

Approved
Krillenberger/Crnovic

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
September 14, 2016
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, September 14, 2016, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Unell, Commissioner McMahon, Commissioner Crnovich and Commissioner Krillenberger

ABSENT:

ALSO PRESENT: Chan Yu, Village Planner
Applicant Representatives for Case: A-18-2016, A-21-16 and A-22-2016

Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) for any revisions or comments from the July 13, 2016, meeting. With none, Chairman Cashman asked for a motion to approve the minutes. Commissioner Krillenberger motioned and Commissioner McMahon seconded. The motion passed unanimously (8 Ayes and 0 absent).

Findings and Recommendations

Case A-12-2016 – 107 S. Vine St. – Psychological Resources – Exterior Appearance and Site Plan for a Wheelchair Elevator in the Rear Yard of an O-1 Specialty Office District.

Chairman Cashman provided a summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Ryan motioned to approve, Commissioner Peterson seconded and the motion passed unanimously (8 Ayes and 0 absent).

Case A-14-2016 – 5721 S. Garfield Ave. – Mr. Philip Miscimarra – Exterior Appearance Review for a Dormer Addition at Sutton Place townhome development in the R-5 Multiple Family Residential District.

Chairman Cashman provided a summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Krillenberger motioned to approve, Commissioner Crnovich seconded, and the motion passed unanimously (8 Ayes and 0 absent).

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Sign Permit Review

Case A-21-2016 – 410 and 414 Chestnut St. – Mani & Pedi Nails and Spa – 1 Wall Sign Re-face (410 Chestnut St.) and 1 Wall Sign Adjustment to approved Wall Sign (414 Chestnut St.)

Chairman Cashman reviewed the next item on the agenda as a sign application that was brought before the PC previously from Mani & Pedi. He next asked the applicant to please introduce himself and the request.

Mr. Jesuck Paik, the owner of Mani & Pedi Nails and Spa, introduced himself and the history of his business opening in 2006. Since it's been about 10 years, the existing sign is getting very old he explained. Therefore, he'd like to re-face the wall sign with the same dimensions. He also explained that his second location at 414 Chestnut St. was initially approved with the text "Nail Salon Mani & Pedi". However, now he'd like to have both locations with the same business name, "Mani & Pedi Nails and Spa".

Chairman Cashman asked if there are any questions for the petitioner.

Commissioner Krillenberger asked Chan, Village Planner, if the requested signs are Code compliant.

Chan replied yes, the signs are Code compliant.

Commissioner Krillenberger expressed that they look very nice.

Commissioner Ryan agreed with Commissioner Krillenberger.

Mr. Jesuck Paik also reviewed the informational sign, and its function since they occupy the east side of the multi-tenant building.

Chairman Cashman asked about the awning at the 414 Chestnut location, in addition to the aforementioned wall sign.

Mr. Jesuck Paik explained he is withdrawing the awning on the application exhibit.

Chan explained the initial application, included the awning and wall sign was administratively approved by the previous PC Chairman (Mr. Neale Byrnes). However, presently, the awning sign has been withdrawn and the application only reflects the wall sign.

Chairman Cashman asked the PC for any comments.

Commissioner Crnovich expressed that it looks great.

Commissioner Unell agreed and thinks it looks good as well.

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Chairman Cashman thanked the petitioner, and asked for a motion to approve the sign application as submitted.

Commissioner Unell motioned to approve, Commissioner Crnovich seconded and the motion passed unanimously (8 Ayes and 0 absent).

Scheduling of Public Hearing – (No discussion will take place except to determine a time and date of hearing).

Case A-18-2016 – 55th St./County Line Rd. – Hinsdale Meadows Venture, LLC – Text Amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres. This item is for scheduling for a public hearing.

Chairman Cashman explained this item is to formally schedule the public hearing at the next PC meeting on October 12. He encouraged the PC to review the whole package, since it contains a lot of detail and information. To that end, Chairman Cashman asked for a motion to schedule the public hearing for October 12, 2016.

Commissioner Crnovich motioned to approve, Commissioner Ryan seconded, and the motion passed unanimously (8 Ayes and 0 absent).

Exterior Appearance and Site Plan Review

Case A-22-2016 – 22 E. First St. – Nabuki Restaurant. – Exterior Appearance Review for a Replacement of Existing Entry in Breezeway.

Chairman Cashman reviewed the next item on the agenda as an exterior appearance review for Nabuki (restaurant) at 22 E. First Street. He next asked the applicant to please introduce himself and the request.

Mr. Peter Burdi, restaurant owner, presented the application to the PC. He explained that Nabuki is expanding into the space next door, the former location of the Drapery Connection. And the project includes straightening a niche on the wall, and to replace the door and windows on a new flush wall. He also reviewed adding a new window further down the breezeway. The breezeway Mr. Burdi explained, extends from First Street to the parking lot. The proposed work will not be visible from First Street and will give the restaurant some additional room.

Chairman Cashman asked if there is a connection between the restaurant and the subject property.

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Mr. Peter Burdi replied no, but there is an architectural plan to cut a doorway into the new space.

Commissioner McMahon asked for clarification of the aforementioned term “niche”.

Mr. Peter Burdi explained it’s basically an indent cut-out and resembles half of an octagon; and the goal is to construct the wall to be flush.

Chan asked if he is referring to the angled wall.

Mr. Peter Burdi replied right, the angled wall.

Commissioner Krillenberger asked if this would eliminate any sidewalk clearance space.

Mr. Peter Burdi replied no, and the door will be basically used as an emergency access.

Chairman Cashman asked about the interior access in relation to the plan.

Mr. Peter Burdi explained the connection from the restaurant into the new space is only a 3-step difference in grade.

Commissioner Crnovich asked if they plan to make any changes to the front of the building, facing First Street.

Mr. Peter Burdi replied they don’t plan on making any changes to the front of the building.

Commissioner Crnovich clarified if there were plans to paint the brick or change the windows.

Mr. Peter Burdi replied no.

Chairman Cashman asked about any potential changes to the current awning.

Mr. Peter Burdi replied that they plan to keep it black with no signage.

Mr. Peter Burdi also reviewed the new window further down the breezeway because the room is very dark. The new window would allow light into the new party room.

Chairman Cashman asked for any additional questions by the PC.

Commissioner Krillenberger commented that he has no question, but he’s happy to see the business is successful enough to expand.

Chairman Cashman agreed, and it’s nice that there was a spot to expand into next door.

With no additional comments, Chairman Cashman asked for a motion to approve the exterior appearance as submitted.

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Commissioner Krillenberger motioned to approve, Commissioner Unell seconded and the motion passed unanimously (8 Ayes and 0 absent).

**Case A-15-2016 – 120 E. Ogden Ave. – Hinsdale Management Corp. –
APPLICATION FORMALLY WITHDRAWN BY THE APPLICANT (08/29/16).**

Chan announced that the applicant for Case A-15-2016 formally withdrew their application.

Adjournment

Chairman Cashman explained that he may set a hard finish time at the next meeting in case there's extended discussions for the Hinsdale Meadows application. This is due to previous long meetings experienced through the initial "Sedgewick" application.

Commissioner Krillenberger hopes the public's voices will be heard.

Chairman Cashman asked when the notification process with the signs will begin.

Chan explained the notification process can start as early as tomorrow since the public hearing has been set for next month.

Chairman Cashman echoed Commissioner Krillenberger's comment and hopes the public will participate to express if they are in favor or against the application.

The meeting was adjourned after the motion made by Commissioner Krillenberger was unanimously supported at 7:46 p.m.

Respectfully Submitted,



Chan Yu, Village Planner