

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
FEBRUARY 9, 2011  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:32 p.m., Wednesday, February 9, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Stifflear, Commissioner Nelson, Commissioner Johnson, and Commissioner Crnovich

**ABSENT:** Commissioner Sullins, Commissioner Moore, Commissioner Kluchenek and Commissioner Brody

**ALSO PRESENT:** Sean Gascoigne, Village Planner and Gina Hassett, Director of Parks and Recreation

---

**Approval of Minutes**

The Plan Commission reviewed the minutes from the January 12, 2011 meeting. Commissioner Nelson motioned to approve the minutes of January 12, 2011. Commissioner Crnovich seconded. The motion passed unanimously.

**Findings and Recommendations**

**8 E. First Street – IL Poggiolo – Exterior Appearance Approval for a Seasonal Vestibule.**

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 8 E. First Street, Exterior Appearance approval for a seasonal vestibule. Commissioner Nelson seconded. The motion passed unanimously.

**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.**

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 Nelson motioned to approve the findings and recommendations for a Text Amendment to Section 9-106, relating to projecting signs and staff review of code compliant signs. Commissioner Crnovich seconded. The motion passed unanimously.

## **Plan Commission Minutes**

**February 9, 2011**

### **A-37-2010 – 5891-5911 County Line Road (KLM Park) – Special Use and Site Plan/Exterior Appearance Review for Paddle Courts and Associated Structures.**

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 Nelson motioned to approve the findings and recommendations for 5891-5911 County Line Road (KLM Park), for a Special Use and Site Plan/Exterior Appearance approval for the paddle courts and the associated structures. Commissioner Stifflear seconded. The motion passed unanimously.

### **Exterior Appearance/Site Plan Review**

#### **5891-5911 County Line Road (KLM Park) – Site Plan/Exterior Appearance Approval for the replacement and repair of certain park shelters**

Chairman Byrnes introduced the case and asked Gina Hassett, Director of Parks and Recreation, to summarize the request.

Director Hassett summarized the request and discussed the proposed improvements to the shelters including ADA compliant furnishings and new drinking fountains.

Commissioner Stifflear inquired as to other potential projects within the park in which the Lyons Township grant money could be used for.

Ms. Hassett indicated that this grant was only intended for the shelters but future improvements may be in the parks future, but paid for with different grants.

General discussion ensued and the Commissioners generally agreed that the proposed improvements were a great enhancement to the park.

Commissioner Crnovich questioned if any trees would need to come down.

Ms. Hassett indicated that a few smaller trees may be lost or transplanted as a result of the detention requirements for the park, but nothing substantial.

Chairman Byrnes confirmed that the additional surface being added to the shelter would not trigger any additional detention requirements.

Ms. Hassett indicated that the detention being done for the additional paddle courts is being designed to manage both projects.

Commissioner Stifflear asked Ms. Hassett if any consideration had been given to the long term plans for KLM Park and its use for more recreational activities.

Ms. Hassett indicated that no specific conversations had taken place in those regards and that it has always been their intention to preserve KLM as a passive park.

## **Plan Commission Minutes**

**February 9, 2011**

Chairman Byrnes summarized his thoughts on the project and clarified that while they had a quorum, a unanimous vote was required to pass any agenda item on with a positive recommendation.

Commissioner Crnovich motioned for the approval of Exterior Appearance for the replacement and repair of certain park shelters at 5891-5911 County Line Road (KLM Park). Commissioner Nelson seconded. The motion passed unanimously.

Commissioner Nelson motioned to disapprove the Site Plan for the replacement and repair of certain park shelters at 5891-5911 County Line Road (KLM Park). Commissioner Crnovich seconded. The motion failed unanimously and the site plan was approved.

### **Public Hearings**

**A-33-2010 – Doug Fuller – Text Amendment to Section 6-106, to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses and A-34-2010 – Special Use Permit to allow a Real Estate Office, with a Maximum of 10 Agents, at 22 N. Lincoln Street.**

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

Doug Fuller, owner and applicant, summarized the request.

Chairman Byrnes offered some additional thoughts on the request and asked if there were any additional questions from the Commissioners.

General discussion ensued and the Commission decided the two requests should be discussed together.

Commissioner Crnovich asked how many parking spaces were currently on the site and expressed concerns with on-street parking and its proximity to the residential neighborhoods.

Mr. Fuller acknowledged the concern and indicated that the ZPS and Village Board had the same concerns when they approved the Temporary Use for the realtor's office, which is why they recommended the applicant apply for the text amendment restricting the use to only 10 agents.

General discussion ensued regarding the exact number of parking spaces on the site.

Commissioner Johnson questioned if the limitation of 10 realtors included support staff and also expressed concerns with parking.

Mr. Fuller indicated that he hadn't considered that, but didn't feel it would ever be a problem as there are usually no more than 4 or 5 realtors in the office at any given point.

