

Approved:
Nelson/Crnovich

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
JUNE 13, 2012
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, June 13, 2012 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Cashman, Commissioner Crnovich, Commissioner Johnson and Commissioner Brody

ABSENT: Commissioner Sullins, Commissioner Nelson, Commissioner McMahon and Commissioner Stifflear

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the May 9, 2012 meeting. Commissioner Brody motioned to approve the minutes of May 9, 2012. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

A-11-2012 – 777 N. York Road (Fox’s Pizza) – Design Review Overlay Permit, Special Use for Live Entertainment and Exterior Appearance/Site Plan Review for a New Restaurant.

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 Cashman motioned to approve the findings and recommendations for A-11-2012 – 777 N. York Road (Fox’s Pizza) – Design Review Overlay Permit, Special Use for Live Entertainment and Exterior Appearance/Site Plan Review for a New Restaurant. Commissioner Brody seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-17-2012 – Daily Spark - Text Amendment to Section 5-105C, to allow Fitness Facilities in the B-1, Community Business District as Special Uses.

A-18-2012 – Daily Spark- Special Use to Allow a Fitness Facility at 777 N. York.

Chairman Byrnes stated this public hearing would be scheduled for July 11, 2012.

Signage

34 S. Vine – Core Power Yoga – One Wall Sign

Chairman Byrnes introduced the case and asked if the applicant was present. He went on to explain to the other Commissioners why he chose to bring this in front of the full Commission rather than approving it administratively.

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Mike Hoffer from Aubrey Signs introduced himself and summarized the request indicating that the sign was proposed to be internally illuminated channel letters.

General discussion ensued regarding the specifics of the sign including size, location and color.

Commissioner Cashman felt the sign was appropriate for the location.

Commissioner Crnovich offered thoughts and indicated she felt it should fit in more with Grant Square.

Chairman Byrnes duly noted the suggestion, but didn't feel that style of signage would be appropriate here.

General discussion ensued regarding the concerns and comments of the Commissioners. This included scale, color and illumination.

Chairman Byrnes indicated that he would be more comfortable if the sign was reduced by 20% and confirmed that the other Commissioners would be ok with that, as well as regulating the hours the sign could be illuminated.

Mr. Gascoigne indicated that the code already provided these types of constraints for signage adjacent to residential districts and while this property was not adjacent to any residential, he suggested using those hours of being off between the hours of 10 p.m. and 7 a.m. to remain consistent.

The Commission concurred.

Commissioner Brody motioned to approve Core Power Yoga for one wall sign subject to the applicant reducing the overall size of the sign by 20% and maintaining the illumination standards matching that of signs adjacent to residential properties. Commissioner Crnovich seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

22 N. Elm Street – Hinsdale Humane Society – Site Plan/Exterior Appearance Approval for Expansion of Existing Dog Run.

Chairman Byrnes introduced the case and summarized the request.

Matt Saunders, Eagle Scout, introduced himself and summarized his request. He went on to identify the changes he was proposing and provided examples of the materials he would be using. He also explained which portions of the project would be completed by contractors and those that he would expect to complete with a group of volunteers. He then completed his presentation by providing a timeline and explaining that all funding would be done through donations so that there would be no cost to the Humane Society.

The Commissioners confirmed a few additional facts and thanked Mr. Saunders for his time.

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Commissioner Cashman motioned for the approval of Exterior Appearance for the expansion of an existing dog run at 22 N. Elm Street – Hinsdale Humane Society. Commissioner Brody seconded. The motion passed unanimously.

Commissioner Johnson motioned to disapprove the Site Plan for the expansion of an existing dog run at 22 N. Elm Street – Hinsdale Humane Society. Commissioner Crnovich seconded. The motion failed and the site plan was approved unanimously.

Public Hearings

A-12-2012 – Craig Ross – Special Use Permit to allow Real Estate Offices, with a Maximum of 4 Agents, at 23 N. Lincoln (Transcript of the following Public Hearing on file).

Chairman Byrnes opened the public hearing, introduced the case and asked if the applicant was present.

Craig Ross, applicant and owner of 23 N. Lincoln introduced himself and summarized the request.

General discussion ensued regarding the specifics of the proposal and how the existing building was functioning.

Commissioner Crnovich expressed concerns with the landscaping and indicated that she would like to see additional buffering provided since this was in the O-1 District which is abutting a residential district.

Chairman Byrnes indicated that while he appreciated the concerns, he didn't necessarily feel additional landscaping should be required given the scope of the proposal and that no exterior work was proposed.

Commissioner Crnovich cited sections of the code that she felt applied and as such, felt the applicant should provide additional landscaping.

Commissioner Cashman disagreed and indicated that nothing about this property was changing and that everything about it gave a residential feel. He felt that requiring the applicant to provide additional landscaping was unnecessary.

General discussion ensued regarding the landscaping and whether the applicant should be required to provide additional buffering. Commissioners presented positions for and against the need to provide anything additional.

Commissioner Brody motioned to approve case A-12-2012 – 23 N. Lincoln – Special Use to allow real estate offices with a maximum of 4 agents. Commissioner Cashman seconded. With the following vote, Ayes: Chairman Byrnes, Commissioner Cashman and Commissioner Brody, Nays: Commissioner Johnson, Commissioner Crnovich, the motion failed to obtain the four votes necessary to move forward with a positive recommendation as stipulated in the Village's

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Zoning Ordinance. As a result the motion fails and is recommended to the Zoning and Public Safety Committee for denial.

A-15-2012 – Nurturing Wisdom – Special Use to allow a Private Middle School at 125 S. Vine Street – Zion Lutheran Church (Transcript of the following Public Hearing on file).

Chairman Byrnes introduced the next case and asked if the applicant was present.

Pari Shacht and Amanda Vogel, President and Vice President of Nurturing Wisdom, introduced themselves and summarized the request including the history and scope of the business which included customized education for a smaller population of students. They discussed the times of operation as well as grades to be served.

General discussion ensued regarding the level of students the school was looking to attract and how the programs will be structured.

Chairman Byrnes explained why the applicant was required to come in for the approval, even though the use previously existed there.

Discussions continued and the applicant addressed questions including the number of teachers, accreditation of the school and signage.

Chairman Byrnes welcomed comments from the audience. Comments from the audience consisted of support for the project and clarification on issues such as parking and hours of operation.

Commissioner Brody motioned to approve Case A-15-2012 – Nurturing Wisdom – Special Use Permit to allow a private middle school at 125 S. Vine Street. Commissioner Cashman seconded. The motion passed with the following vote, Ayes: Chairman Brynes, Commissioner Brody, Commissioner Crnovich and Commissioner Cashman, Nays: None, Abstentions: Commissioner Johnson.

Adjournment

Commissioner Johnson moved to adjourn. Commissioner Brody seconded and the meeting adjourned at 8:20 p.m. on June 13, 2012.

Respectfully Submitted,

Sean Gascoigne
Village Planner