

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
August 9, 2017
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, August 9, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Krillenberger, Commissioner Fiascone, Commissioner Jablonski, Commissioner Braselton, Commissioner Peterson, Commissioner Willobee

ABSENT: Commissioners Crnovich & Unell

ALSO PRESENT: Chan Yu, Village Planner: Robb McGinnis, Director of Community Development

Approval of Minutes

Chairman Cashman asked for any comments in regards to the minutes. With no concerns, Chairman Cashman motioned to approve the minutes. The Plan Commission (PC) unanimously approved the minutes from the July 12, 2017, meeting 7-0 (2 absent).

Sign Permit Review - Case A-26-2017 – 13 Grant Square – Zazu Salon – Wall Sign replacement. A representative from the sign company provided a brief description of the sign. With no concerns related to the sign, the PC **unanimously approved** the sign application as submitted, 7-0 (2 absent).

Sign Permit Review - Case A-27-2017 – 301 W. 59th St. – Hinsdale Apartments – Ground Sign replacement. The applicant presented the request to the PC. It was noted by the PC Chairman that the existing ground sign was installed without a permit. The PC also expressed design issues with the proposed ground sign because it did not match the surrounding area. Illumination concerns were also voiced since the ground sign location is across the street from single-family homes. The PC expressed interest in viewing other options for the sign and obtaining additional information from the property owner.

The PC voted **unanimously (7-0) to continue** the application for new design options to review at the next PC meeting on September 13, 2017.

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Public Hearing - Case A-23-2017 – 5819 S. Madison St. – Plate 28 – Special Use Permit for 1,400 SF fitness studio. The applicant presented the request to the PC describing the work out history, benefits and routine. The presentation also addressed projected number of daily classes & participants, proposed parking, and the invitation to neighbors to share thoughts at a meet and greet resulting in not concerns. After answering questions by the PC about the equipment, noise & level of vibrations of the equipment, hours of operation, parking and parking logistics, the PC **unanimously recommended approval** for the Special Use Permit, as submitted, 7-0 (2 absent).

(Please see the attached transcript for Case A-23-2017 included as part of this record)

Public Hearing - Case A-25-2017 – 55th St./County Line Road. – Hinsdale Meadows Venture, LLC – Detailed Plan and Special Use Permit for a 64-unit residential Planned Development. Chairman Cashman gave a brief background of the committee meetings this project has navigated through. The applicant presented an overview of the housing types, site plan, landscape plan and traffic study to the PC. Details discussed included the number of homes planned, the elevations, floor plans, and brief description possible of deck/stair options. The presentation went on to discuss the number of parkway trees (existing, being added, and number of unhealthy trees removed) and the desire to design around with existing infrastructure and grading. Calculations related to home sites were discussed as well as a brief overview of the results of the traffic study completed in February of 2017. The addition of a gate between the hospital and development allowing for easy access of emergency vehicles to property, should the need arise, was described.

Three neighborhood residents spoke in favor of the plan during the public hearing, two of which expressed the development as meeting a highly desired need of “empty nesters”. A resident however, expressed concern for potential cut-through traffic, to and from the County Line Rd. entrance and 55th St. entrance. Another resident explained that there is additional traffic in the area (but is based on reasons unrelated to the applicant; and due to the current road construction project and “new” Oak St. bridge).

Questions by the PC included engineering topics, prices, and the function of the emergency gate in/out of RML Hospital. Specific topics discussed included the features of the side load garage, demand for specific home models & construction of those based on sale and speculation. Also addressed were modifications to the detention pond, screen fall features, landscape screening between strolling park and homes, and frequency of use of the emergency gate between development and hospital. The PC shared positive comments about the amount of details in the HOA agreement supporting the age targeted community over the long term.

The applicant answered all the questions sufficiently by the PC. The public hearing was positive in general. The applicant reviewed items that are still being finalized with staff, and will continue the presentation at the next PC meeting.

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The PC **unanimously approved** to continue the public hearing for Case A-25-2017 for the September 13 PC meeting, 7-0 (2 absent).

(Please see the attached transcript for Case A-25-2017 included as part of this record, Attachment 1)

Adjournment

The meeting was adjourned at 9:25 PM, after a unanimous vote.

Respectfully Submitted,

Jennifer Spires, Community Development Secretary