

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

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, May 8, 2013 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Sullins

ALSO PRESENT: Lance Malina, Village Attorney and Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the May 8, 2013 meeting. Commissioner McMahon motioned to approve the minutes of May 8, 2013. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

12 Salt Creek – Site Plan/Exterior Appearance Approval for Exterior Modifications and 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 Cashman motioned to approve the findings and recommendations for 12 Salt Creek – Site Plan/Exterior Appearance Approval for Exterior Modifications and Façade Improvements. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-18-2013 – Village of Hinsdale – Text Amendment to Section 11-103 (Plan Commission), as it relates to Term Limits.

A-22-2013 – 201-205 S. Vine - Zion Lutheran – Map Amendment from IB, Institutional Buildings to R-4, Single-Family Residential.

A-26-2013 – 333 W. 57th – AT&T – Special Use Permit for Wireless Antennas and Site Plan/Exterior Appearance Approval.

Chairman Byrnes stated these public hearings would be scheduled for September 11, 2013.

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Exterior Appearance/Site Plan Review

46 Village Place – Café LaFortuna – Site Plan/Exterior Appearance Approval for Façade Improvements

Patrick McCarty, architect for the applicant, introduced himself and provided a history and background of the owners and the business. He then summarized the requested changes which included an awning, planters, gooseneck lighting and some general painting to improve the color scheme of the business.

General discussion ensued regarding the changes and the Commission was complimentary of the improvements.

Commissioner Johnson motioned for Site Plan Approval for Exterior Modifications and Façade Improvements at 46 Village Place – Café LaFortuna. Commissioner Cashman seconded. The motion passed unanimously.

Commissioner Cashman motioned for Exterior Appearance Approval for Exterior Modifications and Façade Improvements at 46 Village Place – Café LaFortuna. Commissioner Johnson seconded. The motion passed unanimously.

Public Hearing

A-04-2013 – 302 S. Grant Street – Hinsdale Historical Society – Amendment to Special Use Ordinance (Transcript of the following Public Hearing on file).

Chairman Byrnes introduced the case and summarized the discussions that took place at the May meeting.

Bob O'Donnell, attorney for the Historical Society, introduced himself and indicated that he had yet to be sworn in for the public hearing since he had not attended the previous meeting.

Chairman Byrnes asked that anyone intending on speaking, be sworn in.

Mr. O'Donnell proceeded with his presentation and summarized his understanding from the previous meeting. He then indicated that the Society had the unique benefit of a track record for understanding how the proposed uses would affect the area since many of the uses have been in place for several years. He then went on with his presentation, summarizing the specific standards for Special Uses and how he felt the requested proposal met those standards, specifically in regards to parking. He then discussed the Society's protocol for dealing with parking, with respect to special events. Mr. O'Donnell referenced a traffic study done in 2004 and various Police reports they had obtained, to suggest a lack of impact in with regards to traffic and parking in the area.

Mr. O'Donnell touched on alcohol consumption and the noise generated at special events and how the Society addresses issues within the rental agreement to manage them. He then introduced the changes they were proposing to the existing ordinance. He

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summarized where changes were made and how those changes to the language were arrived at.

General discussion ensued regarding the changes that were made to the existing ordinance and how uses were reorganized, including the proposed number of permitted events within a given year.

Mr. O'Donnell stated his justification for the requested number of events and how they arrived at it.

Commissioner Stifflear questioned specific language in the proposal with regards to the types of uses that would be permitted with the proposed language.

Discussion ensued regarding the proposed language and how the revisions could potentially affect the current usage of the facility in terms of types of the uses and their frequency. Further discussion ensued regarding the deletion, addition and reorganization of specific uses within the existing ordinance and how the applicant defined some of the terms and uses within the revised language. The Commission expressed concerns regarding some of that revised language and requested some additional clarification from Mr. O'Donnell regarding the Society's proposed intent.

Commissioner Johnson expressed concern that she did not see any of the requirements contained within the Society's rental agreement, memorialized within the revised language of the Special Use request.

Mr. O'Donnell continued with his presentation and summarized the proposal's applicability to the remaining Special Use standards and then stated why he felt the Society provided a public benefit describing the various levels of involvement the community had in the organization.

General discussion ensued regarding the public benefits and how the proposed uses would affect those existing public benefits.

Loretta Summers introduced herself and provided a presentation establishing why she felt that the uses at Immanuel Hall, both existing and proposed, do not impact the property values of the surrounding community, citing examples and values of several residential areas that surround other institutional uses.

