

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
May 13, 2020
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, May 13, 2020, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Michelle Fisher, Julie Crnovich, Jim Krillenberger, Troy Unell, Anna Fiascone and Gerald Jablonski

ABSENT: Mark Willobee

ALSO PRESENT: Chan Yu, Village Planner and applicants for cases: A-08-2019 and A-13-2020

Approval of Minutes – March 11, 2020

With no questions or comments, the Plan Commission (PC) unanimously approved the March, 2020, minutes, as submitted, 7-0, (1 absent).

Exterior Appearance and Site Plan Review - Case A-08-2020 – 32 Blaine Street - 32 Blain LLC – Exterior Appearance and Site Plan review to make various improvements to the existing building on the subject property, to be continued to be utilized as a Law Office in the O-1 Specialty Office District.

Mr. Tom Hawbecker introduced himself as the applicant and owner of the subject property, and summarized the plans to rehabilitate the existing building to create a home feel, given the buffer zone between the office and residential districts. The plans reviewed included 2 means of ingress and egress, adding/expanding 2 interior stairwells and dormers on the north and south sides of the structure, installing a rear deck for ingress/egress, improvements for handicap stairwells, replacing the front porch and new siding to match the existing color scheme. The proposed site plan includes paving a new asphalt driveway, improving the rear parking lot for ADA compliance, and various landscaping improvements around the perimeter of the lot.

Commissioner Fiascone asked about the variation request regarding the parking spaces.

The applicant responded that 11 parking spaces are required by Code, and that there is only space for 7 spaces, including an ADA space. He stated that this is being concurrently reviewed by the Zoning Board of Appeals (ZBA) and does not anticipate any issues at the ZBA. It was also clarified that off-street parking does not count towards the required parking spaces, and mentioned but there is plenty of off-street parking on the west side of Blaine Street

Commissioner Jablonski asked how many businesses, tenants and occupants are anticipated for the building given the scarcity of parking.

The applicant responded 2 attorneys and 1 paralegal, which represents the applicant's law firm, and one to two visitors are anticipated to come to the office at a time.

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Commissioner Krillenberger asked what the proposed material of the siding is.

The applicant responded with 6-inch LP Smartside Cedar Texture with 4-inch reveal, light brown (desert stone) with grey accents (Cavern Steel shakes).

Commissioner Fisher asked if the applicant is planning to keep the mature tree to the north of the building.

The applicant confirmed yes.

In general, the Plan Commission commented that the proposed request looks great and is pleased that the property will be upgraded.

With no further questions or comments, the PC **unanimously recommended approval** for the exterior appearance/site plan application, with the condition of ZBA approval, 7-0, (1 absent).

Exterior Appearance and Site Plan Review - Case A-13-2020 – 908 N. Elm Street – CBRE Property Manager/GA HC REIT II Hinsdale MOB I – Exterior Appearance and Site Plan review to enclose the entrance into the existing office building at 908 N. Elm St. in the O-3 General Office District.

Mr. Ryan DeBari, project architect representing the owner, shared his screen via ZOOM, and summarized the plans to enclose an existing open portico. The building is currently used as a medical office building, and much of the foot traffic include elderly and persons who require a walker or wheelchair. He shared the issue is the current revolving door is not wide enough, but a new sliding door without a vestibule would cause an uncomfortable situation for everyone waiting in the lobby (temperature/weather/season related). The solution is to infill the open portico. The applicant reviewed the site plan and elevation proposals, and white aluminum and glass store front, which should match the existing appearance/elements of the building.

Commissioner Unell stated that he knows the building well and would be a great upgrade.

Commissioner Fiascone agreed with Commissioner Unell's comment.

Commissioner Crnovich stated that the proposed enclosure looks great and is a much needed for a medical office building.

Chairman Cashman echoed the above Commissioners' comments.

With no further questions or comments, the PC **unanimously recommended approval** for the exterior appearance/site plan application, as submitted, 7-0, (1 absent).

Schedule of Public Hearing - Case A-14-2020 – Village of Hinsdale – Consideration of a Temporary 180-Day Moratorium on the Issuance of any Demolition Permit or Other Building or Zoning Approvals involving the Demolition of a Single Family Home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

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The PC **unanimously scheduled a public hearing for Case A-14-2020, 7-0, (1 absent).**

Schedule of Public Hearing - Case A-40-2019 – Ryan Companies, US Inc. – Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre “IBLP” Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors.

The PC **unanimously scheduled a public hearing for Case A-40-2019, 7-0, (1 absent).**

Adjournment

The meeting was adjourned at 7:54 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner