

Approved:
Johnson/Nelson

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
JANUARY 13, 2010
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:31 p.m., Wednesday, January 13, 2010 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Johnson, Commissioner Brody, Commissioner Stifflear, Commissioner Crnovich, Commissioner Nelson, Commissioner Moore, and Commissioner Kluchenek

ABSENT: Commissioner Sullins

ALSO PRESENT: Sean Gascoigne, Village Planner; Robert McGinnis, Acting Director of Community Development, David Cook, Village Manager; Paul Stephanides, Village Attorney; Ken Florey, Village Attorney

Chairman Byrnes introduced Luke Stifflear, a new member to the Plan Commission, and also discussed the introduction of a second meeting each month in the event that they are not able to get through all cases at the 1st meeting of the month. This would allow the overflow to be heard at the 2nd meeting and also allow them to end meetings earlier that in the past have gone until very late into the night. Chairman Byrnes stated another purpose of this second meeting would also be to discuss the Zoning Rewrite that will be up for approval in the coming months.

Minutes

The Plan Commission reviewed the minutes from the December 9th, 2009 meeting. Minor adjustments and corrections were addressed. Commissioner Brody motioned to approve the minutes of December 9th, 2009. Commissioner Nelson seconded. The motion passed unanimously.

Findings and Recommendations

A-26-2009 – Applicant: Steve Cochlan - Text Amendment to Section 3-110-I5 to allow generators as encroachments in the side yards of the R-1, R-2, R-3 and R-4 Districts

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Discussion between the Plan Commission members took place over the details that were included in the findings language. Commissioner Nelson motioned for the approval of findings and recommendations for a text amendment to section 3-

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110-I5 to allow generators as encroachments in the side yards of the R-1, R-2, R-3 and R-4 Districts. Commissioner Johnson seconded. The motion passed unanimously.

A-30-2009 – 920 N. York Rd. – The Doings – Signage in the Design Review Overlay District

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Discussion between the Plan Commission members took place over the details that were included in the findings language. Commissioner Moore motioned to approve findings and recommendations for A-30-2009 – 920 N. York Rd. – The Doings – Signage in the Design Review Overlay District. Commissioner Nelson seconded. The motion passed unanimously.

48 S. Washington – Facade Changes to Accommodate Signage for an Additional Retail Tenant

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Brody motioned for the approval of findings and recommendations for 48 S. Washington – Facade Changes to Accommodate Signage for an Additional Retail Tenant. Commissioner Nelson seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-28-2009 – 333 W. 57th – Insite RE, Inc – Special Use Permit for Wireless Antennas and Site Plan/Exterior Appearance Approval

Chairman Byrnes stated the public hearing would be scheduled for February 10, 2010.

A-37-2009 – Applicant: Raghuram Jagadam – Text Amendment to Section 5 -102 (Permitted Uses) and 12-206 (Definitions) of the Hinsdale Zoning Code to allow Professional, Home-Based, Supplemental Education Program Centers as Permitted Uses in the B-1, Community Business District

Chairman Byrnes stated the public hearing would be scheduled for February 10, 2010.

Sign Permit Review

35 S. Washington Street – Prudential Rubloff – Two Wall Signs

Tina Porterfield, representative from Prudential Rubloff, provided a brief description of the proposed sign. She stated the current lighting will remain the same and the only item being replaced is the sign itself. The sign will be the same size as the previous sign and it meets all of

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the specifications of the Village code. Commissioner Moore motioned for the approval of signage for 35 S. Washington Street – Prudential Rubloff – Two Wall Signs. Commissioner Kluchenek seconded. The motion passed unanimously.

Public Hearings

A-27-2009 – Applicant: Adventist Hinsdale Hospital - Text Amendment to Section 7-105g and 12-206 to allow Helistop in the HS District as Special Uses

A-32-2009 – 120 N. Oak Street – Adventist Hinsdale Hospital – Special Use for a Major Amendment to a Planned Development, Special Use for a Helistop and Site Plan/Exterior Appearance Review

Chairman Byrnes briefly discussed where the Plan Commission left off on discussions from the previous meeting and introduced John George, Hinsdale Hospital's representative, to continue presenting information regarding the new development plans of the Hinsdale Hospital. Mr. George summarized the discussion that took place from each witness the hospital provided at the meeting held on December 9th and also stated he would be addressing issues that surfaced from residents at the previous meeting.

