

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
APRIL 10, 2013
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, April 10, 2013 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner Cashman, Commissioner Stifflear and Commissioner McMahon

ABSENT: Commissioner Sullins, Commissioner Nelson, Commissioner Johnson and Commissioner Brody

ALSO PRESENT: Robert McGinnis, Director of Community Development/Building Commissioner, Tim Scott, Director of Economic Development, Michael Marrs, Village Attorney and Sean Gascoigne, Village Planner

Chairman Byrnes opened the meeting and explained that he was going to switch up the agenda slightly to accommodate some of the items that should generate less conversation.

Approval of Minutes

The Plan Commission reviewed the minutes from the March 13, 2013 meeting. The Commission offered some suggested changes and language as they related to the intent for parking lot landscaping at the cancer center site as well as clarification regarding the signage above the second floor for the project at First and Garfield. Commissioner Cashman motioned to approve the minutes of March 13, 2013 as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-04-2013 – 302 S. Grant Street – Hinsdale Historical Society – Amend Special Use Ordinance

Chairman Byrnes stated this public hearing would be scheduled for May 8, 2013.

Signage

35 E. Hinsdale – Verizon Wireless – 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.

Ed Carroll from Sign Shop Express, introduced himself and summarized the request, which included an acrylic sign, with the applicant's logo, to be mounted on the left side of the building.

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Discussion ensued regarding the location and appearance of the sign. The Commission suggested placing a black picture-style border around the sign and changing the background color from white to tan, to blend with the brick. They also suggested moving the sign up to expose a couple courses of the existing brick in the façade and centering it on the window. The Commission agreed that if the applicant could incorporate these changes, they didn't see a need to reappear in front of the Commission and could resubmit to have it approved administratively.

Exterior Appearance/Site Plan Review

30 S. Lincoln – Site Plan/Exterior Appearance Approval for Façade Improvements

Jay Javors introduce himself and summarized the proposal which included the conversion of one entrance door and the installation of an additional door to accommodate a prospective tenant. He explained that he needed to split the existing tenant space and building code required additional means of egress.

General discussion ensued regarding the changes.

Commissioner Cashman motioned for Site Plan Approval for Façade Improvements at 30 S. Lincoln. Commissioner Crnovich seconded. The motion passed unanimously.

Commissioner Crnovich motioned for Exterior Appearance Approval for Façade Improvements at 30 S. Lincoln. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

421 E. Ogden Avenue – Adventist Hinsdale hospital – Site Plan/Exterior Appearance Approval for a New Cancer Treatment Center

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. Chairman Byrnes confirmed with the applicant that they had received a ruling from the State indicating that the proposed handicap spaces were sufficient for the development. The Commission discussed changes to the findings as a result of Commissioner Cashman's corrections to the minutes. Commissioner Cashman motioned to approve the findings and recommendations for 421 E. Ogden Avenue – Adventist Hinsdale Hospital – Site Plan/Exterior Appearance Approval for a New Cancer Treatment Center, as amended. Commissioner Crnovich seconded. The motion passed unanimously.

26-32 E. First Street – Garfield Crossing – Site Plan/Exterior Appearance Approval for a New Two-Story Development with a Surface Parking Lot.

Peter Coules, thanked the Commission and Staff for their suggestions and willingness to work with them on the proposal.

Chairman Byrnes summarized some of the discussion and suggestions provided at the previous meeting and explained that the applicant is in front of them with revisions as a result of those suggestions, as well as several suggestions provided at various points by Commissioner Cashman and staff.

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Mr. Coules provided an update on the result of the Zoning Board decisions and introduced David Kennedy.

Mr. Kennedy thanked everyone for their input and summarized the changes to the elevations which included an upgrade in various materials and the application of certain architectural accents as recommended. He discussed the materials to be used on the roof, which included a standing seam dark bronze roof on the corner elements and simulated slate for the other areas of the roof. He continued his presentation and discussed the proposed architectural embellishments suggested for the remaining buildings. He explained that most of the changes again came as a result of suggestions from the Commission and staff.