Ruth Anderson introduced herself and expressed her support for the request. She explained that after understanding the intent of the Society, made a sizeable contribution in hopes that the Society could convert the existing use and continue to operate.

Ann Smith and Maria Banks introduced themselves and expressed their concerns regarding the proposal and the actions of the Society from the last meeting to this one. They responded to some of the comments made by Mr. O'Donnell and provided their position on some of his statements, including adverse impacts on the neighborhood relative to parking

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and property values. They presented a petition signed by the neighbors and confirmed that all Commissioners had received it.

Chairman Byrnes confirmed that Ms. Banks and Ms. Smith, along with all their neighbors wanted things to remain status quo.

General discussion ensued regarding the deed restriction that was controlled by the adjacent neighbor.

Mr. Gascoigne confirmed that he had received a message from that neighbor and indicated that the message left established that the neighbor would also like to see things remain status quo.

General discussions continued regarding responses from neighbors and the proposed uses.

Mark Alder introduced himself, thanked the applicant for their presentation and shared his concerns to the Commission regarding the proposal and Mr. O'Donnell's presentation. He indicated that many of the larger events were a concern, especially when they gravitate outdoors and impact the neighborhood. He summarized some of the information he was able to locate on the internet regarding the financials for the Historical Society.

Bill Hensley introduced himself and confirmed support for much of what had already been presented by the neighbors. He summarized the efforts that were put forth by the volunteers and the neighbors to establish the Historical Society in this location, but didn't agree with what was being presented in the revised language. He expressed his interest in seeing the uses remain as is and asked the Commission to consider all the impacts before making a decision.

Maria Baksay introduced herself and indicated her desire to keep everything as is and not allow anything to change.

Several neighbors including Christina Richards, Linda Saunders and Doug Bemiss also expressed their objections and thoughts regarding the proposal.

Cindy Klima, President of the Hinsdale Historical Society, responded to several of the comments and concerns raised by the neighbors.

General discussion ensued regarding the possibility of the Society continuing to operate under the existing Special Use permit and Ms. Klima indicated that the Historical Society could not financially operate without hosting the special events.

Chairman Byrnes asked the Village Attorney to address how the application came to be and Mr. Malina provided an explanation as to the events that led up to the request before the Commission.

General discussion ensued regarding the existing Special Use permit and the types of programs that would be permitted under that language.

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Commissioner Stifflear asked Mr. Malina about the restrictive deed on the adjacent property and Mr. Malina explained what role that document played in this request. General discussion ensued regarding the document, conversations the Society and staff had with the affected neighbor and the neighborhood's thoughts on the Special Use language in terms of what should be permitted.

Ross Anderson introduced himself and offered his thoughts regarding the proposal and his understanding of what the neighborhood wanted.

General discussion ensued regarding Mr. Anderson's comments and the neighborhood's feelings regarding Immanuel Hall.

Chairman Byrnes interjected and offered some thoughts regarding keeping things moving forward and accomplishing the task the Commission is charged with.

Commissioner Johnson motioned to close the public hearing. Commissioner Cashman seconded.

Mr. O'Donnell requested to offer some final thoughts before a vote was taken and Chairman Byrnes accommodated the closing remarks.

Mr. O'Donnell touched on aspects of the approving ordinance and the intent of the Historical Society.

Chairman Byrnes acknowledged the motion made to close the public hearing and the motion passed unanimously to close the public hearing.

Chairman Byrnes offered his thoughts on Immanuel Hall and the proposal.

General discussion ensued amongst the Commissioners and a consensus was reached that the request put forward was too severe and too far reaching to support.

Commissioner Johnson indicated that she agreed with most of what was being presented, however she believed the Society needed to be able to have certain events within strict guidelines to be viable as an organization. She suggested leaving the ordinance as written, with the recommendation that they be able to use the facility for a very limited number of events with a restricted number of attendees and specific guidelines, to be outlined in a revised Special Use ordinance. She also suggested that additional approval could be sought, with the approval of the Village Board, should the applicant need to exceed that number.

General discussion ensued and while the Commission appreciated the recommendation, they felt that it was up to the applicant to come up with reasonable parameters that could be worked out in communications with the neighbors before coming back with revised language. The Commissioners offered some final closing thoughts as to why the generally could not support the request.

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Commissioner Cashman made a motion to *deny* case A-04-2013 – 302 S. Grant Street – Hinsdale Historical Society – Amendment to Special Use Ordinance. Commissioner Stifflear Seconded. The motion passed unanimously and the request was denied.

Adjournment

Commissioner Brody moved to adjourn. Commissioner Crnovich seconded and the meeting adjourned at 10:20 p.m. on July 10, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner