

Approved:
Johnson/Cashman

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
SEPTEMBER 14, 2011
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, September 14, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Nelson, Commissioner Stifflear
Commissioner Cashman, Commissioner McMahon, Commissioner Crnovich
(via telephone), Commissioner Brody and Commissioner Johnson

ABSENT: Commissioner Sullins

ALSO PRESENT: Sean Gascoigne, Village Planner, Robert McGinnis, Director of
Community Development/Building Commissioner and Ken Florey, Village
Attorney

Approval of Minutes

The Plan Commission reviewed the minutes from the August 10, 2011 meeting. Commissioner Brody motioned to approve the minutes of August 10, 2011. Commissioner Nelson seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-15-2011 – Level 4 Yoga – Text Amendment Section 6-106, to allow Yoga Instruction in the O-2 District as Special Uses.

A-16-2011 – Level 4 Yoga – Special Use Permit to allow Yoga Instruction at 34 S. Vine Street.

A-17-2011 – Midwest Property Group, Ltd. – Text Amendment Section 5-102D(1), to allow Financial Institutions on the first floor in the B-2 District, when the tenant space does not abut a street.

A-18-2011 – Denise Dills – Text Amendment Section 5-105C, to allow Musical Tutoring Services, in the B-2 District (but not on the first floor) as Special Uses.

A-19-2011 – Denise Dills – Special Use Permit to allow a Musical Tutoring Service at 116-118 S. Washington Street.

Chairman Byrnes stated these public hearings would be scheduled for October 12, 2011.

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Sign Permit Review

28 W. Chicago – Frey Orthodontics – One Awning Sign

Karen Blair, owner of Dentistry by Design introduced herself and explained her request for an additional awning sign.

Certain Commissioners expressed concerns with the number of existing window signs.

The Commission indicated they were in support of the proposed signage, but that the applicant needed to remove the window signage.

Commissioner Stifflear motioned for the approval of signage for 28 W. Chicago – Frey Orthodontics for one additional awning sign with the condition that the applicant remove all of the existing window signs. Commissioner Nelson seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

A-05-2011 – 10 N. Washington Street – Eden Assisted Living – Site Plan/Exterior Appearance Approval for Removal of Existing Townhomes and Landscaping Improvements.

Chairman Byrnes introduced the case and indicated the applicant was reappearing before them at the request of the Board.

Mitch Hamblet introduced himself and summarized the request which included the removal of the townhomes and proposed landscaping that would replace where the townhomes were. Mr. Hamblet explained the grade changes and how they would impact the site and the landscaping. He then clarified the differences between what was originally proposed for the landscaping and what had changed with this new proposal.

Commissioner Stifflear expressed concern with the severe grade change along Maple and its proximity to the public sidewalk. He indicated that someone walking along could be seriously injured should they get too close to the retaining wall and the subsequent drop off.

Mr. Hamblet explained how that had been addressed and indicated that the drop was further from the sidewalk than one would assume.

Further discussion ensued regarding the grade of the property and how it would affect the landscaping and the future use of the open space by the Eden residents.

Chairman Byrnes indicated that the applicant had referred to some minor exterior alterations now proposed for the façade as a result of the townhomes being removed.

Mr. Hamblet explained that they intend to take the existing balconies and create bay windows that would run the length of the building from top to bottom.

Commissioner Cashman expressed interest in seeing certain trees preserved on the site. Mr. Hamblet identified several trees that would remain and indicated that they too wanted to keep as many trees as possible.

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Some of the Commissioners expressed interest in seeing additional seating areas along Maple.

Mr. Gascoigne explained some of the considerations that should be given to providing those additional seating areas.

General discussion ensued regarding any other changes that could provide visual relief once the townhomes were removed. The Commissioners generally agreed that the proposed changes were sufficient and anything more could do more harm than good.

Commissioner Nelson motioned for the approval of Exterior Appearance for Removal of Existing Townhomes and Landscaping Improvements at 10 N. Washington Street – Eden Assisted Living. Commissioner Brody seconded. The motion passed unanimously.

Commissioner Cashman motioned to disapprove the Site Plan for Removal of Existing Townhomes and Landscaping Improvements at 10 N. Washington Street – Eden Assisted Living. Commissioner Nelson seconded. The motion failed unanimously and the site plan was approved.

Public Hearings

A-22-2011 – Eden Assisted Living – Text Amendment to Section 4-112 as it relates to density and multi-building projects for Personal Care Facilities and Senior Citizen Housing, in the Multi-Family Residential Districts. (Transcript of the following Public Hearing on file.)

Chairman Byrnes summarized the request.

Mr. Florey identified specific language in the proposed text amendment and a potential conflict regarding specific adoption date of the code. He indicated this matter was discussed at Board and he recommended alternative language to avoid any conflict.

The Commission agreed to reference buildings constructed prior to 1980 rather than using the adoption date of the code.

Commissioner Crnovich questioned if it would be possible to apply the same reference to the multi-building projects component of the text amendment as well.

Chairman Byrnes interrupted discussions to open the public hearing.

General discussion ensued as to what additions were done and when they were completed.

Mr. Florey agreed with the intent but indicated they would need to use a different date since additions had been done to the structure after 1980. The Commission agreed to use the year 2010.

Nancy Weller introduced herself and identified herself as a Trustee for the Hinsdale Public Library. She expressed a concern with existing parking in the area and questioned if anything could be done to work with the applicant regarding the parking.

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Chairman Byrnes acknowledged her concern but indicated that the applicant had worked closely with the Village at previous public hearings, and vetted the subject thoroughly to provide them with a comfort level regarding any parking issues. He indicated that while he understood her concerns, those issues had been addressed and resolved as part of the previous approvals which were not before them tonight.

The Commission confirmed the recommended language with Mr. Florey.

Commissioner Nelson motioned to approve a Text Amendment to Section 4-112 as it relates to density and multi-building projects for Personal Care Facilities and Senior Citizen Housing, in the Multi-Family Residential Districts, and as amended. Commissioner Cashman seconded. The motion passed unanimously.

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. (Transcript of the following Public Hearing on file.)

Chairman Byrnes opened the public hearing and summarized the request.

Charles Landefeld, Chairman of the Design Review Commission, introduced himself and provided his summary of the request and how it had reached the point they were at tonight.

He discussed some of the issues and the frustrations the Commission experienced while researching various other community's design guidelines. He continued on to explain how the process ended up voluntary and how they arrived at FAR as an incentive for voluntarily undergoing the process. He also addressed the complexities of FAR calculations.

Richard Olson, architect and Commissioner on the Design Review Commission, introduced himself and explained his thoughts on FAR and its practicality.

General discussion ensued amongst the Commissioners regarding the reasonableness and implications of eliminating the FAR requirement altogether.

Mr. Landefeld explained that even if a request was made, it was still needed to be reviewed and approved by the Design Review Commission.

Commissioner Cashman expressed his disappointment that the Commission did not provide additional data and support, given the significance of the change being proposed.

Commissioner Crnovich questioned if other incentives were considered.

Commissioner Johnson elaborated on Commissioner Crnovich's question stating that during the strategic planning process, a preponderance of the residents were concerned with bulk and this proposal doesn't help that concern. If anything it could make it worse.

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Mr. Landefeld indicated that there were still other bulk requirements that would regulate the bulk of a proposed residence.

Commissioner Stifflear expressed his support with the idea of controlling the design but his problem was with the relief in FAR.

The Commission addressed alternative incentives that were considered.

Chairman Byrnes expressed his discomfort with the additional demands this would place on staff to monitor.

Mr. Landefeld concurred.

The Commissioners offered some additional thoughts, thanked the Design Review Commission and indicated they would like to see the work done in the guidelines utilized, but not at the expense of eliminating FAR.

Jan Grismer, offered some final thoughts and the dilemmas they were faced with as a Commission.

Chairman Byrnes summarized two e-mails to put them on the public record.

Commissioner Nelson motioned to approve a 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. Commissioner Brody seconded. The motion failed unanimously.

Commissioner Nelson motioned to deny a 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. Commissioner Cashman seconded. The motion was approved unanimously and the text amendment was denied.

Adjournment

Commissioner Brody moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 8:56 p.m. on September 14, 2011.

Respectfully Submitted,

Sean Gascoigne
Village Planner