

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
19 E. CHICAGO AVENUE, HINSDALE, IL
[CONDUCTED ELECTRONICALLY]
April 14, 2021
7:30 P.M.**

Call to Order & Roll Call

Chairman Cashman called the meeting to order at 7:32 PM. 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

ABSENT: Mark Willobee

ALSO PRESENT: Robb McGinnis, Director of Community Development; 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 – March 10, 2021

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to approve the March 10, 2021 draft minutes as submitted. The motion carried by a roll call vote of 8-0 as follows:

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

Nays: None

Abstain: None

Absent: Commissioner Willobee

Findings and Recommendations

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

With no questions or comments, a motion was made by Commissioner Jablonski, seconded by Commissioner Fisher, to approve the Findings and Recommendations for Case A-02-2021 as submitted. The motion carried by a roll call vote of 8-0 as follows:

- Ayes:** Commissioners Crnovich, Fiascone, Fisher, Hurley, Jablonski, Krillenberger, Unell, and Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioner Willobee

Exterior Appearance and Site Plan Review

1. Case A-04-2021 – 110 E. Ogden Avenue – Major Adjustment to the Exterior Appearance and Site Plan Review to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District

The Commission, staff, and the applicant were present at the meeting.

Mike Zalud, the general contractor and consultant for the applicant, Dr. Cara VanWormer-Hartman, provided a brief overview of the proposed changes to the building elevations and site plan that were previously approved in March 2020. The applicant is proposing major changes to the north, east, and west building elevations. The approved elevations included a flat roof with a parapet wall, which have been revised to a pitched roof. There are no changes to the south elevation. Mr. Zalud stated that, due to final engineering and stormwater control issues, minor changes are proposed to the site plan, including the installation of a curb along the west side of the building.

Commissioner Jablonski stated that the previous Village Board approval included a condition that the color of the building be revised from bright white to ivory or another more muted color. Commissioner Jablonski noted that the submitted colored elevations show the building to be bright white and asked what the proposed exterior colors will be.

Mr. Zalud stated that primary color of the EFIS will be off-white and will not be as bright as the white shown on the colored elevations. The central projecting bay window will be a dark gray and the windows will be a dark gray or black color.

Commissioner Jablonski asked if the specific colors could be provided for the Village Board to review. Mr. Zalud stated that the applicant is working on selecting final colors and they can be provided to the Village for review.

Chairman Cashman and Commissioners Crnovich, Fiascone, and Fisher expressed overall support for the project and noted the proposed plans are an improvement to the existing building and site.

Commissioner Crnovich was in favor of the project utilizing green space in front of the building rather than parking.

Chairman Cashman asked the applicant when they anticipate the business will open. Dr. Cara VanWormer-Hartman stated that they are hoping to start demolition soon and anticipate opening in about a year.

No additional members of the public spoke at the meeting.

A motion was made by Commissioner Crnovich, seconded by Commissioner Hurley, to recommend approval of Case A-04-2021, a Major Adjustment to the Exterior Appearance and Site Plan Review for 110 E. Ogden Avenue to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District, subject to the condition that the applicant provides additional information on the proposed building color for the Village Board to review. The motion carried by a roll call vote of 8-0 as follows:

- Ayes:** Commissioners Crnovich, Fiascone, Fisher, Hurley, Jablonski, Krillenberger, Unell, and Chairman Cashman
- Nays:** None
- Abstain:** None
- Absent:** Commissioner Willabee

Other Business

Chairman Cashman and Village staff stated that the regularly scheduled Plan Commission meeting on June 9, 2021 will be cancelled.

The Commissioners congratulated Commissioner Fisher on the recent election to the Village Board.

Adjournment

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to adjourn the meeting. The meeting was adjourned at 7:45 PM after a unanimous voice vote of 8-0.

Respectfully Submitted,
Bethany Salmon, Village Planner