

Approved:
Nelson/Moore

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
JUNE 9, 2010
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, June 9, 2010 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Johnson, Commissioner Stifflear, Commissioner Brody and Commissioner Crnovich

ABSENT: Commissioner Nelson, Commissioner Kluchenek, Commissioner Sullins and Commissioner Moore

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the April 14, 2010 meeting. Commissioner Stifflear motioned to approve the minutes of April 14, 2010. Commissioner Brody seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-09-2010 – Text Amendment to Section 5-110G as it relates to existing non-conforming structures in the B-2, Central Business District

Chairman Byrnes stated the public hearing would be scheduled for July 14, 2010.

Sign Permit Review

52 S. Washington – The Green Goddess – One Wall Sign

Commissioner mentioned the Commission's discussion at the previous meeting as it related to treating multiple shades of a color as one color. Discussion ensued amongst the Commissioners and the applicant was asked if she would be willing to change the decorative light brown frame to match the interior paisley-looking design. The applicant confirmed that they were speaking of the decorative surround and not the wood backing that would be slightly exposed to mount the sign on. The Commission confirmed that they were asking about the decorative surround and not the wood backing. The applicant confirmed her willingness to do this. Commissioner Brody motioned for the approval of one wall sign located at 52 S. Washington Street – The Green Goddess, with the modification to change the decorative border to match the interior brown color. Commissioner Johnson seconded. The motion passed unanimously.

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21 W. First Street – US Bank – Two Wall Signs and One Ground Sign

The applicant stated that for the purpose of rebranding, US Bank was looking to replace two wall signs and the graphics on one ground sign from Park National Bank to US Bank.

Commissioner Brody requested clarification regarding the location of the wall sign.

Commissioner Johnson motioned for the approval for the replacement of two wall signs and the lettering on one ground sign at 21 W. First Street – US Bank. Commissioner Crnovich seconded. The motion passed unanimously.

Public Hearings

A-03-2010 – 11-17 Maple Street – Unitarian Church – Special Use Permit for a Planned Development and Site Plan/Exterior Appearance Approval

Chairman Byrnes opened the public hearing for case A-03-2010. Charles Fischer RLA, Landscape Architect and member of the Unitarian Church introduced himself as representative for the Unitarian Church and summarized the request and provided illustrations showing the proposed landscape features. General questions were raised in regards to the proposals impact on lot coverage and grade changes. The applicant provided responses which satisfied the Commission.

Chairman Byrnes asked if anyone from the audience would like to comment. Bill Haarlow, identified himself as both a resident of Hinsdale and the Chairman of the Zoning Board of Appeals and that he was here this evening as resident. He expressed concerns with the application and questioned why the applicant was pursuing the request through the Planned Development process. He addressed the applicant's justifications for pursuing the Planned Development including memorializing existing non-conforming conditions and the possibility of future expansion. He indicated his concerns with this and stated that he felt the more appropriate process was to obtain a variation through the Zoning Board of Appeals. At this point he asked if staff or the applicant could explain why the Planned Development route was chosen.

Village Planner Gascoigne indicated that it was the applicant's decision to pursue a Planned Development based on the reasons stated in the staff memo, he provided several examples of existing religious facilities within Hinsdale that were currently Planned Developments and then emphasized that this would not be a carte blanche approval for the church to make any future improvements and indicated that in most cases being a Planned Development could be more strict due to the fact that even the slightest modification required at least Village Board approval, if not require the applicant to return the PC for approval..

Mr. Haarlow indicated that he understood the explanation but was still not in agreement that a Planned Development was the appropriate route at this time and expanded on his reasoning.

Mr. Gascoigne acknowledged Mr. Haarlow's concerns, emphasized differences between a Planned Development and a variation, which included the need to still provide a public benefit, and explained that he was not in a position to answer for the applicant as to why they ultimately chose the Planned Development route other than that they felt it was their best option based on existing conditions and future intentions.

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Chairman Byrnes summarized the applicant's request and the discussions that had just taken place. He requested that fellow Commissioners weigh in on the conversation to voice their questions and opinions.

Commissioner Stifflear asked if there was anything in the code that would prohibit the ZBA from granting a variation for this request if they went that route instead of a Planned Development.

Mr. Gascoigne indicated that there was nothing to prohibit them from requesting it however the applicant would have the difficulty of proving hardship and meeting the other variation standards.

Mr. Stifflear indicated that he agreed with Mr. Haarlow and felt that the landscape feature was such a small request compared to the property overall that he felt the Commission makes better decisions when they are looking at things in their entirety rather than piecemealing them.

Chairman Byrnes expressed his interest in having more members present if they were to look at this as a PD. He indicated that he thought everyone was in favor of the landscape feature and that it looked great.

Commissioner Crnovich agreed but was still uneasy with the request for a Planned Development. She asked if there was the possibility of approving the exterior appearance and site plan review and separating it from the PD request.

Mr. Gascoigne indicated that yes they could however ultimately either the PD waiver or a variation would be required to make the location of the landscape feature legal. He then indicated that if it was the applicant's intent to go for the variation, the Plan Commission could either wait for the ZBA's ruling on the variation and they could come back in front of them or proceed with approving the appearance subject to the ZBA granting a variation for the location.

Chairman Byrnes discussed the options and timelines for the different requests with the applicant.

Mr. Fischer expressed concern with proving hardship at the Zoning Board of Appeals and requested further clarification of what their future steps would be in either case.

Mr. Gascoigne reiterated that the applicant could separate the requests and get approved for the exterior appearance/site plan review while pursuing the variation, if that was their intent.

Chairman Byrnes indicated that either way, they would need to approve the exterior appearance and site plan review process and that they were prepared to do that tonight which would allow the applicant to decide whether to pursue a variation or not, before the next meeting.

Mr. Fischer provided some follow-up comments and indicated he would have to take this back to the church to make a final decision.

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Commissioner Brody motioned for Site Plan disapproval for 11-17 W. Maple – Unitarian Church. Commissioner Crnovich seconded. The motion failed and the site plan was approved unanimously.

Commissioner Brody moved to approve Exterior Appearance for 11-17 W. Maple Street – Unitarian Church. Commissioner Crnovich seconded. Motion passed unanimously.

Discussion ensued in regards to proper procedure for keeping the public hearing open and formally withdrawing the application. Mr. Gascoigne indicated that he didn't believe that the applicant could leave the Planned Development request open while they pursued a variation and that they would have to choose one or the other before moving forward.

Chairman Byrnes indicated that the public hearing for the Planned Development would be left open until the applicant either withdrew the application or they returned next month.

A-08-2010 – 920 N. York Rd. – PNC Bank – Signage in the Design Review Overlay District

Chairman Byrnes opened the public hearing for case A-08-2010. Jessica Heath-Bolden, representative from Icon Identity Solutions introduced herself as representative for the applicant, PNC Bank and summarized the request. She indicated that the bank is now PNC and the name change requires them to change the acrylic panel on the existing National City Bank monument sign as well as the existing ATM machine. Commissioner Johnson motioned for the approval to reface the existing ground sign and ATM machine at 920 N. York – PNC Bank. Commissioner Brody seconded. The motion passed unanimously.

Adjournment

Commissioner Johnson moved to adjourn. Commissioner Brody seconded and the meeting adjourned at 8:16 p.m. on June 9, 2010.

Respectfully Submitted,

Sean Gascoigne
Village Planner