building on this site was erected in 1875 for Charles and Heman Fox who had purchased the land in the same year from David Roth.

The Fox brothers operated an old-fashioned general store with groceries in the first building. The current building, which was built in 1891, remained in the Fox family until 1922 when Robert M. Clubb, Sr. bought it and operated a grocery and meat market there for many years.

In 1968 the Clubbs sold the building to Marshall and Lydia Roudebush and it remains in their son's name, Richard Roudebush, who carries on the real estate business his father began.

The Hinsdale Building and Loan Association, officially chartered in 1888, had its offices on the first floor of this building in the corner on Washington Street and Hinsdale Avenue.

The Fox brothers operated their store in this building until 1889 when the business, but not the building, was sold to Ditzler and Linsley who, after a fire in this building in 1909, moved to a building on east First Street.

Robert M. Clubb, Sr. learned the grocery business as an employee of Ditzler and Linsley. He became a partner of Mr. Linsley when Mr. Ditzler retired and, together, they continued the business under the name and style of Linsley and Clubb in a new building erected in 1910 on First Street.

In 1938 the Moore Shoe Repair Shop with Harry Moore doing business here as well as living above the shop, appears in the Hinsdale Directory. At that time R. M. Clubb & Co., grocery and meats, is on the first floor.

Fairly-recent architectural modifications include a "swan's neck" broken pediment at the 34 South Washington Street entry, and a decorative cast iron window railing. The roof cornice is original. Prior to "modernization," the building had a circular cantilevered corner turret with a "candle snuffer" roof.



34 - 36 South Washington Street
circa 1897



When the building on the southwest corner of Washington Street and Hinsdale Avenue burned in 1891, this structure, still standing today, replaced it. It housed the grocery of Ditzler & Linsley, successor to the long-standing Fox Brothers general store. This c. 1895 photograph reveals the building's original styling as well as the grocery and corner office of the Hinsdale Building & Loan.



The home and business of Henry Buchholz was located on the southwest corner of Grant Street and Hinsdale Avenue, where a funeral home now stands. Behind his home was the barn that housed his carpenter shop, shown here. Between 1884 and 1921, Buchholz ran a contracting business responsible for the construction of an estimated 200 Hinsdale homes and businesses.

ONCE UPON A TIME



Back in the day — From Sandy Williams’ book, “Images of America — Hinsdale,” this photo shows the west side of Washington Street taken about 1895. “From right to left, the 1891 corner building remains, although remodeled; the two adjacent Joliet limestone storefronts both built in 1894, also stand today. Barely visible at the south end of the block is the familiar round oriel bay window of the corner building.” Do you have a Hinsdale photo that is at least 25 years old? We’d love to share it with our readers. Stop by our office at 7 W. First St. or email it to jslonoff@thehinsdalean.com.

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Happy Birthday!
Aria Greenwald
turns 12 today

IN THIS ISSUE

ASK AN EXPERT	16
CLASSIFIED.....	39
GOOD NEWS.....	30
NEWS.....	3
OBITUARIES.....	14
OPINION	10
OUT & ABOUT	18
POLICE	12
PROFILE	9
PULSE.....	17
PUZZLES	42
SPORTS.....	46

The Hinsdalean

One town. One paper.

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Corrections
The Hinsdalean staff strives to provide an error-free newspaper each week. If a mistake is published, however, we are happy to correct it. Call or email Pamela Lannom to report errors requiring correction or clarification.

Letters to the editor
Our letters policy is published on Page 11.

Obituaries
Obituaries are published free each week in The Hinsdalean. Information may be mailed, faxed or emailed to news@thehinsdalean.com. Obituaries may be edited for style and space.
Photo reprint policy
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**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: MIKE KLEIN, AIROOM
Address: 6825 N. LINCOLN AVENUE
City/Zip: LINCOLNWOOD, IL 60712
Phone/Fax: (847) 213-5221 / (847) 763-1101
E-Mail: mklein@airoom.com

Owner

Name: Richard Roudebush
Address: 4 W. HINSADLE AVENUE
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 323-1234 /
E-Mail:

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: PRESTON FAWCETT
Title: AIROOM ARCHITECTS, CORP.
Address: 6825 N. LINCOLN AVENUE
City/Zip: LINCOLNWOOD, IL 60712
Phone/Fax: (847) 213-5221 /
E-Mail: pfawcett@airoom.com

Name: N/A
Title:
Address:
City/Zip:
Phone/Fax: () /
E-Mail:

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

- 1) NONE KNOWN
- 2) NONE KNOWN
- 3) NONE KNOWN

II. SITE INFORMATION

Address of subject property: 36 S. WASHINGTON STREET

Property identification number (P.I.N. or tax number): 09 - 12 - 121 - 012

Brief description of proposed project: Facade remodel for B-2 space: the copper canopy will be removed and the front entry will be expanded to bring entrance doors into same plane as existing building facade.

Existing windows are to be expanded vertically, and a pair of doors installed in place of a single entry door.

General description or characteristics of the site: This commercial property is located at the north-west corner of Hinsdale Ave. and Washington St. The project seeks to simply update the Washington St. entrance to the property by removing the open, covered entry and bringing that facade to the property line.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-2

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: NO CHANGES PROPOSED

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E
Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 36 S. WASHINGTON STREET

The following table is based on the B-2 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	2,500.00	NO CHANGE - 4,039.00 SF
Minimum Lot Depth	125.00	NO CHANGE - 128.00 FT
Minimum Lot Width	20.00	NO CHANGE - 31.45 FT
Building Height	30.00	NO CHANGE - 28 FT
Number of Stories	2	NO CHANGE - 2 STORIES
Front Yard Setback	0.00	8.45' - NO CHANGE
Corner Side Yard Setback	0.00	NO CHANGE - 0.00 FT
Interior Side Yard Setback	0.00	NO CHANGE - 0.00 FT
Rear Yard Setback	20.00	NO CHANGE - 0.00 FT
Maximum Floor Area Ratio (F.A.R.)*	10,097.50 SF/2.5	7,250.60 SF/1.79
Maximum Total Building Coverage*	3,231.20 SF/80%	3,625.30 SF/89.76%
Maximum Total Lot Coverage*	4,039.00 SF/100%	4,039.00 SF/100%
Parking Requirements	NO CHANGE	NO CHANGE
Parking front yard setback	NO CHANGE	NO CHANGE
Parking corner side yard setback	NO CHANGE	NO CHANGE
Parking interior side yard setback	NO CHANGE	NO CHANGE
Parking rear yard setback	NO CHANGE	NO CHANGE
Loading Requirements	NO CHANGE	NO CHANGE
Accessory Structure Information	N/A	N/A

EXISTING NON-CONFIRMING
CONDITION - NO CHANGE

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

The 'infill addition' of the entryway will NOT increase the already non-confirming Total Building Coverage condition.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. 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:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 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.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason 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, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 8th day of JUNE, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

MIKE KLEIN, AIROOM

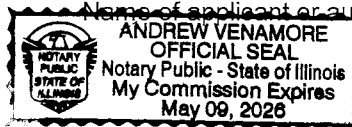
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 8th day of

JUNE, 2022



Notary Public



**COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA**

Address of proposed request: 36 S. WASHINGTON STREET

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.

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

Since this project simply intends to 'infill' an exiting cover open entry, there will be no impact on the open space between buildings.

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

The work intends to maintain the masonry facade of the building, while making glass opening slightly larger: this is in keep with other downtown buildings.

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

Since there is not a significant alteration in the overall design of the building, there will be no impact on the downtown neighborhood character.

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.

Since this project is merely enclosing a currently covered front entry and will not impact parking, landscaping, traffic patterns or servicing of the property, the overall site development will not be altered.

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

This first floor entry infill project will not change the height of the building

6. *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.

Since the existing entry is only being enclosed and there are no significant changes otherwise, the buildings proportions will not change.

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.

Buildings along the west side of South Washington Avenue exhibit generously sized glass facades; this project seeks to replicate those existing conditions.

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.

The project seeks to remove the copper canopy and replace it with windows that will open up the space and match the adjacent buildings.

9. *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.

Since this project is only enclosing an existing front entry there will be no changes to existing open space between buildings.

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.

There are a variety of entry elements on South Washington Avenue and this proposed enclosure is not out of character along this public way.

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.

The masonry facade will be maintained and the continued (and expanded) use of glass is compatible with the existing facade's materials and those of adjacent buildings.

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

No changes to the roof form are proposed.

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.

This is not applicable.

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.

Since this is just an infill project, the scale of the building is not changing.

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.

The proposed infill of the existing entry feature and the expanded use of glass in place of the existing canopy will maintain the existing general design features that exist in this downtown location.

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.

While the intent is to modernize this existing space by providing more direct light into the open storefront design, the existing masonry facade beyond the expanded windows will be maintained in order to preserve the existing building's general character.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if 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.

There will be no alteration to the overall site plan since the building currently maintains a zero lot line setback outside the current covered entry.

2. The proposed site plan interferes with easements and rights-of-way.

The infill front entry will not interfere with any ROW/easements.

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.

Since this is an existing building with a slight entry modification, there will not be any general changes to the site plans and therefore no impact to the physical nature of the site.

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

None of the changes proposed will impact surrounding property.

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.

With the only change to this building being to enclose an existing 6'x6' front entry, there will be no pedestrian or traffic impacts from this change.

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

This existing commercial space's 'screening' will not be altered by this proposed change.

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

Maintaining the downtown commercial use of this space will not impact the nature of any of the adjacent existing uses.

8. 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.

This is not applicable.

9. 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.

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

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.

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

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

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

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

As a downtown commercial space without any proposed expansion of impervious surface, this is not applicable.

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: AIROOM LLC, & A.C.A.

Owner's name (if different): RICHARD ROUDEBUSH

Property address: 36 S. WASHINGTON STREET

Property legal description: [attach to this form]

Present zoning classification: B-2, Central Business District

Square footage of property: NO CHANGE

Lot area per dwelling: N/A

Lot dimensions: N/A x N/A

Current use of property: 1st FLOOR RETAIL W/ 2nd FLOOR OFFICE

Proposed use: ☐ Single-family detached dwelling
☒ Other: BUSINESS USE TO BE MAINTAINED

Approval sought: ☐ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☐ Exterior Appearance
☒ Design Review
☐ Other: PLAN COMMISSION APPROVAL

Brief description of request and proposal:

REQUEST FOR SIGN APPROVAL AND FACADE REMODEL

Plans & Specifications: [submit with this form]

Provided:

Required by Code:

Yards:

front: N/A
interior side(s) N/A /

N/A
N/A /

	Provided:	Required by Code:	
corner side	<u>N/A</u>	<u>N/A</u>	
rear	<u>N/A</u>	<u>N/A</u>	
Setbacks (businesses and offices):			
front:	<u>8.45</u>	<u>0.00</u>	
interior side(s)	<u>0.00 /</u>	<u>0.00 /</u>	
corner side	<u>0.00</u>	<u>0.00</u>	
rear	<u>0.00</u>	<u>20.00</u>	
others:	<u>N/A</u>	<u>N/A</u>	
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>	
York Rd. Center:	<u>N/A</u>	<u>N/A</u>	
Forest Preserve:	<u>N/A</u>	<u>N/A</u>	
Building heights:			
principal building(s):	<u>28.00</u>	<u>30.00</u>	
accessory building(s):	<u>N/A</u>	<u>N/A</u>	
Maximum Elevations:			
principal building(s):	<u>N/A</u>	<u>N/A</u>	
accessory building(s):	<u>N/A</u>	<u>N/A</u>	
Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>	
Total building coverage:	<u>3,625.30</u>	<u>3,231.20</u>	THIS EXISTING NON-CONFORMING CONDITION IS NOT CHANGING.
Total lot coverage:	<u>4.039.00</u>	<u>4,039.00</u>	
Floor area ratio:	<u>7,250.60</u>	<u>10,097.50</u>	
Accessory building(s):	<u>N/A</u>		
Spacing between buildings: [depict on attached plans]			
principal building(s):	<u>N/A</u>	<u></u>	<u></u>
accessory building(s):	<u>N/A</u>	<u></u>	<u></u>
Number of off-street parking spaces required: <u></u>			
Number of loading spaces required: <u></u>			

Statement of applicant:

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By: 
Applicant's signature

ANDREW VENAMORE, MACH 1, INC
Applicant's printed name

Dated: 7/1, 2022.

RICHARD F. ROUDEBUSH
4 West Hinsdale Avenue – 2nd Floor – West Suite
Hinsdale, IL 60521

May 17, 2022

Ms. Bethany Salmon
Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

RE: Statement of Ownership
34 S. Washington Street
Parcel No. 09-121-012-0000
Hinsdale, IL 60521

Dear Ms. Salmon:

The undersigned, Richard F. Roudebush, affirms that I am the Owner of the subject property commonly known as 34 S. Washington Street, Hinsdale, IL 60521 as Sole Beneficiary of Chicago Title Land Trust Company Trust No. 7367, the Land Trust in which this building is held.

The undersigned also affirms that I approve the planned modifications (interior and exterior) to the 36 S. Washington portion of the subject building as presented to the Village Plan Commission by Applicant, Airoom, subject to Village of Hinsdale approval.

Respectfully,

DocuSigned by:

871B3A0D9C3144C...
Richard F. Roudebush

Building owner Approval

Richard F. Roudebush – Roudebush Properties
4 West Hinsdale Avenue – 2nd Floor – West Suite
Hinsdale, IL 60521

June 6, 2022

Village of Hinsdale
19 E. Chicago Ave
Hinsdale, IL 60521

Re: Airoom
36 S Washington
Hinsdale, IL

To whom it may concern,

This letter authorizes Aurora Sign Company and/or their subcontractor to obtain the necessary sign permits with the Village of Hinsdale for the above-mentioned business.

The signage as designed meets with our approval.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard F. Roudebush". The signature is fluid and cursive, with the first name "Richard" being more prominent.

Richard F. Roudebush



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Aurora Sign Company
Address: 30W 196 Calumet Ave West
City/Zip: Waukegan IL 60555
Phone/Fax: () 898-5900 / 898-6091
E-Mail: L.Helberg@AuroraSign.com
Contact Name: Lynn Helberg

Contractor

Name: Same as
Address: _____
City/Zip: _____
Phone/Fax: () _____ / _____
E-Mail: _____
Contact Name: Lynn Helberg

ADDRESS OF SIGN LOCATION: 36 S. Washington, Hinsdale, IL

ZONING DISTRICT: Please Select One B2

SIGN TYPE: Please Select One Illuminated wall sign

ILLUMINATION Please Select One Internal LED

Sign Information:

Overall Size (Square Feet): 14.57 (7'6" x 1'11")

Overall Height from Grade: 18' Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② Red
- ③ White

Site Information:

Lot/Street Frontage: 80'

Building/Tenant Frontage: 20' 11"

Existing Sign Information:

Business Name: _____

Size of Sign: _____ 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.

Lynn Helberg for Aurora Sign Co _____
Signature of Applicant Date 8/17/22

See attached Approval letter _____
Signature of Building Owner Date 8/17/22

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Aurora Sign Company
Address: 30W196 Calumet Ave West
City/Zip: Warrenville IL 60555
Phone/Fax: () 898-5900 / 898-6091
E-Mail: L.Helberg@AuroraSign.com
Contact Name: Lynn Helberg

Contractor

Name: Same as
Address: _____
City/Zip: _____
Phone/Fax: () _____ / _____
E-Mail: _____
Contact Name: Lynn Helberg

ADDRESS OF SIGN LOCATION: 36 S Washington
ZONING DISTRICT: Please Select One B2
SIGN TYPE: Please Select One Illuminated wall sign
ILLUMINATION Please Select One Internally Illuminated

Sign Information:

Overall Size (Square Feet): 10.38 (5'8" x 1'10")
Overall Height from Grade: 19'3" Ft.
Proposed Colors (Maximum of Three Colors):
① Black
② Red
③ White

Site Information:

Lot/Street Frontage: 80'
Building/Tenant Frontage: 87'
Existing Sign Information:
Business Name: _____
Size of Sign: _____ 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.

Lynn Helberg for Aurora Sign Co
Signature of Applicant

8/17/22
Date

See Attached Approval letter
Signature of Building Owner

8/17/22
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

EAST ELEVATION (Washington St)

36 S. Washington Hinsdale, IL

E1

E2

E3



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



15501 South 70th Court
Orland Park, IL 60462

708.479-4949
ONEUPSIGNS.COM



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EAST ELEVATION



Sign Dimensions: 24"x 72"
 Sign Square Footage: 12

Sign Space: 55" x 75.5"

Frame Outer Dimensions: 63.5"x 83"



COMPANY:	Schramro Real Estate	EMAIL:	cjschramko@schramko.com	CONTACT:	Chris Schramro
ADDRESS:		PHONE:		AUTHORIZED SIGNATURE	X / /

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Orland Park, IL 60462

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EAST ELEVATION

E2

Sign Dimensions: 31"x 115"

Sign Square Footage: 24.75

Frame Outer Dimensions: 39"x 122"



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS: 1234 Street

PHONE: (708) 555-5555

AUTHORIZED
SIGNATURE

X

/ /



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EAST ELEVATION



Sign Dimensions: 44.5"x 194.375"

Sign Square Footage: 60.06



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



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NORTH ELEVATION (Hinsdale Ave)

36 S. Washington Hinsdale, IL

N1

N2

N3



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



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NORTH ELEVATION



Sign Dimensions: 45.625"x 63.5"

Sign Square Footage: 20.11

Frame Outer Dimensions: 78"x 96"



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



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NORTH ELEVATION



Sign Dimensions: 18.75"x 91.25"

Sign Square Footage: 11.88

Frame Outer Dimensions: 24"x 96"



COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

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SIGNATURE

X

/ /



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NORTH ELEVATION



Sign Dimensions: 30.25"x 66.125"

Sign Square Footage: 13.89

COMPANY: Schramro Real Estate

EMAIL: cjschramko@schramko.com

CONTACT: Chris Schramro

ADDRESS:

PHONE:

AUTHORIZED
SIGNATURE

X

/ /



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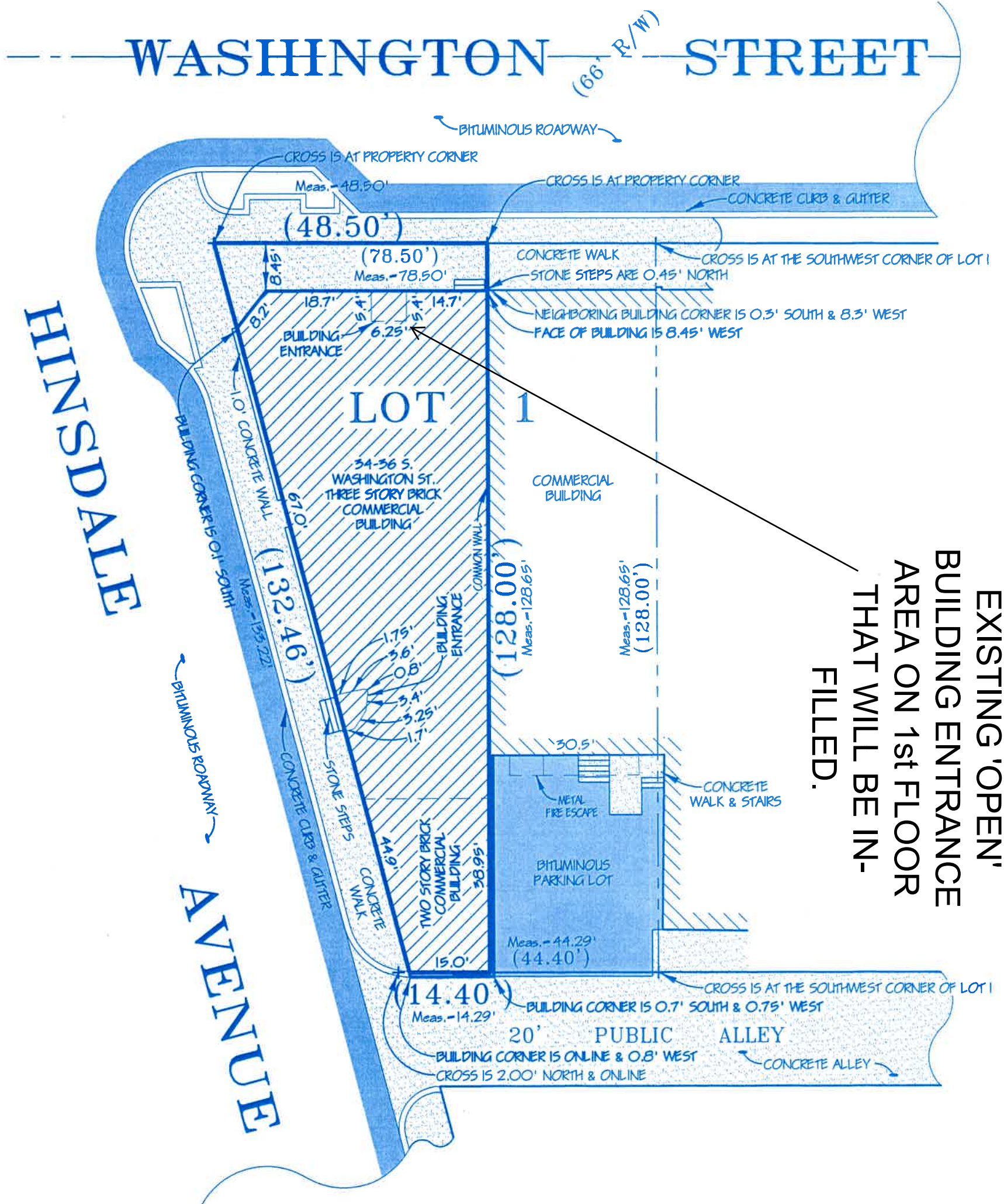
SURVEY LEGEND
● Monumentation Found
○ Monumentation Set (IRLS 35-2551)
(50') Record Dimension
—X— Fence Line

PLAT OF SURVEY

LOT 1 (EXCEPT THE SOUTH 30 FEET THEREOF) OF GEORGE'S RESUBDIVISION OF BLOCK 3 OF THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF GEORGE'S RESUBDIVISION RECORDED ON NOVEMBER 28, 1871 AS DOCUMENT 14624, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 4,039 SQ.FT.

ANGLE ON THE NORTHEAST CORNER OF THE SITE IS 74°57'12"



EXISTING 'OPEN' BUILDING ENTRANCE AREA ON 1st FLOOR THAT WILL BE INFILLED.



NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

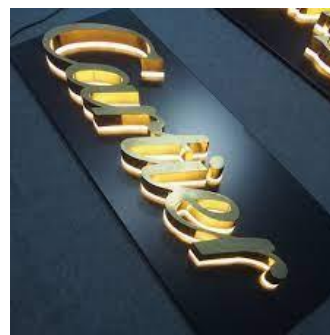
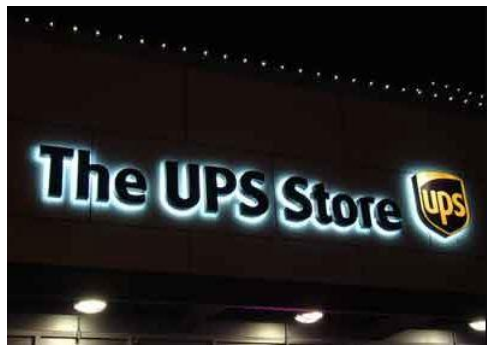
SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 20th DAY OF June A.D. 2022
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2022.

CARRADUS LAND SURVEY, INC.

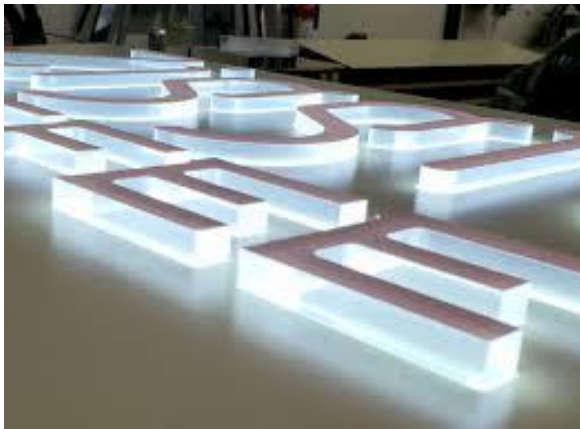
Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0416 (Fax) 653-7682 carradus_survey@yahoo.com

PREPARED FOR: SCHRAMKO REAL ESTATE
DRAWN BY: CMG DATE OF FIELD WORK: 06/20/22 SCALE: 1" = 20' FLD.BK. - PAGE: 431-15 PROJECT NO.: 37194

Examples of “Halo Lit Channel Letter Signage”



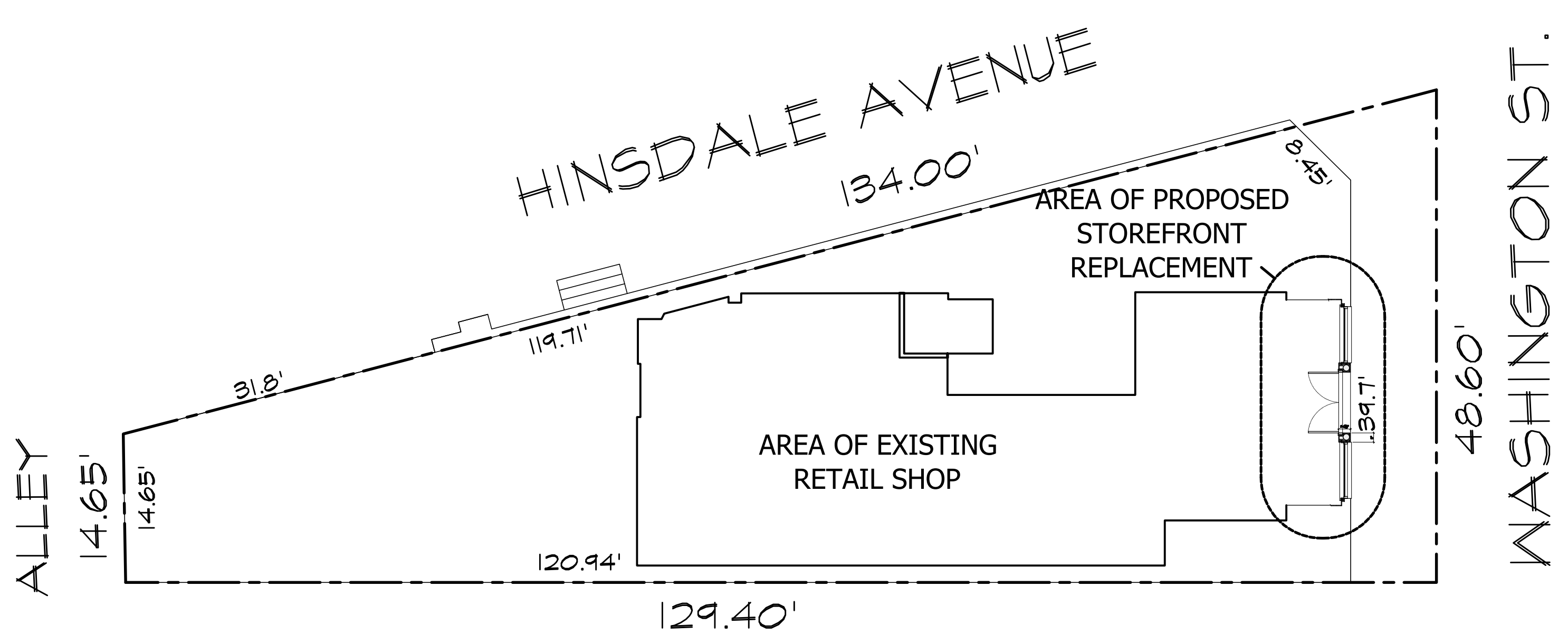
Examples of “Routed-and-Pushed Thru, Edge Lit Signage”



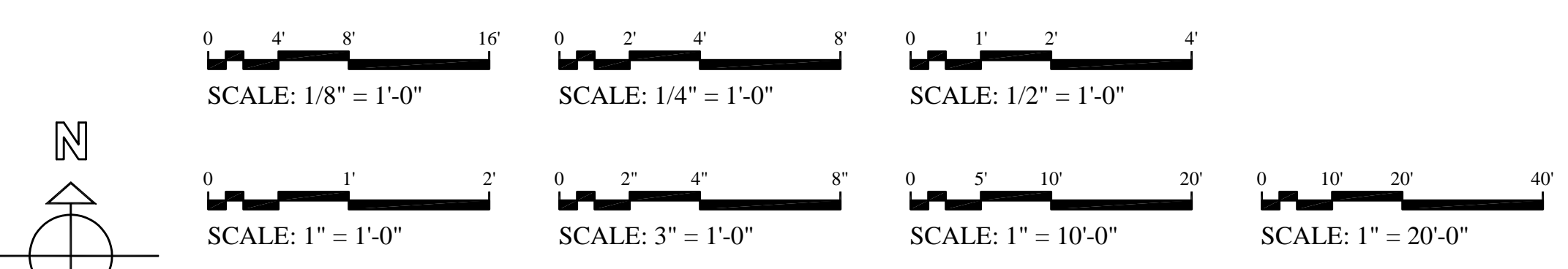
REPLACEMENT OF EXISTING STOREFRONT for an Existing Retail Space for Airoom LLC.

FIRE ALARM NOTE:
THE EXISTING FIRE ALARM SYSTEM COVERS THE ENTIRE BUILDING AND SEVERAL OCCUPANCIES AND MUST REMAIN IN SERVICE DURING CONSTRUCTION.

A SEPERATE FIRE ALARM SYSTEM PERMIT IS TO BE SUBMITTED FOR APPROVAL SHOWING RELOCATION PLANS



1 SITE PLAN
1" = 10'-0"



SCOPE OF WORK:
STOREFRONT REPLACEMENT

ENERGY COMPLIANT STATEMENT:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR Hinsdale, IL

FULLY COMPLY WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS EFFECTIVE AUGUST 2017.

SIGNED: _____ DATE: 6/21/2022
ARCHITECT LICENSE NO.: 001-012126

CERTIFICATION STATEMENT:
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND ORDINANCES OF Hinsdale, IL.

LICENSE NO: 001-012126
ARCHITECT NAME: PRESTON CLAY FAWCETT
EXPIRATION DATE: 11-30-2022

BUILDING CODE INFORMATION

ZONING:	YEAR	CODE DESCRIPTION
BUILDING CODE:	2006	(IBC) INTERNATIONAL BUILDING CODE WITH AMENDMENTS
MECHANICAL CODE:	2006	(IMC) INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
LIFE SAFETY CODE:	2003	(NFPA 101) LIFE SAFETY CODE WITH AMENDMENTS
FUEL GAS CODE:	2006	(IFGC) INTERNATIONAL FUEL GAS CODE
ELECTRICAL CODE:	2005	(NEC) NATIONAL ELECTRIC CODE WITH AMENDMENTS
PLUMBING CODE:	2006	(IPC) INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
FIRE CODE:	2006	(IFC) INTERNATIONAL FIRE CODE WITH AMENDMENTS

ZONING INFORMATION

EXISTING B-2 CENTRAL BUSINESS DISTRICT
INTERIORS WORK ONLY - NO CHANGE IN FOOTPRINT

SCAVENGER/DUMP NOTE:

A DUMPSTER TO BE ON SITE THROUGH THE CONSTRUCTION PHASE OF THIS PROJECT.

DUMPSTER WILL BE LOCATED PER VILLAGE CODE

AIROOM TO REMOVE PROJECT CONSTRUCTION DEBRIS FROM JOB SITE EACH WORK DAY

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM:

AIROOM ARCHITECTS CORP.
6825 N. LINCOLN AVE., LINCOLNWOOD, IL
LICENSE #: 184.005479

ABBREVIATIONS

A.C.A.P. ALLOW.	AS CLOSE AS POSSIBLE	HDWD	HARDWOOD
A.F.F. ABOVE FINISHED FLOOR		H.O.	HOME OWNER
B.M. BEAM		H.V.A.C.	HEATING, VENT & AIR CONDITIONING
B.J. BRIDGING		HORZ.	HORIZONTAL
BRDG. BRIDGING		INSUL.	INSULATION
B.O. BY OTHERS		LAV.	LAVATORY
CAB. CABINET		LOC.	LOCATION
C.I. CAST IRON		MAX.	MAXIMUM
C.J. CEILING JOINT		MIN.	MINIMUM
CLG. CEILING		MTL.	METAL
C.L. CENTER LINE		N.T.C.	NOT IN CONTRACT
C.T. CERAMIC TILE		O.C.	ON CENTER
C.O. CLEAN OUT		OPG.	OPENING
C.W. COLD WATER		+/-	PLUS OR MINUS
COL. COLONIAL		REQ.	REQUIRED
CONC. CONCRETE		R.R.	ROOF RAFTER
C.M.U. CONC MASONRY UNIT		R.O.	ROUGH OPENING
C.F.M. CUBIC FEET PER MINUTE		STD.	STANDARD
DM. DIMENSION		S.F.	SQUARE FEET
DN. DOWN		S.P.	SUMP PIT/PUMP
D.S. DOWN SPOUT		THR.	THRESHOLD
DWG. DRAWING		T/	TOP OF
ELEC. ELECTRICAL		TYP.	UNLESS NOTED
ELEV. ELEVATION			
EQ. EQUAL		V.C.T.	OTHERWISE
E.P. EJECTOR PIT/PUMP		VERT.	VINYL COMP. TILE
EX. EXISTING		V.I.F.	VERTICAL
F./ FIN. FIXT.		V.T.R.	VERIFY IN FIELD
F.J. FIXTURE		WSCT.	VENT THRU ROOF
FDN. FLOOR JOIST		W.H.	WAINSCOT
F.P. FROST PROOF		W/	WATER HEATER
GALV. GYP. GALVANIZED		W/O	WITH
BD. H.B. GYPSUM BOARD		WD.	WITHOUT
HOSE BIB		W.S.	WOOD
			WATER SERVICE

SHEET LEGEND

SHEET #	CAD	DESCRIPTION
1	G1.0	PROJECT INFORMATION, SITE PLAN & ZONING INFO
2	A1.0	DEMO 1ST FLOOR PLAN
3	A1.1	PROPOSED FIRST FLOOR PLAN
4	A1.2	PROPOSED PLAN AND SECTION DETAILS
5	A1.3	DEMO AND PROPOSED EAST ELEVATION
6	A1.4	DEMO AND PROPOSED NORTH ELEVATION
7	A4.0	ACCESSIBILITY CODES AND FIGURES
8	MEP1.0	MEP LEGENDS, CODES DEMO AND PROPOSED PLANS

SYMBOL LEGEND

EXTERIOR WALL TO REMAIN	NEW FDN WALL	NEW BRICK
WALL TO BE REMOVED	FINISH TO BE REMOVED	NEW ASPHALT ROOF
INTERIOR WALL TO REMAIN	STRUCTURE TO BE REMOVED	NEW ARCHITECTURAL ROOF
NEW FRAMED WALL	NEW SIDING	NEW CEDAR ROOF
EX WINDOW TO REMAIN	EX DOOR TO REMAIN	BATH ROOM NAME
WINDOW TO BE REMOVED	DOOR TO BE REMOVED	REFERENCE POINT
NEW WINDOW	NEW DOOR	REVISION TAG
DEMO/NEW TAG	WINDOW TAG	ALIGN (FLR/WALL)
SECTION TAG	DOOR TAG	INTERIOR ELEV TAG
DETAIL TAG	SECTION TAG	

SITE CONSTRUCTION NOTES:

- AIROOM TO PROVIDE TEMP. SANITARY FACILITY FOR WORKERS DURING CONSTRUCTION. MINIMUM 10'-0" FROM NEIGHBORING LOTS.

- AIROOM TO PROVIDE DUMPSTER TO REMOVE DEBRIS UPON COMPLETION OF CONSTRUCTION.

DEPARTMENT APPROVAL:

AIROOM
ARCHITECTS & BUILDERS
SINCE 1984
Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0446
Website: www.airoom.com
Email: info@airoom.com

PROJECT INFORMATION:

AIROOM RETAIL SHOWROOM

EXISTING SHOWROOM STOREFRONT REMODEL

36 S. WASHINGTON STREET
HINSDALE, ILLINOIS 60521

PROJECT COORDINATOR: KRISTEN IVERSON
PROJECT ARCHITECT: Preston Clay Fawcett
PROJECT COORDINATOR/OWNER (P.O.):
PROJECT NO:

220029

ISSUES & REVISIONS:

ISSUE DATES	DESCRIPTION
	PRE-DRAW
	PERMIT
6/21/2022	PERMIT SUBMITTAL
	PERMIT REVISION 1
	PC
	READY
	OK

APPROVALS:

PRESTON CLAY FAWCETT
6/21/2022

PROJECT INFO
SITE PLAN
BUILDING CODE
G1.0
OF 8



- **PROTECTION (IF REQUIRED):**
- PROVIDE SPACE PROTECTION WITH:
 - 2x4 WALL W/SSIL SEALER @ TOP & BTM
 - 1/2" PLYWOOD @ EXTERIOR SIDE OF WALL
 - (2) HASP HINGES & LATCH (FOR DOOR)
 - BATT INSULATION @ BREAKTHROUGHS
 - PROVIDE FLOOR PROTECTION AS REQ.

- **EPA PROTECTION (IF REQUIRED):**
- INCLUDE DISPOSAL OF MATERIALS & CLEAN-UP PER EPA LEAD SAFETY RULES.
- PROTECT EX. SURFACES & CONTAIN DEMO AREAS W/ TEMPORARY COVERINGS PER EPA LEAD SAFETY RULES.

FRAMING NOTE:
MINIMUM GRADE STRUCTURAL LUMBER
CALCULATED SHALL BE: DOMESTIC HEM-FIR #2,
FB=850, E=1,300,000, FV=75.
AAC MAY MAKE MINOR VARIATIONS OR
SUBSTITUTE MATERIALS OF EQUAL OR BETTER
QUALITY W/O CONSENT OF BUYER.

ALL LUMBER FRAMING SHALL BE NAILED .
WHERE BEAM OR GIRDER CONSTRUCTION IS
USED TO SUPPORT FLOOR FRAMING,
POSITIVE CONNECTIONS (METAL
FASTENERS) SHALL BE PROVIDED TO
ENSURE AGAINST UPLIFT AND LATERAL
DISPLACEMENT.

ALL HEADERS TO BE SET @ 6'-10 1/2" ABV.
SUBFLOOR (UNLESS NOTED OTHERWISE)
ALL HEADERS ARE PER TABLE ABOVE
(UNLESS OTHERWISE NOTED ON PLANS)

ALL WOOD IN CONTACT WITH CONCRETE AND UNDER EXTERIOR DOOR SILLS SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

PROTECT EXISTING SURFACES AND CONTAIN
DEMOLITION AREA WITH TEMPORARY
COVERINGS AND BARRIERS AS REQUIRED PER
EPA LEAD SAFETY RULES.

DIMENSIONS NOTE:
V.I.F ALL DIMENSIONS PRIOR TO START OF
WORK AND NOTIFY ARCHITECT IMMEDIATELY
OF ANY DISCREPANCIES. TYP.

1

PROJECT INFORMATION:

**AIROOM RETAIL
SHOWROOM**

**EXISTING SHOWROOM
STOREFRONT REMODEL**

**36 S. WASHINGTON STREET
HINSDALE, ILLINOIS
60521**

PROJECT COORDINATOR :	KRISTEN IVERSON
PROJECT MANAGER	
PROJECT ARCHITECT:	Preston Clay Fawcett
PROJECT DEVELOPMENT MANAGER (PDM)	
PROJECT NO. :	
220029	



ISSUES & REVISIONS :	
ISSUE DATES	DESCRIPTION
	PRE-DRAW
	PRE-PCC
5/21/2022	PERMIT SUBMITTAL
	- PERMIT REVISION 1
	PCC
	READY
	OK'd

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APPROVALS:

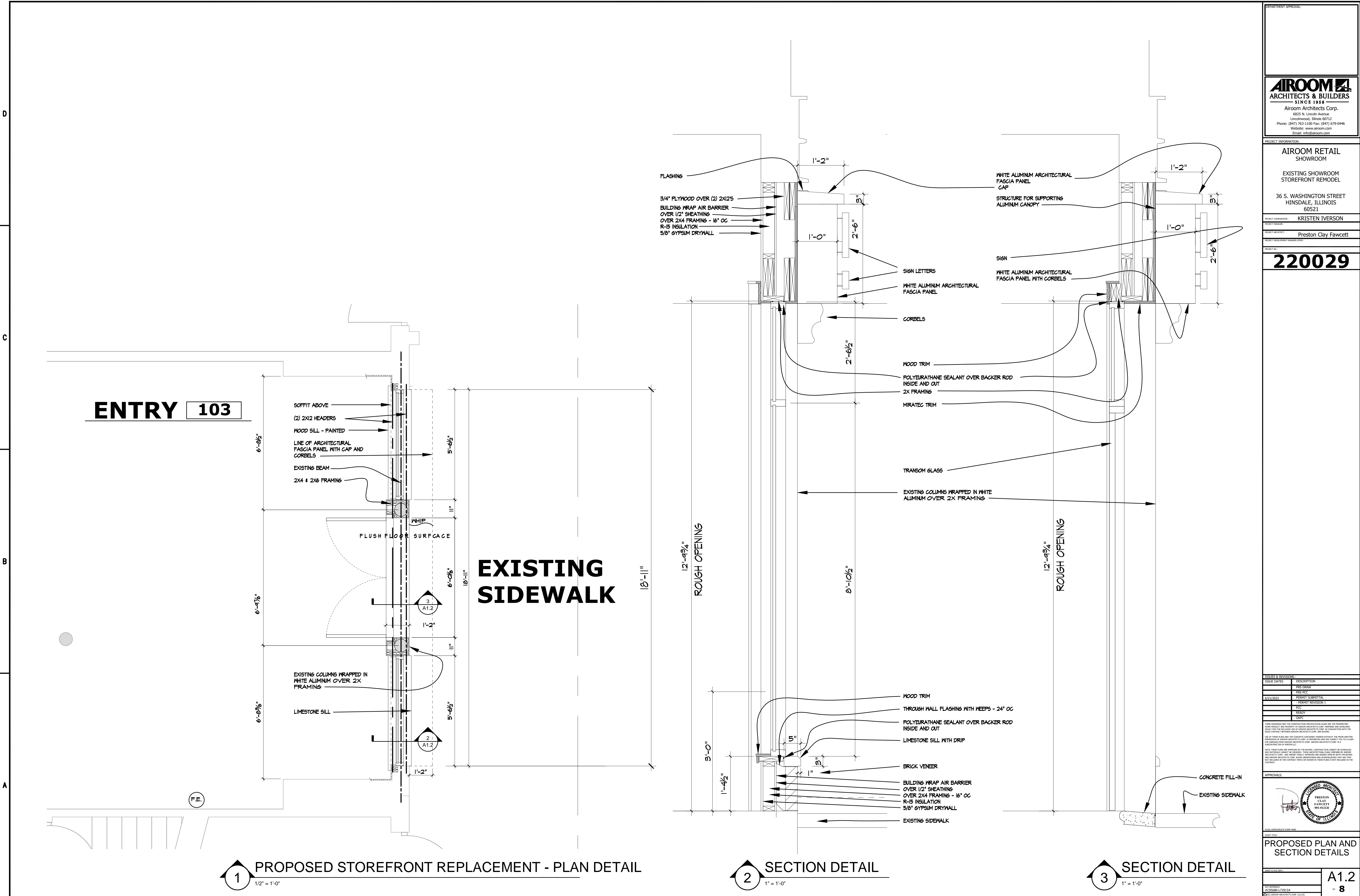
 

PLACE APPROPRIATE STAMP HERE.

SHEET TITLE :

PROPOSED
FIRST FLOOR
PLAN

SHEET & FILE INFO AFD REFERENCE #C95680-L72913# © 2003 ARCADIS/AMEC/CH2M HILL	A1.1 OF 8
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DEPARTMENT APPROVAL:

AIROOM
ARCHITECTS & BUILDERS
SINCE 1954

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Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0466
Website: www.airoom.com
Email: info@airoom.com

PROJECT INFORMATION:

AIROOM RETAIL SHOWROOM

EXISTING SHOWROOM STOREFRONT REMODEL

36 S. WASHINGTON STREET
HINSDALE, ILLINOIS 60521

PROJECT COORDINATOR:

KRISTEN IVERSON

PROJECT ARCHITECT:

Preston Clay Fawcett

PROJECT DEVELOPMENT MANAGER (PDM):

PROJECT NO.:

220029

ISSUES & REVISIONS:

ISSUE DATES	DESCRIPTION
PRE-DESIGN	
PRE-DESIGN	
6/21/2022	PERMIT SUBMITTAL
	PERMIT REVISION 1
	PERMIT REVISION 2
	PERMIT REVISION 3
	PERMIT REVISION 4
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	PERMIT REVISION 7
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	PERMIT REVISION 100

APPROVALS:

SCALE: APPROXIMATE ONLY WHEN SHOWN

PROPOSED PLAN AND SECTION DETAILS

SCALE: 1/2" = 1'-0"

A1.2

OF 8



703 SIGNS

703.1 GENERAL. SIGNS SHALL COMPLY WITH 703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

703.2 RAISED CHARACTERS. RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4.

703.2.1 DEPTH. RAISED CHARACTERS SHALL BE 1/32 INCH (0.8 MM) MINIMUM ABOVE THEIR BACKGROUND.

703.2.2 CASE. CHARACTERS SHALL BE UPPERCASE.

703.2.3 STYLE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.2.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

703.2.5 CHARACTER HEIGHT. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

EXCEPTION: WHERE SEPARATE RAISED AND VISUAL CHARACTERS WITH THE SAME INFORMATION ARE PROVIDED, RAISED CHARACTER HEIGHT SHALL BE PERMITTED TO BE 1/2 INCH (13 MM) MINIMUM.

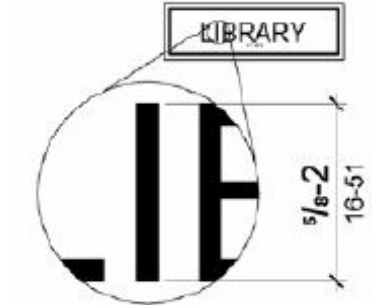


FIGURE 703.2.5 HEIGHT OF RAISED CHARACTERS

703.2.6 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

703.2.7 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES, WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS. SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM, WHERE CHARACTERS HAVE OTHER CROSS SECTIONS. SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH (1.6 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH (9.5 MM) MINIMUM.

703.2.8 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

703.3 BRAILLE. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 703.3 AND 703.4.

703.3.1 DIMENSIONS AND CAPITALIZATION. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS.

TABLE 703.3.1 BRAILLE DIMENSIONS MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
DOT BASE DIAMETER	0.034 (1.5 MM) TO 0.063 (1.6 MM)
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	0.090 (2.3 MM) TO 0.100 (2.5 MM)
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	0.241 (6.1 MM) TO 0.300 (7.6 MM)
DOT HEIGHT	0.025 (0.6 MM) TO 0.037 (0.9 MM)
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	0.315 (10 MM) TO 0.400 (10.2 MM)

NOTES:
1. MEASURED CENTER TO CENTER.

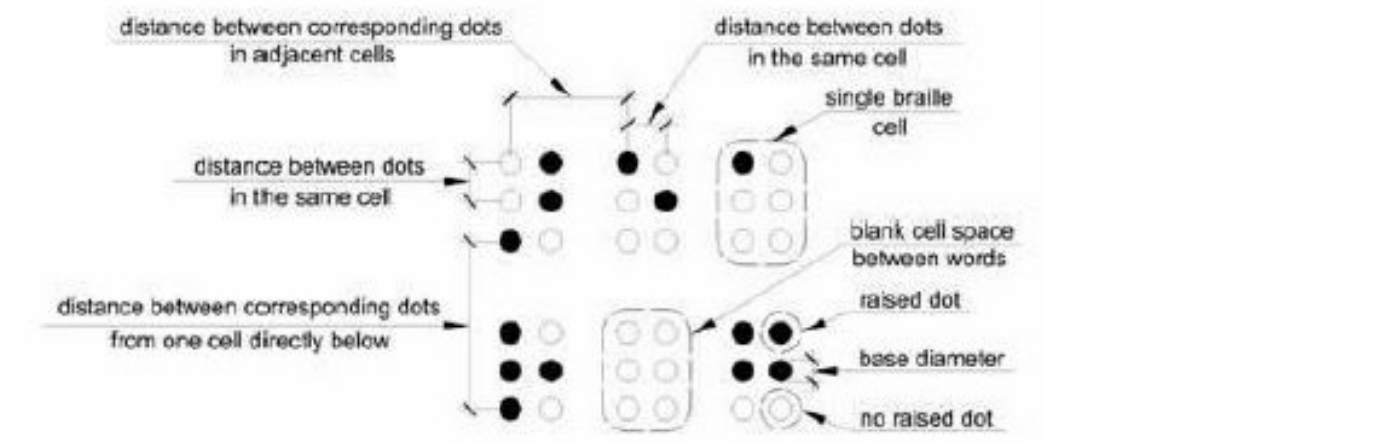


FIGURE 703.3.1 BRAILLE MEASUREMENT

703.3.2 POSITION. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

EXCEPTION: BRAILLE PROVIDED ON ELEVATOR CAR CONTROLS SHALL BE SEPARATED 3/16 INCH (4.8 MM) MINIMUM AND SHALL BE LOCATED EITHER DIRECTLY BELOW OR ADJACENT TO THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS.

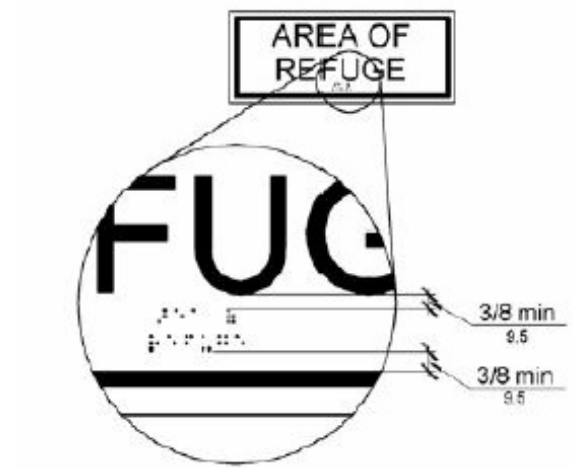


FIGURE 703.3.2 POSITION OF BRAILLE

703.4 INSTALLATION HEIGHT AND LOCATION. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH 703.4.

703.4.1 HEIGHT ABOVE FINISH FLOOR OR GROUND. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1220 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

EXCEPTION: TACTILE CHARACTERS FOR ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH 703.4.1.

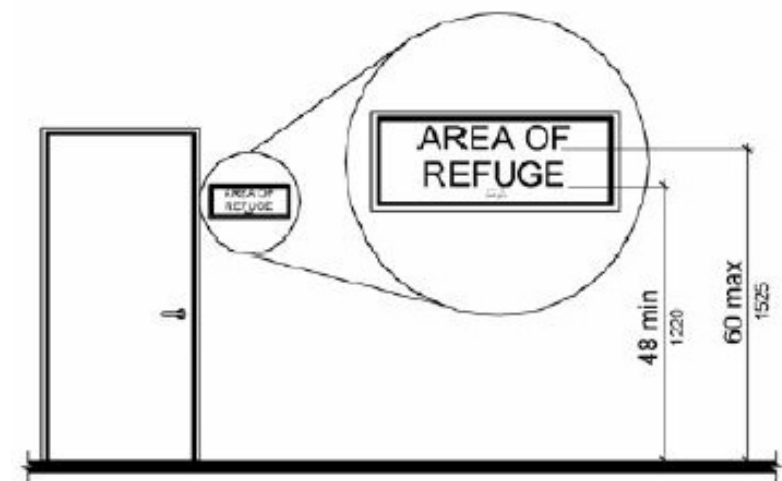


FIGURE 703.4.1 HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

703.4.2 LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE LATCH SIDE OF THE DOOR. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR, WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS. SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES (455 MM) MINIMUM BY 18 INCHES (455 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

EXCEPTION: SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.

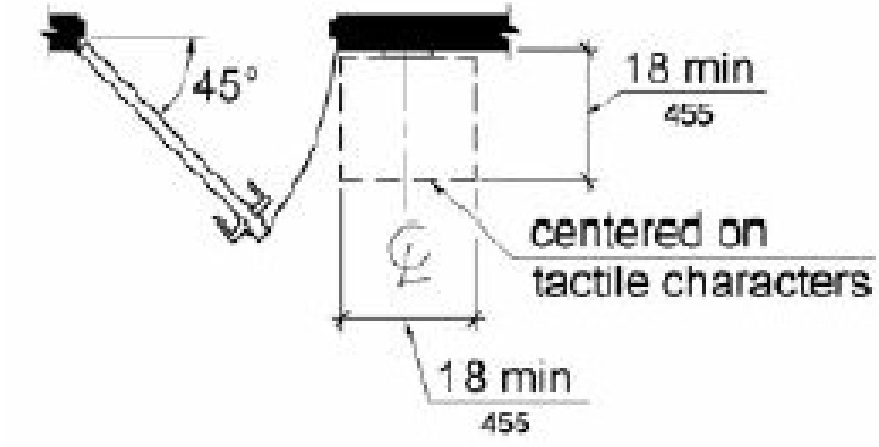


FIGURE 703.4.2 LOCATION OF TACTILE SIGNS AT DOORS

703.5 VISUAL CHARACTERS. VISUAL CHARACTERS SHALL COMPLY WITH 703.5.

EXCEPTION: WHERE VISUAL CHARACTERS COMPLY WITH 703.2 AND ARE ACCOMPANIED BY BRAILLE COMPLYING WITH 703.3, THEY SHALL NOT BE REQUIRED TO COMPLY WITH 703.5.2 THROUGH 703.5.4.

703.5.1 FINISH AND CONTRAST. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

703.5.2 CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.

703.5.3 STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.5.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

703.5.5 CHARACTER HEIGHT. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I".

TABLE 703.5.5 VISUAL CHARACTER HEIGHT

BASELINE OF CHARACTER HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES (1015 MM) TO LESS THAN OR EQUAL TO 70 INCHES (1780 MM)	5/8 INCH (16 MM)
72 INCHES (1830 MM) AND GREATER	5/8 INCH (16 MM) PLUS 1/8 INCH (3.2 MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 72 INCHES (1830 MM)
120 INCHES (3050 MM) AND GREATER	2 INCHES (51 MM)
180 INCHES (4570 MM) AND GREATER	2 INCHES (51 MM) PLUS 1/8 INCH (3.2 MM) PER FOOT (305 MM) OF VIEWING DISTANCE ABOVE 180 INCHES (4570 MM)

EXCEPTION: VISUAL CHARACTERS INDICATING ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH 703.5.6.

703.5.6 HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

703.5.7 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 30 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

703.5.8 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.

703.5.9 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.

703.6 PICTOGRAMS. PICTOGRAMS SHALL COMPLY WITH 703.6.

703.6.1 PICTOGRAM FIELD. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES (150 MM) MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

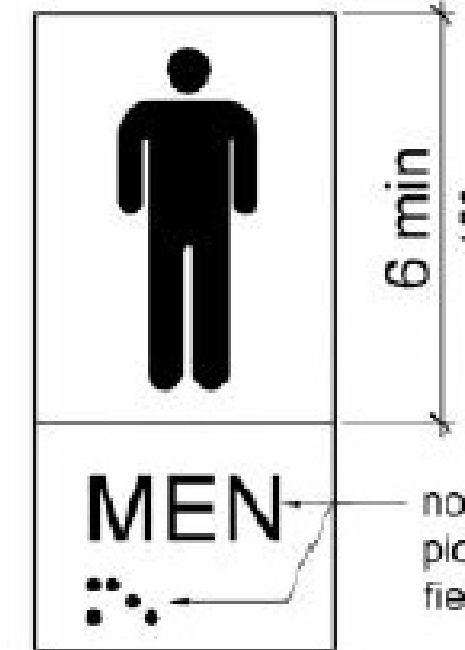


FIGURE 703.6.1 PICTOGRAM FIELD

703.6.2 FINISH AND CONTRAST. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.

703.6.3 TEXT DESCRIPTORS. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 703.2, 703.3 AND 703.4.

703.7 SYMBOLS OF ACCESSIBILITY. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH 703.7.

703.7.1 FINISH AND CONTRAST. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

703.7.2 SYMBOLS.

703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 703.7.2.1.



FIGURE 703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY

703.7.2.2 INTERNATIONAL SYMBOL OF TTY. THE INTERNATIONAL SYMBOL OF TTY SHALL COMPLY WITH FIGURE 703.7.2.2.

Section 600, Illustration B, Figures 27

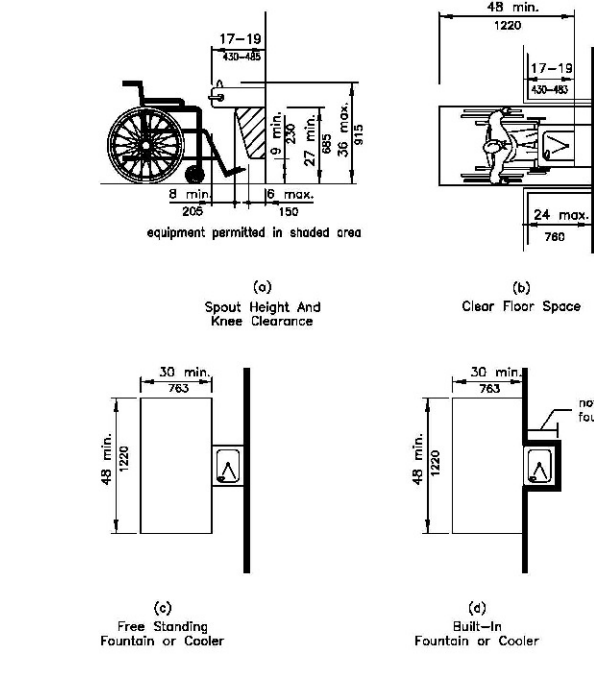


Fig. 27 Drinking Fountains and Water Coolers

140

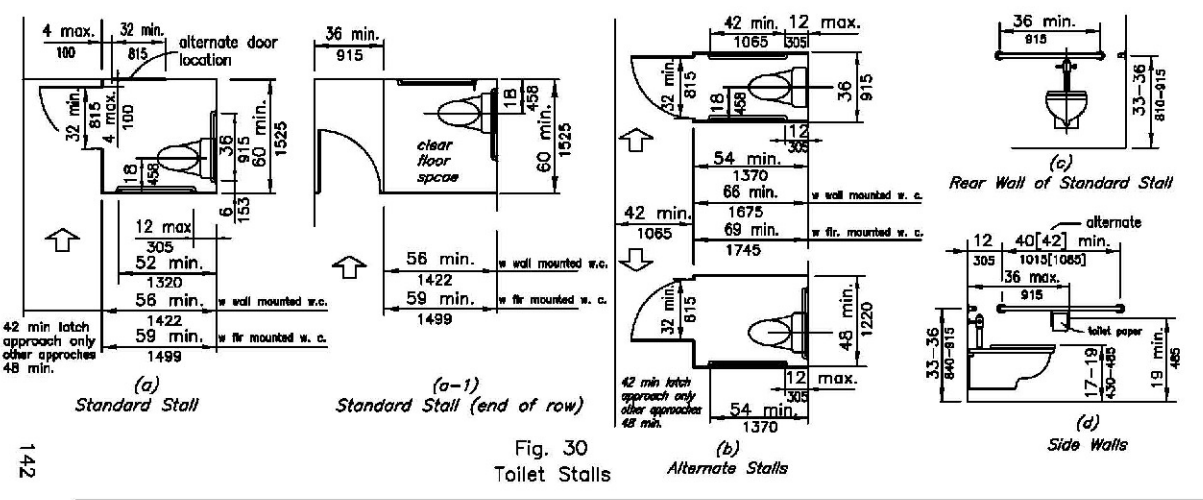


Fig. 30 Toilet Stalls

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Fig. 211

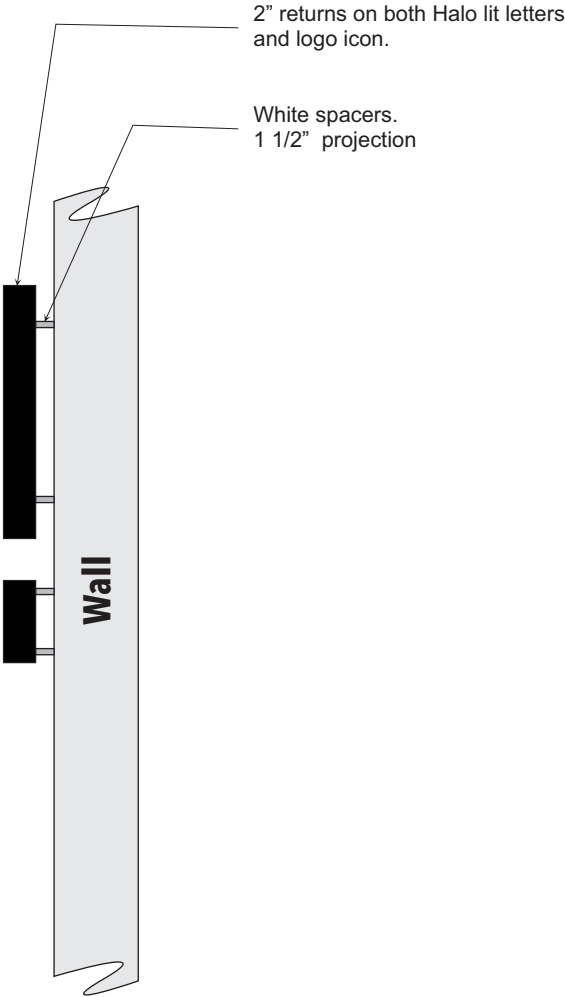
Fig. 212

Fig. 213

Fig. 214</

Front Elevation

14.57 FT/SQ







Illuminated wall sign

Fabricate and install sign of aluminum, lexan and acrylic. "Airoom" to be halo illuminated; Letter face and returns to be aluminum backed with clear lexan. Internal illumination to be white leds. Red and blue logo icon to be both halo and face illumination. Logo face to be white acrylic with high performance vinyl applied first surface. 1" trim-cap, 2" returns. Internal illumination to be white leds. All exposed metal surfaces to be coated with acrylic polyurethane.

"Design + Build Studio" to be halo-illuminated

the stroke width minimum needed to accommodate LED mods for halo lit letters.

SCALE 1"=1'	Drawn By: JC
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-  Airoom Red = 3M ScotchCal #3630-73 Dark Red (match to PMS 7621)
-  Airoom Blue = 3M ScotchCal #3630-137 European Blue (closest match to PMS 295)
-  1" black trim-cap
-  Airoom, Design Build Studio painted black. Logo Icon to have black returns

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications
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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A: 8/4/2022		Rev D: 8/10/2022	
			Rev B:		Rev E:	
			Rev C:		Rev F:	

Front Elevation

14.57 FT/SQ



	Drawn By:
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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
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Electrical Specifications
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Prepared For:	Airoom
Location Name:	Hinsdale

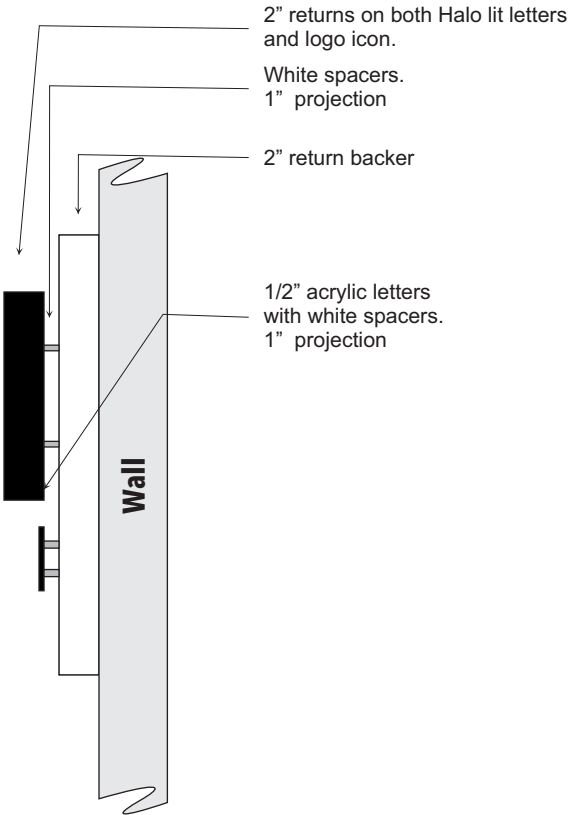
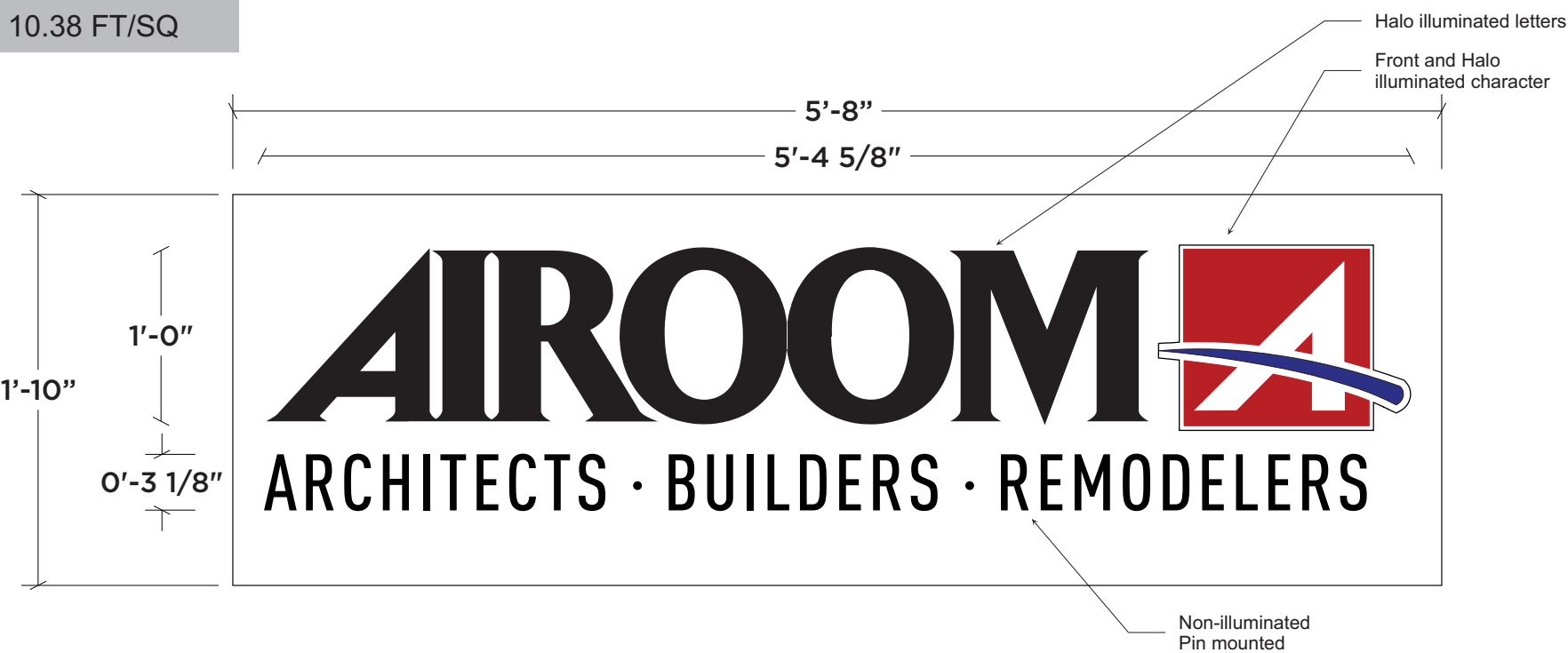
Address:	36 S. Washington
City/State:	Hinsdale, IL 60521

Drwg:	220691	Sheet:	1A	Design Date:	5/18/2022
Rev A:	8/4/2022	Rev D:	8/10/2022		
Rev B:		Rev E:			
Rev C:		Rev F:			

LANDLORD APPROVAL SIGNATURE

Side Elevation

10.38 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum, lexan and acrylic. "Airoom" to be halo illuminated; Letter face and returns to be aluminum backed with clear lexan. Internal illumination to be white leds. Red and blue logo icon to be both halo and face illumination. Logo face to be white acrylic with high performance vinyl applied first surface. 1" trim-cap, 2" returns. Internal illumination to be white leds. All exposed metal surfaces to be coated with acrylic polyurethane.

"Architects Builders ..." to be non -illuminated acrylic pin-mount characters. All copy to be mounted on a 2" backer

the stroke width minimum needed to accommodate LED mods for halo lit letters
Stroke in I is 4.3".

SCALE 1 1/4"=1'	Drawn By: JC
-----------------	--------------


- Airoom Red = 3M ScotchCal #3630-73 Dark Red (match to PMS 7621)
- Airoom Blue = 3M ScotchCal #3630-137 European Blue (closest match to PMS 295)
- 1" black trim-cap
- Airoom, Design Build Studio painted black. Logo Icon to have black returns
- White Backer

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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A: 8/4/2022		Rev D:	
			Rev B: 8/10/2022		Rev E:	
			Rev C: 8/15/2022		Rev F:	



	Drawn By:
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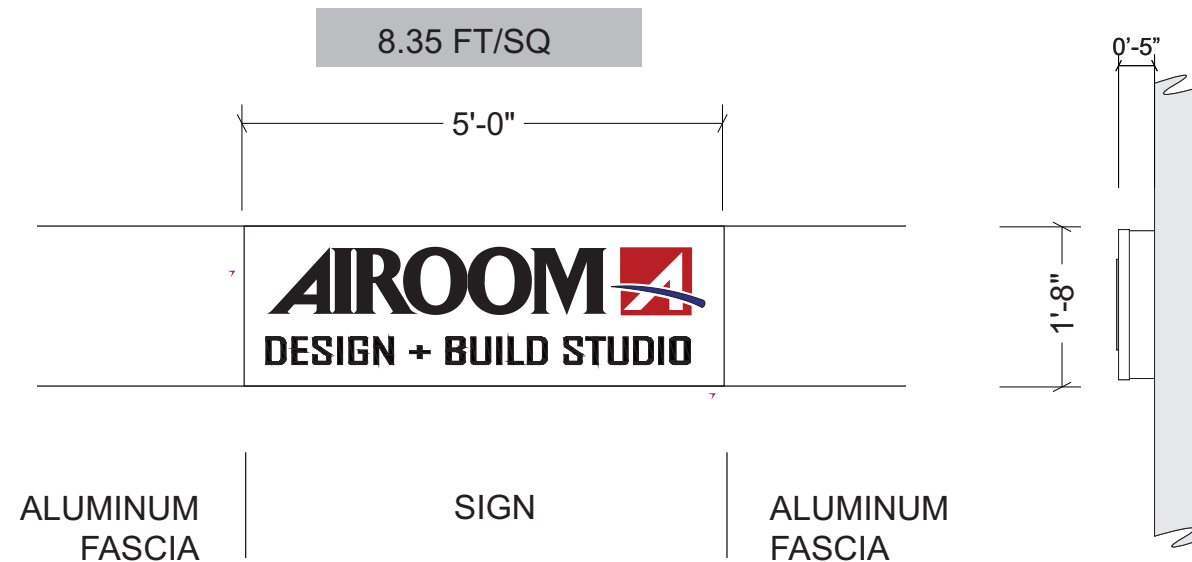
All Signs Shall Be Installed In Accordance With N.E.C. Article 600	
Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications

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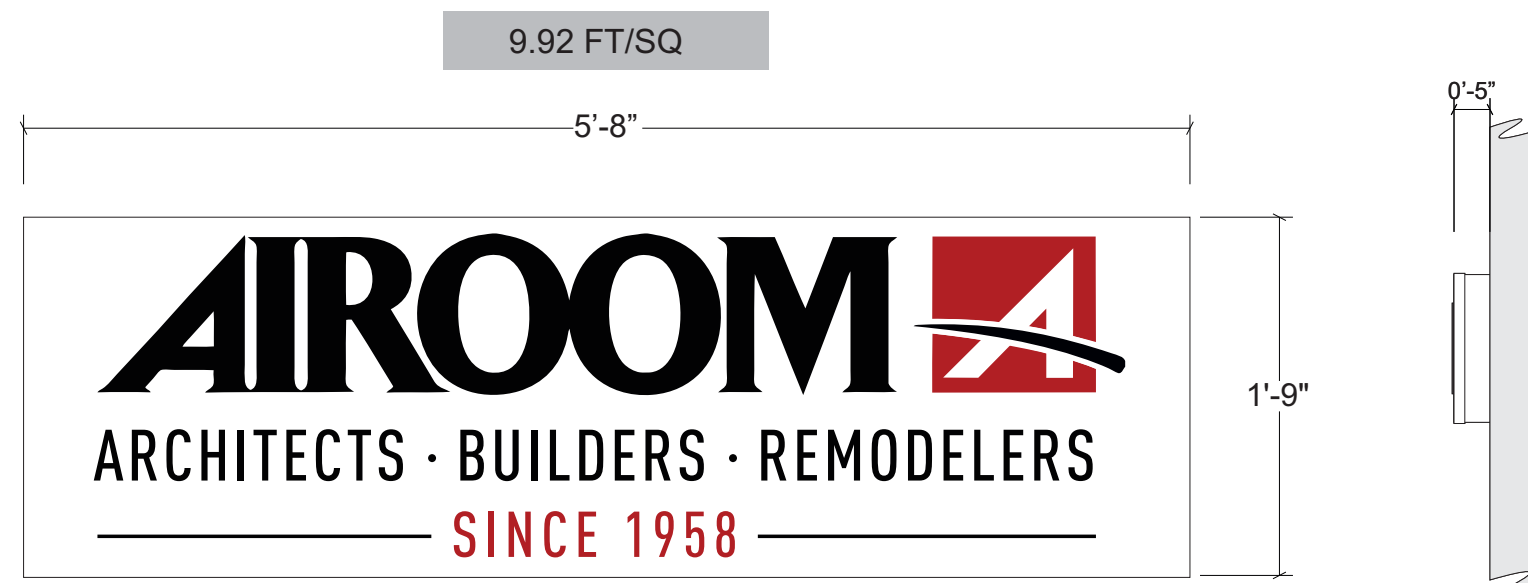
<div><div>AURORA SIGN CO.</div><div>OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555</div></div>	Prepared For:	Address:	Drwg:	Sheet:	Design Date:	LANDLORD APPROVAL SIGNATURE
	Airoom	36 S. Washington	220691	2C	5/18/2022	
	Location Name:	City/State:	Rev A:		Rev D:	
	Hinsdale	Hinsdale, IL 60521	Rev B:	8/10/2022	Rev E:	
			Rev C:	8/15/2022	Rev F:	

STREET ELEVATION RENDERINGS

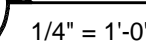
Washington Street Elevation



Hinsdale Avenue Elevation



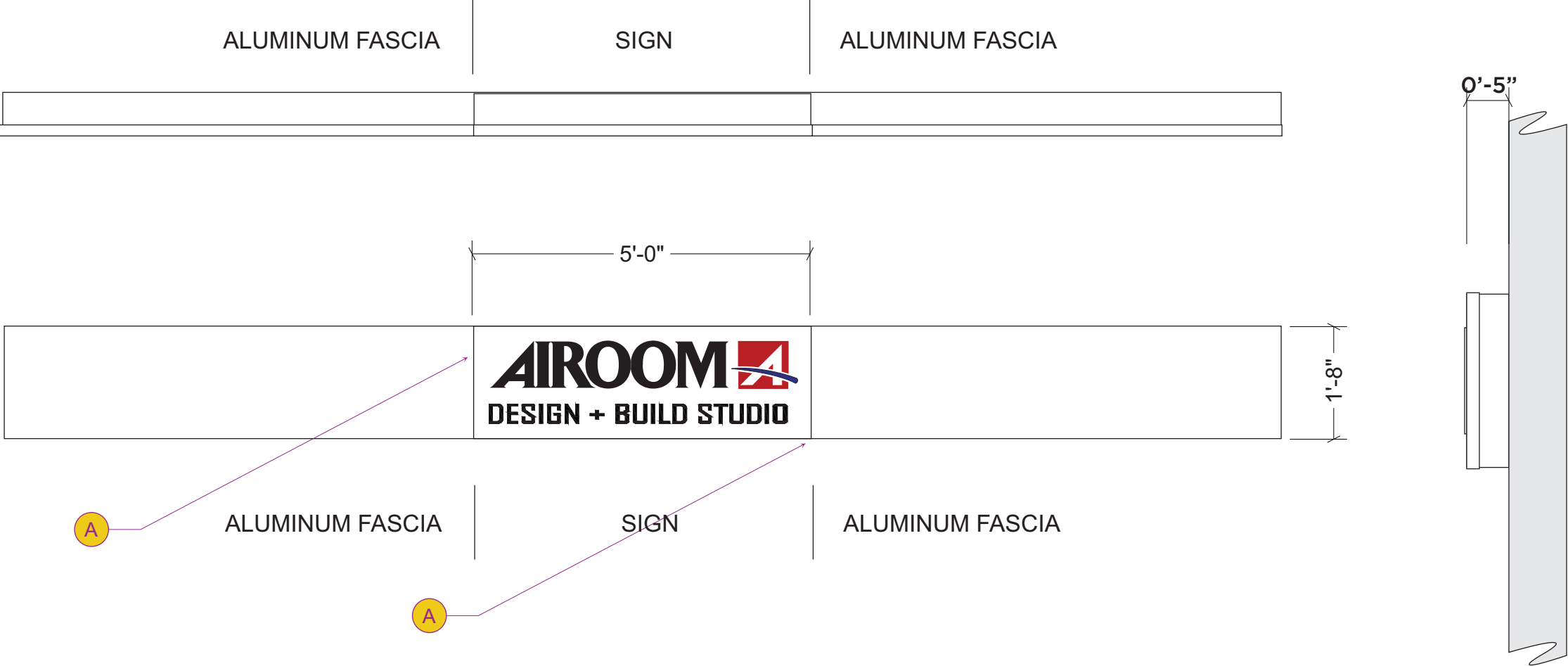
Original Plans Presented
at the HPC Meeting
August 3, 2022


$$1/4'' = 1'-0''$$


1/4" = 1'-0"

Front Elevation

8.35 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

A Seam

SCALE 1/2"=1'		Drawn By: JC	
<div></div>	TBD		
<div></div>	TBD		
<div></div>	TBD		
<div></div>	TBD		

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Prepared For:
Airoom

Location Name:
Hinsdale

Address:
36 S. Washington

City/State:
Hinsdale, IL 60521

Drwg: 220691

Rev A:

Rev B:

Rev C:

Sheet: 1

Rev D:

Rev E:

Rev F:

Design Date: 5/18/2022

LANDLORD APPROVAL SIGNATURE

Front Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.
Center sign over windows as shown.
Connect to electrical service
to be provided by others prior to install.

SPECIAL NOTES:

SCALE 3/16"=1'

Drawn By: JC



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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
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Prepared For:
Airroom

Location Name:
Hinsdale

Address:
36 S. Washington

City/State:
Hinsdale, IL 60521

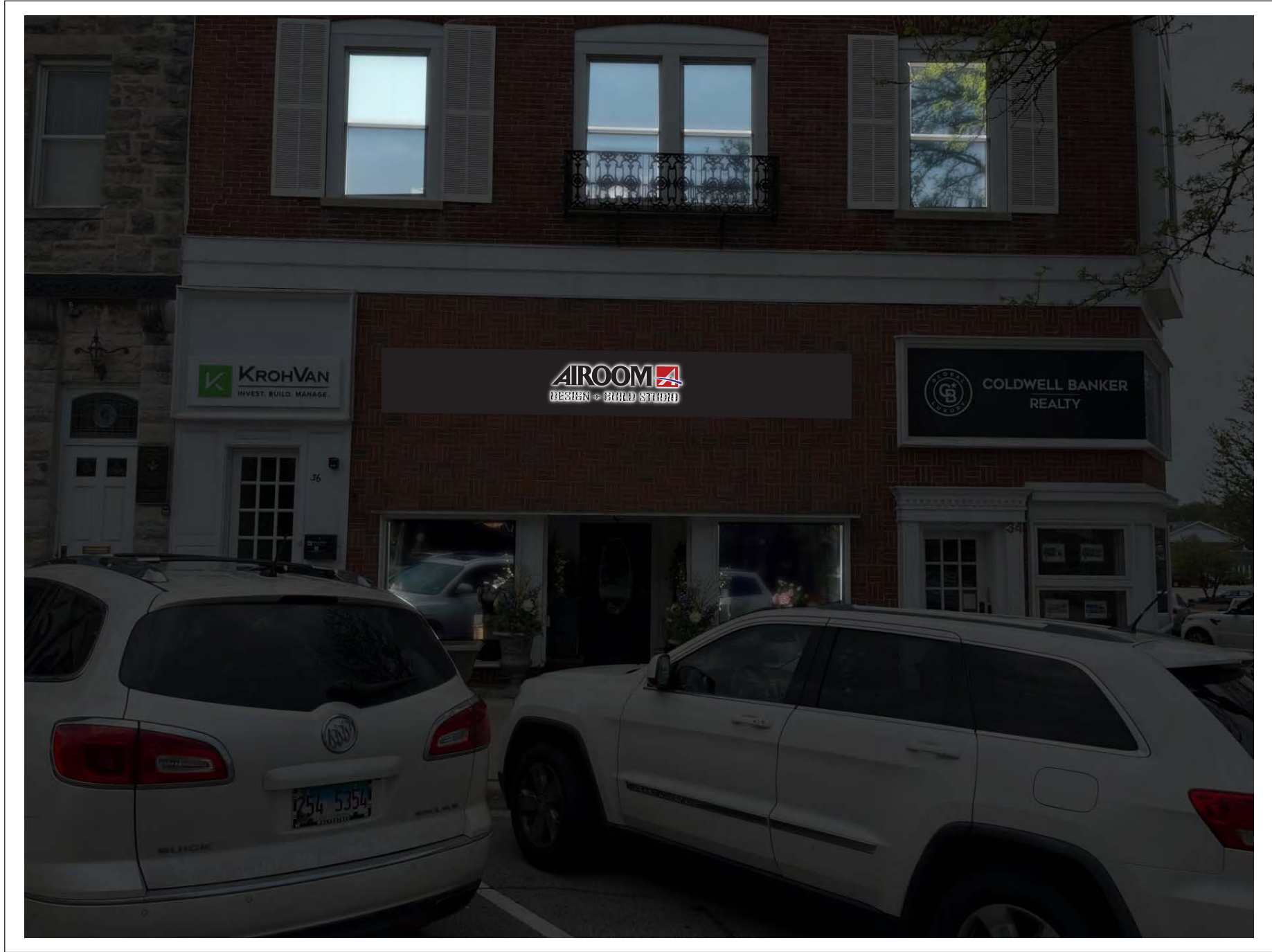
Drwg: 220691 Sheet: 1A Design Date: 5/18/2022

Rev A:
Rev B:
Rev C:

Rev D:
Rev E:
Rev F:

LANDLORD APPROVAL SIGNATURE

Front Elevation
Night time rendering



SCALE 3/16”=1’	Drawn By: JC
----------------	--------------

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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	

Side Elevation

9.92 FT/SQ



Illuminated wall sign

Fabricate and install sign of aluminum and acrylic. Sign face to be aluminum routed for copy and backed with 1/2" push-thru acrylic. All exposed metal surfaces to be coated with acrylic polyurethane. Internal illumination to be white leds.

Drawn By:		JC
<div><div></div>TBD</div> <div><div></div>TBD</div> <div><div></div>TBD</div> <div><div></div>TBD</div>		

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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

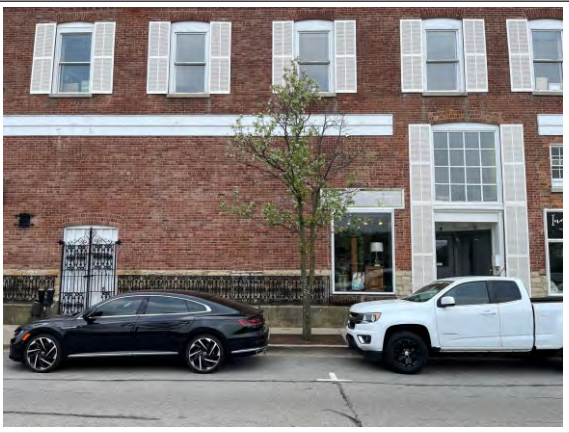
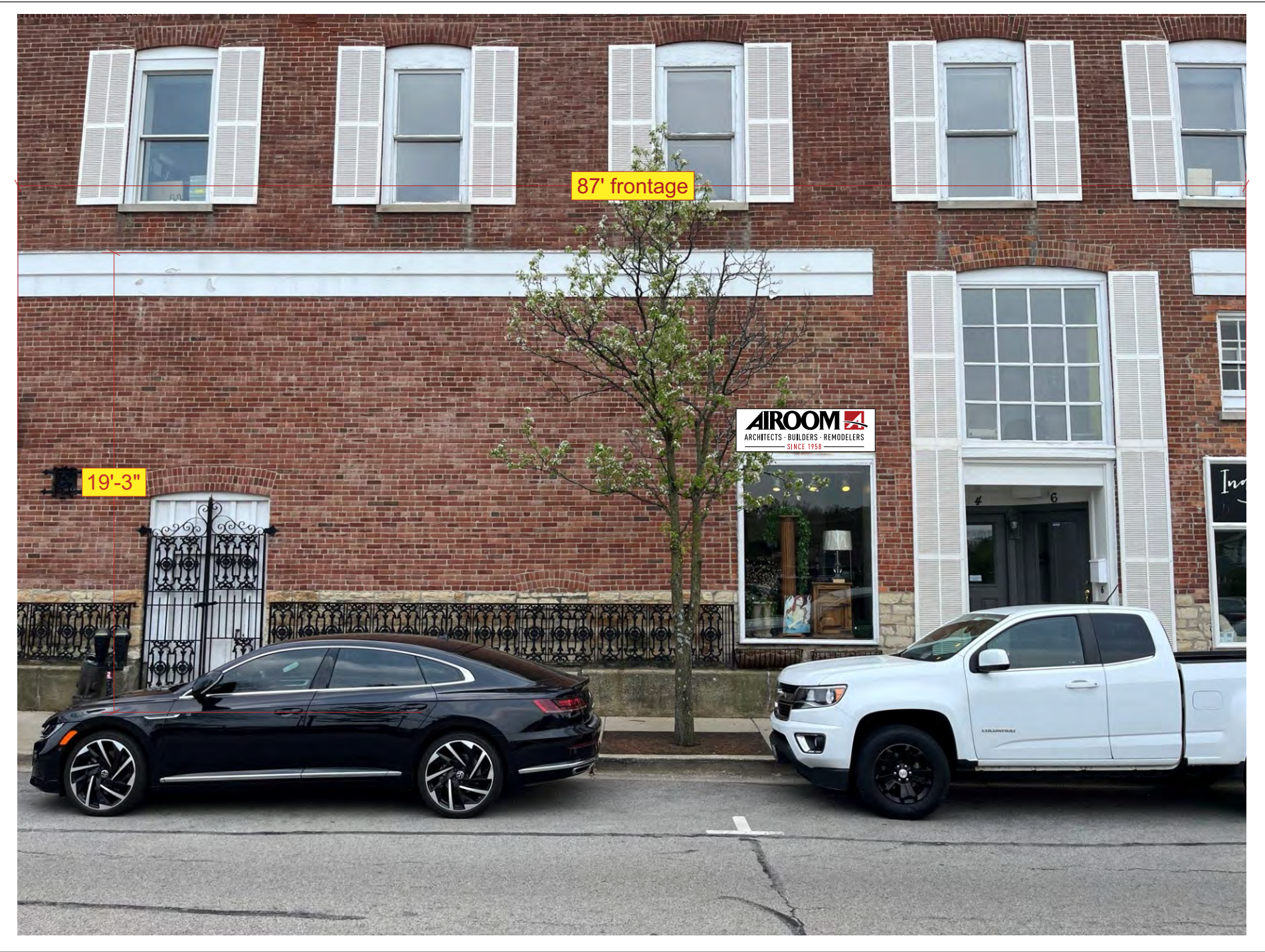
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	Airoom	36 S. Washington	Rev A:	Rev D:			
	Location Name:	City/State:	Rev B:	Rev E:			
	Hinsdale	Hinsdale, IL 60521	Rev C:	Rev F:			

Side Elevation



INSTALL INSTRUCTIONS:

Remove existing sign and dispose.
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Connect to electrical service
to be provided by others prior to install.

SPECIAL NOTES:

SCALE 3/16"=1'	Drawn By: JC
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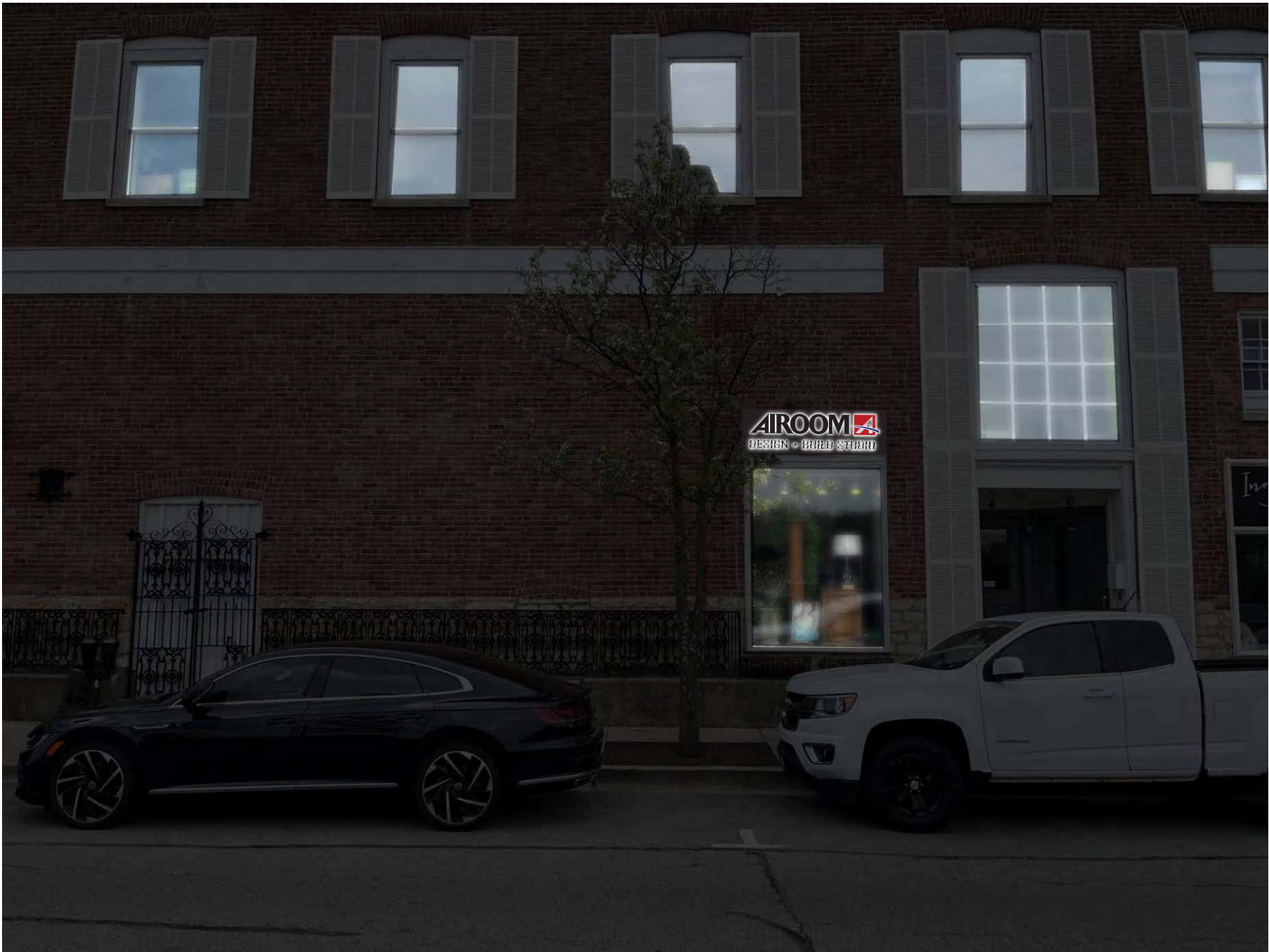
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Side Elevation
Night time rendering



SCALE 3/16”=1’	Drawn By: JC
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	Location Name: Hinsdale	City/State: Hinsdale, IL 60521	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	



MEMORANDUM

DATE: September 9, 2022
TO: Chairman Cashman and Plan Commissioners
CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner
FROM: Bethany Salmon, Village Planner
SUBJECT: Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District
FOR: September 14, 2022 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Michael Segretto

Subject Property: 18 E. Hinsdale Avenue (PIN: 09-12-128-007)

Existing Zoning & Land Use: B-2 Central Business District – Beauty Salon

Surrounding Zoning & Land Use:

North: B-2 Central Business District – (across Hinsdale Avenue Street) Restaurant / Train Station

South: B-2 Central Business District – Restaurant

East: B-2 Central Business District – (across Village Place) Commercial Retail / Apartments

West: B-2 Central Business District – Beauty Salon / Dry Cleaners

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for the replacement of ten (10) second floor windows on the existing two-story building located at 18 E. Hinsdale Avenue. Both buildings at 18 E. Hinsdale Avenue and 16 E. Hinsdale Avenue are currently occupied by Zazu Salon & Day Spa, a beauty salon.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and the 2003 Architectural Resources in the Downtown Survey Area. The building features Two-Part Commercial Block architecture in the Prairie School style and was constructed in 1907. The original storefront has been altered over time and all windows appear to have been replaced. The Hinsdale Historical Society provided staff with an exterior photo of the storefront circa 1924 and an interior photo showing the original storefront design estimated to be taken in the 1920s.

REQUEST AND ANALYSIS

The applicant is proposing to replace all of the second floor windows on the front (north), side (east), and rear (south) elevations with black aluminum windows. All windows are non-historic windows and were previously replaced. No changes are proposed to the first floor windows or the facade.



MEMORANDUM

All windows to be installed will be black aluminum windows to be consistent with the black windows previously installed on the first floor storefront on the front façade facing Hinsdale Avenue and the side elevation facing Village Place.

On the front façade, three second floor windows will be replaced. The center window will be replaced with a 71.5" wide and 91" tall window with four divided panes, as shown in Exhibit A. The two top panes are fixed windows and will not open. The two bottom panes will have an awning window design. The two windows on each side of the central window will be replaced with a 35.75" wide and 91" tall window with two divided areas, is shown in Exhibit B. On the side and rear facades, the same replacement window shown in shown in Exhibit B with a top fixed pane and a bottom awning window will be installed on a total of seven windows.

The applicant has informed staff that the windows on the front façade were already order as they were not aware that an approval of an Exterior Appearance and Site Plan Review was required to replace the windows.

MEETING HISTORY

Historic Preservation Commission Meeting – September 7, 2022 – Michael Segretto, the building owner and owner of Zazu Salon & Day Spa, provided an overview of the proposed changes to the building and answered questions from the Commissioners. No public comment was made at the meeting.

Several Commissioners expressed concern over the use of black color of the windows and noted that black windows on the second floor were not generally consistent with the historic design of building in the downtown. This was previously discussed for the project at 14 W. First Street.

Mr. Segretto noted that the proposed color of the windows was intended to make all windows consistent on the entire building and specifically with the existing black storefront system on the first floor. The applicant noted that in the future, they would like to make changes to the storefront and façade, which was completed over 20 years ago. The Commission reviewed the historic photos on file and noted that the majority of the buildings in the surrounding blocks have white second floor windows.

A Commissioner noted that the proposed windows are not standard, traditional double-hung windows and there was a discussion on if a dark color would blend in better with the building. It was also noted that the building directly to the west, also owned by Zazu Salon, has a dark brickmold color, and the building at 33 S. Washington, occupied by Starbucks, has second floor windows with a dark color. After discussion, the Commission determined the use of a dark color in this case could be appropriate.

The Historic Preservation Commission recommended approval of Case A-18-2022, an Exterior Appearance and Site Plan Review to allow for the replacement of the second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District for Zazu Salon & Day Spa, by a vote of 4-0 (3 absent), as submitted.



MEMORANDUM

REVIEW PROCESS

Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

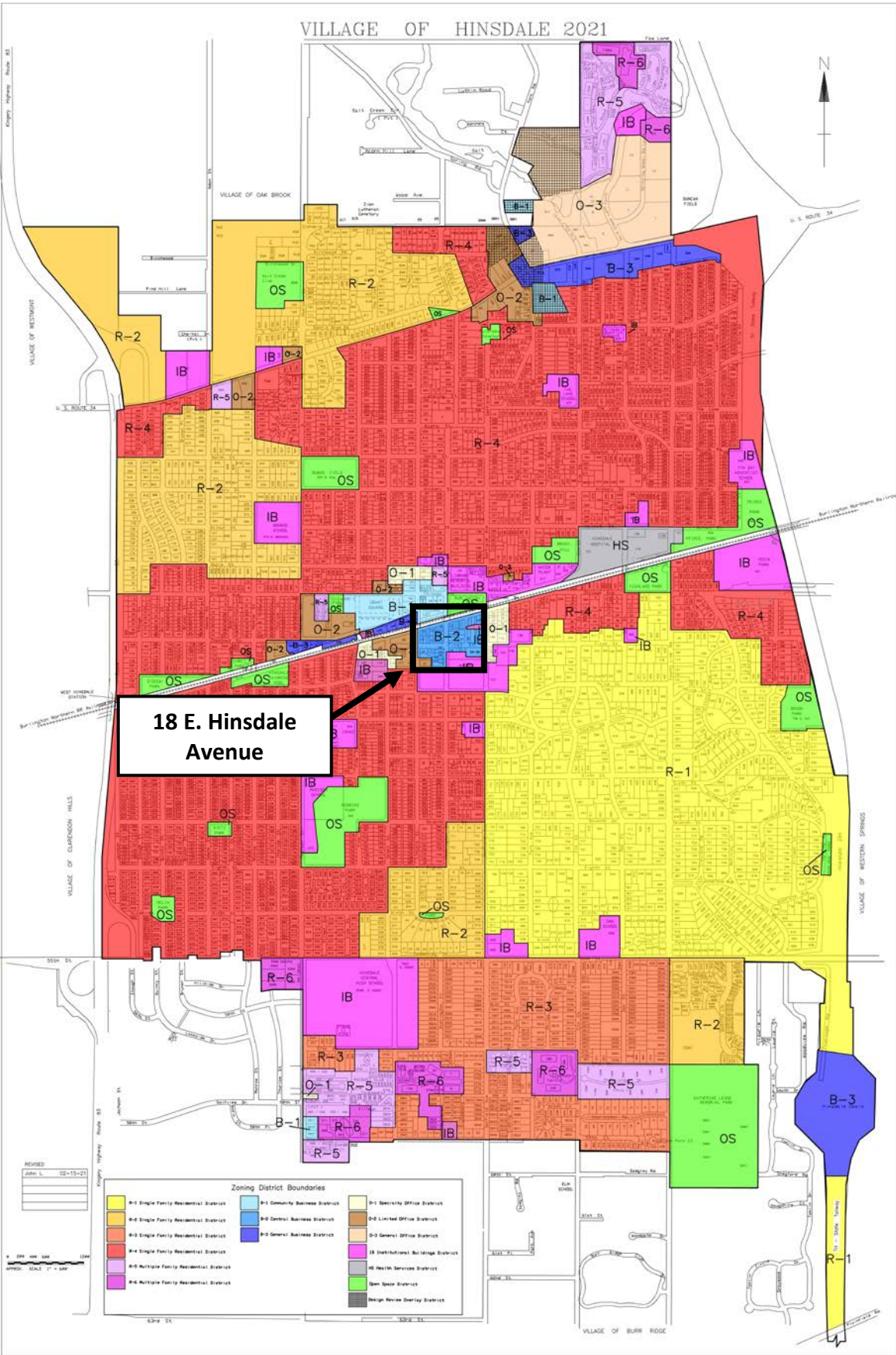
Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, and signage is not required for this project.

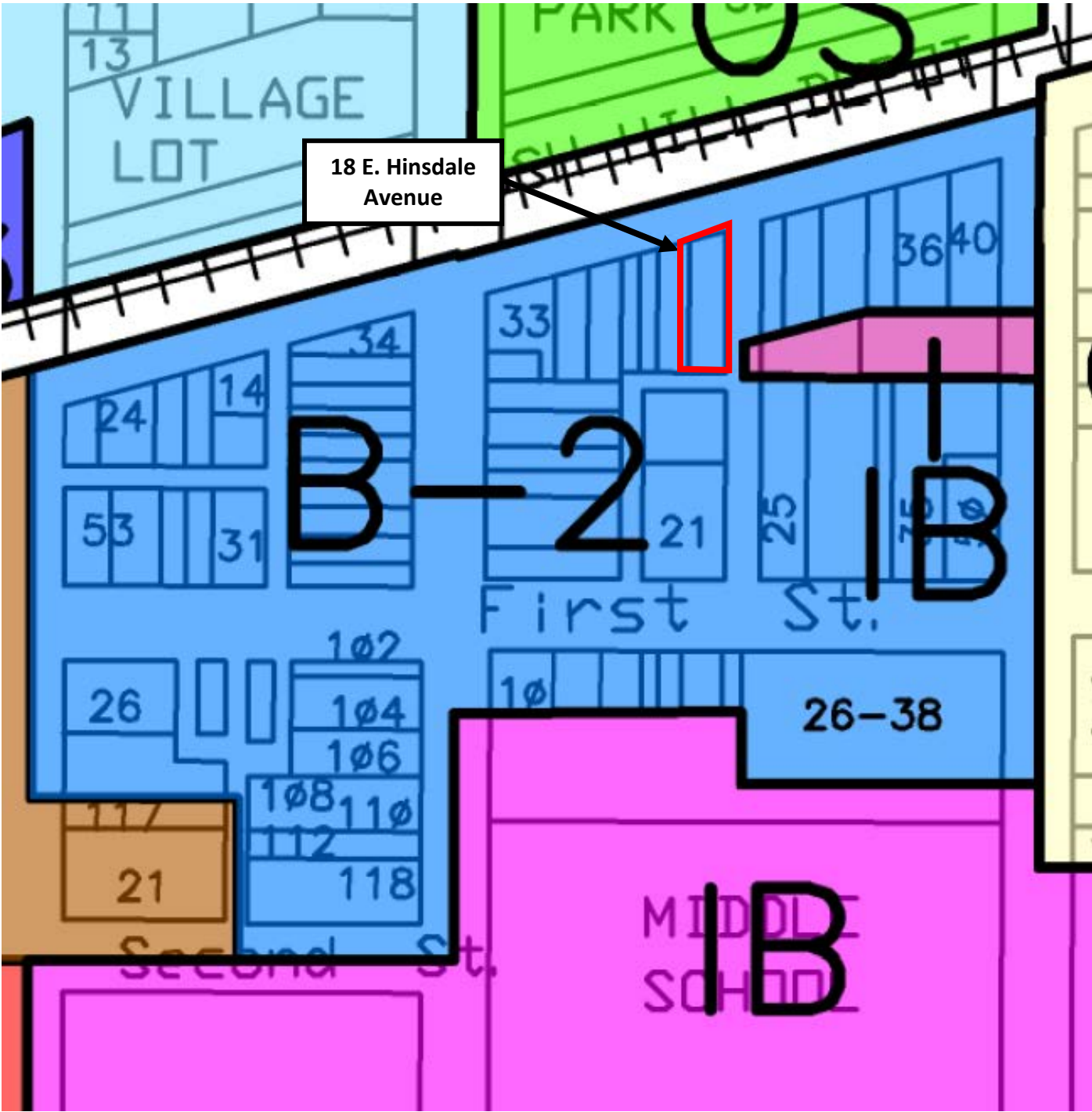
ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Downtown Historic District Map
6. National Register of Historic Places Nomination Sheet (2006)
7. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
8. Hinsdale Historical Society – Historic Photos
9. Exterior Appearance & Site Plan Review Application and Exhibits

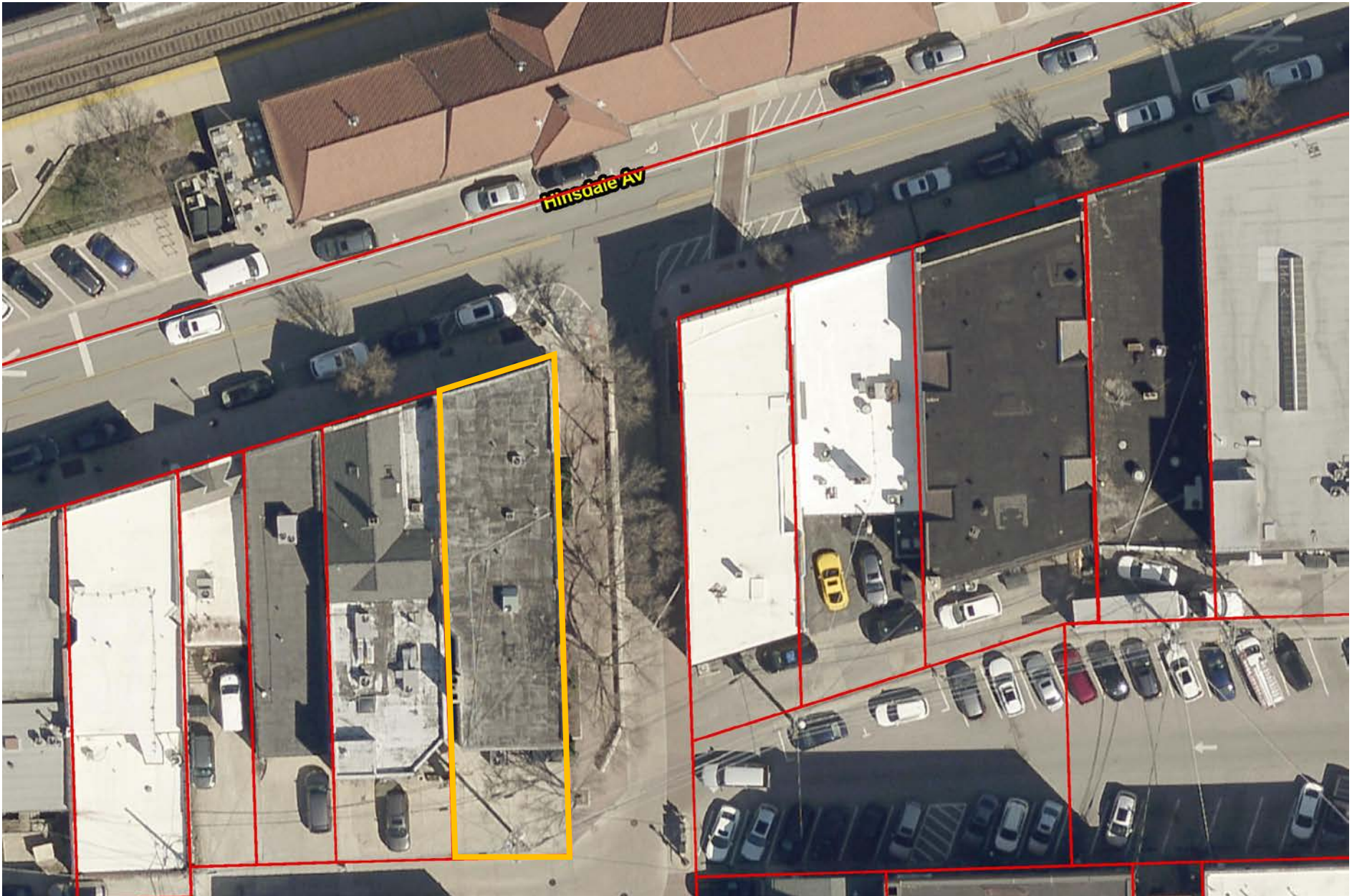
Village of Hinsdale Zoning Map and Project Location



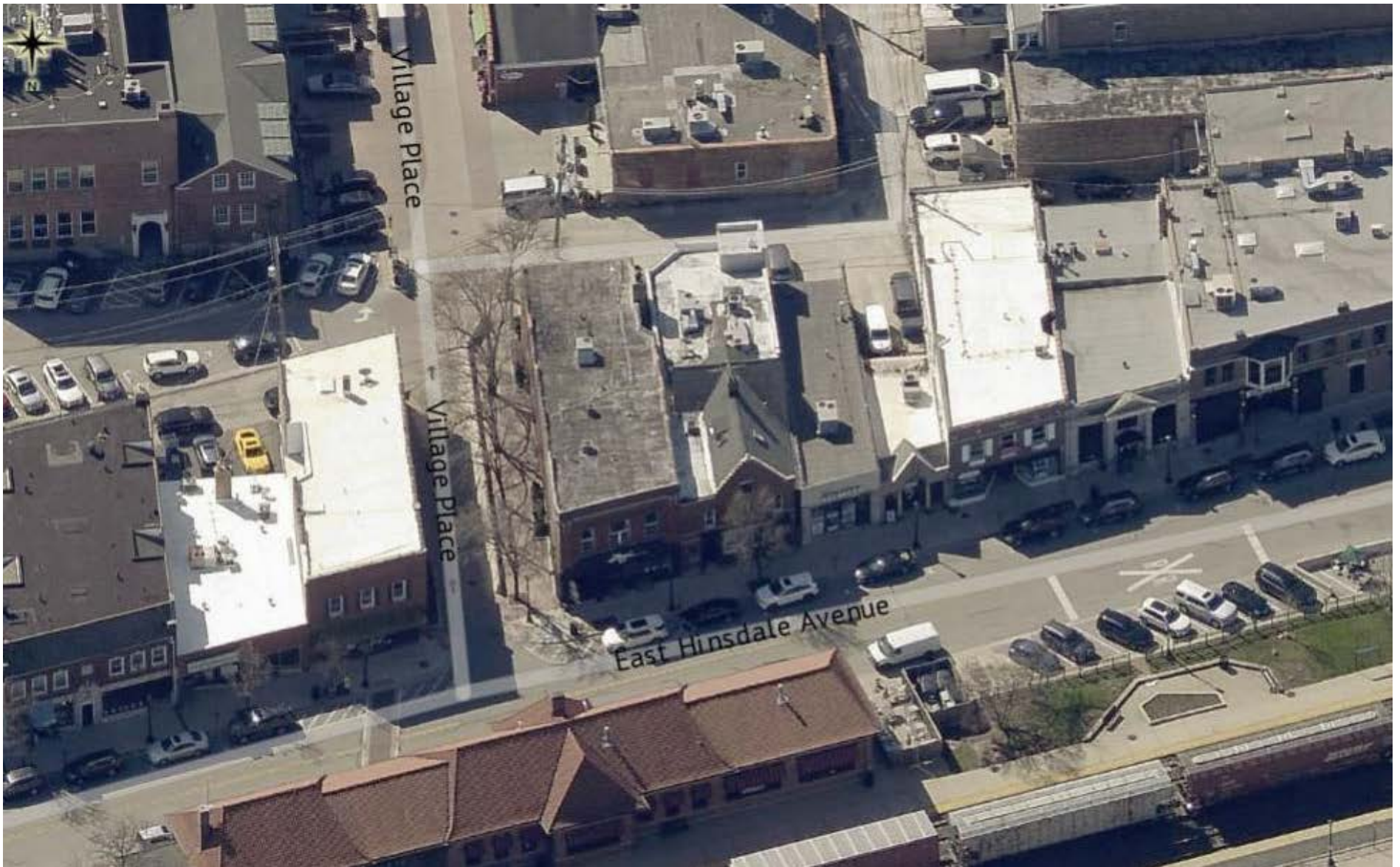
Village of Hinsdale Zoning Map and Project Location



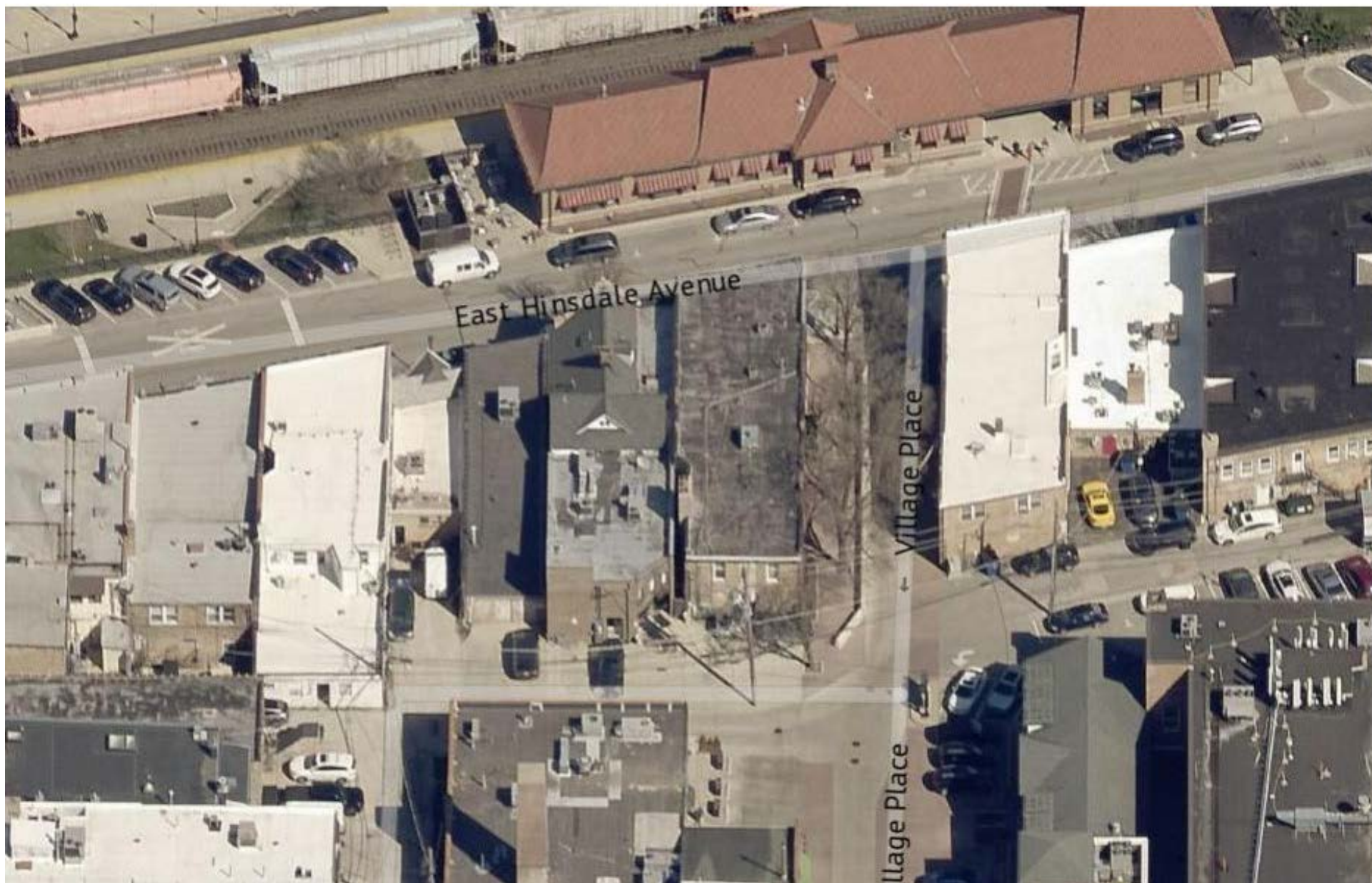
Aerial View – 18 E. Hinsdale Avenue



Birds Eye View – 18 E. Hinsdale Avenue



Birds Eye View – 18 E. Hinsdale Avenue



Street View – 18 E. Hinsdale Avenue



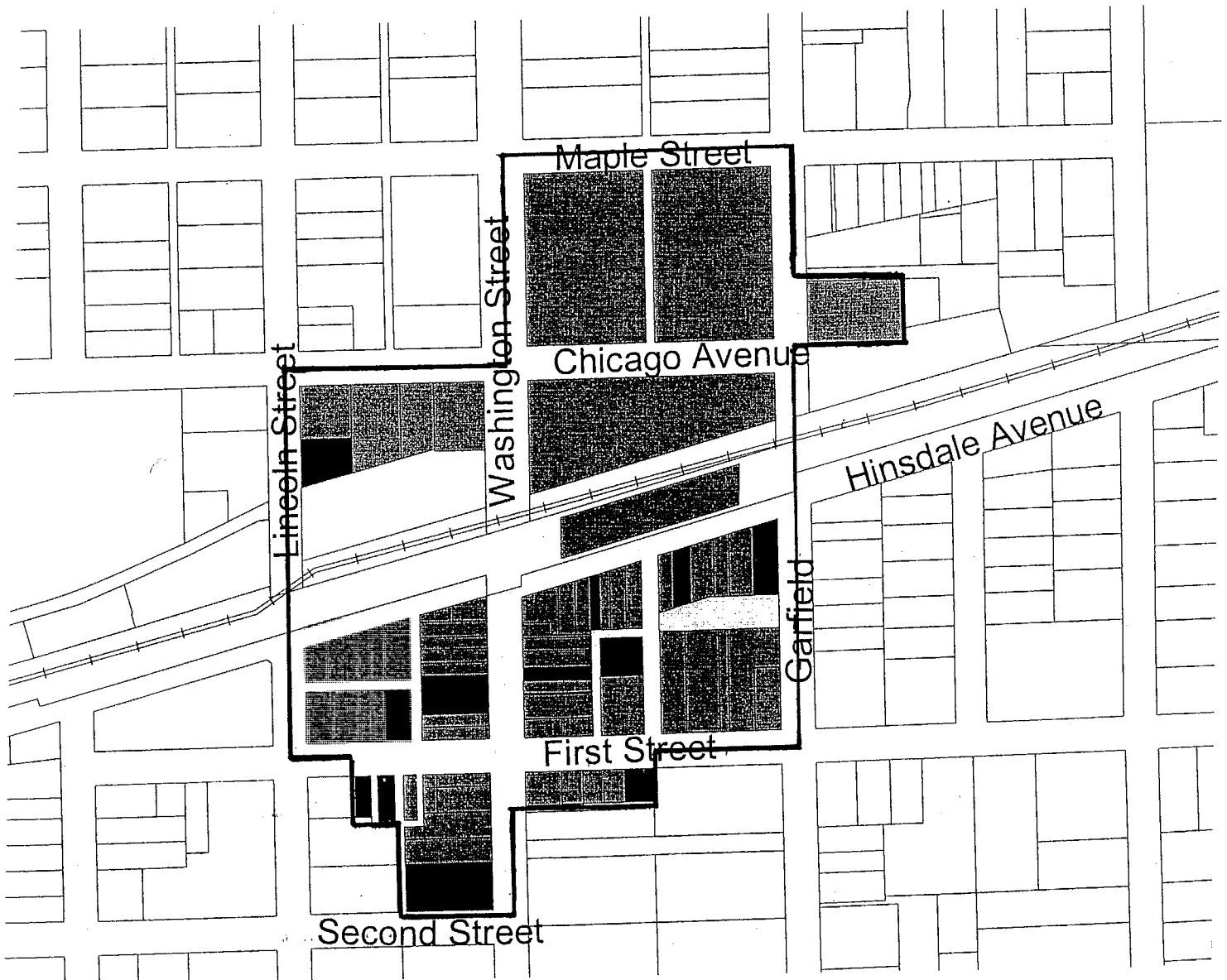
Street View – 18 E. Hinsdale Avenue



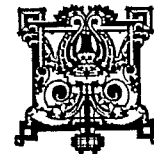
Street View – 18 E. Hinsdale Avenue



MAP OF DOWNTOWN HINSDALE
NATIONAL REGISTER
HISTORIC DISTRICT



Contributing
Non-Contributing



GRANACKI
HISTORIC CONSULTANTS

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL

7	W	FIRST	ST	Two Part Commercial Block		1922	C	Reineke, Henry Building		
8	W	FIRST	ST	Two Part Commercial Block	Gable Front	1888	C	Papenhausen Building		
13-15	W	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1895	C	Buchholz Block		
14	W	FIRST	ST	Two Part Commercial Block	Classical Revival	1941	C	John Reineke Building/The Squire Shop	Zook, R. Harold	William Soltwisch & Sons
17	W	FIRST	ST	Two Part Commercial Block	Gable Front	1887	C			
18	W	FIRST	ST	Two Part Commercial Block	Gable Front	1894	NC	Hinsdale Laundry Building		
19	W	FIRST	ST	Two Part Commercial Block	Gable Front	1887	C			
22	W	FIRST	ST	One Part Commercial Block	Colonial Revival	1972	NC	Riccardo's Tailor Shop	Nemoede, Albert	Dressler, Phil & Assoc.
50	S	GARFIELD	ST	Gas Station	Colonial Revival	1929	C	Brewer Brothers Filling Station	Zook, R. Harold	
8	E	HINSDALE	AV	Temple Front	Classical Revival	1910	C	Hinsdale Trust and Savings Bank	Rawson, Lorin A.	Mercury Builders- (1953)
10	E	HINSDALE	AV	Two Part Commercial Block		1920	C	Dieke Building		
12	E	HINSDALE	AV	Temple Front		1909	NC	Western United Gas and Electric Company		
14	E	HINSDALE	AV	One Part Commercial Block	Art Deco	c. 1940	C	LaGrange Gas Company		
16	E	HINSDALE	AV	Two Part Commercial Block	Gable Front	1890	C			
18	E	HINSDALE	AV	Two Part Commercial Block	Prairie School	1907	C	Neidig, Edward F. Building		
21-25	E	HINSDALE	AV	Railroad Station	Renaissance Revival	1898-99	C	Brush Hill Train Station	Krausch, Walter Theodore	Grace & Hyde Company

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	18
DIRECTION	E
STREET	HINSDALE
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Commerce/Trade - business
CONDITION	good	HISTORIC FUNCTION	Commerce/Trade
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	If not for the intrusive storefront alteration that creeps into the 2nd floor level, this Prairie School building would be one of Hinsdale's most distinctive 20th century commercial buildings.
STOREFRONT INTEGRITY	major alterations		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS	Prairie School	NO OF STORIES	2
BEGINYEAR	1907	ROOF TYPE	Flat
OTHER YEAR		ROOF MATERIAL	Not visible
DATESOURCE	HHS	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	aluminum
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung; display
		WINDOW CONFIG	1/1
SIGNIFICANT FEATURES	Three bay façade; stone cornice with corner brackets, ledges, and square panels; 2nd floor windows (north) are surrounded by a panel of brick stretcher and rowlock courses; stone sill that runs under all 2nd floor windows		
ALTERATIONS	Storefront has been designed to creep up into 2nd floor level; replacement east side windows and added arched entry; alteration permits in 1946 (\$25,000) & 1950 (\$4,000); 1928 remodeling permit for storefronts and side door (\$500)		

**STOREFRONT
FEATURES**

A portion of the cast iron storefront cornice still is visible

**STOREFRONT
ALTERATIONS**

Entire storefront has been reconfigured with non-historic materials (1990s)

HISTORIC INFORMATION**HISTORIC
NAME****COMMON
NAME**

Zazu Salon and Day Spa

COST**ARCHITECT****ARCHITECT2****BUILDER****ARCHITECT
SOURCE****HISTORIC
INFO**

Many drug store have occupied on the first floor of this building, including the Rexall Drug Store for many years. The second floor acted as a meeting hall during the 1910s (source: Ziegweid).

LANDSCAPE

Midblock on commercial street; next to alley; sidewalks and brick pavers at front; party walls and no setbacks; across from train station and railroad tracks

PHOTO INFORMATION**ROLL1**

5

FRAMES1

12

ROLL2**FRAMES2****ROLL3****FRAMES3****DIGITAL
PHOTO ID**

d:\hinsdale018e.j
pg

SURVEY INFORMATION**PREPARER**

Jennifer Kenny

PREPARER**ORGANIZATION**

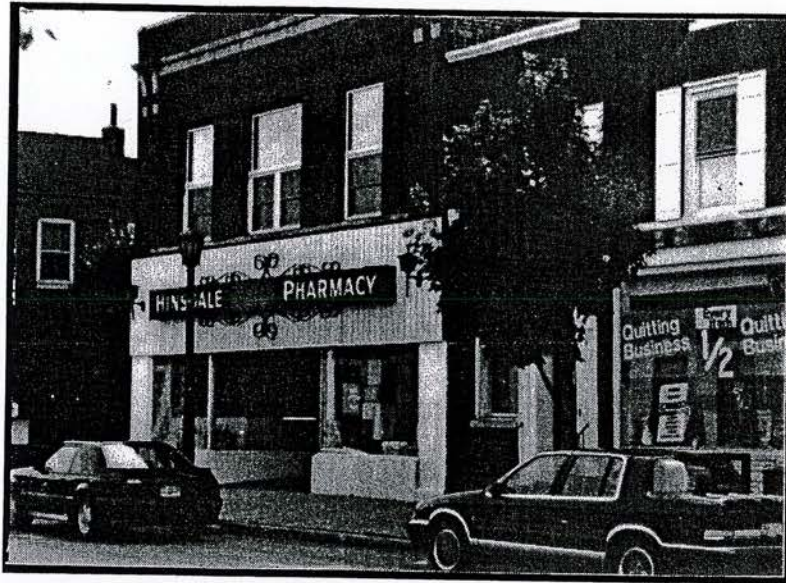
Historic Certification
Consultants

SURVEYDATE

6/25/03

SURVEYAREA

DOWNTOWN



18 EAST HINSDALE AVENUE The Hinsdale Pharmacy

This building was built in 1907 and was improved two years later.

In 1904 John S. Belden bought the underlying land from Henry A. Gardner and sold the property to Frank O. Butler, Paul Butler's father, in 1907.

Frank Butler sold the land and building in 1909 to the Hinsdale Auxiliary Association, the owner of the building until 1927 when Robert E. Oswald bought it. Mr. Oswald was the proprietor of the Blue Lantern Tea Room on South Washington Street. This is just another case of local merchants buying buildings other than those in which they operated.

Subsequent owners of the building were Carl Person; Signa Cederholm and her husband; Goldie Cohen and Tony Blazak; Arthur H. Boettcher and John Dienner; Mr. and Mrs. Peter Martell; and the current owners.

Diverse drug stores have occupied the first floor for many years, including Martell's Pharmacy in 1938.

* In 1913 Neidig's Lodge Hall, Neidig's Billiard Hall and Barber Shop, Neidig's News Stand and Neidig's Telephone Pay Station were all in this building. Later, the building was home to Archie Boynton's barber shop in the front and, discreetly in the rear, Boynton's pool hall, where the venerable Rem Noble beat Mike Symonds in a pool game.

Bracketed corbel tables and a decorative stone belt course on the attic level of the facade are architectural features of this brick building.

* The Lodge Hall was on the second floor. It was used for meetings and dances.

BIG SNOW

HINSDALE AV. ~~18 E. STREET~~

18 E. Hinsdale - 1924



McNeal & Boynton



First Floor - Circa 1920s



**COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA**

Address of proposed request: 18 E. Hinsdale Avenue, 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.

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

No change.

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

Proposed windows are an improvement over existing windows. They are more durable and provide greater thermal efficiency to the building to reduce energy consumption.

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

The proposed window replacement is an improvement consistent with the newest renovated buildings in town (i.e. Burdi). The intent is to create a more consistent storefront with the first floor windows on our building. The proposed windows will not change the existing window opening sizes.

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.

No change.

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

No change.

6. *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.

No change.

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.

No change. The proposed replacement windows will fit into existing window openings.

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.

No change. The proposed replacement windows will fit into existing window openings.

9. *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.

No change.

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.

No Change.

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.

Replacing the windows with a darker frame is making the second floor windows more consistent with the first floor windows at our property.

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

Not Applicable

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.

Not Applicable

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.

Not Applicable

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.

Not Applicable

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.

The windows were previously ordered without knowledge of a required permit. We discovered this when examining quality of the masonry and noting a permit to repair in order to replace the windows. We ask the Plan Commission and Board of Trustees to consider our expense to date with the purchase of the windows when considering our request to approve the change. ■

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if 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.
No change.
2. The proposed site plan interferes with easements and rights-of-way.
No change.
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.
No change.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
No change.
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.
No change.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
No change.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
No change.
8. 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.
No change.
9. 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.
No change.

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.

No change.

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

No change.

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

No change.

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: Michael Segretto & SALVATORE SEGRETTO

Owner's name (if different): Salvatore Segretto of Bryn Hafod Properties, LLC

Property address: 18 E. Hinsdale Avenue, Hinsdale, IL 60521

Property legal description: [attach to this form]

Present zoning classification: B-2, Central Business District ☐

Square footage of property: 2875.59

Lot area per dwelling: NA

Lot dimensions: 32.31 x 132.1

Current use of property: Existing Beauty Salon

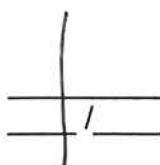
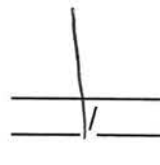
Proposed use:
☐ Single-family detached dwelling
☒ Other: No Change Existing Beauty Salon

Approval sought:
☐ Building Permit
☐ Special Use Permit
☒ Site Plan
☐ Design Review
☐ Other: _____
☐ Variation
☐ Planned Development
☒ Exterior Appearance

Brief description of request and proposal:

Replacing Existing Windows with Newer More Efficient

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 offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required:

Number of loading spaces required:

Statement of applicant: NO CHANGE NOT APPLICABLE

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:

Applicant's signature

Applicant's printed name

Dated: July 7th, 2022.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Michael Segretto
Address: 18 E. Hinsdale Avenue
City/Zip: Hinsdale, IL 60521
Phone/Fax: () _____ / _____
E-Mail: michael@zazu.biz

Owner

Name: Bryn Hafod Properties, LLC
Address: 18 E. Hinsdale Avenue
City/Zip: Hinsdale, IL 60521
Phone/Fax: () _____ / _____
E-Mail: salvatore@zazu.biz

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: () _____ / _____
E-Mail: _____

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: () _____ / _____
E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

- 1) N/A
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 18 E. Hinsdale Avenue, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 128 - 007

Brief description of proposed project: We seek to replace rotting existing non-historic 2nd floor windows with new energy efficient aluminum windows and attempt to make building more cohesive with 1st floor store front.

General description or characteristics of the site: Existing beauty salon.

Existing zoning and land use: B2 Existing Beauty Salon

Surrounding zoning and existing land uses:

North: B2

South: B2

East: B2/IB

West: B2

Proposed zoning and land use: No Change

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E
Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 18 E. Hinsdale Avenue

The following table is based on the B2 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
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		

* Must provide actual square footage number and percentage.

NO CHANGE

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: No Change

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. 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:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 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.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason 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, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 22nd day of July, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]
Signature of applicant or authorized agent

MICHAEL SEGRETO
Name of applicant or authorized agent

[Signature]
Signature of applicant or authorized agent

[Signature]
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 22 day of
July, 2022.

[Signature]
Notary Public
4



VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Michael Segretto, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on _____.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

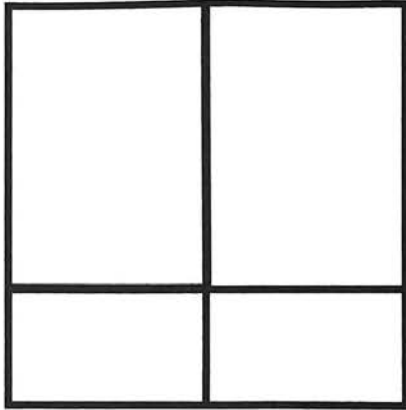
By: _____
Name: _____
Address: _____
per Bethany Salmon

Subscribed and sworn to before me

This _____ day of _____, _____.

By: _____
Notary Public

⑧ WATER ANALYSIS?	⑧ CONC = CONCENTRY
⑨ WATER WEIGHT	⑨ W = FOUR INCH RCD
⑩ FLOW RATE	⑩ W = FLOW RATE FIVE
⑪ FLOW RATE	⑪ W = FIVE
⑫ FLOW RATE	⑫ W = MAXIMUM
⑬ PLANNED END SECTION	⑬ F.L.S = PLANNED END SECTION
⑭ PLANNED MANHOLE	⑭ W = MANHOLE
⑮ PLANNED MANHOLE	⑮ W = FIVE INCH RCD FIVE
⑯ PLANNED MANHOLE	⑯ W = FIVE INCH RCD FIVE
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4 window mull unit
climateguard
aluminum
W 71.5 x H 91 exact
size
awning black (bottom)
W 35.75 x H 21 (qty:2)
picture black (top)
W 35.75 x H 70 (qty:2)
double pain glass with
low-e and argon

Qty:1 unit

EXHIBIT A



2 window mull unit
climateguard
aluminum
W 35.75 x H 91 exact
size
awning black (bottom)
W 35.75 x H 21
picture black (top)
W 35.75 x H 70
double pain glass with
low-e and argon

Qty: 1 9

EXHIBIT B

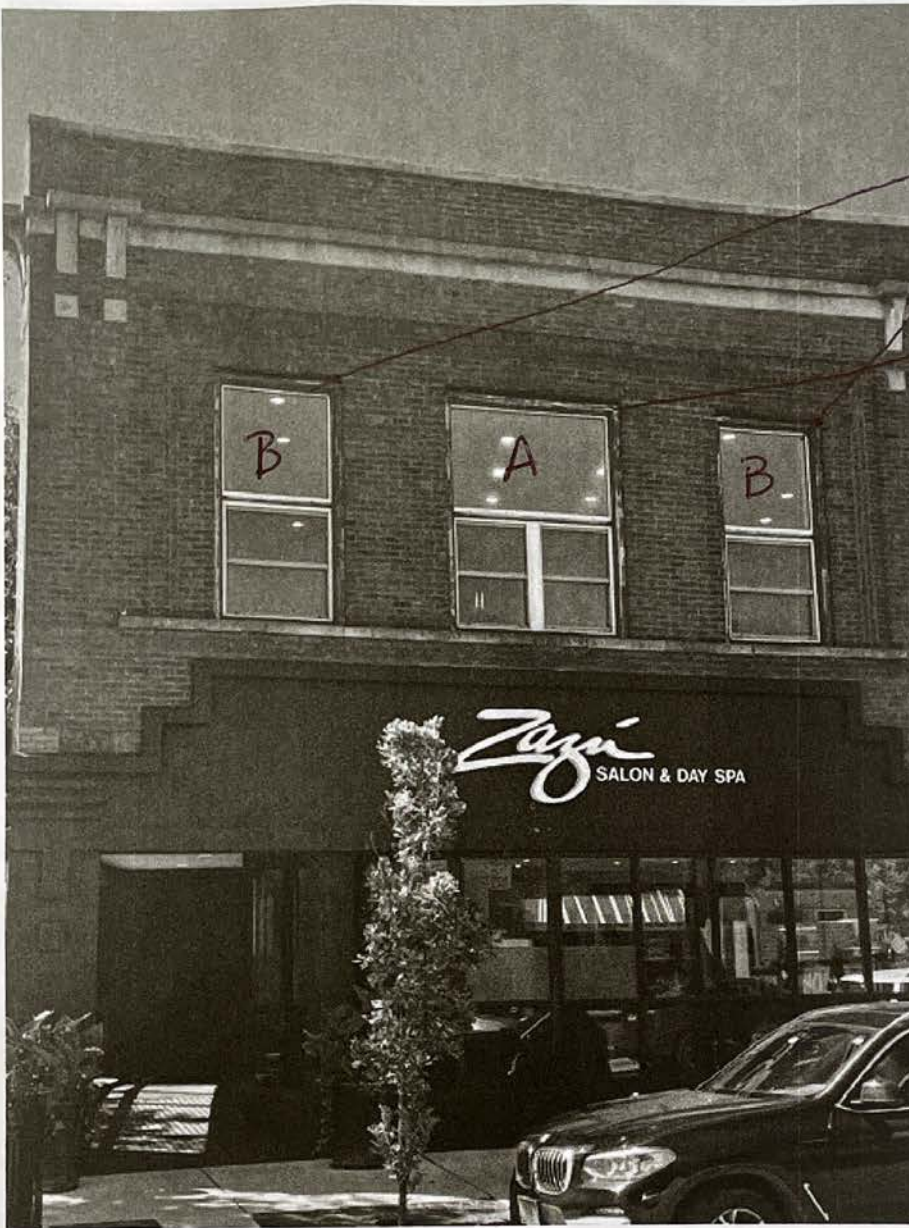


EXHIBIT B

EXHIBIT A



ALL WINDOWS ON EAST ELEVATION + SOUTH ELEVATION
WILL BE EXHIBIT B

• This window has been selected for

• This window will be

• This window will be

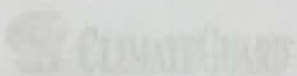
• This window will be

• This window will be

• This window will be

• This window will be

• This window will be



(773) 278-3600

www.climateguard.com

CLIMATEGUARD[®] PRIMEALUMINUM

FEATURES & BENEFITS

PrimeAluminium windows are ideal for modern spaces because of their lightweight, narrow, and strong frame. Although less thermally efficient than vinyl, PrimeAluminium windows provide strength and impact resistance while maximizing views with narrower frame lines.



THERMAL EFFICIENCY

Effective thermal break



STRUCTURAL DURABILITY

Better impact testing
Better flexibility



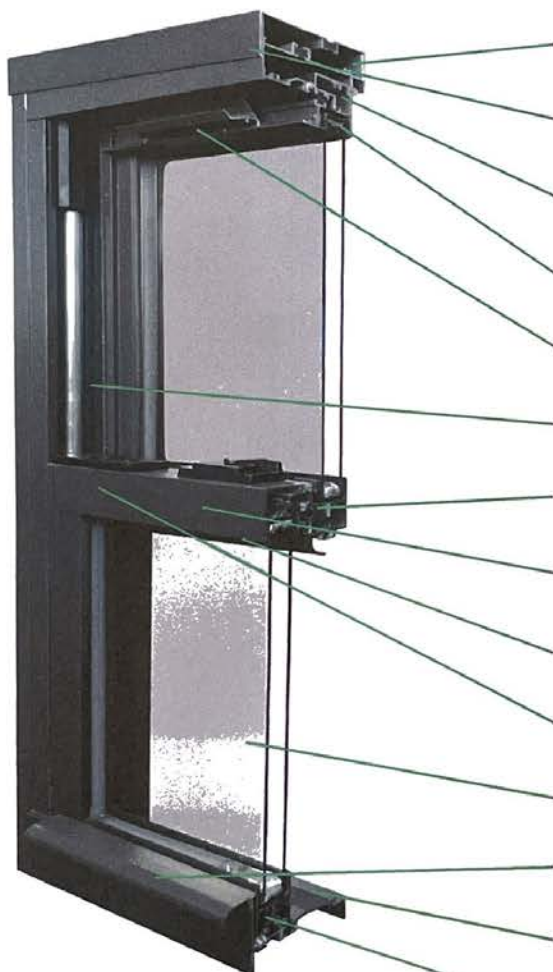
WEATHER RESISTANCE

Resistant to water & light
Superior color retention



DESIGN CUSTOMIZATION

Solid powder coated colors



PrimeAluminium Double Hung Shown



High grade aluminum for strength and durability



Adjustable expander cap



Thermal break on main frame and sashes



3/4" hermetically sealed thermal glass unit



Top Sash Security Lock



Spiral balance system



Interlocking sash meeting rails



Five maintenance-free frame colors available



Tilt-in or removable sashes



Double limit lock for safety and security



Marine glazing with other glass options available



Sloped sill for easy water run-off



Stepped jamb construction



Wool pile with fin seal weather stripping



CLIMATEGUARD[®]

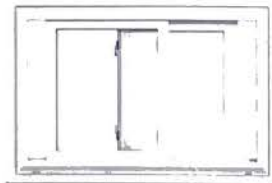
(773) 278-3600

WWW.CLIMATEGUARDWINDOWS.COM

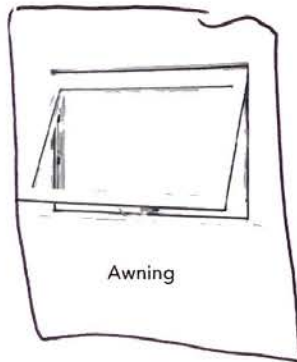
CLIMATEGUARD[®] **PRIME**ALUMINUM



Double Hung



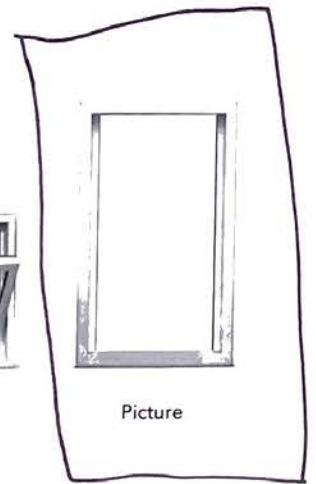
2-Lite Slider
3-Lite Slider



Awning



Hopper



Picture

COLOR & FINISH OPTIONS

The PrimeAluminum Window series features five maintenance-free, high-performance stock frame colors.

STOCK ALUMINUM EXTRUSIONS



White



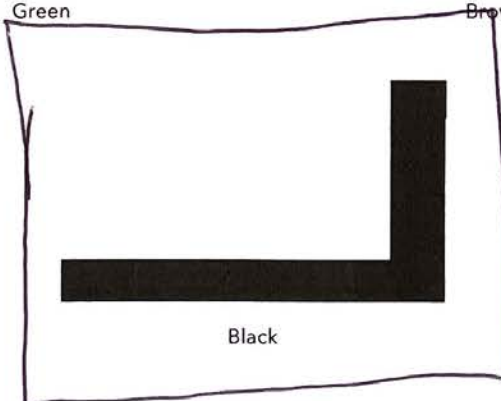
Green



Brown



Bronze



Black



PRIME ALUMINUM DOUBLE HUNG WINDOW

PERFORMANCE GLASS PACKAGES



ESSENTIAL WEATHER PROTECTION

SUPERIOR ENERGY EFFICIENCY

	GOOD	BEST
THERMAL PERFORMANCE		
COST	\$	\$\$
CARDINAL GLASS	 DOUBLE COATED LOE ² -270, CLEAR	 DOUBLE COATED LOE ² -270, EPS LOE
GLASS UNIT	 3/4" DOUBLE PANE	 3/4" DOUBLE PANE
GAS FILL	 ARGON	 ARGON
SPACER SYSTEM	 INTERCEPT WARM EDGE	 INTERCEPT WARM EDGE

NEAT GLASS, TEMPERED, FROSTED, LAMINATED GLASS & OTHER OPTIONS AVAILABLE



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MEMORANDUM

DATE: September 9, 2022

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

SUBJECT: Case A-21-2022 – 35 E. First Street – Fuller House – Exterior Appearance and Site Plan Review to allow for improvements to the existing building and site located at 35 E. First Street in the B-2 Central Business District

FOR: September 14, 2022 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Patricia Vlahos, Fuller House

Subject Property: 35 E. First Street (PIN: 09-12-129-012)

Existing Zoning & Land Use: B-2 Central Business District – Restaurant with Outdoor Patio, Hardware Store, Martial Arts / Fitness Studio / Office

Surrounding Zoning & Land Use:

North: B-2 Central Business District – Village-Owned Parking Lot

South: B-2 Central Business District – (across First Street) Commercial Retail / Office

East: B-2 Central Business District – (across Garfield Street) Office

West: B-2 Central Business District – Commercial Retail / Vacant

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade and site located at 35 E. First Street in the B-2 Central Business District. The existing two-story building is situated on an L-shaped lot that fronts both First Street and Garfield Street. The building consists of several tenants, including a restaurant, hardware store, martial arts fitness studio, and offices. The outdoor patio for Fuller House is located on the adjacent lot at 50 S. Garfield, formerly occupied by a restaurant (Dips & Dogs) that is now currently vacant.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and is Significant according to the 2003 Architectural Resources in the Downtown Survey Area. The building features Two-Part Commercial Block architecture in a Renaissance Revival style. It was designed by Walter Ewert and was constructed in 1929.

REQUEST AND ANALYSIS

The applicant is proposing several exterior improvements to the existing front façade of the building facing First Street, which are detailed below:

MEMORANDUM

- Painting - The applicant is proposing to paint the existing brick on the front facade white (Sherwin Williams Alabaster White). Only the front façade will be painted, the side and rear elevations of the building facing Garfield Street and the alley will not be painted. The stone sills, sign band, and pilasters around the storefront are shown not to be painted.
- Light Fixtures - The five (5) existing gooseneck light fixtures affixed to the second floor will be removed and replaced with new bronze wall sconces. The applicant has included a specification sheet showing the proposed light fixtures for review. There are no proposed changes to the recessed lighting underneath the ceiling of the storefront alcove.
- Wood Cladding on the Existing Stone Band - The existing stone band above the storefront will be covered with reclaimed wood cladding to serve as the background for a future wall sign, to be submitted for review and approval via a sign permit application at a later date.
- Outdoor Seating Area - Three (3) wood planter boxes are proposed along the perimeter of the recessed storefront alcove to provide a barrier for the outdoor patio area. The planters will be aligned with the property line abutting First Street and are not permitted to encroach into the right-of-way. Details on the planter box design were submitted as part of the application packet for review.

The concrete floor of the entry alcove will be painted in a chevron stencil pattern in a gray color (Sherwin Williams Gauntlet Gray). The applicant has confirmed that the black and white pattern included in one of the plan exhibits is to show the proposed pattern, but does not represent the proposed colors. The area shown on the exhibit in black will be painted gray and the white area will be left unpainted. The ceiling of the alcove will also be painted black (Sherwin Williams Tricorn Black).

- Signage - The proposed renderings show a conceptual wall sign and projecting sign on the front of the building facing First Street. The applicant will be required to submit a separate sign permit application for review by the Historic Preservation Commission and Plan Commission at a later date.

MEETING HISTORY

Historic Preservation Commission Meeting – September 7, 2022 – Patricia Vlahos, representing Fuller House, provided an overview of the proposed changes to the building and answered questions from the Commissioners.

Commissioners expressed concern over the painting of the brick. It was discussed that painting could damage the brick and this has not been supported on other historic buildings in the downtown in the past. Ms. Vlahos confirmed that there are no plans to paint the side of the building where the outdoor patio is located facing Garfield Avenue and the ivy would remain as is.

There was also a discussion on installing wood cladding over the limestone around the storefront entry way. One Commission noted that this can damage the limestone, but it was noted that the limestone was not original to the building based on older photos included in the packet.

Ms. Vlahos confirmed that there are no changes to the entrance way to the second floor or iron detailing above the door on the right side of the front façade. The proposed light fixtures are electric and will not be gas lights.



MEMORANDUM

Mr. Segretto, of Zazu Salon & Day Spa, commented that he believes the proposed changes are attractive. He noted that he owns a painted brick building in Naperville and agrees with the Commission on potential issues with painting brick. Mr. Segretto stated that a responsible building owner needs to paint a building a properly and maintain the building over time, but painting can provide a contemporary look that can help make a business successful.

Overall, the Commission supported the proposed changes to the building and site, but was opposed to the applicant painting the brick.

The Historic Preservation Commission recommended approval of Case A-21-2022, an Exterior Appearance and Site Plan Review to allow for improvements to the existing building located at 35 E. First Street in the B-2 Central Business District for Fuller House, by a vote of 4-0 (3 absent), subject to the condition that the applicant does not paint the existing brick.

REVIEW PROCESS

Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

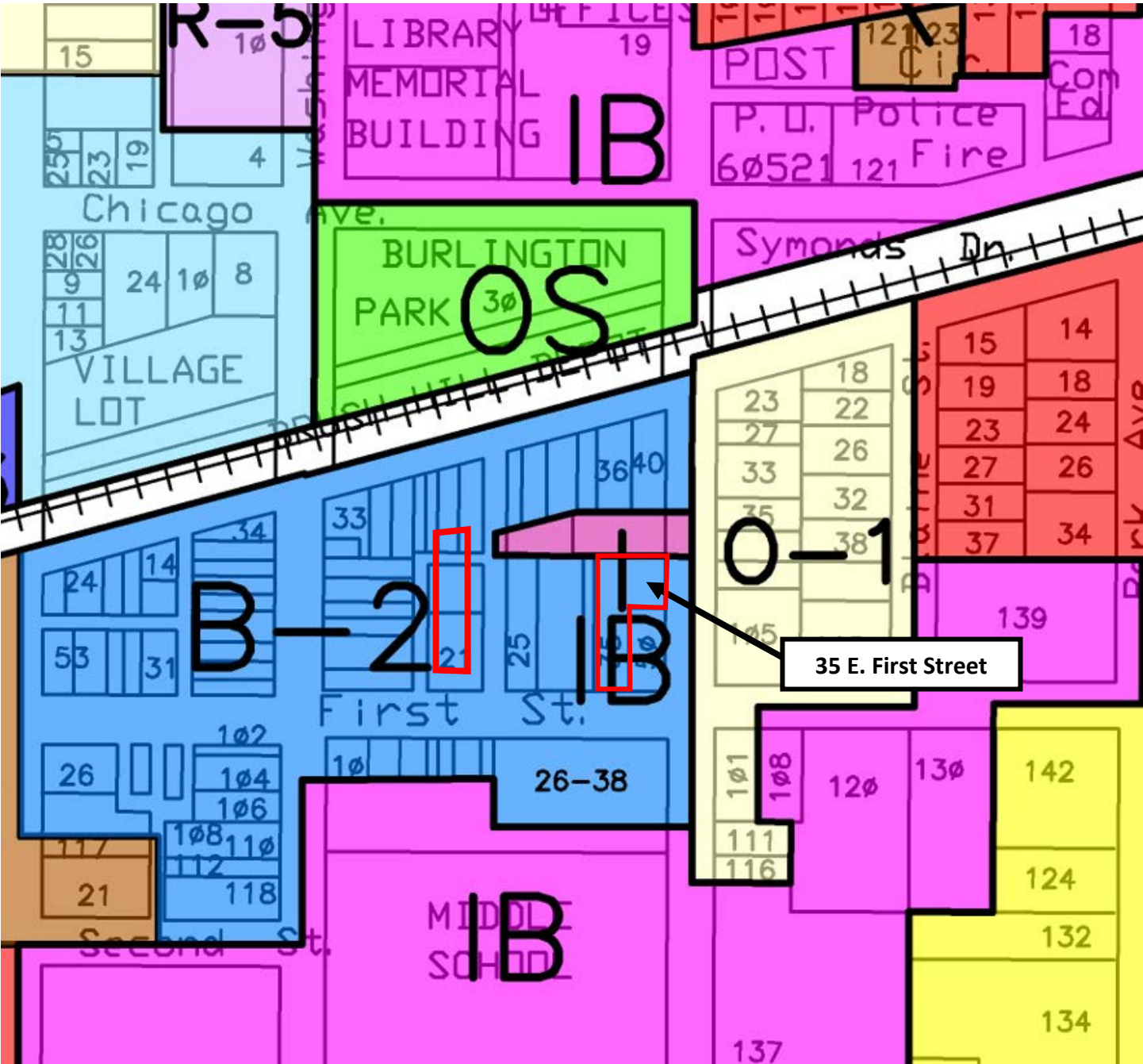
Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

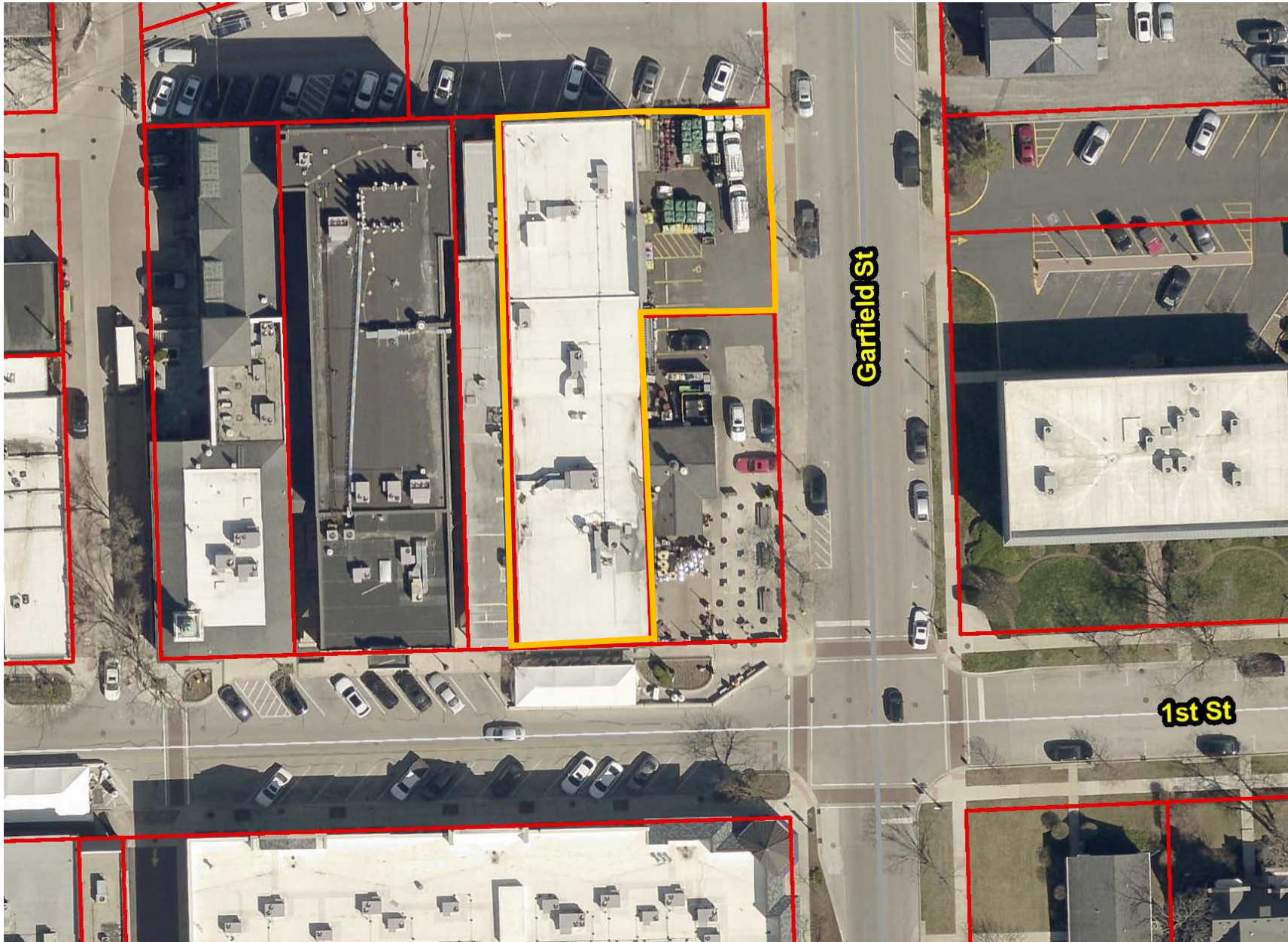
ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Downtown Historic District Map
6. National Register of Historic Places Nomination Sheet (2006)
7. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
8. Exterior Appearance & Site Plan Review Application and Exhibits

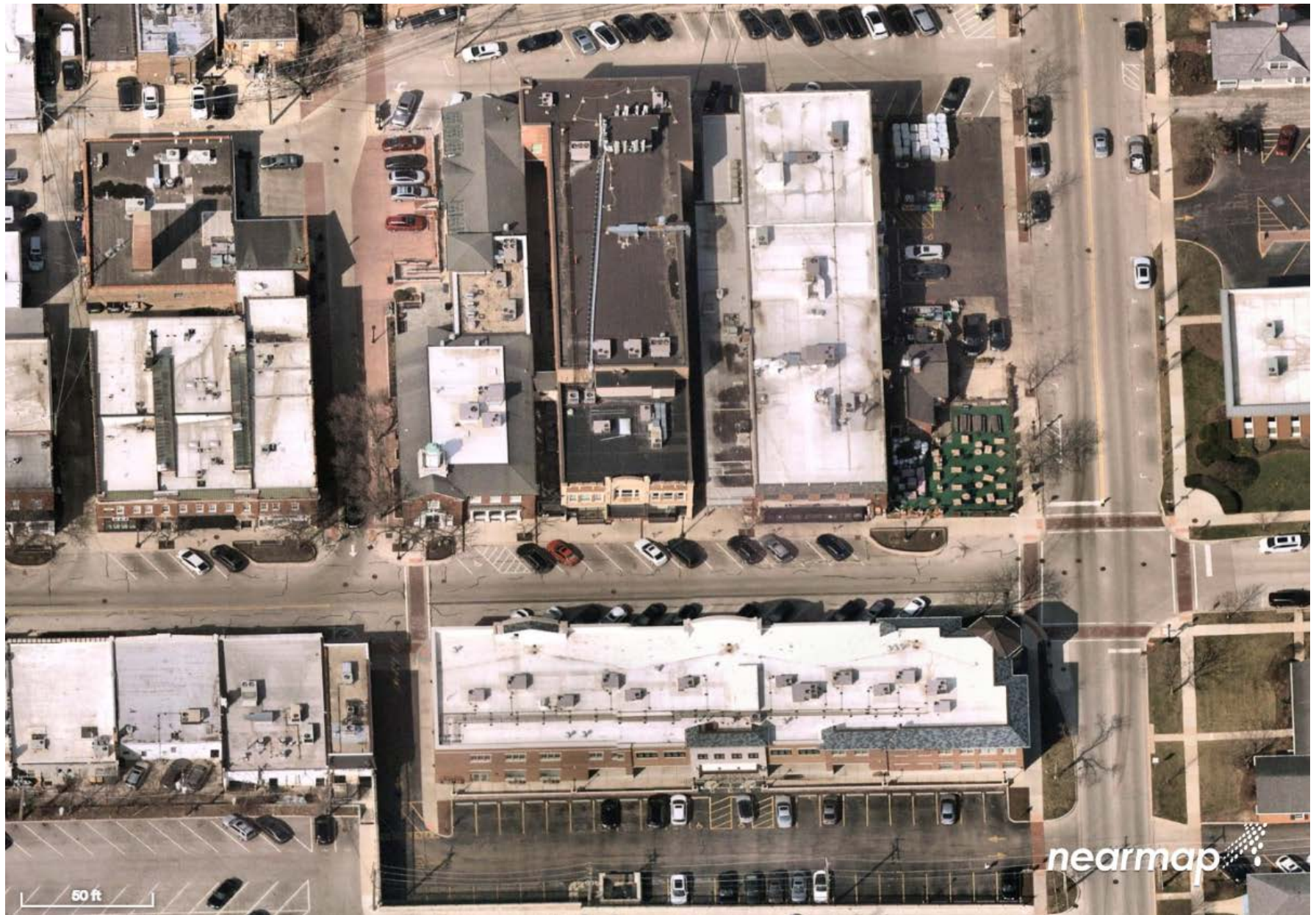
Village of Hinsdale Zoning Map and Project Location



Aerial View – 35 E. First Street



Birds Eye View – 35 E. First Street



Street View – 35 E. First Street



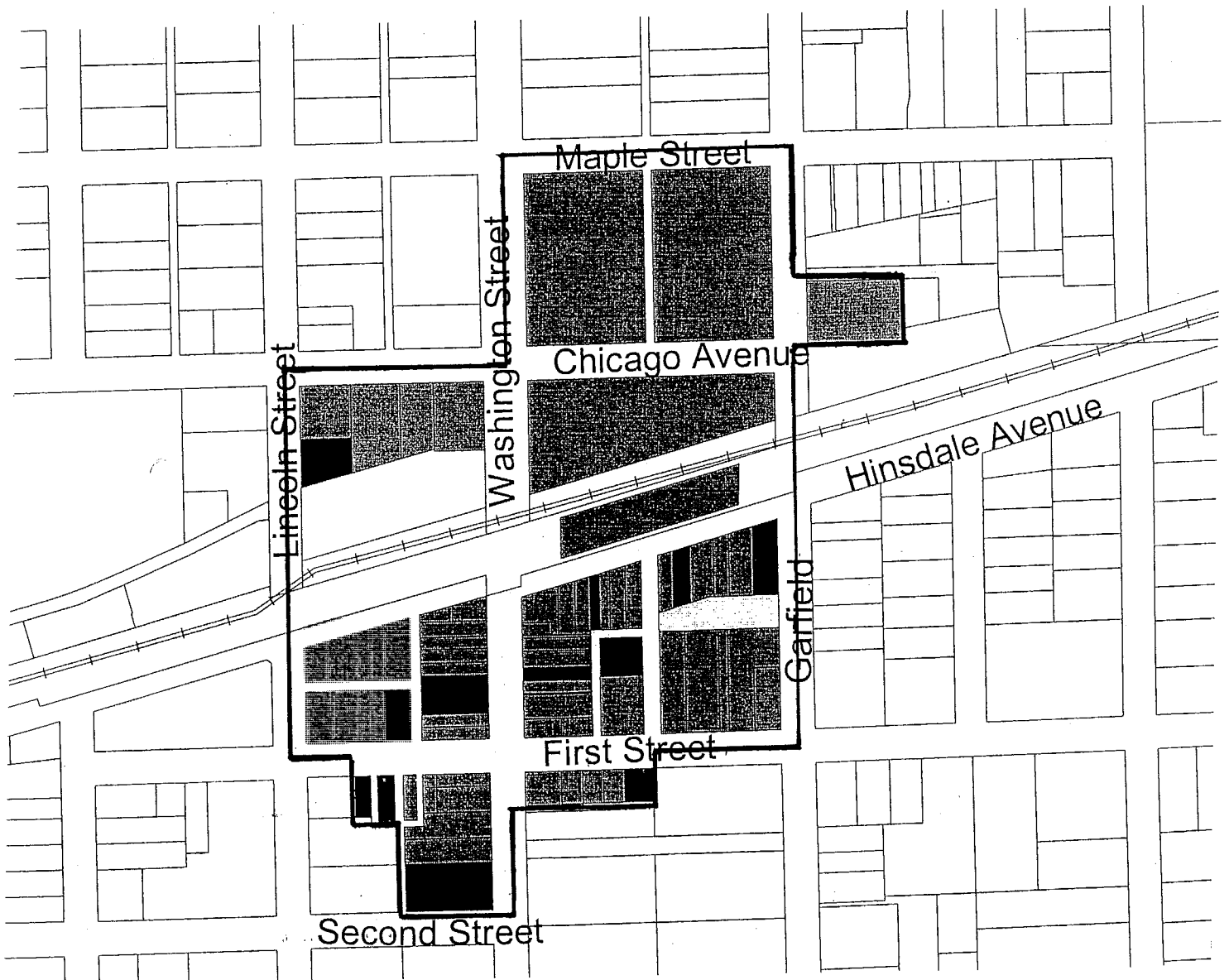
Street View – 35 E. First Street



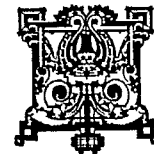
Street View – 35 E. First Street



MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing
Non-Contributing



GRANACKI
HISTORIC CONSULTANTS

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL

INVENTORY OF BUILDINGS

NO		STREET		STYLE/TYPE	DETAILS	DATE	RATING	HIST. NAME	ARCHITECT	BUILDER
19	E	CHICAGO	AV	City Hall/Library	Georgian Revival	1927	C	Hinsdale Memorial Building	Clark, Edwin H.	
20	E	CHICAGO	AV	Park		1877	C	Railroad Park		
8	W	CHICAGO	AV	Gas Station	Colonial Revival	c. 1950	C			
10	W	CHICAGO	AV	One Part Commercial Block	Classical Revival	1926	C			
24	W	CHICAGO	AV	Garage		1915	C			
26-28	W	CHICAGO	AV	Two Part Commercial Block	Art Moderne	c. 1940	C			
8	E	FIRST	ST	One Part Commercial Block	Classical Revival	1944	C	Schweidler & Mewherter Building	Zook, R. Harold	Brainer & Loehman
9	E	FIRST	ST	Two Part Commercial Block	Colonial Revival	1904	C			
10-12	E	FIRST	ST	One Part Commercial Block	Commercial style	c. 1912	C			
11-21	E	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1925	C	Ostrum Building		
14-16	E	FIRST	ST	One Part Commercial Block		c. 1912	C	212-214 First Street Building		
18-20	E	FIRST	ST	One Part Commercial Block		1910	NC	Merrill, John C. F. Building		
22	E	FIRST	ST	Two Part Commercial Block		1978	NC	Hinsdale Chamber of Commerce	West, Phillip Duke	Pierson, Dave
25	E	FIRST	ST	Police Station/Fire Station	Georgian Revival	1935	C	Police and Fire Station	West, Philip Duke	
29	E	FIRST	ST	Theater	Renaissance Revival	1925	C	Hinsdale Theater	Barfield, William Gibson	
33	E	FIRST	ST	Two Part Commercial Block	International Style	1950	C	Philip D. West Office	West, Philip Duke	West, Philip D.
35	E	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1929	C	Ray J. Soukup Building		Ewert, Walter

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 29

**Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL**

TWO-PART COMMERCIAL BLOCK

According to Longstreth, the Two-Part Commercial Block is considered the most common type of commercial building in America. Found principally in small and moderate-sized communities between the 1850s and 1950s, the building is always a two- to four-story building characterized by a horizontal division into two clearly separated zones. These zones reflect differences of use on the interior, with the ground-floor level possessing public places such as a store or lobby, and the upper stories having the more private spaces of the building including offices, living spaces, or a meeting hall. The upper stories often reflect domestic high style architecture in ornamentation.

The Two-Part Commercial Blocks in the district date from as early as c. 1888 through the 1990s. There are some excellent examples across several different high styles, from the second half of the 19th through the first three decades of the 20th centuries. Those that are significant designs include 35 E. and 19 W. First Street, 28-30 E. Hinsdale Avenue, and 33-35, 39, 43, 47, 49-51, 53, 101, and 102 S. Washington Street.

The Italianate-style Two-Part Commercial Block at 47 S. Washington Street, built in 1881, is believed to be the oldest building in downtown Hinsdale. The wood shingle cladding on the front façade and wood shutters from the 1950s are not original to the building, but some of its Italianate features are still visible. These include the wood cornice with dentil trim, brackets and wood frieze, and the classical window hoods.

A number of distinguished Queen Anne-style Two-Part Commercial Blocks are found within the historic district. The Queen Anne style is characterized by asymmetry and irregularity in form, with a variety of surface materials and textures. The Queen Anne style is usually evidenced in commercial buildings by corner towers and projecting bay windows on the upper floors. The Papenhausen Building at 102 S. Washington Street is an exceptional example of the style. Built in 1888, it sports a corner turret with fishscale shingles, conical roof and finial. There is a metal cornice with brackets, frieze, and triangular pediment. Decorative brickwork with sawtooth and recessed rowlock courses adds surface texture. Although there have been non-historic

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 30

**Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL**

alterations such as the large bay window on the north facade and some replacement display windows, the distinctive historic character of this structure predominates.

Another notable Two-Part Commercial Block with Queen Anne styling is 33-35 S. Washington Street, built in 1900, which housed a drug store for over 100 years. Also on a corner site, it has a corner tower with belcast roof, finial, dentil trim, and wood panels. The wood cornice has a dentiled frieze and stone frieze below. In 2005, the windows were replaced in their original openings and the storefronts were remodeled.

One of Hinsdale's most architecturally significant buildings is the Two-Part Commercial Block in the Classical Revival style, formerly the Hinsdale State Bank, at 101 S. Washington Street. This structure was designed by noted architect William Gibson Barfield and built in 1927. It was identified in the Illinois Historic Structures survey likely for its exceptional terra cotta ornament executed by the American Terra Cotta Company of Chicago. The Classical Revival style came about during a revival of interest in classical models after the Chicago World's Columbian Exposition of 1893, and became fashionable throughout the country into the 1920s. The architects of the time who had received training at the Ecole des Beaux Arts in Paris contributed to the influence of this style. Classical Revival features include the prominent corner entry portico with triangular pediment, the terra cotta ornamented triangular pediment with modillions at the parapet level, the rooftop balustrade, and the corner quoins. The multi-light windows have dog-ear surrounds and keystones. The bank occupied this location until the late 1960s when a new bank building was constructed at 50 S. Lincoln Avenue in 1967, outside of the historic district boundaries. It is now occupied by a Gap clothing store.

Of the buildings within the Hinsdale commercial district built with Renaissance Revival detailing, the Ray J. Soukup Building at 35 E. First Street is a fine example. Built in 1929, it has housed the Soukup Hardware store, now Home and Hardware store, ever since. Its Renaissance Revival features include a ceramic tile roof, polychrome brick, and six-over-one wood double-hung windows. The storefront's historic configuration with recessed and angled display windows, recessed doors, and a three-part storefront configuration with bulkhead, display windows, and transoms were all replaced in 2004.

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	35
DIRECTION	E
STREET	FIRST
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Commerce/Trade - business
CONDITION	good	HISTORIC FUNCTION	Commerce/Trade
INTEGRITY	minor alterations and addition(s)	REASON for SIGNIFICANCE	Locally significant for its associations with longtime business, Soukup Hardware, in operation in this building for over 74 years.
STOREFRONT INTEGRITY	not altered		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS	Renaissance Revival	NO OF STORIES	2
BEGINYEAR	1929	ROOF TYPE	Combination
OTHER YEAR		ROOF MATERIAL	Ceramic Tile
DATESOURCE	building permit #7182	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/display
		WINDOW CONFIG	6/1
SIGNIFICANT FEATURES	Five bay façade; ceramic tile roof; polychrome brick; rectangular panels below 2nd floor windows with stone corner blocks; wood triangular pediment over 2nd floor entry bay; stone sills; 6/1 wood double hung windows		
ALTERATIONS	Aluminum storm windows; window air conditioners; rear two story concrete block addition (1933? permit for 30x50 cement block storage & 1940 permit two story addition (\$4000); permits also in 1937 and 1938 (\$2,600).		

**STOREFRONT
FEATURES**

Historic storefront configuration with recessed and angled display windows, recessed doors, three part storefront with bulkhead, display windows and transoms above; brick soldiercourse frieze; historic 2nd floor entry door at east end

**STOREFRONT
ALTERATIONS**

HISTORIC INFORMATION

HISTORIC NAME	Ray J. Soukup Building
COMMON NAME	Soukup True Value Hardware
COST	\$22,000
ARCHITECT	
ARCHITECT2	
BUILDER	Ewert, Walter
ARCHITECT SOURCE	



HISTORIC INFO Owner Ray Soukup constructed this building in 1929 for his Hardware and Department Store. One of Hinsdale's longest running businesses, it was operated by the Soukup family until sold in recent years by Ray Soukup's son, Hank.

LANDSCAPE Midblock on commercial street; building faces south; sidewalks and diagonal parking at front; no setback

PHOTO INFORMATION

ROLL1	9
FRAMES1	36a
ROLL2	6
FRAMES2	26,30
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	d:\first035e.jpg

SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	6/25/03
SURVEYAREA	DOWNTOWN

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 35

STREET E FIRST ST

ADDITIONAL PHOTOS OR INFORMATION





35 EAST FIRST STREET
Soukup's Hardware / Village Light House

On land purchased from Mr. and Mrs. John C. Wood, Ray Soukup had this building erected in 1929. From the beginning it housed the veritable Hinsdale institution, Soukup's Hardware and Department Store, which was run first by Ray and, after his death, by his widow and then by their son, Henry, known to all as Hank.

Only recently did Hank sell the business to another Hinsdalean with the proviso that it retain the name Soukup and the same good service with which Soukups has always been synonymous.

The second floor of the building has housed an antique shop, The Lair, formerly operated by Hank's father-in-law, Mr. Charles Butler. It now houses the Village Light House.

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	50
DIRECTION	S
STREET	GARFIELD
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Transportation - road-related (vehicular)
CONDITION	excellent	HISTORIC FUNCTION	Transportation - road-related (vehicular)
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	Notable historic gas station designed by local architect R. Harold Zook with handsome Colonial Revival detailing. However it is compromised by a non-historic canopy.
STOREFRONT INTEGRITY			
SECONDARY STRUCTURE	gas pump island		

ARCHITECTURAL DESCRIPTION

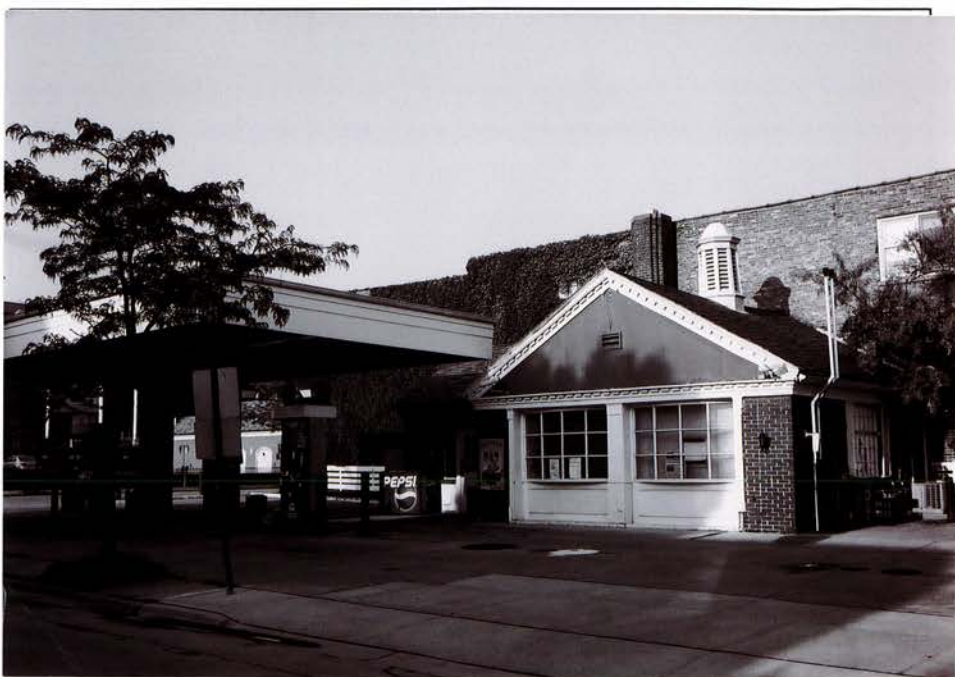
ARCHITECTURAL CLASSIFICATION	Gas Station	PLAN	L
DETAILS	Colonial Revival	NO OF STORIES	1
BEGINYEAR	1929	ROOF TYPE	Cross gable
OTHER YEAR		ROOF MATERIAL	Slate
DATESOURCE	building permit #1630	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	casement
		WINDOW CONFIG	
SIGNIFICANT FEATURES	Cross gable roof with slate; dentil trim in gables; cornice and frieze with dentil trim; cupola vent with belcast roof; brick quoins; multilight windows; classical door surrounds		
ALTERATIONS	Garage bays have been filled in with multilight windows and rectangular panels below (1972 permit, \$4000); gas pump island shelter structure to east of building (1970s); replacement front door; new tank, \$89,000, 1994 permit		

STOREFRONT
FEATURES

STOREFRONT
ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Brewer Brothers Filling Station
COMMON NAME	Village Gas
COST	\$3,500
ARCHITECT	Zook, R. Harold
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC
INFO This building has continually operated as a gas station since
its construction (source: Ziegweid).

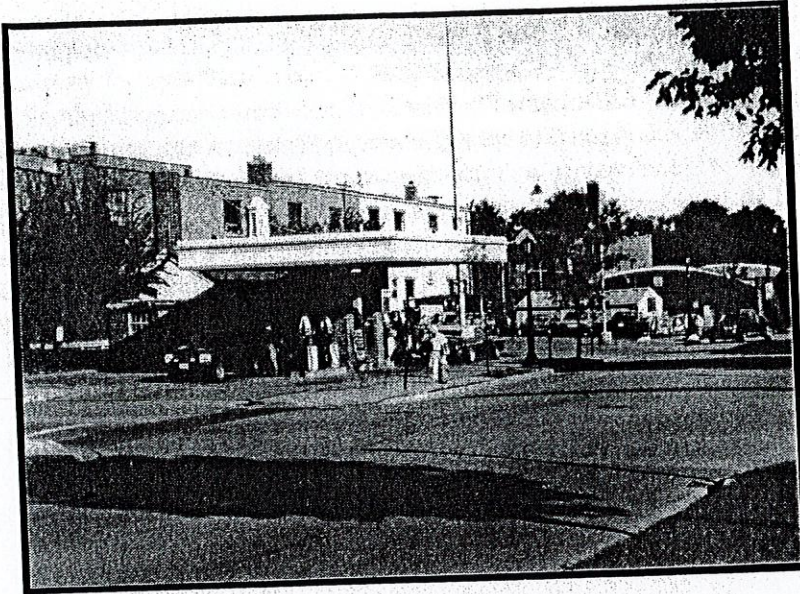
LANDSCAPE Corner lot in commercial district (NW
corner Garfield and first); building
faces east; concrete driveway and
curb cuts

PHOTO INFORMATION

ROLL1	6
FRAMES1	29
ROLL2	8
FRAMES2	2
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	d:\garfield050s.jp g

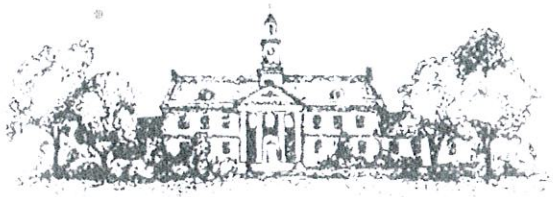
SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	7/2/03
SURVEYAREA	DOWNTOWN



NORTHWEST CORNER OF GARFIELD AND FIRST STREETS
Village Gasoline Station

This building, housing a gasoline filling station, was erected for Bob Brewer of Brewer Brothers Filling Station, on land purchased by him in 1930 from Mr. and Mrs. Ray Soukup. The Brewer Brothers were Bob and Fred. It has been used ever since as a gasoline filling station.



VILLAGE
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

FULLER HOUSE

Applicant owner of business
Name: Patricia Vlahos
Address: 85 E. First Street
City/Zip: Hinsdale IL 60521
Phone/Fax: (630) 670 0948
E-Mail: Patricia@fullerhousebar.com

Owner Building
Name: Joel Teglia
Address: 7630 Plaza Courtville
City/Zip: Willowbrook, IL 60527
Phone/Fax: (312) 953 1340
E-Mail: JTeglia@trpinv.com

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: Aida Napoles AGN Design
Title: Designer
Address: _____
City/Zip: _____
Phone/Fax: (312) 852 17832
E-Mail: AGNAPOLDES@designagn.com

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: () _____ / _____
E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)
1) _____
2) _____
3) _____

II. SITE INFORMATION

Address of subject property: 35 E First Street

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 012

Brief description of proposed project: Exterior change
of First Street Side of Building

General description or characteristics of the site: Fuller House Restaurant
+ Bar

Existing zoning and land use: Restaurant

Surrounding zoning and existing land uses:

North: Hardware store Retail

South: Retail

East: OFFICE

West: Retail

Proposed zoning and land use: _____

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 35 E. First Street, Hinsdale, IL 6052

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
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		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. 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:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 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.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason 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, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 11th day of August, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Patricia Vlahos
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this _____ day of _____,

Notary Public

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Patricia Vlahos, being first duly sworn on oath, do hereby
certify that I caused written notice of the filing of my application for a public hearing and or meeting to
be given to owners of record of property within 250 feet of any part of the subject property. I further
certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such
notice on August 11th 2022.

Attached is a list of all of the addresses of property to whom I gave such notice and the
receipts of mailings.

By: _____

Name: _____

Address: _____

Subscribed and sworn to before me

This _____ day of _____, _____.

By: _____
Notary Public



COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 35 E First Street

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.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

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.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6. *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.
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.
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.
9. *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.
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.
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.

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

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if 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.
2. The proposed site plan interferes with easements and rights-of-way.
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.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
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.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8. 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.
9. 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.

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.
11. The proposed site plan does not provide for required public uses designated on the Official Map.
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.



COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 35 E First Street

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.

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

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

We are not changing any materials
just wanting to add more of what is existing

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

The design matches the neighborhood
feel extremely well, charming, warm,
comfortable

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

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

N/A

6. *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

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.

N/A

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

9. *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.

All materials will remain the same

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.

looking to add 3 planters
to separate public from private
properties

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.

Looking for decorative changes
noting for materials changes










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.

Painting, Extra exterior wood for
decorative purposes, signage change for
extra

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if 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.

2. The proposed site plan interferes with easements and rights-of-way.

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.

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

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.

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

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

8. 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.

9. 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.


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.

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

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

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

Application for Certificate of Zoning Compliance

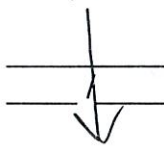
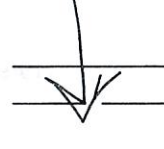
You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: Patricia Vlahos
Owner's name (if different): Joel Teglia
Property address: 35 E First Street Hinsdale, IL
Property legal description: [attach to this form] 60521
Present zoning classification: IB, Institutional Buildings
Square footage of property: 3471 sq ft
Lot area per dwelling: _____
Lot dimensions: 133 x 122
Current use of property: Restaurant
Proposed use: ☐ Single-family detached dwelling
☐ Other: _____
Approval sought: ☐ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☒ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

Exterior changes (minor)

Plans & Specifications: [submit with this form]

	Provided:	Required by Code:
Yards:	<u>N/A</u>	<u>N/A</u>
front:		
interior side(s)		

Provided:

Required by Code:

N/A

corner side
rear

Setbacks (businesses and offices):

front:
interior side(s)
corner side
rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):
accessory building(s):

Maximum Elevations:

principal building(s):
accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):
accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:

Applicant's signature

Patricia Vlahos

Applicant's printed name

Dated: 8/4/22, 2022

IRVEYOR
DRIVE
80527
7898
1897

First St

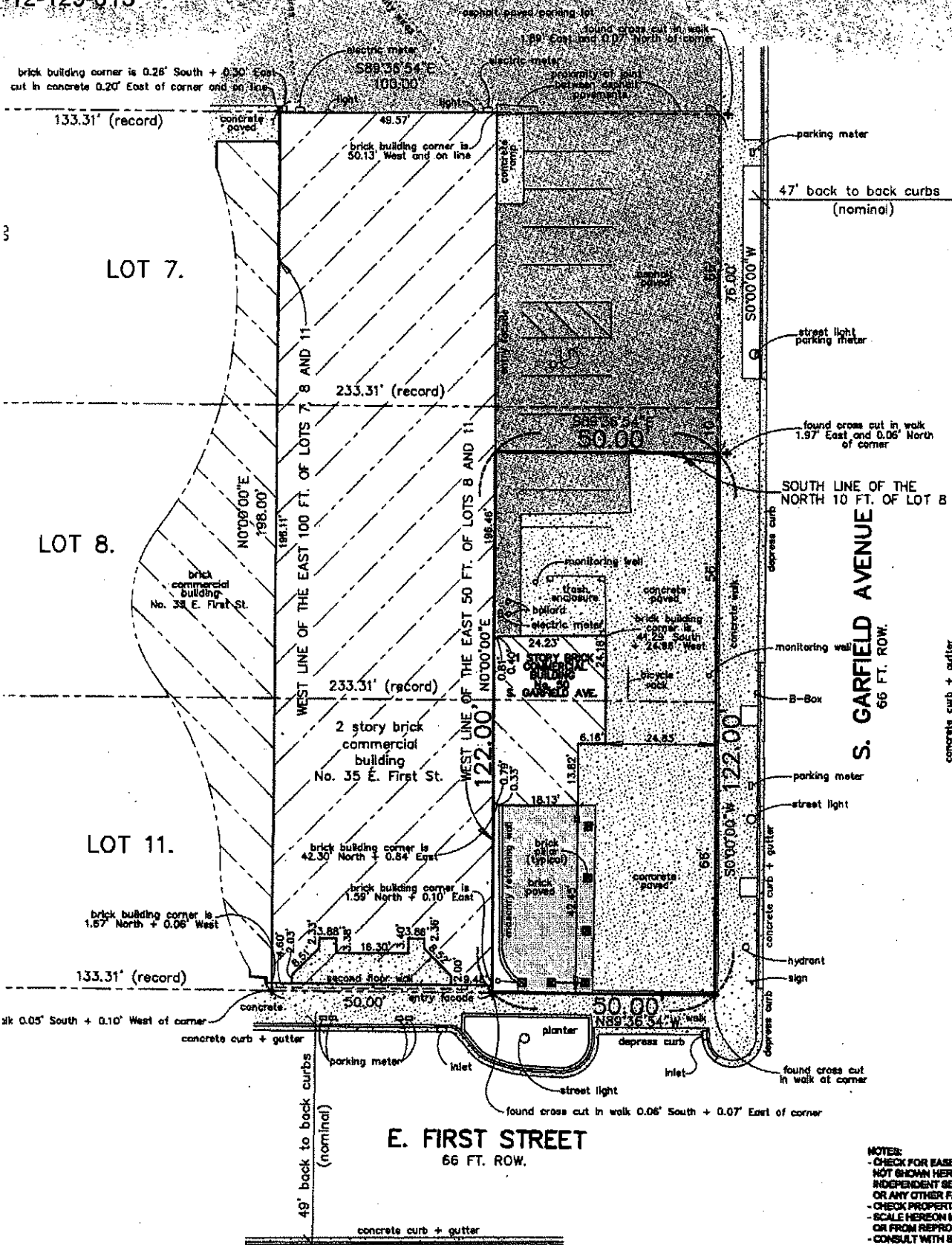
1"=20'

0 10 20 30

LOT 8 IN LAKE'S SUBDIVISION (Doc. 14582)

BEARINGS ARE ON ASSUMED D

12-129-013



NOTES:
- CHECK FOR EASES
NOT SHOWN HERE
INDEPENDENT OF
OR ANY OTHER FA
- CHECK PROPERTY
SCALE HEREON IN
OR FROM REPROD
- CONSULT WITH BU
CONSTRUCTION P
- DO NOT ASSUME T
- SURVEY PLAT NOT
BEAL IS AFFIXED H

Plat of Survey

ALTA/ACSM LAND TITLE SURVEY

THE EAST 50 FEET OF LOT 8 (EXCEPT THE NORTH 10 FEET) AND THE EAST 50 FEET OF LOT 11
IN BLOCK 2 IN TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT
RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1885,
AS DOCUMENT 7738, IN DUPAGE COUNTY, ILLINOIS.

FLOOD ZONE CLASSIFICATION:

BASED ON FEMA'S FLOOD INSURANCE RATE MAP NO. 17043C0903H, DATED DECEMBER
16, 2004, THE PROPERTY IS SITUATED WITHIN A "ZONE X" (AREA DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.) NOTATION ON SAID MAP STATES
THAT FLOOD HAZARD INFORMATION IS SHOWN WITHIN THE VILLAGE OF HINSDALE
FOR INFORMATION PURPOSES ONLY. FOR FLOOD INSURANCE PURPOSES, REFER TO
THE SEPARATELY PRINTED FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF
HINSDALE. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER THE
PROPERTY WILL OR WILL NOT FLOOD.

NOTES:

- CONSULT WITH THE UTILITY COMPANIES FOR LOCATIONS OF BURIED UTILITIES,
IF ANY, IF APPLICABLE TO THE USE OF THIS SURVEY. CALL J.U.L.I.E. 1-800-892-
0123 PRIOR TO ANY DIGGING OR EXCAVATING.
- CONSULT WITH PROPER AUTHORITIES FOR SEWER AND WATER INFORMATION,
IF APPLICABLE TO THE USE OF THIS SURVEY. LOCATIONS OF SEWER AND
WATER SERVICES AT THE BUILDING ARE UNKNOWN TO THE SURVEYOR AND
ARE NOT SHOWN HEREON.
- GROSS LAND AREA FOR THE PROPERTY DESCRIBED HEREON IS 8100 SQ. FT.
- AREA OF BUILDING AT GROUND LEVEL IS 868 SQ. FT.
- THERE ARE 3 STRIPED PARKING SPACE ON THE GROUND. THERE ARE AN
ADDITIONAL ADJOINING 8 STRIPED PARKING SPACES ON THE ADJOINING
PROPERTY AT 35 E. FIRST ST. INCLUDING ONE SPACE INDICATED AS HANDICAP.
- SURVEYOR NOTES APPARENT RECIPROCAL USE OF PAVED AREAS WITH THE
ADJOINING PROPERTY AT 35 E FIRST ST.
- THERE WERE NO CERTAIN DIVISIONS OR PARTY WALLS DESIGNATED BY THE
CLIENT FOR RELATIONSHIP OR LOCATION WITH RESPECT TO ADJOINING
PROPERTIES.
- THE SURVEYOR OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE
DUMP, SUMP OR SANITARY LANDFILL.

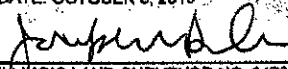
ALTA/ACSM LAND TITLE SURVEY

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

TO: NTC PROPERTIES, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b-1), 8, 9, 10, 11(a),
14, 18 AND 20 OF "TABLE A" THEREOF. THE FIELD WORK WAS COMPLETED ON
OCTOBER 8, 2013.

DATE: OCTOBER 8, 2013


ILLINOIS LAND SURVEYOR NO. 2478
LIC. EXP. 11-30-2014

ORDERED BY: FULLERS





EXTERIOR DESIGN INTENT
REV V4 7.29.22

X





PROPOSED NON
LIT METAL BLADE
SIDE FOR PICK
UP ORDERS.
APPROX. 18"
DIAMETER X
4" DEPTH. SEE
NEXT PAGE FOR
MORE INFO.

VIEW AT PROPOSED EXTERIOR FACADE REFRESH



NEW OUTDOOR
PLANTER BOXES
(SEE PLANTER
BOX SPEC
PROVIDED)

NEW RECLAIMED
WOOD
CLADDING FOR
SIGNAGE
BACKDROP.
SEALED

NEW METAL CHANNEL CUT LOGO
LETTER
SIGNAGE MOUNTED ON LIMESTONE.
BACKLIT ON DIMMER SWITCH.
SIGNAGE COMPANY TO SUBMIT FOR
PERMIT SEPARATELY UPON DESIGN
INTENT APPROVAL & WILL PROVIDE
DRAWING DETAILS AS NECESSARY.

NEW OUTDOOR EXTERIOR
WALL SCONCES TO
REPLACE EXISTING (5)
GOOSENECK LIGHTS. (SEE
OUTDOOR WALL SCONCE
SPEC PROVIDED)

EXTERIOR EXISTING BRICK
TO BE PAINTED IN
SHERWIN WILLIAMS
ALABASTER WHITE.
SEALED. SATIN FINISH.

SW 7008
Alabaster
Interior / Exterior
Location Number: 255-C2

NOTE: PROPOSED NON LIT METAL BLADE SIDE FOR PICK UP ORDERS. APPROX. 18" DIAMETER X 4" DEPTH. PERMIT DRAWINGS & SIGN DETAILS TO FOLLOW FROM SIGNAGE FABRICATOR UPON DESIGN INTENT APPROVAL. SIGNAGE COMPANY WILL SUBMIT FOR PERMIT SEPARATELY

PICK ME UP

* SIGN TO BE BLACK FRAME, WHITE LETTERS

NON LIT SIGN SIZE: 18" DIAMETER X 4" THICKNESS. TOTAL EXTRUSION: 22" FROM BUILDING

8'-6" A.F.F

PUBLIC SIDEWALK WAY

VIEW AT EXTERIOR ENTRY



NEW WOOD PLANTER BOXES (SEE SPEC PROVIDED) TO BE ALIGNED WITH IN PROPERTY LINE & WILL NOT EXEND OVER PUBLIC SIDEWALK AS SHOWN)

ALL EXISTING LIGHTING ON UNDER-SIDE OF PROPERTY CEILING TO REMAIN.

SW 7019
Gauntlet Gray

Interior / Exterior
Location Number: 244-C6

APPLIED PAINTED & SEALED PATTERN STENCIL ONTO EXISTING CONCRETE AT ENTRYWAY TO DISGUISE TRAFFIC WEAR (SEE PROPOSED CONCRETE STENCIL REPEAT PROVIDED)

UNDERSIDE OF CEILING TO BE PAINTED & SEALED IN SHERWIN WILLIAMS TRICORN BLACK, FLAT FINISH.

SW 6258
Tricorn Black

Interior / Exterior
Location Number: 251-C1



Illuminate your home with this stylish modern outdoor wall light from Hinkley, which features a high performance finish is resistant to rust and corrosion

Additional Info:

The Republic collection from Hinkley offers a handsome transitional look for your home. An oil-rubbed bronze finish adds rich detail to this straight-lined outdoor wall light. Clear seedy glass panels add an interesting visual element to this fixture. Best of all, the light has a high performance finish that is resistant to rust and corrosion and comes with a 5-year guarantee. Use it for improved illumination near your home’s entrance, near your driveway, or flanking garage doors.

HINKLEY

[Shop all Hinkley](#)

- 20" high x 7" wide. Extends 6 3/4" from the wall. Side glass panels are 14 3/4" high x 3" wide. Front glass is 14 3/4" high x 4" wide. Weighs 5.5 lbs.
- Backplate is 5" wide x 6 1/2" high. 4 3/4" from mounting point to top of fixture.
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Republic outdoor wall light by Hinkley. High performance finish is resistant to rust and corrosion with a 5-year warranty.
- Oil-rubbed bronze finish over composite frame. Clear seeded glass. Wet location rated for outdoor use. Can also be used indoors.

SPECIFICATIONS

PRODUCT ATTRIBUTES

Finish	Bronze
Style	Contemporary
Brand	Hinkley

TECHNICAL SPECIFICATIONS

Height	20.00 inches
Width	7.00 inches
Weight	5.50 pounds
Max Wattage	100 watts

EXTERIOR WALL SCNCE
SPEC SHEET



Overall	28.35" H x 39.37" W x 15.75" D
Dimensions with Stand	28.35" x 15.75" x 39.37"
Overall Product Weight	43.14 lb.
Rack height from the ground	3.9" and 17.3"

EXTERIOR PLANTER BOX
SPEC SHEET



APPLIED PAINTED STENCIL
PATTERN REPEAT



**BUILDING ENTRY
VESTIBULE APPLIED PAINTED
STENCIL**

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6

APPLIED PAINTED &
SEALED PATTERN
STENCIL ONTO EXISTING
CONCRETE AT
ENTRYWAY TO DISGUISE
TRAFFIC WEAR (SEE
PROPOSED CONCRETE
STENCIL REPEAT
PROVIDED)

**THANK
YOU!**