

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
SEPTEMBER 12, 2012
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, September 12, 2012 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Sullins and Commissioner Nelson

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

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

Findings and Recommendations

8 E. Hinsdale Avenue – Coldwell Banker – Replacement of Awning and Valance Sign
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 McMahan motioned to approve the findings and recommendations for 8 E. Hinsdale Avenue – Coldwell Banker – Replacement of Awning and Valance Sign. Commissioner Cashman seconded. The motion passed unanimously.

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. 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 to approve the findings and recommendations for case 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. Commissioner Stifflear seconded. The motion passed unanimously.

A-18-2012 – Daily Spark – Special Use to Allow a Fitness Facility at 777 N. York. 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 case A-18-2012 – Daily Spark – Special Use to Allow a Fitness Facility at 777 N. York. Commissioner Brody seconded. The motion passed unanimously.

Plan Commission Minutes
September 12, 2012

Scheduling of Public Hearings

A-25-2012 – Village of Hinsdale – Text Amendment to Section 9-106 as it relates to Political Signage.

Chairman Byrnes stated this public hearing would be scheduled for October 10, 2012.

A-26-2012 – Village of Hinsdale – Text Amendment to Section 11-604 as it relates to Site Plan Approval.

Chairman Byrnes stated this public hearing would be scheduled for October 10, 2012.

Signage

133 E. Ogden – Coldwell Banker – Monument Sign

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

Scott Jacobs from Fast Signs, introduced himself and summarized the request.

General discussion ensued regarding the setback and size of the sign.

The Commission clarified the dimensions and locations of the proposed sign and expressed concerns with the size of the sign and its proximity to the property line.

The applicant indicated they could move the sign back a couple of feet at least.

General discussion ensued regarding recent signage proposals and their size.

Commissioner Stifflear motioned to approve one monument sign at 133 E. Ogden, subject to the applicant increasing the setback from 10'-0", to a minimum of 12'-0". Commissioner Brody seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

620 N. Oak – The Chapel – Site Plan/Exterior Appearance Approval for Parking Lot Improvements.

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

Harold Brewer introduced himself and summarized the request, which included the re-striping of the existing parking lot as a result of a garage that was previously removed.

General discussion ensued regarding the proposal and the location of the new parking spots.

Commissioner Cashman expressed some concerns with existing site plan versus the proposed.

Mr. Brewer clarified where pavement was being removed and added.

General discussion ensued regarding the existing site plan and the changes the applicant was proposing.

Plan Commission Minutes

September 12, 2012

Commissioner Cashman expressed additional concerns with landscaping and the parking lot including ADA compliance and how the applicant was obtaining the 6 additional parking spaces. He then questioned the number of islands and trees that would be required in the parking lot.

Mr. Gascoigne indicated one tree for each thirty spaces.

General discussion ensued regarding the changes on the site plan and Commissioner Cashman clarified some additional points regarding existing conditions and the proposed site plan. He expressed some additional concerns with the lack of landscaping in relationship to the amount of parking lot asphalt. He identified his desire to see increased landscaping to improve the appearance for the surrounding neighbors and offered some suggestions.

Commissioner Stifflear supported the suggestions based on the parking lots proximity to residential.

General discussion ensued amongst the Commissioners regarding the applicant's timeline in completing the project and how to proceed with the request. They agreed that in the interest of time and to keep the applicant moving, they would be comfortable sending the request on to the ZPS provided the applicant made the suggested revisions before that meeting. Those revisions included:

- Removal of the west curb cut, to be replaced with sod and additional landscaping to buffer parking spaces.
- General addition of landscaping to the site plan
- Provide a 3'-0" walkway east of the three handicap spaces to allow safe access to the crosswalk and entrance.
- Provide 3" caliper ornamental trees, with landscaping below, on both newly proposed islands south of the angled parking spaces.
- Provide landscaping in the northeast island that accesses the crosswalk, to the extent that it doesn't interfere with the necessary surfaces required to access the crosswalk from the newly requested 3'-0" walkway.
- Update drawing to more adequately identify the pervious surface to be replaced with impervious, on the proposed 90 degree parking spaces.

Commissioner Cashman motioned to disapprove the Site Plan for the parking lot improvements at 620 N. Oak – The Chapel, subject to the revisions stated above. Commissioner Brody seconded. The motion failed and the site plan was approved unanimously.

Commissioner Cashman motioned for the approval of Exterior Appearance for the parking lot improvements at 620 N. Oak – The Chapel, subject to the revisions stated above. Commissioner Brody seconded. The motion passed unanimously.

40 S. Clay – Village Children's Academy – New Fence for Children's Play Area.

Chairman Byrnes indicated that the applicant was not able to fulfill the notification requirements and as a result, would be continued to the October meeting.

Plan Commission Minutes

September 12, 2012

29 E. First Street – Cine Restaurant – Two New Awnings with Signage and One New Wall Sign.

Peter Burdi introduced himself and summarized the business plan and his request, which included the re-skinning of two awnings with valance signs, and a new wall sign. He then explained the signage request and how the marquee sign would be illuminated. He also explained that while he was ok with “modern taqueria” in red, he preferred it in black.

General discussion ensued regarding the signage and the Commission agreed that the red looked better. They also questioned the planters on the front of the building and the applicant indicated that it was his intent to remove those so that he could get outdoor seating along the front of the building.

Commissioner Stifflear indicated that they are being faced more and more with signage questions regarding shades of colors and whether they should be considered one color or separate colors as it relates to the code requirement. He expressed interest in getting some clarification from the Trustees, in the form of a text amendment or at least direction, as to how they should interpret this.

Commissioner Brody motioned to disapprove the Site Plan for the facade improvements at 29 E. First Street – Cine Modern Taqueria. Commissioner Cashman seconded. The motion failed and the site plan was approved unanimously.

Commissioner Johnson motioned for the approval of Exterior Appearance for the facade improvements at 29 E. First Street – Cine Modern Taqueria. Commissioner Crnovich seconded. The motion passed unanimously.

Commissioner Johnson motioned for the approval of one wall sign and two valance signs at 29 E. First Street – Cine Modern Taqueria. Commissioner McMahan seconded. The motion passed unanimously.

Public Hearings

A-21-2012 – Jennifer McIntyre Grapes - Special Use to Allow a Dance Studio at 414 Chestnut Avenue (Transcript of the following Public Hearing on file.)

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

Jennifer McIntyre-Grapes introduced herself and summarized the request, as well as her credentials.

Chairman Byrnes elaborated on the request and the approvals the applicant was seeking.

General discussion ensued regarding the exterior changes to the building, including signage.

Plan Commission Minutes

September 12, 2012

Commissioner Crnovich expressed some concerns with site plan, the circulation of the parking lot and ingress/egress of the building as it relates to safety. She suggested some type of bollard or protection from the east exit from the drive aisle along the east side of the building.

The applicant indicated she was more than happy to provide that.

General discussion ensued confirming the location, size and type of planter to be provided.

The Commission confirmed additional egress points and the ability to lock those for safety reasons.

Mr. Gascoigne indicated that all of these provisions should be subject to approval by both the Fire and Building Departments.

General discussion ensued regarding additional specifics of the business and the floor plan.

The Commission confirmed that there was adequate parking for the applicant.

The applicant confirmed that she had plenty of parking and that most parents just drop their kids off. She then described the different types of dance that would be offered and the projected age ranges.

General discussion ensued regarding the suggested conditions.

Commissioner Brody motioned for the approval of a Special Use Permit to allow a Dance Studio at 414 Chestnut Street subject to the applicant providing a permanent concrete planter, 4'-0" long, 3'-0" high and 1'-0" wide, on the southeast corner of the building to separate the rear (east) entrance from the drive aisle and alarming the east rear exit, both subject to review and approval by the Building and Fire Departments. Commissioner Cashman seconded. The motion passed unanimously.

Commissioner Brody motioned to approve the proposed signage at 414 Chestnut, which included two wall signs and a valance sign. Commissioner Cashman seconded. The motion passed unanimously.

Adjournment

Commissioner Johnson moved to adjourn. Commissioner Brody seconded and the meeting adjourned at 8:37 p.m. on September 12, 2012.

Respectfully Submitted,

Sean Gascoigne
Village Planner