

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, March 8, 2023**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Cashman, in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, March 8, 2023 at 7:33 p.m., roll call was taken.

PRESENT: Commissioners Cynthia Curry, Jim Krillenberger, Gerald Jablonski, Julie Crnovich, Anna Fiascone, and Chairman Steven Cashman

ABSENT: Commissioners Patrick Hurley, Mark Willobee and Scott Moore

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

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

Approval of Minutes – February 8, 2023

Hearing no comments, a motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve the February 8, 2023 draft minutes as submitted. The motion carried by the roll call vote of 4-0 as follows:

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

NAYS: None

ABSTAIN: Commissioners Jablonski and Fiascone

ABSENT: Commissioners Hurley, Willobee, and Moore

Findings and Recommendations

a) Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane – Request by Mouse Automotive

Hearing no questions, a motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich, to approve Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane – Request by Mouse Automotive as submitted. The motion carried by a vote of 6-0 as follows:

AYES: Commissioners Curry, Krillenberger, Jablonski, Crnovich, Fiascone, and Chairman Cashman

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Hurley, Willobee, and Moore

b) Case A-4-2023 – 218 W. Ogden Avenue – Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates

Hearing no questions, a motion was made by Commissioner Curry, seconded by Commissioner Crnovich, to approve Case A-4-2023 – 218 W. Ogden Avenue – Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates as submitted. The motion carried by a vote of 6-0 as follows:

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

Public Meetings

a) Case A-9-2023 – 11 Salt Creek Lane – MedProperties – Exterior Appearance and Site Plan Review to Allow for Changes to the Existing Building Elevation, Landscape Plan, and Site Plan at 11 Salt Creek Lane in the O03 General Office District

The architect, John McDonald, was present to address the Plan Commission. Mr. McDonald explained the application includes alterations to the site, exterior elevations, and landscaping to improve the property. Mr. McDonald explained the current drop-off zone is too small and therefore cars are using the lot incorrectly and making dangerous turns near pedestrians. Mr. McDonald stated the application proposes to increase the drop-off space area.

Mr. McDonald stated the plans also include replacing the windows and doors, but with products that are thermally efficient and that are easier to maintain. It was noted that the front door would be changed from a pull door to an automatic sliding door to increase accessibility. Mr. McDonald shared some photos of the existing building and discussed the one-for-one replacement of the existing light fixtures.

The landscape architect, Michael Trippiedi, stated he has been involved the Office Park campus landscape design since 2012 to make the area brighter and more welcoming for visitors, patients and staff. Mr. Trippiedi met with the Village Forester to assess approximately seventy (70) trees with the primary goal to preserve as many landmark trees as possible but identify undesirable or declining trees for removal. Mr. Trippiedi pointed out a group of desirable oak trees in the southwest corner of the site that will be preserved and highlighted by removing some other trees blocking visibility and existing wayfinding signs.

In terms of the landscape design as a whole, Mr. Trippiedi explained the goal is to improve the sight aesthetically and bring it in line with other areas of the Office Park campus. The plantings would cover all sides of the building but the emphasis would be on making the east entrance more inviting with walkways to the south parking lot and ADA spaces. The current entry is overgrown and contains landscape screening for a transformer that will be replaced with a fence and new landscaping. Mr. Trippiedi shared some photos of nearby buildings to demonstrate how the proposed landscape would fit into the surrounding area.

Commissioner Crnovich asked about new signage. Mr. McDonnell confirmed that no new signage will be added.

Commissioner Fiascone stated the project looked great.

Commissioner Jablonski stated he appreciated the effort to update the building.

Commissioner Krillenberger did not have any questions or comments.

Commissioner Curry stated that it looked great and asked for confirmation of the color choice selected for the fence screening the transformer and that the fencing for the dumpster will be a different material.

Chairman Cashman stated that he liked the landscape plan and the way it updated the area. Chairman Cashman stated the window design is not similar to adjacent buildings in Office Park and the proposed windows are not in keeping with the Colonial design. It was pointed out that having a different style window from the building and surrounding area buildings breaks up the harmony of the area.

The applicant stated that the windows have already been ordered as they were unaware of the approval process. The property owner stated that he believed the change to the mullions made the windows more attractive and did not feel this building needed to match those across the street or nearby. He also pointed out that the windows are not terribly different from those of the other buildings.

Commissioner Cashman stated that removing the pilasters and trim around the doors in addition to the changes to the window mullions deviates from the Colonial design of the building, unnecessarily mixes architectural styles, and creates a design that is not similar to the near buildings or the building across the street.

The applicant stated the changes resulted from the desire to keep the property from looking like a 1960s building. Chairman Cashman stated they could better achieve that by making more extensive changes to unify the architectural features of the building.

Commissioner Crnovich added that the relationship to the neighborhood materials and adjacent structures is part of the approval criteria. It was added that now would be a good opportunity to make a complete change to a contemporary look with more extensive design elements if that was the desire of the applicant. A more robust design could be a catalyst for the re-design of nearby buildings.

A motion was made by Commissioner Curry, seconded by Commissioner Jablonski, to continue Case A-9-2023 – 11 Salt Creek Lane – MedProperties – Exterior Appearance and Site Plan Review to allow for Changes to the Existing Building Elevation, Landscape Plan, and Site Plan at 11 Salt Careek Lane in the O-3 General Office District to the April 12, 2023 Plan Commission Meeting. The motion carried with a 6-0 vote as follows:

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

Sign Permit Review

a) Case A-6-2023 – Sign Permit Review – 5837 S. Madison Street – Hinsdale Discount Tires and Automotive – Installation of One (1) Wall Sign and a New Sign Face on an Existing Ground Sign

Arthur Hernandez, the sign installer, was present to address the Commission. Mr. Hernandez stated the wood for the old sign support will be removed and he shared a sample of the material to be used for the wall sign and panel of the ground sign.

Commissioner Jablonski stated he liked the font on the card advertising the business more than the font used on the sign. Mr. Hernandez stated the sign font was chosen because it would be easier to read than the font used on the business card.

Commissioner Krillenberger stated that the sign, although not the most attractive, is functional.

Chairman Cashman stated the sign would be an improvement over what is there now. He added that the sign could easily be changed in the future.

Commissioner Curry stated that she also liked the design of the business card and asked the business owner, Samir Sharabatee if the garage doors were painted. Mr. Sharabatee stated the doors were painted white. Commissioner Curry added that the building looks much better with the updated paint color and if the design on the business card was used for the wall sign, it would look better on the brick building than the red, white, blue color scheme proposed.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Fiascone, to approve Case A-6-2023 – Sign Permit Review – 5837 S. Madison Street – Hinsdale Discount Tires and Automotive – Installation of One (1) Wall Sign and a New Sign Face on an Existing Ground Sign as submitted. The motion carried with a vote of 5-1 as follows:

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

Adjournment

Chairman Cashman asked for a motion to adjourn. A motion was made Commissioner Krillenberger, seconded by Commissioner Curry, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the March 8, 2023.

The meeting was adjourned at 8:18 PM after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office