

Approved
Cashman/Crnovich

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
SEPTEMBER 10, 2014
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Tuesday, September 10, 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, Commissioner Ryan, Commissioner Fiascone, Commissioner Johnson and Commissioner Unell

ABSENT: None

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the July 9, 2014 meeting. Commissioner Cashman motioned to approve the minutes of July 9, 2014. Commissioner McMahon seconded. The motion passed unanimously.

Findings and Recommendations

A-13-2014 – 230 E. Ogden – Shred415 – Special Use Permit to Allow a Physical Fitness Facility - 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 Stifflear motioned to approve the findings and recommendations for case A-13-2014 – 230 E. Ogden – Shred415 – Special Use Permit to Allow a Physical Fitness Facility. Commissioner Crnovich seconded. The motion passed unanimously, with a 6-0 vote and 3 abstentions.

54 South Washington – Einstein Bagels – Site Plan/Exterior Appearance Approval for Two New Awnings with Valance Signage and One Wall Sign – 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 54 S. Washington – Einstein Bagels, two new awnings with valance signage and one wall. Commissioner Crnovich seconded. The motion passed unanimously, with a 6-0 vote and 3 abstentions.

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112 S. Washington – Vistro – Site Plan/Exterior Appearance Approval for Three new Awnings with Valance Signage – 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 112 S. Washington – Vistro, for three new awnings with valance signage. Commissioner Cashman seconded. The motion passed unanimously, with a 6-0 vote and 3 abstentions.

907 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 Crnovich motioned to approve the findings and recommendations for Site Plan/Exterior Appearance Approval at 907 N. Elm for Façade and Exterior Improvements. Commissioner Stifflear seconded. The motion passed unanimously, with a 6-0 vote and 3 abstentions.

Sign Permit Review

Chairman Byrnes summarized the general sign process for the new Commissioners and asked if the applicant was present.

Tom Campione, the sign contractor for the applicant, introduced himself and summarized the request.

Commissioner Stifflear made a motion to approve the request for one monument sign at 101 Chestnut – Republic Bank. Commissioner Cashman seconded. The motion passed unanimously.

Public Hearings

Chairman Byrnes stated that he would move the request for site plan/exterior appearance at 10 Salt Creek, to the end of the agenda with the Planned Development request since the two should be considered together. He then summarized how the special use process worked for the new Commissioners.

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 and A-18-2014 – 111 S. Vine – Nourished Table and Home – Special Use to Allow a Cooking School in the O-1, Specialty Office District. (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, as well as intended days and

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hours of operation. He explained that the site originally had six parking spaces, but that the current owner had reduced it to five to accommodate his oversized vehicle. Mr. Coules then confirmed that his client intended to restripe the lot to gain that spot back. He also identified other spots in the area that were available for public parking.

General discussion ensued regarding the request, including the parking layout and restricting class size.

Mr. Gascoigne indicated that generally you don't want to restrict the number of users for a specific special use in the Zoning Code, but rather in the special use ordinance that would be adopted for that property where the use is to take place. He then explained how the parking requirements work for this site.

General discussion ensued regarding the intended uses for the specific areas of the house and the clientele the owner intended to attract.

Ms. Napleton then went on to describe the surrounding uses and the intended class schedule for the business.

General discussion ensued regarding the appropriateness of the use in the O-1 District and the Commission entertained the idea of including the use in the O-2 and O-3 Districts as a special use. The Commission agreed that if it was appropriate for the O-1, which is the most restrictive office district, it made sense to include it in the other two as well. Especially since the proposal was as a special use.

Chairman Byrnes asked if there was anyone in the audience that wanted to speak on this matter.

Tom Heinz, a neighbor at 116 S. Vine, approached the podium and expressed some of his concerns regarding the proposal, which included parking, as well as his fear of this being the first step in allowing more intense uses in the O-1 District.

The Commission appreciated Mr. Heinz concerns, but summarized how the process would not allow for something like he was indicating, without the involvement of the Plan Commission, notification to the neighbors and approval of the Board of Trustees.

General discussion ensued regarding parking in the area and the impact of the use.

Commissioner Stifflear suggested that because the O-1 District was the most restrictive District, the Commission should entertain the idea of also allowing this use as a Special Use in the O-2 and O-3 Districts.

General discussion ensued and the Commission agreed that given the request, that made sense and was appropriate.

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Commissioner Cashman motioned for approval for a Text Amendment to Section 6-106 to allow Cooking Classes as Special Uses in the O-1, Specialty, O-2 Limited and O-3, General Office Districts. Commissioner Crnovich seconded. The motion passed unanimously.

Chairman Byrnes summarized the standards for a Special Use.

Commissioner Stifflear offered some final thoughts and then went on to explain that he felt the use was appropriate and was far less intrusive than some of the uses that were permitted as of right in the O-1 District.

Commissioner Fiascone motioned for approval for a Special Use Permit to Allow a Cooking School at 111 S. Vine Street, subject to the following conditions:

- Employees of the business must find alternative off-site parking to maintain the on-site parking for students.
- Class size may not exceed 10 students

Commissioner Cashman seconded. The motion passed unanimously.

