

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, July 12, 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, July 12, 2023 at 7:32 p.m., roll call was taken.

PRESENT: Commissioners Laurel Haarlow, Gerald Jablonski, Julie Crnovich, Anna Fiascone, Scott Moore, and Chairman Steven Cashman

ABSENT: Commissioners Cynthia Curry, Jim Krillenberger, and Mark Willobee

ALSO PRESENT: Bethany Salmon, Village Planner, Robert McGinnis, Director of Community and Development, Michael Marrs, Village Attorney

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 – May 22, 2023 and June 14, 2023

Hearing no comments, a motion was made by Commissioner Moore, seconded by Commissioner Crnovich, to approve the May 22, 2023 and June 14, 2023 draft minutes as submitted. The motion carried by the roll call vote of 6-0 as follows:

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

Findings and Recommendations

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 O-3 General Office District

Hearing no comments, a motion was made by Commissioner Moore, seconded by Commissioner Crnovich to approve 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 O-3 General Office District. The motion carried by a roll call vote of 4-0 as follows:

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

Public Meetings

a) Case A-07-2023 – 830 N. Madison Street – Salt Creek Club – Exterior Appearance and Site Plan Review to allow for the installation of two (2) paddle tennis courts on top of existing sports courts and the construction of a patio at 830 N. Madison Street in the OS Open Space District

Pete Coules, the attorney representing Salt Creek Club, was present to provide an overview of the application and address some concerns discussed at the Plan Commission meeting on June 14, 2023. At the last meeting, Mr. Coules stated that the existing paddle court lights had shields on them. Mr. Coules reported that since the June meeting he discovered that the shields had been removed at some unknown point in time. Village staff visited the site and viewed the shields to be re-attached to the existing paddle court poles to re-direct the light downward and not outward. Mr. Coules confirmed that the new lights will have the same approved shields as the existing lights and that the installation of shields on all the lights can be a condition of approval.

Mr. Coules said that manual two (2) hour hand-cranked timers will be installed on all existing and new lights to address the concerns of the existing timer with an on/off switch.

Mr. Coules stated that KLM and other parks and clubs with paddle ball have operation hours of 7:00 a.m. to 10:30 p.m. The Salt Creek Club is not asking for any hours of operation that fall outside of hours already approved for Village properties and the manual timers will prevent courts being lit after hours if a member forgets to hit the off switch.

It was stated that cones and signs to prevent parking along the sidewalk on Madison Avenue are posted on event days. Mr. Coules stated that there are only 3-4 times a year that the club holds swim meets during the day time hours when parking is a concern. The Club will continue to follow this process and it was confirmed that there are no paddle ball or evening events resulting in parking concerns.

Mr. Coules stated that, in order to address the concern of noise from lawn maintenance equipment, compliance with the Village work hours of an 8:00 a.m. start time can be added as a condition of approval.

Mr. Coules expressed that Salt Creek Club has adequately addressed the concerns discussed at the last meeting and wants to be a good neighbor as they continue a legal, non-conforming use on the property.

Commissioner Haarlow confirmed that the new light poles will be the same height as the existing light poles. She stated she liked the idea of re-using existing impermeable courts. Commissioner Haarlow asked if the new impermeable patio was going to be installed on sand. Mr. Bob Crane, of Salt Creek Club, stated that the proposed patio is the standard paver patio system, the same as what is already installed at the front of the property and water trickles through the pavers. It was confirmed that the large, existing asphalt area to the north was not used for parking but for pickle ball.

Commissioner Jablonski did not have any questions.

Commissioner Crnovich stated that she appreciated the changes made. She stated that her concerns were that the additional lights would encroach onto neighboring properties and asked if the lights could go off at 10:00 p.m. Mr. Charlie Usher stated that, with the number of players in the men's group, a 10:00 p.m. cut off time would make them different from other facility hours in the area and it would not work without reducing the number of league members to provide adequate play time. Mr. Usher stated that there is tremendous growth in the women's leagues that require a minimum start time of 7:00 p.m. due to family constraints.

Commissioner Crnovich asked if there could be a screen like the berm installed at KLM. Mr. Usher stated that from Bonnie Brae, the courts are not able to be seen or heard due to the screening provided by the clubhouse and landscaping. Mr. Usher stated that there is also a twenty (20) foot berm on the east side of the property so the courts can't be seen or heard from Madison Street.

Commissioner Crnovich stated that she was concerned about the amount of light visible in the photographs shared at the last meeting.

Mr. Coules stated that the photos showed the light going across the property because the shields were not installed. With the shields installed, the light would no longer travel across the property but go downward instead. Mr. Crane added that the photos shown only depicted Court One, but Courts Five and Six were not visible behind the clubhouse. The new courts would be in line with those existing courts and the light screen would be visible but the glare will be blocked. Mr. Usher stated the courts are a block away from Bonnie Brae and Madison and the street lights would be similar.

Commissioner Crnovich stated that although she appreciated the other concerns were addressed, the neighbors concern over lighting was important. Mr. Coules stressed the light visible in the photos came from one existing court with unshielded lights. All of the other court lights are blocked by the building and the light visible in the photo will be reduced once the shields are installed.

Commissioner Haarlow asked why the shields were removed from the existing lights. Mr. Usher stated they were removed for the same reason the shields were removed from KLM, shielded lights are not as good for playing. It was restated that the shields would be re-installed on existing lights and the new lights would also be shielded.

Commissioner Fiascone asked if the new crank timer was activated at 10:30 p.m., would the lights remain on for another two (2) hours. Mr. Crane stated that if the crank timer was activated at 10:30 p.m., then the main power override would prevent the lights from illuminating beyond 10:30 p.m. and that the lights would not go back on until 5:45 a.m. when the main power went back on, as it did with the previous court timer system.

Commissioner Moore asked if the power on time could be moved to sun-rise or 6:30 a.m. instead of 5:45 a.m. because the light in the early morning hours was the most problematic to the neighbors. Mr. Crane was agreeable to moving the power on time to a later morning hour desired by the Commission.

It was noted that the application packet stated that they have agreed to a 7:00 a.m. power on time for the lights. Commissioner Moore clarified that the items agreed to include: 1.) The power on times for all lights are from 7:00 a.m. to 10:30 p.m.; 2.) Shrouds/shields are to be installed on all of the lights; and, 3.) A crank timer be installed on all of the courts with the master override to occur between 7:00 a.m. to 10:30 p.m.

Chairman Cashman expressed appreciation for the Club agreeing to install the shields on all of the lights, the restriction of the hours of illumination, the new crank timers, and being sensitive to the neighbors when large events take place. He invited anyone from the public that wished to speak up to the podium.

Vince Tessitore, representing Kal and Maria Shakir, residents of 543 Bonnie Brae Road present at the June 14, 2023 meeting, addressed the Commission. Mr. Tessitore thanked staff for quickly reaching out to him to explain the zoning history and legal nonconforming use. Mr. Tessitore also expressed appreciation for the changes the applicant made but noted no concessions were made to address noise concerns.

Mr. Tessitore stated that Section 7-3-1 of the Village Code requires all public parks to be closed at 10:00 p.m. with the exception of KLM for six (6) months out of the year. It was noted that the hours of operation of Salt Creek and Village parks were in conflict of those hours with a 10:30 p.m. shut off time. Mr. Tessitore made the request that the shut off time be at least 10:00 p.m. to be consistent with the Village ordinance.

Mr. Tessitore stated that part of the conditions of approval should include some type of noise barrier because the sound of pickle ball courts can be heard blocks away and this has been documented by recent media reports from other Chicago area communities.

Staff confirmed that the Village park lights do turn off at 10:00 p.m. with the exception of KLM. Due to a separate agreement with the Hinsdale Paddle Tennis Association approved by the Village Board, KLM paddle tennis lights are allowed to be lit until 10:30 p.m. all year round. Staff was unable to confirm a time for Burns Field.

Mr. Usher stated that play time ended at 10:30 p.m. for the Burns Field courts in the past. Mr. Coules added that this application includes a proposal for two (2) courts located further away from the Shakir residence for paddle tennis, which produce significantly less noise than pickle ball.

Mr. Marrs clarified that the request at hand. A discussion followed by staff and the Commission about the process to evaluate the consistency of the Village Code. Chairman Cashman confirmed that part of the findings can be to direct the Village Board to have the parks be consistent with the Code.

Commissioner Crnovich asked who residents could reach out to at Salt Creek Club when problems arise. The Club president, Janeen Baird, stated that three (3) attempts were made to meet with the concerned neighbors. A meeting date was confirmed on a Sunday morning and the residents did not show up.

A motion was made by Commissioner Jablonski, seconded by Commissioner Moore, to approve Case A-07-2023 – 830 N. Madison Street – Salt Creek Club – Exterior Appearance and Site Plan Review to allow for the installation of two (2) paddle tennis courts on top of existing sports courts and the construction of a patio at 830 N. Madison Street in the OS Open Space District with the conditions of shields on all lights, the new manual timers, hours of operation from 7:00 a.m. to 10:30 p.m. and the recommendation that the Village Board investigates the consistency of operational hours across the parks. The motion carried by a roll call vote of 6-0 as follows:

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

*Counted with the majority as an aye vote by operation of law.

Sign Permit Review

a) Case A-25-2023 – Sign Permit Review – 14 Grant Square, Suite B – Jocelyn D Jewelry – Installation of One (1) Wall Sign

Rafael Murillo, from Jocelyn D. Jewelry, stated the box sign would measure 96” by 15” and contain channel letters. The sign text will measure 94.63” by 12”, will be ten (10) square feet in area, and meets the sign code. The letters are halo-lit and the color is charcoal, which will match the surrounding business signs in the shopping center.

Commissioner Moore confirmed the proposed sign looks very much like the existing, in size and structure. The Commission did not have any further questions and agreed it looked great.

A motion was made by Commissioner Fiascone, seconded by Commissioner Crnovich, to approve Case A-25-2023 – Sign Permit Review – 14 Grant Square, Suite B – Jocelyn D Jewelry – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 6-0 as follows:

AYES:	Commissioners Haarlow, Jablonski, Crnovich, Fiascone, Moore, and Chairman Cashman
NAYS:	None
ABSTAIN:	None

ABSENT: Commissioner Curry, Krillenberger, and Willobee

Adjournment

Chairman Cashman asked for a motion to adjourn. A motion was made by Commissioner Fiascone, seconded by Commissioner Jablonski, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the July 12, 2023.

The meeting was adjourned at 8:07 P.M. after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office