Mr. Coules offered some final thoughts including confirmation that the letter from District 181 had been provided, a speed bump was going to be installed and that the sidewalk material as you approach the crossing for the ingress/egress to the site, was proposed to be changed from concrete to brick pavers to provide a variation in material and draw the attention of pedestrians to identify that they were approaching a drive aisle.

Discussion ensued regarding the location of the speed bump and the applicant confirmed that the location was based on the State's requirements so that bump was a safe distance from the opening onto the sidewalk and street.

Chairman Byrnes thanked the applicant and stated that this is one of the neatest projects he has seen in his years on the Commission. He indicated that it was going to have an outstanding and positive impact on the way the downtown looked. He commended the applicant for working with the Commission and staff to come up with such a project.

Commissioner Crnovich stated that she loved the project and was very excited that something is finally going into that space.

Discussion ensued regarding the proposed benches and planters and it was requested that the applicant consider matching the other benches downtown and also consider providing window boxes. The applicant indicated they would be happy to try and match the benches, but window boxes wouldn't be an option from a maintenance standpoint, as the second story windows were proposed to be fixed.

Commissioner Crnovich stated that while she loved the building, she had some concerns with the utilities and their appearance. She questioned whether the applicant had given any consideration to burying the power lines on the south side of the parking lot.

The applicant indicated that while they intended to bury all utilities going from the south lot line to the building, burying the existing power service along the south property line had not been considered due to cost and the fact that those lines serve more than just their building.

General discussion ensued regarding the existing power lines and burying of the electrical service on the property. The Commission identified portions of the subdivision code and

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questioned whether it was applicable here. Discussion continued regarding the subdivision code and whether certain portions of it were applicable in this proposal.

Mr. Marrs indicated that while it was his belief that these requirements were only applicable to new subdivisions and installing new services, he would follow up on this language and confirm whether it applied here.

Commissioner Cashman indicated that in fairness to the applicant, a cost such as this should not be the sole responsibility of the applicant, but should also include the Village and the School District. He indicated that while it was a great idea, he didn't feel this was something that should be assumed by the applicant and if anything, should be reviewed Village-wide.

General discussion ensued regarding other areas of the Village and how those services were addressed. Mr. McGinnis indicated that it was very common for homeowners to bury their service lines coming into the home, but while he wouldn't say it hasn't happened, he wasn't aware of anyone that had buried their entire service on the property. The Commission agreed that while it would be nice and would like if the applicant would look into it, they weren't willing to make it a condition of the approval as they didn't feel it was the responsibility of the applicant.

Commissioner Stifflear stated that he generally agreed that it shouldn't necessarily be tied to the approval, but wanted the Village Attorney to look into the code and noted that if it's required by code, the applicant should be required to provide it. He then questioned the circulation of the parking lot and how the applicant was going to control how far a delivery truck pulled forward in the loading zone as that could create a potential issue for a vehicle making a three point turn-around on the west end of the parking lot.

The applicant suggested they could provide signage to control this concern. They also identified additional signage they intended to install to prevent confusion regarding circulation.

Commissioner Cashman commended the applicant on the product, thanked them for their flexibility in working with the Village and stated that it was beautiful project and he was excited for it to be a part of town.

Commissioner Stifflear motioned for Site Plan Approval for a new two story development with a surface parking lot at 26-32 E. First Street – Garfield Crossing. Commissioner McMahon seconded. The motion passed unanimously.

Commissioner Stifflear motioned for the approval of Exterior Appearance for a new two story development with a surface parking lot at 26-32 E. First Street – Garfield Crossing subject to the recommendation that any signage above 20'-0" or the bottom of the second story window, be eliminated. Commissioner McMahon seconded. The motion passed unanimously.

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General discussion ensued regarding the expected construction schedule.

Adjournment

Commissioner Stifflear moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 8:38 p.m. on April 10, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner