

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
February 8, 2017  
MEMORIAL HALL  
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, February 8, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Cashman, Commissioner Ryan, Commissioner Fiascone, Commissioner Krillenberger and Commissioner Willobee, Commissioner Unell, and Commissioner McMahon

**ABSENT:** Commissioner Peterson and Commissioner Crnovich

**ALSO PRESENT:** Chan Yu, Village Planner  
Applicant Representatives for Case: A-38-16, A-40-16, A-30-16 and A-37-16

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**Approval of Minutes**

Chairman Cashman asked the Plan Commission (PC) if anyone has any comments, revisions or suggestions to minutes from January 11, 2016. Commissioner Krillenberger explained that on sheet 1 of page 15 of the transcript, he was not listed as present but he was present at that meeting. Chairman Cashman asked that correction be noted & asked for a motion to approve the minutes. Commissioner Ryan motioned and Commissioner McMahon seconded. The motion passed unanimously (7 Ayes, and 2 absent).

**Findings and Recommendations**

**Case A-18-2016 – 55<sup>th</sup> 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.** – Chairman Cashman asked if members had any comments about this issue after reviewing their notes. No comments or concerns were noted. Chairman Cashman asked for a motion to approve the Findings and Recommendations, Commissioner Krillenberger motioned, Commissioner Willobee seconded the motion passed unanimously (7 Ayes, 2 absent).

**Case A-41-2016 – 100 S. Garfield Ave.-Community Consolidated School District 181 – Exterior Appearance and Site Plan Review for a new Hinsdale Middle School (presented at Plan Commission Special Meeting Jan. 19, 2017).** – Chairman Cashman asked the PC for any comments related to this matter, none were noted. The Chairman asked for a motion to approve the Findings and Recommendations, Commissioner Krillenberger motioned, Commissioner Willobee seconded. The motion passed unanimously (7 Ayes, and 2 absent).

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**Public Hearings**

**Agenda Item- Public Hearing – Case A-38-2016- 525-527 W. Ogden Ave. – Kensington School – Text Amendment and Concurrent Special Use Permit for Child Daycare not operated by/for a membership Organization and Concurrent Exterior Appearance/Site Plan Review.** – The PC was supportive for the use and Text Amendment application, and unanimously recommended approval for the text amendment and concurrent Special Use Permit as submitted, 7-0 (2 absent).

The PC would like to see additional landscape and fence options for the playground area and parking lot between the adjacent residential properties to the north of the subject property. The PC would also like an alternative location for the refuse location.

The office tenant of the property to the east at 501 W. Ogden Avenue is interested in the drainage plans but was informed those details will come during the building permit process.

Commissioner McMahon moved for the Text Amendment and the Special Use, Commissioner Willobee seconded. The concurrent Exterior Appearance and Site Plan was unanimously continued to the next scheduled PC meeting, 7-0 (2 absent) for the above additional information.

(Please see the attached transcript for Case A-38-2016 included as part of this record, Attachment 1)

**Agenda Item – Public Hearing – Case A-40-2016- 722-724 N. York Rd. – Hinsdale Animal Hospital – Text Amendment for Pet Hospital, Boarding Kennels and Grooming Services in the B-1 Community Business District as a Special Use Permit and Concurrent Special Use Permit Application.** - The PC was supportive of the Text Amendment application and concurrent Special Use Permit application, and took into consideration for Trustee Stifflear’s recommendation for the language to reflect only stand-alone buildings in the B-1 District.

A concern was raised by a local resident regarding potential noise levels due to the height of the building. A few Plan Commissioners had questions in regards to waste disposal. This information is recommended for review by the Board of Trustees at First Reading.

Chairman Cashman asked for a motion to approve the text amendment application for a pet hospital, boarding kennels, grooming services in the B-1 community business district as a special use. Commissioner McMahon so motioned and Commissioner Krillenberger seconded. The PC unanimously recommended approval for the text amendment, limited to only stand-alone buildings in the B-1 District, and concurrent Special Use permit as submitted, 7-0 (2 absent).

(Please see the attached transcript for Case A-40-2016 included as part of this record, Attachment 2)

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**Agenda Item–Case A-30-2016- 210 E. Ogden Ave. –Shell (gas station) –Public Hearing for Design Review Permit application to add additional color to North and West facing Canopies. A sign permit application is also included to replace 2 existing canopy signs with Code compliant (and remove 2 existing canopy signs permanently). - Chairman Cashman asked for a motion to approve the design review permit as submitted, Commissioner Krillenberger so motioned and Commissioner McMahon seconded. The PC unanimously approved the Design Review Permit as submitted, 7-0 (2 absent).**

(Please see the attached transcript for Case A-30-2016 included as part of this record, Attachment 3)

**Major Adjustment to Planned Development**

**Agenda Item–Case A-37-2016- 120 N. Oak St. – AMITA Health – Major Adjustment to Planned Development for Signage Replacement to 16 Existing Signs (Adventist to AMITA). – Doug Merit, Jennifer Horvath, Mark Levine presented information on signage not approved at the previous meeting. Mr. Merit stated sign #1 now has a reduced height to match that of the existing sign. Chairman Cashman asked for some discussion on the illumination, Ms. Horvath response was not audible because she was not at the podium. Commissioner Krillenberger asked if a less bright illumination color can be used. Chairman Cashman agreed and added he liked the more simplistic look and the base of the new sign. Mr. Merit stated they were seeking the optimum contrast of the standard white on the non-illuminated sign. Mr. Merit stated Sign #2 would also have a reduced height & design base consistent with the theme. Commissioner McMahon asked if the bases of all the signs would be consistent. Ms. Horvath responded (some parts inaudible) the bases would be consistent with a projecting cross element. Sign #4 was not discussed previously and would be smaller than existing sign. Commissioner Willobee’s inquiry about building signs was confirmed that building identifying signs would be located not on actual building but on ground signs. The remaining signs discussed and not previously approved were discussed and were changed by reducing the originally proposed size and re-designing the base.**

Chairman Cashman asked about any plans to change the signage at other AMITA locations to make them consistent with those for the 120 N. Oak location. Ms. Horvath stated that the signs at 908 Elm were being considered. Chan Yu confirmed the receipt of the proposed sign at 908 Elm, it was code compliant, brick based, and is white with blue text.

Chairman Cashman & Commissioner McMahon brought up concerns about the Cancer Center signs being inconsistent proposed AMITA signs. Ms. Horvath responded that designs of AMITA signs will be consistent moving forward.

Commissioner Willobee asked about the signs on the outside of the parking garage at the Oak Street location, Ms. Horvath indicated she was not sure when Phase 2 of the project, which includes these signs, is slated to begin.

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Chairman Cashman asked for a motion to approve the Major Adjustment Application to the Planned Development for sign replacement of 16 different signs as submitted with the revised signs of 1, 2, 5, 6, 7, 10, 11, & 17 will be in similar looks and previously approved signs.

Commissioner McMahan motioned, Commissioner Willobee seconded. The PC unanimously recommended approval as submitted 7-0 (2 absent).

**Schedule for Public Hearing**

**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.** - Commissioner Krillenberger motioned to schedule a public hearing for the co-application Text Amendment and concurrent Special Use Permit application for the March 8, 2017, PC meeting. Commissioner McMahan seconded. The PC unanimously, 7-0 (2 absent) to approve the motion.

**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.** - Commissioner McMahan motioned to schedule a public hearing for the co-application Text Amendment and concurrent Special Use Permit application for the March 8, 2017, PC meeting. Commissioner Willobee seconded. The PC unanimously, 7-0 (2 absent) to approve the motion.

The meeting was adjourned at 9:00 PM, unanimously after Commissioner Krillenberger motioned and Chairman Cashman seconded.

Respectfully Submitted,  
Jennifer Spires, Community Development Secretary