

Approved
Johnson/McMahon

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
April 8, 2015
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, April 8, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner McMahon, Commissioner Cashman and, Commissioner Ryan and Commissioner Fiascone, Commissioner Stifflear, Commissioner Unell, Commissioner Johnson

ABSENT:

ALSO PRESENT: Robert McGinnis, Director of Community Development/Building Commissioner and Kevin Seay and Project Team, for David Weekley Homes (Case A-07-2015)

Approval of Minutes

The Plan Commission reviewed the minutes from the March 11, 2015 meeting. Commissioner Cashman motioned to approve as submitted. Commissioner McMahon seconded. The motion passed unanimously.

Findings and Recommendations

Case A-05-2015 – 11 E. First Street– Ten Friends- Exterior Appearance/Site Plan Review for Façade Improvements

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission (PC) meeting; and referenced the excellent display by the applicant, Mr. Fortelka of how the building will look and in general, will be a positive addition to First Street.

Chairman Byrnes asked the Commission for any comments on the Findings and Recommendations. There were none. The Chairman asked for a motion to approve. Commissioner McMahon motioned to approve. Commissioner Stifflear seconded. The motion passed unanimously.

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Subdivision Approval

Case A-07-2015 – 950 and 954 S. Madison Street – Tentative and Final Plat Approval for David Weekley Homes Subdivision

Chairman Byrnes provided a brief summary for the location and status of the business that will be closing. He explained that David Weekley Homes is proposing to build 4 homes at 950 and 954 S. Madison Street. Given that plat approval applications are uncommon and not experienced through Chairman Byrnes and the present Commission yet, he asked Mr. Robert McGinnis, Director of Community Development/Building Commissioner for an overview of the project.

Mr. McGinnis reviewed that staff and Manhard Engineering have worked together to meet the Zoning Code requirements of Section 11 and was clear they needed a recommendation by the Plan Commission. He explained the applicant is proposing to construct 4 homes on 4 code compliant lots, contingent on the purchase of the Village owned alley, facing north and south and located between the 4 proposed homes. Without the alley vacation by the Village, 2 homes will not meet the minimum lot area per the Code.

Commissioner Stifflear asked Mr. McGinnis where the Village stands in terms of the alley vacation and if there is a sales agreement currently in place. Mr. McGinnis replied not yet, and explained generally, the Village will seek an appraisal for public alley vacation/sales- and the applicant pays for the amount reported by said appraisal, if approved at the Board level. He further explained that the applicant has been working on meeting code requirements for the tentative/final plat of subdivision. Due to the relatively small and simple proposal, the applicant has chosen to present and meet code for the tentative and final plat of subdivision simultaneously, through the application process. This is fairly common explained Mr. McGinnis. Given, he mentioned there will not be too much to review at this point, other than landscaping, utility and sidewalk (etc.) proposals.

The application, moving forward would occur along with the alley vacation request, while the contract for the properties is pending. Commissioner Stifflear asked if the sales contract is contingent on the sale and alley vacation. Mr. McGinnis replied he assumes that would be the case. Commissioner Stifflear reviewed his understanding of Village alley vacation and sales from the past, and how this case may differ due to a higher market value of the public alley. To this end, he cautioned that the Board of Trustees (Board) may consider a higher price than normal; and he would not want the recommendation (to approve) by the PC to weaken the Board's potential to negotiate for said market value. He believes the Village should maximize the value of the alley.

Commissioner Crnovich agreed and would feel more comfortable if the alley was purchased prior to the present application. She cites Section 11-301(h) which states the approval of an application may be a condition for approval for its subsequent application. Commissioner Stifflear reiterated that the proposed is a good project for the Village and will increase value and taxes; but again, his concern revolves around the sales and application order.

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Commissioner Crnovich reinforced her concern to review this carefully during the initial stages or it could prolong the process.

Mr. McGinnis acknowledged without the alley vacation/sale, two of the homes proposed would not be possible and thus, the value per square foot, could arguably be worth more than a typical alley vacation.

Commissioner Ryan referenced an earlier conversation with Chan Yu, Village Planner in regards to the separate Ordinance for the alley vacation. To that end, she also voiced concern for the overall order of the application review.

Commissioner Stifflear asked if there was any dialog between the Village and appraiser with regards to the value and again, referenced the potential price the alley is worth based on the dollar per square foot rates around the Village.

Chairman Byrnes believes that the exact value is not for the PC to decide.

Commissioner Stifflear reiterated the potential position the Board may face, based on the PC's recommendation, with respect to a potential negotiation process.

General conversation about the application order in regards to the subdivision and alley vacation/sale ensued again. Mr. McGinnis reiterated he does not know a process without the PC reviewing and making a recommendation before Board consideration.

Chairman Byrnes asked Mr. McGinnis what the PC is approving. Mr. McGinnis replied that the PC is making a recommendation on the tentative and final plat of subdivision. Commissioner Crnovich raised the concern again that it is not a complete application without the alley component completed first.

Commissioner McMahon asked if the PC could make a recommendation, contingent on the sale of the alley. Commissioner Crnovich expressed that she would still not be comfortable with it. Commissioner Crnovich asked if this was referred to the PC by the Board. Mr. McGinnis replied this comes straight to PC first.

Commissioner Stifflear believes this review should continue next month, for the above mentioned reasons, in the best interest of the Village to maximize the value of the property.

Kevin Seay, project representative from Weekley Homes introduced himself, the engineering team Manhard Consulting and the architect and design firms. He gave the PC a historical context to the project. For example, review of the Ordinance, dialog with staff (Tim Scott and Ryan) and the goal to create a Code conforming project. He also mentioned he must close on this deal by June 1st (2015) or it will not happen. Therefore, his goal is to more through the process as quickly as possible. He also repeated the company's goal to create a project that conforms to the Village Zoning Code.

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Mr. Seay asked for the landscape team member to answer questions by the PC with respect to the trees and the tree plan (in the packet). Conversation about the specific trees and the conditions of them ensued. Specific notes include making sure the Village Forrester is in the conversation with the project team to save as many trees as possible. The applicant's landscape staff shared the same aspiration.

Sidewalk and fence conversation between the PC, staff and applicant ensued. Primary concerns shared included what a new sidewalk would mean to students potentially walking on a main arterial street. Moreover, if removing the fence would further entice pedestrian traffic on 55th Street.

Proposed drainage structure and patterns were reviewed by the applicant's engineering team. Some natural green space measures were also reviewed to mitigate storm water drainage. Overall, the engineer explained, the site would meet be improved in terms of impervious surface area due to the removal of the existing parking lot. The plan also meets Village and DuPage County ordinances.

At the end of the approximately 40 minute presentation by the applicant, Chairman Byrnes reviewed the next step for the proposed project. In summary, he explained, is to approve the plat as presented. He also mentioned that he is comfortable with it, despite the alley vacation/sale process because it will be considered by staff and the Board.

Commissioner Stifflear asked if the project can still move forward without the alley vacation. Mr. McGinnis explained no, but they can build 2 homes on 2 of the lots.

Commissioner Crnovich expressed that she remains uncomfortable with the application without the alley vacation/sale completed.

Mr. McGinnis noted a previous question to him in regards to Site Plan review; and explained that he believes it would be triggered, where the PC can take a closer look at the landscaping (and etc.) details. But in the end, the review today is based on the subdivision plat.

Additional fence sight line, sidewalk and tree removal/plan concerns between the PC, staff and applicant ensued.

Chairman Byrnes asked for a motion to approve the tentative/final plat, subject to sidewalk and tree clarification. Commissioner McMahan motioned to approve. Commissioner Cashman seconded. The motion passed on a vote of seven (7) "Ayes", two (2) "Nayes" and zero (0) "Absent".

Commissioner McMahan and PC acknowledged and congratulated Commissioner Stifflear for his last PC meeting and moving onto the Board.

With no further business Commissioner McMahan moved to adjourn. The motion was moved and seconded, and the meeting was adjourned at 8:50 p.m.

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Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', written in a cursive style.

Chan Yu, Village Planner