

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, April 13, 2022**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, April 13, 2022 at 7:32 p.m., roll call was taken.

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

ABSENT: Commissioner Mark Willobee

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

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

Approval of Minutes – March 9, 2022

A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to approve the March 9, 2022 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, Hurley, Carter, and Fiascone
ABSENT: Commissioner Willobee

New Business

A motion was made by Commissioner Jablonski, seconded by Commissioner Hurley, to reschedule the May 11, 2022 Plan Commission Meeting to May 24, 2022. The motion carried by a roll call vote of 8-0 as follows:

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

Scheduling of a Public Hearing

- a) **Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development**

A motion was made by Commissioner Carter, seconded by Commissioner Crnovich, to schedule a Public Hearing for Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development. The motion carried by a roll call vote of 8-0 as follows:

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

Public Meetings

a) Case A-08-2022 – 222 E. Ogden Avenue – Normandy Remodeling – Exterior Appearance and Site Plan Review to allow for various improvements to the site plan and exterior elevations of the existing building located at 222 E. Ogden Avenue in the B-3 General Business District

Dave Mitchell, Director of Architecture for Normandy Construction Company, was present at the meeting to address the Commission. Mr. Mitchell provided some background information on Normandy Builders and stated the company initially began to seek out a self-standing space for a design center only. Mr. Mitchell stated it was determined the location at 222 E. Ogden would be suitable for both the design center and the office space, which was originally planned to be located at a different location. Mr. Mitchell stated having all of the business functions located in one building would increase efficiency.

Mr. Mitchell stated the building is a one-story structure with a walk out basement, the site contains an area formerly used as a playground and a parking lot that flows counter-clockwise, and contains sixty-five (65) parking spaces, seven (7) of which are accessible. Mr. Mitchell stated that structures and utilities can be re-located to provide for seventy (70) parking spaces and the code required three (3) accessible spaces as proposed in the application.

Mr. Mitchell stated the plan involves removing the gable off the front of the building, constructing an addition on the back side, removing the non-compliant ADA ramp at the front of the building, re-locating handicap parking at the rear of the building, and creating a rear split level entry with a loading area and main employee entrance with elevator access to all three levels.

Mr. Mitchell shared site calculations that met code requirements. Mr. Mitchell explained that additional green space will be added in an unusable parking lot space, at the front of the building where a monument sign is being proposed, and at the rear side portion of the property near the retaining wall. Mr. Mitchell stated that no stormwater retention is required by DuPage County.

Mr. Mitchell stated the existing floor area ratio was at forty-three percent (43%) and the proposed would be at forty-three and a half percent (43.5%) with the entire lower level calculated as a basement based on ceiling height.

Mr. Mitchell stated that the landscape plan is still being developed but the streetscape on Ogden Avenue is targeted for improvements and additional landscape will be installed on the south side of the building and around screening the HVAC equipment on the west side.

Mr. Mitchell stated the hip roof ends on each side of the building will be retained for office space lit by natural light and a showroom space off Ogden Avenue near the center of the building. Mr. Mitchell stated the mechanical equipment currently located at the back of the building will be relocated to the rooftop and surrounding by screening panels. An overhang entrance will be added to the front center of the building, with white shiplap siding a flat roof, a black metal canopy and new entry door. Mr. Mitchell stated the proposal replaces eight (8) existing double hung windows with black storefront windows and the entire brick building will be painted white.

Mr. Mitchell stated the addition was designed to bring in as much natural light to the office space with windows across the back and sunshade structures to block some of the light from the south exposure. The mechanical screens for the rooftop units will be located toward the center of the building and on the addition. The south elevation will contain the rear employee entrance, loading area leading to an interior storage area and vertical space for the elevator. The east elevation will contain the side of the loading area and contain all new windows.

Mr. Mitchell showed photo samples of some proposed materials and provided a brief overview of the interior floor plan.

Commissioner Curry asked about the construction timeline. Mr. Mitchell responded that they hope to be in the new location by the end of 2023, starting construction just before winter of 2022. Mr. Mitchell stated construction of the addition portion of the building will be contracted out and Normandy would work on the showroom portion of the building.

Commissioner Hurley asked how many employees are expected to be working at this location. Mr. Mitchell responded that the current number of employees is seventy-four (74) and with anticipated future growth, about ninety (90) employees. Mr. Mitchell added that approximately fifteen (15) of the current employees are superintendents who are often on job sites, and thirty-four (34) employees in the sales department often working from home. Mr. Mitchell stated these employees will not have large cubicles but each will have a streamlined hotspot desk in an open area office space to utilize when they are in the building. Mr. Mitchell does not anticipate all ninety (90) employees in the building at any one point in time and feels the parking in the proposed plan will be sufficient. Mr. Mitchell stated that Normandy has a similar situation at the current location and parking has not been problematic.

Commissioner Krillenberger stated the proposed changes looked great and he had no further comments.

Commissioner Jablonski asked if Normandy had communicated with the Village Board of Trustees about the proposed application. Mr. Mitchell stated that he had not reached out directly to the Board. Ms. Salmon added that the Board Trustees received copies of the Plan Commission packets and that several Trustees were made aware that this application was a possibility when they initially looked at the site. It was mentioned that the site would generate some retail tax revenue. [Since the meeting, staff was informed that the applicant will not generate retail sales tax.]

Commissioner Crnovich stated that she appreciated the detailed proposal presented and felt the application was a good one that included improvements in all areas from dumpster enclosures, landscape screening, to cleaning up the utilities in the parking lot. Commissioner Crnovich stated that she was glad to see the building repurposed and is agreeable to painting the brick since it is not historic building in the downtown area.

Commissioner Fiascone expressed support for the landscape improvements and asked what the hours of operation would be and if there would be any security lighting that may potentially be a concern to residential neighbors. Mr. Mitchell responded that generally the business hours would be from 8:00 am to 5:00 pm. Mr. Mitchell stated that some preliminary photometric plans were completed and could be shared with the Commission. Normandy is aware of the potential lighting concerns of nearby residents but would like some parking lot security lighting for employee safety. Mr. Mitchell added that there are occasions when sales staff meet with clients after dark and security lighting and cameras are part of the design. Mr. Mitchell stated this part of the project is still under design but all light fixtures will be wall-mounted that shine down and out. No parking lot light poles are planned to be installed. Mr. Mitchell stated that although the nearest residential neighbors are a couple properties away, Normandy will be cautious with the lighting utilized in the plan. Commissioner Fiascone requested that neighbors be considered as the lighting plan is finalized.

Commissioner Carter had no questions and stated that the design was modern, timeless and a huge improvement for that part of Ogden Avenue.

Commissioner Jablonski asked if there were plans to resurface the parking lot. Mr. Mitchell stated that there were no definite and immediate plans to resurface the lot. Mr. Mitchell stated that perhaps in the future the parking lot would be resurfaced, but patches and repairs will be done as needed until then. Commissioner Jablonski recommended they consider resurfacing the parking lot in the future.

Chairman Cashman expressed his appreciation for such a well-planned application and presentation. Chairman Cashman stated that he liked the contemporary blend with the traditional massing and felt it would add to the streetscape.

A motion was made by Commissioner Curry, seconded by Commissioner Crnovich, to approve Case A-08-2022 – 222 E. Ogden Avenue – Normandy Remodeling – Exterior Appearance and Site Plan Review to allow for various improvements to the site plan and exterior elevations of the existing building located at 222 E. Ogden Avenue in the B-3 General Business District. The motion carried by a roll call vote of 8-0 as follows:

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

Sign Permit Review

a) Case A-07-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Installation of One (1) Wall Sign

Michelle Forsys was present to address the Plan Commission. Ms. Forsys presented a revised application based on discussion that took place at the Historic Preservation Commission meeting. The revisions considered the new paint color of the building and included individually illuminated letters instead of the previous cabinet design.

Commissioner Curry asked if only the letters of the sign would be illuminated. Ms. Forsys confirmed only the letters will be illuminated and stated the box portion of the sign in the original proposal has been removed from tonight’s application.

Commissioners Fiascone, Crnovich, Jablonski, Hurley, Krillenberger and Curry stated they appreciated the changes made to the sign based on the Historic Preservation meeting and felt it was an improved design.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to approve Case A-07-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 8-0 as follows:

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

Adjournment

Chairman Cashman asked for a motion to adjourn. Commissioner Krillenberger moved to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of April 13, 2022. Chairman Jablonski seconded the motion.

The meeting was adjourned at 8:06 PM after a unanimous voice vote of 8-0.

ATTEST: _____
Jennifer Spires, Community Development Office