Chairman Byrnes indicated that parking was available on both Maple and Lincoln.

## **Plan Commission Minutes**

**February 9, 2011**

Commissioner Crnovich complimented the work being done but expressed concerns with other areas within the O-1 District that may not have sufficient parking.

Mr. Gascoigne indicated that the intent of making this request a special use rather than a permitted use should alleviate that concern as the Plan Commission would hear each request on an individual basis allowing them to consider these concerns independently.

Commissioner Stifflear questioned whether other uses in the O-1 District are required to provide off-street parking.

Mr. Gascoigne indicated that by virtue of the zoning code, permitted uses moving into existing tenant spaces are assumed to have sufficient parking and would not be required to provide additional parking accommodations.

Chairman Byrnes asked if there were any comments from the audience.

Bill Haarlow introduced himself and expressed his support for the special use request. He indicated that as a neighbor, he was happy to see improvements being done to the house and that the space is filled. He indicated that while it might not be the appropriate venue, he wanted to go on the record to express his general concerns regarding the parking on Maple and the difficulties of exiting the alley onto Maple when vehicles park right up to the alley. He then asked if the Village was able to put up signs not allowing vehicles to park a certain distance from the alley.

Mr. Gascoigne indicated that he was happy to talk to the Police Chief Bloom and see what could be done.

Chairman Byrnes closed the public hearing.

Commissioner Stifflear expressed his support for the text amendment, citing several reasons but expressed additional concerns with the parking. He indicated that while he couldn't support the request for the Special Use permit unless the required spaces were there, he felt they had the room to provide the required parking.

General discussion ensued regarding the parking and how to proceed with the request.

Chairman Byrnes indicated that there was support for the text amendment and asked for a motion on the text amendment.

Commissioner Nelson motioned to approve a text amendment to Section 6-106, to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses. Commissioner Stifflear seconded. The motion passed unanimously.

Chairman Byrnes readdressed the special use and general discussion ensued as to how to proceed given the timing and potential expiration of the temporary use.

## **Plan Commission Minutes**

**February 9, 2011**

Commissioner Stifflear recommended that the Commission recommend approval of the request subject to the applicant providing a site plan identifying the appropriate parking spaces prior to approving the findings and recommendations at next month's meeting.

Mr. Gascoigne acknowledged Commissioner Stifflear's recommendation, but recommended that if they were going to send it on, they tie the submittal deadline of a revised site plan to a ZPS or Board meeting due to the fact that regardless of what the applicant provides, they can't reopen the case for discussion. He then indicated that they essentially had two options. They could continue the case and have the applicant bring back a revised site plan showing the required parking spaces or recommend approval subject to the applicant providing the site plan before the Board meeting.

Discussion ensued regarding how to proceed.

Chairman Byrnes expressed his comfort level with sending it on and asked if he could get a motion to approve the special use subject to the applicant submitting a revised site plan illustrating the required number of parking spaces.

Commissioner Nelson motioned for the approval of a Special Use Permit to allow a Real Estate Office, with a Maximum of 10 Agents, at 22 N. Lincoln Street, subject to applicant providing a revised site plan confirming they could provide the required parking spaces. Commissioner Johnson seconded. The motion passed unanimously.

### **A -38-2010 – Village of Hinsdale – Text Amendment to Section 9-104 as it relates to driveway width.**

Chairman Byrnes opened the public hearing and asked Mr. Gascoigne to summarize the request.

Mr. Gascoigne indicated that the text amendment was a "house keeping" item intended to clean up any inconsistencies with the code relating to driveway widths. He explained that while staff had always taken the conservative approach regarding the interpretation and been more restrictive, the section was recently challenged by a resident and as a result, the Village Attorney recommended the language be cleaned up to avoid any future conflicts.

Commissioner Stifflear summarized his understanding of the text and that the intent of this section of the code was to minimize those requesting circular driveways from having large amounts of concrete in the front yard. He then summarized a recent zoning variation request and indicated that the proposed clarification of the language in the text amendment would help to maintain this and reduce the opportunity for challenges.

Mr. Haarlow also summarized his recollection of the zoning variation and confirmed that the only real change in the text amendment was the removal of the word "attached".

Mr. Gascoigne confirmed that was correct.

Commissioner Stifflear clarified a couple additional points for the record.

**Plan Commission Minutes**

**February 9, 2011**

Commissioner Nelson motioned to approve a Text Amendment to Section 9-104 as it relates to driveway width. Commissioner Johnson seconded. The motion passed unanimously.

**Adjournment**

Commissioner Johnson moved to adjourn. Commissioner Stifflear seconded and the meeting adjourned at 8:17 p.m. on February 9, 2011.

Respectfully Submitted,

Sean Gascoigne  
Village Planner