Mr. George reported on the resident's concern regarding diminishing property values. He stated as of meeting time, neither the hospital nor the Village received any reports describing diminishing property value reports from residents. He provided several other reports that show zero effect or an increase in property values to the Village for public record.

Mr. George also cleared up any confusion regarding the language in the proposed text amendment and stated all hospital representatives were in attendance to answer any questions. Lastly he presented an additional noise study to clear up any issues and questions had regarding sound levels surrounding the hospital.

Patti McKay, member of the Hinsdale Hospital stated that she was in favor of the helistop. She indicated that while her son needed to be transported via helicopter three years ago, inclement weather made that impossible and they were required to transport him by ambulance. She discussed the anxiety and fears felt while having to wait for emergency vehicles and indicated that a delay in treatment for a critical patient is unneeded and every minute counts to save a life. She stated the transport to the Ogden Ave. helipad takes too long and ties up municipal vehicles that may be needed elsewhere. She also touched on safety concerns and stated ground transport can be equally dangerous and also takes longer to arrive at the destination.

Caroline Palmer, member of Hinsdale Hospital Board, stated she was born in Hinsdale Hospital and was in favor of the proposed helistop. She currently manages two buildings located next to the current helistop on Ogden Ave. and has never had any issues with sound. She asked the Plan Commission to think about if their loved ones were ever in need of care and in need of a helicopter to save time and possibly save a life.

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Katie Mosquera, Hinsdale resident, provided a story of a tragic event in which a family member was in need of a helicopter transport. She stated every second counts in an emergency and the helistop could add extra minutes in order to save a life. She was in favor of the plans for the hospital redevelopment and the installation of the helistop.

Dr. Jason Goliath, Hinsdale doctor and Village resident, stated he was in favor for the new hospital plans and proposed helistop. He discussed an example of how the helistop could save a life and that his family lives a block away from the hospital and any extra noise would be minimal in comparison to the benefit it could provide.

Frank Facchini, Hinsdale resident, stated he has flown in both military and medical helicopters and there is a large difference between the sound that each emits. He discussed with the Plan Commission that he recently purchased a home only two blocks from the Hinsdale Hospital and the noise should not be a factor to the Village residents.

Cindy Cimo, Hinsdale resident, expressed her concerns with the helistop and stated it would not fit in with the community of the Village. She touched on safety concerns and the extra noise it would bring to the Village of Hinsdale.

Jane Dillon, Hinsdale hospital employee and Village resident, stated she was not in favor of the helistop and proposed redevelopment and asked the Plan Commission to pursue other options such as relocating the hospital or consolidate the facility with LaGrange Hospital. She expressed her concerns with the noise and safety and stated the LaGrange Hospital example is not a comparable example.

Troy Unell, Hinsdale resident, expressed his concerns with the safety of the proposed helistop and cited crash figures over the past 3 years. He also stated noise and property value issues could be a concern if the helistop is approved.

Alex Housen, Hinsdale resident, discussed the possibility of diminishing property values if a helistop is installed at the Hinsdale Hospital. He stated the numbers presented to the Plan Commission from the hospital were taken from select data and were doctored to agree with the hospital's views. He stated he has discussed this matter with local realtors and that property values could decline by 5%, but could not provide any data to back up stat. He also suggested that this development would not fit the character of the Village.

Betty Hubbarb, Hinsdale resident and Hinsdale Hospital employee, stated the Hinsdale hospital is one of the last hospitals left in the area without private rooms and the hospital is simply outdated. She discussed the importance of the helistop and the timesavings that could potentially save a life.

Scott Richards, Hinsdale Hospital employee, expressed his concerns with the safety of the helipad. He stated he was in favor of the redevelopment but due to safety and noise concerns he could not be in favor of the helipad.

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Jim Porter, pilot, discussed the “if” factors of any type of new development and stated no matter how much planning is done something bad could always go wrong. He retold a story of while he was flying a plane to deliver an organ for a transplant several years ago.

Dr. Lanny Wilson, Hinsdale resident and Hinsdale Hospital employee, stated he was in favor of the proposed changes to the Hinsdale Hospital.

