

Approved:
McMahon/Nelson

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
FEBRUARY 8, 2012
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, February 8, 2012 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,
Commissioner Johnson and Commissioner Brody

ABSENT: Commissioner Sullins

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

Approval of Minutes

The Plan Commission reviewed the minutes from the January 11, 2012 meeting. Commissioner Johnson motioned to approve the minutes of January 11, 2012. Commissioner Brody seconded. The motion passed unanimously.

Findings and Recommendations

53 S. Washington Street – JDR Investments/J McLaughlin – Site Plan/Exterior Appearance Approval for Façade Improvements.

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 Nelson motioned to approve the findings and recommendations for 53 S. Washington Street – JDR Investments/J McLaughlin – Site Plan/Exterior Appearance Approval for Façade Improvements. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-05-2012 – 49 S. Washington Street – Special Use to Allow a Physical Fitness Facility (Pilates) on the Second Floor

Chairman Byrnes stated this public hearing would be scheduled for March 14, 2012.

Public Hearing

A-37-2011 – Village of Hinsdale – Text Amendment to Section 12-206 (Definitions), as it relates to the definition of “Attached Garage”. (Transcript of the following Public Hearing on file.)

Plan Commission Minutes
February 8, 2012

Chairman Byrnes introduced the case and asked Mr. Gascoigne if he would summarize the requested text amendment.

Mr. Gascoigne provided a brief summary of the text amendment and explained how it came about.

Mr. Stifflear questioned what practice is currently being used if no definition existed.

Mr. McGinnis explained the current definition being used for both and provided several examples as to how architects and designers have used our current practices to accomplish what they needed to do. He explained that it was never a problem until recently when two different permits came in regarding what staff felt constituted two homes on the lot and the designers argued otherwise based on the lack of definition. He then explained that staff had surveyed other similar communities and took the most conservative approach.

General discussion ensued regarding the proposed definition and some Commissioners questioned whether the language shouldn't be modified to be even tighter. The Commissioners continued to discuss different scenarios and suggested that possibly the term "abutting" should be better defined.

Commissioner Nelson disagreed and felt that if staff thought the language, as is, would give them the greatest degree of latitude to address most of the situations, they were the ones that had to deal with it daily and the language should be left as proposed.

Mr. McGinnis offered alternative language that was considered and explained why staff felt the definition as proposed, was the best option.

Commissioner McMahan asked Mr. McGinnis the advantages and disadvantages of considering a garage attached or detached.

Mr. McGinnis explained how a builder could use either one to work in their favor, depending on the situation and what they were trying to accomplish.

Chairman Byrnes suggested the options and asked Mr. McGinnis if waiting a month to collect additional information would be helpful since it had been vetted so thoroughly already.

Mr. McGinnis agreed that he felt it had been vetted about as thoroughly as it could. He explained that it certainly wasn't going to address every situation, but would at least give staff a definition to enforce.

Chairman Byrnes agreed and said if it had to be revisited then they could do that.

Commissioner Johnson asked Mr. McGinnis for some additional clarification.

Mr. McGinnis explained the additional benefits of having a definition in place.

Plan Commission Minutes
February 8, 2012

General discussion ensued regarding specific examples and how the proposed definition would apply.

Chairman Byrnes complemented Staff on the amount of time and effort put in and that having the definition would definitely help in most situations. He reiterated that if the definition needed to be revisited to address additional concerns at a later date, they would do that.

Commissioner Nelson motioned to approve a Text Amendment to Section 12-206 (Definitions), as it relates to the definition of "Attached Garage". Commissioner Cashman seconded. The motion passed unanimously.

Adjournment

Commissioner Nelson moved to adjourn. Commissioner Brody seconded and the meeting adjourned at 7:57 p.m. on February 8, 2012.

Respectfully Submitted,

Sean Gascoigne
Village Planner