

Approved
Cashman/Crnovich

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
OCTOBER 9, 2013
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:50 p.m., Wednesday, October 9, 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: Michael Marrs, Village Attorney and Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the July 10, 2013 meeting. Commissioner Cashman motioned to approve the minutes of July 10, 2013. Commissioner McMahon seconded. The motion passed unanimously.

The Plan Commission reviewed the minutes from the September 11, 2013 meeting. Commissioner McMahon motioned to approve the minutes of September 11, 2013. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

**35 E. First Street – Fullers Tap and Grill – Site Plan/Exterior Appearance
Approval for 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. Mr. Fuller requested that he be afforded an opportunity to speak. He acknowledged his understanding that the Plan Commission was only approving the Findings and Recommendations to memorialize the discussion and vote taken the previous month by the Plan Commission, but wanted to extend the courtesy of informing them that he had reconsidered portions of their proposal and would be submitting slightly revised elevations to the Zoning and Public Safety Committee. He then explained that he felt they had initially overextended the proposal and would be scaling back the restaurant which would include the removal of the balcony proposed on the east elevation. Mr. Fuller thanked the Commission for their support and consideration and indicated that his hope would be that the restaurant would do well enough to eventually expand as originally intended, and he could bring something like this back in the future.

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Commissioner Cashman motioned to approve the findings and recommendations for Site Plan/Exterior Appearance Approval at 35 E. First Street – Fullers Tap and Grill – Site Plan/Exterior Appearance Approval for Façade Improvements. Commissioner McMahon seconded. The motion passed unanimously.

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

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 McMahon motioned to approve the findings and recommendations for case A-18-2013 – Village of Hinsdale – Text Amendment to Section 11-103 (Plan Commission), as it relates to Term Limits. Commissioner Crnovich seconded. The motion passed unanimously.

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

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-22-2013 – 201-205 S. Vine - Zion Lutheran – Map Amendment from IB, Institutional Buildings to R-4, Single-Family Residential. Commissioner McMahon seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

125 W. 2nd Street - Site Plan/Exterior Appearance Approval for Façade Improvements and a Reconfigured Surface Parking Lot.

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

Steve Kolber, architect for the applicant, introduced himself and summarized the request, which included façade improvements to the existing structure on the site, a small addition to the north elevation and a new 5-car surface parking lot. He then went on to describe the color schemes and the additional changes that were being proposed, including the extent of the landscaping.

General discussion ensued regarding the extent of the proposed changes, which included grade changes and the location of entrances.

Commissioner Crnovich questioned how the proposed addition would affect the square footage of the existing structure.

Mr. Kolber confirmed that, with the exception of the addition there was no square footage being added.

General discussion ensued regarding the location of the entrances and concerns with the entrance of the building being at the back of the building and the parking being in the front.

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Commissioner Stifflear indicated that he had no problems with the proposed architectural improvements, but expressed concerns with the parking lot being in the front yard and its impact on the neighbors.

Commissioner Cashman expressed his support for the architectural improvements to the structure as well but indicated he had concerns with the benefit of the proposed parking lot, especially since it was in a residential neighborhood. He explained that he wasn't sure that the benefit of providing off-street parking would offset the negatives to the neighbors.

General discussion ensued regarding the proposed parking lot and whether the number of spaces being added offset the negative impacts which included the impact on adjacent neighbors, buffering and storm water concerns. The Commission then discussed coverage and setback requirements for parking lots and how the variations being requested applied to this proposal.

Commissioner Cashman commended the applicant for the building improvements and the idea of providing the off-street parking, but indicated that he didn't necessarily feel that the parking was appropriate at this location.

General discussion ensued regarding the requested variations and certain Commissioners felt that they should be broadened to include a request specific to allowing a parking lot in the front or corner side yard as the code did not currently allow for parking lots in those locations.

Carol Clark introduced herself expressed her concerns with the request as it related to the proposal for a parking lot. She complemented the improvements to the structure, but didn't like the idea of putting in a new parking lot. She then provided alternative suggestions for how the parking could be resolved rather than putting in a new parking lot.

General discussion ensued regarding the parking requirements in the neighborhood and whether the Commission was comfortable with the proposal if the parking lot was not included. While the Commission was supportive of that idea, Commissioner Crnovich indicated she would be supportive if the neighbors were given notification and kept in the loop.

Mr. Gascoigne indicated that all of the neighbors within 250 had received public notices for both the Plan Commission this evening and the upcoming Zoning Board of Appeals meeting.

General discussion ensued regarding how the site plan would be affected and if the Commission would be supportive of the proposal should the parking lot be removed. The Commission then discussed the different options as to how the proposal could continue to move forward through the process without the parking lot.

Mr. Kolber explained that at this point the primary concern for them was starting construction on the building and that if he could keep that moving forward, he could talk to his client to determine if and how they wanted to proceed with the parking lot. He then

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indicated that if she decided to move forward with some type of parking lot, they were happy to come back and work with the Commission to reach a solution that was good for everybody.

Discussion ensued regarding the process and how best to move the request forward.

Mr. Gascoigne summarized what the options were and indicated that the only way the applicant would be required to come back in front of the Commission would be if they proposed additional parking surface outside of the extents of the existing parking lot.

Discussions continued regarding the parking lot and what the options were. The Village Attorney wanted to confirm that the applicant understood the implications of moving the building improvements forward without the parking lot. He explained that in doing so, the applicant was acknowledging that should they never reach an accord with the Village on a parking lot design, the applicant was accepting the current parking situation that is currently in place.

Commissioner Cashman motioned for Site Plan Approval for Exterior Modifications and Façade Improvements at 125 E. 2nd Street, subject to the elimination of the proposed parking lot from this request. Commissioner Crnovich seconded. The motion passed unanimously.

Commissioner Cashman motioned for Exterior Appearance Approval for Exterior Modifications and Façade Improvements at 125 E. 2nd Street, subject to the elimination of the proposed parking lot from this request. Commissioner Johnson seconded. The motion passed unanimously.

Public Hearing

A-26-2013 – 333 W. 57th Street – AT&T – Exterior Appearance/Site Plan Review and Amendment to Special Use for the Installation of Antennas on the Water Tower. (Transcript of the following Public Hearing on file).

Chairman Byrnes introduced the case and opened the public hearing.

Michael Bienek introduced himself and summarized the request, which included co-location of nine additional antennas on the existing water tower. He explained that Clearwire had been approved for six of the nine requested and now that Clearwire was no longer locating on the tower, AT&T required approval to add three additional above and beyond that. He summarized the coverage gaps that AT&T was experiencing and welcomed any questions.

Chairman Byrnes summarized his understanding of the proposal.

General discussion ensued regarding the specific dimensions and function of the proposed equipment, as well as the location of other AT&T sites within the Village. Discussion continued regarding the role that the water tower played in AT&T's plans with Distributed Antenna Systems (DAS), either existing or proposed.

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Mr. Marrs interjected and explained that the Zoning and Public Safety (ZPS) had specifically requested this information and that the Committee intended to dovetail the discussions regarding DAS along with the water tower application, at the next ZPS meeting.

Chairman Byrnes confirmed his understanding of what the proposed antennas would look like on the tower compared to what it looks like right now.

General discussion ensued regarding the appearance of the antennas, including the existing DAS units and what was going to be discussed at the October Zoning and Public Safety Committee meeting.

Commissioner Stifflear stated that he was going to vote “yes” on the request since it was much better than a new tower, but expressed his concerns regarding the aesthetics and the need for the Village to be more diligent in that respect.

General discussion ensued regarding the appearance of the DAS units.

Commissioner Stifflear motioned to approve case A-26-2013 – AT&T – Site Plan Review for the Installation of Antennas on the Water Tower at 333 W. 57th Street. Commissioner Cashman Seconded. The motion passed unanimously.

Commissioner Cashman motioned to approve case A-26-2013 – AT&T – Exterior Appearance for the Installation of Antennas on the Water Tower at 333 W. 57th Street. Commissioner McMahon Seconded. The motion passed with the following votes, Ayes: Commissioner Stifflear, Commissioner Johnson, Commissioner McMahon, Commissioner Crnovich and Commissioner Cashman. Nays: Chairman Byrnes.

Commissioner McMahon motioned to approve case A-26-2013 – AT&T – Amendment to the existing Special Use for the Installation of Antennas on the Water Tower at 333 W. 57th Street. Commissioner Cashman Seconded. The motion passed unanimously.

Adjournment

Commissioner Johnson moved to adjourn. Commissioner Crnovich seconded and the meeting adjourned at 9:07 p.m. on October 9, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner