

Approved April 14, 2021

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
19 E. CHICAGO AVENUE, HINSDALE, IL
[CONDUCTED ELECTRONICALLY]
March 10, 2021
7:30 P.M.**

Call to Order & Roll Call

Chairman Cashman called the meeting to order at 7:34 P.M. The meeting was conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

Roll call was taken and a quorum was present at the meeting.

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

ABSENT: None

ALSO PRESENT: Robb McGinnis, Director of Community Development, and Bethany Salmon, Village Planner

Chairman Cashman stated that due to the ongoing public health emergency, and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, the Village President has determined that an in-person meeting is not practical or prudent at this time, and this meeting will therefore be conducted electronically.

Public comment is permitted during the public hearing during that portion of the hearing. The Chairman asked persons wishing to make public comment to identify themselves before speaking, spelling their last name and stating their address.

Public Comment on Non-Agenda Items

Chairman Cashman asked for any public comments. There was no public comment pertaining to non-agenda items.

Approval of the Minutes – February 10, 2021

A motion was made by Commissioner Jablonski, seconded by Commissioner Crnovich, to approve the January 13, 2021 draft minutes as submitted. The motion carried by roll call vote as follows:

Ayes: Commissioners Crnovich, Fiascone, Fisher, Hurley, Jablonski, Krillenberger, Unell, and Chairman Cashman

Nays: None

Abstain: Commissioner Willobee

Absent: None

Exterior Appearance and Site Plan Review

1. Case A-02-2021 – 5500 S. Grant Street – Hinsdale Township High School D86 – Exterior Appearance and Site Plan Review for various building and site improvements as part of Phase II referendum upgrades to Hinsdale Central High School

The Commission, staff, and the petitioner attending the meeting.

Chairman Cashman recused himself for this request, stating he served as a member of a special committee for District 86, and asked Commissioner Crnovich to lead the discussion.

The project architect, Nick Graal, ARCON Associates, Inc., introduced several members of the project team attending the meeting and provided a PowerPoint presentation summarizing the proposed plans for Phase II of the referendum project for Hinsdale Township High School District 86, as described in the staff report. The proposed project is part of a multi-year improvement plan for the High School. Phase I of the project was previously approved by the Board of Trustees and is currently under construction.

Mr. Graal noted that the project entails six (6) zoning variances that received approval by the Zoning Board of Appeals (ZBA) on January 20, 2021 and will be scheduled for final approved by the Village Board at an upcoming meeting. The proposed variances would allow for the construction of accessory structures that exceed height requirements, the replacement and installation of chain-link fencing at various locations on site, and installation of parking lot light fixtures that exceed the allowable height to match the existing poles.

Mr. Graal stated that the overall intent of the project is to match the existing building aesthetically and architecturally as closely as possible to create a harmonious campus feel. Phase II will consist of a new grandstand and press box on the northwest side of the site, a new ticket booth building near the tennis courts and football field, pavement renovation work to several parking lots and courtyard/plaza areas, and replacement of backstops and chain-link fencing in several areas. Two building additions are also proposed.

The applicant noted that the proposed press box will be slightly shorter in height than the existing press box to improve sight lines from neighboring residential properties. Mr. Graal provided examples of the grandstand, press box, and ticket booth to show how the colors and appearance will generally look. To match school colors and provide a matching appearance throughout the campus, the riser boards on the grand stand will be painted red and the press box will be painted white with red trim.

Commissioner Krillenberger asked if any stadium lighting will be changed as part of the project. Mr. Graal confirmed that no stadium lighting will be impacted during this phase.

The proposed ticket booth is a new accessory structure, which will be constructed of red brick, a dark red shingle, red door, and white trim. The design is intended to match the existing Huddle House located at the south side of the football field.

Commissioner Krillenberger asked for clarification on the proposed changes to fencing. Mr. Graal stated fencing is to be installed where existing fencing is already located. The only new fencing will be located in the JV Softball Field at the southeast corner of the campus. Privacy fencing along the east side of the campus as part of Phase I has already been installed. Mr. Graal provided an overview of the backstops and fencing for the proposed sports fields, noting that brick stone knee walls have been incorporated into the design.

Mr. Graal described the Student Services and Special Education Addition, which will be located within the existing interior courtyard area and is intended to match the existing building. The Fine Arts Addition, new entrance and plaza, and parking on the east building elevation will be located off of Grant Street in the area previously used as a loading dock and parking lot area.

Commissioner Krillenberger asked where the loading dock and maintenance area were relocated to. Mr. Graal highlighted a portion of the building near the southeast corner where the Buildings and Grounds Maintenance Building and loading dock area were relocated to as part of Phase I of the project.

Mr. Graal also noted that there is some new lighting proposed and the only variance that is currently being requested is for the installation of new parking lot poles in the parking lot off of Grant Street to match the existing poles.

Commissioner Krillenberger noted that his concerns over the compatibility of the proposed building additions and brick color with the existing building have been addressed.

Commissioner Jablonski asked if proposed lights are code compliant. Director of Community Development Robb McGinnis stated that the parking lot lights are at or below the maximum lumen level allowed at the lot lines adjacent to neighboring residential properties. Village staff will inspect the lumen levels at night after the lights are installed to ensure the lights are not exceeding allowable limits. If they exceed the allowable limit, District 86 will be required to install light shields.

Commissioner Crnovich asked if the proposed lights will have shields. Mr. Graal stated that the lights will have dark sky cut offs.

Jason Oskorep, Director of Operations for District 86, stated that about half of the parking lot lights will shut off around 11:30pm at night. Half of the lights will stay on for safety and security purposes, accommodating athletic events or other events, and maintenance/custodian staff leaving the building at late hours. This is the current operation schedule used for the parking lot lighting.

Commissioner Crnovich asked any residents or neighboring properties have expressed concerns or contacted staff or the petitioner with questions. Director of Community Development Robb McGinnis and Mr. Graal stated that they have not received complaints or negative feedback.

Commissioner Fisher asked when the project will be finished. Mr. Graal noted that the work will range from approximately 12-18 months. The Fine Arts Addition should be largely completed in Fall 2021. The Student Services and Special Education Addition is more complex due to its location within the interior courtyard of the building and is anticipated to be completed in Summer 2022. Phase III of the referendum project for the High School includes all interior renovations and should also be completed by Summer 2022.

Commissioner Krillenberger asked for clarification on the ticket booth. Mr. Graal clarified that this is a new accessory structure and is centrally located between the football field, tennis courts, and soccer fields.

Commissioner Krillenberger asked for clarification if the proposed and existing brick will match. Mr. Graal noted that the brick to be used is currently being constructed on the natatorium and the building and grounds addition as part of Phase I. The existing campus includes several types of brick on different building additions and the intent to have the buildings match as closely as possible.

Commissioner Crnovich asked for clarification on the netting to be used on the fields. Mr. Graal provided a brief overview of the proposed plans and noted the proposed fencing, netting, and brick knee wall to be used on the various sports fields will match the work completed during Phase I in terms of design and materials.

Commissioner Crnovich supported the addition of accessible seating within the grand stand and the overall height will not exceed the existing height.

Director of Community Development Robb McGinnis asked Mr. Graal to explain some of the stormwater improvements on site. Mr. Graal provided an overview of the proposed changes, including the installation of a flat bottom basin at the baseball field at the southeast corner of the campus, and described many of the improvements that have already been completed as part of Phase I.

Commissioner Willobee noted that the stormwater features on site such as permeable pavers and bioswales could provide an opportunity for educational signage.

No additional members of the public spoke at the meeting.

A motion was made by Commissioner Willobee, seconded by Commissioner Unell, to recommend approval of the Exterior Appearance and Site Plan Review, as submitted, for Case A-02-2021, 5500 S. Grant Street, Hinsdale Central High School, Hinsdale Township High School District 86 for the proposed improvements as part of the Phase II referendum project. The motion carried by a vote of 8-0 (1 abstained), by roll call vote as follows:

Ayes: Commissioners Crnovich, Fiascone, Fisher, Hurley, Jablonski, Krillenberger, Unell, and Willobee

Nays: None

Abstain: Chairman Cashman

Absent: None

Adjournment

The meeting was adjourned at 8:30 PM after a unanimous voice vote.

Respectfully submitted by Bethany Salmon, Village Planner