

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
June 14, 2017
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, June 14, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Krillenberger, Commissioner Fiascone, Commissioner Crnovich, Commissioner Jablonski, Commissioner Braselton

ABSENT: Commissioner Peterson, Commissioner Willobee, Commissioner Unell

ALSO PRESENT: Chan Yu, Village Planner:
Applicant Representatives for Case: A-19-17, A-20-17, A-14-17, A-40-16

Approval of Minutes

Chairman Cashman asked for comments on May 10th meeting minutes, no concerns were shared & Chairman Cashman motioned to approve the minutes. Commissioner Crnovich motioned & Commissioner Krillenberger seconded, the motion was unanimously approved (5-0, 3 absent, 1 abstained).

Findings and Recommendations - Case A-16-2017 – 100 S. Garfield Ave. – CCSD 181/Village of Hinsdale – Major Adjustment to a Site Plan/Exterior Appearance Plan to add a Parking Deck for a new Hinsdale Middle School. Chairman Cashman asked for comments and concerns in regards to this case. No members shared any, Chairman Cashman added he spoke with the architect and some brick was added to the design of the tower.

The PC, with no questions, **unanimously approved** the Findings and Recommendations as submitted, 6-0 (3 absent).

Findings and Recommendations - 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. With no comments or suggested revisions, Chairman Cashman asked for a motion to approve the Findings and Recommendations as submitted. Commissioner Crnovich motioned and Commissioner Braselton seconded the motion.

The PC, with no questions, **unanimously approved** the Findings and Recommendations as submitted, 6-0 (3 absent).

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Findings and Recommendations - 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.

Commissioner Krillenberger motioned to approve and Commissioner Braselton seconded the motion.

The PC, with no questions, **unanimously approved** the Findings and Recommendations as submitted, 6-0 (3 absent).

Sign Permit Review - Case A-19-2017 – 12 E. First St. – EFP Opticians – Wall and Window Sign (window sign retroactive) application in the Historic Downtown District. Chan Yu clarified the HPC supported the sign and the sign will not be back lit. The applicant added the sign was solid wood, engraved, and a design keeping with the neighboring businesses. The sign would be illuminated by black goose neck lights. With no further concerns, Commissioner Crnovich motioned to approve the application and Commissioner Braselton seconded the motion.

The PC expressed support for the request and **unanimously approved** the sign application as submitted, 6-0 (3 absent).

Sign Permit Review - Case A-20-2017 – 500 Chestnut Street – Huntington Bank – 1 ATM Wall Sign Application. The applicant described the sign as an ATM surround with no increase in size from previous sign, containing 3 colors to complement existing signage and one that falls within Village requirements.

With no concerns, The PC expressed support for the request and **unanimously approved** the sign application as submitted, 6-0 (3 absent).

Public Hearing - Case A-14-2017 – Shred415 Hinsdale, LLC – Special Use Permit Amendment to change current First Class time from 6 AM to 5 AM. The applicant's attorney gave a brief summary of the request from 2014 with the 5 am start time and reviewed "trial period" conditions and course of actions taken since. No issues or concerns from neighbors have resulted since 2014 and the business would like to add a class with a beginning 5 a.m. start time as a result of client requests. Brief discussion followed about noise from the parking lot to the residents of single family neighborhood nearby. Chairman Cashman spoke with a neighbor to the business earlier in the day who was in agreement that no issues had resulted from the business. The PC expressed appreciation that Shred415 had met all the requirements of the trial period by making daily accommodations. Commissioner Krillenberger motioned to approve the application, Commissioner Jablonski seconded the motion.

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The PC **unanimously approved** the Special Use permit application as submitted, 6-0 (3 absent).

(Please see the attached transcript for Case A-14-2017 included as part of this record, Attachment 1)

Exterior Appearance and Site Plan Review -Case A-40-2016 – 722-724 N. York Rd. – Hinsdale Animal Hospital – Exterior Appearance/Site Plan review for new Pet Hospital in the B-1 Community Business District (in relation to the approved Text Amendment and Special Use Permit on 03/07/17 per O2017-10 and O2017-11, respectively). The applicant's architect gave a brief description of the current design plan based on suggestions from various boards. The current plan calls for the building to be relocated further back on the lot, no exterior pet area, a 35 foot tower with the main building being 30 feet tall and constructed of brick with stone accents. Design for signage would come to the PC in the future. The landscape architect was also present for any questions.

Further discussion took place about what benefit this new building would offer in relation to the current facility. No new services would be offered in the updated facility but all services offered in the current location would be greatly increased in efficiency due to larger space of the new building. The PC suggested the applicant reach out to PD before proceeding too far in the signage process to eliminate any potential safety concerns. Parking lot lighting will be further addressed when the application moves forward to the Board for first reading.

The PC expressed support for the request and **unanimously approved** the Exterior Appearance and Site Plan application as submitted, 6-0 (3 absent).

Adjournment

The meeting was adjourned at 8:12 PM, after a unanimous vote.

Respectfully Submitted,
Jennifer Spires, Community Development Secretary

STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
SHRED415 HINSDALE, LLC)
Special Use Amendment)
Case No. A-14-2017.)

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled
matter before the Hinsdale Plan Commission, at
19 East Chicago Avenue, Hinsdale, Illinois, on
June 14, 2017, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. DEB BRASELTON, Member;
- MS. ANNA FIASCONE, Member;
- MR. GERALD JABLONSKI, Member;
- MS. JULIE CRNOVICH, Member; and
- MR. JIM KRILLENBERGER, Member.

1 ALSO PRESENT:
 2 MR. CHAN YU, Village Planner;
 3 MR. PETER COULES, Attorney for
 4 Applicant;
 5 MS. ERINN VEHRs, Applicant's Manager;
 6 MS. MARIA SHEPHERD, Applicant's
 7 Witness.

07:46:36PM

8 CHAIRMAN CASHMAN: Case A-14-2017,
 9 Shred415 Hinsdale, LLC special use permit
 10 amendment to change the current first class time
 11 from 6:00 a.m. to 5:00 a.m. Most of you were
 12 here when Shred415 first came through and I
 13 think at that time this was the starting time
 14 they wanted. So I imagine we have a
 15 representative?

16 (WHEREUPON, Mr. Coules and
 17 Ms. Shepherd were
 18 administered the oath.)

07:47:02PM

19 MR. COULES: We do.
 20 CHAIRMAN CASHMAN: If you could just
 21 give us a quick overview.

22 MR. COULES: Peter Coules on behalf of

1 the owner of the property. Actually, not the
 2 owner of the property, the owner of the
 3 business. They are a renter there.

4 When we came originally we asked
 5 for the 5 o'clock time as one of the conditions.
 6 When we went before the village board, they said
 7 they wanted to see how it went with the
 8 neighbors.

07:47:36PM

9 Remember, there were four
 10 conditions, all of them had to do with really
 11 the neighbors: Parking before 8 a.m.; blocking
 12 off certain parking spots until later in the
 13 day; putting up a new fence for them and
 14 starting classes at 6 o'clock versus 5 o'clock.

15 CHAIRMAN CASHMAN: How long ago was
 16 that?

17 MR. COULES: 2014 in September it was
 18 approved. Both neighbors are very happy. The
 19 manager is even here tonight. That's Erinn.

07:48:00PM

20 (Indicating.) She's been the manager for them
 21 for over two years. Any time there's ever been
 22 any questions, she answers them, takes care of

1 everything. There's no one here for an
 2 opposition.
 3 People from Hinsdale actually
 4 started asking to have it open earlier again.
 5 They want to use the gym. I kept them at bay
 6 for a little while and said let's really see how
 7 many people are building up. Momentum kept
 8 building up. Momentum kept building up.
 9 Because people like to come and workout when one

07:48:26PM

10 parent can still stay home with the children,
 11 especially if both are working it makes it
 12 rather difficult, and a lot of other gyms do
 13 open that early in the morning, especially when
 14 they are not being a nuisance.

15 We all know there's no noise
 16 complaints, we would all hear about it by now.
 17 That's why we have a history of this gym running
 18 without any problems. The parking is working;
 19 the noise is working; the neighbors are happy.

07:48:44PM

20 All the neighbors have submitted,
 21 as you can see, their approval of changing it
 22 back to 5:00 a.m. and it's been all driven by

1 the people that want to utilize the classes.
 2 That's solely the reason why we are here to
 3 serve the people from Hinsdale that want to
 4 utilize the gym.

5 I understand that we have to go
 6 back in front of the village board also to get
 7 approval because it's a special use.

8 CHAIRMAN CASHMAN: Any questions for
 9 the applicant?

07:49:12PM

10 MS. CRNOVICH: I have a question. One
 11 of your neighbor letters says, Thanks, Matt, for
 12 the update on parking procedure. Has something
 13 changed?

14 MR. COULES: No. What had changed is
 15 they were having problems with the actual
 16 parking on the one side by Koshgarian was
 17 complaining where the neighbors were actually
 18 parking on the street overnight and was nothing
 19 to do with Shred and they clarified it. I

07:49:40PM

20 talked to Mr. Koshgarian himself. I said, it's
 21 not our people. That's why he put up a big
 22 sign. I don't know if anyone has seen the big

1 no parking sign. He was having trouble on the
2 side street there.

3 No, there's been no issues. They
4 are very, very happy. They would be here if
5 they weren't and they wrote letters last time
6 and it's the same neighbors again. They have
7 been there since '14.

8 CHAIRMAN CASHMAN: Actually, I know a
9 neighbor who's two doors south of the lot and
10 just went over there and talked to them about
11 this and they said it's been great. They have
12 no concerns. When I was there, it seemed like
13 things are hopping. I saw a lot of people
14 coming in and leaving the classes and going
15 there.

16 And I appreciate the fact that they
17 basically did this in a way as a trial to see,
18 and it's effort on their part going out with the
19 cones each day and doing all that. It's all
20 about fitness so that's another cardio dragging
21 the cones out.

22 MR. COULES: Right. That's why we

07:50:10PM

07:50:36PM

1 MS. CRNOVICH: How many people would
2 you have at the early morning class?

3 MR. COULES: Max is 30.

4 MS. CRNOVICH: So 30 and how many
5 employees?

6 MR. COULES: Two people.

7 CHAIRMAN CASHMAN: Does this allow an
8 extra class to fit into the day or are things
9 just sliding?

10 MR. COULES: Extra class. They are
11 doing great. There's people coming in. People
12 want to use the place.

13 CHAIRMAN CASHMAN: It's nice to see.

14 Any other comments, questions?

15 MR. KRILLENBERGER: Glad we can be
16 supportive of a business.

17 MR. COULES: There's someone else here
18 and I hope that she wants to speak here who
19 utilizes the classes and lives in town.

20 CHAIRMAN CASHMAN: Sure. We would love
21 to hear from one of our citizens.

22 MS. SHEPHERD: My name is Maria

07:52:08PM

07:52:32PM

1 wanted to do this because we wanted to make sure
2 there's a history making sure this would work
3 and there would be no problems.

4 CHAIRMAN CASHMAN: Any other questions
5 for the applicant, comments?

6 MR. JABLONSKI: Do most of the clients
7 enter from Elm or from Ogden?

8 MR. COULES: Ogden. They come straight
9 in and pull along the side.

10 CHAIRMAN CASHMAN: I haven't been there
11 at 6:00 in the morning but everyone I saw was
12 coming in off of Elm.

13 MR. COULES: Early in the morning it's
14 easy to go up and down. You know my office is
15 just north of there on Salt Creek. I go to work
16 at 6 a.m. It's easy at that hour. 9 o'clock
17 it's not so easy.

18 MS. BRASELTON: They still enter from
19 Elm, right, Ogden to Elm to the parking lot?

20 CHAIRMAN CASHMAN: Is that a one way or
21 is that two ways?

22 MR. COULES: One way in.

07:51:06PM

07:51:32PM

1 Shepherd. I have been a resident of Hinsdale
2 for about five years, and I'm just here to
3 support Shred. As a very frequent user of the
4 business, I would love to see more classes.
5 This 5 a.m. would be an additional class. It
6 would serve many Hinsdale residents and I think
7 it would be greatly appreciated.

8 MS. BRASELTON: Thank you.

9 CHAIRMAN CASHMAN: Thank you.

10 MS. CRNOVICH: If you read the
11 transcript, I'm sure you all know I was hesitant
12 last time about the early start time with the
13 business being adjacent to a single family
14 residential neighborhood and the increased
15 traffic and parking. Sounds like the parking
16 has not been a problem.

17 I did look at your list of clients
18 who made a request. A few of them are from
19 Hinsdale. Most of them are from other towns.

20 I'm just thinking 4:30 in the morning you have
21 people arriving, that's too early.

22 MR. COULES: The only people it would

07:52:58PM

07:53:24PM

1 impact are those two neighbors and they are fine
2 with it. Everyone else is a business in the
3 frontage.

4 MS. CRNOVICH: Right. But the traffic
5 coming through and, again, the parking lot does
6 not have a buffer zone and I do realize you have
7 been parking away from the neighbors. I just
8 think that's something we should consider.

9 CHAIRMAN CASHMAN: Well, ironically,
10 the neighbor I was telling you about that I had
11 talked to, they had no issues, no sound issues
12 at all from them. Their problem is really over
13 on Gateway Square garbage trucks 4:30 in the
14 morning. They are dumping the dumpsters and
15 banging and everything at 4:30 in the morning,
16 which it sounds like it's a -- not exactly a
17 violation of village code, but they have had no
18 -- and these people are up early. They said
19 everyone is very polite. When it's really busy
20 some cases people will park on Elm during the
21 day, like later in the day, and they said
22 nothing but positive.

07:53:52PM

07:54:22PM

1 try this. If there is trouble, I'm sure that
2 that will raise itself again.

3 MR. COULES: If there's trouble, we
4 will hear about it, I'm sure.

5 MS. FIASCONE: It seems like if there's
6 not been an issue at 6, there's not going to be
7 an issue at 5.

8 CHAIRMAN CASHMAN: Any questions,
9 comments?

10 (No response.)

11 Can I have a motion to approve the
12 special use permit amendment application to
13 allow 5:00 a.m. start for Shred415 Hinsdale,
14 LLC?

15 MR. KRILLENBERGER: I so motion.

16 MR. JABLONSKI: I second.

17 CHAIRMAN CASHMAN: Anna?

18 MS. FIASCONE: Aye.

19 MS. CRNOVICH: Aye.

20 CHAIRMAN CASHMAN: Aye.

21 MR. JABLONSKI: Aye.

22 MS. BRASELTON: Aye.

07:55:40PM

1 MR. COULES: People are going to
2 workout, they are not going to party. They are
3 not getting out of their cars loud. They are
4 coming by themselves usually, too, so there's no
5 conversation outside.

6 MS. CRNOVICH: I'm thinking of car
7 doors closing.

8 MR. COULES: The neighbors have zero
9 issues. They have kids.

10 CHAIRMAN CASHMAN: I know these friends
11 of mine pretty well and if they had any beef,
12 they would have told me. They have been there a
13 long time, longer than the neighbor next door
14 that's immediately adjacent. They have been
15 there pretty long on that street and have dealt
16 with everything from Koshgarian, the dealership
17 and everything going on there. They think it's
18 a good thing.

19 MR. KRILLENBERGER: As Steve mentioned,
20 it's great, I think, that the business went
21 through the trial period and came up with this
22 conclusion and now comes back and says, let us

07:54:46PM

07:55:12PM

1 MR. KRILLENBERGER: Aye.

2 CHAIRMAN CASHMAN: Thank you. Good
3 luck.

4 (WHICH, were all of the
5 proceedings had, evidence
6 offered or received in the
7 above entitled cause.)

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1 STATE OF ILLINOIS)
) ss:
2 COUNTY OF DU PAGE)

3 I, KATHLEEN W. BONO, Certified
4 Shorthand Reporter, Notary Public in and for the
5 County DuPage, State of Illinois, do hereby
6 certify that previous to the commencement of the
7 examination and testimony of the various
8 witnesses herein, they were duly sworn by me to
9 testify the truth in relation to the matters
10 pertaining hereto; that the testimony given by
11 said witnesses was reduced to writing by means
12 of shorthand and thereafter transcribed into
13 typewritten form; and that the foregoing is a
14 true, correct and complete transcript of my
15 shorthand notes so taken aforesaid.

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 19th day of June, A.D. 2017.

19
20 _____
 KATHLEEN W. BONO,
21 C.S.R. No. 84-1423

22

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