

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
September 9, 2015
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, September 9, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner Ryan and Commissioner Fiascone, Commissioner Krillenberger and Commissioner Cashman

ABSENT: Commissioner Johnson and Commissioner McMahon

ALSO PRESENT: Chan Yu, Village Planner
Applicant Representatives for Cases: A-27-2015, A-20-2015, A-(22-23)-2015 and A-24-2015

Approval of Minutes

Chairman Byrnes asked the Plan Commission (PC) to review the minutes and for any comments from the July 8, 2015 meeting. With no comments, Chairman Byrnes asked for a motion to approve the minutes. Commissioner Ryan motioned and Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

Case A-20-2015 – 10, 11 & 12 Salt Creek Ln. and 901 & 907 Elm St. – Med Properties/Salt Creek Campus, LLC. – New Ground Signs

Chairman Byrnes reviewed the findings and recommendations of the sign package, summarized the past discussion points and reviewed the conditions for the record. He asked for any comments by the PC. With none, he asked if there is a motion to approve the findings and recommendations.

Commissioner Cashman motioned to approve. Commissioner Fiascone seconded. The motion passed unanimously.

Sign Permit Review

Case A-27-2015 – 114 S. Washington – Baldinelli Pizza – New Awning

Chairman Byrnes asked the applicant to please review the project.

Vince Distasio, introduced himself and explained the proposed awning, text and its dimensions.

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Chairman Byrnes asked the PC for any comments.

Commissioner Krillenberger commented that it is nicely put together.

Commissioner Cashman agreed and commented that he likes it.

Commissioner Crnovich asked if the existing signs will stay.

The applicant Vince explained that is a temporary sign and will come down.

Commissioner Crnovich commented that this new proposed sign looks much nicer.

Chairman Byrnes added that it looks fine and asked if there were any other comments. Having none, he asked for a motion to approve the proposed awning.

Commissioner Crnovich motioned to approve. Commissioner Cashman seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

Case A-22-2015 – 12 Salt Creek Ln. – Med Properties – Major Adjustment (referred from BOT 07/30/15) – Trex Mechanical Equipment Screening

Chairman Byrnes asked if the applicant was here to present.

Kent Rehmer introduced himself from Eckenhoff Saunders Architects, representing Med Properties, who own 5 properties on Salt Creek Lane including 10-12 Salt Creek. He reviewed the brief history of the project and explained that nothing on the site plan is changing. However, the application reflects the introduction and changes of the screening materials to be utilized.

Commissioner Cashman commented that he doesn't believe the generator was previously shown on the site plan.

Chairman Byrnes agreed.

Kent replied he could be mistaken, but he thought the enclosure was shown on the initial plan.

Chan, Village Planner commented that the site plan showed a plan for it, but without an elevation view.

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Commissioner Cashman reiterated that he does not recall any discussion for a generator. Several other commissioners agreed with this.

Chairman Byrnes asked Kenton to please explain the application.

Kent introduces the proposed use of a synthetic product (Trex) to look like wood. He explained one of the reasons for this is to remain consistent with the other screening in the “campus” area. He recalled the initial screening was approved a year ago, and was presented by Anthony. The Trex is existing at 12 Salt Creek and 907 Elm (as shown in the PowerPoint by Kent). Kent also explains the owner felt that the initially approved aluminum louver was too “industrial looking” and the Trex provided a more “residential feel” to the enclosures. A side-by-side comparison of the aluminum louver and Trex screening was also illustrated in the PowerPoint. Moreover, he reiterated that the masonry columns would remain.

Chairman Byrnes asked what colors were the initial louvers.

Kent responded that he believes white, to match the white trim of the building.

Chairman Byrnes expressed that he believes it was black. He then asked if the Trex shown would be the color used.

Kent replied yes.

Chan explained the exhibit found in the file and attached to the memo showed a metallic silver material.

Commissioner Cashman asked if there was a drawing of the new proposed generator enclosure.

Kent replied no.

Chan responded there’s an illustration in the packet, as an attachment.

Chairman Byrnes asked for any comments on the proposed material.

Commissioner Krillenberger expressed that it looks nice, and an improvement compared to the original medal, light colored material.

Commissioner Cashman explained his concern is based on the effort to blend in with the building during the initial review, and now we are introducing a material that has nothing to do with the building material. In addition, he has an issue with the request that changes something that was already approved.

Commissioner Krillenberger asked what the reasons are for the changes (example: material cost, aesthetics?) .

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Kent replied aesthetics to match existing screening around the site.

Commissioner Krillenberger asked if the examples presented in the PowerPoint are existing.

Kent replied yes, in particular, at the adjacent building 907 Elm St.

Commissioner Cashman explained that he doesn't recall reviewing the screens for 907 Elm St.

Chairman Byrnes and Commissioner Crnovich agreed, and that they don't recall either.

Kent replied the review would have been approximately 18 months ago.

Chairman Byrnes reviewed that the brick columns are there and doesn't have a big problem with the proposed Trex. He is OK with the generator, given the location in the parking lot.

Commissioner Crnovich asked if the generator is indeed in the parking lot, and thus not adding to the lot coverage.

Kent replied that's correct.

Commissioner Ryan expressed it is an improvement, blends in with the building, and looks good.

Commissioner Fiascone asked to confirm if the generator was approved previously.

Chairman Byrnes explained the missing elevation plan would have been part of the review process, so no it was not.

Kent explained a 4 to 5 foot grade change and retaining wall where the generator is. To that end, the enclosure image on the PowerPoint would appear a lot shorter from the pond.

Chairman Byrnes asked if the railing around the grade change will remain.

Kent replied yes, as it is.

Commissioner Cashman asked if the railing would be replaced.

Kent replied it had to be removed to do work in the area and subsequently replaced.

Commissioner Cashman asked what the height is at the top of the generator.

Kent replied he doesn't recall the specifics of it. But at the parking lot level, it is closer to 12 feet.

Commissioner Cashman asked if the screening will be as tall as the generator.

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Kent replied yes. The generator height established the height of the enclosure.

Chan referenced the application exhibit showing 9 feet tall for the enclosure.

Commissioner Cashman asked what the height of the generator is.

Kent explained his recollection is 12 or 12.5 feet tall and that the 9 foot height referenced is from the 12 Salt Creek side (difference grade).

Commissioner Cashman explained this discussion would have been in the direction of matching the mechanical screening, if it was presented previously. Thus, he has an issue with the application deviating from what was approved.

Chairman Byrnes raised the concern for the height of the enclosure to be as high or higher than the generator.

Kent guaranteed that would happen.

Commissioner Cashman reiterated that this is important since it will be the view for the surrounding offices.

Chairman Byrnes agreed, however, he expressed that the use of masonry was less critical for the parking lot generator when compared to the mechanical enclosure connected to the building.

Commissioner Cashman asked Kent what the possibility is for using brick for the parking lot generator.

Kent replied that would probably mean tearing up the parking lot and adding proper foundations. He explained it's not impossible, but it'd be a more extensive job.

Commissioner Crnovich asked for the landscape plan around the generator.

Kent replied the unfortunately didn't have the plan. However, he mentioned the intent is to add landscaping around the enclosure.

Chan mentioned the packet contained the current landscape plan.

Commissioner Cashman asked if this was the previous plan or a new one.

Chan replied nothing has changed from the previous plan. The only revisions reflect the proposed enclosures in the packet.

Commissioner Cashman suggested additional landscaping to the west side of the enclosure (at the top of the retaining wall) to screen the fence.

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Commissioner Krillenberger agreed and believed this was good idea, and asked if this was in the PC's purview to request this.

Commissioner Cashman responded yes. In addition, he referenced that this was consistent with the other plans in the area.

Chairman Byrnes reviewed that the use of Trex for both the mechanical and generator enclosures were ok. However, the height of the generator enclosure must be a foot taller than the equipment.

Additional discussion in regards to landscaping around the generator enclosure and retaining wall fence ensued.

Commissioner Cashman asked Kent about the steps around the generator.

Kent responded that the steps will be put back together, as it was before the work.

Chairman Byrnes asked for a motion to approve the exterior appearance for the use of Trex material, with the condition for the fence to be a foot taller than the equipment and a landscape plan for the parking lot generator enclosure ready for the next Board of Trustees meeting.

Commissioner Krillenberger motioned to approve. Commissioner Ryan seconded. The motion passed 6 Ayes, 1 Nay and 2 absent.

Chairman Byrnes asked for a motion to approve the site plan for the use of Trex material, with the condition for the fence to be a foot taller than the equipment and a landscape plan for the parking lot generator enclosure ready for the next Board of Trustees meeting.

Commissioner Cashman motioned to approve. Commissioner Unell seconded. The motion passed 6 Ayes, 1 Nay and 2 absent.

Case A-23-2015 – 10 Salt Creek Ln. – Med Properties – Major Adjustment – New Loading Zone and Trex Enclosure

Chairman Byrnes introduced the next item on the Agenda and asked if Kent would still be presenting.

Kent replied yes, and briefly reviewed the proposed trash loading zone and Trex enclosure (8 feet tall) to 10 Salt Creek Ln. (please note, he referred to the site's old address, 8 Salt Creek). He explained that the trash enclosure would be utilized by the 12 Salt Creek building to the north. Kent also clarified a net zero change in impervious area. This was possible by eliminating a parking space and shrinking the drop off zone area at the north east corner of

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the lot. Lastly, he referenced the new sidewalk to the east of the lot, as a request by the Village (later verified by staff it was a request by Benes, the Village engineering consultant). The revised landscape plan shown by PowerPoint also revealed additional landscaping around the enclosure.

Chairman Byrnes asked Kent to please point to the discussed areas on the PowerPoint. He also asked to clarify who would be using the loading zone.

Kent replied the loading zone would be used by the tenant at 12 Salt Creek (building north of 10 Salt Creek) for deliveries.

Chairman Byrnes asked if the PowerPoint slide is showing new trees to the west of the proposed enclosure.

Kent replied yes. He referenced the previous data as 43 new trees to the site and 7 removed (69 total) to arrive at a net gain of 36 trees. However, they had to remove 2 additional trees due to poor health, but when combined with the additional 3 trees of the loading zone, brings the net gain to 37.

Kent explained the last slide to show a parking space removed, but replaced by an off-street space owned by Med Properties to neither affect the 10 or 12 Salt Creek parking requirements.

Commissioner Fiascone asked if these were the only 2 loading zones for 10 Salt Creek.

Kent replied there is no loading zone for 12 Salt Creek. However, there is one on the west side of the 10 Salt Creek lot. The proposed loading zone he reiterated, would serve the 12 Salt Creek building.

Commissioner Fiascone asked if the south west loading zone already exists.

Kent replied yes, this was previously approved and has not changed.

Commissioner Crnovich asked about what the "Area reserved for future equipment" will be.

Kent responded that a tenant at 10 Salt Creek would eventually like to install cooling equipment for imaging hardware. He acknowledged that they would obviously have to come back to Plan Commission for approval for when that time comes.

Commissioner Crnovich expressed that it feels like every few months, there appears to be yet another application for more modifications.

Kent replied that he understands that point. However, he pointed out that unfortunately, he can't design anything without the tenant's proposed equipment.

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Commissioner Crnovich asked about the lot coverage staying the same, since she pointed out that they are at 50 percent.

Kent explained correct, and that he created this plan specifically to meet the lot coverage code.

Commissioner Cashman asked if he'd be able to add additional equipment at the "Area reserved for future equipment" without exceeding the 50 percent ratio.

Kent replied he believes they have about 200 SF of area to work with, which would allow a 10' by 20' pad.

Chan reiterated that the future area would require a major adjustment to the exterior appearance since there is nothing to review at this time.

Kent agreed.

Commissioner Crnovich asked why the use for Trex for the trash enclosure.

Kent responded, to be consistent with the rest of the campus. He added and pointed to the PowerPoint slide, that the older ones are cedar and no longer look that great due to wear.

Commissioner Crnovich asked why brick wasn't used.

Kent replied it's a possibility. However, the intent again is to be consistent with the rest of the campus.

Commissioner Crnovich referenced at a previous meeting that parking was a concern by the applicant. However, now, the proposal reflects taking a parking space away.

Kent explained there was no way to add the loading zone, retain the parking space and meet the lot coverage code.

Chairman Byrnes asked if they meet the parking requirements for the proposed work.

Chan read the previous staff report for the project and referenced the 94 parking spaces and 14 private parking spaces immediately adjacent to the subject property for a total of 108. Pursuant to Section 9-104(D)(3), the applicant can propose to use remote parking spaces in this situation. After, Chan asked Kent if there will still be 108 parking spaces for the site.

Kent replied yes.

Chairman Byrnes asked for a motion to approve the exterior appearance plan as presented.

Commissioner Krillenberger motioned to approve. Commissioner Fiascone seconded. The motion passed 5 Ayes, 2 Nays and 2 absent.

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Chairman Byrnes asked for a motion to approve the Site plan as presented.

Commissioner Fiascone motioned to approve. Commissioner Krillenberger seconded. The motion passed 5 Ayes, 2 Nays and 2 absent.

Case A-24-2015 – 120 N. Oak St. – SprintCom Inc. – Exterior Appearance and Site Plan – Installation for New Telecommunications Equipment at Existing Location

Cindy Dini from CCSI introduced herself, on behalf of Sprint, to upgrade to an existing telecommunications location. The additional equipment is proposed to be at the same height and about the same size as the existing hardware. Cindy brought a poster sized illustration of the “before and after” equipment to pass around. The reason for the project, she explained, was the gap coverage determined by the Sprint engineers.

Commissioner Crnovich asked how many existing telecommunication boxes are there.

Cindy replied 4.

Commissioner Crnovich asked if those are staying.

Cindy replied yes.

Commissioner Crnovich asked where the other Sprint antennas are located in Hinsdale.

Cindy replied she is a consultant hired by Sprint and does not know the existing locations.

Commissioner Crnovich asked to clarify that she does not have a location map.

Cindy replied no.

Commissioner Crnovich asked what other carriers are on the smokestack.

Cindy replied it appears on a different height, some Clear Wire antennas.

Chairman Byrnes asked if this is a working smokestack.

Cindy replied she doesn't know.

Discussion about the history of the smokestack ensued.

Chairman Byrnes asked about the change on the grade level.

Cindy responded that they are adding a growth cabinet next to an existing cabinet on an existing pad.

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Commissioner Crnovich knows there are antennas on the roof of the hospital too, and asked if she knew the carriers for those.

Cindy replied no, they don't deal with them.

Commissioner Fiascone asked how they determined the need for the additional equipment.

Cindy explained "RF engineering" studies review: topography, increase in data usage and local population density.

Commissioner Krillenberger asked if a public notice was completed for this application.

Chan replied yes, a 250 foot certified mailing radius because it is a non-residential use abutting residential properties.

Commissioner Krillenberger asked if there were any responses to the mailing.

Chan explained no, not pertinent to the proposed project. A resident stopped in to complain about ashes on his car that he believes is from the smokestack.

Commissioner Krillenberger commented, that is telling with no responses to the project notification. He also mentioned the before and after photos look identical to one another.

Commissioner Cashman agreed.

Commissioner Crnovich voiced her concern, since it is near the residential district, for the lack of record of existing equipment in the Village.

Commissioner Krillenberger asked if her concern stems from, for example aesthetics or radio frequencies.

Commissioner Crnovich replied a lack of a plan and existing record of equipment.

Commissioner Cashman agreed, along the lines of how to approve future applications. The concern is for telecommunication equipment everywhere.

Chairman Byrnes asked for any comments from the audience since this is a public meeting. Having none, he asked for a motion to approve the exterior appearance plan as submitted.

Commissioner Cashman motioned to approve. Commissioner Ryan seconded. The motion passed 6 Ayes, 1 Nay and 2 absent.

Chairman Byrnes asked for a motion to approve the site plan as submitted.

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Commissioner Cashman motioned to approve. Commissioner Krillenberger seconded. The motion passed 6 Ayes, 1 Nay and 2 absent.

The meeting was adjourned after a motion was made by Commissioner Krillenberger and seconded at by Commissioner Cashman at 8:38 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', written in a cursive style.

Chan Yu, Village Planner