

Approved
Cashman/Crnovich

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
FEBRUARY 12, 2014
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, February 12, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Johnson

ALSO PRESENT: Michael Marrs, Village Attorney, Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the January 8, 2014 meeting. Commissioner McMahon motioned to approve the minutes of January 8, 2014. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

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

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 offered suggestions for several changes specific to the discussions that took place at the February meeting. Commissioner Cashman motioned to approve the findings and recommendations for Site Plan/Exterior Appearance Approval at 125 W. Second Street for a reconfigured surface parking lot as amended. Commissioner Stifflear seconded. The motion passed unanimously.

Chairman Byrnes took a second to summarize the comments and votes put forward by the Zoning Board of Appeals.

Signage

218 W. Ogden – Hinsdale Animal Hospital – One Ground Sign

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

Jason Sanderson introduced himself and summarized the request.

General discussion ensued regarding the sign including the number of colors and questions as to why two signs were shown.

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The applicant explained that the top illustration was the preferred option, but provided the second as an alternative, based on the requirement for number of colors. They then indicated that they had spoken with staff previously and had agreed that the background color would be black which didn't pose a color limitation issue, if the Commission was supportive of this option.

The Commission questioned the size and location of the existing sign and the applicant confirmed that the proposed sign would be the same general size and location as the one that exists there today.

Commissioner Cashman motioned to approve the monument sign at 218 W. Ogden – Hinsdale Animal Hospital. Commissioner Crnovich seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

901 N. Elm Street – Med Properties - Site Plan/Exterior Appearance Approval for Façade and Exterior Improvements.

Bill Dvorak introduced himself and provided a history of the proposal, which included a new play area for the relocated Village Children's Academy and various façade improvements to the existing building.

Dani Fitzgerald, introduced herself as the architect for the general building improvements and indicated that Village Children's Academy had their own architect to present the playground proposal. She went on to summarize the improvements which included ADA upgrades as well as architectural changes to the façade of the building.

Shamus Burns introduced himself as the architect for the Village Children's Academy and summarized the proposal for the playground proposal, which he indicated was basically a direct replica of what existed over at 40 S. Clay, including a fence surrounding the area.

General discussion ensued regarding the play area proposal, including access from the building to the play area.

Mike Trippedi, Landscape Architect for the project, introduced himself and summarized the proposed site plan and landscaping changes. He indicated that a large number of trees were affected by the Emerald Ash Borer and as such, those would have to be removed. He continued with his presentation on the changes which included improvements to ADA accessibility, a protective fence for the play area along Elm and the general landscaping and screening provided.

General discussion ensued regarding the circulation for drop offs on the site and the use of the building. The applicant explained that there was a symbiotic relationship between the daycare facility and the medical uses, in that several of the employees in the medical offices, utilize the daycare.

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Commissioner McMahon questioned the applicant about addressing and signage.

The applicant indicated that they were working on a package for wayfinding and general signage to bring back to the Commission at a later date.

Commissioner Cashman asked the applicant to explain the reasoning for the architectural changes to the building's façade.

General discussion ensued regarding the location of the play equipment and the play surface. The applicant explained that the proposed location was the best option without reducing or eliminating parking spaces. Commissioner Cashman indicated that from Ogden, you would never see the play equipment based on how it was laid out.

Discussion continued and Commissioner Crnovich expressed regarding the number of trees being removed.

The applicant explained that while there was a large number of trees infected and being removed, the site was fairly overgrown currently and didn't necessarily support replacing all of them.

Commissioner Cashman indicated that he was personally ok with the replacement amount and that it would be a large improvement to the site given how overgrown the landscaping currently is.

Discussion continued and the remaining Commissioners agreed with Commissioner Cashman's comments.

Commissioner Cashman motioned for Exterior Appearance Approval for Facade Modifications and Exterior Improvements at 901 N. Elm Street. Commissioner McMahon seconded. The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nays: Commissioner Crnovich

Commissioner McMahon motioned for Site Plan Approval for Facade Modifications and Exterior Improvements at 901 N. Elm Street. Commissioner Cashman seconded. The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nays: Commissioner Crnovich

40 S. Clay Street - Site Plan/Exterior Appearance Approval for Screening of Rooftop Mechanical Equipment.

Bill Dawes, Architect for the project, introduced himself and summarized the proposal, which included the screening of the mechanical equipment at 40 S. Clay. He then proceeded through the elevations to illustrate the location and appearance of the mechanical equipment, as well as the proposed screening.

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General discussion ensued regarding the size and location of the mechanical equipment and the reasoning for why it is located on the roof. They then discussed the history of the mechanical equipment and how much of it was previously located on the roof.

Discussion continued regarding the amount of screening being proposed and why, even though they were screening the views from residential, they weren't screening the additional views as discussed in the code.

Mr. Gascoigne indicated that because this is an existing building that existed before the adoption of the code, the applicant was technically not required to provide screening at all, but because they were willing to install it, exterior appearance approval was required.

Discussion continued and the Commission offered some thoughts regarding how the proposed screening could be improved, including the shielding or painting of the duct work as well.

The applicant proceeded with his presentation and explained the visual and physical changes to the existing rooftop mechanical equipment.

Commissioner Crnovich expressed her concern with the size and appearance of the equipment.

The applicant explained why the mechanical equipment was on the roof and explained that while there were other options, the rooftop was the best option.

Commissioner Stifflear indicated that while he too would like to see the mechanical equipment in another location, the code does not require it and they were really only there to consider the screening. He then commended the applicant for their willingness to provide the screening.

General discussion ensued regarding how the neighbors were impacted and Diane Menza indicated that they had only heard concerns from one neighbor and that in fact, the screening was a response to those concerns. She then indicated that she had received positive feedback from the closest neighbor in the townhomes.

Janice Murray, introduced herself and expressed her concerns regarding the mechanical equipment. She indicated that while the appearance was a concern, the bigger issue for them was the sound.

Don Moritz introduced himself as a resident of the townhome closest to the building. He explained that he had conversations with Ms. Menza and was in support of the changes as he felt the new technology would be an improvement from what exists currently.

General discussion ensued regarding the proposal and Commissioner Crnovich referenced an area of the code she felt applied to this proposal.

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Mr. Marrs indicated that the sections referenced were not applicable to this application.

General discussion ensued regarding the sound and whether the screening would have any impact on the noise.

Mr. Marrs indicated that sound is a separate issue and is not something the Commission was considering this evening.

Commissioner Cashman indicated that the screens would definitely be an aesthetic improvement and it would be nice if they also provided sound attenuation.

General discussion ensued regarding the screening and the applicant responded to the concern regarding noise throughout the night. He indicated that once they became aware of the issue, they made arrangements to have that checked and believe that they can resolve the issue with tweaking the building automation system so that it turns off at night.

Commissioner Crnovich offered some final thoughts and reiterated some of her concerns.

Ms. Menza indicated that sound studies were performed and the systems operated at or below the normal levels for that type of equipment. She also indicated that at times, the sound company even had trouble obtaining a reading given the amount of other noises in the area, including the trains.

Bill Murray introduced himself and summarized his concerns regarding the noise and questioned when it would be appropriate to discuss.

Chairman Byrnes recommended that the applicant attend the Zoning and Public Safety or Village Board meeting to generally address the noise concerns.

Commissioner Stifflear summarized his final thoughts and commended the applicant for being willing to install the screening.

Commissioner McMahon motioned for Exterior Appearance Approval for the Screening of Mechanical Equipment at 40 S. Clay Street. Commissioner Cashman seconded. The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nays: Commissioner Crnovich

Commissioner Cashman motioned for Site Plan Approval for the Screening of Mechanical Equipment at 40 S. Clay Street. Commissioner McMahon seconded. The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nays: Commissioner Crnovich

Public Hearings

A-01-2014 – 35 E. First Street – Special Use Permit to Allow a Personal Training Facility on the Second Floor (Transcript of the following Public Hearing on file).

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Chairman Byrnes opened the public hearing, summarized the request and asked if the applicant was present.

Jamie Zaura, Architect for the applicant, introduced herself and summarized the proposal, including any internal changes to the existing building.

Scott Grove, owner of the business introduced himself and provided a brief summary of the business, which included hours of operation, as well as the number and sizes of classes.

General discussion ensued regarding the proposal and the layout of the area, including access and the location of the entrance.

Chairman Byrnes closed the public hearing and entertained a motion.

Commissioner Cashman motioned for approval for a Special Use Permit to Allow a Personal Training Facility on the Second Floor at 35 E. First Street. Commissioner Crnovich seconded. The motion passed unanimously.

Adjournment

Commissioner Cashman moved to adjourn. Commissioner Crnovich seconded and the meeting adjourned at 9:09 p.m. on February 12, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner