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**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
December 8, 2021**

Call to Order & Roll Call

The regularly scheduled meeting of the Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building on Wednesday, December 8, 2021 at 7:31 PM.

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

PRESENT: Chairman Steve Cashman, Commissioner Patrick Hurley, Commissioner Mark Willobee, Commissioner Cynthia Curry, Commissioner Anna Fiascone, Commissioner Shelley Carter

ABSENT: Commissioner Jim Krillenberger, Commissioner Gerald Jablonski, Commissioner Julie Crnovich

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

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

Approval of the Minutes – November 10, 2021

A motion was made by Commissioner Curry, seconded by Commissioner Willobee, to approve the November 10, 2021 minutes.

Ayes: Chairman Cashman, Commissioners Hurley and Curry

Nays: None

Abstain: Commissioners Hurley, Fiascone, Carter

Absent: Commissioners Krillenberger, Jablonski, Crnovich

Motion denied.

Chairman Cashman asked about the approval process of the minutes and if it would need to be brought up for vote at the next meeting. Ms. Salmon responded that she would speak with the Village Attorney to confirm but she believed the approval process for minutes did not need full consent and the vote to approve the minutes from the November meeting should stand. Chairman Cashman stated that the matter would be brought up at the next meeting if needed.

Findings and Recommendations

- a) **Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District**

Chairman Cashman asked for any questions or concerns. Hearing none, a motion was made by Commissioner Willobee, seconded by Commissioner Curry, to approve Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign

Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District as submitted.

- Ayes:** Chairman Cashman, Commissioner Hurley, Commissioner Willobee, Commissioner Curry, Commissioner Fiascone, Commissioner Carter
Nays: None
Abstain: None
Absent: Commissioner Krillenberger, Commissioner Jablonski, Commissioner Crnovich

Motion carried.

b) Case A-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District

Chairman Cashman asked for any questions or concerns. Hearing none, a motion was made by Commissioner Hurley, seconded by Commissioner Carter, to approve Case A-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District as submitted.

- Ayes:** Chairman Cashman, Commissioner Hurley, Commissioner Willobee, Commissioner Curry, Commissioner Fiascone, Commissioner Carter
Nays: None
Abstain: None
Absent: Commissioner Krillenberger, Commissioner Jablonski, Commissioner Crnovich

Motion carried.

Scheduling of Public Hearings

a) Case A-36-2021 – 5837 S. Madison Street – Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S Madison Street located in the B-1 Community Business District

A motion was made by Commissioner Curry, seconded by Commissioner Hurley, to schedule a public meeting for the January 12, 2022 Plan Commission meeting for Case A-36-2021 – 5837 S. Madison Street – Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S Madison Street located in the B-1 Community Business District.

- Ayes:** Chairman Cashman, Commissioner Hurley, Commissioner Willobee, Commissioner Curry, Commissioner Fiascone, Commissioner Carter
Nays: None
Abstain: None
Absent: Commissioner Krillenberger, Commissioner Jablonski, Commissioner Crnovich

Motion carried.

Public Hearings

a) Case A-27-2021 – 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio / Physical Fitness Facility for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-1 Community Business District *(A transcript of the following proceedings is on file)*

The attorney representing the applicant, Cathleen Keating, and Kevin McElroy, the applicant, were present to address the Plan Commission. Ms. Keating stated that the use of the Martial Arts Studio is consistent with the other businesses in Gateway Square and should have no adverse impacts on adjacent properties. Ms. Keating stated the parking analysis provided to the Village demonstrates ample parking to support current and future businesses even with the most intensive use factored in. Ms. Keating stated the applicant is not proposing any expansion of the building and anticipates parents of students will drop their children off at the studio for class and either observe the class or shop in the Gateway businesses until the end of class.

The applicant, Mr. McElroy, provided specific information on what the studio will offer. Mr. McElroy stated that certified instructors will provide four (4) to five (5) styles of martial arts education to both adults and children to promote physical fitness and self-confidence. Mr. McElroy stated the studio would offer four (4) to five (5) classes per day and instruction over four (4) to six (6) days per week. The facility will follow State mandates related to COVID requirements.

Commissioner Curry asked about any protocol, such as those used by pre-schools, to keep children safe in the parking lot as they travel to and from the studio. Mr. McElroy stated there is no current specific protocol for children to follow as they travel to and from the studio but he shares the concern of parking lot safety. Ms. Keating added that parents would need to go into the studio to pick up their child after class.

Commissioner Willobee asked for clarification on the number of days of operation. Mr. McElroy confirmed the studio would operate from four (4) to six (6) days per week and hours of operation, based on class enrollment, would essentially be from 3:00 PM to 9:00 PM. Commissioner Willobee stated that these hours of operation would be favorable to the other businesses located in Gateway Square as this time frame tends to be a more quiet time. Commissioner Curry stated that the studio would bring business to the mall.

Commissioner Fiascone did not have any questions for the applicant.

Chairman Cashman asked for history of the franchise. Mr. McElroy responded that the franchise began in Knoxville, Tennessee, has over two hundred (200) locations and the Chicago area locations are growing to add to the existing locations found in Texas, Georgia, and Kentucky.

A motion was made by Commissioner Curry, seconded by Commissioner Hurley, to approve Case A-27-2021– 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio / Physical Fitness Facility for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-1 Community Business District as submitted. The motion carried forward by a vote of 6-0 as follows:

Ayes: Chairman Cashman, Commissioner Hurley, Commissioner Willobee, Commissioner Curry, Commissioner Fiascone, Commissioner Carter
Nays: None
Abstain: None

Absent: Commissioner Krillenberger, Commissioner Jablonski, Commissioner Crnovich

Motion carried.

A motion was made by Commissioner Willobee, seconded by Commissioner Curry, to close the public hearing.

Ayes: Chairman Cashman, Commissioner Hurley, Commissioner Willobee, Commissioner Curry, Commissioner Fiascone, Commissioner Carter

Nays: None

Abstain: None

Absent: Commissioner Krillenberger, Commissioner Jablonski, Commissioner Crnovich

Motion carried.

Public Meetings

b) Case A-32-2021 – 820 N. County Line Road – Final Plat of Subdivision to allow for the subdivision of one (1) lot into two (2) code compliant lots in the R-4 Single Family Residential District (A transcript of the following proceedings is on file)

John Stock, representing the applicant, and Juanita Durkin, a trustee representing the trust, were present to provide an overview of the application. Mr. Stock stated the lot is the one remaining through lot in the area and the request is to subdivide the lot with the intention to sell the property in the future as a buildable piece of property. Mr. Stock stated the property meets all the requirements of the R-4 District and is surrounded by properties located in the R-4 District.

Commissioner Carter did not have any questions for the applicant.

Commissioner Fiascone asked for clarification on the two lot sizes. Mr. Stock stated the two lots will be nearly identical size of 8,842.53 square feet and 8,842.02 square feet.

Commissioner Hurley asked for verification that one lot would be accessible from Jefferson Street and the other accessible from County Line. Mr. Stock confirmed and clarified the back half of the lot is currently undeveloped.

Commissioner Curry had no questions for the applicant.

Chairman Cashman stated he did not have any issues with the resulting two code compliant lots.

A motion was made by Commissioner Curry, seconded by Commissioner Fiascone, to approve Case A-32-2021 – 820 N. County Line Road – Final Plat of Subdivision to allow for the subdivision of one (1) lot into two (2) code compliant lots in the R-4 Single Family Residential District as submitted.

Ayes: Chairman Cashman, Commissioner Hurley, Commissioner Willobee, Commissioner Curry, Commissioner Fiascone, Commissioner Carter

Nays: None

Abstain: None

Absent: Commissioner Krillenberger, Commissioner Jablonski, Commissioner Crnovich

Motion carried.

Sign Permit Review

c) Case A-34-2021 – 40 S. Clay Street – Duly Health and Care – Installation of One (1) Wall Sign and a New Sign Face on an Existing Non-Conforming Ground Sign *(A transcript of the following proceedings is on file)*

Ken Kelly, the sign contractor, was present to address the Plan Commission. Mr. Kelly stated the application requested a change of an existing wall sign and the sign face of an existing ground sign from DuPage Medical to Duly.

Chairman Cashman asked about the installation of the DuPage Medical Sign. Mr. Kelly stated the DuPage Medical sign was installed in 2006 but he was unsure of the timeline of previous sign installations at the location.

Commissioner Curry asked about the size of the sign. Mr. Kelly stated the proposed sign is approximately the same size as the existing. Mr. Kelly also stated he felt the sign did need to be that large to be clearly visible from the street and with nearby trees.

Commissioner Curry asked for clarification on the sign lighting. Mr. Kelly stated the current sign is illuminated, on a timer, and currently turned off at 10:00 pm. Mr. Kelly stated the proposed sign would run off the same timer.

Chairman Cashman stated he initially shared the concern of the large sign needed to display the length of the “DuPage Medical Group” name. Chairman Cashman also stated the proposed sign may be visually less intrusive because of the shorter length “Duly” name.

Commissioner Hurley did not have any questions for the applicant.

Commissioner Willobee stated the medical complex can be a bit confusing for those unfamiliar with it and felt proper signage is important for that facility for the purpose of wayfinding.

Commissioner Carter stated she also had initial concerns with the size of the sign but also agreed with other Commissioners that properly sized signage was important for this location to help clients find their way. Discussion followed by the Commission that the large size of the sign was less offensive because of the set-back distance and the fact it is not fronting Chicago Avenue and nearby vegetation.

A motion was made by Commissioner Carter, seconded by Hurley, to approve Case A-34-2021 – 40 S. Clay Street – Duly Health and Care – Installation of One (1) Wall Sign and a New Sign Face on an Existing Non-Conforming Ground Sign as submitted.

- Ayes:** Chairman Cashman, Commissioner Hurley, Commissioner Willobee, Commissioner Curry, Commissioner Fiascone, Commissioner Carter
- Nays:** None
- Abstain:** None
- Absent:** Commissioner Krillenberger, Commissioner Jablonski, Commissioner Crnovich

Motion carried.

Plan Commission
Meeting Minutes
December 8, 2021

Adjournment

A motion was made by Commissioner Curry, seconded by Commissioner Hurley to adjourn the meeting. Voice vote taken, all in favor, motion carried.

The meeting was adjourned at 7:59 PM

Respectfully Submitted,

Jennifer Spires, Community Development Office