Michael Kelling, Hinsdale Hospital volunteer, provided an example of a helicopter trip needed in order to take care of a sick baby that was in critical condition. He stated he lives only a few hundred yards away from a commercial helicopter pad and has never been affected by the sound in the 11 years he has lived there.

Mr. George touched on comments that were presented in the public hearing. He referenced the gentleman who touched on diminishing property values and stated the not one of his claims were backed up by actual data.

Commissioner Johnson motioned to close the public hearing. Commissioner Nelson seconded. The motion passed unanimously.

Commissioner Moore questioned the supplemental noise calculations prepared at the LaGrange Hospital and some of the figures that were included in the report. Mr. Barry cleared up any confusion in the report and discussed the procedures used in order to take the noise measurements. Commissioner Kluchenek questioned what the duration of the maximum decibel level was. Mr. Barry stated that type of data was not included into the report but it was roughly a few seconds as the sound hit a maximum and than became lighter. Commissioner Kluchenek questioned the measurement of the Metra train that comes through the Village and a siren from a fire engine or ambulance everyday. Mr. Barry stated this measurement was included in the previous report and the noise associated with a siren can be well above 100 decibels depending on the type siren and vehicle. Commissioner Brody questioned how wind may be a factor when determining the sound in this report. Mr. Barry stated the wind direction may increase or decrease the noise level slightly depending on the amount of sound depending on the wind direction.

Commissioner Nelson expressed his concerns with the safety of the helistop. Mr. Stephens stated the data of actual accidents at heliports is almost zero. The majority of accidents that have occurred are usually collisions with terrains or at the scene of an accident.

Commissioner Moore questioned where the departure and arrival flights would take place. Mr. Stephens stated the State of Illinois regulations for helipads are much stricter than FAA Regulations. He provided several examples of safety regulations that are enforced and that would apply to the proposed helipad at the Hinsdale Hospital. General discussion took place over safety regulations and how wind may be a factor during the landing and taking off of a helicopter. Mr. Stephens stated in extreme weather conditions the possibility for an incident is much greater but in these cases a helicopter flight would not take place and an alternative option would be chosen for transportation.

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Commissioner Crnovich questioned how the Helistop would be lit. Mr. Stephens stated perimeter lighting and floodlights would be needed and are a green or amber type of lighting with a wattage of about 40 and only certain lights will need to be turned on when a helicopter is in bound. He also discussed the use of night vision goggles that will improve safety and require even less lighting. She also questioned if cars will be present at the top of the parking garage when a helicopter lands on the Helistop. Mr. Stephens stated that was correct although certain vehicles such as pickups that have a bed may not be allowed because of the threat of debris that may decrease the safety.

Chairman Byrnes questioned the timetable that takes place when a helicopter arrives at the Ogden Ave. helistop. Dr. Waldman provided a detailed timetable of the length of time it takes for a patient to be transported from the Hinsdale Hospital to the Ogden Ave. helistop. He noted every patient is different depending on the time of day, condition of the patient, and other factors. Mr. Byrnes questioned what the amount of savings in time could be gained if the helistop was placed at the Hinsdale Hospital. Dr. Waldman stated each patient is different but the amount of time saved could be as much as 20 to 30 minutes.

Commissioner Nelson stated the exact number of times the Ogden Ave. helistop was used in 2007, 2008, and 2009. Mr. Crane stated 8 in 2009, 11 in 2008, and data for 2007 was not available at this time.

Commissioner Nelson questioned how many times the helistop may be used if it were installed at the Hinsdale Hospital. Mr. Crane stated there is no way to tell but as the technology at the hospital rises, the less of a need to transport patients to a different facility. He was confident the number would stay within the historical averages.

Commissioner Nelson thanked all of the Village residents and hospital employees for sharing their stories and opinions. He stated the issue of diminishing property values was not valid because zero information was presented

Commissioner Johnson stated at first she was skeptical of the proposed helistop but after hearing testimonials the issues of noise and property values were not convincing enough to reject this submittal

Commissioner Moore stated she was not comfortable with the original noise study but after reviewing the most recent noise study she was comfortable with the noise. She was also concerned over the possibility of the hospital expanding and using the helistop more than an average of once a month but that those concerns have been addressed. She was also happy with the clarifications that were presented in the text amendment language.

