



MEETING AGENDA

SPECIAL MEETING OF THE VILLAGE BOARD OF TRUSTEES

Tuesday, May 3, 2022

7:00 P.M.

MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois
(Tentative & Subject to Change)

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

a) Special meeting of April 26, 2022

4. VILLAGE PRESIDENT'S REPORT

5. CITIZENS' PETITIONS* (Pertaining to items appearing on this agenda)

6. FIRST READINGS – INTRODUCTION**

*Items included for First Reading - Introduction may be disposed of in any one of the following ways: (1) moved to Consent Agenda for the subsequent meeting of the Board of Trustees; (2) moved to Second Reading/Non-Consent Agenda for consideration at a future meeting of the Board of Trustees; or (3) referred to Committee of the Whole or appropriate Board or Commission. (Note that zoning matters will not be included on any Consent Agenda; all zoning matters will be afforded a First and a Second Reading. Zoning matters indicated below by **.)*

Zoning & Public Safety (Chair Stifflear)

- a) Approve a temporary use permit to allow for a tent and an outdoor dining area to be located within two (2) parking spaces for Giuliano's Pizza at 40 Village Place from May 23, 2022 to August 22, 2022, subject to conditions to be set forth by the Building Commissioner
- b) Approve an Ordinance Designating 121 S. County Line Road as a Historic Landmark – The Bagley House
- c) Approve an Ordinance Approving a Special Use Permit to Operate an Automotive Repair Shop in the B-1 Community Business Zoning District at 5837 S. Madison Street (Samir And Ghada Sharabatee, D/B/A Hinsdale Discount Tires And Automotive, Inc.)

7. CONSENT AGENDA

*All items listed below have previously had a First Reading of the Board or are considered Routine*** and will be moved forward by one motion. There will be no separate discussion of these items unless a member of the Village Board or citizen so request, in which event the item will be removed from the Consent Agenda.*

Administration & Community Affairs (Chair Posthuma)

- a) Approve the 2022 Pay Plans for Full-time, Part-time, Public Services and Seasonal employees effective May 1, 2022 - April 30, 2023 (*First Reading – April 26, 2022*)

Environment & Public Services (Chair Byrnes)

- b) Award the contract for construction of the 2022 Resurfacing Project to M&J Asphalt Paving Company, Inc. in an amount not to exceed \$719,599 (*First Reading – April 26, 2022*)

8. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

*These items require action of the Board. Typically, items appearing for Second Reading have been referred for further discussion/clarification or are zoning cases that require two readings. In limited instances, items may be included as Non-Consent items and have not had the benefit of a First Reading due to emergency nature or time sensitivity, or when the item is a referral to another Board or Commission*****

9. DISCUSSION ITEMS

- a) Tollway update

10. DEPARTMENT AND STAFF REPORTS

- a) Parks & Recreation

11. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

12. CITIZENS' PETITIONS* (Pertaining to any Village issue)

13. TRUSTEE COMMENTS

14. CLOSED SESSION– 5 ILCS 120/2(c) (1)/(2)/(3)/(5)/(8)/(11)/(21)

15. ADJOURNMENT

*The opportunity to speak to the Village Board pursuant to the Citizens' Petitions portions of a Village Board meeting agenda is provided for those who wish to comment on an agenda item or Village of Hinsdale issue. The Village Board appreciates hearing from our residents and your thoughts and questions are valued. The Village Board strives to make the best decisions for the Village and public input is very helpful. Please use the podium as the proceedings are videotaped. Please announce your name and address before commenting.

*****The Village Board reserves the right to take final action on an Item listed as a First Reading if, pursuant to motion, the Board acts to waive the two reading policy.***

******Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously budgeted items that fall within budgetary limitations, has been competitively bid or is part of a State Contract, and have a total dollar amount of less than \$100,000.***

*******Items included on the Non-Consent Agenda due to "emergency nature or time sensitivity" are intended to be critical business items rather than policy or procedural changes. Examples might include a bid that must be awarded prior to a significant price increase or***

documentation required by another government agency to complete essential infrastructure work.

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 promptly contact Brad Bloom, ADA Coordinator, at 630-789-7007 **or by TDD at 630-789-7022** to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Website <http://villageofhinsdale.org>

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE SPECIAL MEETING
April 26, 2022**

The specially scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, April 12, 2022, at 7:00 p.m., roll call was taken.

Present: President Tom Cauley, Trustees Matthew Posthuma, Luke Stifflear, Michelle Fisher, and Neale Byrnes

Absent: Trustees Laurel Haarlow and Scott Banke

Also Present: Village Manager Kathleen A. Gargano, Village Attorney Michael Marrs, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Brian King, Acting Finance Director Alison Brothen, Director of Public Services George Peluso, Village Planner Bethany Salmon, Assistant to the Village Manager Trevor Bosack, Human Resources Director Tracy McLaughlin and Village Clerk Christine Bruton

Present electronically: Fire Chief John Giannelli, Director of Community Development Robb McGinnis, and Superintendent of Parks & Recreation Heather Bereckis

PLEDGE OF ALLEGIANCE

President Cauley led those in attendance in the Pledge of Allegiance.

APPROVAL OF MINUTES

a) Special meeting of April 12, 2022

Following changes to the draft minutes, Trustee Posthuma moved to **approve the minutes of the special meeting of April 12, 2022, as amended.** Trustee Fisher seconded the motion.

AYES: Trustees Posthuma, Stifflear, Fisher, Byrnes

NAYS: None

ABSTAIN:

ABSENT: Trustee Haarlow and Banke

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley announced that vehicle stickers and animal tags should be purchased prior to May 1 to avoid late fees. Early bird pool passes are on sale through April 30. More information can be found on the Village website.

Road construction will begin on Garfield Street next week. The Illinois Tollway is reconfiguring the northbound exit and entrance ramps at Ogden Avenue and I-294. Additional roadway improvements to Ogden Avenue are occurring as well. He said project status and updates can be found on the Tollway website.

PROCLAMATION – ARBOR DAY

President Cauley read the proclamation announcing April 29, 2022 as Arbor Day in Hinsdale.

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Posthuma)

- a) **Approve the 2022 Pay Plans for Full-time, Part-time, Public Services and Seasonal employees effective May 1, 2022 - April 30, 2023**

Trustee Posthuma introduced the item to approve the 2022 Pay Plans for all Village employees except the Police Department as they are covered by a collective bargaining agreement. Pay plan ranges and steps of pay are based on seniority and responsibility, but generally increasing by 2.5%. Some of the salaried positions starting pay or top end were adjusted to be competitive with the market, as was year round part-time salaries. The seasonal employee salary, such as for pool staff, was significantly increased from \$12.00 to \$15.00. This is due to issues finding qualified people at the lower rate. He noted that all salary increases are within budget. HR Director Tracy McLaughlin confirmed that when we moved to \$15.00 for seasonal employees, we were able to fill all positions. She explained that she had also surveyed all contiguous private and public pools, and found that to be competitive it was necessary to start at \$15.00.

The Board agreed to move this item to the Consent agenda of their next meeting.

Environment & Public Services (Chair Byrnes)

- b) **Award the contract for construction of the 2022 Resurfacing Project to M&J Asphalt Paving Company, Inc. in an amount not to exceed \$719,599**

Trustee Byrnes introduced the item and explained that the project was originally budgeted at \$615,000 in 2021, however, before the bidding process began in 2022, HR Green predicted the bids would come in at over \$1 million because of increased labor and material costs, particularly asphalt. Public Works staff divided the project into two bids, the base bid was all those roads in most need of repair. The alternate bid included those roads not included in the base bid that were originally planned for this year. However, M&J Asphalt came in at \$719,000 for both bids. Although this bid is \$104,000 over the budgeted amount, the Village has realized some savings on the Garfield project. Trustee Byrnes added that M&J has not worked for Hinsdale in the past, but area municipalities have been satisfied with their work. Director of Public Services George Peluso added that they are also IDOT pre-certified.

The Board agreed to move this item to the Consent agenda of their next meeting.

CONSENT AGENDA

Administration & Community Affairs (Chair Posthuma)

- a) Trustee Byrnes moved **Approval and payment of the accounts payable for the period of April 7, 2022 through April 20, 2022 in the aggregate amount of \$800,517.18 as set forth**

on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk. Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Stifflear, Fisher, Byrnes

NAYS: None

ABSTAIN:

ABSENT: Trustee Haarlow and Banke

Motion carried.

Trustee Stifflear asked that Item f be removed from the Consent Agenda, and taken separately. All other items were approved by omnibus vote.

Environment & Public Services (Chair Byrnes)

- b) **Award Designer-Led Design Build contract to Burke LLC in the GMAX amount of \$476,288 for the reconstruction of the four separate roofing system at the Police and Fire Department Building (First Reading – April 12, 2022)**
- c) **Approve “An ordinance authorizing the vacation of a certain portion of an unimproved alley situated east of and adjoining 619 South Monroe Street in the Village of Hinsdale, DuPage and Cook Counties, Illinois” at a purchase price of \$12,000**
- d) **Approve “An ordinance authorizing the vacation of a certain portion of an unimproved alley situated west of and adjoining 630 South Bruner Street in the Village of Hinsdale, DuPage and Cook Counties, Illinois” at a purchase price of \$11,000**
- e) **Approve the award of Tree Pruning Bid #1684 to Smitty’s Tree Service Inc. for tree pruning services in the amount not to exceed the budgeted amount of \$83,544**

Trustee Byrnes moved to **approve Consent Agenda Items b-e, as presented.** Trustee Fisher seconded the motion.

AYES: Trustees Posthuma, Stifflear, Fisher, Byrnes

NAYS: None

ABSTAIN:

ABSENT: Trustee Haarlow and Banke

Motion carried.

Zoning & Public Safety (Chair Stifflear)

- f) **Approve An Ordinance Amending Various Sections in Title 6 (Motor Vehicles and Traffic) of the Village Code of Hinsdale Relative to the Creation of a Central Business District Time Limit Parking Zone (First Reading – April 12, 2022)**

Trustee Stifflear explained this item refers to changing parking times, and the creation of a three hour free time limit in the CBD. The draft ordinance included in the Board packet was a previous draft, and did not include the following language: ‘ the hours between which such maximum allowed time limitations apply, shall be determined by the Chief of Police, in consultation with the Village Manager’.

Trustee Stifflear moved to **Approve An Ordinance Amending Various Sections in Title 6 (Motor Vehicles and Traffic) of the Village Code of Hinsdale Relative to the Creation of a Central Business District Time Limit Parking Zone.** Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Stifflear, Fisher, Byrnes

NAYS: None

ABSTAIN:

ABSENT: Trustee Haarlow and Banke

Motion carried

Police Chief Brian King said implementation of the new regulations will begin on June 1. The meters will be bagged, and new signage will be installed by Public Services staff. He added the Chamber of Commerce will do publicity to businesses in town.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Environment & Public Services (Chair Byrnes)

- a) **Approve an Ordinance Amending Title 7 (Public Ways and Properties), Chapter 1 (Streets and Sidewalks), Section 5.1 (Commercial Use of Sidewalk Space) of the Village Code of Hinsdale relative to the Use of Streets and Sidewalks for Outdoor Dining Purposes** (*First Reading – April 12, 2022*)

Trustee Byrnes introduced the item regarding outdoor dining regulations in the public right-of-way and design standards. Village Planner Bethany Salmon outlined additional requirements included in the ordinance that regulate service of alcohol, and require that applicants be in good financial standing with the Village. She said that permit applications have been distributed to businesses, and feedback has been good. Trustee Byrnes added that the planters are on order and should be timely supplied.

Trustee Byrnes moved to **Approve an Ordinance Amending Title 7 (Public Ways and Properties), Chapter 1 (Streets and Sidewalks), Section 5.1 (Commercial Use of Sidewalk Space) of the Village Code of Hinsdale relative to the Use of Streets and Sidewalks for Outdoor Dining Purposes.** Trustee Fisher seconded the motion.

AYES: Trustees Posthuma, Stifflear, Fisher, Byrnes

NAYS: None

ABSTAIN:

ABSENT: Trustee Haarlow and Banke

Motion carried

Zoning & Public Safety (Chair Stifflear)

- b) **Approve a Referral to the Plan Commission for Consideration of a Map Amendment and Text Amendment to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance and Amendments to Chapters 1, 2, 6, 7 of Title 14 of the Village Code to allow for the creation of an Historic Overlay District and related**

code amendments *(Discussed at Committee of the Whole: May 4, 2021, May 18, 2021, June 15, 2021, August 10, 2021, September 7, 2021, October 18, 2021, January 18, 2022)*

Trustee Stifflear introduced the item which is a result of the work done with the Historic Preservation Commission (HPC) at several joint Committee of the Whole meetings that will create an historic overlay district. Additionally, the ordinance will allow historic preservation to be a consideration for variation cases before the Zoning Board of Appeals, and changes to the bulk regulations for historically significant structures. The goal is to offer voluntary preservation incentives to historically significant structures within the overlay district. He noted that properties within the overlay district are not automatically included, but would need to have been identified as qualifying, however, a property owner can petition to be included. Preservation incentives include fee waivers, expedited processes, property tax rebates, alternative bulk zoning regulations and historic preservation fund matching grants. Trustee Stifflear noted that the HPC will administer the applications, but any grant or property tax rebate will be reviewed by the Board for approval. Eligible improvements include costs related to construction, excluding interior improvements, painting, fencing, paving, and landscaping. Funding for the program will be reviewed by the Village Board on an annual basis during the budget cycle process; \$30,000 has been allocated for the first year for grants, and is included in the 2022 budget. He added that tax rebates will be monitored.

Mr. Michael Marrs, Village Attorney, addressed the Board stating this matter has been discussed on a number of occasions conceptually and in draft format, and has been further refined by staff and himself to the final form before the Board. Most of the changes are to the municipal code, but some are still in the zoning code by necessity. The idea is to identify the boundaries and historically significant properties and create a list to incentivize property owners to rehabilitate these homes and extend the useful life of these properties. He outlined the approval process that will include review by the Plan Commission and a public hearing because of the changes that are still included in the zoning code. The HPC will create the initial list of properties within six months, as noted in the ordinance; staff has provided resources to assist this process. A hearing will be held on the list with final approval by the Village Board.

Village Planner Bethany Salmon explained that staff has been working on application materials, and elaborated on the information in various exhibits included in the Board packet, including the program information packet and submittal requirements. She explained that after the initial list is approved, additional properties within the overlay district can be added by approval of the HPC. List information will be maintained on the Village website. Once a property is on the list, the owner can apply for a preservation incentive. The application would go to the HPC, to make sure the applicant is proposing good preservation practices and meeting the intent of the ordinance. Applications for financial incentives would go to the Village Board, and the applicant would sign an agreement. She noted the draft zoning map excludes the O3, B3, R5 and R6 districts and explained why they are not included in the map. However, the map can be amended. Ms. Salmon explained that the zoning code does not align with historic properties, and the alternate zoning regulations will allow property owners a few extra feet for a larger kitchen, or an extra bedroom that would make the property more 'modern' and livable by today's standards.

Trustee Stifflear referenced meetings with builders several months ago, and said that one of the things that came out at those meetings was the desire to remodel as a matter of right if they had an identified home. Ms. Salmon estimated a request for alternative zoning and a building permit would likely take about a month to get approvals. She pointed out that staff had reviewed

previous Zoning Board of Appeals cases to determine the appropriate numbers for certain types of zoning relief.

Mr. James Prisby, Historic Preservation Commissioner, said that he had sent comments to Ms. Salmon that have been discussed and incorporated in the documents. He said the HPC is good with the proposal. HPC Chairman John Bohnen had no additional comment.

Trustee Posthuma suggested putting actual dollar amounts into the ordinance itself, those numbers are not currently included. The Board discussed the actual numbers and requirements to receive grant dollars and the timing for distribution. Ms. Salmon pointed out grants and property tax rebates would be tracked to understand the effectiveness and the financial impact. Additionally, the property tax rebate can run with the land if a developer wanted to realize the benefit, however, all improvements must remain in place for five years.

There being no further questions from the Board, Trustee Stifflear moved to **Approve a Referral to the Plan Commission for Consideration of a Map Amendment and Text Amendment to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance and Amendments to Chapters 1, 2, 6, 7 of Title 14 of the Village Code to allow for the creation of an Historic Overlay District and related code amendments.** Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Stifflear, Fisher, Byrnes

NAYS: None

ABSTAIN:

ABSENT: Trustee Haarlow and Banke

Motion carried.

President Cauley thanked the Historic Preservation Commission members, Trustee Stifflear and Trustees for their work on this project.

DISCUSSION ITEMS

a) Tollway update

Assistant Village Manager/Director of Public Safety Brad Bloom reported there were no updates at this time.

DEPARTMENT AND STAFF REPORTS

a) Community Development

The report(s) listed above were provided to the Board. There were no additional questions regarding the content of the department and staff reports.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

None.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Byrnes moved to **adjourn the specially scheduled meeting of the Hinsdale Village Board of Trustees of April 26, 2022.** Trustee Stifflear seconded the motion.

AYES: Trustees Posthuma, Stifflear, Fisher, Byrnes

NAYS: None

ABSTAIN:

ABSENT: Trustee Haarlow and Banke

Motion carried.

Meeting adjourned at 7:42 p.m.

ATTEST:

Christine M. Bruton, Village Clerk

AGENDA SECTION: First Reading – ZPS
SUBJECT: Temporary Use Permit to allow for a Tent for an Outdoor Dining Area for Giuliano's Pizza on private property at 40 Village Place – Case A-10-2022
MEETING DATE: May 3, 2022
FROM: Bethany Salmon, Village Planner

Recommended Motion

Approve a temporary use permit to allow for a tent and an outdoor dining area to be located within two (2) parking spaces for Giuliano's Pizza at 40 Village Place from May 23, 2022 to August 22, 2022, subject to conditions to be set forth by the Building Commissioner.

Background

In response to the COVID-19 pandemic, the Village allowed restaurants to utilize the right-of-way and other parking areas to provide outdoor dining in the downtown. During the COVID-19 pandemic, Giuliano's Pizza set up an outdoor dining area and tent on private property in the parking spaces in front of the building located at 40 Village Place and partially on the adjacent public right-of-way. The ordinance allowing temporary outdoor dining areas in the Village right-of-way expired on December 31, 2021. On April 26, 2022, the Village Board approved a Text Amendment to the Village Code regarding Outdoor Dining Regulations on the Village right-of-way and new Outdoor Dining Design Standards. Please note that these regulations and standards only apply to businesses looking to locate outdoor dining areas in the Village right-of-way. Giuliano's Pizza is requesting approval of a temporary use permit to allow for outdoor dining and an associated tent on private property, therefore the Outdoor Dining Design Standards and Village regulations do not apply. The temporary use permit regulations listed in Section 9-103 of the Zoning Code and any conditions or limitations by the Village Board would apply to this case.

Project Description

The applicant, Cathy Weisz representing Giuliano's Pizza, has submitted a temporary use permit application requesting approval to allow for a tent for outdoor dining to be located within two (2) of the four (4) parking spaces in front of their business located at 40 Village Place. The subject property is located in the B-2 Central Business District. The building is occupied by Café La Fortuna, Corley Optical, and Giuliano's Pizza.

Giuliano's Pizza is proposing to install the tent for a three (3) month period from May 23, 2022 to August 22, 2022. The outdoor dining area would be open when Giuliano's Pizza is open for business, on Tuesdays to Sundays from 4:00 p.m. to 9:00 p.m.

The outdoor dining area will be surrounded by nine (9) circular planters, to be purchased by the Village as part of the new outdoor dining program recently approved at the April 12, 2022 Village Board meeting. The planters will be located in the Village right-of-way bordering the parking spaces on private property. The 15 foot by 15 foot tent is proposed entirely within private property and will not extend into the right-of-way. To meet code requirements, the proposed tent is smaller than the footprint of the tent that was installed in previous years.

Two circular tables and two rectangular tables are proposed underneath the open tent, which will allow for 24 occupants. The applicant has included a photo of inside the tent rented last year to show what the proposed seating will look like. No signage or outdoor heaters are proposed.

Village Code Requirements for Temporary Uses

Permitted temporary uses are listed in Section 9-103 of the Village's Zoning Code and may be approved by the Village Manager, subject to meeting any specific regulations and time limits listed in the Code. In accordance with Section 9-103(D), tents are considered a permitted temporary use in any zoning district and shall be allowed for a maximum period of ten (10) days. Unless waived by the Village Manager, every tent shall comply with the bulk, space, and yard requirements applicable to accessory uses.

In any district, any other temporary use consistent with the purposes of this code and with the purposes and intent of the regulations of the district in which such use is located shall require the specific prior approval of the Board of Trustees. The Village Board can authorize other temporary uses not specifically identified and extend the allowable duration of a tent. The Board shall establish a limitation on the duration of every temporary use approved and may identify other conditions of approval. Temporary uses are subject to meeting the regulations listed in Section 9-103(F).

Discussion & Recommendation

N/A

Village Board and/or Committee Action

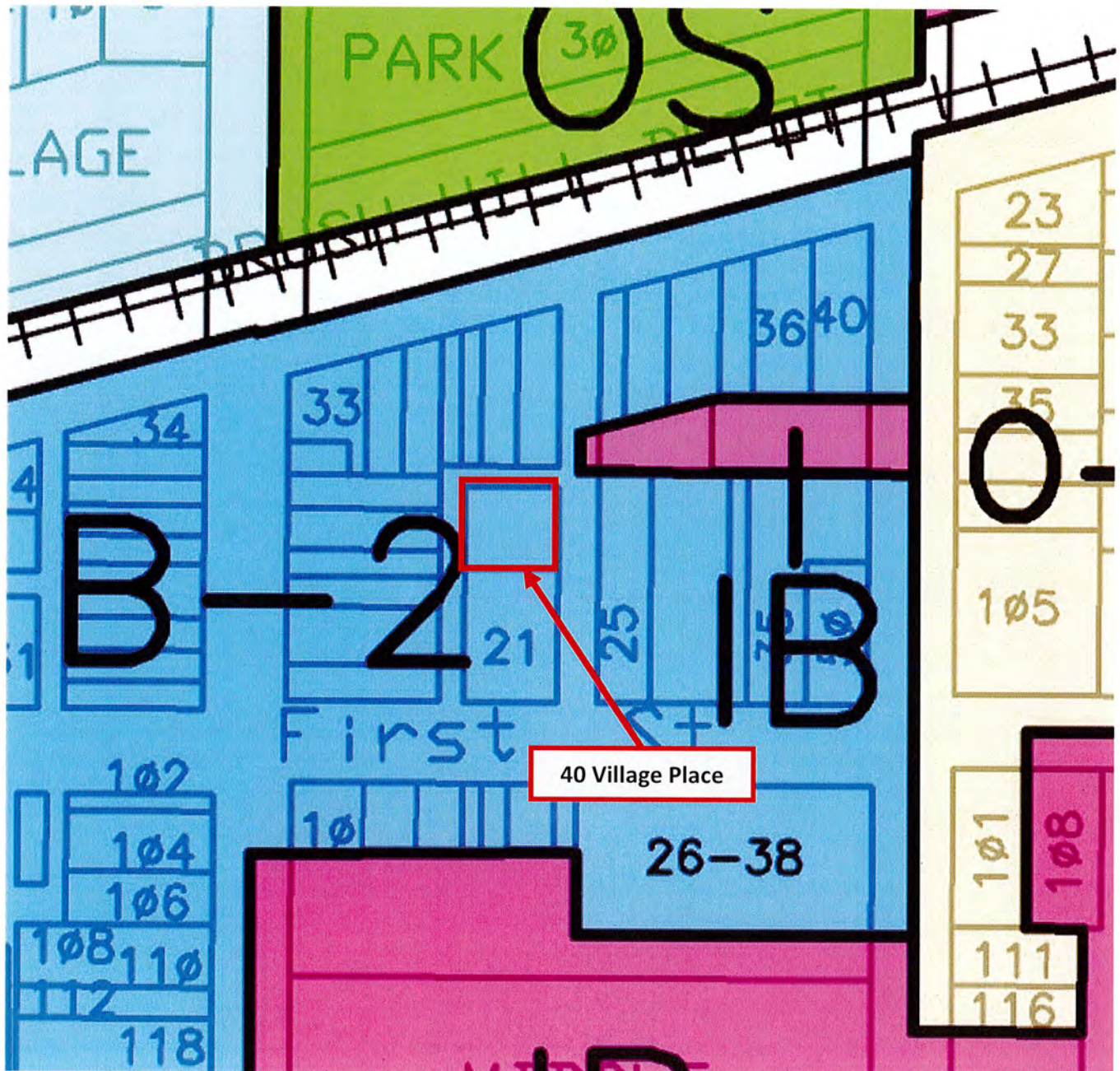
N/A

Documents Attached

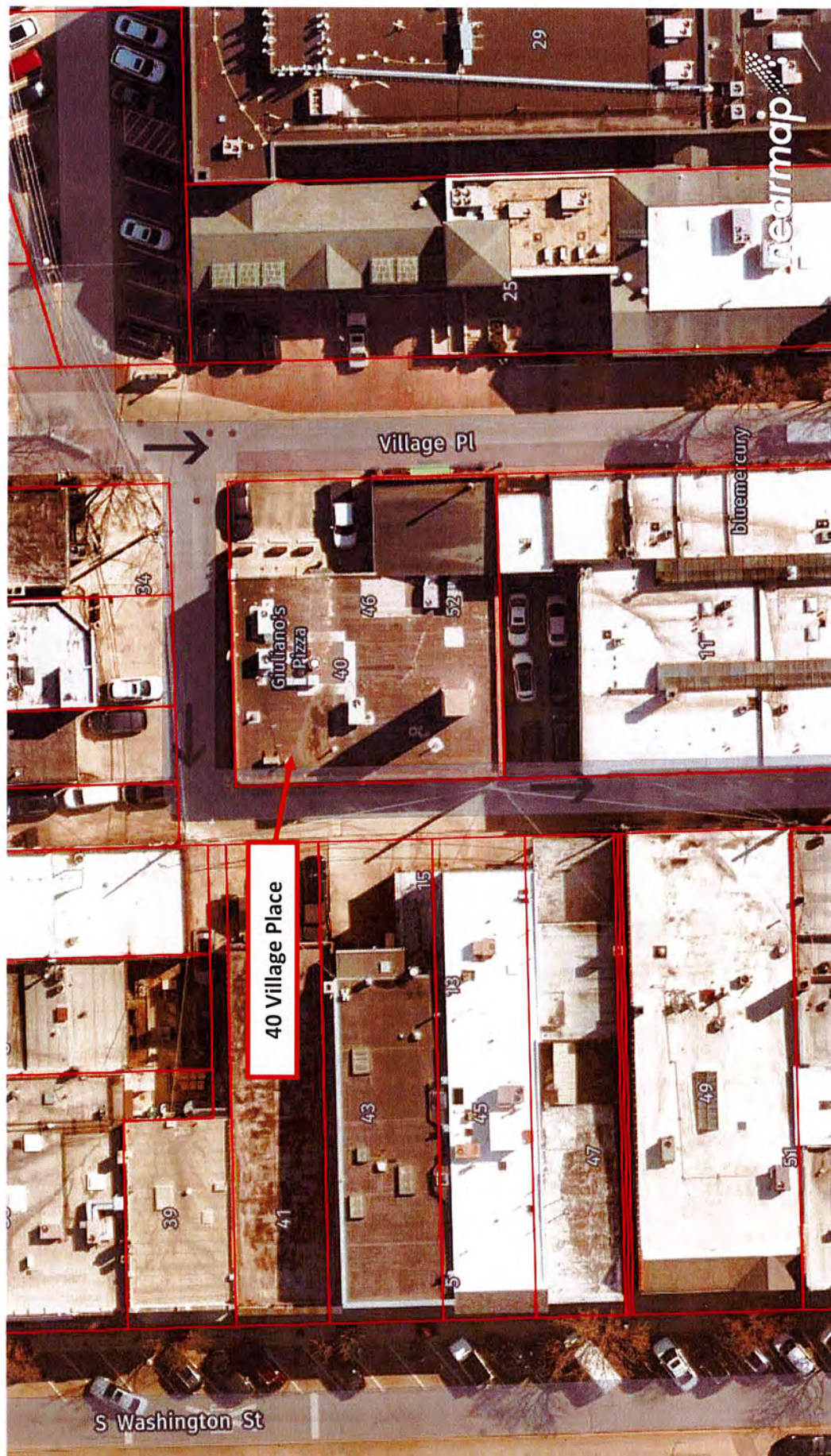
1. Zoning Map
2. Aerial View
3. Birds Eye View
4. Application for a Temporary Use Permit and Exhibits

[illegible]

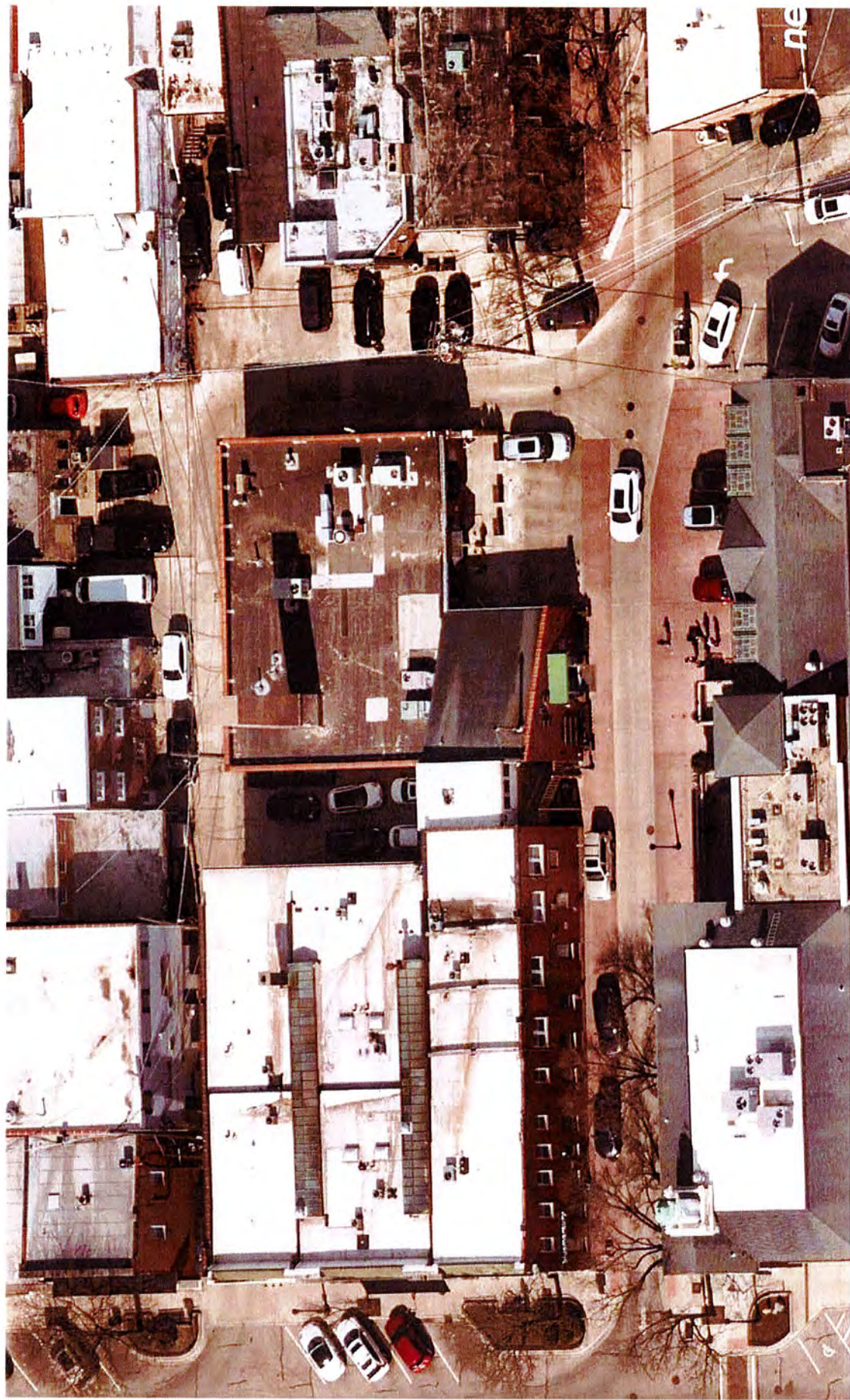
Village of Hinsdale Zoning Map and Project Location



Aerial View – 40 Village Place



Birds Eye View – 40 Village Place

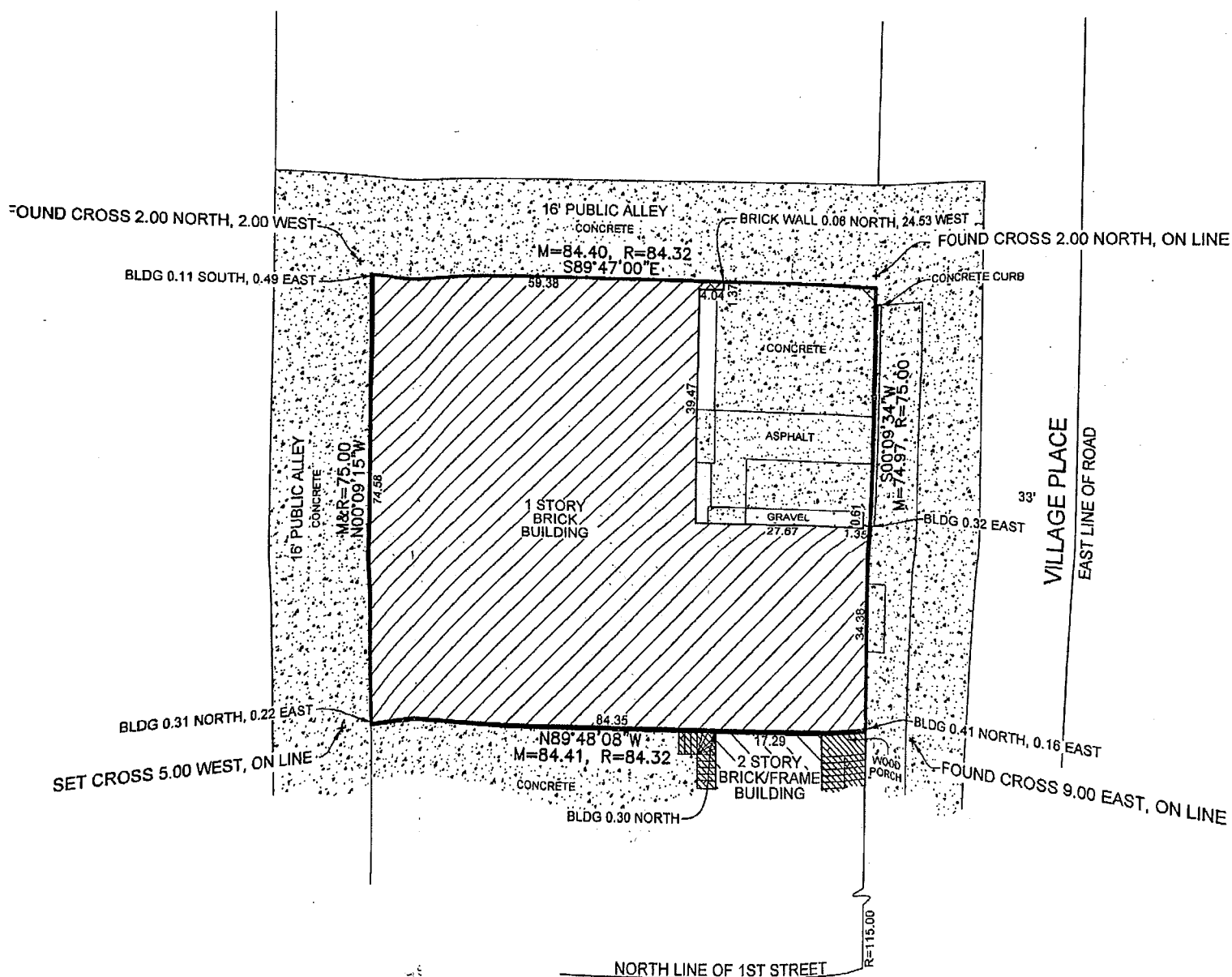




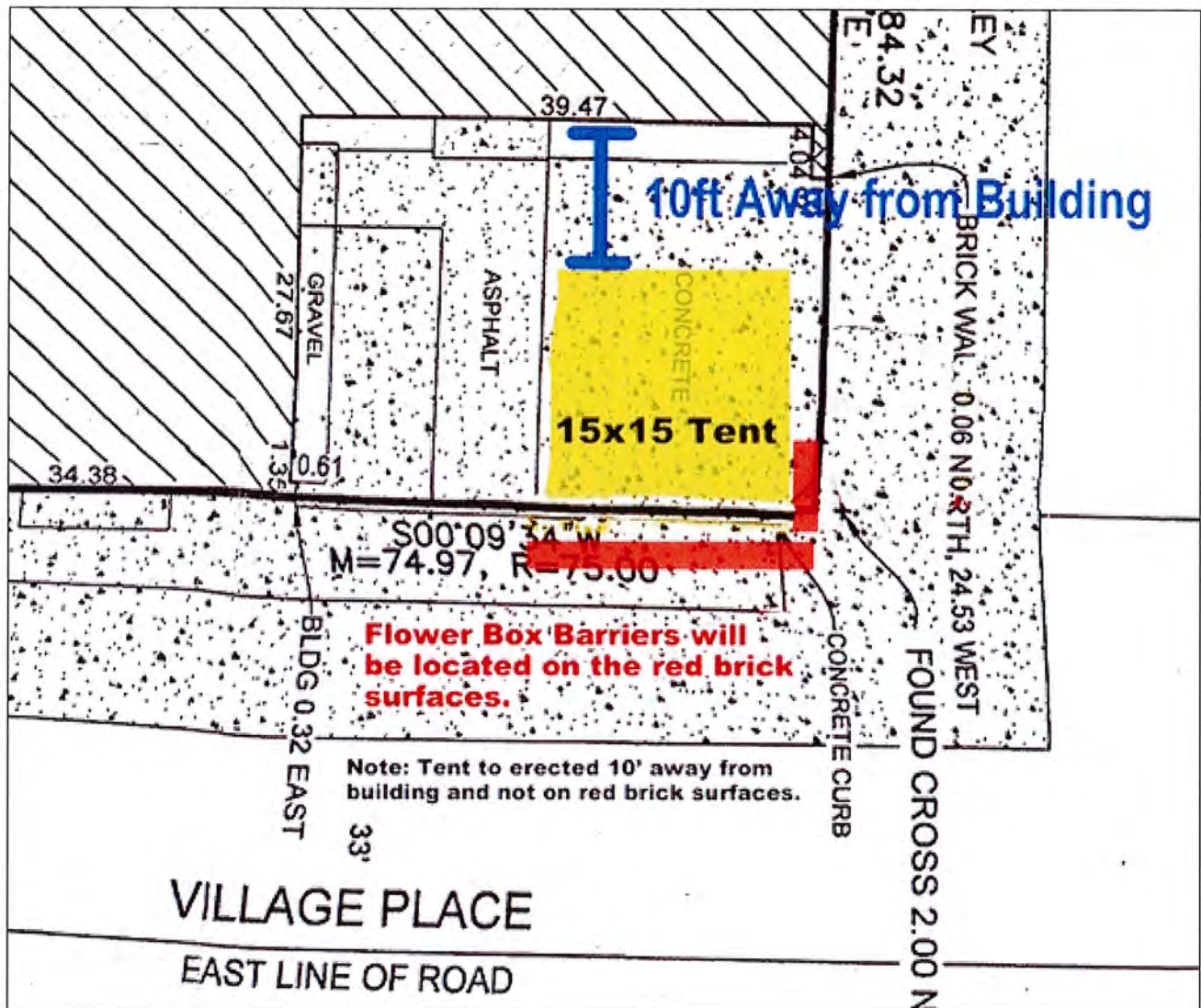
909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS
SCHOMIG-SURVEY@SBCGLOB.
WWW.LAND-SURVEY-NOW.
PHONE: 708-352-145:
FAX: 708-352-1454

LOT 11, IN ROTH'S SUBDIVISION OF LOTS 2, 5, 6, 9 AND 10 IN BLOCK 2 IN THE PLAT OF THE TOWN OF HINSDALE, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ROTH'S RESUBDIVISION RECORDED OCTOBER 22, 1872 AS DOCUMENT 15636, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 40 TO 44 VILLAGE PLACE, ILLINOIS

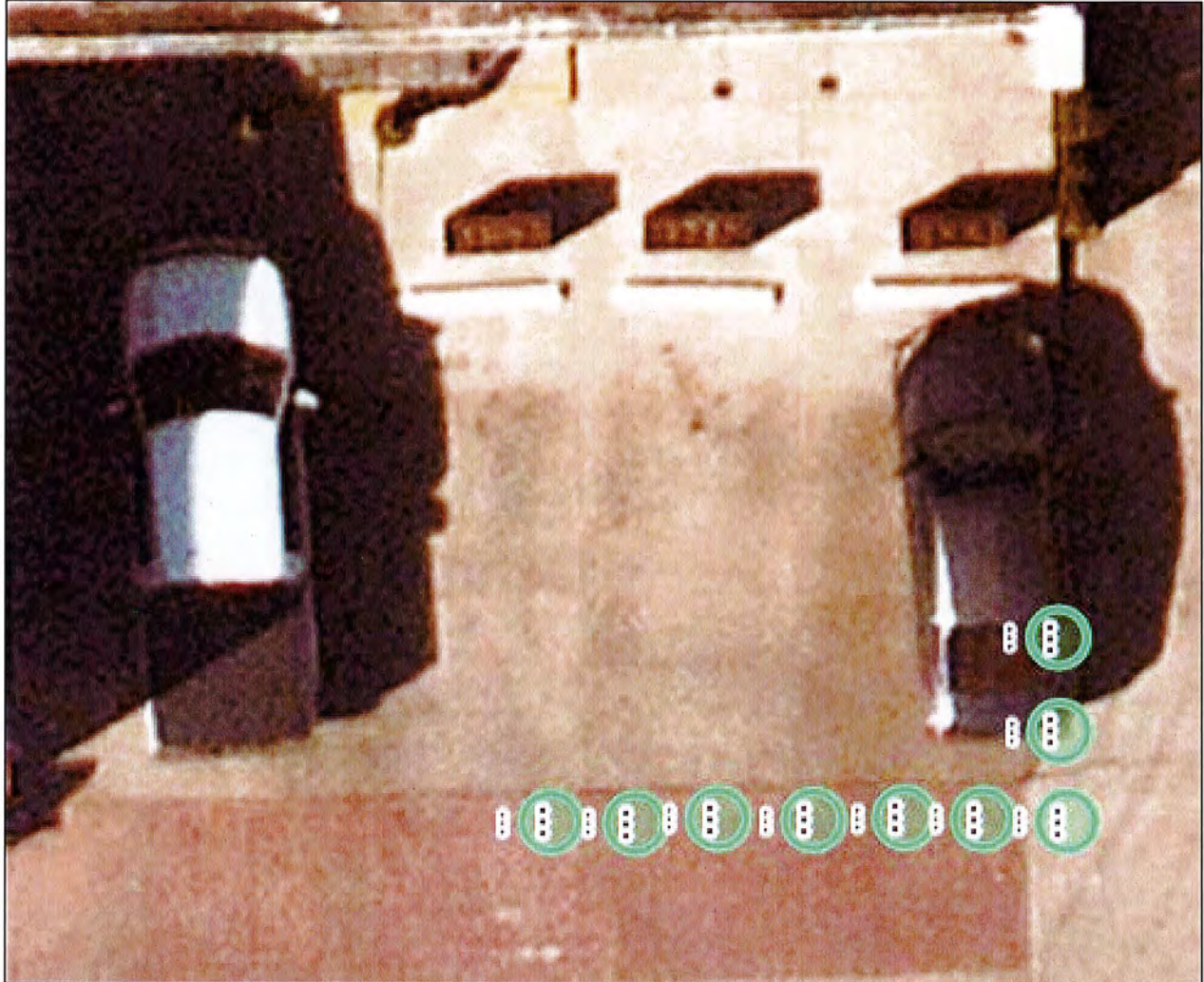


SITE PLAN



SITE PLAN SHOWING PLANTER BOXES TO BE PROVIDED BY THE VILLAGE

Nine (9) circular planters in smooth black concrete, with a 26" diameter and 30" height, located in the Village right-of-way



Hinsdale Village Board of Trustees:

My name is Cathy Weisz and with my husband, Mickey, opened Giuliano's 24 years ago this month! We are very grateful to the village and the community for our years here. We have encountered numerous hardships over the years as any restaurant or small business owner understands. Covid 19 was an especially difficult time to be a small restaurant owner. The challenges of navigating and managing people that you truly care about, our employees/customers/family was the hardest. There was no playbook to follow and we just tried to lead and steer the course with our hearts. Having our dining room closed for 6 months was a lot to endure. We are proud to say that we kept all of our employees. Our employees are truly our family. We have 9 employees that have been with us for over 20 years.

We were so truly grateful when the Village called and offered us the opportunity to have outdoor dining. It was a big success for both 2020 & 2021. We received incredible feedback from the community. And again, we are so grateful that the Village was so accommodating. We worked hard to beautify the tent and perhaps disguise that it was in an alley. We purchased enhancements like flower boxes, hanging ferns, table clothes custom-sized for our outdoor tables. We invested in an online reservation system to control the amount of people at all times and comply with social distancing, comfort, as well as avoiding people congregating.

Now, I understand the Village proposal for continuity in the outdoor dining experience for all of Hinsdale. I believe the plan sounds like the Village is, yet again, trying to enhance the experience and success of our town and it's restaurants. However, we at Giuliano's, do not fall under the same criteria that all of the other restaurants in town do. The front of our restaurant is private property.

We hope to offer patio seating to our customer's again this year. It is absolutely necessary to make our summer season successful. Please help us achieve that by approving our application for a seasonal tent.

Thank you for your time and consideration.

Cathy & Mickey Weisz

Tent Specifications:

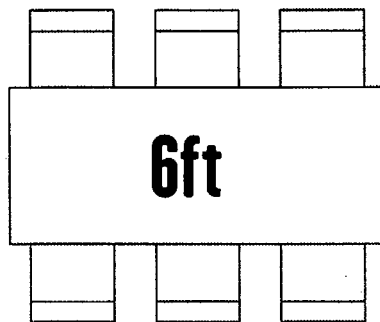
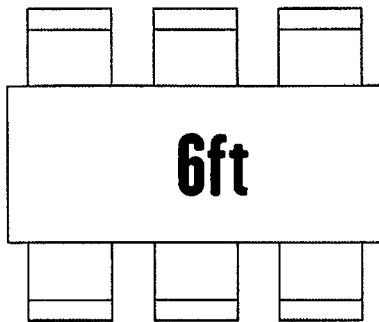
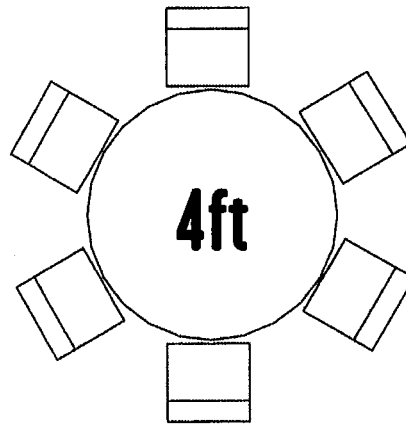
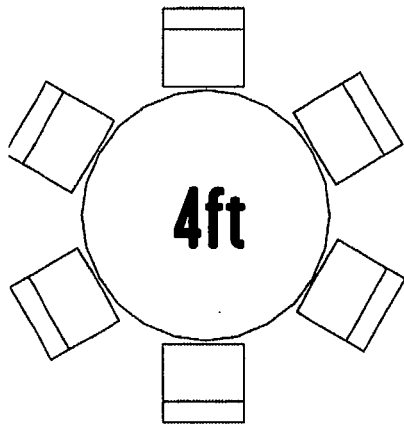
We will not install any tent sides or have any outdoor heaters. We will not have any signage.

We would like the tent to be up: May 23, 2022-August 22-2022

We are open Tuesdays-Sundays, 4-9pm.



Interior Tables/Chairs:
24 Capacity



Interior:

This picture shows the interior of the tent that we used the last two years. I am **only** including this to show you the tables, their coverings, and the chairs. We plan to rent the same table and chair style this year.

This year would be different as we would not have this many tables/chairs, we will not have tent sides, or heat lamps.



Certificate of Flame Resistance

This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable)



Issued By:
Celina Tent, Inc.
5373 State Route 29
Celina, Ohio 45822-9210
CelinaTent.com



MANUFACTURER OF FINISHED TENT PRODUCTS DESCRIBED HEREIN

Celina Tent, Inc. certifies that the fabrics used in its tent products are flame resistant. All tent, canopy, structure, and shelter products manufactured and distributed by Celina Tent, Inc. will display a "Tent Identification and Warning label" certifying that it has been made of a flame resistant material.

Tent fabrics have been independently tested to meet or exceed one or more of the following flammability specifications:

NFPA-701	CPAI-84	ASTM D 6413
BS 5438	BS 7837 (1996)	DIN 4102-B1

Certification is hereby made that: The articles described on this Certificate have been treated with flame-retardant approved chemicals and that the application of said chemical was done in conformance with the California Fire Marshal Code, and is equal to or exceeds Specification: **NFPA-701**

Method of Application: **IMPREGNATED**

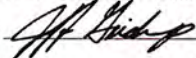
Description of Item Certified: **PINNACLE SERIES HIGH PEAK FRAME TENT**

The Application Of Any Foreign Substance To The Tent Fabric May Render The Flame Resistant Properties Ineffective.

This item is certified flame resistant or nonflammable, NOT FIRE PROOF.
The fabric will burn if left in continuous contact with any flame source.
Open flames should never be used under any tent, canopy, structure, or shelter.



Tent Products Division – Celina Tent, Inc.

Signed: 

Rev. 20180514

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:

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

Cathy Weisz

Applicant's printed name

Dated: 4/1, 2022.

**VILLAGE OF HINSDALE
APPLICATION FOR TEMPORARY USE**

Address of proposed request: 40 Village Place

APPLICATION FOR TEMPORARY USE (please include Certificate of Zoning Compliance App.)

The Hinsdale Zoning Code provides for *Permitted Temporary Uses* subject to the specific regulations and time limits as provided for in Section 9-103D of the zoning code and to the other applicable regulations of the district in which the use is permitted. The total period of time granted by such temporary use shall not exceed the period of time as specifically identified for that specific use. Where such uses are not specifically permitted, the Board of Trustees **MAY** approve such use, subject to the following regulations:

9. *Others:* In any district, any other temporary use consistent with the purposes of this code and with the purposes and intent of the regulations of the district in which such use is located, provided, however, that any such use shall require the specific prior approval of the board of trustees. The board of trustees shall establish a limitation on the duration of every temporary use approved pursuant to this subsection D9. Any approval granted hereunder shall be deemed to authorize only the particular use for which it was given, and shall not be construed to be any right or entitlement to any subsequent approval hereunder for the applicant or any other person.

Owner: Cathy Weisz Date: 4/1, 2022

Phone: (312) 953-8228 Email: CathyWeisz@me.com

Temporary Use Period Requested:

From: 5/20, 2022 through 8/20, 2022

Nature of Temporary Use Request:

to allow our customers outdoor
dining.

Signature of Owner: [Signature]

Village Manager _____ Date: _____, 20____

OR

Date of Village Board Approval: _____, 20____

For Office Use Only
\$100 Fee Paid ☐

Date: _____

Received By: _____

MARBERRY
Cleaners and Launderers

ILLINOIS CLEANERS

315 EAST MAIN ST.
ST. CHARLES, IL 60174

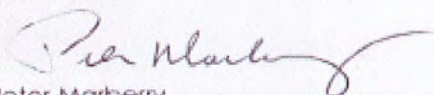
630-584-0170
FAX 630-232-9690

April 5, 2022

Attn: Village of Hinsdale Zoning Board

I, Peter Marberry, owner of the property at 40 Village Place, Hinsdale, authorize Giuliano's Pizza permission to erect a patio tent this summer.

Thank you,



Peter Marberry
Marberry Cleaners & Launderers, LLC
315 E. Main Street
St. Charles, Illinois 60174
pmarberry@marberrycleaners.com
630-584-0168 Cell 630-638-6635

REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION: First Reading – ZPS

SUBJECT: Application for Local Landmark Designation – The Bagley House – 121 S. County Line Road – Case HPC-02-2022

MEETING DATE: May 3, 2022

FROM: Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Designating 121 S. County Line Road as a Historic Landmark – The Bagley House

Application Request

The Village of Hinsdale has received an application from Safina Uberoi and Lucas Ruecker, the property owners of 121 S. County Line Road, requesting approval of Local Landmark Designation for the single-family home located at 121 S. County Line Road, also commonly referred to as "The Bagley House." The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, east, south and west in the R-1 Single Family Residential District.

Project Description

The applicant requests approval of Local Landmark Designation for the single-family home located at 121 S. County Line Road. Built in 1894, the house was designed by Frank Lloyd Wright, one of the most well-known architects and the pioneer for what came to be known as the Prairie School architectural style. The house is an example of Frank Lloyd Wright's early designs and showcases his developing style through the use of an octagonal library, open first floor, and deep porch. Wright designed the home for Frederick P. Bagley, a marble merchant, and Grace H. Bagley, who was involved in social reform efforts involving Jane Addams and Hull House in Chicago.

A large addition with an attached porch was added onto the rear of the house in 1986. The lot also includes a detached garage dating back to the early 20th century with a shed-roofed addition that was added later on. The current homeowners purchased the house in 2021 and anticipate completing future rehabilitation projects that may include restoring some of the missing Wright features that have been removed over time.

The applicant has submitted detailed historic and architectural information on the house, interior floor plans, and photographs for review.

Discussion & Recommendation

On April 6, 2022, the application was reviewed at a public hearing at the Historic Preservation Commission. Jean Follett, the historic preservation consultant for the project, provided a presentation on the house and answered questions from the Historic Preservation Commission. Lukas Ruecker, one of the owners of record of the property, was also present at the meeting to answer questions from the Commission.

The Historic Preservation Commission reviewed the criteria set forth in Section 14-3-1 of the Village Code and determined that the property met the criteria for landmark designation, which are summarized in detail in the attached Findings and Recommendations.

Based on the findings, the Historic Preservation Plan Commission, by a vote of six (6) ayes and zero (0) nays, with one (1) absent, recommended to the President and Board of Trustees approval of Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation.

Village Board and/or Committee Action

N/A

Documents Attached

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Criteria for Landmark Designation - Village Code Title 14, Chapter 3, Section 14-3-1
6. Application for Local Landmark Designation and Exhibits
7. Draft Ordinance
8. Draft Historic Preservation Commission Findings and Recommendations

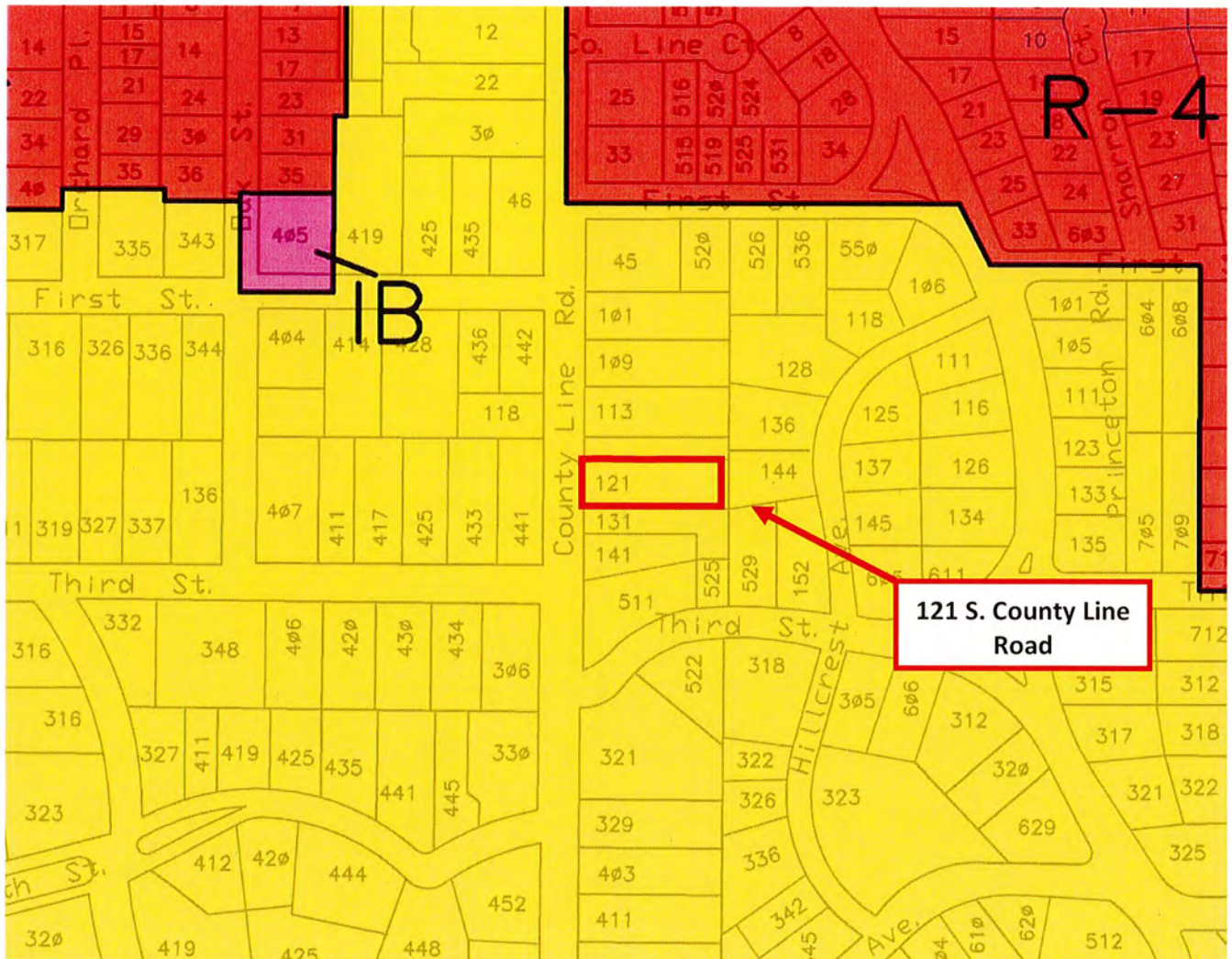
VILLAGE OF HINSDALE 2021

121 S. County Line Road

Zoning District Boundaries

R-1 Single-Family Residential District	B-1 Community Business District	O-1 Specialty Office District
R-2 Single-Family Residential District	B-2 General Business District	O-2 Limited Office District
R-3 Single-Family Residential District	B-3 General Business District	O-3 Limited Office District
R-4 Single-Family Residential District	IB Industrial Business District	OS Open Space District
R-5 Single-Family Residential District	OS Open Space District	HS High School District
R-6 Single-Family Residential District	OS Open Space District	B-6 Medium Density District

Village of Hinsdale Zoning Map and Project Location



Aerial View – 121 S. County Line Road



Birds Eye View – 121 S. County Line Road



Street View – 121 S. County Line Road



VILLAGE CODE TITLE 14 - HISTORIC PRESERVATION
CHAPTER 3 - LANDMARK AND HISTORIC DISTRICT DESIGNATION

14-3-1: CRITERIA:

The Commission shall consider the criteria provided in this Chapter in order to recommend a structure, building, or site for designation as a landmark, or an area for designation as an historic district.

A. General Considerations:

1. The structure, building, site, or area has significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State, or the United States.
2. The structure, building, site, or area is closely identified with a person or persons who significantly contributed to the development of the Village, the State, or the United States.
3. The structure, building, site, or area involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State, or the United States.
4. The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.
5. The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.
6. The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
7. The structure, building, or site is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

B. Architectural Significance:

1. The structure, building, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
2. The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.
3. The structure, building, site, or area exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
4. The structure, building, site, or area is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
5. The structure, building, site, or area is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
6. The detail, material, and workmanship of the structure, building, or site can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

VILLAGE CODE TITLE 14 - HISTORIC PRESERVATION
CHAPTER 3 - LANDMARK AND HISTORIC DISTRICT DESIGNATION

C. Historic Significance:

1. The structure, building, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
2. The structure, building, site, or area has a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, the State, or the Village.
3. The structure, building, site, or area is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic events of the United States, the State, or the Village.
4. The structure, building, site, or area is associated with a notable historic event.
5. The structure, building, site, or area is associated with an antiquated use due to technological or social advances.
6. The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR LOCAL LANDMARK DESIGNATION**

The undersigned (the "Applicant") hereby makes application, pursuant to Title XIV of the Village Code of Hinsdale, as amended, for the designation of the building, structure or site described below as an historic landmark. The Applicant certifies to the Village of Hinsdale that the following answers and information are true and correct:

Address of Property under review: 121 SOUTH COUNTY LINE RD.
Property Identification Number: 18-07-005-007

I. GENERAL INFORMATION

1. Applicant's Name: SAFINA UBEROI, LUKAS RUECKER
Address: 2345 NICHOLS CANYON RD
LOS ANGELES, CA 90046
Telephone Number: 513-332-6497
2. Owner of Record (if different from applicant): _____
Address: _____
Telephone Number: _____
3. Others, if any involved in project (include, name, address and telephone number):
Architect: HARBOE ARCHITECTS (312) 977-0333
140 S. DEARBORN, STE 306, CHICAGO 60603
Attorney: JEAN A. FOLLETT (630) 546-9349
CONSULTANT 629 W. ELM ST. WHEATON 60189
Engineer: _____
4. 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). _____

II. SITE INFORMATION

1. Provide a brief description of the site and its characteristics: see attached

2. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

X No _____ Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code.

3. Criteria for Designation *(Check the box before each element that the Applicant contends is met by the building, structure or site for which landmark designation is sought. Explain in the space that follows how the landmark meets each criterion that is checked. Attach relevant written documentation and evidence or supplemental explanation if more space is required).*

A. General.

The proposed landmark:

- ☒ Has significant character, interest, or value as part of the historic, aesthetic, or architectural heritage of the Village, the State of Illinois, or the United States.
- ☒ Is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
- ☒ Represents notable efforts of, or is the only known example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State of Illinois, or the United States.
- ☐ Is an established or familiar visual feature due to its unique location or its singular physical characteristics.
- ☐ Was or is an historical focal point in the Village because of the activities associated with it.
- ☐ Is of a type or associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure, and possesses a high level of integrity or architectural significance.

B. Architectural.

The proposed landmark:

- ☒ Represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of materials.
- ☒ Embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- ☐ Exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
- ☐ Is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, time period, type of property, method of construction, or use of materials.

C. Historic Significance.

The proposed landmark:

- ☒ Is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
- ☒ Has a strong association with the life or activities of a person or persons who has or have significantly contributed to or participated in the historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with an organization or group, whether formal or informal, through which persons have significantly contributed to or participated in historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with a notable historic event.
- ☐ Is associated with an antiquated use due to technological or social advances.
- ☐ Is a monument to, or cemetery of, an historic person or persons.

4. **Describe the proposed Local Landmark.** In order to be eligible for designation as an Historic Landmark in the Village of Hinsdale, a structure or site must be at least 50 years old and must meet the designation criteria set forth by the Hinsdale Historic Preservation Commission. (On a separate sheet of paper provide a description that indicates in what way the structure or site meets the designation criteria. Use applicable criteria as found above in Criteria for Designation.) *See attached.*

CERTIFICATION

The Applicant hereby 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;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant 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 Applicant 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. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

☒ **INDIVIDUAL OWNERS**

Safina UBERO
Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

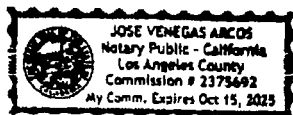
OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 19th day of

FEBRUARY, 2022.

Notary Public



VILLAGE OF HINSDALE

LOCAL LANDMARK DESIGNATION

Frederick P. & Grace H. Bagley House

121 S. County Line Road

List of Attachments:

- Legal Description
- Site Information
- Description
- Proof of Ownership-Deed
- Floor Plans
- Links to Historic Architectural Drawings
- Photos

Hinsdale Application for Local Landmark Designation

Address: 121 S. County Line Road

P.I.N.: 18-07-105-007

Legal Description:

The South ½ of Lot 5 and the North ½ of Lot 6 in Block 2 in Highlands, a subdivision of the North West ¼ of the West 800 Feet of the North 144 Feet of the South West ¼ of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

II. SITE INFORMATION

1. This Frank Lloyd Wright-designed house was built in 1894 on a 300' deep lot on the east side of South County Line Road. The original house has a 40' x 42' footprint with an octagonal library attached at the front of the north façade. A large addition was built across the rear of the house in 1986, extending the house to the east by 9 feet. An octagonal sunroom, attached by a pergola to the main house, was part of this addition. A 24' x 20' hipped-roof garage, probably from the early 20th-century, stands at the northeast corner of the lot. The garage has a 13' deep shed-roofed addition on the back. The lot is wooded and landscaped, with a sunken lawn in the front of the house. A landscaped terrace behind the house leads to another sunken lawn at the rear of the lot.

Description: The Frederick P. and Grace H. Bagley House was built in 1894. It is one of the first designs by Frank Lloyd Wright after he established his independent practice in Chicago. Wright, whose career was both long and prolific, is widely recognized as one of the most important architects in American history. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library. The house sits on the east side of County Line Road in a subdivision that was platted in 1891. Adolph Froscher, one of Hinsdale's finest homebuilders, was the contractor.

The Bagley House has long been recognized by Wright scholars as an important early design. It has been featured in numerous books and articles and was photographed in the 1940s as part of a series documenting Wright's work in suburban Chicago.

Frederick P. Bagley (1861-1933) was a marble merchant who had arrived in Chicago from his home state of Michigan in 1884. His marble yard, which specialized in marble brought from Georgia, was located near 18th and Canal streets along the railroad tracks. He married Grace Hodges Bagley (1860-1944), a native Illinoisan, in 1885. The Bagleys lived in the fashionable area around Prairie Avenue. They were active members of the nearby Unitarian church led by Jenkin Lloyd Jones, Frank Lloyd Wright's uncle. It seems likely that it was through Jones and their church membership that the Bagleys met the young Wright.

Grace Bagley was deeply involved with the social reform network centered around Jane Addams and Hull House. In addition to her work on tenement house reform and child labor issues, Mrs. Bagley worked closely with Addams and other important social reformers to establish the first Juvenile Court in the nation in 1899. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of

Hinsdale. In 1893 she and her husband approached Wright to design a second home for their family in Hinsdale. They would be able to enjoy a bucolic site and to take advantage of easy access into the city from the nearby Highlands railroad station. In January, 1894 Froscher approved Wright's drawings and construction soon began.

The Bagleys built a gambrel-roofed Dutch Colonial house with a plan somewhat similar to several other Wright designs of the 1890s, including his own home in Oak Park. The deep front and rear porches, with access into the main living areas through French doors, gave the family of five ready access to their wooded lot. Marble Ionic porch columns and marble facing on the foundation and chimney were provided by Bagley's business. Inside, a spacious entry hall was dominated by a flowing staircase with the simple, screen-like railings that would become one of Wright's signature design features. A large living room spanned the front of the house and opened to a bay-windowed dining room on the rear. An inglenook, set behind marble columns and lined with deep red marble slabs, was set in the interior corner of the living room. The northeast corner of the plan was reserved for service areas: a pantry, a kitchen and rear stairs. Off the first landing of the main staircase was a cozy octagonal library with a band of windows above the bookcases and a domed ceiling. Upstairs, the house had 6 bedrooms and a bathroom arranged around a central hall. The attic held additional living space.

The first floor plan of the main house remains just as Wright designed it, with some minor changes to the woodwork and a picture window in the south wall of the living room that probably dates from the mid-20th century. Although the 1894 plan is still in place, in 1983 a large, two-story, glassed addition was constructed across the rear of the house, creating a family eating area off the kitchen and a large family room with a fireplace. With numerous doors opening to the back yard, the addition also has a large central skylight. A pergola connects the addition to an octagonal sunroom that echoes the library on the north side of the house.

Changing fashions and a series of 20th-century owners have led to several changes on the second floor. The southeast bedroom is now a closet and bathing area, connecting to a toilet room and sink area. A small secondary hallway passes through this area to the primary bedroom on the southwest corner of the house. The primary bedroom occupies a space that was formerly two bedrooms. The northeast bedroom has been enlarged to the east over the kitchen wing, using several re-purposed windows from nearby bedrooms.

The third floor has a living room, bedroom, bathroom and storage areas. The original dormer window adjacent to the chimney has been expanded to provide additional light and egress.

The house was originally sheathed in cedar shingles, including the gambrel roof. The house is now covered in artificial siding. The original shingle siding remains on the walls, underneath this 20th-century alteration. New owners plan to restore the house and, in particular, its original cedar-shingled appearance.

The Bagleys kept their County Line Road house for just a few years. Labor issues caused Frederick Bagley to close his marble yard in 1904 and the family soon left Illinois to start a new life in Boston. Little is known of subsequent owners prior to World War I, but Mr. and Mrs. Chauncey Lamb owned the house in the 1930s. After World War II the Dezendorf family purchased it from the Lambs. Nelson C. Dezendorf was an executive at the nearby Electro-Motive plant and one of fifteen Electro-Motive managers living in Hinsdale at the time.

The house fell into disrepair in the 1970s and, after a failed rehabilitation attempt, was purchased by Jerry and Jeannette Goldstone in 1977. The Goldstones did a number of renovations over the years, including a major, award-winning addition in 1983. The current, preservation-minded owners purchased the house from the Goldstones in 2021 and expect to rehabilitate it, restoring some of its missing Wright features and bringing it up to 21st-century building codes.

Doc#: 2131321179 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2021 08:39 AM Pg: 1 of 2

Dec ID 20210901687679
ST/CO Stamp 1-813-179-280 ST Tax \$1,300.00 CO Tax \$850.00

WARRANTY DEED

THE GRANTOR, Jeannette E. Goldstone, as Trustee under Declaration of Trust of Jeannette E. Goldstone dated June 6, 1995, of 340 East Randolph Street, Unit 5701, Chicago, Illinois 60601, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEES, Lukas Ruecker and Safina Uberoi, in Joint Tenancy with right of survivorship, all interest in the following described Real Estate situated in COOK County, Illinois to wit:

THE SOUTH 1/2 OF LOT 5 AND THE NORTH 1/2 OF LOT 6 IN BLOCK 2 IN HIGHLANDS, A SUBDIVISION OF THE NORTH WEST 1/4 OF THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

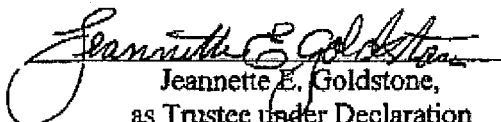
Property Index Number: 18-07-105-007-0000

Address: 121 South County Line Road, Hinsdale, Illinois 60521

SUBJECT TO: Covenants, conditions, easements, restrictions of record and unpaid taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29th day of September 2021.


Jeannette E. Goldstone,
as Trustee under Declaration
of Trust of Jeannette E. Goldstone
dated June 6, 1995

FIRST AMERICAN TITLE
FILE # 3106620

WARRANTY DEED

THE GRANTOR, Jeannette E. Goldstone, as Trustee under Declaration of Trust of Jeannette E. Goldstone dated June 6, 1995, of 340 East Randolph Street, Unit 5701, Chicago, Illinois 60601, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEES, Lukas Ruecker and Safina Uberoi, in Joint Tenancy with right of survivorship, all interest in the following described Real Estate situated in COOK County, Illinois to wit:

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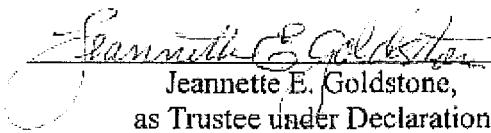
Property Index Number: 18-07-105-007-0000

Address: 121 South County Line Road, Hinsdale, Illinois 60521

SUBJECT TO: Covenants, conditions, easements, restrictions of record and unpaid taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29th day of September 2021.


Jeannette E. Goldstone,
as Trustee under Declaration
of Trust of Jeannette E. Goldstone
dated June 6, 1995


FIRST AMERICAN TITLE
FILE # 3106620

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jeannette E. Goldstone, as Trustee under Declaration of Trust of Jeannette E. Goldstone dated June 6, 1995, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that said instrument was signed, sealed and delivered as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of September 2021.





