

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Monday, May 22, 2023**

The special 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, May 22, 2023 at 7:41 p.m., roll call was taken.

PRESENT: Commissioners Laurel Haarlow, Cynthia Curry, Jim Krillenberger, Gerald Jablonski, Julie Crnovich, Mark Willobee, Anna Fiascone, Scott Moore, and Chairman Steven Cashman

ABSENT: None

ALSO PRESENT: Bethany Salmon, Village Planner; Kathleen Gargano, Village Manager; Andrianna Peterson, Assistant Village Manager; and Trustee Michelle Fisher, Committee Liaison

Public Comment on Non-Agenda Items

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

Public Meetings

a) Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District

Mike Wood, of Hitchcock Design, was present to address the Commission. Mr. Wood provided a brief overview and photos of the current patio. Mr. Wood stated that the proposed project was the preferred plan of the Village working group. It was noted that not all details, such as exact landscape, have been determined. The proposed patio would be a gathering space, containing a band of reclaimed brick pavers and a 150th seal. The east and west side would have separated garden spaces containing more intimate seating. The patio would have symmetrical entrances from the east and west with generous spacing for pedestrian traffic. The seasonal planting bed would be kept but shift to the south. Dense evergreens to the west would screen the utilities, an evergreen hedge would be planted to create an enclosure for the patio, and a more secure guardrail by the library window. Rose bushes resembling the American Beauty Rose would be planted to acknowledge their dedication to the Village. Brick seat walls with limestone caps would be installed for seating and to extend the architecture of the building.

Two shade trees would be planted and the concept illustrations of the landscape and photos potential materials were shared. It was noted that the HPC preferred natural materials for the patio, the advantages and disadvantages of various options were discussed. Mr. Wood suggests installing thermal blue stone pavers in a large format installed on a concrete underlayment to help keep them secure over time. Mr. Wood shared some examples of a man made paver that are very durable, cost effective and mimic the desired natural blue stone. Maintenance concerns of the natural pavers were shared such as the need to clear snow by hand from the pavers, the inability to use salt or drive maintenance equipment over the pavers.

Granite and precast concept images of the seal were shared, it was noted the granite would be a cleaner, durable seal but is the more expensive material. An example of the four (4) foot guardrail fence with gate for maintenance to be used by the library window was shared as well as options for barriers to the garden beds and the Village standard benches and trash receptacles. Options of tables and chairs were shared in classic black of durable materials.

The preliminary planting list containing choices that would survive well were shared. The beds would be designed to contain an irrigation system based on available funding. Various options of the trees discussed were shared as well as options for the planting urns.

Commissioner Haarlow deferred from being the first to comment since she was part of the planning committee.

Commissioner Curry asked about the seating capacity of the patio tables considering the area will be used for various events. Mr. Wood estimated seating for twenty four (24) to thirty (30) people would be accommodated. If the tables were removed, the area could accommodate fifty (50) to one hundred (100). Although the garden is beautifully designed, Commissioner Curry stated that it does hide the view of the main stairs a bit. It was confirmed the garden areas would contain seat walls in a more intimate space than the main patio and the garden barriers would be around the outer edges. It was also confirmed that the area would contain ample electric sources to be used daily and for special events. Commissioner Curry confirmed that either the natural or manmade pavers utilized would be set in concrete and sand to prevent shifting. Commissioner Krillenberger asked if the grading of the great lawn would need to be changed as a result of the enlarged patio. Mr. Wood said that it would need to change the grade but the pitch would be feathered out. No formal grading plan has been developed at this time but the patio would be pitched at 1% to allow for run off.

Trustee Fisher stated the patio is increasing about 800 square feet, 400 to each side, making the patio wider on the sides but not deeper to preserve the great lawn as much as possible. Thermal blue stone pavers are the preferred material and the amounts of reclaimed pavers are being inventoried to determine if an ample amount is available. Trustee Fisher stated that the lighting would be consistent and not be the shade of orange of the current lighting, some of which would be installed at a later date. Plantings would not be installed until the spring after the installation of the patio in the fall and would be complimentary to the surroundings. The trees planted would provide shade but not be too large that they overpower the building. The garden plan will incorporate as many of the recent Village plantings in a new location as possible. It was confirmed that evergreens would provide screening for the mechanicals and plantings would have some color year round. Trustee Fisher stated that a commemorative wall or donor plaques would be used to acknowledge contributors, not donor bricks. Staff is working with the library to ensure that the furniture is consistent with the Outdoor Dining and Village standards.

Commissioner Jablonski prefers that the tables do not have the umbrellas discussed as an option because they would significantly block the grand view. Commissioner Jablonski would like to see the curved angles of the garden be shaped to rectangular to better keep with the colonial style of the building. The curved lines look out of place. It was suggested to upgrade the electrical to allow for larger equipment to be utilized and minimize future issues. Commissioner Jablonski is excited about the project and believes it will restore the space.

Commissioner Crnovich stated she is pleased the proposed set of stairs to Chicago Avenue is no longer part of the plan, the open area of the great lawn is more charming. It was suggested that the seasonal garden bed be eliminated and the area left as green space and the idea of installing a pumping station to keep the irrigation cost down. Mr. Wood stated that the installation of coupling systems was discussed to allow public services to hand water. Commissioner Jablonski suggested looking at a rain water collection system.

Commissioner Crnovich stated that she was glad the electrical and lighting were addressed and feels updating the space is a great tribute and will continue to be enjoyed by individuals as well as large groups.

Commissioner Willobee asked what the rose bed would look like in the winter months at the main entry ways. Mr. Wood stated that all the plantings are not finalized yet but that the areas surrounding the area will have winter interest. Commissioner Willobee shared the idea that the table umbrellas should not be part of the plan because it will block the view of the great lawn and that careful consideration should be given to the shade trees planted and how they may block the building in future years. When asked about any potential ADA issues with the reclaimed pavers, Mr. Wood stated that the unchipped bricks would be chosen to be ADA compliant and not a trip hazard. If not enough of the reclaimed pavers were available, a historic "looking" brick would be substituted. It was requested that the optional fencing be used only where necessary to prevent the space from being chopped up too much.

Commissioner Fiascone stated the landscaping plan looked great and understood the concerns about the umbrellas blocking the view but reminded the group that the space was in full sun all day long. Commissioner Fiascone likes the symmetry of the plan but is concerned the display bed may look out of scale. She likes the fact the lighting will be addressed and supports the natural blue stone pavers. The stamped concrete only held up about 15 years and when the stone pavers deteriorate, they can be replaced one by one. It was noted that the railings are not depicted in the renderings but there will be railings installed. Commissioner Fiascone suggested a process be considered to reserve the space for small events because it will be so desirable.

Commissioner Moore requested that target audiences be made aware of the availability of the space for various uses, possibly for rent, if people are made aware of it. It was suggested that the emblem be re-located to the base of the stairs to increase its visibility and the walls near the urns would be a logical place for the acknowledgement plaques. Commissioner Moore stated that he liked the lighting changes, especially the symmetrical placement of the posts, and liked the suggestion to up-grade the electric to allow for larger needs.

With as welcoming as the new patio will be, Commissioner Moore asked that money be kept in the budget to clean up and repair the Memorial Hall foyer which currently is in bad shape and looks very beat up. It was stated that the roof rail installation will help to restore the building and the stairs and wing walls need to be power washed. He posed the question about who will be responsible for maintaining the garden space.

In response to Commissioner Moore's question about the cement base of patio being connected to a drain to prevent water pooling, Mr. Wood responded that PVC weeps would be part of the design and drainage will continue to be considered as the final details of the plan are designed.

Chairman Cashman asked if the scope of this project includes repair or replacement of the broken stairs. It was confirmed that it did not include the stairs. Ms. Fisher stated that it would be a gradual process to address the maintenance concerns of the building and perhaps discussions continue about using public donations, as was the case to construct the original building, to bring the building back.

Chairman Cashman emphasized the importance of constructing the seat walls in a way that prevents them from being used by skateboarders to prevent damage. He stated it was important to replace the window railings with something more attractive, code compliant and safer and eventually others around the building be replaced in the future. Chairman Cashman prefers that the blue stone be used for the patio, due to be completed in November. He stated that he liked the idea of using rain from the large roof area for irrigation purposes so long as the system is properly maintained and selecting shade trees that would not block the building. Chairman Cashman stated he preferred using the umbrellas only at the side patio areas, leaving the center tables open to the sun and utilizing rectangular planting beds to be more in line with the colonial building.

Chairman Cashman felt the seasonal planting bed could be removed in light of all of the other newly installed landscaping, agreed the seal should be moved backward toward the stairs to increase visibility and stated that re-locating the street lights to make them symmetrical was desirable.

In response to Commissioner Curry's inquiry about budget amount, Ms. Gargano stated that the project is being funded through Capital Improvement funds and no specific dollar amount has been attached to it at this point. Now that feedback about the project elements has been heard, Hitchcock will refine the plan and determine a cost. Ms. Gargano explained the project may need to be completed in phases with the plan to have the patio completed for the 150th with landscaping following at a later date if need be.

Commissioner Fiascone stated that was very important that the railing be replaced as soon as possible due to the safety factors.

Commissioner Haarlow stated that she liked the plan and is not opposed to the curved corners of the linear planting beds because they integrate well with the paths. She stated that care should be taken to include a diversity of species of hardy evergreens in case one of the species dies out in future years and to keep the winter appearance. Commissioner Haarlow stated that off-season renderings would be helpful since there are more months out of bloom than in bloom. Ground cover was offered as a suggestion to enhance the winter appearance.

Commissioner Haarlow acknowledged that shade umbrellas would improve the comfort of users in the summer months but is concerned about the view being blocked from the bottom of the hill. A rendering depicting the view up the hill from Chicago Avenue with the umbrellas would be very useful. Commissioner Haarlow felt that the use of blue stone would greatly enhance the integrity of the building, even if the cost requires phasing in of other project components over time.

Commissioner Curry suggested flipping the plan so the umbrella table seating would be located on the sides of the patio and maintain the view from Chicago Avenue based on the input from tonight's meeting.

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District with the Plan Commission input incorporated. The motion carried by the roll call vote of 9-0 as follows:

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

Findings and Recommendations

a) Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District

Hearing no comments, a motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to approve Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District subject to staff revisions.

The motion carried by the roll call vote of 9-0 as follows:

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

Adjournment

A motion was made to adjourn the specially scheduled meeting of the Village of Hinsdale Plan Commission of the May 22, 2023. The meeting was adjourned at 8:37 PM after a unanimous voice vote of 9-0.

ATTEST: _____
Jennifer Spires, Community Development Office