Commissioner Crnovich was concerned with the neighbor's issues including safety. She was unhappy with the location of the helistop and the potential for danger with the surrounding residential area.

Chairman Byrnes was concerned over the number of flights that will take place each year. He stated there might be a negative effect on property values though data has not been presented. He also touched on the safety issues that could arise with a helicopter landing in the heart of a

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residential area. He discussed the benefit of time savings that could be gained with the new helistop and if it outweighed the safety concerns and other issues presented tonight. The most important item however, is that care for patients is increased and the possibility to save lives is increased and that is the most important factor.

Commissioner Kluchenek motioned for the approval of case A-27-2009 – Applicant: Adventist Hinsdale Hospital - Text Amendment to Section 7-105g and 12-206 to allow Helistop in the HS District as Special Uses. Commissioner Johnson seconded. The motion passed with the following vote: Ayes: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes, Commissioner Moore, Commissioner Nelson, Commissioner Brody. Nays: Commissioner Crnovich. Recused: Commissioner Stifflear.

Commissioner Kluchenek motioned for the approval of a special use permit for a helistop located at Adventist Hinsdale Hospital. Commissioner Johnson seconded. The motion passed with the following vote: Ayes: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes, Commissioner Moore, Commissioner Nelson, Commissioner Brody. Nays: Commissioner Crnovich. Recused: Commissioner Stifflear.

Commissioner Brody motioned for the approval of a major adjustment to a planned development for the Adventist Hinsdale Hospital. Commissioner Moore seconded. The motion passed with the following vote: Ayes: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes, Commissioner Moore, Commissioner Nelson, Commissioner Brody, Commissioner Crnovich. Recused: Commissioner Stifflear.

Commissioner Johnson motioned for the disapproval of the site plan for Adventist Hinsdale Hospital. The motion was failed and the site plan was approved with the following vote: Nays: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes, Commissioner Moore, Commissioner Nelson, Commissioner Brody, Commissioner Crnovich. Recused: Commissioner Stifflear.

Commissioner Kluchenek motioned for the exterior appearance approval of Adventist Hinsdale Hospital. Commissioner Brody seconded. The motion passed and the exterior appearance was approved with the following vote: Ayes: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes, Commissioner Moore, Commissioner Nelson, Commissioner Brody, Commissioner Crnovich. Recused: Commissioner Stifflear

A-29-2009 – 718 N. York Rd. – Women’s Choice – Signage in the Design Review Overlay District. (Continue to February 10, 2010)

Chairman Byrnes opened the public hearing for case A-29-2009. Commissioner Moore motioned to continue the public hearing until February 10, 2010. Commissioner Crnovich seconded. The motion passed unanimously.

A-35-2009 – 15 Spinning Wheel – Request: Special Use Permit and Exterior Appearance/Site Plan Review for a New Rooftop Wireless Antenna.

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Kimberly Kline, representative from 15 Spinning Wheel, provided information regarding this request. She stated the proposal would install microwave dishes on the roof of 15 Spinning Wheel. In this request one 24-inch microwave will be installed at the top of the 60-foot building and should not be seen by any residents or travelers. She stated this would increase wireless services to Village residents and provide additional revenue to the Spinning Wheel property.

Commissioner Moore motioned for the approval of a Special Use Permit for a new rooftop wireless antenna located at 15 Spinning Wheel. Commissioner Nelson seconded. The motion passed unanimously and the special use permit was approved.

Commissioner Moore motioned for the disapproval of a Site Plan Review for a new rooftop wireless antenna located at 15 Spinning Wheel. Commissioner Crnovich seconded. The motion was disapproved unanimously and the site plan was approved.

Commissioner Brody motioned for the approval of exterior appearance review for a new rooftop wireless antenna located at 15 Spinning Wheel. Commissioner Nelson seconded. The motion passed unanimously.

A-7-2009 – Applicant: Karl Weber – Text Amendment to section 5-110A(1)(a) and (b), as it relates to overall building heights in the B-2 Central Business District.

Chairman Byrnes opened the public hearing for case A-29-2009. Commissioner Nelson motioned to continue the public hearing until January 27, 2010. Commissioner Brody seconded. The motion passed unanimously.

Adjournment

Commissioner Brody moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 10:20 p.m. January 13, 2010.

Respectfully Submitted,

Sean Gascoigne
Village Planner