

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
April 12, 2017
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, April 12, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Peterson, Commissioner Willobee, Commissioner Krillenberger, Commissioner Fiascone, Commissioner Unell, Commissioner Crnovich

ABSENT: Commissioner Ryan, Commissioner McMahan

ALSO PRESENT: Chan Yu, Village Planner
Applicant Representatives for Case: A-09-17 and A-13-17

Approval of Minutes

Chairman Cashman asked for comments on March 8th meeting minutes, no concerns were shared & Chairman Cashman motioned to approve the minutes. The motion was unanimously approved (6-0, 2 absent, 1 abstained).

Findings and Recommendations

Case A-38-2016 – 525-527 W. Ogden Ave. – Kensington School – Text Amendment and Special Use Permit for Child Daycare not operated by/for a Membership Organization and concurrent Exterior Appearance/Site Plan Application. Chairman Cashman asked for comments and concerns relating to this case, none were noted and the Chairman asked for a motion to approve the Findings and Recommendations as submitted. Commissioner Krillenberger motioned to approve, Commissioner Peterson seconded the motion and the Commission unanimously approved the motion (7-0, 2 absent).

Case A-26-2016 – 21 W. Second St. – TinkRworks, LLC – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. Chairman Cashman asked for comments and concerns relating to this case, none were noted and the Chairman asked for a motion to approve the Findings and Recommendations as submitted. Commissioner Krillenberger motioned to approve, Commissioner Willobee seconded the motion and the Commission unanimously approved the motion (7-0, 2 absent).

Case A-33-2016 – 534 Chestnut St. – Christine Stec – Text Amendment to Section 6-106(B)(7) to include Tutoring and Concurrent Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. Chairman Cashman asked for comments and concerns relating to this case, none were noted and the Chairman asked for a motion to approve the Findings and Recommendations as submitted. Commissioner Unell motioned to approve, Commissioner Crnovich seconded the motion and the Commission unanimously approved the motion (7-0, 2 absent).

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Case A-01-2017 – 17 W. Maple St. – Unitarian Church of Hinsdale – Exterior Appearance and Site Plan for new Windows and roof solar panels on the Unitarian Church of Hinsdale Religious Education Building. . Chairman Cashman asked for comments and concerns relating to this case, none were noted and the Chairman asked for a motion to approve the Findings and Recommendations as submitted. Commissioner Krillenberger motioned to approve, Commissioner Unell seconded the motion and the Commission unanimously approved the motion (7-0, 2 absent).

Schedule of Public Hearing

Case A-07-2017 – Village of Hinsdale – Text Amendment to Section 9-104 of the Hinsdale Zoning Code as it relates to Regulation of the Location of Secondary Access Drives to Commercial Properties. The PC scheduled a public hearing for Case A-07-2017 for the May 10, 2017, PC meeting.

Case A-08-2017 – Village of Hinsdale – Text Amendment to Section 5-105(C) to allow Educational Services with a Special Use Permit in the B-2 Central Business District (but not on the first floor of any structure in the B-2) and B-3 General Business District. The PC scheduled a public hearing for Case A-08-2017 for the May 10, 2017, PC meeting.

Sign Permit Review

Case A-09-2017 – 908 Elm Street – AMITA Health – Two (2) Sign Permit applications to construct a new Ground Sign and Wall Sign. Chairman Cashman asked the applicant to step forward and begin the proposal for this case. Mr. Doug Merit, from a company called Icon & representing Amita Health, began the presentation by explaining that a comprehensive approach would be taken for upgrading signs for all Amita facilities in Hinsdale. Mr. Merit addressed the PC by stating that no wall sign currently exists at this facility, Amita occupies 36% of the floor space at this location and the wall sign would provide way finding and match the materials and the theme of the overall property. The wall sign would be white in color with blue to match the shade of blue found in other Amita signs in Hinsdale. Mr. Merit went on to discuss the ground sign blending in with the color and material of primary building at this location as well as the color theme of the Amita signs at other Hinsdale locations.

The PC shared concerns of the sign being too tall and requested a one foot reduction in height of the ground sign. Mr. Merit was agreeable to reducing the height of the sign to 7 feet (from the original 8 foot height). Chairman Cashman shared his concerns of the location of the sign & the aesthetics of the sign. Mr. Merit was agreeable to an 8 inch sign cap (4 inch increase) and a cast stone base requested. Chairman Cashman shared his concerns that after a visit to the location, he felt the proposed location of the sign posed a safety hazard because it obstructed the line of sight for traffic and requested the sign be re-located and updated plans be submitted to conform to the 100 foot sight distance triangle described in the code. Chairman Cashman also requested the updated plan with newly re-located sign be evaluated by the Police Chief to ensure all traffic obstructions were eliminated. Mr. Merit was agreeable to these requests.

A motion was made and seconded to recommend approval with conditions to submit a revised ground sign site plan with a 100' sight distance triangle (review with Police Chief too regarding line of sight), exhibit showing a 7-foot height (1' reduction), 8-inch sign cap (4" increase), and cast stone base. The motion was unanimously approved 7-0 (2 absent).

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With no comments or questions about the wall sign, Chairman Cashman requested a motion to approve the wall sign application as submitted. Commissioner Crnovich motioned, Commissioner Peterson seconded and the PC unanimously approved the motion 7-0 (2 absent).

Case A-13-2017 – 25 W. Chicago Avenue – Baird & Warner – Sign Permit application to re-face a legal nonconforming Ground Sign.

Gary Stephens, VP of Sales for Baird & Warner Real Estate, described the process of changing the panels of the existing ground sign to read Baird & Warner (from Brush Hill). It was stated that all other parts of the sign would remain unchanged and the current wall sign would be removed to comply with allowable square footage of signage.

The PC had concerns about allowing the non-conforming ground sign to remain due to a change in ownership. The zoning ordinance, Section 10-106(F)(3), states that non-conforming signs will be removed when a change of ownership occurs. After considering correspondence and research of the business partnership status between Baird & Warner and Brush Hill, the PC determined a change of ownership had taken place, requiring the removal of the non-conforming ground sign.

Chairman Cashman suggested the applicant work on a new wall sign application the is code compliant for the potential of being administratively approved, allowing the Baird and Warner name to be visible as the process of a conforming ground sign occurs. After considering the aspects of the suggested course of action, Mr. Stephens and the PC felt a continuance, rather than a withdrawal of the application, was the best course of action. The PC unanimously continued the application to review the outcome at the May 10th meeting, 7-0 (2 absent).

Adjournment

The meeting was adjourned at 8:15 PM, after a unanimous vote (7-0, 2 absent) to adjourn the meeting.

Respectfully Submitted,
Jennifer Spires, Community Development Secretary