

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

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

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner Johnson, Commissioner McMahan, Commissioner Brody and Commissioner Nelson (7:33)

ABSENT: Commissioner Sullins and Commissioner Stifflear

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the November 14, 2012 meeting. Commissioner Brody motioned to approve the minutes of November 14, 2012. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

A-32-2012 – Matthew Scarpelli – Special Use to Allow a Musical Tutoring Service at 28 E. Hinsdale Avenue.

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 Commissioners suggested some minor changes to clarify the soundproofing was to be specific to the applicant's suite, as well as the spelling of the applicant's last name. Commissioner McMahan motioned to approve the findings and recommendations for case A-32-2012 – Matthew Scarpelli – Special Use to Allow a Musical Tutoring Service at 28 E. Hinsdale Avenue, subject to the spelling changes. Commissioner Nelson seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

16 E. First Street – Yankee Peddler – Site Plan/Exterior Appearance Approval for Façade Improvements.

Stacy Lorin introduced herself and summarized the request and the proposed changes.

General discussion ensued regarding the changes to the façade and several Commissioners complimented the applicant on the choice of colors.

Commissioner Cashman motioned for Site Plan Approval for the replacement of the existing awning fabric, one awning sign and changes to the color of the facade at 16 E. First Street – Yankee Peddler. Commissioner Nelson seconded. The motion passed unanimously.

Plan Commission Minutes

December 12, 2012

Commissioner Nelson motioned for the approval of Exterior Appearance for the replacement of the existing awning fabric, one awning sign and changes to the color of the facade at 16 E. First Street – Yankee Peddler. Commissioner Brody seconded. The motion passed unanimously.

Mr. Gascoigne clarified the process moving forward and suggested the applicant give him a call should they have any questions.

Adjournment

Commissioner Johnson moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 7:36 p.m. on December 12, 2012.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

RE: 16 E. First Street – Exterior Appearance and Site Plan Review for New Awning with Signage and Exterior Façade Changes.

DATE OF PLAN COMMISSION REVIEW: December 12, 2012

DATE OF ZONING AND PUBLIC SAFETY REVIEW: N/A

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Yankee Peddler (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 16 E. First Street (the “Subject Property”).
2. The Subject Property is located in the B-2 Central Business District and is improved with a multiple-story commercial building.
3. The applicant is proposing to re-skin an existing awning, as well as add a valance sign and allow the applicant to maintain the building color that was painted without Plan Commission approval. The existing awning would be re-skinned with a pink fabric as depicted in the attached illustration. The building would be the soft green that is currently displayed on the existing building.
4. The applicant summarized the request and apologized for painting the building, explaining that they did not realize this required Plan Commission approval.
5. The Plan Commission complimented the applicant on the choice of colors and also approved the valance signage.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
7. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of seven (7) “Ayes,” zero (0) “Nays,” and two (2) “Absent” recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 16 E. First Street – Yankee Peddler.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2013.