Notary Public

Prepared by:

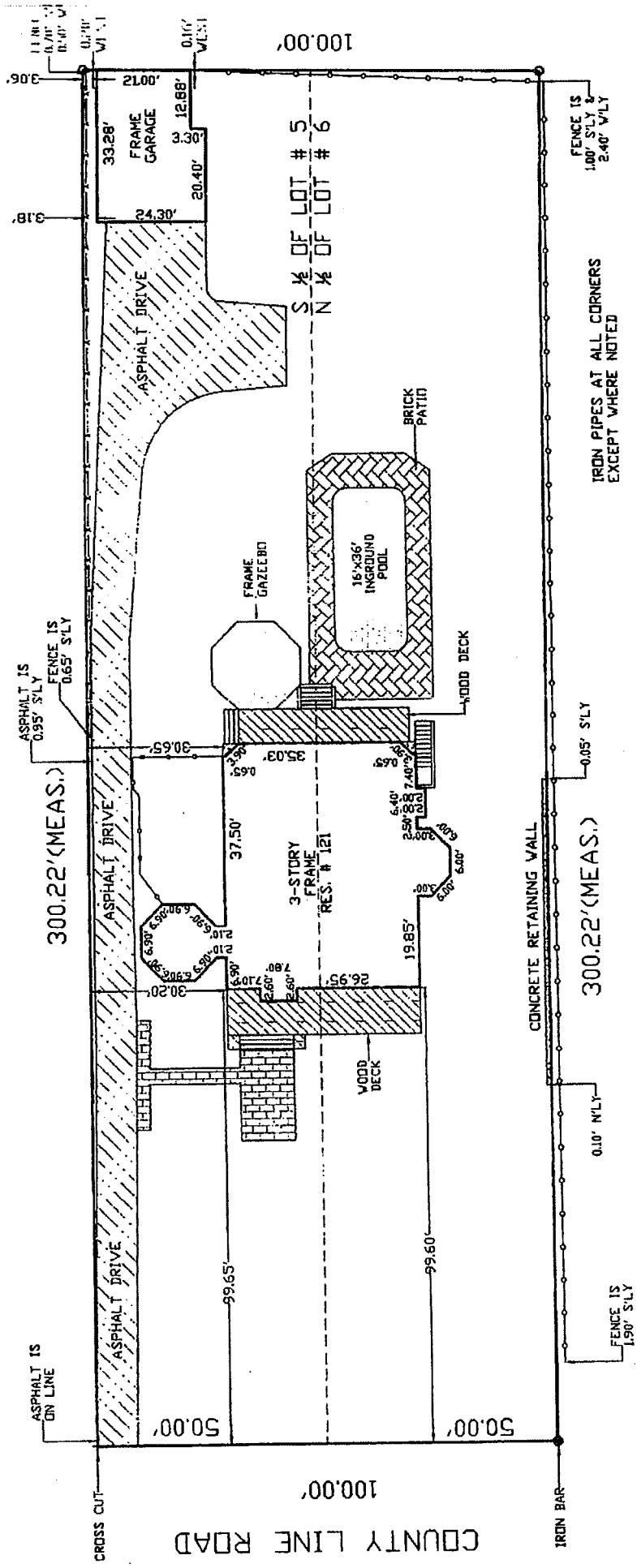
Brien J. Nagle
Nagle, Obarski & Holzhauer P.C.
222 South Mill Street, Suite 200
Naperville, Illinois 60540

Return To:

Brien J. Nagle
Nagle, Obarski & Holzhauer P.C.
222 South Mill Street, Suite 200
Naperville, Illinois 60540

Name and Address of Taxpayer: / Grantee's Address

Lukas Ruecker and Safina Uberoi
121 South County Line Road
Hinsdale, Illinois 60521



I, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the parcel of land hereon described and that the Plat hereon drawn is a correct representation of the same.

My day of JULY, A.D., 2001, at Bolingbrook, Illinois.

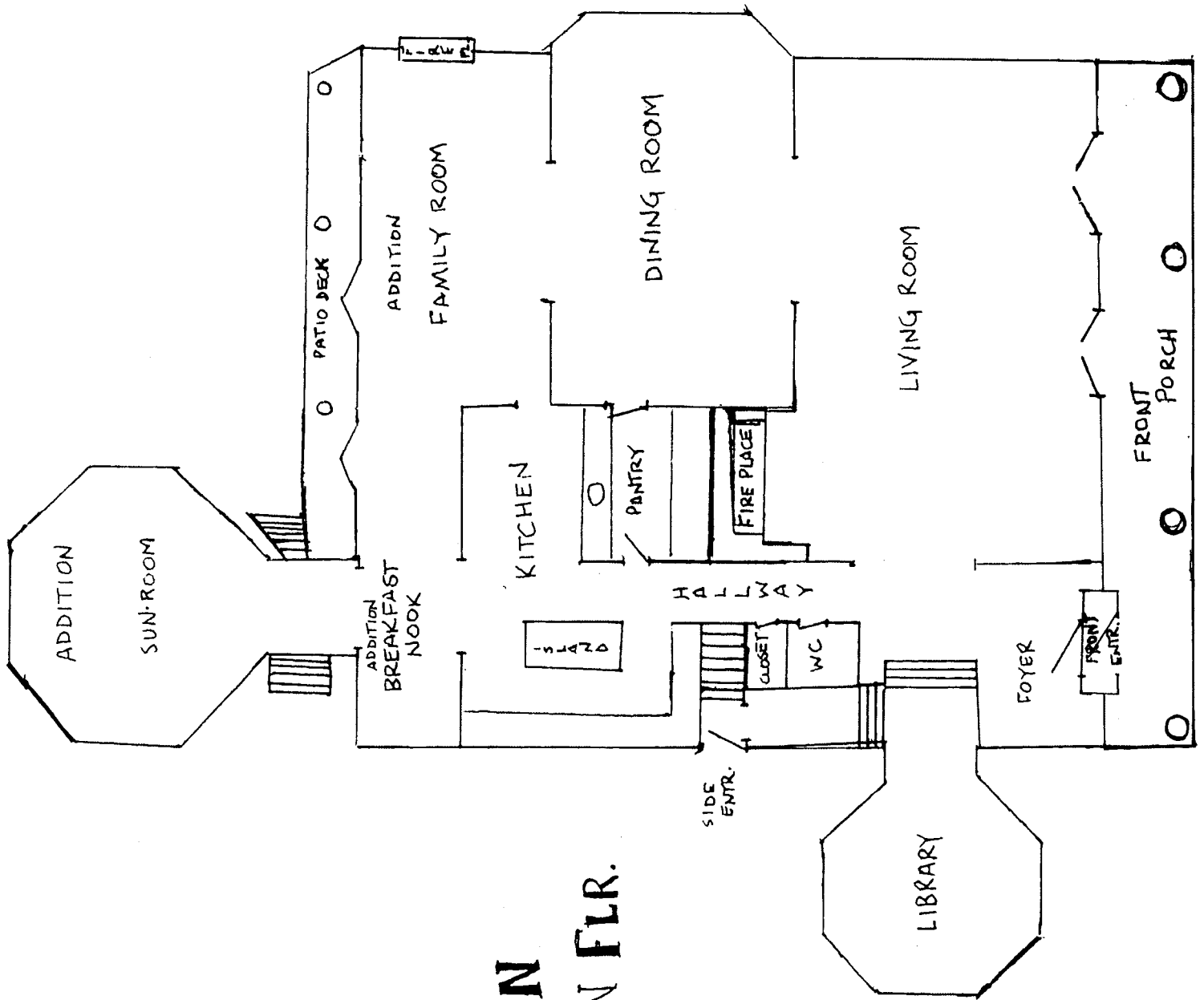
C. J. Henry CLIENT GOLDSTONE JOB No. 51103-01

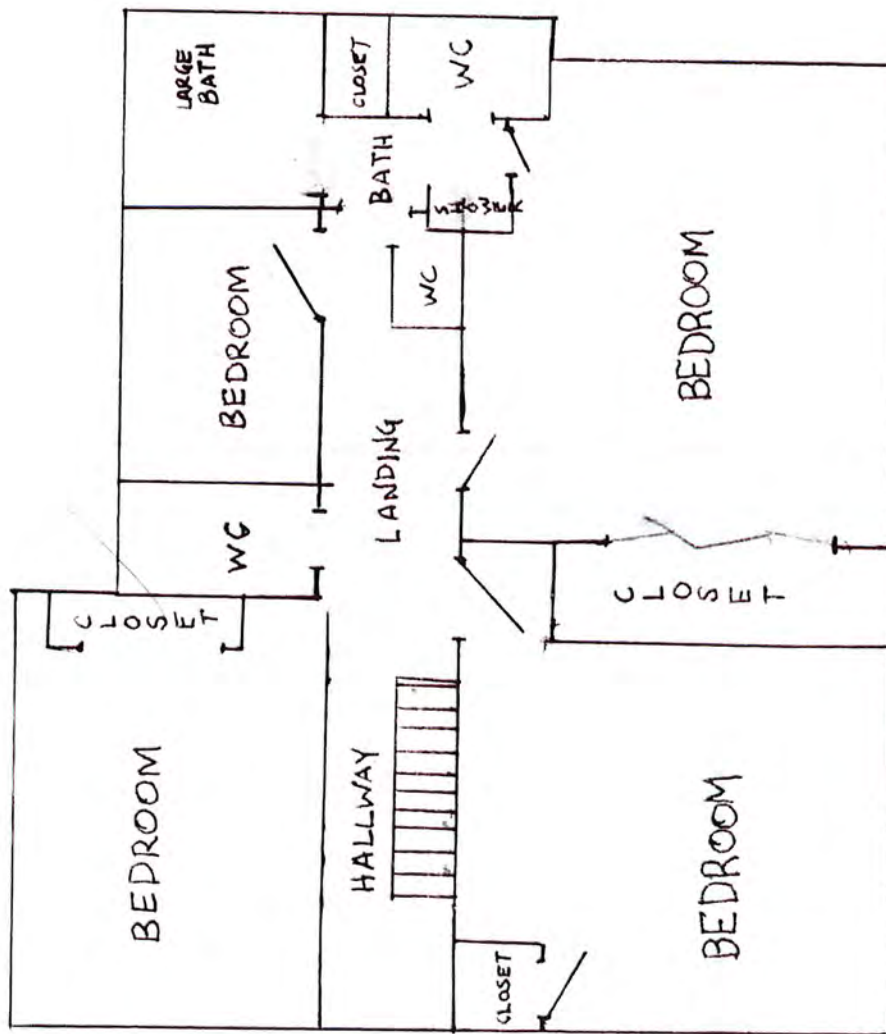
My License Expires 11/30/2002

My License No. 36-2900

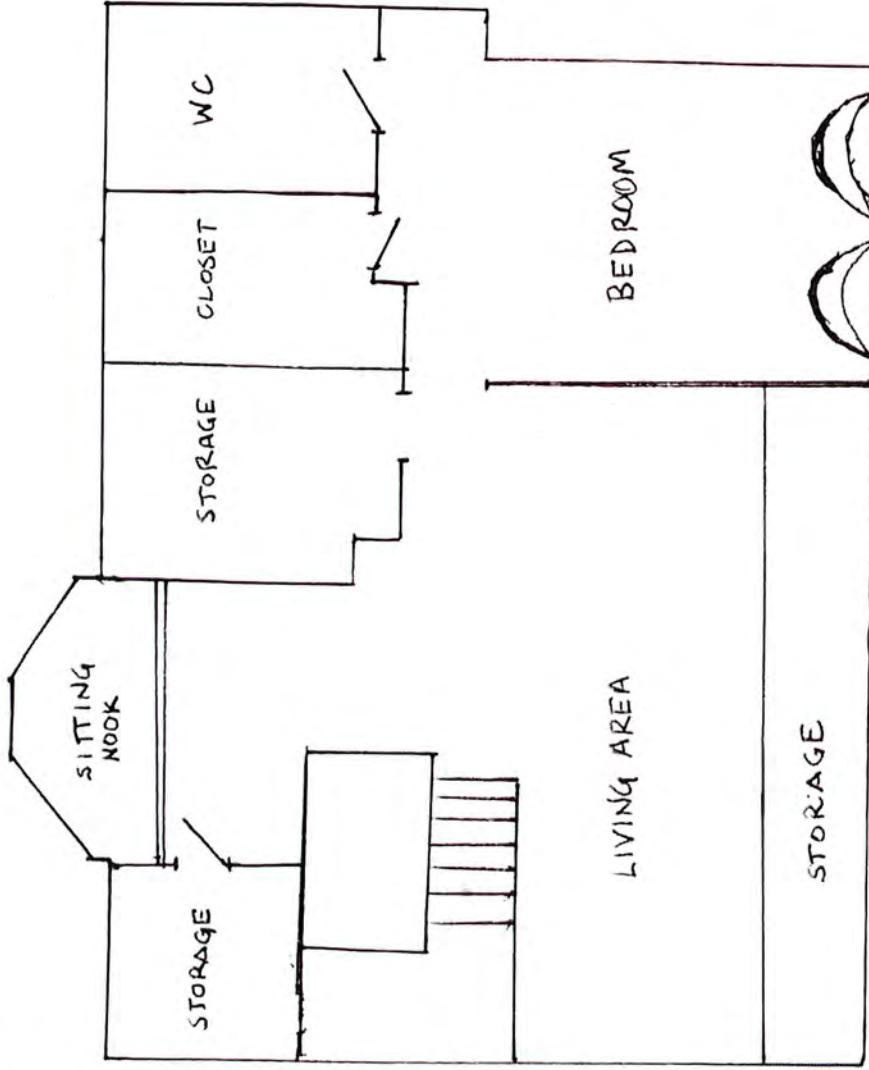
Easements and Other Restrictions not shown hereon refer to your Deed, Title Policy, Ordinance, etc.

← N
MAIN FLR.





2ND FLR



ATTIC
3RD FLR

BAGLEY HOUSE—Links to original architectural drawings

Front:

<https://library.artstor.org/#/asset/28580241;prevRouteTS=1644868998293>

North:

<https://library.artstor.org/#/asset/28580243;prevRouteTS=1644868998293>

Rear:

<https://library.artstor.org/#/asset/28580238;prevRouteTS=1644868998293>

First Floor Plan:

<https://library.artstor.org/#/asset/28580236;prevRouteTS=1644868998293>

Second Floor Plan:

<https://library.artstor.org/#/asset/28580237;prevRouteTS=1644868998293>

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



1. Bagley House-Historic Photo c.1895 West facade



2. Bagley House-Historic Photo c.1910 West Façade

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



3. Bagley House-West façade & Library



4. Bagley House-Front Porch
Showing marble columns and
marble facing on supports

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



5. Bagley House—West façade detail



6. Bagley House—South façade

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



7. Bagley House—East façade with 1983 addition and gazebo



8. Bagley House—East façade detail
Second story bedroom expansion and attic dormer

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



9. Bagley House-North façade



10. Bagley House—North façade service entrance

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



11. Bagley House-Original Shingles



12. Bagley House-Garage looking northeast

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



113 S. County Line Road-House to the north of the Bagley House



131 S. County Line Road-House to the south of the Bagley House

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



118 S. County Line Road-House across the street from the Bagley House

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING 121 S. COUNTY LINE ROAD
AS A HISTORIC LANDMARK – THE BAGLEY HOUSE**

WHEREAS, the Village of Hinsdale (“Village”) is authorized pursuant to Article 11, Division 48.2 of the Illinois Municipal Code (65 ILCS 5/11-48.2-1 *et seq.*), to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale establishes a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

WHEREAS, the Village received an application (the “Application”) seeking to have the single-family residence located at 121 S. County Line Road, Hinsdale, Illinois (the “Subject House”), designated as a landmark. The Application was filed by Safina Uberoi and Lucas Ruecker (collectively, the “Applicant”), the legal owners of the Subject House. The property on which the Subject House is located is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the “Commission”) conducted a public hearing on April 6, 2022, to consider the Application; and

WHEREAS, the Commission, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the requested landmark designation; and

WHEREAS, the Commission has filed its report of Findings and Recommendation regarding the landmark designation in Case HPC Case No. 02-2022, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed and duly considered the Application, the Findings and Recommendation of the Commission, and all of the materials, facts and circumstances related to the Application, and have determined that the Application satisfies the standards set forth in Section 14-3-1 of the Village Code.

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

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

SECTION 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the Findings and Recommendation of the Commission, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Designation as Historic Landmark. The nomination of the Subject House as a historic landmark is hereby approved and the Subject House is hereby designated as a historic landmark. The Subject House shall hereafter be subject to the requirements of Title 14 of the Village Code, as amended from time to time.

SECTION 4: Notice to Owner of Record and Building Commissioner. The Village Clerk is directed to send notice of the historic landmark designation of the Subject House to the Applicant, as owner of record, and to the Village Building Commissioner, which notice shall include a copy of this Ordinance.

SECTION 5: Not Applicable to Other Buildings. The historic landmark designation approved by this Ordinance applies only to the Subject House and does not apply to any other building on the property at 121 S. County Line Road.

SECTION 6: Recordation. The Village Clerk is directed to cause a copy of this Ordinance be recorded promptly in the office of the Cook County Recorder of Deeds.

SECTION 7: Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 8: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this _____ day of _____ 2022.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____ 2022 and attested by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH ½ OF LOT 5 AND THE NORTH ½ OF LOT 6 IN BLOCK 2 IN HIGHLANDS, A SUBDIVISION OF THE NORTH WEST ¼ OF THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTH WEST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-07-105-007-0000

Commonly Known As: 121 S. County Line Road, Hinsdale, Illinois.

EXHIBIT B

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING 121 S. COUNTY LINE ROAD
AS A HISTORIC LANDMARK – THE BAGLEY HOUSE - HPC CASE No. 02-2022**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2022, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2022.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2022.

Village Clerk

[SEAL]

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE HISTORIC PRESERVATION COMMISSION (HPC)
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation

PROPERTY: 121 S. County Line Road, Hinsdale, IL (PIN: 18-07-105-007)

APPLICANT: Safina Uberoi and Lukas Ruecker (the “Applicants”)

REQUEST: Local Landmark Designation

HISTORIC PRESERVATION COMMISSION (HPC) REVIEW: April 6, 2022

BOARD OF TRUSTEES 1ST READING: May 4, 2022

SUMMARY OF REQUEST: The Village of Hinsdale has received an application from Safina Uberoi and Lucas Ruecker, the property owners of 121 S. County Line Road, requesting approval of Local Landmark Designation for the single-family home located at 121 S. County Line Road, also commonly referred to as “The Bagley House.” The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, east, south and west in the R-1 Single Family Residential District.

Built in 1894, the house was designed by Frank Lloyd Wright, one of the most well-known architects and the pioneer for what came to be known as the Prairie School architectural style. The house is an example of Frank Lloyd Wright’s early designs and showcases his developing style through the use of an octagonal library, open first floor, and deep porch. Wright designed the home for Frederick P. Bagley, a marble merchant, and Grace H. Bagley, who was involved in social reform efforts involving Jane Addams and Hull House in Chicago.

A large addition with an attached porch was added onto the rear of the house in 1986. The lot also includes a detached garage dating back to the early 20th century with a shed-roofed addition that was added later on. The current homeowners purchased the house in 2021 and anticipate completing future rehabilitation projects that may include restoring some of the missing Wright features that have been removed over time.

PUBLIC HEARING SUMMARY: A public hearing was held on Wednesday, April 6, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on March 10, 2022. The public hearing notice and transcript are attached.

At the public hearing held on April 6, 2022, Jean Follett, the historic preservation consultant, provided a presentation on the house and answered questions from the Historic Preservation Commission. Lukas Ruecker, one of the owners of record of the property, was also present at the meeting to answer questions from the Commission. No members of the public provided comments at the public hearing.

Ms. Follett provided a brief overview of what Hinsdale was like around the time when the Bagley House was originally constructed. Ms. Follett said this was a time of incredible growth in the Village with a population of 819 people in 1880, and 1,584 people in 1890, and 2,578 people in 1900.

Ms. Follett then explained the significant of the original owners, the Bagleys, who were quite notable even though they only owned the home for several years, constructing it in 1884 and selling it in 1897. Frederick Bagley was a marble merchant and owned a marble yard near where McCormick Place in Chicago is now located. Grace H. Bagley was deeply involved in social reform efforts involving Jane Addams and Hull House in Chicago. She was important in helping establish the first Juvenile Court in the nation in 1899 and was involved in the Women's Suffrage Movement. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale.

The Bagleys appeared to have met Frank Lloyd Wright through his uncle, Jenkin Lloyd Jones, who was active in the nearby Unitarian Church. The house is located in the Highlands Subdivision, which was platted in the early 1880s.

Ms. Follett highlighted the architecture and design of the house. Because Mr. Bagley was a marble merchant, the house includes marble incorporated throughout its design. The porch columns, decorative pots on the front porch, the chimney, foundation base, and other interior elements were all constructed of marble.

Ms. Follett presented some of the changes to the house, which are believed to have been done early on in the house's history in the early 20th century. Changes believed to have been made include the removal of a front screen designed by Frank Lloyd Wright in the front entry hall, changes to the front entry door and sidelights.

Ms. Follett gave an overview of the important features within the interior of the house and the original floor plan. One of the most notable features of the house is the octagonal library, which is similar to other building plans later designed by Frank Lloyd Wright. The shelves are not original, but the ceiling shape and flooring are original. A rear addition was completed in the 1980s. Other changes have been made to the upper floor layout, but a lot of the original plan is the same and original doors and woodwork have been preserved in many rooms.

Ms. Follett then showed other buildings designed by Frank Lloyd Wright around the same time when the Bagley House was constructed, including the Gale House in Oak Park, the Home and Studio in Oak Park, and the Winslow House in River Forest. Frank Lloyd Wright had previously worked under Louis Sullivan and he has not fully developed his iconic Prairie Style. However, buildings during this period showcase early experimentation with elements that would become key components of the Prairie Style.

Ms. Follett then presented original building elevations and historic photos of the home. Some of the original shingles under the horizontal siding. In the future, the roof and siding will be replaced with shingles similar to the original.

Mr. Bohnen then asked for an update on the progress of the house. Mr. Ruecker responded that they have stabilized the house and have chosen an architecture team to assist with future changes to the house. They are working toward planning for changes and construction. Several Commission members expressed excitement and support for the efforts of the homeowners.

The Commission then proceeded to review the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation, which are summarized in detail in the "Findings" section below.

In recommending approval of the Landmark Designation, the Historic Preservation Commission determined that one or more of the criteria set forth in Section 14-3-1 have been met. No members of

the public provided comment at the meeting. Staff did not receive comments from members of the public prior to the meeting.

A motion to recommend approval of the application for Landmark Designation for Case HPC-02-2022 – The Bagley House – 121 S. County Line Road was made by Commissioner Braden and seconded by Commissioner Weinberger. The vote carried by a roll call vote as follows:

AYES:	Commissioners Barclay, Braden, Gonzalez, Prisby, Weinberger, and Chairman Bohnen
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioner Haarlow

FINDINGS: In recommending approval of Landmark Designation, the Historic Preservation Commission determined that several criteria set forth in Section 14-3-1 of Title 14 of the Village Code have been met. The following are the summary of Findings of the Historic Preservation Commission and information from the application submitted for consideration, with reference to the significant features in the exterior architectural appearance that should be protected and preserved:

A. General Considerations:

1. *The structure, building, site, or area has significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State, or the United States.* The Commission found this criteria to be met.
2. *The structure, building, site, or area is closely identified with a person or persons who significantly contributed to the development of the Village, the State, or the United States.* The Commission found this criteria to be met. The house was designed by Frank Lloyd Wright, one of the most well-known and prolific architects in American history and the pioneer for what came to be known as the Prairie School architectural style. The Bagley House has been recognized by Wright scholars as an important early design. It has been featured in numerous books and articles and was photographed in the 1940s as part of a series documenting Wright's work in suburban Chicago.
3. *The structure, building, site, or area involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State, or the United States.* The Commission found this criteria to be met. The Bagley House was designed by Frank Lloyd Wright, was constructed in 1894, and is an early example of his designs and experimentation with elements that later been critical components of the Prairie Style. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library.
4. *The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.* The applicant did not check this criteria, but the Commission believed that the octagonal library is a significant feature that is rare and that the Home and Studio in Oak Park was modeled after the design of the Bagley House. The Commission found this criteria to be met.
5. *The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.* Commissioner Braden stated at the meeting that the house is

associated with Ms. Bagley, who is associated with several philanthropic contributions to Hinsdale. In addition to other social reform efforts, Ms. Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale. There was a discussion between Commissioners on if this criteria was applicable. It was determined that the original homeowners were important and the house would be used for future educational efforts as a focal point of history in the Village. The Commission found this criteria to be met.

6. *The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.* The Commission and applicant found this criteria was not applicable and the house did not meet this criteria.

B. Architectural Significance:

1. *The structure, building, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.* The Commission found this criteria to be met. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library. The gambrel-roofed Dutch Colonial house has a plan somewhat similar to several other Wright designs of the 1890s.
2. *The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.* The Commission found this criteria to be met. The octagonal library is of exceptional quality and represents elements of design later used by Frank Lloyd Wright in the well-known Prairie Style of architecture. Original interior features, including doors and wood work, have been well-preserved. Marble Ionic porch columns and marble facing on the foundation and chimney were provided by Mr. Bagley's business.
3. *The structure, building, site, or area exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.* There was a discussion on if this criteria was met. The Commission found this criteria to be met. Because Mr. Bagley was a marble merchant, the house includes marble incorporated throughout its design. The porch columns, decorative pots on the front porch, the chimney, foundation base, and other interior elements were all constructed of marble. It was noted that the first floor is well preserved. Many elements of the house are also well-preserved. The 1983 two-story, glassed addition was completed at the rear of the house and was done appropriately with respect to the original architecture. A pergola connects the addition to an octagonal sunroom that echoes the library on the north side of the house. The house was originally sheathed in cedar shingles, including the gambrel roof. The house is now covered in horizontal siding. The original shingle siding remains on the walls, underneath this 20th-century alteration. New owners plan to restore the house and, in particular, its original cedar-shingled appearance.
4. *The structure, building, site, or area is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.* The Commission did not find this criteria to be met and is not applicable to this case.

C. Historic Significance:

1. *The structure, building, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.* The Commission found this criteria to be met. Built in 1894, the Bagley House has several architectural elements that point to Wright's developing architectural style. The house is known to be the only example of a Frank Lloyd Wright designed house in the Village.
2. *The structure, building, site, or area has a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The Commission found this criteria to be met. The house is designed by Frank Lloyd Wright, one of the most well-known and prolific architects in American history.
3. *The structure, building, site, or area is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The Commission found this criteria to be met. In addition to being associated with Frank Lloyd Wright, the Bagleys were notable in Village history and on a wider scale. Of note, Ms. Bagley was involved in social reform efforts centered around Jane Addams and Hull House. In addition to her work on tenement house reform and child labor issues, Mrs. Bagley worked closely with Addams and other important social reformers to establish the first Juvenile Court in the nation in 1899. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale.
4. *The structure, building, site, or area is associated with a notable historic event.* The Commission did not find this criteria to be met and is not applicable to this case.
5. *The structure, building, site, or area is associated with an antiquated use due to technological or social advances.* The Commission did not find this criteria to be met and is not applicable to this case.
6. *The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons.* The Commission did not find this criteria to be met and is not applicable to this case.

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Historic Preservation Plan Commission, by a vote of six (6) ayes and zero (0) nays, with one (1) absent, recommended to the President and Board of Trustees approval of Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation.

Signed: _____
John Bohnen, Chair
Historic Preservation Commission
Village of Hinsdale

Date: _____

**VILLAGE OF HINSDALE
NOTICE OF THE HISTORIC PRESERVATION COMMISSION
PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Historic Preservation Commission shall conduct a special public hearing on Wednesday, April 6, 2020, at 6:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application for a Local Landmark Designation for the single-family home located at 121 S. County Line Road.

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 121 S. County Line Road, Hinsdale, IL 60521 and is legally described as follows:

THE SOUTH ½ OF LOT 5 AND THE NORTH ½ OF LOT 6 IN BLOCK 2 IN HIGHLANDS, A SUBDIVISION OF THE NORTH WEST ¼ OF THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTH WEST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-07-105-007-0000

At said public hearing, the Hinsdale Historic Preservation Commission shall accept all testimony and evidence pertaining to said applications. All interested persons are invited to attend and be heard.

Dated: March 7, 2022

Christine M. Bruton, Village Clerk

To be Published in the Hinsdalean on March 10, 2022

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
HPC-02-2022,)
121 South County)
Line Road.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, on the 6th day of
April, 2022, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;
MS. SARAH BARCLAY, Member;
MS. ALEXIS BRADEN, Member;
MS. SHANNON WEINBERGER, Member;
MR. JIM PRISBY, Member; and
MR. FRANK GONZALEZ, Member.

<div>2</div> <div>1 ALSO PRESENT:</div> <div>2 MS. BETHANY SALMON, Village Planner;</div> <div>3 MR. TREVOR BOSACK, Assistant to Village Manager;</div> <div>4 MR. LUKAS RUECKER, Applicant;</div> <div>5 MS. JEAN FOLLETT, Applicant's Representative.</div> <div>7</div> <div>8 (WHEREUPON, the oath was</div> <div>9 administered to Mr. Ruecker</div> <div>10 and Ms. Follett.)</div> <div>11 CHAIRMAN BOHNEN: Public hearing about</div> <div>12 landmarking the Bagley house. I would ask</div> <div>13 anybody in the audience that's going to be</div> <div>14 talking to us to please be sworn by our court</div> <div>15 reporter.</div> <div>16 This is Case HPC-02-22, Bagley</div> <div>17 house, 121 South County Line Road, and it's an</div> <div>18 application for local landmark designation. We</div> <div>19 have had the good fortune of meeting and working</div> <div>20 with Lukas and Safina and, of course, Jean</div> <div>21 Follett we worked with over the years and Jean,</div> <div>22 you are acting as a consultant.</div>	<div>4</div> <div>1 things.</div> <div>2 Mr. Bagley, Frederick Bagley, was a</div> <div>3 marble merchant. He started in real estate but</div> <div>4 then he was a marble merchant and owned a marble</div> <div>5 yard on the south side kind of near where</div> <div>6 McCormick place is now.</div> <div>7 Mrs. Bagley heard Julia Ward Howe</div> <div>8 speak, who was a major suffragist and also a</div> <div>9 Unitarian, and got very inspired, and her</div> <div>10 husband owned some tenement houses and she was</div> <div>11 kind of intrigued about the living conditions</div> <div>12 and said, Would you mind if I took over the</div> <div>13 running of the tenement houses?</div> <div>14 So she learned Italian and started</div> <div>15 running the tenement house and got very involved</div> <div>16 with Jane Adams' and Hull House and the Chicago</div> <div>17 Women's Club and she was leading the charge to</div> <div>18 found the very first juvenile court in the</div> <div>19 entire country was founded here basically with</div> <div>20 her leading that effort in 1899. So she was</div> <div>21 just an amazing, amazing person.</div> <div>22 After she left here she became a</div>
<div>3</div> <div>1 MS. FOLLETT: I am.</div> <div>2 CHAIRMAN BOHNEN: Would you be kind</div> <div>3 enough to approach the podium.</div> <div>4 MS. FOLLETT: Thank you for having us</div> <div>5 here tonight.</div> <div>6 So I wanted to start tonight --</div> <div>7 let's see if I can figure out where -- by</div> <div>8 reminding you of where Hinsdale was at in 1890</div> <div>9 because it's so easy to forget. This was a</div> <div>10 period of just incredible growth for the village,</div> <div>11 that in 1880 819 people lived here. And in</div> <div>12 1890, 1,584 people lived here, which is like a</div> <div>13 90 plus percent increase.</div> <div>14 In 1900 we were at 2,578, so you</div> <div>15 had these sort of three decades where there's</div> <div>16 just this gigantic amount of growth. And the</div> <div>17 Bagleys, I think are a really interesting</div> <div>18 couple. It's so interesting to me they have</div> <div>19 kind of flown under the radar because they left</div> <div>20 really quickly after they built this house.</div> <div>21 They only owed it for three or four years but</div> <div>22 while they were in it, they were doing amazing</div>	<div>5</div> <div>1 major mover and shaker in women's suffrage. She</div> <div>2 was involved with the Chicago kindergarten</div> <div>3 college and was the keynote speaker for their</div> <div>4 conference several years in a row. She was just</div> <div>5 a really incredible person.</div> <div>6 How did she meet Frank Lloyd</div> <div>7 Wright? Well, like Frank Lloyd Wright met most</div> <div>8 of his early clients, this is the very first</div> <div>9 year he was in independent practice, he met them</div> <div>10 through his uncle's church. So he went to his</div> <div>11 uncle's Unitarian Church on the south side and</div> <div>12 the Bagleys were going to that church and they</div> <div>13 met there and it's just this whole kind of</div> <div>14 Unitarian thing going on.</div> <div>15 We had the Unitarian church here in</div> <div>16 Hinsdale which was founded in 1887 and basically</div> <div>17 all the leading lights in the Unitarian church</div> <div>18 came to speak at the dedication of our Unitarian</div> <div>19 church here in Hinsdale. It was a major nexus.</div> <div>20 They were the founding fathers for the Fresh Air</div> <div>21 Home, which 4,000 children and women came</div> <div>22 through over the 30 years that it was in</div>

1 Hinsdale. So the Bagleys, their tenure here was
2 short, but they had a very early impact I think
3 overall.

4 This is what Ogden Avenue looked
5 like when this house was built. I just love --
6 this is basically right in front of where the
7 Fresh Air Home was at the top of Washington
8 Street. It's hard for us to remember that
9 Hinsdale was considered rural. It was where you
10 came literally to get fresh air. The Bagleys

11 built this house to be their weekend house and
12 not where they came to live full time.

13 They moved here because they were a
14 block and a half from the highland station.
15 They were members of the Unitarian church, I
16 still would like to know who the architect of
17 that was. They were very involved. Mrs. Bagley
18 was on the board, I think she was the vice-
19 president for the Fresh Air Home, which was just
20 an amazingly interesting -- I mean, that
21 deserves like a whole article all by itself
22 because Western Springs, LaGrange, Hinsdale and

1 Riverside all cooperated and each of them got to
2 pick the 2-week slot during the summer and then
3 they would go into the city and pick the charity
4 where they would bring the kids out to spend
5 their two weeks at the Fresh Air Home. So it
6 was sort of from the end of June until the
7 beginning of September there were 2-week runs of
8 24 people through the Fresh Air Home.

9 This is the Highland subdivision,
10 which I, actually, until I started this project,
11 I didn't really know it was a thing. So in 1891
12 this subdivision was platted, which basically
13 went from Chicago Avenue down to 6th Street and
14 from what's now the tri-state across to County
15 Line Road. It was a very, very large piece of
16 land, a very big subdivision, and the Bagleys
17 were only the second people to build there.
18 There was another house built on County Line
19 Road just the year before they built their
20 house.

21 The interesting thing about the
22 Bagley house I think is because Mr. Bagley was a

1 marble merchant, there is a ton of marble in
2 this house and some of it you would not even
3 recognize. So the porch columns are marble.
4 The front pots are marble. The bases of the
5 pots are marble, but also things like the
6 chimney is based with marble if you look closely
7 at it, and the foundation is based with marble.
8 Everything on this house. And then there was,
9 of course, marble inside, which we will talk
10 about later.

11 Here's some of that marble that
12 goes all the way around the foundation for the
13 whole original house.

14 We think because the Bagleys sold
15 the house in 1897, we think a lot of changes
16 happened really early in the 20th century and
17 some of those happened in this front entry hall.
18 We think originally this had kind of a very
19 Frank Lloyd Wright screen instead of this low
20 railing. We think these absolutely gorgeous
21 entry doors and side lights with the bronze
22 fittings are from that early 20th century

1 period. We don't know yet but I think we are
2 going to find out that these all date from early
3 on.

4 The living room is just as it was
5 built with the addition of this southern window
6 at the far end of the room but they always had
7 these doors that went out to the front porch.

8 This plan is a very typical of
9 Wright's early plans where you come in the front
10 door and you can essentially make a circle
11 through the whole first floor in the public
12 rooms. So you come in the front door, you go in
13 the living room, you are going to the dining
14 room and then you can go right back out to the
15 back porch at that time or you can go into the
16 service area on the first floor.

17 And a lot of original woodwork in
18 this house. So I honestly have never seen
19 pocket doors like these where they are single
20 panel. They are just amazing and they are in
21 perfect condition. The baseboards, which are
22 these really tall sort of 14, 16-inch

<p style="text-align: center;">10</p> <p>1 baseboards, those are all original. A lot of</p> <p>2 the woodwork in the front halls on the doors,</p> <p>3 around the arch doorways and the service doors.</p> <p>4 The pantry is all there. There's a lot of</p> <p>5 original woodwork on this first floor.</p> <p>6 The only thing we think that's</p> <p>7 missing really is there were beams in the</p> <p>8 ceilings in the dining room and probably</p> <p>9 different beams that are there now in the living</p> <p>10 room but we don't have any -- they aren't on the</p> <p>11 drawings but we just know from what owners have</p> <p>12 told us that they used to be there.</p> <p>13 And then of course the thing that</p> <p>14 really tips you off if you drive by this house</p> <p>15 and you think, well, that's not a Frank Lloyd</p> <p>16 Wright, well, the octagonal library is the</p> <p>17 giveaway. Because this library actually was</p> <p>18 built before the octagonal library at the home</p> <p>19 and studio in Oak Park but it's a form that he</p> <p>20 really liked. The Winslow house in River Forest</p> <p>21 he wanted to build an octagonal gazebo onto</p> <p>22 that. He loved the octagon, it was kind of one</p>	<p style="text-align: center;">12</p> <p>1 head. Your house is probably like that, too.</p> <p>2 The yellow bedroom is actually</p> <p>3 probably the most original of all the second</p> <p>4 floor bedrooms. The master bedroom is where</p> <p>5 there used to be two rooms and it's now been</p> <p>6 made into one and the blue bedroom is pretty</p> <p>7 original as well.</p> <p>8 The green bedroom has -- is</p> <p>9 extended out over the kitchen but it's really</p> <p>10 interesting to me they reused original windows.</p> <p>11 They took the windows out that were on the back</p> <p>12 of the house and reused them in this little</p> <p>13 addition.</p> <p>14 The biggest change upstairs, as you</p> <p>15 all know because you have been there, is in the</p> <p>16 bathroom area in that southeast corner and we</p> <p>17 don't know what was there originally. We think</p> <p>18 it was actually extended over the dining room,</p> <p>19 that it never was that deep, and because we know</p> <p>20 there was a bedroom in that corner originally.</p> <p>21 There was literally only one bathroom in this</p> <p>22 house when it was originally built on that</p>
<p style="text-align: center;">11</p> <p>1 of his things.</p> <p>2 So the shelves are not original but</p> <p>3 the ceiling shape is definitely what is</p> <p>4 reflected on the original plan, this kind of</p> <p>5 slight dome to the ceiling and it has its</p> <p>6 original flooring and it really was an after</p> <p>7 thought. I'll show you a picture of the</p> <p>8 drawing, it's a really interesting thing that it</p> <p>9 was added on.</p> <p>10 This addition on the back of the</p> <p>11 house was put on in 1985 by a firm that is still</p> <p>12 in business today in Oakbrook Terrace and</p> <p>13 actually won an AIA award the following year for</p> <p>14 being a very sympathetic addition. It's a very</p> <p>15 interesting addition.</p> <p>16 Upstairs the bedrooms, I was saying</p> <p>17 to Lukas at dinner that if you look at the</p> <p>18 original plans, every single bedroom on the</p> <p>19 second floor was connected to the room next to</p> <p>20 it by a door. You could literally go around the</p> <p>21 entire circumference of the second floor without</p> <p>22 going in the hall. I see Shannon shaking her</p>	<p style="text-align: center;">13</p> <p>1 second floor. But all the original doors are</p> <p>2 there. The stair railings. It's really a lot</p> <p>3 of original material left.</p> <p>4 And then on the third floor it's</p> <p>5 the same, a lot of original doors, original</p> <p>6 woodwork. This little bay window on the right</p> <p>7 there is over the addition. We think it was</p> <p>8 built for egress for people living up there.</p> <p>9 And then that little eyebrow</p> <p>10 window, which looks like it could be from 1894</p> <p>11 but it's not. It's definitely later and we</p> <p>12 don't really know why it was put on. I'm</p> <p>13 assuming either they had folks living up here</p> <p>14 full time or whatever. It blends beautifully.</p> <p>15 If you look at the early photographs of the</p> <p>16 house with that window in it, it's like painted</p> <p>17 out. It's not painted as trim, it's painted</p> <p>18 kind of the color of the body of the house so it</p> <p>19 would just blend in with the shingles.</p> <p>20 So these -- I show you these</p> <p>21 because it's really hard. I gave you the links</p> <p>22 in the landmark nomination for these drawings,</p>

1 you cannot download them at a decent size, but
2 they are okay for power point.

3 This shows you that first floor
4 plan. It is absolutely identical today except
5 for the back porch that's gone and the kitchen
6 has been extended but it's in the same exact
7 place, basically the same configuration. And
8 then the second floor has a lot of the same
9 rooms that it originally had with some
10 alterations to add another bathroom.

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11 Here's what else was going on for
12 Frank Lloyd Wright at this time. This is one of
13 the Gale houses in Oak Park. The Gale house he
14 actually built when he was still working for
15 Sullivan. He worked for Louis Sullivan just
16 prior to going out on his own. He was working
17 for Sullivan for five years.

18 This is -- on the lower left and
19 the lower right that's his house, you can see
20 the octagonal library on the far right of his
21 house and then the octagonal studio as well.
22 And the home and studio basically has a very,

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1 very, similar floor plan to the Bagley house if
2 you go there. It's really very -- it's sort of
3 like this is the plan I know how to do at this
4 point in time. It's really interesting because
5 there's a couple of other houses that have very,
6 very similar first floor plan.

7 And then what's shocking to me is
8 the Winslow house in River Forest, which is
9 built the same year, is just nothing like these
10 other houses. It's got brick. It's got terra
11 cotta. It's just completely different set of
12 materials. A hipped roof. It's sort of you are
13 starting to see him getting a feel for oh, I
14 really want to do something different and it's
15 going to be eventually prairie style but these
16 first houses are very much in this kind of
17 Victorian mode.

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18 So here's on the left is the
19 drawing where you can see how the library
20 actually was something either the Bagleys
21 requested it or he suggested it because it's
22 definitely an overlay on to the drawings. It's

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1 very interesting that it's not on the original
2 plan.

3 But I love the way it worked out
4 because actually when you are standing at the
5 top of the landing at the library door and you
6 are looking kind of down through the living
7 room, it's a beautiful view. It gives you a
8 great feeling for the house when you're at that
9 landing I think.

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10 This is a great view. This is the
11 house all buttoned up for the winter. You see
12 the planters are boxed up and the storm doors on
13 the front. But we are hoping to get back to
14 this because we really want to put -- we know
15 the shingles are actually under the siding, we
16 have lifted it up in a couple of places. They
17 are under there. I'm sure they are in pretty
18 bad shape but we're hoping to get it back to a
19 place where the roof is shingled and the siding
20 is shingled because that's really what it was
21 meant to be from the beginning.

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22 I think that's it. Thank you.

1 CHAIRMAN BOHNEN: Thank you, Jean.
2 Thank you very much.

3 MS. FOLLETT: No need to prolong it.

4 MS. BRADEN: Wonderful research.

5 CHAIRMAN BOHNEN: Would it be possible
6 to get a little summary on the progress of the
7 house, sort of where we are headed at this point
8 in time?

9 MS. FOLLETT: Sure.

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10 MR. RUECKER: Thank you very much.
11 Wonderful to see you all again.

12 Progress has been made. We have
13 stabilized the house. That's what we did in
14 fall. There were quite a bit of areas that were
15 high risk and we spent time making sure that the
16 house is secure. Happy to report it is secure
17 at this point in time.

18 We have made some decisions
19 regarding our architecture team going forward.
20 The last time we talked I think you heard us say
21 that we would like to work with Gunnie Harboe
22 and his firm.

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1 Since then, for a number of
2 different reasons, we decided that this is not
3 quite at the level that he would like to work at
4 and we have decided on a different architectural
5 firm. So we and Gunnie Harboe have split.

6 The firm we are currently in final
7 negotiation with is a firm from the pacific
8 northwest. George Suyama is an award-winning
9 architect and a very close friend of Frank Lloyd

06 51 08PV 10 Wright's architecture. We believe he will do a
11 fantastic job and our plan is to do some early
12 assessment work, as Jean alluded to, to begin to
13 understand what the status of the house is.

14 Our plan is to begin the summer
15 after this season is over. Again, we are at
16 hard work on assessing where we are, getting
17 behind everything and really beginning to finish
18 our plans. Our idea is to get a lot of the
19 planning in place, assessing and planning in
06 51 33PV 20 place this year and basically start next year
21 with full-fledged construction.

22 MS. BRADEN: We are so lucky to have

1 you.

2 MR. RUECKER: Thank you. Thank you
3 very much. Wonderful welcome. I can't tell you
4 how happy we are to be here.

5 MR. GONZALEZ: Very exciting.

6 CHAIRMAN BOHNEN: Thank you very much.
7 Our best to Safina, too.

8 Okay. Bethany, so how do we
9 progress from here?

06 51 58PV 10 MS. SALMON: So per the village code,
11 and I think I included this in the staff report,
12 the recommendation for a landmark designation
13 should contain the following information.

14 So staff will draft formal
15 findings, it will come back to you guys next
16 month for formal approval and then that would be
17 put into the final ordinance that would move
18 forward to the village board.

19 So we want to look at your
06 52 23PV 20 rationale for landmarking it, obviously
21 recommendation for approval or rejection, and
22 then any other pertinent information that you

1 think is worthwhile to note as part of the
2 application.

3 And then if you do go look at what
4 the applicant has submitted on their landmark
5 nomination application, they did mark which of
6 the criteria they think that they are meeting.

7 CHAIRMAN BOHNEN: Right. So you all
8 see the attachments that Bethany sent to you and
9 the application here.

06 53 10PV 10 Bethany, is it appropriate that we
11 go through this now as a group?

12 MS. SALMON: Yes. I would recommend
13 that you -- you don't need to probably be as
14 detailed as the findings I sent to you because
15 some of that can be filled in.

16 I think it's important to go
17 through the criteria that they had selected and
18 say whether you agree or disagree for certain
19 reasons with at least each of the ones where the
06 53 38PV 20 check boxes are and then of course if you have
21 any questions, the applicant can help answer
22 some of those and why they selected.

1 CHAIRMAN BOHNEN: So I would direct
2 each of you to the application for local
3 landmark designation. It's about four pages in
4 which Lukas and Jean checked off certain items.

5 If we can move to point No. 3, the
6 criteria for designation. Are we all on the
7 same page there? Okay. Good.

8 Alexis, why don't you start us out
9 and we can start going through these.

06 54 10PV 10 MS. BRADEN: Sure. I wanted to
11 backtrack real quick.

12 Bullet point No. 4 under 3A, due to
13 it's unique location or its singular physical
14 characteristic. In my opinion, I feel like we
15 could also check that box given the octagonal
16 library feature and its rarity and that it was
17 modeled -- or his home and studio was modeled
18 after that. It's just my opinion. But, yes, we
19 can start to present to read the list.

20 CHAIRMAN BOHNEN: Yes. Why don't we go
21 down the ones that they had checked off and see
22 if there are any comments.

1 MS. BRADEN: Sure. So the first one:
2 Has significant character, interest, or value as
3 part of the historic, aesthetic, or architectural
4 heritage of the village, the state of Illinois,
5 and the United States.

6 CHAIRMAN BOHNEN: I think a comment, I
7 mean, we all agree on that.

8 MS. BRADEN: Go to No. 2?

9 CHAIRMAN BOHNEN: Yes.

06 55 17PV 10 MS. BRADEN: Is closely identified with
11 a person or persons who significantly
12 contributed to the development of the village,
13 state of Illinois or the United States.

14 Bullet point No. 3: Represents
15 notable efforts of, or is the only known example
16 of work by a master builder, designer, architect,
17 architectural firm or artist whose individual
18 accomplishment has influenced the development of
19 the village, the state of Illinois, or the
06 55 47PV 20 United States.

21 On to bullet point No. 4 is an
22 established or familiar visual feature due to

1 its unique location or its singular physical
2 characteristics.

3 CHAIRMAN BOHNEN: Thank you.

4 MR. PRISBY: I would include that.

5 MS. WEINBERGER: I would agree with
6 that.

7 MS. BRADEN: So we are check marking
8 that fourth bullet point.

9 Fifth: Was or is a historical
06 56 19PV 10 focal point in the village because of its
11 activities associated with it.

12 I argue maybe based on Jean's
13 research and Mrs. Bagley's philanthropical
14 contributions to Hinsdale that could be
15 something that we ponder on.

16 CHAIRMAN BOHNEN: Yes. I would
17 certainly think that it will become, probably
18 hasn't in the past, has not gained that stature
19 just because of the lack of general knowledge
06 56 58PV 20 about the history of the home.

21 MR. PRISBY: But the bullet point says
22 was or is not will be.

1 CHAIRMAN BOHNEN: Correct.

2 MS. BRADEN: Says activities associated
3 with it.

4 MR. PRISBY: Could be the fresh house
5 activities and then could that history fall
6 under that category.

7 MS. BRADEN: Owners' contribution to
8 Hinsdale heritage. I'm not sure if I'm
9 expanding on that bullet erroneously.

06 57 28PV 10 CHAIRMAN BOHNEN: Well, I would think
11 there would be a lot of general interest in the
12 process as this house is deconstructed and
13 reconstructed. I know we intended to have open
14 houses, did we not?

15 MR. RUECKER: Absolutely. We would
16 like to share this with the village. We did
17 this for Hinsdale. Absolutely, we plan to have
18 lots of open houses and entertain all interest
19 in the village.

06 57 58PV 20 CHAIRMAN BOHNEN: Lukas, we discussed
21 that.

22 MR. RUECKER: Absolutely.

1 CHAIRMAN BOHNEN: It would be in
2 everybody's interest to educate people as you
3 progress with the work on the home.

4 MR. RUECKER: A hundred percent you
5 have my commitment on that and you guys know I'm
6 good for it.

7 CHAIRMAN BOHNEN: I'm going to suggest
8 that we check that.

9 MS. BRADEN: Last bullet point: Is of
06 58 10PV 10 a type or associated with use once common but
11 now rare, or is a particularly fine or unique
12 example of a utilitarian structure and possesses
13 a high level of integrity or architectural
14 significance.

15 Bethany, what's your thoughts on
16 here.

17 MS. SALMON: It's the applicant who
18 decided which ones they wanted to check so maybe
19 it would be a good idea to ask them.

06 58 57PV 20 MS. FOLLETT: Read that one again.
21 Honestly, Bethany encouraged me to add more than
22 I originally added. Read that one again.

1 MS. BRADEN: Sure thing. Is of a type
2 or associated with a use once common but now
3 rare or is a particularly fine or unique example
4 of a utilitarian structure and possesses a high
5 level of integrity or architectural
6 significance.

7 MS. FOLLETT: See, I don't think that
8 applies. That's more for or if it's an
9 exceptional fire station or whatever.

06 59 31 PM 10 I forgot to tell you this house was
11 built by Adolph Froscher, the man. He did like
12 37 houses. I mean, all the big houses in
13 Hinsdale at this time were built by him.

14 MS. BRADEN: Would you like me to go
15 into Section B?

16 CHAIRMAN BOHNEN: Please.

17 MS. BRADEN: Architectural. The
18 proposed landmark. The first bullet point,
19 which is checked: Represents distinguishing
07 00 01 PM 20 characteristics of architecture inherently
21 valuable for the study of a time period, type of
22 property, method of construction, or use of

1 materials.

2 No. 2. Embodies elements of
3 design, detail, material, or craftsmanship of
4 exceptional quality.

5 No. 3. Exemplifies or is one of
6 the few remaining examples of a particular
7 architectural style in terms of detail, material,
8 and workmanship which has resulted in little or
9 no alteration to its original construction.

07 00 34 PM 10 Now, I'd argue it has a marble
11 foundation; how many homes have marble
12 foundations?

13 MS. FOLLETT: That's true. Or marble
14 columns on the front porch.

15 MS. WEINBERGER: And the fact that it's
16 been in town for as long as it has been and that
17 first floor is really very intact.

18 MS. FOLLETT: I agree.

19 CHAIRMAN BOHNEN: So what do we think?

07 01 01 PM 20 MS. WEINBERGER: I would check it.

21 MS. BRADEN: So we are going to
22 checkmark bullet point No. 3.

1 No. 4, and lastly for Section B:

2 Is, or is part of, a contiguous grouping that
3 has a sense of cohesiveness expressed through a
4 similarity of style, time period, type of
5 property, method of construction, or use of
6 materials.

7 MR. PRISBY: I'm not sure how that
8 applies. I don't think that applies.

9 MS. WEINBERGER: No.

07 01 35 PM 10 MS. BRADEN: Moving on to Section C,
11 historical significance. The first bullet
12 point: Is an exceptional example of a
13 historical or vernacular style, or is one of the
14 few such remaining properties of its kind in the
15 village.

16 Bullet point No. 2: Has a strong
17 association with the life or activities of a
18 person or persons who has significantly
19 contributed to, or participated in the historic
07 02 01 PM 20 events of the United States, the state of
21 Illinois or the village.

22 MS. WEINBERGER: Yes.

1 MS. BRADEN: Bullet point No. 3: Is
2 associated with an organization or group,
3 whether formal or informal, through which
4 persons have significantly contributed to or
5 participated in historic events of the United
6 States, the state of Illinois or the village.

7 MS. WEINBERGER: That one I think to me
8 the way I read it the first one is the Bagleys
9 themselves and then the one you just read is
07 02 31 PM 10 really Frank Lloyd Wright.

11 MS. BRADEN: I agree. So I think we
12 are proposing, Chairman, to check the third
13 bullet point of Section C.

14 CHAIRMAN BOHNEN: Okay. C 3.

15 MS. BRADEN: Of historic significance.
16 C 3, correct.

17 Bullet point No. 4: Is associated
18 with a notable historic event.

19 MS. FOLLETT: (Shaking head) no.

07 03 05 PM 20 MS. BRADEN: Next bullet point: Is
21 associated with an antiquated use due to
22 technological or social advances.

1 MS. FOLLETT: No.

2 MS. BRADEN: Last bullet: Is a
3 monument to, or cemetery of, a historic person
4 or persons.

5 MR. PRISBY: That's a no.

6 MS. BRADEN: Not that we know of.

7 CHAIRMAN BOHNEN: Okay. So at that
8 point, Bethany, I would think that we can cut
9 and paste a description and we can assign that
10 to a member of the commission, Alexis, and that
11 would complete our work at this for the
12 application.

13 MS. BRADEN: Bethany, we can talk
14 offline about what exactly you need but I'm
15 happy to draft a recommendation on behalf of our
16 commission.

17 CHAIRMAN BOHNEN: That would be great.

18 MS. SALMON: Just to state staff will
19 prepare these and like I said, if there's
20 anything we need to change at the next meeting,
21 it will be brought forth for formal approval at
22 the next meeting. So if there's anything you

1 want to add or staff missed, you can always add
2 it as well.

3 MS. BRADEN: Okay. But you still need
4 a recommendation from our commission?

5 MS. SALMON: Correct, tonight.

6 MS. BRADEN: But in writing?

7 MS. SALMON: Yes. So this is the
8 procedure that I know you guys don't see as much
9 but this is a procedure that the plan commission
10 does where after the meeting and you guys have
11 your formal recommendation, staff will go back
12 and put these formal findings together, which
13 pretty much is a summary of what happened at the
14 meeting tonight as well as why you are
15 recommending this or denying this to move
16 forward to the village board. Then that way the
17 village board actually has something. It's also
18 put as a hard copy in the ordinance that pretty
19 much is justifying your decision. You can kind
20 of think about it like that. So it will live on
21 forever.

22 MS. WEINBERGER: What is the wording

1 tonight? What are we motioning?

2 CHAIRMAN BOHNEN: Recommend.

3 MS. SALMON: You recommend approval,
4 denial, approval with conditions.

5 CHAIRMAN BOHNEN: A form of a motion.

6 MS. SALMON: Yes, normal motion. And
7 then the findings next month would come back and
8 you would recommend approval of the findings.

9 CHAIRMAN BOHNEN: Okay. Do we have any
10 further discussion?

11 I think we are all familiar with
12 the Bagley house, certainly more so than we
13 were. Some of us knew that it was existent but
14 something now the village does. We have had two
15 very successful open houses over there and as
16 Lukas discussed, the first of many, but it's fun
17 to be working on a project like this. We are
18 thrilled as a commission and I'm thrilled
19 personally as a citizen and Jean, it's great to
20 have you back in our midst.

21 MS. FOLLETT: It's great to be home
22 again. You never actually move out of Hinsdale,

1 as you know.

2 CHAIRMAN BOHNEN: That's great. It
3 will be fun. I guess we are all on board.

4 At this point, if I can have a
5 motion to make a recommendation and a second so
6 we can move this along to the next meeting. So
7 if somebody would make that motion.

8 MS. BRADEN: I motion in regards to
9 Case HPC-02-22 the Bagley house, 121 South
10 County Line Road, recommend application for
11 local landmark designation.

12 Do I have a second?

13 MS. WEINBERGER: Second.

14 CHAIRMAN BOHNEN: Voice vote?

15 MS. SALMON: Can I do a roll call vote?

16 CHAIRMAN BOHNEN: Yes.

17 MS. SALMON: Commissioner Barclay?

18 MS. BARCLAY: Aye.

19 MS. SALMON: Commissioner Weinberger?

20 MS. WEINBERGER: Aye.

21 MS. SALMON: Commissioner Gonzalez?

22 MR. GONZALEZ: Aye.

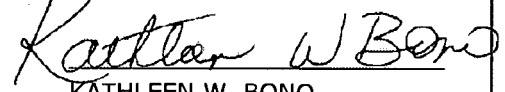
1 MS. SALMON: Commissioner Braden?
 2 MS. BRADEN: Aye.
 3 MS. SALMON: Commissioner Prisby?
 4 MR. PRISBY: Aye.
 5 MS. SALMON: Chairman Bohnen?
 6 CHAIRMAN BOHNEN: Aye.
 7 Great. Thank you, guys, very much.
 8 Can I have a motion to close the
 9 Public Hearing, please.
 10 MS. WEINBERGER: I move to close the
 11 Public Hearing.
 12 CHAIRMAN BOHNEN: Second, please.
 13 MS. BARCLAY: Second.
 14 CHAIRMAN BOHNEN: Bethany, do you want
 15 a roll call vote on that?
 16 MS. SALMON: I can do a roll call vote.
 17 Commissioner Barclay?
 18 MS. BARCLAY: Aye.
 19 MS. SALMON: Commissioner Weinberger?
 20 MS. WEINBERGER: Aye.
 21 MS. SALMON: Commissioner Gonzalez?
 22 MR. GONZALEZ: Aye.

1 MS. SALMON: Commissioner Braden?
 2 MS. BRADEN: Aye.
 3 MS. SALMON: Commissioner Prisby?
 4 MR. PRISBY: Aye.
 5 MS. SALMON: Chairman Bohnen?
 6 CHAIRMAN BOHNEN: Aye.
 7 The Public Hearing is now closed.
 8 (WHICH, were all of the
 9 proceedings had, evidence
 10 offered or received in the
 11 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 22nd day of April, A.D. 2022.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

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REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION: First Reading – ZPS

SUBJECT: Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District - Case A-36-2021

MEETING DATE: May 3, 2022

FROM: Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Approving a Special Use Permit to Operate an Automotive Repair Shop in the B-1 Community Business Zoning District at 5837 S. Madison Street (Samir And Ghada Sharabatee, D/B/A Hinsdale Discount Tires And Automotive, Inc.)

Application Request

The applicants, Samir and Ghada Sharabatee, representing Hinsdale Discount Tires and Automotive, Inc., request approval of a Special Use Permit to allow for the operation of an automotive repair shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District. In accordance with Section 5-105 of the Zoning Code, automotive repair shops are considered a Special Use in the B-1 District and may not include tire retreading as part of the operations.

Background

Hinsdale Discount Tires and Automotive proposes to occupy the existing one-story, 2,927 square foot building located at the northeast corner of Madison Street and 59th Street. The proposed business will provide mechanic diagnostic services and repair and maintenance on domestic and foreign vehicles, including work on engines, transmissions, emissions, EVAP systems, electrical systems, exhaust systems, tire repair and replacement, wheel alignment, steering and suspension systems.

The building was formerly occupied by an automotive repair facility and has been vacant since 2019. It was also previously used as a gas station, but the underground tanks were removed in 2016. In accordance with Section 11-602 and Section 10-102 of the Zoning Code, the new automotive repair facility is required to obtain approval via a new Special Use Permit. A Special Use Permit shall automatically expire if the use is discontinued for a period of six (6) consecutive months. Additionally, staff was unable to locate previous approval of a Special Use Permit and the prior use appears to be non-conforming as it was established prior to the adoption of the Zoning Code in 1989. When a nonconforming use in a structure designed for a use permitted in the zoning district in which such structure is located is discontinued or abandoned for a period of three (3) consecutive months, such use shall not be reestablished or resumed. Any subsequent use or occupancy shall comply with the use regulations of the zoning district in which such land or structure is located.

The automotive repair facility building (Parcel 1) is part of a larger 1.24-acre zoning lot that includes a 9,203 square foot multi-tenant shopping center at 5811-5827 S. Madison Street and a rear shared drive aisle and parking spaces (Parcel 2). The multi-tenant building is currently occupied by a convenience store, beauty salon, and several vacant tenant spaces. Hinsdale Partners LLC owns both the auto repair facility and the multi-tenant shopping center.

Townhomes in the R-5 District are located to the north and to the south across 59th Street. Apartment buildings are located to the east in the R-6 District. Across Madison Street to the west, single-family detached homes are located in unincorporated DuPage County.

Project Description

As shown on the submitted interior floor plan, the space includes five (5) vehicle repair bays, a retail and lobby area, office, bathrooms, and a mezzanine storage area. The business will operation Monday through Friday from 9:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm, and closed on Sunday. Per the applicant, there will be five (5) employees.

No outdoor operations or storage is proposed, however, vehicles to be repaired will be parked in the parking lot for a few hours to no more than two days until they are repaired. The applicant will be required to meet the following code requirements. Per Section 9-101(D)(5), for the storage of inoperable vehicles, no vehicle incapable of being driven or used for the purpose or use for which it was designed, other than a vehicle awaiting timely repair at an automotive repair shop, gasoline service station, or new or used car dealer, shall be stored in any parking lot or parking area in the village. Additionally, per Section 9-104(H)(2)(k), no off street parking lot or garage shall be used for any purpose other than the temporary storage of motor vehicles related to the premises. The storage of merchandise and the sale or commercial repair of vehicles are prohibited.

The applicant has provided a parking analysis for review. There are currently 55 spaces provided for the entire zoning lot, which includes the strip center to the north and adjacent parking to the east. To meet Illinois Accessibility Code Requirements, a total of three (3) accessible parking spaces are required. Additional accessible spaces will be added to the south of the building, which will result in a total of 54 parking spaces.

With the automobile repair facility, 52 spaces would be required based on the assumption that the four (4) vacant tenant spaces are utilized as a service use in the future. If the four (4) tenant spaces were to be utilized as retail, a total of 58 spaces would be required. Per Section 9-104, there would be an excess of two (2) spaces if the vacant tenant spaces are utilized as service uses and if they are all used as retail uses, the zoning lot would be deficient by four (4) spaces. The applicant used gross floor area to calculate required parking. Per the Zoning Code, off-street parking requirements are calculated using net floor area, which is the gross floor area minus floor space devoted to washrooms for general public use; elevator shafts and stairwells; floor space and shafts used for mechanical, electrical, and plumbing equipment; public foyers and atria intended for general public use; exterior building walls; floor space devoted to off street parking and loading; and basement floor space used only for bulk storage. If using net floor area, the required parking would likely result in a lower number.

Discussion & Recommendation

The public hearing was continued at the January 12, 2022 Plan Commission meeting to February 9, 2022 because the certified mail to surrounding property owners had not been delivered yet, even though mail was sent within the required 15-30 days prior to the public hearing date.

On February 9, 2022, the project was reviewed at a public hearing by the Plan Commission. Wade Joyner, the attorney representing the applicants, and the applicants, Samir and Ghada Sharabatee, were present at the meeting. Members of the Golfview Hills Homes Association, which includes homes located in the unincorporated subdivision to the west across Madison Street, attended the meeting. Prior to the meeting, the Golfview Hills Homes Association provided a letter of concern and asked the applicant to answer questions regarding their business and operations. The responses from the applicant and letter with concerns discussed at the public hearing are attached for review.

At the meeting, Mr. Joyner provided an overview of the proposed auto repair use, provided responses to the concerns included in the Golfview Hills Homes Association letter, and answered questions from the Commission. There was a discussion over the proposed business operations, the Franklin Park location run by the applicant, where vehicles would be parked, outdoor storage, noise levels, and possible building and site improvements.

A representative of the Golfview Hills Homes Association stated that the Homeowner's Association opposed the application and questioned if this type of business is still appropriate for this location given the surrounding residential area. There were also concerns over the condition of the entire shopping center and it was requested that all operations and vehicles should specifically be limited to Parcel 1 only, rather than all parcels that includes the strip mall on Parcel 2.

Commissioners expressed concerns over vehicle parking, outdoor storage, the appearance of the strip mall and automobile repair buildings due to lack of improvements over time by the property owner, and property maintenance issues.

Mr. Joyner confirmed that the business would have no outdoor storage and the dumpsters can be located within the existing fenced area at the rear of the building. Commissioners expressed support that the building, which had been vacant for several years, would be filled with a new business and agreed that both the strip mall and auto repair building are in need of improvements to enhance the look of the property, such as replacing the rear fence, installing new landscaping and planters, painting the buildings, and removing old signs. There was also support for limiting the operations and all parking for the auto repair facility to only Parcel 1.

By a vote of six (6) ayes and zero (0) nays, the Plan Commission recommended approval of Case A-36-2021, a Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District, subject to the following conditions:

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

The conditions recommended by the Plan Commission have been added to the draft ordinance and may be amended by the Board of Trustees.

Since the meeting, the applicant has provided plans addressing the recommended conditions of approval from the Plan Commission. The applicant has confirmed that dumpsters will be stored within the rear fenced enclosure, that all business operations and associated parking approved under the Special Use Permit shall be limited to Parcel 1 only, and that no outdoor storage is proposed. Signage for the former business, including the non-conforming ground sign along Madison Street, have been removed. The applicant must submit for a separate sign permit for review and approval by the Plan Commission in the future.

As shown on the attached annotated photos and cover letter, the garage doors and surrounding trim, as well as the trim, paneling, and doors that are currently painted in an aqua blue color on the auto repair facility will be painted in a semi-gloss white no later than 60 days after the Special Use Permit is approved by the Village. The posts supporting the overhang over the building entrance will also be painted white. The brick, former gas station canopy, and horizontal siding in the building gable will not be painted. The building trim, canopy posts, and cupola on the strip mall building to the north will also be painted in the semi-gloss white no later than August 31, 2022 by the property owner. The window trim will not be painted.

For the rear fence, the applicant has determined that the fence does not need to be replaced and it is in acceptable condition but needs to be re-stained. As a result, the applicant is proposing to powerwash and re-stain the fence in a brown color. Slats will be replaced as needed.

A landscape plan has been submitted showing improvements to the existing landscape beds along Madison Street for both the strip mall and the auto repair facility parcels, which will fill in the areas where plants previously died. As proposed, landscaping would be planted within 60 days following approval of the Special Use Permit.

All of the existing beds on both parcels will be mulched. For the landscape beds on the strip mall parcel, the property owner will plant one tree, 36 bushes, and 42 new daylilies in different colors. In one of the landscape beds on the auto repair facility parcel, 15 bushes, 9 ornamental grasses, and 12 daylilies are proposed. According to Rusthoven Enterprises, the company that prepared the landscape plan, because there is no irrigation for the landscape beds, they have chosen plants that they believe will be able to withstand low watering.

Three black planter boxes are proposed below next to each of the existing gas station canopy posts and will measure 33 inches long, 16 inches wide, and 18 inches tall. Flowers will be planted in May through November. A photo of the proposed planter boxes, the Veradek Brixton Series Long Planter, is included in the application packet.

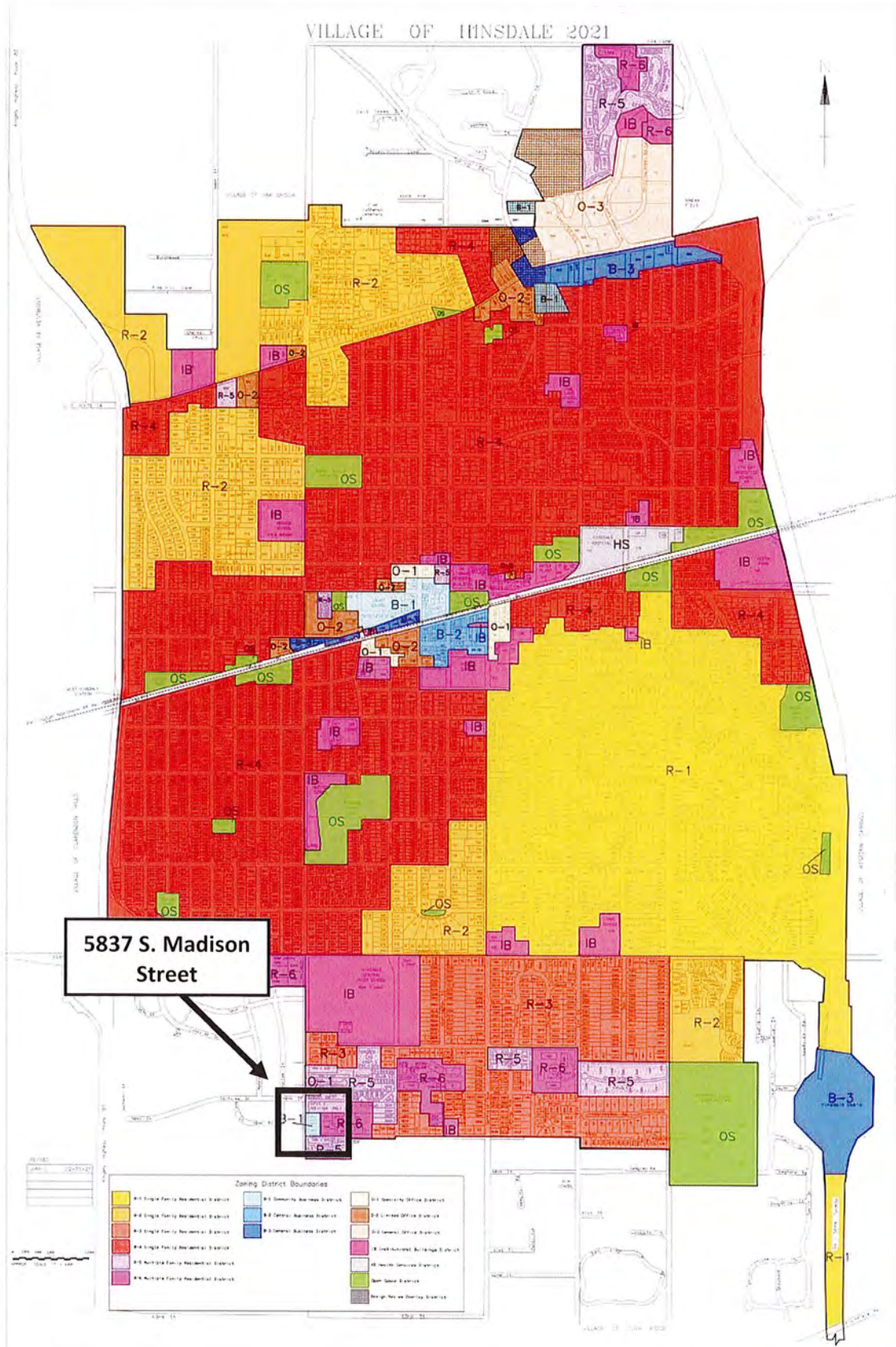
Village Board and/or Committee Action

N/A

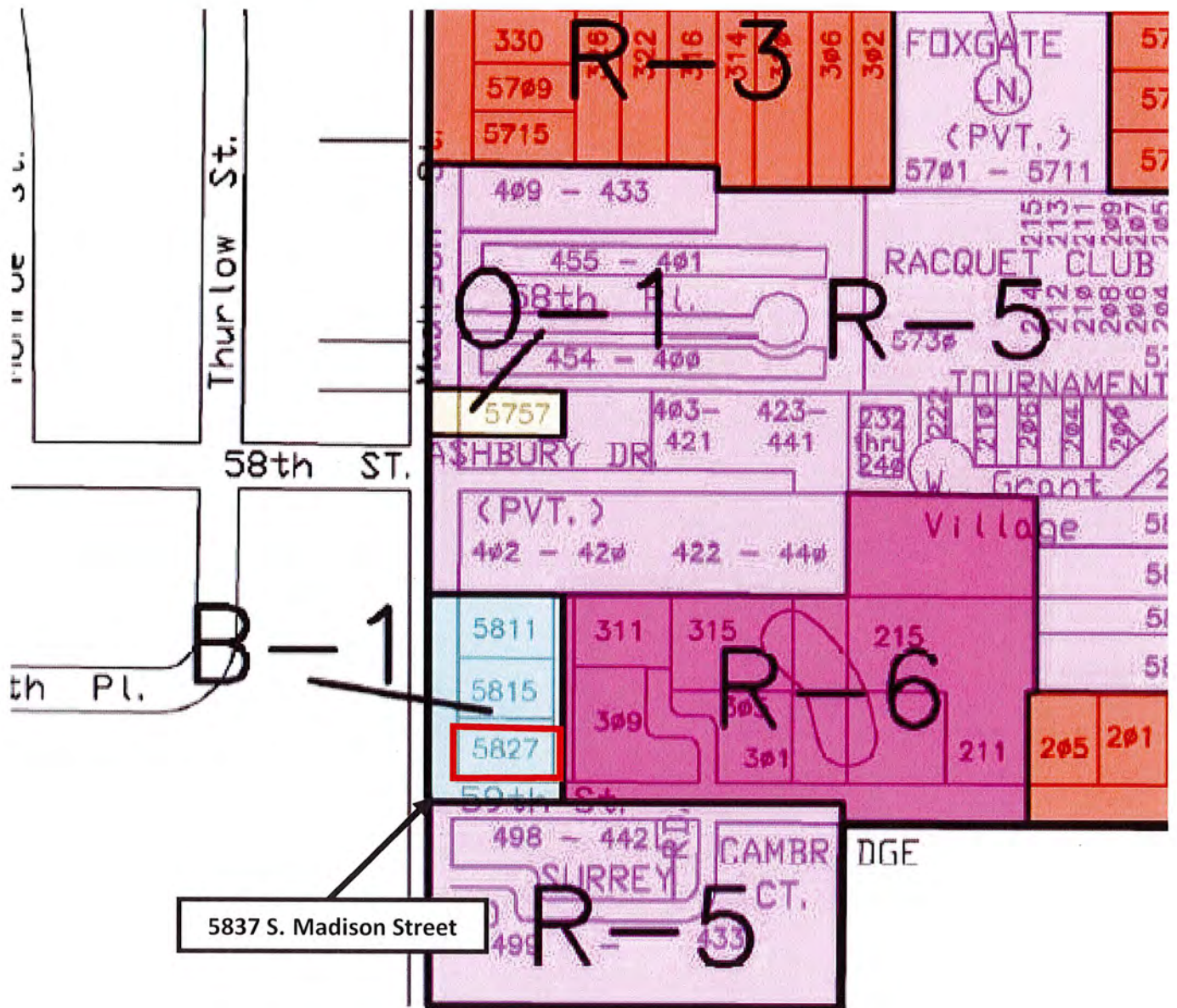
Documents Attached

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Special Use Permit Application and Exhibits
6. Draft Ordinance
7. Plan Commission Findings and Recommendation
8. Plan Commission Public Hearing Transcript – January 12, 2022
9. Plan Commission Public Hearing Transcript – February 9, 2022
10. Public Comments and Applicant Responses Submitted for the February 9, 2022 Public Hearing at Plan Commission

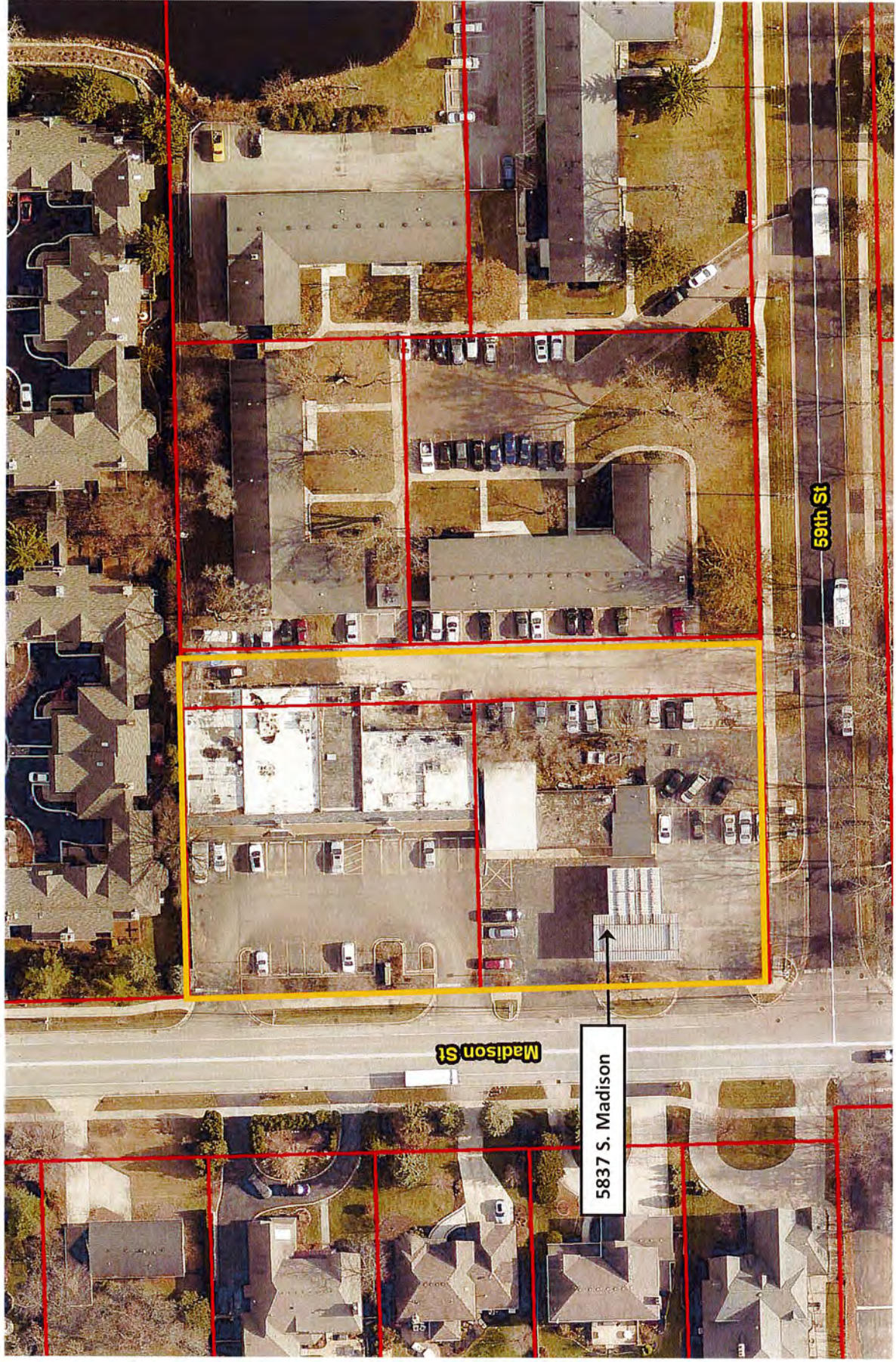
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – 5837 S. Madison Street



Birds Eye View – 5837 S. Madison Street



Birds Eye View – 5837 S. Madison Street



Street View – 5837 S. Madison Street



Looking East from Madison Street

Street View – 5837 S. Madison Street



Looking North from 59th Street



April 18, 2022

Village Board of Trustees
Village of Hinsdale
Hinsdale, Illinois

Re: Hinsdale Discount Tire & Automotive, Inc., No. A-36-2021

Dear Trustees:

We have revised the enclosed Application to include the Plan Commission's recommended conditions of approval. The additional materials have been added to the end of the original Application. The Plan Commission conditions and our responses are as follows:

1. **Dumpsters shall be located within the fenced enclosure.** Agreed.
2. **All business operations and associated parking approved under the Special Use Permit shall be limited to Parcel 1 only, as shown on the submitted Plat of Survey.** Agreed and our request in the Application is limited to Parcel 1.
3. **The exterior trim of the building is painted in a complementary color. The existing brick shall not be painted.** Agreed. The Commissioners requested we use glossy white, as the "Fuller's" property. A swatch of the color is included in the packet.

Parcel 1 [Garage]: We have enclosed photos that show the front and side of the building, as well as how the building on this parcel will look after the aqua trim is painted glossy white. The rear of the building is brick so it will remain unchanged. We will complete the painting no later than 60 days after the Application is approved by the Village. We will also bring a sample of the color to the hearing.

Parcel 2 [Mall]: The landlord has agreed to paint the white trim shown on the enclosed photo the same glossy white as the garage trim. It will complete the painting by August 31, 2022.

4. **The existing signs shall be removed from the building.** We have done this.
5. **Investigate enhancing the property with landscaping or potted plants.** The landlord prepared the attached landscaping plans for the garage and mall parcels. We also included an overhead photo of the property so you can see where the landscaping is and will be. The plans shows the location of the current and the additional

landscaping on both parcels. The landscaping work will be completed within 60 days of Application approval by the Village.

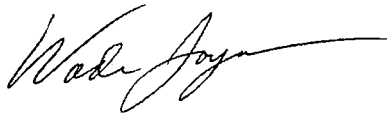
Parcel 1 [Garage]: The existing landscaping consists of one tree and a monument sign in a concrete bed along Madison and 2 trees in another concrete bed along Madison. The landlord will improve the existing beds with mulch and by adding perennial daylilies (12), grasses (9) and bushes as needed, which will fill in the open areas of the beds. The landlord has removed the monument sign.

The additional landscaping is containers adjacent to each of the three canopy posts. The containers will be planted with will have annual flowers from May to September then mums through November, weather permitting. We have included a photo of the containers, which are 33" x 18" x 16".

Parcel 2 [Mall]: The existing landscaping consists of several concrete beds along Madison that contain trees. The landlord will enhance the landscaping with mulch and by adding perennial daylilies (42), which will fill in the open areas of the beds.

6. **No outside storage shall be allowed on the property.** Agreed and we were not seeking to do so.
7. **Investigate replacing the fence on the property.** We have inspected the fence. It is in acceptable condition but appears to be in poor condition because it needs to be powerwashed, any broken slats replaced and the entire fence restained. We have enclosed a photo of the fence and a swatch of the stain color. The color is similar to the current dark brown stain on the fence. We will also bring a sample to the hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Wade Joyner", with a long horizontal flourish extending to the right.

Wade Joyner,
Attorney for Applicant



October 29, 2021

Village of Hinsdale
Plan Commission
19 East Chicago Ave.
Hinsdale, IL 60521

**Re: Application for Auto Mechanic Shop
5837 South Madison Street (Madison Street and 59th Street)**

Dear Commissioners:

I represent Applicants Samir and Gina Sharabatee. We are requesting Village approval to own and operate an Auto Mechanic Shop as tenants of the Property. Included with this letter is the Plan Commission Application, Special Use Permit Criteria, Application for Certificate of Zoning Compliance, ALTA Survey, Interior Floor Plan, exterior photos, and proof of ownership of their Landlord.

There is an existing, vacant Auto Mechanic Shop building on the Property, which was constructed and operated prior to the Village Zoning Code. The space has been vacant since 2019, so we need a Special Use Permit to reopen it. The space is part of a business complex of 7 units.

A few details of their business:

Hours of Operation: Monday through Friday 9am -6pm. Saturday 9am-5pm. Closed Sunday.

Scope of Work: They will perform mechanical diagnostic, repair and maintenance on domestic and foreign vehicles, including work on engines, transmissions, emissions, EVAP systems, electrical systems, exhaust systems tire repair/replacement, wheel alignment, steering and suspension systems. The Shop's work does not include shredding tires.


Employment: We estimate the Shop will have 5 employees.

Outdoor Use: There will not be outdoor operations, nor will there be storage of equipment, product or other materials. Vehicles to be repaired will be parked in the outdoor, off-site parking until they are repaired. However, these vehicles will be on the property for a few hours to no more than two days, as occurs with other typical vehicle repair businesses.

Size of Space: 9,829 square feet.

We look forward to presenting this project to you. Thank you for your consideration.

Sincerely,


Wade Joyner



**VILLAGE
OF HINSDALE** FOUNDED IN 1871

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Samir and Ghada Sharabatee
Address: 7517 Savoy Lane, Unit A
City/Zip: Bridgeview, IL
Phone/Fax: (312) 459-3099 /
E-Mail: ghada.sharabatee@gmail.com

Owner

Name: Hinsdale Partners LLC
Address: 321 N. Clark Street, Ste. 500
City/Zip: Chicago, IL 60654
Phone/Fax: (312) 445 -6300 /
E-Mail: jehrlich@priceassocinc.com

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

Name: Wade Joyner (Wade Law, Chtd)
Title: Attorney
Address: POB 234
City/Zip: Big Rock, IL 60511
Phone/Fax: (630) 768-1042 /
E-Mail: wade@wadelawattorney.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) None
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 5837 South Madison Street, Hinsdale, Illinois

Property identification number (P.I.N. or tax number): 09 - 13 - 103 - 024

Brief description of proposed project: The site was improved with and used as an automotive repair shop prior to the

Zoning Code. This use ceased in approximately 2019. Applicant has a lease with the property owner to again use the site as

an automotive repair shop. We must reestablish this as a Special Use since the use ended more than 3 months ago.

General description or characteristics of the site: Automotive Repair Shop, with 6 other retail units, currently a
grocery store and nail salon, with the rest vacant.

Existing zoning and land use: B1

Surrounding zoning and existing land uses:

North: R-5

South: R-5

East: R-6

West: R-3 (Clarendon Hills)

Proposed zoning and land use: B-1, Automotive Repair Shop

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

☐ Site Plan Approval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☒ Special Use Permit 11-602E
Special Use Requested: 5-105(c)(7)

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 5837 South Madison Street, Hinsdale, Illinois

The following table is based on the B-1 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250	54,360
Minimum Lot Depth	125'	302'
Minimum Lot Width	50'	180'
Building Height	30'	14'
Number of Stories	2	1
Front Yard Setback	25'	60'
Corner Side Yard Setback	25'	73.82'
Interior Side Yard Setback	10'	20'
Rear Yard Setback	20'	.44'
Maximum Floor Area Ratio (F.A.R.)*	35%	22% [12,130/54,360]
Maximum Total Building Coverage*	NA	NA
Maximum Total Lot Coverage*	90%	95% [2,610/54,360]
Parking Requirements	52 [See Attached Table]	55 [See Attached Table]
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: The Parcel, improvements and Automotive Repair Shop Use pre-date the Zoning Code

The authority in the Zoning Code for approving this Application is Article 10, generally, and 10-105 specifically.

Note: The Front of the Property is 59th Street. Corner Side Yard is Madison Street. Rear Yard is the North Lot Line. Interior Side Yard is the East Lot Line.

Village of Hinsdale Plan Commission Application
Parking Requirement Detail to Table Of Compliance
5837 South Madison Street, Hinsdale

Unit	Square Foot	Use	Code 9-104	Parking Standard	Required Parking
Parcel 1	2,927	Auto Repair	J1(e)(i)	1 for 250 sf	12
Parcel 2:					
5811	1,750	Vacant	J1(e)(i)	1 for 250 sf	7
5815	1,750	Vacant	J1(e)(i)	1 for 250 sf	7
5817	1,200	Vacant	J1(e)(i)	1 for 250 sf	5
5819	1,200	Vacant	J1(e)(i)	1 for 250 sf	5
5825	1,200	Shiny Nails	J1(e)(i)	1 for 250 sf	5
5827	2,103	Hinsdale Food Mart	J1(e)(i)	1 for 200 sf	11
Total					52

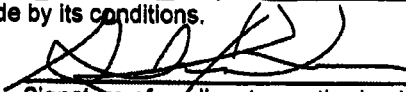
Note: The Property has 55 spaces, 3 more than required by the Code. This includes 2 accessible spaces. The Illinois Accessibility Act requires 3 accessible spaces. The 2 spaces noted on the Survey will be converted to a third accessible space. With this change, the Property will have 54 spaces, 2 more than required by the Code.

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 20th day of September, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

GHADA SHARABATEE

Name of applicant or authorized agent

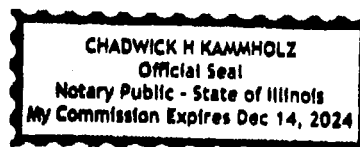

Signature of applicant or authorized agent

SAMIR SHARABATEE

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 21st day of
September, 2021.


Notary Public



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 27th day of September, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

James Shulman
Name of applicant or authorized agent

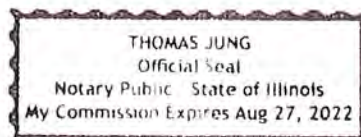
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 27th day of
September, 2021.

Thomas Jung
Notary Public

4





VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: 5837 Madison Street, Hinsdale, Illinois

Proposed Special Use request: Automotive Mechanic Shop

Is this a Special Use for a Planned Development? ☒ **No** ☐ **Yes** (If so this submittal also requires a completed Planned Development Application)

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit 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 Plan Commission and Board of Trustees should weigh, among other factors, 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.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. *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.

Yes. The Property is zoned B-1, and the Special Use is allowed in this zoning district. The Property has been used for an Automotive Repair Shop prior to the 1981 Zoning Code.

2. *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.

It will not. The Property use as an Automotive Repair Shop did not have an adverse impact of the development of the adjacent properties. It ' s continued use as an Automotive Repair Shop will not change the character of the area, or the public health, safety, and general welfare.

3. ***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

Yes. The Special Use of an Automotive Repair Shop will not dominate the immediate vicinity more than it may have since 1962 and will not interfere with the use of the neighboring properties, which were developed after the Property.

4. ***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.

Yes. The Automotive Repair Shop use has been served adequately and no changes are being made to the Property that change the service needs. Applicant does not need additional public facilities or services.

5. ***No Traffic Congestion.*** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

It will not. Applicant is not aware of any traffic congestion caused by the Automotive Repair Shop use in prior years and is not changing the use. The entrance to the Property is on Madison Drive, a primary thoroughfare.

6. ***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.

It will not since there will be no physical changes to the Property.

7. ***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.

It does, including the requirements of Article X.

8. ***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.

None

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

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.

It is in the best interest of the community for this Property to be used at an Automotive Repair Shop. It is part of the community, has served the community for generations and is in a convenient location for the community.

Alternate 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.

Give the historical public benefit this is the appropriate location and the highest and best use of the Property.

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.

Since the surrounding development occurred after this Property was used as an Automotive Repair Shop, the developers of the surrounding parcels would have taken this Property into consideration and minimized any adverse effects on their developments.

Location	Year Built	Name	Zoning
North	1991	Asbury Woods	R-5
South	1960	Same owner as 5837 S. Madison St.	B-1
East	1963	Hidden Lakes of Hinsdale	R-6
West	2017	5818 S Madison Street	R-1
West	2004	5826 S Madison Street	R-1
West	2001	5834 S.Madison Street	R-1
West	2008	5842 S.Madison Street	R-1

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Hinsdale Discount Tires and Automotive, Inc

Owner's name (if different): Hinsdale Partners, LLC

Property address: 5837 South Madison Street

Property legal description: [attach to this form]

Present zoning classification: B-1, Community Business District ☒

Square footage of property: 54,360

Lot area per dwelling: NA

Lot dimensions: 180' x 302'

Current use of property: Grocery Store, Nail Salon, 5 vacant units

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:

Special Use for existing Automotive Repair Building since this use expired in 2019.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>180'</u>	<u>25'</u>
interior side(s)	<u>302' /</u>	<u>10' /</u>

Provided:

Required by Code:

corner side	<u>302'</u>	<u>25'</u>
rear	<u>180'</u>	<u>20'</u>
Setbacks (businesses and offices):		
front:	<u>60'</u>	<u>25'</u>
interior side(s)	<u>20' /</u>	<u>10' /</u>
corner side	<u>73.82</u>	<u>25'</u>
rear	<u>.44'</u>	<u>20'</u>
others:	<u></u>	<u></u>
Ogden Ave. Center:	<u></u>	<u></u>
York Rd. Center:	<u></u>	<u></u>
Forest Preserve:	<u></u>	<u></u>
Building heights:		
principal building(s):	<u>14'</u>	<u>30'</u>
accessory building(s):	<u>14'</u>	<u>15'</u>
Maximum Elevations:		
principal building(s):	<u>14'</u>	<u></u>
accessory building(s):	<u>14'</u>	<u></u>
Dwelling unit size(s):	<u>NA</u>	<u>NA</u>
Total building coverage:	<u>NA</u>	<u>NA</u>
Total lot coverage:	<u>95%</u>	<u>90%</u>
Floor area ratio:	<u>22%</u>	<u>35%</u>
Accessory building(s):	<u>Gas Pump Island – no longer in use nor proposed to be.</u>	
Spacing between buildings: [depict on attached plans]		
principal building(s):	<u>5'</u>	<u>NA</u>
accessory building(s):	<u>20'</u>	<u>NA</u>
Number of off-street parking spaces required: <u>52</u>		
Number of loading spaces required: <u>0</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

Applicant's printed name

Dated: _____, 20____.

Required by Code:

Attached

front:

.....

.....

Figure 1. Schematic representation of the experimental design. The first part of the experiment consisted of a 10-min habituation period, followed by a 10-min baseline period, and then a 10-min test period. The second part of the experiment consisted of a 10-min habituation period, followed by a 10-min baseline period, and then a 10-min test period. The third part of the experiment consisted of a 10-min habituation period, followed by a 10-min baseline period, and then a 10-min test period.

Number of loading spaces required: N/A

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.

[Signature]

GHADA SHARABATEE

Applicant's printed name

-2-



October 29, 2021

Village of Hinsdale
Plan Commission
19 East Chicago Ave.
Hinsdale, IL 60521

**Re: Application for Auto Mechanic Shop
5837 South Madison Street (Madison Street and 59th Street)**

Dear Commissioners:

I represent Applicants Samir and Gina Sharabatee. We are requesting Village approval to own and operate an Auto Mechanic Shop as tenants of the Property. Included with this letter is the Plan Commission Application, Special Use Permit Criteria, Application for Certificate of Zoning Compliance, ALTA Survey, Interior Floor Plan, exterior photos, and proof of ownership of their Landlord.

There is an existing, vacant Auto Mechanic Shop building on the Property, which was constructed and operated prior to the Village Zoning Code. The space has been vacant since 2019, so we need a Special Use Permit to reopen it. The space is part of a business complex of 7 units.

A few details of their business:

Hours of Operation: Monday through Friday 9am -6pm. Saturday 9am-5pm. Closed Sunday.

Scope of Work: They will perform mechanical diagnostic, repair and maintenance on domestic and foreign vehicles, including work on engines, transmissions, emissions, EVAP systems, electrical systems, exhaust systems tire repair/replacement, wheel alignment, steering and suspension systems. The Shop's work does not include shredding tires.

Employment: We estimate the Shop will have 5 employees.

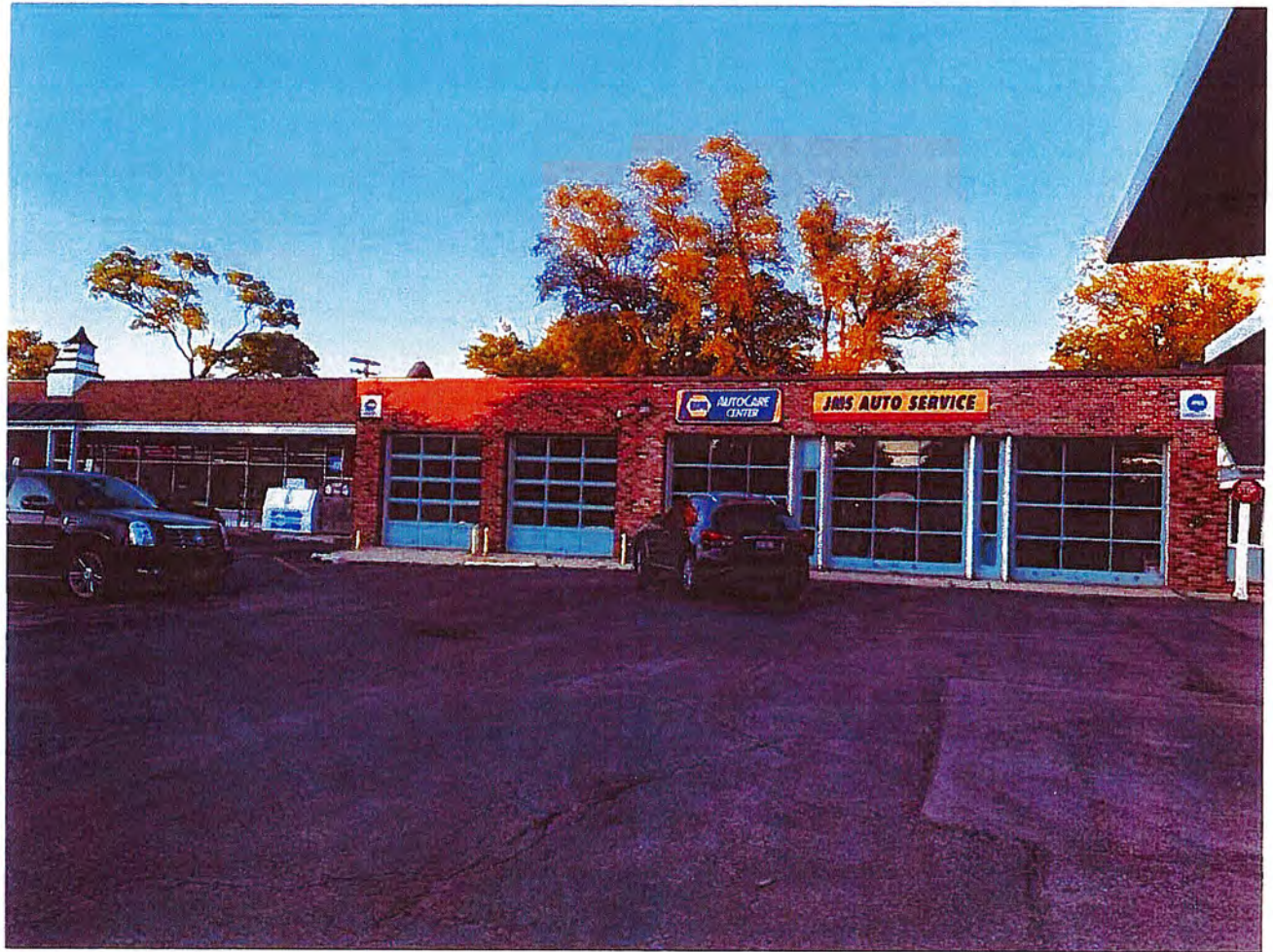
Outdoor Use: There will not be outdoor operations, nor will there be storage of equipment, product or other materials. Vehicles to be repaired will be parked in the outdoor, off-site parking until they are repaired. However, these vehicles will be on the property for a few hours to no more than two days, as occurs with other typical vehicle repair businesses.

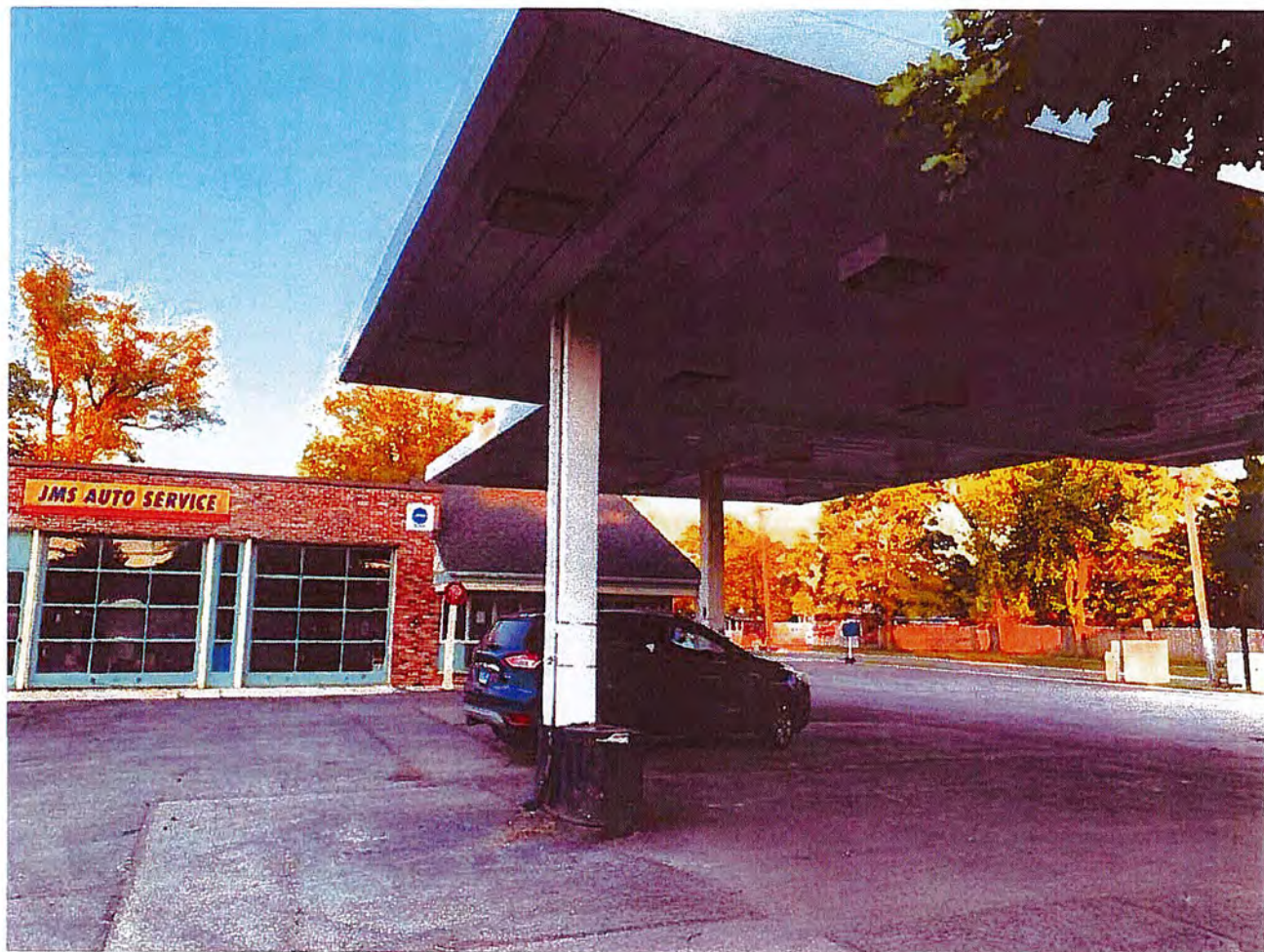
Size of Space: 9,829 square feet.

We look forward to presenting this project to you. Thank you for your consideration.

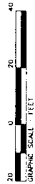
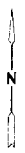
Sincerely,


Wade Joyner





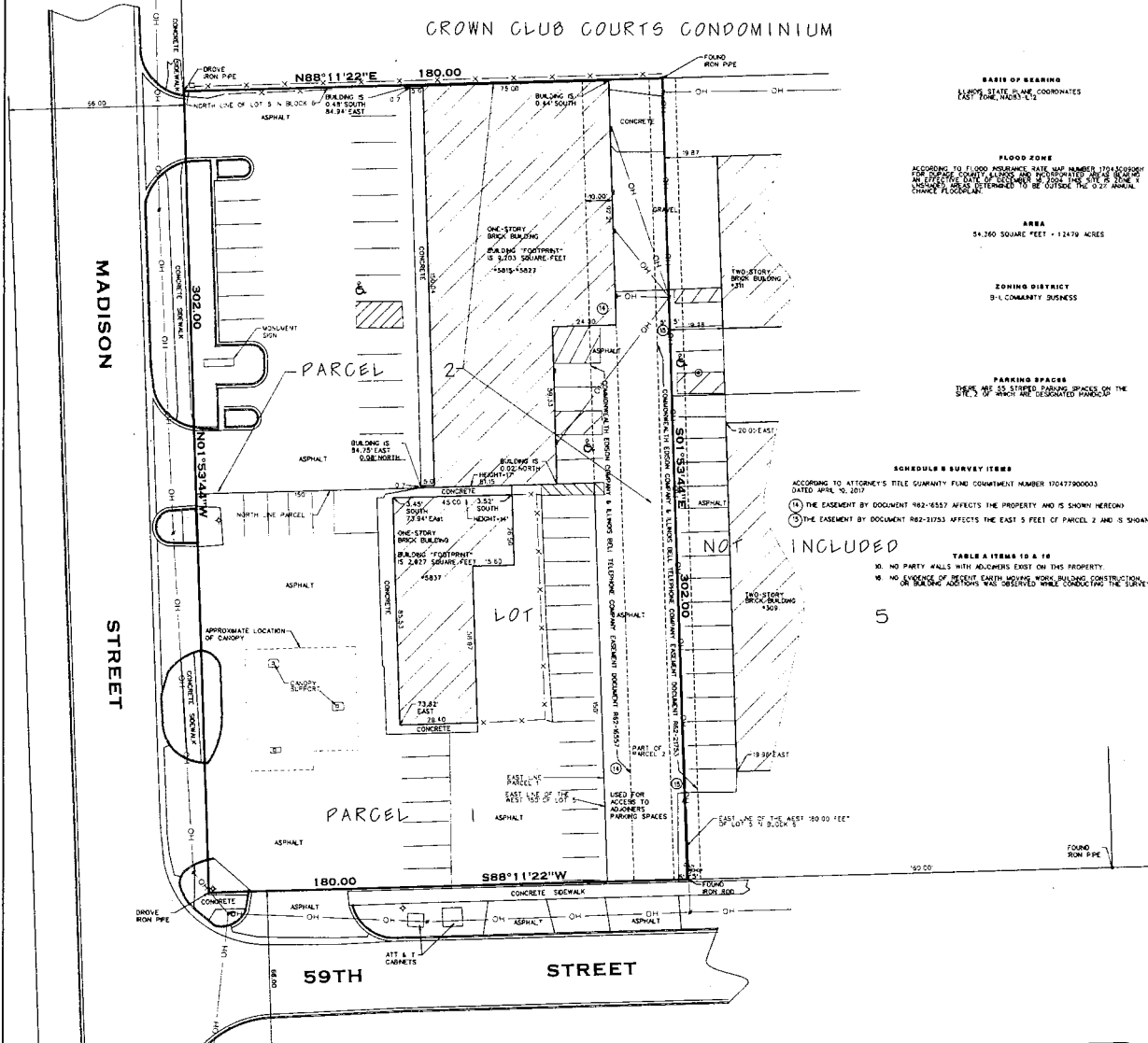
ALTA/NSPS LAND TITLE SURVEY



PARCEL 1
THE SOUTH 150.00 FEET OF THE WEST 150.00 FEET OF LOT 5 IN BLOCK 6 IN BIRNBAUM BROS. TRACT, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE TWO PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT 141390 IN DUKE COUNTY, ILLINOIS.

PARCEL 2
THE WEST 150.00 FEET (EXCEPT THE SOUTH 150.00 FEET OF THE WEST 150.00 FEET THEREOF) OF LOT 5 IN BLOCK 6 IN BIRNBAUM BROS. TRACT, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE TWO PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT 141390 IN DUKE COUNTY, ILLINOIS.

CROWN CLUB COURTS CONDOMINIUM



BASIS OF BEARING
ILLINOIS STATE PLANE COORDINATES
FAC 100, 1000, 1000

FLOOD ZONE
ACCORDING TO 1:100,000 PROBABILITY RATE MAP NUMBER 171420001
NO FLOOD ZONE IS SHOWN ON THE MAP. THE FLOOD ZONE IS A GENERAL
CHANCE FLOODING.

AREA
51,360 SQUARE FEET = 1.1749 ACRES

ZONING DISTRICT
B-1, COMMERCE BUSINESS

PARKING SPACES
TWO (2) AS STATED PARKING SPACES ON THE
SITE, OF WHICH ARE DESIGNATED PARKING

SCHEDULE B SURVEY ITEMS

ACCORDING TO ATTORNEY'S TITLE GUARANTEE FUND COMMITMENT NUMBER 170477900033
DATED APRIL 10, 2017
(1) THE EASEMENT BY DOCUMENT 182-8557 AFFECTS THE PROPERTY AND IS SHOWN HEREON.
(2) THE EASEMENT BY DOCUMENT 182-8557 AFFECTS THE EAST 5 FEET OF PARCEL 2 AND IS SHOWN HEREON.

TABLE A ITEMS 10 & 16
10. NO PARTY WALLS WITH ADJACENTS EXIST ON THIS PROPERTY.
16. NO EVIDENCE OF RECENT EARTH MOVEMENT, WORKING CONSTRUCTION,
OR BUILDING ADDITIONS WAS OBSERVED WHILE CONDUCTING THE SURVEY.

5

LEGEND

1. SURVEY MONUMENT	11. CONCRETE	21. DRIVEWAY	31. DRIVEWAY
2. SURVEY MONUMENT	12. CONCRETE	22. DRIVEWAY	32. DRIVEWAY
3. SURVEY MONUMENT	13. CONCRETE	23. DRIVEWAY	33. DRIVEWAY
4. SURVEY MONUMENT	14. CONCRETE	24. DRIVEWAY	34. DRIVEWAY
5. SURVEY MONUMENT	15. CONCRETE	25. DRIVEWAY	35. DRIVEWAY
6. SURVEY MONUMENT	16. CONCRETE	26. DRIVEWAY	36. DRIVEWAY
7. SURVEY MONUMENT	17. CONCRETE	27. DRIVEWAY	37. DRIVEWAY
8. SURVEY MONUMENT	18. CONCRETE	28. DRIVEWAY	38. DRIVEWAY
9. SURVEY MONUMENT	19. CONCRETE	29. DRIVEWAY	39. DRIVEWAY
10. SURVEY MONUMENT	20. CONCRETE	30. DRIVEWAY	40. DRIVEWAY

TO:
ATTORNEY'S TITLE GUARANTEE FUND
SOUTH MADISON LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (PARCEL 1)
MADISON PLAZA CENTER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (PARCEL 2)
VISTA HOLDINGS CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
2016 ILLINOIS SURVEYING ACT AND THE REQUIREMENTS FOR ALTA/NSPS
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED
BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27,
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1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 185

Architectural floor plan of an existing building. The plan shows a rectangular layout with several rooms and corridors. Key features include:

- EX GARAGE DOOR:** Located along the top and left walls.
- EX CAR LIFT:** Four locations, each with a dimension of 15'-7 1/16".
- EX GARAGE:** A large central area with a dimension of 26'-0" and a note "LINE OF FRAMED STORAGE SPACE ADV".
- EX SINK:** Located in the lower right area.
- EX GARAGE DOOR:** Located along the bottom wall.
- EX CAR LIFT:** Two locations, each with a dimension of 27'-4 13/16".
- EX OFFICE:** A room with a dimension of 14'-11".
- EX BATH:** Two locations, each with a dimension of 5'-1".
- EX RETAIL:** A room with a dimension of 11'-9 13/16".
- EX COUNTERSPACE:** Two locations, each with a dimension of 17'-11 3/8".
- EX WINDOW:** Two locations, each with a dimension of 13'-5 5/8".
- EX COFFEE:** A room with a dimension of 9'-11".
- EX GARAGE DOOR:** Located along the right wall.
- EX CAR LIFT:** One location with a dimension of 15'-7 1/16".
- EX SINK:** Located in the upper right area.
- EX GARAGE DOOR:** Located along the bottom wall.
- EX CAR LIFT:** One location with a dimension of 27'-4 13/16".
- EX OFFICE:** A room with a dimension of 14'-11".
- EX BATH:** Two locations, each with a dimension of 5'-1".
- EX RETAIL:** A room with a dimension of 11'-9 13/16".
- EX COUNTERSPACE:** Two locations, each with a dimension of 17'-11 3/8".
- EX WINDOW:** Two locations, each with a dimension of 13'-5 5/8".
- EX COFFEE:** A room with a dimension of 9'-11".

