

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
July 8, 2020
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, July 8, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website

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

ABSENT:

ALSO PRESENT: Chan Yu, Village Planner and applicants for cases: A-17-2020, A-19-2020, A-40-2019

Public Comment

Chairman Cashman asked if there were any comments not on the agenda by the public. With none, Chairman Cashman stated that it was requested by the Ryan Company (Case A-40-2019) to continue their application for the next Plan Commission meeting.

Approval of Minutes – June 10, 2020

With no questions or comments, the Plan Commission (PC) unanimously approved the June 10, 2020, minutes, as submitted, 8-0.

Findings and Recommendations - Case A-14-2020 – Village of Hinsdale – Approve Findings and Recommendations related to Plan Commission’s consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any 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 (This matter was the subject of public hearings previously held on June 10, June 24 and June 30)

With no questions, the PC **unanimously approved** the Findings and Recommendations for Case-08-2020, as submitted, 7-1. Commissioner Crnovich stated that she believes there was a procedural error per Section 11-103(E), and hopes the discussion about this has not ended.

Sign Permit Review - Case A-17-2020 – 105 E. 1st St. – Klepacki & Blair Orthodontics (KBO) and OMS Associates Oral Surgery – 2 New Illuminated Wall Signs

The KBO sign applicant reviewed the requested sign via ZOOM, and reviewed that the location of the signage is based on the Historic Preservation Commission’s recommendation, facing west toward Washington Street in the middle of the building.

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Chairman Cashman commented that he believes he will have good visibility with the revised location, the signage is good looking and low key.

With no additional comments, the PC **unanimously approved** the sign application, as submitted, 8-0.

Sign Permit Review - Case A-19-2020 – 13 Grant Square – Yia Yia’s Pancake House – New Illuminated Wall Sign

The owner of Yia Yia’s reviewed the sign application via ZOOM, and stated that their logo changed, and that is the reason for the new wall sign.

Chairman Cashman commented that it is a nice logo.

With no additional comments, the PC **unanimously approved** the sign application, as submitted, 8-0.

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.

Chairman Cashman reviewed that this application was continued from the June 10 and June 24, 2020, Plan Commission meetings and that the applicant has requested to host a neighborhood/community meeting before the next public hearing.

Dave Erickson, Vice President of Ryan Company Real Estate Development, via ZOOM, thanked the PC for the feedback from previous public hearings and to this end, requested to continue the public hearing in order to listen to the community by hosting a neighborhood open house at The Community House. He also introduced a website with the most current information at www.hinsdaleseniorresidences.com , his email for direct questions at: David.Erickson@RyanCompanies.com and his direct phone number: 630-328-1104.

Commissioner Willobee recommended that the applicant be ready to explain why their proposal is the best use for the site, based on the feedback he has heard from the community.

Commissioner Jablonski commented that the next agenda item is for a request for 50 new homes. The PC and the Village will be reviewing the applications as a whole and this is a lot of traffic for Adams Street.

The PC **unanimously continued the public hearing for Case A-40-2019**, 8-0, to the August 12 Plan Commission meeting at 6:30 PM.

Schedule of Public Hearing - Case A-20-2020 – McNaughton Development – Planned Development Concept Plan, Special Use Permit and Exterior Appearance/Site Plan to develop 20.9 acres (of 37.1 acre site) at 4S010 Madison Street (North of Ogden Ave. and East of Adams St.) for a 46 Single Family Detached Home Planned Development in the R-2 Single Family Residential District

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The PC **unanimously scheduled the public hearing for Case A-20-2020, 8-0**, for the September 9, 2020, Plan Commission meeting at 6:30 PM.

Adjournment

The meeting was adjourned at 7:56 p.m. after a unanimous vote.
Respectfully Submitted by Chan Yu, Village Planner