

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
JULY 9, 2014
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:33 p.m., Tuesday, July 9, 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 and Commissioner Unell

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the June 10, 2014 meeting. Commissioner McMahon motioned to approve the minutes of June 10, 2014. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

901 N. Elm Street - Med Properties - Site Plan/Exterior Appearance Approval for Façade and Exterior 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 Site Plan/Exterior Appearance Approval at 901 N. Elm for Façade and Exterior Improvements. Commissioner Crnovich seconded. The motion passed unanimously.

330 Chestnut Street - Site Plan/Exterior Appearance Approval for the Construction of a New Two-Story Commercial Building and Associated Site 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 McMahon motioned to approve the findings and recommendations for Site Plan/Exterior Appearance Approval at 330 Chestnut for the Construction of a New Two-Story Commercial Building and Associated Site Improvements. Commissioner Cashman seconded. The motion passed unanimously.

Scheduling of Public Hearings

- A-17-2014 – Nourished Table and Home – Text Amendment to 6-106 to Allow Cooking Classes as a Special Use in the O-1, Specialty Office District.

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- A-18-2014 – 111 S. Vine – Nourished Table and Home – Special Use to Allow a Cooking School in the O-1, Specialty Office District.
- A-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties – Special Use Permit to Allow a Planned Development.

Chairman Byrnes stated these public hearings would be scheduled for September 10, 2014.

Public Hearings

Chairman Byrnes stated that he would move the public hearing up on the agenda, to discuss before the items on for Exterior Appearance and Site Plan Review.

A-13-2014 – 230 E. Ogden – Shred415 – Special Use Permit to Allow a Physical Fitness Facility (Transcript of the following Public Hearing on file).

Peter Coules, attorney for the applicant introduced himself and summarized the request which included a description of the business and its operational procedures.

Commissioner McMahon asked the applicant to clarify the traffic flow and the circulation on the site.

General discussion ensued regarding the configuration of the lot and the Commission requested that the applicant provide a site plan or plat of survey for any packets or correspondence, moving forward through the process. The Commission discussed some specifics of the building layout, including where the proposed facility would be and where clients would enter the building.

Commissioner Crnovich questioned the number of clients and employees, as well as the specific hours of operation and arrival times of the instructors/employees. She indicated that she didn't necessarily have a problem with the use, but that she had concerns with the early hours and the proximity to the single-family residences immediately to the south.

Commissioner Stifflear expressed similar concerns and indicated he did not have a problem with the use per se, but was struggling with the idea of the potential problems that could arise related to noise, by having classes so early in the morning.

General discussion ensued regarding the hours of operation and concerns regarding noise and potential disturbance to surrounding residences. The Commission discussed the idea of controlling the parking spaces that are used during the earlier hours and the ability to enforce any restrictions that may be put into place.

Commissioner Crnovich appreciated the responses to the concerns, but indicated that she could not support the use given how close it was to the residential area. She then encourage the applicant to have a plan moving forward as to how they would address these concerns.

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Commissioner Cashman identified examples from the zoning code of other uses that would be permitted, as of right in this building and district, that would operate under similar hours and produce similar noise concerns.

General discussion ensued regarding uses along Ogden with similar hours of operation, as well as how the site was laid out and other suggestions on potential solutions to manage and enforce a parking restriction.

Mr. Coules indicated that he appreciated the comments and concerns, but stated that the surrounding residences made a choice to move this close to Ogden Avenue and that there were permitted uses in the B-3 District, that would be far more detrimental to the adjacent residents than his client's proposal.

General discussion ensued regarding the use and Chairman Byrnes appreciated the comment made by Mr. Coules in that the residents surrounding these properties bought their homes knowing its proximity to both Ogden Avenue and these types of uses.

Discussion continued regarding the concerns certain Commissioner's still had with the business' proximity to the residential homes and how to alleviate some of those concerns. The Commission continued to discuss alternatives to try and find a solution that would work for everyone involved, including restricted parking during certain hours of the day and reminders to the clients to be aware and respectful of the surrounding residential community.

Mr. Gascoigne suggested that if the Commission is going to impose parking restrictions as a condition, they require the applicant to submit to the ZPS, a site plan that can be attached to the ordinance identifying which spots are to be blocked and during what times. He indicated that it then becomes an enforceable document and should the Village receive continued, legitimate complaints, there are ways to enforce those restrictions.

General discussion continued and the Commission suggested that if the recommendation is to move this forward, that other conditions be attached and that they be as specific as possible. The Commission then discussed the specific conditions they wanted to impose as this moved forward to the ZPS Committee.

The Commission agreed that they would be willing to move this forward with the specific conditions in place given that this request still has to appear before the ZPS and Village Board. They then continued general discussion regarding what conditions to apply to move it forward.

Commissioner Stifflear motioned for approval for a Special Use Permit to Allow a Physical Fitness Facility at 230 E. Ogden Avenue, subject to the following conditions:

- The applicant, prior to the July 28, 2014 Zoning and Public Safety Committee (ZPS) meeting, contact the two adjacent single-family residences to confirm that they are aware of the request and more importantly, the proposed hours of operation.
- No classes will take place prior to 6 a.m.

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- There will be no parking within 20 feet of a single-family structure between the hours of 6 a.m. and 8 a.m.
- The applicant, prior to the July 28th, 2014 ZPS, submit to staff a parking exhibit which identifies the specific parking spaces that will be unavailable during the hours of 6 a.m. and 8 a.m. This document shall be included as an exhibit to any approving ordinance.

Commissioner Cashman seconded. The motion passed with the following vote, Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nay: Commissioner Crnovich.

Exterior Appearance/Site Plan Review

54 South Washington – Einstein Bagels – Site Plan/Exterior Appearance Approval for Two New Awnings with Valance Signage.

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

Kent Weber of Awning, Sign and Lighting Group, introduced himself and summarized the request which included the reskinning of two awnings from burgundy to black, two new valance signs and a new disc sign above the main entrance.

Commissioner Cashman motioned for the approval of both Site Plan and Exterior Appearance approval for the façade changes to the building at 54 S. Washington – Einstein Bagels. Commissioner Stifflear seconded. The motion passed unanimously.

112 South Washington – Vistro Restaurant – Site Plan/Exterior Appearance Approval for Three New Awnings with Valance Signage.

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

Mr. Gascoigne indicated that the applicant did not appear to be present.

Chairman Byrnes summarized the request, which included the installation of three new awnings, two of which had valance signage. The Commission agreed that while the applicant was not present, the request was pretty straight forward and was an improvement to the façade and they had no problem with the proposed changes.

Commissioner Stifflear motioned for the approval of both Site Plan and Exterior Appearance approval for the façade changes to the building at 112 S. Washington – Vistro Restaurant. Commissioner McMahon seconded. The motion passed unanimously.

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

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

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Jack George, attorney for the applicant, introduced himself and summarized the request and introduced the representatives from Med Properties.

Bill Dvorak introduced himself and elaborated on the proposal, which included façade updates, minor reconfiguration of the drop-off area and landscaping improvements. He walked the Commission through the presentation, explaining the proposed changes.

Steve Saunders, Architect for the applicant, introduced a Powerpoint presentation and summarized the proposed site plan and façade changes. He then turned the presentation over to Mike Trippedi, Landscape Architect for the project.

Mr. Trippedi explained all of the proposed landscaping changes, as well as the need to remove several trees due to various complications. He indicated that several of the trees needed to be removed as a result of the Emerald Ash Borer, while others were either overcrowded or planted too close to the foundation of the existing building. He then proceeded through the slides identifying the trees to be removed and summarizing the new plantings to be installed. He reiterated that while there was a net-loss of trees, there were far more than needed originally, leaving the site over-crowded and over-tired.

General discussion ensued regarding the number of trees being removed and their condition. Mr. Trippedi indicated that most of the trees being removed were not landmarked and were 8" caliper or less, and that approximately 30 of them were being removed for health reasons. He then indicated that those being replaced will be 3" in caliper and should reach the 8" equivalent in 5 or 6 years.

Chairman Byrnes and other Commissioners expressed concerns with the number of trees being removed and were surprised that more could not be saved. He compared it to 901 N. Elm which looked stark now that those trees had been removed.

Commissioner Cashman appreciated the concern and stated that he would love to keep as many trees as possible, but expressed his understanding for why the trees needed to come down. He also identified several of the trees that he agreed, needed to be removed and why.

Chairman Byrnes restated that he understood the need to remove some of the trees, but questioned if there was a way to selectively remove a portion of the trees so that some of them could be saved.

General discussion ensued regarding the plant material that would be installed and the exterior changes to the building.

Commissioner Cashman complemented the applicant on the elevations and how it tied into the rest of the office park. He then indicated that while the tree removal plan appears to be extreme, he understood the need to remove them due to safety and appearance issues with the existing landscaping stating that the current conditions are overgrown.

General discussion ensued regarding the landscape plan and the proposed removal and replacement of the trees.

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Commissioner Cashman indicated that he understood the reservations but that this area is undergoing some substantial reinvestment with these sites and the cancer treatment center. He indicated that with these plans in place, given time, this area will mature and look proper and that he was ok with the proposal.

General discussion ensued regarding the overarching concern of the number of trees being removed.

Commissioner Cashman motioned for Exterior Appearance Approval for Facade Modifications and Exterior Improvements at 907 N. Elm Street – Med Properties. Commissioner Crnovich seconded. The motion passed unanimously.

Commissioner Cashman motioned for Site Plan Approval for Facade Modifications and Exterior Improvements at 907 N. Elm Street. Commissioner McMahon seconded. As four affirmative votes are required when only five members are present, the motion failed with the following vote, Ayes: Commissioner McMahon, Commissioner Stifflear and Commissioner Cashman. Nays: Chairman Byrnes and Commissioner Crnovich

Adjournment

Commissioner McMahon moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 9:17 p.m. on July 9, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner