

Approved
McMahon/Cashman

**MINUTES
VILLAGE OF HINSDALE
SPECIAL MEETING - PLAN COMMISSION
JUNE 10, 2014
MEMORIAL HALL
6:00 P.M.**

Chairman Byrnes called the meeting to order at 6:00 p.m., Tuesday, June 10, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: None

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the April 8, 2014 meeting. Commissioner Johnson motioned to approve the minutes of April 8, 2014. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-13-2014 – 230 Ogden Avenue – Shred415 – Special Use Permit to Allow a Physical Fitness Facility

Chairman Byrnes stated this public hearing would be scheduled for July 9, 2014.

Signage

901 N. Elm Street – Village Children’s Academy – One Wall Sign

Chairman Byrnes explained why he had chosen to bring this request in front of the entire Commission and then asked if the applicant was present.

Dawn Sprong, owner of Village Children’s Academy, introduced herself and summarized the request. She indicated that the plans had been revised slightly from the photos the Commission had in their packet. She explained that when the sign company came out to take pictures of the building for a design, the contractors had removed two downspouts that would be replaced and as a result, the sign would have to be shifted to avoid a conflict with the downspouts. She also stated that as a result, they would also reduce the proposed letter height from 20” to 15”.

Discussion ensued regarding the proposed location of the sign.

The Commission confirmed the orientation and location of the proposed sign and generally agreed that the new location and size was actually more favorable.

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Mr. Gascoigne suggested that due to all the changes, the applicant revise the drawing and application, and resubmit to the Village for approval by the Chairman.

Commissioner Stifflear motioned for approval of a single wall sign at 901 N. Elm – Village Children’s Academy, subject to the sign being 15” in height and centered between the downspouts on the southeast façade. Additionally the applicant would resubmit a revised application and drawing reflecting the changes discussed tonight and resubmit for administrative approval by the Plan Commission Chairman. Commissioner Crnovich seconded. The motion was approved unanimously.

Exterior Appearance/Site Plan Review

330 Chestnut Street - Site Plan/Exterior Appearance Approval for the Construction of a New Two-Story Commercial Building and Associated Site Improvements.

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

David Habiger, owner of the property, introduced himself and summarized his request.

Bernie Bartelli, architect from Culligan Abraham, introduced himself and summarized the proposal, including the design process that led to the footprint location and the differing elevations. He then went on to explain the materials being used and how consideration of the single-family homes on the south side of the tracks, led to several of the design concepts and changes made to the original elevations.

Commissioner Crnovich questioned whether staff had received any comments from the neighbors.

Mr. Gascoigne indicated that he couldn’t confirm whether the neighbors that showed up at the previous meeting knew about the change of date and time for the special meeting, but that he had advised them after the meeting to keep an eye on the website. He also confirmed that those same two neighbors were those that had written letters of support that were included in the Commissioner’s packet.

Mr. Habiger indicated that he has had ongoing conversations with all the neighbors to keep them up to speed and also stated that several of the elevation and design changes were a direct response to the concerns that the neighbors had throughout the process. He then indicated that there were some initial concerns when they first began the project, but that based on the feedback he’d received and letters provided to the Commission, he was confident that everyone was supportive of this request and the changes that were made to the original proposal to accommodate the concerns of the surrounding neighbors.

General discussion ensued and the Commission was extremely complementary of all aspects of this proposal and the willingness of the applicant to work with the neighbors and community to arrive at a design that everyone was happy with.

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Commissioner Cashman requested that the applicant expand on the design and explain the reasoning behind the differences of the north and south elevations. He indicated that he felt it was done very well and thought it should be part of the record for Trustees to understand how it was arrived at.

Mr. Bartelli elaborated on the distinctions and transition between the two elevations and explained that many of the changes were a result of conversations with the neighbors in an effort to eliminate any concerns they may have had.

Commissioner Cashman motioned for Exterior Appearance Approval for the Construction of a New Two-Story Commercial Building and Associated Site Improvements at 330 Chestnut Street. Commissioner Johnson seconded. The motion passed unanimously.

Commissioner Cashman motioned for Site Plan Approval for the Construction of a New Two-Story Commercial Building and Associated Site Improvements at 330 Chestnut Street. Commissioner Crnovich seconded. The motion passed unanimously.

Adjournment

Commissioner McMahon moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 6:25 p.m. on June 10, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner