

Approved:  
Nelson/Crnovich

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
NOVEMBER 10, 2010  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, November 10, 2010 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Crnovich, Commissioner Kluchenek, Commissioner Nelson, Commissioner Johnson, Commissioner Moore and Commissioner Brody

**ABSENT:** Commissioner Sullins and Commissioner Stifflear

**ALSO PRESENT:** Sean Gascoigne, Village Planner

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the October 13, 2010 meeting. Commissioner Johnson motioned to approve the minutes of October 13, 2010. Commissioner Moore seconded. The motion passed unanimously.

**Findings and Recommendations**

**20 W. Hinsdale Avenue – Exterior Appearance/ Site Plan Review Approval for New Siding and Façade Changes to the Existing Building.**

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 Brody motioned to approve the findings and recommendations for 20 W. Hinsdale Avenue – Exterior Appearance/ Site Plan Review Approval for New Siding and Façade Changes to the Existing Building. Commissioner Kluchenek seconded. The motion passed unanimously.

**Scheduling of Public Hearings**

**A-28-2010 – 722-728 N. York Road – Map Amendment from O-2, Limited Office District to B-1, Community Business District.**

Chairman Byrnes stated the public hearing would be scheduled for December 8, 2010.

**A-36-2010 – Village of Hinsdale – Text Amendment to Section 9-106, as it Relates to Projecting Signs and Staff Review of Code Compliant Signs.**

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Chairman Byrnes gave a brief summary of the request and stated the public hearing would be scheduled for December 8, 2010. Commissioner Moore asked what the standard procedure was if a business was approved for certain signage and proceeded to install more than what was approved. Mr. Gascoigne indicated that if the signage installed without approval required approval by code, the tenant would be subject to a violation notice and corrective measures.

Commissioner Kluchenek questioned the frequency of these occurrences. Mr. Gascoigne indicated that unfortunately Community Development is not staffed to identify every illegal sign and therefore most of these violations come as a result of anonymous complaints.

### **Sign Permit Review**

#### **230 Ogden Avenue – One Monument Sign**

Raj Batra, applicant and owner of the building located at 230 Ogden provided a brief description of the proposal. He stated the proposal included a monument sign for the existing building that was already approved by the Plan Commission some time ago.

Discussion ensued regarding the design of the sign and the remaining tenant panels.

Chairman Byrnes confirmed the location of the sign and the colors to be used.

Mr. Gascoigne indicated the sign is code compliant as proposed and when additional tenants are determined, they would not need to reappear for Plan Commission approval.

Commissioner Johnson questioned the need for some of the redundancy on Tommy R's tenant panel.

Mr. Batra indicated that they had discussed this with Tommy R's, but they were intent on this design.

Discussion ensued regarding the size of the sign and how the proposed sign compares to other signs in the vicinity.

Chairman Byrnes expressed concern regarding cars exiting the property onto Ogden Avenue.

Mr. Batra indicated that it wouldn't be an issue because that drive aisle is a one way entrance and does not permit anyone to exit onto Ogden Avenue.

Chairman Byrnes asked if the one way condition could ever change.

Mr. Gascoigne indicated it could not. Mr. Batra also confirmed stating that it was a condition for IDOT approval so it can not be changed.

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Commissioner Johnson motioned for the approval of signage for 230 Ogden Avenue – One Monument Sign. Commissioner Nelson seconded. The motion passed unanimously.

### **Public Hearings**

#### **A-14-2010 – 303-315 W. 57<sup>th</sup> Street (Hinsdale Central High School) – Map Amendment from R-3, Single-Family Residential to IB, Institutional Buildings**

Chairman Byrnes opened the public hearing, introduced the case and asked if the applicant was present.

Jeff Eagan, Business Manager and representative for the school, introduced himself and summarized the request, which was for the purpose satisfying an Intergovernmental Agreement from 2005 between School District 86 and the Village of Hinsdale.

Commissioner Moore asked if anything was on the lots in question. Mr. Eagan indicated the homes had been torn down and they were in the process of installing a discus field.

Commissioner Kluchenek asked why they were just appearing this evening if the Intergovernmental Agreement was from 2005.

Mr. Eagan indicated that the agreement to rezone had slipped through the cracks. He indicated that while the School District is not required to obtain building permits from the Village, it did need to get a grading permit for the proposed discus field and it was at that time, both agencies realized the condition had not yet been finalized.

The Commission engaged in conversation regarding specifics of the agreement and Mr. Eagan provided confirmation that no structures or lights would be erected on the properties and stated that the existing berm would be extended west across the remainder of the properties to provide screening.

Commissioner Kluchenek confirmed his understanding that this was more of a formality, but asked if the Commission should be considering any of the standards for map amendment given that this was a condition of a previously approved agreement between the Village and the School District.

Mr. Gascoigne indicated that he did not have a direct answer to that question, but that he didn't necessarily believe that they should be held to the same degree of standards at this point, due to the fact that the rezoning was essentially mandated via the intergovernmental agreement back in 2005.

Chairman Byrnes requested that Village Attorney Ken Florey look closer at the agreement and advise accordingly as the request moves forward to the ZPS and Board.

Commissioner Kluchenek confirmed and said that he had no objections to the request, but wanted to make sure that they were approving it appropriately.

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Chairman Byrnes asked if there was anyone wishing to speak on this matter.

Stephen Lee introduced himself and expressed his concerns regarding the work that was currently being done on the property and the removal of some of the landscaping.

Commissioner Kluchenek recognized Mr. Lee's concerns but indicated that the Commission did not have the authority to require the school district to plant trees.

Chairman Byrnes also appreciated and understood Mr. Lee's concerns and statements but indicated that unfortunately the Plan Commission did not have the authority or jurisdiction to require changes to the site.

Mr. Lee requested dates of upcoming school board meetings from Mr. Eagan to address his concerns.

Jerry Martin introduced himself and identified his concerns regarding the schools proposal and requested that the school remain sensitive to the neighbors.

Chairman Byrnes identified his appreciation for the neighbors concerns but indicated that this was an unusual situation and there was not a whole lot the Commission could do as the school district is not bound by the zoning code and that the only reason they were coming before the Commission at all was because of the Intergovernmental Agreement.

John Nemsnyik, identified himself and acknowledged his agreement with both Mr. Lee and Mr. Martin's concerns.

Chairman Byrnes closed the public hearing.

Commissioner Moore offered her thoughts on the Intergovernmental Agreement.

Discussion ensued regarding the agreement and what the appropriate venue was for school district matters.

Mr. Gascoigne indicated it would be at the school district board meetings. He then confirmed with Mr. Eagan that the school district had held public meetings or hearings on this proposal.

Mr. Eagan confirmed that they had.

Commissioner Kluchenek indicated that if the school district had held meetings and given opportunities for the public to speak to that extent, there was really nothing further to discuss.

Commissioner Nelson motioned for the approval of a Map Amendment from R-3, Single-Family Residential to IB, Institutional Buildings. Commissioner Brody seconded. The motion passed unanimously.

**Plan Commission Minutes**

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**Adjournment**

Commissioner Brody moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 8:13 p.m. on November 10, 2010.

Respectfully Submitted,

Sean Gascoigne  
Village Planner