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 and Site Plan/Exterior Appearance Approval for the Construction of a New 3-Story Building with Surface Parking Lot at 10 Salt Creek (Transcript of the following Public Hearing on file).

Chairman Byrnes opened the public hearing.

Chris Leach, Attorney for the applicant, introduced himself and summarized the proposal, which included a request for a special use for a planned development consisting of 10, 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street, and exterior appearance/site plan review approval for a new three-story office building with a surface parking lot, at 10 Salt Creek Lane. In addition, he stated that they would be requesting a comprehensive sign package for the campus. He went on to describe the existing conditions, as well as the waivers that were being requested as part of the Planned Development request.

General discussion ensued regarding the nature of the waivers requested for existing conditions versus those that are new.

Mr. Leach continued with the summary of the proposal.

Chairman Byrnes offered some thoughts regarding the scope of the project and the large amounts of information the Commission would need to disseminate. He then indicated his thoughts on timing and how he perceived the evening progressing.

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Bill Dvorak introduced himself and provided a background for the campus and explained what the applicant envisioned for the property.

Steve Saunders, architect for the applicant, introduced himself and provided a history of the property. With that he began his Powerpoint presentation, summarizing existing structures and conditions within the campus. He went on to summarize the proposed public benefits for the project which included a bike path, gazebos, a stormwater management system and several site improvements, including walking paths and increased landscaping.

Mike Trippedi, landscape architect, introduced himself and explained several of the changes to the landscaping, which included their justification for tree removal, as well as the new comprehensive landscaping plan. He continued with the Powerpoint identifying specific plant material that they would be installing and other hardscape features within the campus including how they would also be landscaped.

Chairman Byrnes confirmed the applicant's intent to retain or remove certain trees on the site.

General discussion ensued regarding the proposed landscape plan.

Kim Cardosi introduced herself and summarized the proposed sign package and indicated how the wayfinding was intended to work. She went on to explain how they arrived at the proposed number, size and content of the signs.

General discussion ensued regarding the signage including the size, locations, the need for certain signs and how the other sites within the office park fit in to the sign plan.

Commissioner Stifflear confirmed the size and intent for 10 Salt Creek and expressed his concerns with that request in the form of a Planned Development.

General discussion began regarding signage and the Commission expressed an interest in seeing the sizes of some of the signs being reduced in size and additional information being provided to put the requested signs in context. The discussion then progressed to the concept of a Planned Development and why the applicant chose this process.

Commissioner Stifflear questioned why the applicant couldn't accomplish the same request with variations. He indicated that he supported the request and didn't have a problem with the lot coverage as he felt that the applicant's willingness to reduce the height justified the lot coverage increase, but wondered why they couldn't go through the Zoning Board for that request.

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General discussion ensued regarding the Planned Development process, the proposed community benefits and how the applicant intended to promote open space, as expected with a Planned Development. The Commission then discussed expected occupancy levels in the building and how that would impact parking requirements.

Commissioner Crnovich indicated that she liked the idea of a Planned Development but felt that the public benefits needed to be more substantial. She suggested obtaining a variation to reduce the parking requirement by 20%, which would open up some more green space.

Commissioner Stifflear expressed his concerns with the Planned Development process and the need for a detailed concept plan. He explained that he supported everything about the proposal, with the exception of some of the signage, but didn't agree with the process.

General discussion ensued regarding the thought process behind pursuing this request as a Planned Development and the viability of some of the requests being made including the public benefits and signage.

Chairman Byrnes asked if anyone from the public wanted to speak and the audience indicated they would like to hear the traffic report first.

Michael Wirthman of KLOA, introduced himself and summarized the findings of the traffic report, including any impacts it may create for the new Oak Street bridge.

General discussion ensued regarding the traffic study and the proposal's impact to the surrounding area. Mr. Wirthman explained how the rating scale worked for levels of service on a roadway, and the discussions continued.

Joan McInerney, resident of Graue Mill, expressed her concern with the traffic and the use of the office park as a cut through from York and Ogden. She then went on to indicate that the requested entrance sign was far too tall for the proposed location.

Janet Mose, explained her concerns to the Commission which were largely related to stormwater management and flooding concerns for the Graue Mill residents. She also indicated her desire to see more landscaping and green space.

Linda Einspar introduced herself and questioned the hours of operation for the uses, as well as any consideration for transportation to get patients from the far portions of the parking lots, to the buildings.

Mr. Dvorak indicated that the hours were projected to be approximately 7 a.m. to 7 p.m., generally, and then indicated that the parking lot designs were constructed to make the parking spaces conveniently located to the entrances of the respective buildings.

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General discussion ensued regarding stormwater management and the design of the parking lot with the concept of utilizing alternatives to asphalt in their design, such as permeable pavers.

The Commission offered some final thoughts regarding the Planned Development process, parking lot suggestions and considerations for additional benefits. They summarized what they would like to see the applicant address and bring back for the next meeting.

Chairman Byrnes entertained a motion to continue the requests to the October 8th Plan Commission meeting. Commissioner Cashman motioned to continue both requests to the October 8th meeting. Commissioner Stifflear seconded and the motion passed unanimously.

Adjournment

Commissioner Cashman moved to adjourn. Commissioner Stifflear seconded and the meeting adjourned at 10:34 p.m. on September 10, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner