

**MINUTES
VILLAGE OF HINSDALE
ZONING AND PUBLIC SAFETY COMMITTEE
MONDAY, OCTOBER 22, 2012
MEMORIAL HALL
7:30 p.m.**

Present: Chairman Saigh, Trustee Angelo, Trustee Haarlow, Trustee Elder

Absent: Robert McGinnis, Director of Community Development/Building Commissioner

Also Present: Dave Cook, Village Manager, Brad Bloom, Police Chief, Rick Ronovsky, Fire Chief, Sean Gascoigne, Village Planner

Chairman Saigh called the meeting to order at 7:30 p.m. and summarized the agenda.

Minutes – September 2012

Trustee Elder moved to approve the minutes for the September 24, 2012 meeting. Second by Trustee Haarlow. Motion passed unanimously.

Monthly Reports – September 2012

Fire Department

Chief Ronovsky reported that the Fire Department responded to 176 incidents in September. For the year there have been 1858 incidents. Chief Ronovsky reported on two calls of interest in September. On the 1st, members responded to the Garfield Street Railroad Crossing for a vehicle that was struck by a freight train. There were no injuries. Also in September, members responded to 42 E Hinsdale Avenue for a fire alarm in which there was a small fire in the kitchen of a restaurant. One of the employees extinguished the fire. There was no damage.

Chief Ronovsky also reported that on September 4th, the Fire Chief, Assistant Chief McElroy, Captains DeWolf and Votava, and Lt. Claybrook participated in a joint Emergency Management exercise with the Village of Clarendon Hills. All Village Departments participated.

Fire Department members conducted joint familiarization training with the Pleasantview Fire District and the FD is in the process of obtaining and implementing the Starcomm radio system.

Police Department

Chief Bloom reported that he continues to work with the Village Attorney and Village prosecutor on a local ordinance to address distracted driving and hopes to present a draft at the next ZPS Meeting. Chief Bloom discussed the monthly police report.

Community Development

No report given.

Request for Board Action

Ordinance Approving a Major Adjustment to a Planned Development for a New Surface Parking Lot and Entrance Gate at 120 N. Oak Street – Adventist Hinsdale Hospital

Chairman Saigh introduced the case and provided a brief history on the request and then asked that the applicant come forward and present the most current application.

John George, attorney for the applicant introduced himself and summarized the request that was before the Trustees. He indicated that the parking lot in question was originally used as staging for the construction at the hospital and they were now requesting that it be converted to a permanent lot for employees. Mr. George explained the need for the additional parking and indicated that they had completed the requested traffic study which they were happy to respond to, should the committee have any questions.

Mr. George then stated that on October 8th, the hospital held a neighborhood meeting regarding the proposal and two people attended the meeting. He then presented the site plan and outlined the proposed project for the committee. Mr. George summarized the code provisions governing major adjustments and stated why he felt they were in substantial conformity. Following his presentation regarding the parking lot, he indicated that the hospital was also proposing an entrance gate along the old entrance on Oak Street. He explained how the entrance gate would work and welcomed any questions from the committee.

Mr. George introduced Mike Goebel, CEO of Hinsdale Hospital. Mr. Goebel thanked the committee and summarized his thoughts on the proposed amendments. He stated that he understood some of the concerns that had been raised and expressed why he thought they would be positive additions to both the neighborhood and Hinsdale.

Trustee Elder questioned the location and the access for the proposed gate. Mr. Goebel indicated that it was at the old entrance along Oak Street and would have limited access using key cards.

Chairman Saigh requested that traffic consultant give a brief presentation regarding their findings.

Luay Aboona, Principal at KLOA presented the findings contained within the traffic report which generally found that the proposed parking lot would have no impact on the traffic in the surrounding neighborhood.

Chairman Saigh welcomed comments from the audience.

Mark Ferland expressed his concerns with the fact that the parking lot was supposed to be used for construction staging and then returned to green space and now the applicant is requesting that it be converted into a permanent parking lot.

Molly Bradley introduced herself and indicated that they had not received any notices from the hospital for the October 8th meeting and to her knowledge, didn't believe the neighbors did either. She questioned if a parking capacity study had been done, explaining that her trips by the hospital resulted in seeing several available parking spaces. She went on to express concern with the proposed parking lot lighting and asked if that could be taken in to consideration as well.

Julie Thicke expressed concern with the fact that the hospital was identifying a parking issue so soon after the new addition was done, where there was no mention of the need for additional parking. She also indicated a general concern regarding safety and vandalism in parking lots.

Trista McCarthy indicated that they visited the Village Hall to review the plans for the hospital expansion before they purchased their home and expressed disappointment that what they thought was going to be returning to green space, was now being proposed as a permanent parking lot. She also expressed her confusion with the need for additional spaces given the number of empty spaces that she has observed.

Tim Kazel stated that he had observed over 90 parking spaces devoted to physicians at the hospital and 30 spaces for valet parking. He indicated that he was a physician and his facility did not provide parking for the doctors. He also stated that he felt more and more people were avoiding valet parking and that all of

these reserved parking spaces could be used to offset the need for a parking lot. He expressed concerns with the setback waivers and stated that if the project was to move forward, he would like to see the setbacks met and far more landscaping.

Tony Fasano indicated that he did not receive any notice from the hospital until Friday and was not aware that they were proposing the parking lot. He expressed concern with the proposed lot and the impact it would have on their properties, including value.

Chairman Saigh indicated for the record that the Trustees were in receipt of several e-mails as well.

Trustee Elder questioned the extent of the traffic report and other intersections considered. Mr. Aboona provided the additional areas that were considered as part of the report. Trustee Elder questioned how the proposed parking lot would play into the Oak Street Bridge proposal. Village Manager Dave Cook explained the current configuration.

Chairman Saigh asked Mr. Aboona to clarify points made in the conclusion of his report regarding the length of time the temporary lot had been in operation.

Trustee Angelo identified portions of the original Plan Commission application where the applicant had indicated the expansion would result in a reduction of beds and that the parking lot would be returned to green space. He then stated that when he visited the site, he observed several empty parking spaces and asked the applicant to rationalize the need for the parking lot based on these issues and why the request wasn't made earlier.

Mr. Goebel indicated that since he had become CEO, he has always received comments and directly experienced problems with the parking situations at the hospital. He indicated that several employees parked in the adjacent church parking lot and while his predecessors did not see an issue with this, he felt that the hospital should not have to rely on them for parking.

Trustee Angelo questioned why the demand for parking had increased if the applicant had indicated as part of the expansion, that the bed count was going down.

Mr. Goebel indicated he was not able to answer that since he was not involved when the expansion took place.

General discussion ensued with the residents regarding the process and where the discussions were going to go from this meeting. Chairman Saigh summarized the process and indicated this case would be heard next at the November 6th, Board of Trustees meeting.

Chairman Saigh asked Chief Bloom if there was any validity to the statement made regarding vandalism and crime in the parking garage. Chief Bloom indicated that while he didn't have specific numbers, it likely would not be any more prominent than anywhere else in town where you have cars parked for a long period of time.

Trustee Elder asked how quickly the lot would be returned to green space should it not get approved.

Mr. Cook indicated that weather would play a large part in that, but the Village would encourage them to do it as quickly as possible.

General discussion ensued amongst the residents and the Trustees regarding the need for a parking analysis. Chairman Saigh stated that while he appreciated the resident's concerns it was the hospital's property and if the applicant wanted to provide a parking analysis, that would be up to them.

A resident explained that the green space could always be converted to a parking lot in the future but that it would be much more difficult to convert it back from green space after a parking lot had been constructed. She suggested waiting to see how the parking evolved before acting on this request.

Trustee Angelo suggested that the hospital have someone take a few hours to monitor the parking garages to see if commuters were in fact using the garages.

Chairman Saigh suggested the motion be separated for the vote and asked if the Trustees had any further comments or questions regarding the entrance gate.

Trustee Haarlow agreed that the motion should be separated and the Trustees concurred.

Trustee Haarlow motioned for the approval of an Ordinance Approving a Major Adjustment to a Planned Development for a New Surface Parking Lot at 120 N. Oak Street – Adventist Hinsdale Hospital. Trustee Elder Seconded.

Trustee Haarlow offered some final thoughts as to how the Planned Development process functions and while he appreciated the hospital's position, he didn't feel they had met this criteria in terms of the surface parking lot.

Chairman Saigh offered some final thoughts and indicated he would not be able to support the request. He requested a vote and with a vote of zero (0) in favor and four (4) opposed, the Major Adjustment to a Planned Development for a New Surface Parking Lot at 120 N. Oak – Adventist Hinsdale Hospital, was recommended for denial.

Trustee Haarlow motioned for the approval of an Ordinance Approving a Major Adjustment to a Planned Development for a New Entrance Gate at 120 N. Oak Street – Adventist Hinsdale Hospital Trustee Elder Seconded.

Trustee Haarlow added some final thoughts, indicated that he supported this request and the Major Adjustment to a Planned Development for a New Entrance Gate at 120 N. Oak – Adventist Hinsdale Hospital, was approved with the following vote: Ayes: Trustee Haarlow, Trustee Elder and Trustee Saigh. Nays: Trustee Angelo.

Request from the Chamber of Commerce for Free Parking in the Central Business District on Saturdays, from November 24, 2012 to December 22, 2012

Chairman Saigh summarized this request and asked if there were any comments. Trustee Angelo made a motion to approve the Request from the Chamber of Commerce for Free Parking in the Central Business District on Saturdays, from November 24, 2012 to December 22, 2012. Trustee Haarlow seconded and the motion passed unanimously.

Ordinance Approving Site Plans and Exterior Appearance Plans for Installation of an Ornamental Aluminum Fence at 40 S. Clay

Chairman Saigh asked the applicant to come forward. Rob Tullis, introduced himself and summarized the request. Trustee Elder made a motion to approve an Ordinance Approving Site Plans and Exterior

Appearance Plans for Installation of an Ornamental Aluminum Fence at 40 S. Clay. Trustee Haarlow seconded and the motion passed unanimously.

Ordinance Amending Article XI (“Zoning Administration and Enforcement”), Section 11-604 (“Site Plan Review”), of the Hinsdale Zoning code as it Relates to Site Plan Approvals

Chairman Saigh introduced the request and asked Sean Gascoigne to summarize. Mr. Gascoigne summarized the request. Trustee Angelo made a motion to approve an Ordinance Amending Article XI (“Zoning Administration and Enforcement”), Section 11-604 (“Site Plan Review”), of the Hinsdale Zoning code as it Relates to Site Plan Approvals. Trustee Elder seconded and the motion passed unanimously.

Ordinance Amending Article IX (“District Regulations of General Applicability”) Section 9-106 (“Signs”) of the Hinsdale Zoning Code as it Relates to Political Signs

Chairman Saigh introduced the request and asked if there were any questions or comments. Trustee Angelo confirmed the nature of the request. Mr. Gascoigne summarized portions of the Plan Commission’s discussions. Trustee Elder made a motion to approve an Ordinance Amending Article IX (“District Regulations of General Applicability”) Section 9-106 (“Signs”) of the Hinsdale Zoning Code as it Relates to Political Signs. Trustee Haarlow seconded and the motion passed unanimously.

Ordinance Approving a Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service at 125 S. Vine Street

Chairman Saigh introduced the case and summarized the request. Trustee Haarlow made a motion to approve an Ordinance Approving a Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service at 125 S. Vine Street. Trustee Elder seconded and the motion passed unanimously.

Adjournment

With no further business to come before the Committee, Chairman Saigh asked for a motion to adjourn. Trustee Elder made the motion. Second by Trustee Angelo. Meeting adjourned at 8:50 PM.

Respectfully Submitted,

Robert McGinnis, MCP
Director of Community Development/Building Commissioner