

## HINSDALE PLAN COMMISSION

**RE: 901 N. Elm Street – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: February 12, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 24, 2014**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. Med Properties (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 901 N. Elm Street (the “Subject Property”).
2. The Subject Property is located in the O-3 General Office District and is improved with a multiple-story office building.
3. At the February 12<sup>th</sup> Plan Commission meeting, the Plan Commission reviewed the applicant’s site plan and exterior appearance plans relative to redevelopment of the site, which included:
  - a. Installation of a new 5’-0” tall, decorative protective fence surrounding the children’s play area required for the daycare.
  - b. Several modifications to provide improved accessibility, including the installation of new handicap accessible ramps and railings, reconfigured curbs, ramp access and stairways, all on the north entry.
  - c. Installation of a new canopy above the north entry.
  - d. Removal of the existing white shutters from all windows.
  - e. New sconce lighting for north entrance.
  - f. New recessed aluminum and glass bi-parting automatic doors.
  - g. Provide additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site.
4. Certain Commissioners expressed concern with the location, appearance and size of the proposed play equipment but were ultimately satisfied with this given the inability to locate it anywhere else on the site and the limited visibility from Ogden.
5. Certain Commissioners expressed interest in seeing additional trees on the site to offset those being removed due to the Emerald Ash Borer, however most Commissioners agreed that the remaining and proposed plantings were sufficient given the layout of the site and the existing landscaping.
6. The Plan Commission generally finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections

11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the January 8<sup>th</sup>, Plan Commission meeting, as well as comments from a nearby neighbor.

## II. RECOMMENDATION

Following a motion to recommend approval of the proposed site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," one (1) "Nay," and one (1) "Absent," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 901 N. Elm Street.

THE HINSDALE PLAN COMMISSION

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

## HINSDALE PLAN COMMISSION

**RE: 40 S. Clay Street – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: February 12, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 24, 2014**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. Win & 12 LLC. (the “Applicant”) on behalf of DuPage Medical Group, submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 40 S. Clay Street (the “Subject Property”).
2. The Subject Property is located in the O-2 Limited Office District where Medical Offices are a Permitted Use. The site is improved with a multiple-story office building.
3. At the February 12<sup>th</sup> Plan Commission meeting, the Plan Commission reviewed the applicant’s site plan and exterior appearance plans relative to the screening of mechanical equipment.
4. While one resident expressed concerns with the noise of the existing mechanical equipment, another neighbor immediately adjacent to the east building expressed support for the proposed changes and complimented the applicant on the changes already made.
5. Certain Commissioners also identified concerns with the appearance of the equipment and sound however the Village Attorney advised the Commission that the only item for consideration was the appearance of the screening panels and that sound should not be considered. He further acknowledged that the Village does not have a sound ordinance and that even though sound should not be considered, the Building Commissioner had extended the courtesy of visiting the site and found the sound of the mechanical equipment to be well within the range of normal.
6. While a single Commissioner expressed concern with the appearance of the mechanical equipment, the remaining Commissioners acknowledged the fact that the applicant had limited options given it was an existing structure and as such, commended them for being willing to screen them.
7. The Plan Commission generally finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the

February 12<sup>th</sup>, Plan Commission meeting, as well as comments from adjacent neighbors.

**II. RECOMMENDATION**

Following a motion to recommend approval of the proposed site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," one (1) "Nay," and one (1) "Absent," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 40 S. Clay Street.

THE HINSDALE PLAN COMMISSION

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

## HINSDALE PLAN COMMISSION

**RE: Case A-01-2014 – 35 E. First Street – Special Use Permit to Allow a Personal Training/Fitness Facility on the Second Floor.**

**DATE OF PLAN COMMISSION REVIEW: February 12, 2014**

**DATE OF COMMITTEE REVIEW: February 24, 2014**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. Scott Grove, (the “applicant”), submitted an application to the Village of Hinsdale for the property located at 35 E. First Street (the “subject property”).
2. The subject property is located within the B-2, Central Business District in which personal training facilities are permitted above the first floor, as a Special Use.
3. The applicant proposes to operate a personal training facility on the second floor of the subject property.
4. The applicant has indicated that class sizes will be anywhere from one-on-one instruction to classes of 12 and will be open from 9 a.m. to 9 p.m., Monday through Friday.
5. The applicant also indicated that they have been currently operating for almost a decade at another downtown location and were just looking to relocate.
6. The Plan Commission generally finds that the Application, as a whole, satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit. Among the evidence relied upon by the Plan Commission was the testimony given by the applicant, as well as the applications and various plans submitted and considered for the February 14<sup>th</sup>, Plan Commission meeting.

#### II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 5 “Ayes,” 0 “Nay,” and 1 “Absent” recommends that the President and Board of Trustees approve the Application for an Amendment to the Special Use permit to allow a personal training/fitness facility on the second floor of the subject property at 35 E. First Street.

THE HINSDALE PLAN COMMISSION

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.