

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
JUNE 8, 2011
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, June 8, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Stifflear, Commissioner Moore, Commissioner Kluchenek and Commissioner Crnovich

ABSENT: Commissioner Johnson, Commissioner Sullins, Commissioner Brody and Commissioner Nelson

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the May 11, 2011 meeting. Commissioner Moore motioned to approve the minutes of May 11, 2011 as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

A-05-2011 – 10 N. Washington Street – Eden Supportive Living – Special Use for a Planned Development, Special Use for a Personal Care Facility and Exterior Appearance Site Plan Review.

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 Kluchenek motioned to approve the findings and recommendations for case A-05-2011 – 10 N. Washington Street – Eden Supportive Living for a Special Use for a Planned Development, Special Use for a Personal Care Facility and Exterior Appearance Site Plan Review. Commissioner Moore seconded. The motion passed unanimously.

A-08-2011 – 149 E. Ogden (BP) – Design Review Overlay Permit, Special Use for Carryout and Exterior Appearance/Site Plan Review for a New Quick Serve Restaurant Facility.

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. The Commission requested that the language be modified to reference the decorative fence required, also be protective. Commissioner Moore motioned to approve the findings and recommendations

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for case A-08-2011 – 149 E. Ogden (BP) – Design Review Overlay Permit, Special Use for Carryout and Exterior Appearance/Site Plan Review for a New Quick Serve Restaurant Facility as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-11-2011 – Text Amendment to Article III, Section 3-110 of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.

Chairman Byrnes stated the public hearing would be scheduled for July 13, 2011.

Sign Permit Review

550 W. Ogden Avenue – Hinsdale Orthopaedics – Two Ground Signs

Bill Gilligan, Doctor with Hinsdale Orthopaedics provided a brief description and history of the proposal.

Chairman Byrnes confirmed that the signs would be the same location as the existing signs.

Mr. Gilligan confirmed and indicated that part of the need for the Monroe Street sign was for safety and to properly identify their entrance due to potential confusion with other parking lots immediately adjacent to theirs.

General discussion ensued regarding the proposed properties of the signs.

Chairman Byrnes asked Village Planner Gascoigne if these signs were code compliant.

Mr. Gascoigne indicated that while one ground sign is normally permitted, the Commission is afforded the ability to approve one additional sign of any type already allowed. The one caveat being that if the Commission deemed a second sign appropriate, both signs would now need to comply with the single sign square footage requirement of 50 square feet which these would.

Commissioner Moore stated that because these are replacing existing signs, it is corner lot with two entrances and it meets the square footage requirements, she felt the request was fine.

Commissioner Stifflear asked the Commission to consider that this was adjacent to residential properties and the potential precedence that could be created regarding illuminated signage next to residential districts.

Mr. Gascoigne indicated that the zoning code does already take into consideration, signage next to residential districts by regulating the hours they can be illuminated, setbacks and the foot candle allowances at residential property lines.

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Chairman Byrnes indicated that some patients come from a good distance, aren't familiar with Hinsdale and have night appointments, which he felt justified the need for the signs to be illuminated.

General discussion ensued regarding the location of the sign on Monroe and the impact the illumination would have on the neighboring residential.

Commissioner Crnovich expressed interest in seeing landscaping around the signs and questioned if the applicant had given any thought to reducing the size of the sign on Monroe.

Mr. Gilligan stated that they didn't feel that was appropriate and they were simply replacing what was already there and not increasing the size.

Commissioner Moore asked if there would be any objections to placing low-growing shrubs around the signs.

Mr. Gilligan indicated that they would have no problem with that at all.

General discussion ensued regarding the types and sizes of plants that could be used around the signs.

Commissioner Stifflear motioned for the approval of signage for 550 W. Ogden Avenue – Hinsdale Orthopaedics for two ground signs, with the condition that the applicant provide two-tiered, four-season landscaping around both signs. Commissioner Moore seconded. The motion passed unanimously.

Adjournment

Commissioner Kluchenek moved to adjourn. Commissioner Moore seconded and the meeting adjourned at 8:00 p.m. on June 8, 2011.

Respectfully Submitted,

Sean Gascoigne
Village Planner