SUPPLEMENTAL DOCUMENTS



BEHR Premium Plus
Satin White Semi-Gloss
Exterior

Paint for Trim on Parcel 1 and Parcel 2



- The Aqua trim will be repainted white, as will the two posts on the building
- The signs will be removed.



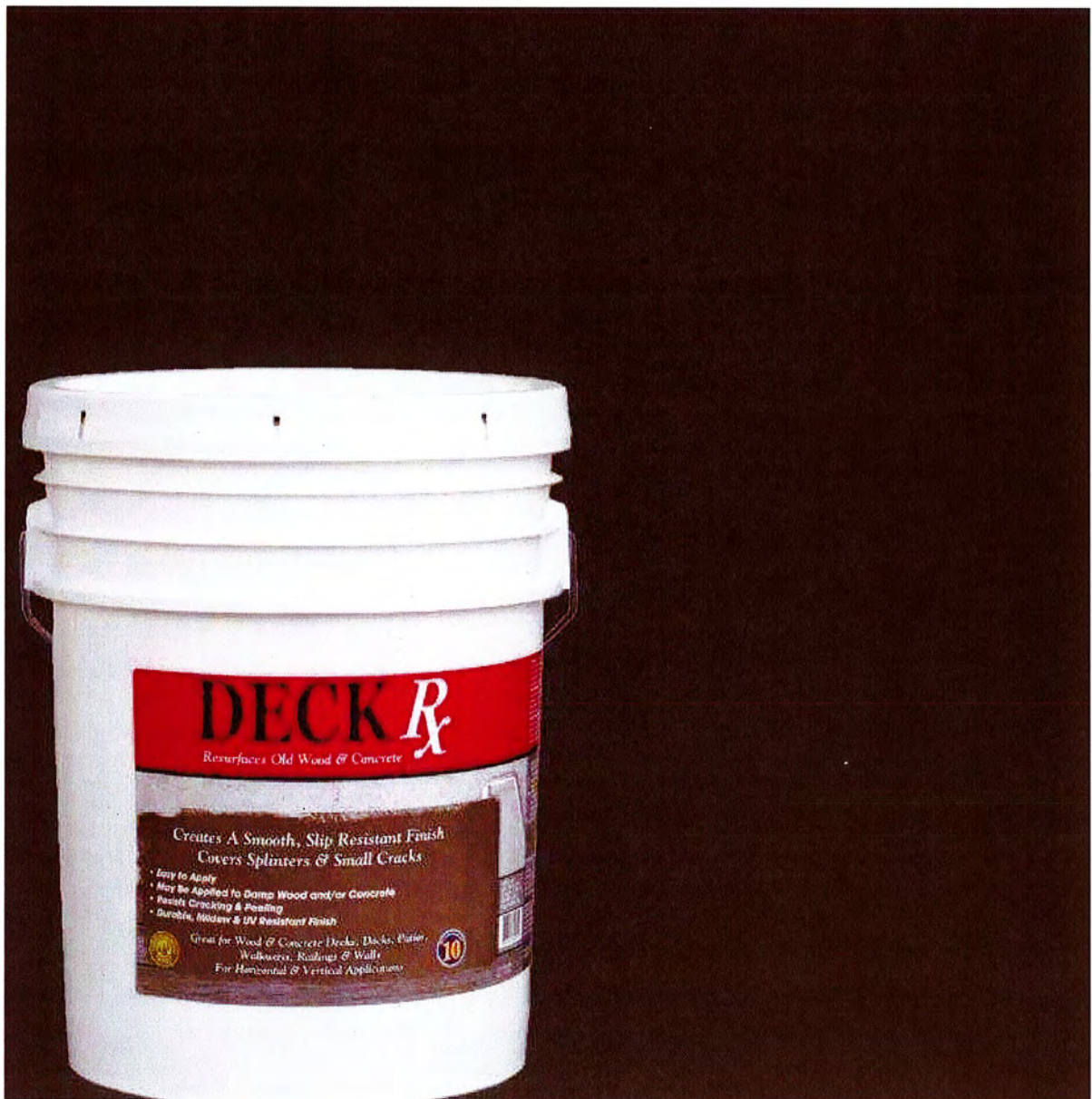
- Planters will be placed next to the three canopy posts. They will be planted with flowers from May thru October.



Example of how all the trim will look after painting glossy white. The signs have been removed.



The fence will be powerwashed, slats replaced as needed and stained dark brown.



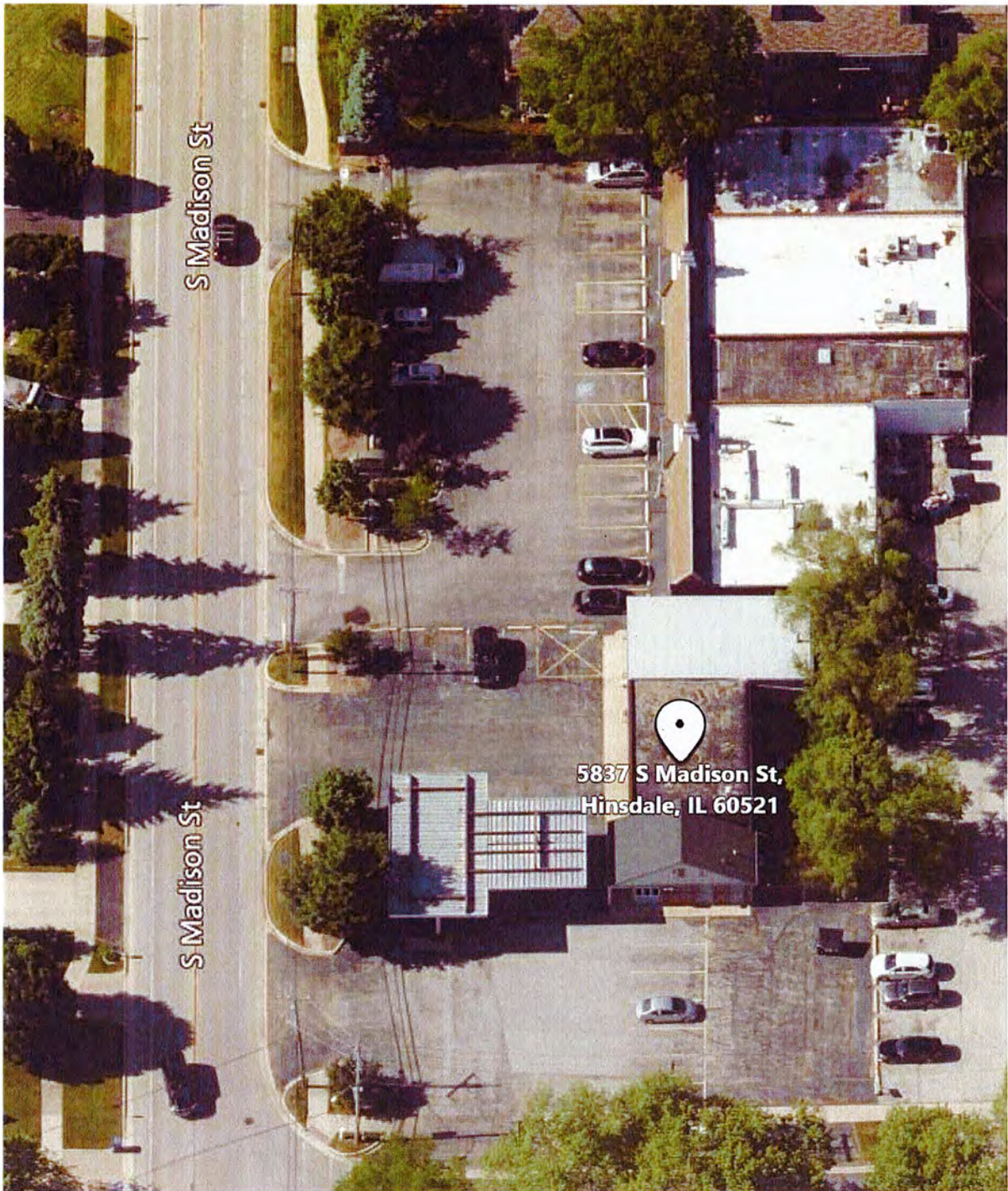
Stain for Fence



The trim, posts and cupolas will be repainted glossy white. The white window trim does not need to be repainted.



Veradek Brixton Series Long Planter 33 x 18 x 16



5837 S Madison St,
Hinsdale, IL 60521

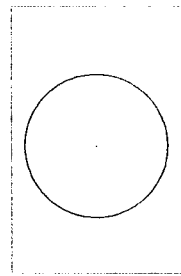
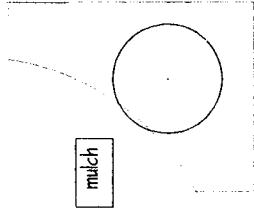
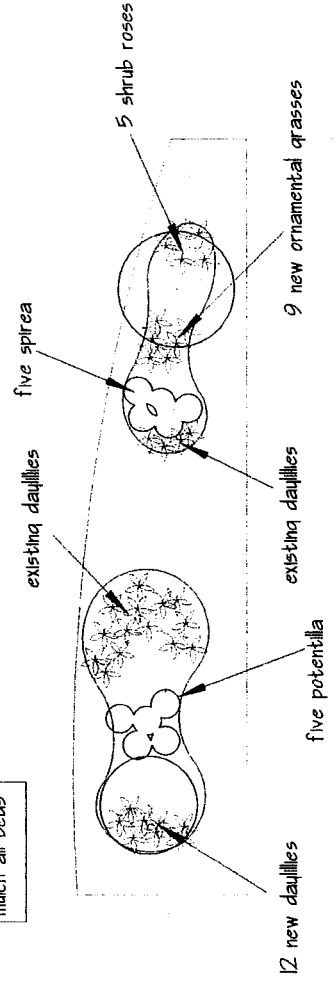
former gas station building



3 planters near each post
to be filled with
summer annuals May - Sept
mums Sept - Nov



mulch all beds



VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE AN
AUTOMOTIVE REPAIR SHOP IN THE B-1 COMMUNITY BUSINESS ZONING
DISTRICT AT 5837 S. MADISON STREET (SAMIR AND GHADA SHARABATEE,
D/B/A HINSDALE DISCOUNT TIRES AND AUTOMOTIVE, INC.)**

WHEREAS, an application (the "Application") seeking a special use permit to operate an Automotive Repair Shop at 5837 S. Madison Street, Hinsdale, Illinois (the "Subject Property"), located in the B-1 Community Business Zoning District, was filed with the Village of Hinsdale by Petitioners Samir and Ghada Sharabatee, d/b/a Hinsdale Discount Tires and Automotive, Inc. (the "Applicant"); and

WHEREAS, automotive repair shops that do not include tire retreading are permitted as special uses when located in the B-1 Community Business Zoning District pursuant to Section 5-105(c)(7) of the Hinsdale Zoning Code ("Zoning Code"); and

WHEREAS, the Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Zoning Code, as amended; and

WHEREAS, on January 12, 2022, the Plan Commission opened and continued the public hearing without testimony to February 9, 2022 for additional noticing. On February 9, 2022, the Plan Commission held a public hearing on the application pursuant to notice thereof properly published in *The Hinsdalean*, in accordance with Illinois law, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application, subject to certain conditions, by a vote of six (6) in favor, zero (0) against and three (3) absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-36-2021 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the proposed conditions for approval of a special use permit to allow for an automotive repair shop for Hinsdale Discount Tires and Automotive, Inc. to operate in the B-1 Community Business District are as follows:

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

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

Section 1: Incorporation. The foregoing recitals are incorporated into this Section 1 by reference as findings of the President and Board of Trustees;

Section 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein. Minor changes to the suggested conditions of the Plan Commission have been made below to reflect submissions of plans by the Applicant since the public hearing.

Section 3: Approval of Special Use for an Automotive Repair Shop. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves a special use permit for an Automotive Repair Shop in the B-1 Community Business Zoning District on the Subject Property legally described in **Exhibit A** and located at 5837 S. Madison Street, Hinsdale, Illinois, subject to the following conditions:

1. All dumpsters associated with the business shall be located within the fenced enclosure.
2. All business operations and associated parking under the Special Use Permit shall be limited to Parcel 1 only, as shown on the submitted Plat of Survey.
3. The exterior trim of the building shall be painted in a complementary color, in conformance with the plans submitted by the Applicant, attached hereto as part of **Group Exhibit C** and made a part hereof. The existing brick shall not be painted.
4. The existing signs shall be removed from the building.
5. The Petitioner shall enhance the property with landscaping and/or potted plants in conformance with the plans submitted by the Applicant attached hereto as part of **Group Exhibit C** and made a part hereof.
6. No outside storage shall be allowed on the property.
7. The Petitioner shall investigate replacing the fence on the property.

Section 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other

than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this _____ day of _____ 2022.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____ 2022, and attested
to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE
CONDITIONS OF THIS ORDINANCE:

By: _____

Its: _____

Date _____, 2022

EXHIBIT A

PARCEL 1: THE SOUTH 150.00 FEET OF THE WEST 150.00 FEET OF LOT 5 IN BLOCK 6 IN BRANIGAR BROS. HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 180.00 FEET (EXCEPT THE SOUTH 150.00 FEET OF THE WEST 150 FEET THEREOF) OF LOT 5 IN BLOCK 6 IN BRANIGAR BROS. HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PINS: 09-13-103-025, 09-13-103-024, and 09-13-103-026.

COMMONLY KNOWN AS: 5811 – 5837 S. Madison St., Hinsdale, IL 60521.

EXHIBIT B

FINDINGS AND RECOMMENDATION

(ATTACHED)

GROUP EXHIBIT C

APPROVED PLANS

(ATTACHED)

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

APPLICATION: Case A-36-2021 – 5837 S. Madison Street – Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District

PROPERTY: 5837 S. Madison Street / 5811-5827 S. Madison Street (PINs: 09-13-103-025; 09-13-103-024; 09-13-103-026)

APPLICANT: Samir and Ghada Sharabatee, Hinsdale Discount Tires and Automotive, Inc

REQUEST: Special Use Permit

PLAN COMMISSION (PC) REVIEW: February 9, 2022 (Continued from January 12, 2022)

BOARD OF TRUSTEES 1ST READING: March 1, 2022

SUMMARY OF REQUEST: The Village of Hinsdale received an application from Samir and Ghada Sharabatee, representing Hinsdale Discount Tires and Automotive, Inc., requesting approval of a Special Use Permit to allow for the operation of an automotive repair shop (but not including tire retreading) for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District. In accordance with Section 5-105, automotive repair shops are considered a Special Use in the B-1 Community Business District and may not include tire retreading as part of the operations.

BACKGROUND: The applicant proposes to occupy the existing one-story, 2,927 square foot building on Parcel 1 located at the corner of Madison Street and 59th Street. The building is considered part of a larger 1.24-acre zoning lot that includes a multi-tenant shopping center at 5811-5827 S. Madison Street, which is currently occupied by a convenience store, beauty salon, and several vacant tenant spaces. The one-story, multi-tenant building shopping center to the north on Parcel 2 measures 9,203 square feet in size and includes six (6) tenant spaces. Hinsdale Partners LLC owns both the subject property and the multi-tenant shopping center.

The building was formerly occupied by an automotive repair facility, but has been vacant since 2019. It was also once used as a gasoline service station, but the underground tanks were removed in 2016. Per the Village's Zoning Code, a Special Use Permit shall automatically expire and cease to be of any force or effect if such use shall, for any reason, be discontinued for a period of six (6) consecutive months or more. Additionally, staff was unable to locate an original Special Use Permit approval. The prior use was considered non-conforming as it appears to be established prior to the adoption of the Zoning Code in 1989. When a nonconforming use of a part or all of a structure that was designed for a use that is permitted in the zoning district in which such structure is located is discontinued or abandoned for a period of three (3) consecutive months, regardless of any intent to resume or not to abandon such use, such use shall not thereafter be reestablished or resumed. Any subsequent use or occupancy of such land or structure shall comply with the use regulations of the zoning district in which such land or structure is located. In accordance with Section 11-602 and Section 10-102, the new automotive repair facility is required to obtain approval via a Special Use Permit.

Townhomes in the R-5 Multiple Family Residential District are located to the north and to the south across 59th Street. Apartment buildings are located to the east of the site in the R-6 Multiple Family Residential District. Across Madison Street to the east, single-family detached homes are located in unincorporated DuPage County.

A public hearing was held on Wednesday, February 9, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on December 16, 2021. The public hearing notice and transcripts are attached.

The public hearing was continued at the January 12, 2022 Plan Commission meeting to February 9, 2022 because certified mail to the surrounding property owners was still in transit and had not been delivered yet. The applicant has confirmed that the mailings were sent within the required 15-30 days prior to the public hearing date.

PUBLIC HEARING SUMMARY: At the public hearing held on February 9, 2022, Wade Joyner, the attorney representing the applicants, provided an overview of the plans and answered questions. The applicants, Samir and Ghada Sharabatee, were also present at the meeting. Several residents also attended and provided public comment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There being no further questions or members of the public wishing to speak on the application, a motion to approve the Special Use Permit was made by Commissioner Krillenberger and seconded by Commissioner Carter, subject to the following conditions:

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

The vote carried by a roll call vote as follows:

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

FINDINGS: 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 is considered a Special Use in the B-1 District and the building was previously used as an auto repair facility. The proposed automobile repair facility must be re-established in accordance with the Village's Zoning Code requirements as the building has been vacant for several years. 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 was stated to be consistent with the prior automobile repair facility use that previously operated out of the building. Residential properties are located on all sides of the applicable zoning lot that includes the automobile repair facility building and the shopping center. On several occasions, Commissioners expressed concerns over noise, outdoor operations, and outdoor storage. It was also noted that there are challenges for providing screening between the building and the residential directly to the east due to the parking and shared access drive design behind the building. Mr. Joyner confirmed multiple times that there will be no outdoor storage or operations to minimize impacts to the surrounding residential properties. Mr. Joyner also confirmed that noise levels would not be high. There was also a discussion on all dumpsters being required to be located in the fenced enclosure to the rear of the building. Several Commissions expressed concerns over the current appearance of the building and the shopping center, noting that the properties are in need of some improvements, especially to help attract new business. Several conditions were added as recommended conditions of approval to reduce adverse impacts, including limiting business operations and parking on Parcel 1 only, prohibited outdoor storage, requiring dumpsters to be located within the rear fence enclosure, and suggesting improvements to signage, paint, landscaping, and fencing.

- (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 Commissioners added several conditions of approval to meet this standard, including limiting business operations and parking on Parcel 1 only, prohibited outdoor storage, requiring dumpsters to be located within the rear fence enclosure, and suggesting improvements to signage, paint, landscaping, and fencing.
 - (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.* The Plan Commission found this standard to be met. Public facilities do not need to be extended as part of this project.
 - (e) *No traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.* Traffic and parking were discussed at the meeting. Chairman Cashman stated that there is plenty of parking to accommodate the proposed use and several Commissioners supported limiting parking to only Parcel 1 so as not to create adverse impacts or negatively impact the shopping center to the north.
 - (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. 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.* There are no special standards for the proposed use required by the Zoning Code. The proposed automobile repair facility may not include tire retreading as part of the operations. 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.* There are no special standards for the proposed use required by the Zoning Code. The proposed automobile repair facility may not include tire retreading as part of the operations. 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 several years. Commissioner Krillenberger expressed support for bringing in business activity to a vacant building and providing an additional service to the area. Several Commissioners noted that that improvements to the automobile repair facility and shopping center building should be pursued by the property owner to enhance the look of the entire area, attract new businesses to the vacant tenant spaces, and attract customers. Fencing, landscaping, and paint were discussed as improvements to the building and site and were included as recommended conditions of approval.

- (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.* It was discussed that the building was previously used as an automobile repair facility and includes existing vehicle repair bays for this type of business use.
- (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 Plan Commission recommended several conditions of approval to minimize adverse impacts, including for screening dumpsters, limited business operations and parking to Parcel 1 only, prohibiting outdoor storage, and completing various improvements to the building and site, such as to the rear fencing, painting, removal of old signage, and landscaping.

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-36-2021, a Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District, subject to the following conditions:

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

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

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

BEFORE THE HINSDALE PLAN COMMISSION

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

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above-entitled
 matter via Zoom, before the Hinsdale Plan
 Commission, at 19 East Chicago Avenue, Hinsdale,
 Illinois, on January 12, 2022, at the hour of
 7:30 p.m.

BOARD MEMBERS PRESENT: (VIA ZOOM)

MR. STEPHEN CASHMAN, Chairman;

MR. JIM KRILLENBERGER, Member;

MR. PATRICK HURLEY, Member;

MS. ANNA FIASCONE, Member;

MS. CYNTHIA CURRY, Member;

MR. GERALD JABLONSKI, Member; and

MS. JULIE CRNOVICH, Member.

1 ALSO PRESENT: (VIA ZOOM)

2 MS. BETHANY SALMON, Village Planner;
3 MR. SAMIR SHARABATEE, Applicant;
4 MS. GINA SHARABATEE, Applicant;
5 MR. WADE JOYNER, Attorney for Applicant.
6

7
8 CHAIRMAN CASHMAN: Call the Public
9 Hearing for Case No. A-36-2021, 5837 South
10 Madison Street for a special use permit to allow
11 for an automotive repair shop for Hinsdale
12 Discount Tires and Automotive, Inc., located in
13 the B-1 Community Business District.

14 Can I have a motion to open the
15 Public Hearing?

16 MR. KRILLENBERGER: So moved.

17 MS. CURRY: Second.

18 CHAIRMAN CASHMAN: Can we have a roll
19 call vote, please, Bethany?

20 MS. SALMON: Commissioner Curry?

21 MS. CURRY: Aye.

22 MS. SALMON: Commissioner Krillenberger?

1 MR. KRILLENBERGER: Aye.

2 MS. SALMON: Commissioner Hurley?

3 MR. HURLEY: Aye.

4 MS. SALMON: Commissioner Jablonski?

5 MR. JABLONSKI: Aye.

6 MS. SALMON: Commissioner Crnovich?

7 MS. CRNOVICH: Aye.

8 MS. SALMON: Commissioner Fiascone?

9 MS. FIASCONE: Aye.

10 MS. SALMON: Chairman Cashman?

11 CHAIRMAN CASHMAN: Aye.

12 As I believe you are all aware,
13 there was an issue with notification of the
14 neighbors within 250 feet for this application.
15 Bethany will provide some more information and
16 then I'll ask for a motion to continue this to
17 our February 9th plan commission meeting.

18 MS. SALMON: So staff was notified
19 today that the applicant had not received any of
20 the certified mail green cards back so we did
21 take a look and wanted to just double check if
22 any of the surrounding neighbors within the

1 250 feet had gotten their certified mail. It
2 turns out due to some mail delivery delays, the
3 applicant was not able to get those to the
4 properties within 250 feet so we are requesting
5 that we push back to the following meeting which
6 is on February 9th. They did send them out in
7 the correct period of time, the 15 to 30 days
8 before, but we want to make sure that all those
9 neighbors are notified.

10 CHAIRMAN CASHMAN: Thank you.

11 Can I have a motion to continue
12 Case No. A-36-2021 to our February 9, 2022
13 meeting?

14 MS. CRNOVICH: So moved.

15 MR. HURLEY: Second.

16 CHAIRMAN CASHMAN: Roll call vote,
17 please, Bethany?

18 MS. SALMON: Commissioner Curry?

19 MS. CURRY: Aye.

20 MS. SALMON: Commissioner Krillenberger?

21 MR. KRILLENBERGER: Aye.

22 MS. SALMON: Commissioner Hurley?

1 MR. HURLEY: Aye.

2 MS. SALMON: Commissioner Jablonski?

3 MR. JABLONSKI: Aye.

4 MS. SALMON: Commissioner Crnovich?

5 MS. CRNOVICH: Aye.

6 MS. SALMON: Commissioner Fiascone?

7 MS. FIASCONE: Aye.

8 MS. SALMON: Chairman Cashman?

9 CHAIRMAN CASHMAN: Aye.

10 Now do we have to have a motion to
11 close this?

12 MS. SALMON: We will keep it open.

13 MR. JOYNER: Mr. Chairman, I just
14 wanted to introduce myself. I'm Wade Joyner,
15 the attorney for Samir and Gina Sharabatee. We
16 are also here, the petitioners, and we look
17 forward to talking to you next month but we are
18 here and just wanted to say hi.

19 CHAIRMAN CASHMAN: Appreciate that,
20 Wade. Thanks. And we have the Sharabatees, I
21 don't know if I said that correctly, welcome and
22 we will see you in a month. Sometimes the mail

1 is not as quick as we wish. Hopefully, we will
 2 get everything and get this all wrapped up and
 3 see you on February 9th.

4 MR. JOYNER: It's better the residents
 5 get the notice.

6 CHAIRMAN CASHMAN: Absolutely. We want
 7 this to be done properly.

8 May I have to motion to adjourn?

9 MR. KRILLENBERGER: Krillenberg so
 10 motions.

11 MR. JABLONSKI: Second.

12 CHAIRMAN CASHMAN: All in favor?

13 (All aye.)

14 (WHEREUPON, the Public
 15 Hearing was continued to
 16 February 9, 2022 at 7:30
 17 p.m.)

18

19

20

21

22

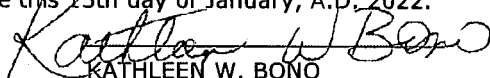
STATE OF ILLINOIS)

) 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,
 via Zoom, 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 13th day of January, A.D. 2022.


 KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

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

BEFORE THE HINSDALE PLAN COMMISSION

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

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

BOARD MEMBERS PRESENT:

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

<p style="text-align: right;">9</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. SAMIR SHARABATEE, Applicant;</p> <p>4 MS. GINA SHARABATEE, Applicant;</p> <p>5 MR. WADE JOYNER, Attorney for Applicant.</p> <p>6</p> <p>7</p> <p>8 CHAIRMAN CASHMAN: Call the Public</p> <p>9 Hearing for Case No. A-36-2021, 5837 South</p> <p>10 Madison Street for a special use permit to allow</p> <p>11 for an automotive repair shop for Hinsdale</p> <p>12 Discount Tires and Automotive, Inc., at 5837</p> <p>13 South Madison Street located in the B-1</p> <p>14 Community Business District. This was continued</p> <p>15 from our meeting on January 12, 2022.</p> <p>16 Is someone here to represent the</p> <p>17 applicant?</p> <p>18 MR. JOYNER: Yes. My name is Wade</p> <p>19 Joyner, I represent the applicant, Hinsdale</p> <p>20 Discount Tires, LLC.</p> <p>21 CHAIRMAN CASHMAN: Would you please be</p> <p>22 sworn in and anyone else who may be testifying.</p>	<p style="text-align: right;">11</p> <p>1 your packet there's some questions and concerns</p> <p>2 and some objections, so I'm going to go through</p> <p>3 those step-by-step, and then I'm going to walk</p> <p>4 through briefly the findings of fact.</p> <p>5 I know from being on the Kane</p> <p>6 County zoning board of appeals that that's</p> <p>7 really kind of one of the most important things</p> <p>8 to go through so I'm going to make sure we go</p> <p>9 through those as well.</p> <p>10 So, to begin, this is the zoning</p> <p>11 map and the project location. It's on a busy</p> <p>12 corner, as we can see, it's 5837 South Madison</p> <p>13 Street. To clear up one point of some confusion</p> <p>14 by people who had submitted questions and such,</p> <p>15 we submit under two parcel numbers, one is for</p> <p>16 the service station side, the other is for what</p> <p>17 I would call the shopping center strip mall</p> <p>18 side. We are doing that because that's the</p> <p>19 whole contiguous owned parcel.</p> <p>20 The zoning decision you are going</p> <p>21 to be making and we are asking for, only</p> <p>22 concerns the parcel with the auto mechanic</p>
<p style="text-align: right;">10</p> <p>1 (WHEREUPON, the oath was</p> <p>2 administered to Mr. Joyner,</p> <p>3 Mr. Sharabatee, Ms. Sharabatee</p> <p>4 and Mr. McCarthy.)</p> <p>5 CHAIRMAN CASHMAN: Welcome. If you</p> <p>6 want to give us an overview of the application,</p> <p>7 please?</p> <p>8 MR. JOYNER: Yes, Mr. Chairman. Thank</p> <p>9 you. Again, I'm here with Samir and Gina</p> <p>10 Sharabatee. They own the applicant corporation</p> <p>11 and as you may know from looking at the packet,</p> <p>12 there's an existing auto mechanic building there</p> <p>13 which was in operation until 2019, started</p> <p>14 before Hinsdale had a zoning code. So</p> <p>15 essentially it was existing because it was</p> <p>16 grandfathered in, stopped in 2019.</p> <p>17 Under your ordinance since it has</p> <p>18 not been occupied and operating for three</p> <p>19 months, we need to come in and get a special use</p> <p>20 permit so that's the purpose of the petition.</p> <p>21 What I'm going to do is give you an</p> <p>22 overview that the chairman asked for. Also in</p>	<p style="text-align: right;">12</p> <p>1 repair shop. So there will be no parking from</p> <p>2 my clients' customers on the shopping center</p> <p>3 side, no storage of anything, nothing. It's as</p> <p>4 if it doesn't exist for purposes of the petition,</p> <p>5 but again, we needed to have the whole property</p> <p>6 indicated as part of the petition.</p> <p>7 So we received a statement in</p> <p>8 opposition by the homeowner's association</p> <p>9 nearby. I guess the first thing to point out is</p> <p>10 that the use we are going to be having is not</p> <p>11 different than the use that terminated in 2019;</p> <p>12 we're just a new tenant. We aren't looking to</p> <p>13 do anything special, extravagant, just an</p> <p>14 ordinary auto mechanic place. So we feel like</p> <p>15 the objections are legitimate, they are sincere,</p> <p>16 I think some of them are based on needing more</p> <p>17 information just to address their concerns and</p> <p>18 some I think are just not well taken in the</p> <p>19 context of what was already there and what we're</p> <p>20 seeking.</p> <p>21 So let's walk through seven</p> <p>22 objections or concerns that they have. If you</p>

<p style="text-align: center;">13</p> <p>1 go to Page 2 of the objection letter at the</p> <p>2 bottom, there's seven points they mention and so</p> <p>3 I'll just go through them one at a time.</p> <p>4 The first one is limiting the use</p> <p>5 permit operation of a repair facility on</p> <p>6 Parcel 1. As I've just discussed. Yes.</p> <p>7 No. 2, limiting parking to Parcel 1</p> <p>8 and prohibiting the parking of vehicles awaiting</p> <p>9 repair on parcel 2 or the street. Again, yes.</p> <p>07 47 41PM 10 No. 3, limiting the number of</p> <p>11 vehicles awaiting repair that could be parked</p> <p>12 outside on Parcel 1 at any one time to six</p> <p>13 vehicles.</p> <p>14 As a practical matter, that's</p> <p>15 probably going to be about what happens but in</p> <p>16 terms of someone trying to operate a business, a</p> <p>17 restriction that there can only be six vehicles</p> <p>18 parked there I don't think is realistic.</p> <p>19 I'm sure all of you have been to</p> <p>07 43 19PM 20 auto repair shops and there may be ten cars</p> <p>21 there, four of them are getting oil changes and</p> <p>22 they will be taken care of fairly quickly and</p>	<p style="text-align: center;">15</p> <p>1 restriction as to the number of employees who</p> <p>2 are going to work there. It seems that the</p> <p>3 number of employees working there should be the</p> <p>4 number that's needed to operate the business. I</p> <p>5 just don't understand why that's something that</p> <p>6 they would oppose. Maybe they will have some</p> <p>7 explanation but I didn't understand it.</p> <p>8 No. 4, require the applicant to</p> <p>9 maintain the proposed repair facility in good</p> <p>07 45 16PM 10 condition and repair. Yes, of course. We will</p> <p>11 absolutely do that. And again if they didn't,</p> <p>12 then there would be remedies the village of</p> <p>13 Hinsdale has, including pulling the special use</p> <p>14 permit. It's not going to happen, I'm just kind</p> <p>15 of pointing out there's some remedies you guys</p> <p>16 automatically have in place.</p> <p>17 Prohibiting the storage of -- and a</p> <p>18 list of things -- and prohibiting exterior</p> <p>19 storage of refuse. Basically they don't want</p> <p>07 45 45PM 20 any storage outside or garbage outside or</p> <p>21 anything like that. And again, yes, we have no</p> <p>22 intention of doing that.</p>
<p style="text-align: center;">14</p> <p>1 maybe three of them have major repairs and will</p> <p>2 be done that day and maybe two or three of them</p> <p>3 will be something that's not quite done that day</p> <p>4 or done overnight. So I just think six vehicles</p> <p>5 or any numerical restriction is not going to be</p> <p>6 helpful for the business and we also have I</p> <p>7 believe it's over 50 parking spaces allotted so</p> <p>8 it's not like there's going to be crammed in</p> <p>9 parking.</p> <p>07 43 55PM 10 Just to kind of spinoff on that,</p> <p>11 one of the concerns might be that this is going</p> <p>12 to start looking like a used car lot or a</p> <p>13 junkyard or something like that. Understandable</p> <p>14 fear as I'm sure there are places that do that</p> <p>15 sort of thing but that's not what this property</p> <p>16 is all about. That's not what their business is</p> <p>17 all about. So it's going to be cars that are</p> <p>18 being repaired or waiting to be repaired.</p> <p>19 So the next one, 4, is limiting the</p> <p>07 44 28PM 20 size of the operation conducted to one staff by</p> <p>21 no more than four individuals at any one time.</p> <p>22 I'm not sure why there should be a</p>	<p style="text-align: center;">16</p> <p>1 No. 7, limiting the number of</p> <p>2 dumpsters on the site to no more than two</p> <p>3 dumpsters no larger than five cubic yards in</p> <p>4 size. So this is one I don't quite understand</p> <p>5 and I guess would like them to explain if they</p> <p>6 would like to.</p> <p>7 Because, like, in No. 6 they are</p> <p>8 saying they don't want any outside storage or</p> <p>9 waste and we should put it all in dumpsters and</p> <p>07 46 18PM 10 then they want the village to limit the</p> <p>11 dumpsters to no more than two. So I just feel,</p> <p>12 like, again, there shouldn't be a restriction on</p> <p>13 the number of dumpsters and certainly not two.</p> <p>14 So when I look at these seven</p> <p>15 concerns, I believe we've satisfied the concerns</p> <p>16 in a reasonable way as I just talked about. I</p> <p>17 know they list those and say this is why we are</p> <p>18 objecting. I think when you look at those</p> <p>19 things, I really don't think the objection is</p> <p>07 46 51PM 20 well-founded. And I love the letter and it's</p> <p>21 got the objections set out and all that so we</p> <p>22 could look at it and prepare. I wish people</p>

<p style="text-align: center;">17</p> <p>1 coming to our zoning board would do that more 2 often, so I appreciate all the work they put 3 into it.</p> <p>4 If you go to Page 3 of their 5 objection letter, this is about my clients' 6 business in Franklin Park on Mannheim Road and 7 they attached some photos as well. I think 8 someone from the association drove by and took 9 some photos.</p> <p>07 47 39PM 10 I think the first thing to remember 11 is Franklin Park is very different than Hinsdale 12 and Franklin Park zoning is very different than 13 Hinsdale. And that area is not surrounded by 14 residences. So just a few things to consider.</p> <p>15 The other thing to think about is 16 my clients have not received any notice of a 17 zoning violation or anything of the sort from 18 the village of Franklin Park and what they say 19 in part A, the objectors, is a total of 14 07 48 22PM 20 vehicles parked on or adjacent to the site, 5 in 21 a fenced lot next to the site, 5 vehicles across 22 the street and 4 vehicles directly in front of</p>	<p style="text-align: center;">19</p> <p>1 so you don't have like a bunch of cars parked 2 there because here's your appointment, here's 3 when you can come in.</p> <p>4 I'm sure we have all driven into an 5 auto repair place without making an appointment 6 to get something done or have a noise looked at. 7 They only take those drive ups if it's something 8 that can be done quickly because they are 9 already filled up with appointments or if they 07 50 28PM 10 happen to have an opening. So they try to 11 manage their workload by doing it through 12 appointments.</p> <p>13 So they asked the question of how 14 much more volume would the applicant add with 15 five bays at the former JMS site instead of 16 three at its existing repair facility, I guess 17 the one in Franklin Park.</p> <p>18 Well, I don't know. I just told 19 you kind of our procedure for how they are going 07 50 35PM 20 to operate their business. The prior occupant 21 had five bays and operated the business. 22 I have not checked to see if there</p>
<p style="text-align: center;">18</p> <p>1 the garage bays. This is well over double the 2 volume at the formerly JMS site.</p> <p>3 Well, just to kind of break that 4 down factually. The five in the fenced lot next 5 to the site aren't my clients' property, aren't 6 their cars, cars that he was working on.</p> <p>7 Five vehicles across the street, 8 same thing, not my clients' property, not 9 vehicles waiting to be repaired.</p> <p>07 49 00PM 10 And then four vehicles directly in 11 front of the garage bays, yes, those are four 12 vehicles that were there to be worked on. I'm 13 not sure what the volume was at the former JMS 14 site specifically. I'm not sure how the 15 objectors know what the volume was but as we 16 discussed how we are going to run the operation 17 there in terms of the vehicles that are going to 18 be there for repair and that sort of thing.</p> <p>19 One thing to remember about the 07 49 25PM 20 repair facility, about from 80 to 90 percent of 21 the cars they work on are by appointment. So 22 that's the way they can pace out what's going on</p>	<p style="text-align: center;">20</p> <p>1 are any complaints about the prior business 2 based on too many cars or anything like that, 3 but I doubt there have been and they certainly 4 would have been brought up in their detailed 5 memo.</p> <p>6 So B, approximately 27 5-gallon 7 plastic water jugs stored outside on the site 8 with many, if not all of them, empty, lying 9 scattered about on the ground.</p> <p>07 51 12PM 10 I talked to my clients about that. 11 There are the big water containers that people 12 use. You know, it's not his practice to have 13 things stored in the back and like that, so if 14 they were there, it was because he had not quite 15 put them in the dumpster or something like that; 16 I'm not really sure.</p> <p>17 What I am sure about is as we said 18 with the prior seven things, my clients have no 19 interest in having anything outside in terms of 07 51 43PM 20 storage or garbage or anything like that. I 21 would hope to have more than two dumpsters so we 22 could do that.</p>

<p style="text-align: center;">21</p> <p>1 Also in the Mannheim site a broken 2 fence that needed repair around the site parking 3 lot. Not exactly sure what that is. We think 4 it's a city fence because it's next to city 5 property. But again, there's no fences at the 6 Hinsdale facility so I'm not sure how that's 7 applicable.</p> <p>8 And then number D, sort of getting 9 kind of the zoning. There are exterior storing 10 racks in the Franklin Park facility and that's 11 okay because Franklin Park allows that. There 12 are not going to be exterior storage here or 13 garbage strewn about or whatever, not that there 14 would be in Franklin Park, because Hinsdale 15 doesn't allow that. So that's a bit of the kind 16 of apples and oranges.</p> <p>17 So I think I have walked through 18 all the points the objectors have made and I 19 believe, Mr. Chairman, the process is I'll 20 finish talking and then you will ask any 21 questions about all of that. Okay. 22 I'll go over the next item a little</p>	<p style="text-align: center;">23</p> <p>1 hard to answer it because outside on an average 2 day, I don't know if that means at any one time, 3 or throughout the day there are three and then 4 three more and then three more, but again 5 there's plenty of parking to take care of 6 whatever cars are there.</p> <p>7 And then what we also point out in 8 answer to No. 7 on the top one but also in 5, 9 they have a shop policy that if vehicles are not 10 picked up by the end of the day, there will be a 11 \$75 fee applied. So car's done, come pick it up 12 or you are paying an extra \$75.</p> <p>13 There will be some cars, like I 14 said, that may stay overnight because they 15 needed more repairs than they thought or for 16 some reason but it's the exception not the rule 17 and that fine tends to keep people from not 18 picking up their cars.</p> <p>19 Employers and employees at Mannheim 20 about five. And then three employees 21 approximately when they start and hopefully the 22 business will do well and they will get up to</p>
<p style="text-align: center;">22</p> <p>1 more quickly. So there were some questions that 2 were submitted in writing that Bethany then sent 3 to us and we answered.</p> <p>4 The top of the page says, Questions 5 related to the applicant's current auto repair 6 facility and some of them asked questions about 7 that facility and asked the same questions, for 8 the most part, about what this facility would 9 be. So I'm just going to combine as much as I 10 can.</p> <p>11 So again, their hours of operation 12 will be the same, Monday through Friday 9:00 a.m. 13 to 6:00 p.m., Saturday 9 to 4 and closed on 14 Sunday. Serve approximately 15 to 20 vehicles, 15 again, for both facilities. In a week during 16 2021 they said about 80 or 90 vehicles. An 17 average for the year about 70 vehicles and those 18 numbers they anticipate at this facility as 19 well.</p> <p>20 How many vehicles parked outside on 21 average day waiting repairs? Two to three days, 22 one to two depending on service. It's a little</p>	<p style="text-align: center;">24</p> <p>1 five employees, maybe six or seven. So that's 2 that.</p> <p>3 How many vehicles were serviced at 4 the Mannheim facility in 2021. Roughly 2,880 5 vehicles serviced and who's responsible for 6 maintenance. Samir Sharabatee is responsible 7 for maintenance.</p> <p>8 So then turning to the specifics of 9 the questions regarding the Hinsdale facility, 10 contemplating any modifications to the facility; 11 we do not.</p> <p>12 Again, asking about parking in the 13 adjacent shopping center. No. And then will 14 you, as the operator of the repair facility, 15 have a legal right by lease, sublease or other 16 contractual arrangement to park vehicles 17 waiting service in the adjacent shopping center. 18 Again, no. We don't. We don't want that right. 19 We are not going to seek it and of course, if we 20 ever did, which I don't think we ever would, we 21 would need to come back here for your permission 22 to do that.</p>

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

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

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

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

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

5 And the public health, safety and
6 general welfare, again, I think it's been there
7 for a long time and there are no access issues.
8 I don't know, I think it's nice to have a place
9 close to where I live to get the car repaired
10 and that sort of thing, so I think it's a
11 positive.

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

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

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

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

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

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

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

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

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

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

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

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

1 was operating but the properties themselves have
 2 all been there. So when people bought the
 3 properties, they bought knowing that there was
 4 actually an ongoing auto mechanic shop. So I
 5 don't think knowingly buying into an auto
 6 mechanic shop and coming in to object, I'm not
 7 saying that's what everyone is doing, they kind
 8 of knew what they were doing and I think it's
 9 going to enhance. I don't want to be -- because

08 02 28PM

10 I do a lot of litigation, I'm probably sounding
 11 a little bit belligerent, but I think it is
 12 great that they are making objections, they are
 13 involved in the community, want to make sure
 14 it's a good community and this is going to be
 15 good for them, I think that's wonderful. So if
 16 I came across a little bit differently than that
 17 view, I apologize for being in court for too
 18 many times. So that's really all I had to say.

08 02 35PM

19 Lastly, I just wanted to thank
 20 Bethany because she was very helpful with me in
 21 terms of putting everything together so when we
 22 came before you, it would be smooth and

1 hopefully it has been.

2 Thank you very much for your time.
 3 Obviously, we would love a positive vote and
 4 moving on to the next phase. Any questions?

5 CHAIRMAN CASHMAN: Thank you.
 6 Cynthia?

7 MS. CURRY: Just one question. You
 8 referred in your application that there would be
 9 offsite outdoor parking. Where is that going to
 10 be? If cars were still there, it would -- I
 11 should have underlined it but I made a note to
 12 myself, that you would have a spot to do offsite
 13 outdoor parking.

08 03 03PM

14 MR. JOYNER: I wish I had it in front
 15 of me. There's not going to be any offsite
 16 outdoor parking.

17 CHAIRMAN CASHMAN: Do you mean onsite?

18 MS. CURRY: I thought it said offsite.
 19 I thought there was something in here that said
 20 -- did anybody else see it?

08 03 32PM

21 MR. HURLEY: Yes, it's right here at
 22 the bottom.

1 MR. JOYNER: If it said offsite --

2 MR. HURLEY: It is.

3 MR. JOYNER: Probably should be on.
 4 It's a typo. Yes, there's not going to be any
 5 offsite parking.

6 CHAIRMAN CASHMAN: In the last
 7 paragraph.

8 MR. HURLEY: Yes.

9 MR. JOYNER: Apologize for that.

08 03 55PM

10 CHAIRMAN CASHMAN: No problem.

11 MS. CURRY: I had another question I
 12 wanted to ask you.

13 Your building in Franklin Park, is
 14 that owned or leased?

15 MR. JOYNER: Leased. Been there for
 16 seven years.

17 MS. CURRY: Okay. I just have to say
 18 that whether you are in Franklin Park or whether
 19 you are in Hinsdale, it's -- I think you should

08 04 28PM

20 take care of things appropriately no matter
 21 where you are. Franklin Park says you don't
 22 have to do this, you don't have to do it so I

1 look at that and I'm concerned are we going to
 2 have to be watchdogs of the property?

3 MR. JOYNER: I don't think so. My
 4 client actually brought some photos that he had
 5 taken of it today and he does try to keep
 6 things -- the only thing I saw that looked not
 7 good were the 27 water bottles that were out
 8 there, I guess. That's certainly not typical.

9 The other items, we didn't have
 10 cars everywhere. We went through that. And in
 11 terms of exterior storage of things, that's
 12 allowed under Franklin Park zoning but we try to
 13 keep it neat and clean.

08 05 10PM

14 I have known them for a while.
 15 They have been around a long time. Samir has
 16 been in our country since 12, kind of a great
 17 American dream story. I think -- what I always
 18 go back to in these kind of things. How
 19 terrible for business would it be if they didn't
 20 keep the property clean, including in Franklin
 21 Park. People aren't going to go there so it's
 22 counter to running a good business and like I

08 05 43PM

1 said, he's been at that facility for seven years
2 and it's his business, he's expanding his
3 business. Does that answer your question?

4 MS. CURRY: A little.

5 MR. JOYNER: Okay.

6 MS. CURRY: And I'm glad that things
7 are cleaned up, but I just feel that that's a
8 presence that no matter what community you are
9 in.

08 06 11 PM 10 This is a bigger volume business
11 clearly than the existing business or the
12 business that was there, JMS. I don't think he
13 did that level of business and I'm not sure, was
14 that a tire center before or was it just engine
15 repair there or was it just tune-ups and things?

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

18 MS. CURRY: It was a gas station. So
19 this is a huge step up. So when you reference
08 06 40 PM 20 that things have changed, people built houses
21 there, they built it, it was still kind of a
22 quiet station. We all used it periodically. It

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

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

9 MS. CURRY: Inside?

08 07 09 PM 10 MR. JOYNER: Yes, it's all inside.

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

13 MR. JOYNER: Yes.

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

18 MR. JOYNER: Yes. So, I mean, we can't
19 have outdoor storage and we don't want to and we
08 07 38 PM 20 are not going to. I mean, there's a lot more --
21 two of the other businesses in the area, a lot
22 more that I would call just in time you can do.

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

8 MS. CURRY: So would you say that it's
9 more of a tire center if you had to say

08 08 21 PM 10 50 percent new tires, 50 percent repairs, that's
11 a lot of tires, or is that? Is the -- it's a
12 tire center; right?

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

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

18 MR. JOYNER: There will be trucks
19 coming in and dropping off tires and whatever
08 08 48 PM 20 else, sure.

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

1 CHAIRMAN CASHMAN: Jim?

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

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

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

9 MR. KRILLENBERGER: We have an existing
08 09 12 PM 10 provider here and they seem to get along well
11 with the neighbors.

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

08 09 39 PM 20 MR. JOYNER: Me too.

21 CHAIRMAN CASHMAN: Pat?

22 MR. HURLEY: The only thing I was going

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

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

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

08-10-28PM 10 I think given the dumpster sizes,
11 they have mentioned four I think would be
12 probably a -- I mean, I'd rather be expressed in
13 terms of cubic yards of dumpster because they
14 have different sizes. It might make sense to
15 have one bigger one rather than two little ones.
16 If you want to put four that size, that's fine.
17 If you want to do it in cubic yards, that would
18 be our preference.

19 CHAIRMAN CASHMAN: Julie?

08-10-58PM 20 MS. CRNOVICH: First of all, I do
21 understand the neighbors' concerns and it's
22 important that we listen to the neighbors. I

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

3 Storage of tires, that will be
4 inside?

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

7 MS. CRNOVICH: Is the building
8 soundproofed?

08-11-22PM 9 MR. JOYNER: Well, it's thick brick; I
10 know that.

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

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

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

18 MR. JOYNER: 6:00.

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

08-11-45PM 20 MS. CRNOVICH: Maybe, Jim.

21 The enclosure in the rear, is that
22 where the dumpsters will be?

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

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

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

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

08-12-20PM 10 I think could really use some spiffing up,
11 especially with all the vacant storefronts it's
12 looking more than sad. I think it would be a
13 positive for the neighboring property owners and
14 the village if they would pay some attention to
15 that. It looks like they are trying to attract
16 new businesses.

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

08-12-50PM 20 MS. CRNOVICH: Okay. Thank you.

21 Those are all the questions I have
22 for now.

1 CHAIRMAN CASHMAN: Shelley?

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

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

08-13-19PM 8 MS. CARTER: And going back to the
9 dumpsters, location of the dumpsters, so they
10 would be around back, is there enough room so --
11 we we're talking cubic feet could all of them go
12 back there if there was more of them? How much
13 space in the back for dumpsters?

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

16 MS. CARTER: Okay.

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

08-13-49PM 20 MS. CARTER: Or on the sides.

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

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

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

11 CHAIRMAN CASHMAN: Within a fenced
12 enclosure.

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

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

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

20 CHAIRMAN CASHMAN: Right.

21 Any more questions, Shelley?

22 (Cross talking.)

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

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

6 MR. JOYNER: Looking sad.

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

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

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

16 MS. CURRY: I was too.

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

1 arrangement but that's something --

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

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

13 MR. JOYNER: Correct.

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

18 Any other questions, Shelley?

19 MS. CARTER: No.

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

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

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

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

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

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

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

08 17 56PW

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

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

08 18 26PW

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

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

08 19 05PW

14 MR. JOYNER: Thank you, all.

15 CHAIRMAN CASHMAN: Okay. Thank you.

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

08 19 34PW

1 New Mexico and not here so here I am.

2 I think Mr. Hanson's letter covered
3 our concerns pretty well so I'm not going to
4 beat that dead horse and I know you have all
5 read it just from hearing your questions.

6 I do want to point out a few
7 things. No. 1, this came in front of the board
8 and we discussed it in depth and it was a
9 unanimous vote opposing this. This vote was
10 cast by some people who were customers for many
11 years of JMS, people who had been going there
12 forever.

08 20 14PW

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

08 20 43PW

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

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

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

08 21 16PW

08 21 47PW

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

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

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

08 22 25PM 10 The parking space issue that we
11 were talking about earlier, I think 50 spaces
12 was mentioned. I look at the aerial picture and
13 we count maybe 16. If you include Parcel 3,
14 which is basically the alley behind the
15 property, that's not part of the lease
16 agreement, at least according to what I've seen
17 here, and we definitely don't want them parking
18 cars in the rest of the strip mall.

08 22 52PM 19 So if you were inclined to approve
20 that, we would want the kind of conditions
21 imposed that are spelled out in our objection
22 letter.

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

08 23 26PM 10 CHAIRMAN CASHMAN: Thanks, Jim.

11 Anyone else want to speak on this
12 matter?

13 (No response.)

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

16 MS. CURRY: I just --

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

19 CHAIRMAN CASHMAN: Not at this moment.

08 23 54PM 20 MS. CURRY: So the last time when JMS
21 Service was in there that was 2019, so he was
22 still operating pre-pandemic; correct? Because

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

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

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

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

08 24 15PM 10 CHAIRMAN CASHMAN: 2019. The storage
11 tanks were removed in 2016, so prior to that.

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

18 MS. CRNOVICH: That's a point.

08 24 58PM 19 CHAIRMAN CASHMAN: It is permitted
20 special use in that zoning district.

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

22 CHAIRMAN CASHMAN: Just like a church

1 or a school would be.

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

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

8 MS. CRNOVICH: Major renovations.

08 25 24PM 9 CHAIRMAN CASHMAN: The property owners
10 would have to undertake, right, maybe change
11 zoning, turn it into something else.

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

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

08 25 48PM 20 MR. KRILLENBERGER: Caterer was in
21 there.

22 MS. CRNOVICH: And then at one time

1 there was a wine shop I think.

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

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

1 hasn't been painted for a while.

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

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

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

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

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

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

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

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

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

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

10 MS. CARTER: Kensington.

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

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

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

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

<p style="text-align: right;">57</p> <p>1 what you need to look like.</p> <p>2 MS. CURRY: Go to Fuller's.</p> <p>3 MR. KRILLENBERGER: That's your</p> <p>4 competition. But let there be another service</p> <p>5 provider in town, I think that'd be great, but</p> <p>6 there's responsibility that will come with that</p> <p>7 and I don't think we can enforce it.</p> <p>8 CHAIRMAN CASHMAN: Just back to</p> <p>9 enforcing I mean, another condition that would</p> <p>08 30 43PM 10 be helpful any of the existing signage that's on</p> <p>11 the building be removed. There's a Napa auto</p> <p>12 car center, certified mechanic and the signs</p> <p>13 obviously come back to us as a package that we</p> <p>14 can look at that and see how that would enhance</p> <p>15 the overall character. The ground sign would</p> <p>16 have to be replaced, anything on the building</p> <p>17 but there's kind of a collection of stuff that</p> <p>18 was left by the previous tenant.</p> <p>19 MS. CRNOVICH: The Mobil sign.</p> <p>08 31 13PM 20 MS. CURRY: How about the canopy,</p> <p>21 what's going to happen with the canopy?</p> <p>22 CHAIRMAN CASHMAN: The application says</p>	<p style="text-align: right;">59</p> <p>1 MR. KRILLENBERGER: Barbecue.</p> <p>2 MS. CURRY: You can have outdoor</p> <p>3 seating there. I agree, some landscaping, color</p> <p>4 changes. Can we request that to look at? That</p> <p>5 would be the next.</p> <p>6 CHAIRMAN CASHMAN: That's a condition</p> <p>7 to enhance, add some landscaping. It's</p> <p>8 something we can give the board to consider</p> <p>9 that, look at that. I mean, they are the final</p> <p>08 32 49PM 10 say on this.</p> <p>11 So it would be the dumpsters within</p> <p>12 the enclosure, strictly limited to the Parcel 1,</p> <p>13 painting the exterior and then removing signs.</p> <p>14 MS. CRNOVICH: The exterior trim,</p> <p>15 right, not the brick.</p> <p>16 MS. CURRY: Yes, not the brick.</p> <p>17 MS. CRNOVICH: We went through that</p> <p>18 before.</p> <p>19 MS. CARTER: Yes, black with a glossy</p> <p>08 33 26PM 20 black or white. We are just designing this for</p> <p>21 you. Flowers in the pots.</p> <p>22 MR. JOYNER: Thank you.</p>
<p style="text-align: right;">58</p> <p>1 it's to remain. I could see the advantage of</p> <p>2 that when it snows. I saw a police officer</p> <p>3 using it today as a convenient location to try</p> <p>4 to catch people on Madison.</p> <p>5 Would there be objection by the</p> <p>6 applicant to painting the building and removing</p> <p>7 the existing signage?</p> <p>8 MR. JOYNER: No. No objection.</p> <p>9 MR. SHARABATEE: No objection.</p> <p>08 31 48PM 10 MS. CARTER: I mean even with the</p> <p>11 canopy, like, some nice potted green things, the</p> <p>12 bottom of the columns, like --</p> <p>13 MS. CRNOVICH: Go look at Fuller's.</p> <p>14 MS. CURRY: Go look at Fuller's.</p> <p>15 MS. CARTER: This could be a lot more</p> <p>16 attractive if there was --</p> <p>17 CHAIRMAN CASHMAN: And even where that</p> <p>18 sign is place out there because --</p> <p>19 MS. CURRY: I actually think the</p> <p>08 32 06PM 20 building is an attractive building. I think it</p> <p>21 would make a really nice restaurant if you guys</p> <p>22 change your mind. I say Italian.</p>	<p style="text-align: right;">60</p> <p>1 CHAIRMAN CASHMAN: Let's see. Any</p> <p>2 other comments from the commissioners?</p> <p>3 MS. CRNOVICH: No.</p> <p>4 CHAIRMAN CASHMAN: Hearing none, do I</p> <p>5 hear a motion?</p> <p>6 MR. KRILLENBERGER: Krillenberg so</p> <p>7 motions for acceptance -- what are we motioning</p> <p>8 for?</p> <p>9 CHAIRMAN CASHMAN: Approval of this</p> <p>08 33 55PM 10 special use permit application.</p> <p>11 MR. KRILLENBERGER: Approval of the</p> <p>12 special use permit application.</p> <p>13 CHAIRMAN CASHMAN: With these four</p> <p>14 conditions: The dumpsters are within the fence</p> <p>15 enclosure; that this application is strictly</p> <p>16 limited to Parcel 1; that the exterior trim is</p> <p>17 painted in a complimentary color; that existing</p> <p>18 signs are removed from the building and that the</p> <p>19 applicant investigate enhancing the property</p> <p>08 34 32PM 20 with some landscaping or potted plants.</p> <p>21 MS. CARTER: Do we need to have a</p> <p>22 condition or can we have a condition about</p>

1 outdoor storage or is that outlined in the code?

2 CHAIRMAN CASHMAN: That's already in
3 the application.

4 MS. SALMON: You can add that as a
5 condition.

6 CHAIRMAN CASHMAN: No outdoor storage.

7 MR. KRILLENBERGER: Of parts, tires,
8 anything but cars.

9 CHAIRMAN CASHMAN: Correct.

08 34 55 PM 10 MS. CARTER: That's already included?

11 CHAIRMAN CASHMAN: Correct.

12 MS. SALMON: But it can be included as
13 an additional condition.

14 CHAIRMAN CASHMAN: Okay. So that would
15 be five conditions.

16 MS. CURRY: Can we request the fencing
17 be replaced in the back? It's rotting in many
18 places. How could we do that?

08 35 42 PM 19 CHAIRMAN CASHMAN: We can request that
20 the building owner replace the fence because I
21 imagine that's under their responsibility. So
22 that would be six, request fence replacement. A

1 new fence would be better for the people
2 dwelling in the apartment buildings and from
3 anyone driving down on 59 alley. Okay. So six
4 conditions.

5 Do I have a second?

6 MS. CARTER: Second, Carter.

7 CHAIRMAN CASHMAN: Can I have a roll
8 call vote, please?

9 MS. SALMON: Commissioner Curry?

10 MS. CURRY: Aye.

11 MS. SALMON: Commissioner

12 Krillenberg?

13 MR. KRILLENBERGER: Aye.

14 MS. SALMON: Commissioner Hurley?

15 MR. HURLEY: Aye.

16 MS. SALMON: Commissioner Crnovich?

17 MS. CRNOVICH: Aye.

18 MS. SALMON: Commissioner Carter?

19 MS. CARTER: Aye.

20 MS. SALMON: Chairman Cashman?

21 CHAIRMAN CASHMAN: Aye.

22 Thank you. Good luck. I hope

1 these conditions aren't too onerous but I think

2 it will really help you be successful.

3 Do I have a motion to close the

4 Public Hearing?

5 MS. CURRY: Motion to close.

6 CHAIRMAN CASHMAN: Is there a second?

7 MR. HURLEY: Second.

8 CHAIRMAN CASHMAN: May I have a roll
9 call vote, please, Bethany?

08 36 31 PM 10 MS. SALMON: Commissioner Curry?

11 MS. CURRY: Aye.

12 MS. SALMON: Commissioner

13 Krillenberg?

14 MR. KRILLENBERGER: Aye.

15 MS. SALMON: Commissioner Hurley?

16 MR. HURLEY: Aye.

17 MS. SALMON: Commissioner Crnovich?

18 MS. CRNOVICH: Aye.

19 MS. SALMON: Commissioner Carter?

20 MS. CARTER: Aye.

21 MS. SALMON: Chairman Cashman?

22 CHAIRMAN CASHMAN: Aye.

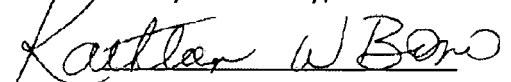
STATE OF ILLINOIS)

) ss:

COUNTY OF DU PAGE)

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

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



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

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GOLFVIEW HILLS HOMES ASSOCIATION
P.O. Box 247
Hinsdale, IL 60522
gvhadmin@golfviewhills.org

February 2, 2022

To: Chairman Cashman and the Hinsdale Plan Commission

Re: Case A-36-2021 - 5837 S. Madison St. (the "Proposed Repair Facility") – Application by Hinsdale Discount Tires and Automotive, Inc. for a Special Use Permit for an Automotive Repair Shop (the Application)

This statement is submitted in opposition to the Application pursuant to a unanimous vote by the Board of Directors of the Golfview Hills Homes Association (GHHA) at its January 2022 meeting to oppose the Application.

GHHA is comprised of 307 single family homes that occupy the area between 55th and 59th Streets, and Madison Street and Highway 83. The four homes directly across the street from the Proposed Repair Facility are part of Golfview, and the main 58th Street entrance to Golfview is about 200 feet north of the Proposed Repair Facility.

The Proposed Repair Facility is two blocks south of the Hinsdale Central High School Campus. Students walk past the site coming and going from school.

We note at the outset some necessary clarifications in regard to the Application. The published legal notice (Hearing Notice) for the public hearing on the Application contains the legal description of two Parcels. Those two Parcels in turn encompass three different Property Identification Numbers (PINs). Parcel 1 in the Hearing Notice is a 150-foot square parcel at the corner of 59th and Madison Streets. It has a common address of 5837 S. Madison; it's PIN is 09-13-103-025. See the attached DuPage County Parcel View Map, Exhibit 1. It is the site from which JMS Auto Service previously operated for many years (the "Former JMS Site").

Parcel 2 in the Hearing Notice is the adjacent shopping center immediately to the North of Parcel 1, consisting of a lot 150 feet by 151.87 feet and having PIN 09-13-103-024 (the "Shopping Center"), together with a strip that is 301.87 feet long and 30 feet wide having PIN 09-13-103-026 (the "East Strip"). This strip runs along the east side of both Parcel 1 and the Shopping Center. See Exhibit 1.

JMS Auto Repair conducted a small, well-maintained auto repair and maintenance business from the Former JMS Site for many years. Many residents in Golfview and the surrounding community found it to be a convenient and reliable business for routine auto repair and maintenance. JMS kept the site clean and well-maintained, did not store tires or other repair parts outside, and stored refuse from the operation, including used tires, only inside or in no more than two covered exterior dumpsters of standard commercial size (5 cubic yards or less). There were hardly ever more than six vehicles parked outside onsite awaiting repairs. Vehicles awaiting repair parked only on Parcel 1 and did not park on either the Shopping Center parking lot or the East Strip. While the garage on the site has five bays, two of them were restricted to wheel alignments and infrequently used. Most of the time JMS was staffed by the owner and two other employees, occasionally a fourth was added. The operation was small and did not adversely impact the surrounding residential area.

The Application argues that the special use permit should be granted based upon the business that was previously conducted by JMS Auto Repair on Parcel 1 and its lack of an adverse impact on the surrounding area. The issue, however, is not what impact JMS had, but what impact the Applicant's repair business will have, and whether the Applicant has sufficiently demonstrated its repair business will have no greater impact than that of JMS.

The first observation in that respect is that the inclusion of Parcel 2 in the Hearing Notice interjects confusion and ambiguity into whether the Application is limited to operating a repair facility only on Parcel 1, the Former JMS Site, or whether the repair facility, or parking for it, could be expanded to the adjacent Shopping Center and East Strip. The Application itself adds further confusion by listing the address of the subject property as 5837 S. Madison, which is the address of Parcel 1 and the Former JMS Site, but then also listing as the PIN 09-13-103-024 – which is the PIN for the Shopping Center.

Granting a special use permit for the Proposed Repair Facility based on the absence of a meaningful adverse impact by the JMS operation would require:

1. Strictly limiting the use permit to operation of a repair facility on Parcel 1, PIN 09-13-103-025.
2. Strictly limiting parking for the Proposed Repair Facility to Parcel 1 and prohibiting the parking of vehicles awaiting repair on Parcel 2 or the street.
3. Limiting the number of vehicles awaiting repair that could be parked outside on Parcel 1 at any one time to six vehicles.
4. Limiting the size of the operation conducted to one staffed by no more than four individuals at any one time.
5. Requiring the Applicant to maintain the Proposed Repair Facility in good condition and repair.
6. Prohibiting the storage of racks, water bottles, wood pallets, batteries, tires, wheels, equipment and replacement parts outside the enclosed building on the site, and prohibiting the exterior storage of waste and refuse outside the enclosed building except in enclosed dumpsters.
7. Limiting the number of dumpsters maintained on the site to no more than two (2) dumpsters no larger than five (5) cubic yards in size.

Attached to this statement as Group Exhibits 2A through 2D are photos taken by a Golfview resident of the Applicant's existing auto repair business located at 3101 Mannheim Road. They show a repair business with three (3) bays – smaller than the five (5) bays at the Former JMS Site. Together the photos show:

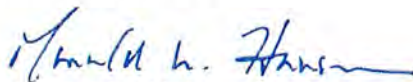
- A. A total of 14 vehicles parked on or adjacent to the site – 5 in a fenced lot next to the site, 5 vehicles across the street, and 4 vehicles directly in front of the garage bays. This is well over double the volume at the Former JMS Site. Group Exhibit 2A.

How much more volume would the Applicant add with 5 bays at the Former JMS Site instead of the 3 at its existing repair facility?

- B. Approximately 27 five-gallon plastic water jugs stored outside on the site, with many, if not all of them, empty lying scattered about on the ground. Exhibit 2B.
- C. A broken fence in need of repair around the site parking lot. Exhibit 2A-1, 2C.
- D. An onsite exterior storage rack full of used wheels, with used tires sitting next to it on the ground, along with a used wheel and a used wood pallet. Exhibit 2D

After seeing these photos, the GHHA Board voted unanimously to oppose the Applicant's request for a special use permit. The Applicant's history at 3101 Mannheim Road demonstrates that it does not run a well-maintained facility free of unsightly exterior refuse and storage of a kind appropriate to residential Hinsdale. The photos also indicate that the Applicant runs a higher volume business than did JMS, which would in turn have an undue adverse impact on the surrounding residential area as well as children walking to and from Hinsdale Central.

Very truly yours,



Ronald W. Hanson, President

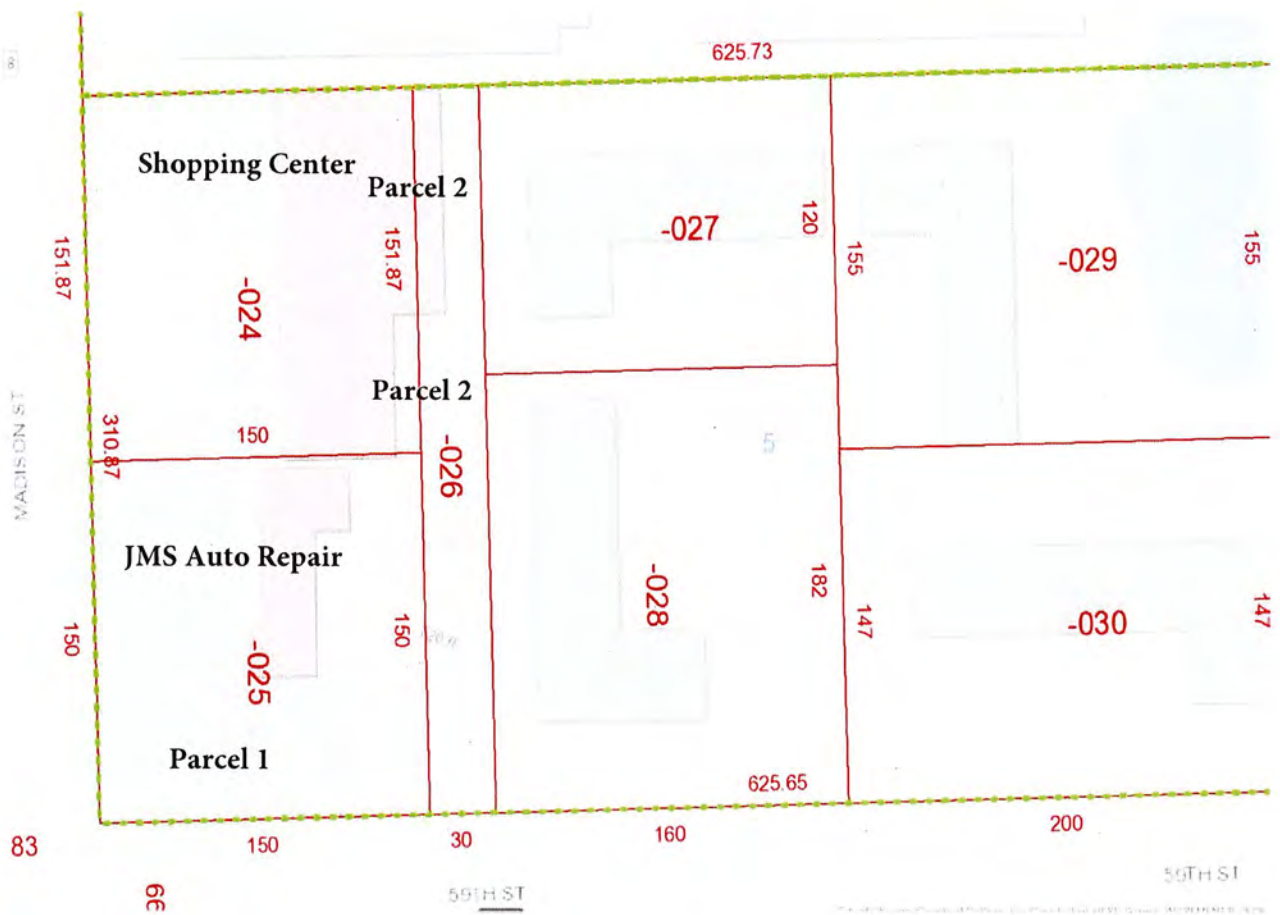


EXHIBIT 1



EXHIBIT 2A-1



EXHIBIT 2A-2

EXHIBIT 2A-3





EXHIBIT 2B



EXHIBIT 2C



EXHIBIT 2D

From: [Ghada Sharabate](#)
To: [Bethany Salmon](#); wade@wadelawattorney.com
Subject: Application Questions
Date: Wednesday, February 2, 2022 7:39:24 PM
Attachments: [Applicant-Questions-----.docx](#)

Hi Bethany

Please see attachment. Thanks

Questions relating to the Applicant's current auto repair facility at 3101 Mannheim Rd. (the Mannheim Facility):

1. How many repair bays do you customarily operate at the Mannheim Facility? 5 Repair Bays
2. What are your days and hours of operation at the Mannheim Facility? Monday-Friday 9am-6pm; Saturday 9am-4pm; Sunday closed.
3. How many vehicles are you staffed to service per day at the Mannheim Facility? 15-20 depending on service, parts, appointment, walk-ins.
4. What is the greatest number of vehicles that you have serviced at the Mannheim Facility in a week during 2021? 80-90 vehicles depending on service, parts, walk-ins, appointment base.
5. What is the weekly average number of vehicles that you have serviced at the Mannheim Facility during 2021? 70 vehicles
6. How many vehicles are usually parked outside on the average day awaiting repairs at the Mannheim Facility? 1-2 depending on service.
7. What is the greatest number of vehicles parked outside that the Mannheim Facility can accommodate? 3-4 cars. We have a shop policy that if vehicles are not picked up by the end of the day, there will be a 75\$ fee applied.
8. How many employees do you customarily employ at the Mannheim Facility on an average day? 5 employees
9. What is the greatest number of employees you have employed at the Mannheim Facility during a workday in 2021? 5 employees
10. How many vehicles did you service in total at the Mannheim Facility in 2021? Roughly 2880 vehicles serviced.
11. Who is responsible for maintaining the Mannheim Facility, including painting trim and maintaining the building physical structure? Samir Sharabatee

Questions related to the proposed facility at 5837 S. Madison Street in Hinsdale (the Hinsdale Facility):

1. How many repair bays do you anticipate customarily operating at the Hinsdale Facility? 5 repair bays
2. What are your anticipated days and hours of operation at the Hinsdale Facility? Monday-Friday 9am-6pm; Saturday 9am-4pm; Sunday closed.
3. How many vehicles will you be staffed to service per day at the Hinsdale Facility? 15-20 vehicles depending on parts, service, walk-ins, appointment base.
4. How many vehicles will you have capacity to service per week at the Hinsdale Facility? 80-90 vehicles depending on parts, service, walk-ins, appointment base.
5. How many vehicles do you anticipate being parked outside awaiting repair at the Hinsdale Facility on an average day? 1-2 depending on service and parts. We have a store policy that states vehicles that are not picked up by end of business day will be applied a fee of 75\$.
6. How many vehicles parked outside awaiting repair at the Hinsdale Facility will you have capacity to accommodate at one time? 3-4 vehicles depending on service.
7. How many employees do you anticipate employing at the Hinsdale Facility on an average workday? Will have 3 employees to start depending on how business goes.

8. How many of these will be auto repair mechanics? 2 mechanics
9. Who will be responsible for maintaining the Hinsdale Facility, including painting trim and maintaining the building physical structure? Samir Sharabatee
10. Do you contemplate any modifications to the Hinsdale Facility? If so, please describe them. No
11. Do you anticipate that vehicles awaiting repair at the Hinsdale Facility will be parked in the parking lot at the adjacent shopping center or on the strip of land along the east side of the shopping center? No
12. Will you as the operator of a repair facility at the Hinsdale Facility have the legal right, such as by lease, sublease, or other contractual arrangement, to park vehicles awaiting service at the Hinsdale Facility at the adjacent shopping center or on the strip of land along the east side of the shopping center? No

Administration

AGENDA SECTION: Consent Agenda

SUBJECT: 2022 Village Pay Plans - Full-time, Part-time, Public Services and Seasonal

MEETING DATE: May 2, 2022

FROM: Tracy McLaughlin, Human Resources Director

Recommended Motion

Approve the 2022 Pay Plans for Full-time, Part-time, Public Services and Seasonal employees to be effective May 1, 2022 – April 30, 2023.

Background

The Village has several Pay Plans; a pay plan for full-time hourly and salaried employees, a pay plan for year-round part-time employees, a pay plan for hourly employees in the Public Services Department and a pay plan for seasonal employees who work a few months during the year. Finally, the wages for sworn Police Officers are contained in the collective bargaining agreement with the FOP, which expires April 30, 2022 for which the Village and FOP are currently negotiating.

Discussion & Recommendation

These draft Pay Plans, incorporate a 2.50% across the board increase adjustment to most of salary ranges. The Pay Plan for seasonal positions was adjusted to be in compliance with Illinois minimum wage, which, effective January 1, 2022, is \$12.00 per hour, however, the labor market dictated we recruit for seasonal and other entry level positions at \$15.00 per hour. This adjustment to \$15.00 per hour for entry level positions required us to review market competitiveness for many hourly positions. The Village is a member of a subscription compensation website specific to public employers in Illinois, publicsalary.com. This site was leveraged to report and analyze our wage structure against our contiguous and comparable communities. Based on this analysis, recommendations are detailed below.

1. Positions related to Parks and Recreation services have been adjusted or added to allow for flexibility in future staffing models.
2. Administrative (secretarial / clerical) positions have been added to allow for flexibility in future staffing models.
3. M130 – M 145 and M103 – Increase starting salary with no change to top salary
4. M120 – M125 –No adjustment needed to starting salary or top salary.

Last year, a thorough review of the Part-time Pay Plan resulted in this Plan becoming a “step” Pay Plan. This year the start step and top step were evaluated for market competitiveness to attract and retain talent. This year’s draft Pay Plan recommends competitive starting rates and top rates of pay.

Budget Impact

The cost of the 2.50% across the board increases are contained within the 2022 Budget.

Village Board and/or Committee Action

At their meeting of April 26, 2022 the Board agreed to move this item to the Consent Agenda of their next meeting.

Documents Attached

1. Draft 2022 Pay Plans (Full-time, Part-time, Public Services, Seasonal)

DRAFT
VILLAGE OF HINSDALE
2022 PAY SCALE - effective 5/1/22

**FULL-TIME EMPLOYEES
NON-UNION**

Classification	Grade	Annual Hours	Exempt from OT	Title	Annual Minimum	Annual Maximum	Hourly Minimum	Hourly Maximum
Management	M145	2080	Y	Deputy Village Manager	\$ 138,477	\$ 200,471	\$66.58	\$96.38
Management	M140	2080	Y	Assistant Village Manager/ Director of Finance	\$ 131,883	\$ 190,924	\$63.41	\$91.79
Management	M135	2080	Y	Assistant Village Manager/ Director of Public Safety	\$ 125,290	\$ 181,378	\$60.24	\$87.20
Management	M130	2080	Y	Finance Director Director of Community Development/ Building Commissioner Director of Public Services	\$ 119,024	\$ 172,309	\$57.22	\$82.84
Management	M125	2080	Y	Police Chief	\$ 110,316	\$ 163,694	\$53.04	\$78.70
Management	M120	2080	Y	Director of Parks & Recreation	\$ 104,800	\$ 155,509	\$50.38	\$74.76
Management	M115	2080	Y	Director of Economic Development Village Engineer Administration Manager Human Resources Director Assistant Director of Public Services	\$ 102,050	\$ 151,427	\$49.06	\$72.80
Management	M110	2080	Y	Deputy Police Chief	\$ 96,946	\$ 143,856	\$46.61	\$69.16
Management	M105	2080	Y	Deputy Fire Chief Assistant Fire Chief Assistant Finance Director Public Services Superintendent Water/Sewer Superintendent Forestry and Parks Superintendent Assistant to the Village Manager/Finance Director/Public Services Director/Fire Chief/Police Chief IT Coordinator Assistant Village Engineer Village Planner	\$ 88,762	\$ 136,664	\$42.67	\$65.70
Management	M104	2080	Y	Civil Engineer Human Resources Generalist Parks & Recreation Superintendent	\$ 73,481	\$ 108,752	\$35.33	\$52.28
Management	M103	2080	Y	Senior Accountant Management Analyst Accountant	\$ 66,492	\$ 96,007	\$31.97	\$46.16

VILLAGE OF HINSDALE
2022 PAY SCALE - effective 5/1/22

FULL-TIME EMPLOYEES
NON-UNION

Classification	Grade	Annual Hours	Exempt from OT	Title	Annual Minimum	Annual Maximum	Hourly Minimum	Hourly Maximum
Management	M101	2080	Y	Administrative Services Analyst Human Resources/Payroll Specialist Parks & Recreation Manager	\$ 56,678	\$ 82,409	\$ 27.25	\$ 39.62
Management	M100	2080	Y	Recreation and Marketing Communications Manager Recreation Supervisor	\$ 51,525	\$ 74,918	\$ 24.77	\$ 36.02
Supervisory	S203	2080	N	Police Sergeant	\$ 84,873	\$ 129,093	\$ 40.80	\$ 62.06
Supervisory	S202	2764	N	Fire Captain	\$ 84,873	\$ 129,093	\$ 30.71	\$ 46.71
Supervisory	S201	2764	N	Fire Lieutenant	\$ 77,141	\$ 117,332	\$ 27.91	\$ 42.45
Supervisory	S200	2080	N	Roadway Supervisor Village Forester Village Horticulturist Building Maintenance Supervisor	\$ 77,141	\$ 117,332	\$ 37.09	\$ 56.41
Non-Management	NM370	1950	N	Deputy Building Commissioner	\$ 75,780	\$ 115,262	\$ 38.86	\$ 59.11
Non-Management	NM365	1950	N		\$ 72,319	\$ 109,998	\$ 37.09	\$ 56.41
Non-Management	NM360	1950	N	Plan Reviewer	\$ 71,064	\$ 108,088	\$ 36.44	\$ 55.43
Non-Management	NM355	2764	N	Firefighter/Paramedic	\$ 71,384	\$ 107,369	\$ 25.83	\$ 38.85
Non-Management	NM350	1950	N	Building Inspector Code Enforcement Officer Fire Inspector	\$ 66,922	\$ 100,660	\$ 34.32	\$ 51.62
Non-Management	NM345	1950	N	Economic Development & Communications Specialist	\$ 63,045	\$ 91,668	\$ 32.33	\$ 47.01
Non-Management	NM340	1950	N		\$ 61,698	\$ 89,709	\$ 31.64	\$ 46.00
Non-Management	NM335	1950	N	Village Clerk/Executive Assistant	\$ 59,645	\$ 86,724	\$ 30.59	\$ 44.47
Non-Management	NM330	1950	N	Administrative Secretary III	\$ 57,364	\$ 83,407	\$ 29.42	\$ 42.77
Non-Management	NM325	1950	N	Administrative Secretary II	\$ 54,633	\$ 79,436	\$ 28.02	\$ 40.74
Non-Management	NM320	1950	N	Economic Development/Finance Clerk Administrative Services Coordinator Administrative Secretary	\$ 51,525	\$ 71,675	\$ 26.42	\$ 36.76
Non-Management	NM315	1950	N	Account Clerk Records Clerk Secretary	\$ 49,295	\$ 71,675	\$ 25.28	\$ 36.76
Non-Management	NM310	1950	N		\$ 46,455	\$ 67,545	\$ 23.82	\$ 34.64
Non-Management	NM305	1950	N	Administrative Assistant Community Service Officer	\$ 44,962	\$ 65,254	\$ 23.06	\$ 33.46
Non-Management	NM304	1950	N	Parks & Recreation Coordinator	\$ 43,640	\$ 63,277	\$ 22.38	\$ 32.45
Non-Management	NM300	1950	N		\$ 42,022	\$ 61,101	\$ 21.55	\$ 31.33
Non-Management	NM320	2080	N	Administrative Services Coordinator	\$ 54,960	\$ 79,913	\$ 26.42	\$ 38.42
Non-Management	NM315	2080	N	Records Clerk	\$ 52,581	\$ 76,453	\$ 25.28	\$ 36.76
Non-Management	NM305	2080	N	Community Service Officer	\$ 47,960	\$ 69,604	\$ 23.06	\$ 33.46

Village of Hinsdale - Part-time Pay Plan CY2022 DRAFT PAY PLAN - effective 5/1/22 - 4/30/23																
	Increase %	102.5%	102.5%	102.5%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	102.5%	102.5%	
Grade	Title	Upon Hire	1 Year	2 Years	3 Years	4 Years	5 Years	6 Years	7 Years	8 Years	9 Years	10 Years	11 Years	12 Years	13 Years	14 Years
2022 NM 2	KLM Hosts	X	\$15.46	\$15.84	\$16.24	\$16.73	\$17.23	\$17.75	\$18.28	\$18.83	\$19.39	\$19.97	\$20.57	\$21.09	X	X
2022 NM 3	IT Assistant Broadcasting Technician Parking Enforcement Officer															
	Administrative Assistant Administrative Intern Cashier/Receptionist Community Services Officer I Finance Clerk Investigations Assistant KLM Assistant Manager Records Clerk Secretary	X	\$16.28	\$16.69	\$17.19	\$17.71	\$18.24	\$18.79	\$19.35	\$19.93	\$20.53	\$21.14	\$21.67	\$22.22	\$22.77	
2022 NM 4		\$18.18	\$18.64	\$19.10	\$19.58	\$20.17	\$20.77	\$21.40	\$22.04	\$22.70	\$23.38	\$24.08	\$24.81	\$25.43	\$26.06	\$26.71
2022 NM 5	Community Services Officer II	\$21.53	\$22.06	\$22.61	\$23.18	\$23.88	\$24.59	\$25.33	\$26.09	\$26.87	\$27.68	\$28.51	\$29.36	\$30.10	\$30.85	X
2022 NM 6	KLM Manager	\$23.03	\$23.61	\$24.20	\$24.80	\$25.55	\$26.31	\$27.10	\$27.92	\$28.75	\$29.62	\$30.50	\$31.42	\$32.20	\$33.01	X
2022 NM 7	Account Clerk/Data Clerk	\$23.66	\$24.25	\$24.86	\$25.48	\$26.24	\$27.03	\$27.84	\$28.68	\$29.54	\$30.42	\$31.34	\$32.28	\$33.08	\$33.91	\$34.76
2022 NM 8	Accreditation Manager Accountant Administrative Analyst Building Inspector Code Enforcement Officer Economic Development Coordinator Engineering Inspector Fire Inspector Fire Prevention Investigative Aide Municipal Services Specialist	\$32.80	\$33.62	\$34.46	\$35.32	\$36.38	\$37.47	\$38.60	\$39.76	\$40.95	\$42.18	\$43.44	\$44.74	\$45.86	X	X
2022 M1	Administration Manager	\$45.00	\$46.13	\$47.28	\$48.70	\$50.16	\$51.66	\$53.21	\$54.81	\$56.45	\$58.15	\$59.89	\$61.39	X	X	X

Village of Hinsdale Public Services Pay Plan Effective 5/1/22 - 4/30/23															
Steps	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Water/Sewer Supervisor	\$72,162.65	\$74,147.12	\$76,186.17	\$78,281.29	\$80,434.02	\$82,645.96	\$84,918.72	\$87,253.99	\$89,653.47	\$92,118.94	\$94,652.21	\$97,255.15	\$99,929.66	\$102,677.73	\$105,501.37
Lead Water Operator	\$64,566.58	\$66,342.16	\$68,166.57	\$70,041.15	\$71,967.28	\$73,946.38	\$75,979.91	\$78,069.36	\$80,216.26	\$82,422.21	\$84,688.82	\$87,017.76	\$89,410.75	\$91,869.55	\$94,395.96
Mechanic/Elec Maint Mech	\$64,447.14	\$66,219.44	\$68,040.48	\$69,911.59	\$71,834.16	\$73,809.60	\$75,839.36	\$77,924.94	\$80,067.88	\$82,269.75	\$84,532.16	\$86,856.80	\$89,245.36	\$91,699.61	\$94,221.35
Crew Leader	\$59,789.18	\$61,433.38	\$63,122.80	\$64,858.68	\$66,642.29	\$68,474.95	\$70,358.01	\$72,292.86	\$74,280.91	\$76,323.64	\$78,422.54	\$80,579.16	\$82,795.08	\$85,071.95	\$87,411.43
Crew Workers	\$55,346.20	\$56,868.22	\$58,432.09	\$60,038.97	\$61,690.05	\$63,386.52	\$65,129.65	\$66,920.72	\$68,761.04	\$70,651.96	\$72,594.89	\$74,591.25	\$76,642.51	\$78,750.18	\$80,915.81
PT Mechanics Helper (hourly)	\$18.64	\$19.16	\$19.68	\$20.23	\$20.78	\$21.35	\$21.94	\$22.54	\$23.16	\$23.80	\$24.46	\$25.13	\$25.82	\$26.53	\$27.26
PT Crew Worker (hourly)	\$18.64	\$19.16	\$19.68	\$20.23	\$20.78	\$21.35	\$21.94	\$22.54	\$23.16	\$23.80	\$24.46	\$25.13	\$25.82	\$26.53	\$27.26

VILLAGE OF HINSDALE

DRAFT - 2022 PAY SCALE - effective 5/1/22 - 4/30/23

SEASONAL EMPLOYEES

Department	Title	Hourly Minimum
Public Services	Seasonal Worker	\$15.00
	Engineering Intern	\$15.00
Parks & Recreation	Cashier	\$14.00
	Head Cashier	\$15.00
	Lifeguard	\$15.00
	Head Lifeguard	\$16.00
	Intern	\$15.00
	Assistant Aquatics Coordinator	\$17.50
	Pool Manager	\$17.00
	Aquatics Coordinator	\$21.00
	Swim team coaches	\$1,500-\$3,000 annual stipend
	Head team swim coach	\$5,000-\$7,000 annual stipend
All Departments	Seasonal Intern	\$15.00

Employees who are rehired for the same position the following summer earn a \$.25/hour raise upon demonstration of successful performance.

Seasonal pay scale is not subject to annual across the board increase.

Public Services & Engineering

AGENDA SECTION: Consent Agenda – EPS

SUBJECT: 2022 Resurfacing Project

MEETING DATE: May 03, 2022

FROM: Dan Deeter, PE Village Engineer

Recommended Motion

Award the contract for construction of the 2022 Resurfacing Project to M&J Asphalt Paving Company, Inc. in the amount not to exceed \$719,599.

Background

The Village conducts street resurfacing as part of the annual maintenance program. The 2022 Resurfacing Project will resurface the streets and parking lots listed below. The project was subdivided into base and alternate bids when it was identified that material and labor inflation trends may cause the total project bid to exceed the budget.

Base Bid

Resurfacing Street	From	To
N. Bruner Street	Hickory Street	Walnut Street
N. Quincy Street	Stough Street	Maple Street
N. Bruner Street	North Street	half block south
N. Vine Street	Walnut Street	Maple Street
N. Grant Street	Maple Street	Chicago Avenue
N. Oak Street	Minneola Street	The Lane
S. Clay Street	Eighth Street	south end

Alternate Bid

Resurfacing Street	From	To
N. Monroe Street	Ogden Avenue	half block south
N. Madison Street	Ogden Avenue	Warren Court
Merrill Woods Road	Birchwood Avenue	south end
Parking Lot	SW of Lincoln & First Streets	
Post Office Parking Lot	Symonds Drive	

On April 8, 2022 six bids were opened and reviewed by HR Green.

	Base Bid	Alternate Bid	Total Bid
Budget			\$ 615,000.00
Engineer's Estimate	\$ 697,581.00	\$ 342,357.50	\$1,039,938.50
Brother's Asphalt	\$ 740,895.17	\$ 326,312.87	\$1,067,208.04
Chicagoland Paving	\$ 642,000.00	\$ 315,770.77	\$ 957,770.77
Builders Paving	\$ 646,949.87	\$ 293,070.53	\$ 940,020.40
Schroeder Asphalt	\$ 630,504.29	\$ 298,087.23	\$ 928,591.52
A Lamp Concrete	\$ 597,657.24	\$ 298,760.08	\$ 896,417.32
M&J Asphalt Paving	\$ 479,265.89	\$ 240,332.88	\$ 719,598.77

Bids are based upon estimated plan quantities. Final payouts will depend upon the actual work done.

Discussion & Recommendation

While the lowest bid was below the engineer's estimate, it exceeded the original budget by \$104,599. However, the lowest bid for the other MIP project in 2022, S. Garfield Reconstruction Project, was \$557,335 below the budget. (See table below.) Therefore, there are enough funds to support resurfacing the base and alternate bid. There is no indication that unit pricing will decrease in the near future. To support residents with prompt street improvements, Staff does not recommend deferring the Resurfacing Project.

M&J Asphalt has not worked in or for the Village in the past. Staff contacted references provided by M&J Asphalt. These include Berwyn, Willow Brook, and Willow Springs. All municipalities had positive comments concerning M&J Asphalt's quality, final cost, timeliness, and resident feedback.

Staff recommends awarding the base and alternate bid for the 2022 Resurfacing Project to M&J Asphalt Paving Company, Inc. in the amount not to exceed \$719,599.

Budget Impact

The budget comparison for the 2022 MIP projects is shown below:

2022 Projects	Budget	Lowest Bid	Difference (negative = savings)
2022 Resurfacing	\$ 615,000	\$ 719,599	\$104,599
S. Garfield Reconstruction	\$2,640,820	\$2,083,485	\$(557,335)
2022 MIP Total	\$3,255,820	\$2,803,084	\$(452,736)

There are enough resources to fund the 2022 Master Infrastructure Program projects.

Village Board and/or Committee Action

At the 04/26/22 Board of Trustees meeting, the Board approved the item to be moved to the Consent Agenda.

Documents Attached

1. HR Green recommendation letter
2. 2022 Resurfacing contract documents
3. Bid Tab



April 13, 2022

Mr. Daniel M. Deeter, P.E.
Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521-3489

Re: Hinsdale 2022 Resurfacing Program
Various Streets
Hinsdale Proj. # 1680
HR Green No.: 211288

Dear Mr. Deeter:

Attached please find the tabulation sheet for the bids opened on April 8, 2022 for the subject project. HR Green has verified that out of the six Bidder's M & J Asphalt Paving Co., Inc. is the apparent qualified low bidder at \$719,598.77 total. Their Base Bid amount is \$479,265.89 and Alternate Bid #1 amount is \$240,332.88 which totals to \$719,598.77 for the complete project. Our Engineers Opinion of Probable Construction Cost for the Full Project is \$1,039,938.50.

We recommend the Village of Hinsdale accept the low bid from M & J Asphalt Paving Co., Inc., Inc. bid for the Base Bid plus Add Alternate #1 for a total amount of **\$719,598.77**.

If you have any questions or need additional information please call me at 815-509-7119.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Scott Creech'.

T. Scott Creech, P.E.
Senior Project Manager

Enclosure

TSC/





Print Form

Print With Instructions

Reset Form

COVER SHEET

Proposal Submitted By:

Contractor's Name

Contractor's Address

City

State

Zip Code

STATE OF ILLINOIS

Local Public Agency

County

Section Number

Village of Hinsdale

DuPage

N/A

Route(s) (Street/Road Name)

Type of Funds

HINSDALE 2022 RESURFACING PROJECT (Various Streets)

GENERAL

☐ Proposal Only ☒ Proposal and Plans ☐ Proposal only, plans are separate

Submitted/Approved

For Local Public Agency:

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature

Date

Submitted/Approved

County Engineer/Superintendent of Highways

Date

For a Municipal Project

Submitted/Approved/Passed

Signature

Date

Official Title

Department of Transportation

Released for bid based on limited review

Regional Engineer Signature

Date

Note: All proposal documents, including Proposal Guaranty Checks or Proposal Bid Bonds, should be stapled together to prevent loss when bids are processed.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Hinsdale	DuPage	N/A	HINSDALE 2022 RESURFACING

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of Village Hall, Village of Hinsdale

19 E. Chicago Avenue, Hinsdale, Illinois 60521	until 10:00 AM	on 04/08/22
Address	Time	Date

Sealed proposals will be opened and read publicly at the office of Village Hall, Village of Hinsdale

19 E. Chicago Avenue, Hinsdale, Illinois 60521	at 10:00 AM	on 04/08/22
Address	Time	Date

DESCRIPTION OF WORK

Location	Project Length
Various streets within the Village of Hinsdale	4,197 ft (0.79 mi)

Proposed Improvement

Consists of HMA pavement milling, patching and resurfacing, CCC&G removal and replacement, P.C.C. sidewalk, detectable warnings, frame and lid adjustments, and any incidental work necessary to complete this work.

1. Plans and proposal forms will be available in the office of

HR Green, Inc., 323 Alana Drive, New Lenox, IL 60451, upon presentation of prequalification information and non-refundable fee of \$25.00. Contact Scott Creech, 815-320-7119.

2. ☒ Prequalification

If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and two originals with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:

- Local Public Agency Formal Contract Proposal (BLR 12200)
- Schedule of Prices (BLR 12201)
- Proposal Bid Bond (BLR 12230) (if applicable)
- Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
- Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Hinsdale	DuPage	N/A	HINSDALE 2022 RESURFACING

PROPOSAL

1. Proposal of _____

Contractor's Name _____

Contractor's Address _____
2. The plans for the proposed work are those prepared by HR Green, Inc., 323 Alana Drive, New Lenox, IL 60541
and approved by the Department of Transportation on _____.
3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the "Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.
4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.
5. The undersigned agrees to complete the work within _____ working days or by 06/27/22 unless additional time is granted in accordance with the specifications.
6. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.
7. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.
8. The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.
9. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.
10. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: Andrea Lamberg Treasurer of Village of Hinsdale.
The amount of the check is _____ (_____).

Attach Cashier's Check or Certified Check Here

In the event that one proposal guaranty check is intended to cover two or more bid proposals, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number _____.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Hinsdale	DuPage	N/A	HINSDALE 2022 RESURFACING

CONTRACTOR CERTIFICATIONS

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency.** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedure established by the appropriate Revenue Act, its liability for the tax or the amount of the tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.

2. **Bid-Rigging or Bid Rotating.** The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

A violation of section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense, or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State or Local government. No corporation shall be barred from contracting with any unit of State or Local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that, it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.

4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart I of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be canceled.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Hinsdale	DuPage	N/A	HINSDALE 2022 RESURFACING

SIGNATURES

(If an individual)

Signature of Bidder		Date
<div></div>		<div></div>
Business Address		
<div></div>		
City	State	Zip Code
<div></div>	<div></div>	<div></div>

(If a partnership)

Firm Name		
<div></div>		
Signature		Date
<div></div>		<div></div>
Title		
<div></div>		
Business Address		
<div></div>		
City	State	Zip Code
<div></div>	<div></div>	<div></div>

Insert the Names and Addresses of all Partners

(If a corporation)

Corporate Name		
<div></div>		
Signature		Date
<div></div>		<div></div>
Title		
<div></div>		
Business Address		
<div></div>		
City	State	Zip Code
<div></div>	<div></div>	<div></div>

Insert Names of Officers

Attest:

Secretary

President
<div></div>
Secretary
<div></div>
Treasurer
<div></div>

Total legs with find Alternaria AS (H)



MEMORANDUM

DATE: May 3, 2022

TO: President Cauley and the Village Board of Trustees

FROM: Heather Bereckis, Superintendent of Parks & Recreation

RE: May Staff Report

The Lodge at KLM Park

Preliminary gross rental and catering revenue for the calendar year-to-date is \$21,567. Rental revenue for the fourth month of the 2022 calendar year was approximately \$9,942. While the early months of 2022 appear slow compared to the previous year, they are on par with the normal season trend. The 2021 year saw a boost in the early months due to rentals from the local school district during the pandemic. Staff has nearly every Friday, Saturday, and Sunday from May-November rented at this time. Staff is working to secure weekday rentals, and additional 2022 bookings.

Beginning in June, staff will introduce a rental add-on with the Zook Studio. The space will be marketed as the "Zook Nook" and is appropriate for a Groom's room, small parties or business meetings, and cocktail hours with the extended front patio open. The fee is set at \$250 for 2 hours with the fee being shared by the Village and Historical Society.

REVENUES	April		YTD		Change Over the Prior year	2021 Annual Budget	CY 21 % of budget	CY 2020 Annual Budget	CY 20 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
The Lodge Rentals	\$12,655	\$9,942	\$29,505	\$16,967	(\$12,538)	\$145,000	12%	\$150,000	20%
Caterer's Licenses	\$2,750	\$2,250	\$2,750	\$4,600	\$1,850	\$15,000	31%	\$15,000	18%
Total Revenues	\$15,405	\$12,192	\$32,255	\$21,567	(\$10,688)	\$160,000	13%	\$165,000	20%
EXPENSES	April		YTD		Change Over the Prior year	2021 Annual Budget	CY 21 % of budget	CY 2020 Annual Budget	CY 20 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
Total Expenses	\$15,894	\$7,197	\$40,987	\$42,650	\$1,662	\$151,000	28%	\$236,243	17%
Net	(\$489)	\$4,995	(\$8,732)	(\$21,083)	(\$12,350)				

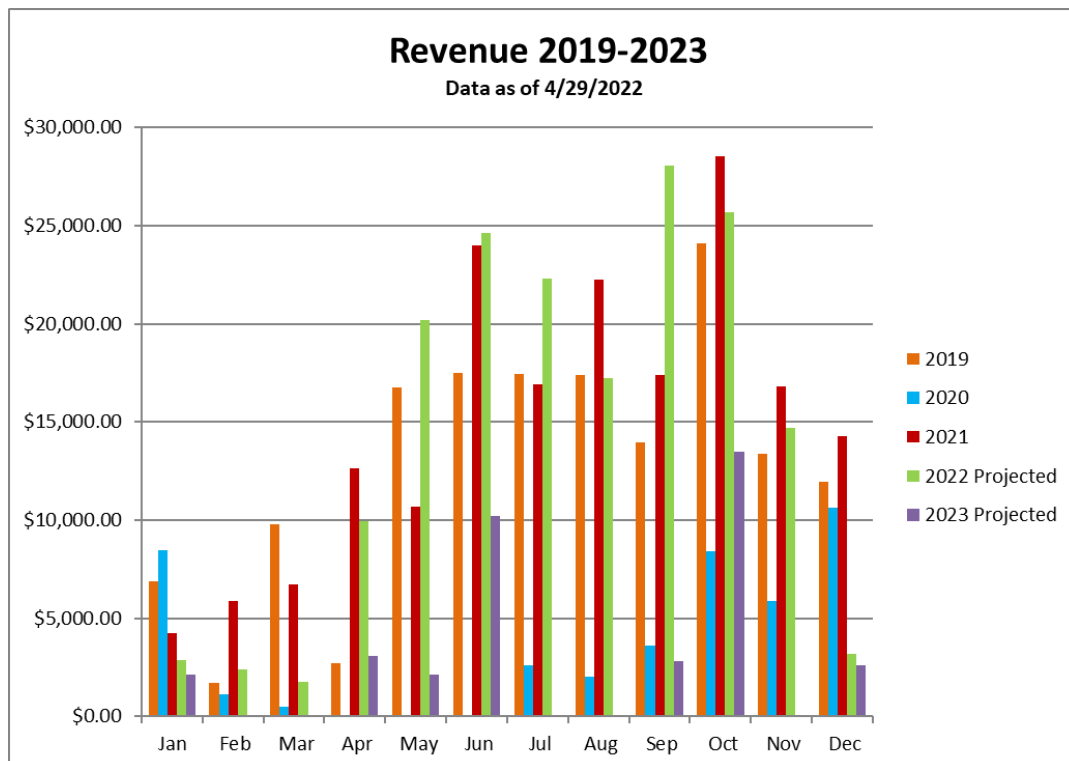
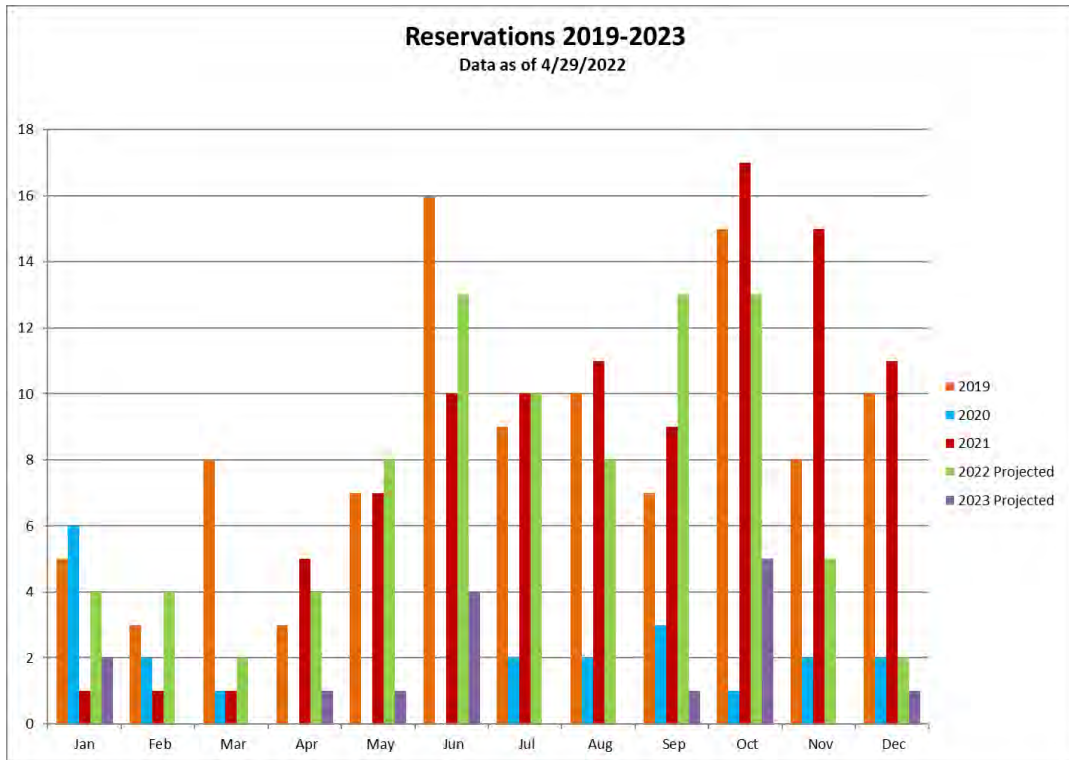


MEMORANDUM

The Lodge Gross Monthly Revenues						
Month	2017 CY	2018 CY	2019 CY	2020 CY	2021 CY	2022 CY
January	\$ 4,624	\$ 18,089	\$ 6,855	\$ 8,475	\$ 4,250	\$ 2,875
February	\$ 4,550	\$ 2,495	\$ 1,725	\$ 1,100	\$ 5,880	\$ 2,375
March	\$ 5,944	\$ 8,045	\$ 9,804	\$ 500	\$ 6,720	\$ 1,775
April	\$ 4,300	\$ 7,482	\$ 2,700	\$ -	\$ 12,655	\$ 9,942
May	\$ 9,725	\$ 13,675	\$ 16,744	\$ -	\$ 10,675	
June	\$ 12,495	\$ 23,045	\$ 17,494	\$ -	\$ 23,975	
July	\$ 15,000	\$ 16,874	\$ 17,466	\$ 2,625	\$ 16,939	
August	\$ 18,555	\$ 15,205	\$ 17,395	\$ 2,000	\$ 22,231	
September	\$ 15,410	\$ 27,860	\$ 13,980	\$ 3,600	\$ 17,376	
October	\$ 15,180	\$ 12,770	\$ 24,085	\$ 8,400	\$ 28,551	
November	\$ 12,500	\$ 13,450	\$ 13,365	\$ 5,880	\$ 16,824	
December	\$ 8,125	\$ 9,125	\$ 11,975	\$ 10,615	\$ 14,283	
total	\$ 126,408	\$ 168,115	\$ 153,588	\$ 43,195	\$ 180,359	\$ 16,967

The graph below includes three years previous revenue, the current year projection, and the upcoming year's projection. Future projections are based on what is currently booked. Also included is a graph indicating the number of monthly reservations. Typically, events are booked 6-18 months in advance of the rentals; however, if there are vacancies, staff will accept reservations within 5 days of an event. These tracking devices are updated monthly.

MEMORANDUM





MEMORANDUM

Upcoming Brochure & Events

The summer brochure is live online as of March 14. Registration opened on March 21. Oversized postcards announcing the new brochure and highlighting important dates/information were delivered to homes on March 14. Registration is at a record high for summer programming, with over \$47,000 in sales in the first day of registration.

Staff is now working to compile the fall brochure, which will be released to the community on July 25. Registration for fall programs will begin on August 1.

Special Events

Upcoming events include:

- Pickleball Kick-Off.....May 20, 4-6pm @ Brook Park
- Picklepalooza Pickleball Tournament.....June 11 @ Brook Park
- Lunch on the Lawn..... June 15, 12:30-1:15pm @ Burlington Park
- Movie in the Park.....June 17, Dusk @ Robbins Park
- Unplug & Play.....June 21, 6-7pm @ Robbins Park
- July 4 Parade & Festival.....July 4, 10am, in Central Business District
- Lunch on the Lawn.....July 13, 12:30-1:15pm @ Burlington Park
- Unplug & Play.....July 19, 6-7pm @ Robbins Park

Field & Park Updates

Fields

Spring Field rentals are allocated for spring 2022. Fields opened on April 1, though significant rain restricted usage in the first month. Dominant users continue to be the Hinsdale Little League and AYSO, in addition to travel soccer and baseball groups, rugby, and lacrosse renters. Fall sport reservations will begin in June.

The Village started a new recreational lacrosse program in collaboration with The Community House and East Ave Lacrosse under the moniker of Hinsdale Herd. The Herd practices and holds games at Veeck Park, Burns Field, and KLM throughout the year. They are offering both a boys and girls program, for ages Pre-K – 8th grade. The program has been very successful so far.

Ice Rink

The ice rink at Burns Field is now closed. The rink opened on January 7 and closed on February 28. There were 47 days of open skating this season.



MEMORANDUM

Parks

Park bathrooms have been prepped and opened to the public on April 1. Veeck Park bathrooms floors were resurfaced prior to opening. This leaves only Brook Park bathrooms to be completed in 2023.

Staff is currently working with three Eagle Scout candidates to improve park spaces. One candidate will be updating the flowerbeds at Eleanor's Park, another will be updating the gazebo and flowerbed at Ehret Park, and the third will be building and installing additional community garden beds at Peirce Park. Staff has other available projects for Eagle Scout candidates if needed.

The Village is also currently seeking applications for seasonal Public Service/Parks employees. Applications can be found at www.villageofhinsdale.org/employment.

Playgrounds

The Irma Butler Tot Lot was completed on Wednesday, April 27 and opened to the public on April 28. View pictures of the new playground on the Village Facebook or Instagram accounts @HinsdaleParks. The next playground scheduled for replacement is Burns Field in 2023, followed by Robbins main in 2025, and Dietz Park in 2026. Though this is the current schedule, it is subject to change based on funds availability and needs assessment of all playgrounds.



MEMORANDUM

Pool

Pool passes went on sale to the public beginning April 1, 2022. Early bird pricing was available through April 30. Regular season pricing will began on May 1. A pool pass sales report through April 29 is included below.

	As of April 29, 2021 2020 Pass Revenue				As of April 29, 2022 2022 Pass Revenue					
	New Passes	Renew Passes	Total	Revenue	New Passes	Renew Passes	Total	Revenue	% Change Over Prior Year	Change Over the prior year
Resident										
Nanny + Nanny Super	11	9	20	\$1,150	11	9	20	\$1,400	22%	\$250
Family Primary	17	65	82	\$23,540	51	95	146	\$43,800	86%	\$20,260
Family Secondary	53	212	265		141	284	425			
Individual	0	1	1	\$165	1	1		\$350	112%	\$185
Senior Pass	3	10	13	\$1,040	4	14	18	\$1,620	56%	\$580
Family Super	95		95	\$4,750			0		-100%	-\$4,750
Family Super Secondary			0				0		0%	\$0
Family Super Third			0				0		0%	\$0
Family Super 4+			0				0		0%	\$0
Individual Super Pass			0				0		0%	\$0
Senior Super Pass			0				0		0%	\$0
Resident Total	179	297	476	\$30,645	208	403	609	\$47,170	54%	\$16,525
Neighborhood										
Neighbor Family	5	9	14	\$5,110	47	39	86	\$32,250	531%	\$27,140
Neighborhood Individual	0	0	0		0	0	0	\$0	0%	\$0
Neighbor Add'l	15	30	45		139	126	265			
Neighborhood Total	20	39	59	\$5,110	186	165	351	\$32,250	531%	\$27,140
Non-Resident										
Non Resident Family			0		1	2	3	\$1,575	100%	\$1,575
Non Resident Family Secondary			0		4	7	11	\$0	0%	\$0
Non Resident Individual	1		1	\$260	0	1		\$270	4%	\$10
Non Resident Senior	1	1	2	\$310	1	3	4	\$660	113%	\$350
Non Resident Nanny	1	1	2	\$180	2	7	9	\$900	400%	\$720
Non-resident Total	3	2	5	\$750	8	20	27	\$3,405	354%	\$2,655
10-Visit	1		1	\$70	7			\$620	786%	\$550
TOTAL	183	336	536	\$36,575	402	588	987	\$83,445	128%	\$46,870