

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
OCTOBER 10, 2012
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:36 p.m., Wednesday, October 10, 2012 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner Johnson, Commissioner Cashman, Commissioner Stifflear, Commissioner Nelson and Commissioner McMahon

ABSENT: Commissioner Sullins and Commissioner Brody

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the September 12, 2012 meeting. Commissioner Nelson motioned to approve the minutes of September 12, 2012. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

620 N. Oak – The Chapel – Parking Lot Improvements. 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 620 N. Oak – The Chapel – Parking Lot Improvements. Commissioner Cashman seconded. The motion passed unanimously.

29 E. First Street – Cine Restaurant – Two New Awnings with Signage and One New Wall Sign. 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 Cashman motioned to approve the findings and recommendations for 29 E. First Street – Cine Restaurant – Two New Awnings with Signage and One New Wall Sign. Commissioner McMahon seconded. The motion passed unanimously.

A-21-2012 – Jennifer McIntyre Grapes - Special Use to Allow a Dance Studio at 414 Chestnut Avenue. 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 McMahon motioned to approve the findings and recommendations for case A-21-2012 – Jennifer McIntyre Grapes - Special Use to Allow a Dance Studio at 414 Chestnut Avenue. Commissioner Nelson seconded. The motion passed unanimously.

**Plan Commission Minutes
October 10, 2012**

Scheduling of Public Hearings

A-32-2012 – Matthew Scarpelli – Special Use to Allow a Musical Tutoring Service at 28 E. Hinsdale Avenue

Chairman Byrnes stated this public hearing would be scheduled for November 14, 2012.

Exterior Appearance/Site Plan Review

40 S. Clay – Village Children’s Academy – New Fence for Children’s Play Area

Chairman Byrnes introduced the case and asked if the applicant was present.

Rob Tullis introduced himself and summarized the request, which included the installation of a new decorative aluminum fence for the existing daycare.

General discussion ensued regarding the proposal and the location, material and color of the fence.

Commissioner Nelson motioned for the approval of Exterior Appearance for the new decorative fence at 40 S. Clay. Commissioner Cashman seconded. The motion passed unanimously.

Commissioner Cashman motioned to disapprove the Site Plan for the new decorative fence at 40 S. Clay. Commissioner Crnovich seconded. The motion failed and the site plan was approved unanimously.

125 S. Vine – Zion Lutheran - Major Adjustment to the approved Planned Development to allow a Music School and Tutoring Services as Permitted Uses.

Keith Larson introduced himself and summarized the request, which included the allowance of a music school and tutoring service at the subject property. He explained the specifics regarding the proposal, including typical hours and days of operation and indicated that the uses exist but they became aware that they were required to get additional approvals to allow them.

Ryan Miller introduced himself and summarized the proposal for the music school. He indicated the hours would generally be from 3 p.m. to 8:30 p.m. and that there would be approximately 4-5 students per teacher maximum.

Commissioner Stifflear questioned how the school became aware of the available space.

Mr. Miller explained how they became aware of the site and that it wasn’t marketed or solicited.

General discussion ensued regarding the existing uses, its current capacity and future intentions of the church.

Commissioner Crnovich explained that several churches operate similar uses and complimented the church for reaching out to the neighbors.

Plan Commission Minutes
October 10, 2012

Chairman Byrnes confirmed that the applicant felt they had adequate parking.

Mr. Larson handed out a parking study and explained there was plenty of parking.

Mr. Gascoigne stated that the primary intention of sending this back to the Plan Commission was to provide the neighbors notification and that he wanted to confirm for the record that the applicant had provided the documentation certifying that mailing.

General discussion ensued regarding the parking as well as the existing single family homes which were part of the existing Planned Development.

Commissioner Johnson mentioned a letter provided by a resident and clarified specifics regarding the tutoring service.

Commissioner Crnovich expressed concern with single-family homes being part of the Planned Development.

Chairman Byrnes asked if the Commission was required to place conditions on approvals like this, to establish restrictions.

Mr. Gascoigne explained that they were not required to, but if the Commission felt it was appropriate they were certainly permitted to.

Chairman Byrnes explained that he didn't see a need to place restrictions and wanted to confirm there was no requirement to do so.

Commissioner Stifflear stated that while he didn't have any concerns with this request, he expressed concerns with the potential for requests of different uses slowly filling the school over time.

Mr. Larson explained that it wasn't their intent to bring forward any uses that wouldn't be appropriate for a school setting, but that any proposed uses would need to follow this same protocol and appear in front of the Board and/or Commission.

General discussion ensued regarding the single family uses and Mr. Larson explained that it would be a reasonable goal to try and get those back to a single family zoning district, especially if that was a desire of the Village.

Commissioner Cashman confirmed that a school would still be permitted there, should it ever find itself vacant again.

Mr. Gascoigne confirmed that they could certainly do that going through the same adjustment process.

Commissioner Cashman and Commissioner Johnson both confirmed that they felt these uses were ideal and were in line with what was intended for the building.

**Plan Commission Minutes
October 10, 2012**

General discussion ensued and Commissioner Stifflear indicated that he would like to see the minutes reflect that the uses are very similar to the original request and that he would have a much different opinion if the proposed uses were anything other than educational.

Chairman Byrnes stated that he didn't see the need to place conditions or restrictions on these uses and the Commission agreed.

Commissioner Nelson motioned for the approval of a Major Adjustment to the approved Planned Development to allow a music school and tutoring service at 125 S. Vine Street. Commissioner Cashman seconded. The motion passed unanimously.

Public Hearings

A-25-2012 – Village of Hinsdale – Text Amendment to Section 9-106 as it relates to Political Signage. (Transcript of the following Public Hearing on file.)

Chairman Byrnes opened the public hearing, introduced the case and asked the Village to summarize the request.

Mr. Gascoigne summarized the request and explained why the changes were being proposed.

Michael Marrs, Village Attorney, introduced himself and expanded on Mr. Gascoigne's summary. He explained the additional requirements the Commission may want to address and suggested some discussion points to consider as part of their deliberations.

General discussion ensued regarding the different variety of yard signs, how they are categorized and how those allowances should be compared to political signs.

The Commission discussed requirements in other municipalities, current requirements for similar temporary signs in the Village and how the new restrictions should be applied to Hinsdale's definition. As a result they agreed that a restriction of one sign per candidate or issue was appropriate and that the allowance for private sale signs be reduced to four square feet to be consistent with other temporary sign restrictions.

Commissioner Nelson motioned for the approval of a Text Amendment to Section 9-106 as it relates to Political Signage with the conditions that the signs be restricted to one sign per candidate or issue and the reduction of private sale signs from six square feet to four. Commissioner Cashman seconded. The motion passed unanimously.

A-26-2012 – Village of Hinsdale – Text Amendment to Section 11-604 as it relates to Site Plan Approval.

Chairman Byrnes opened the public hearing and summarized the request.

Commissioner Nelson motioned for the approval of a Text Amendment to Section 11-604 as it relates to Site Plan Approval. Commissioner Crnovich seconded. The motion passed unanimously.

Plan Commission Minutes
October 10, 2012

Adjournment

Commissioner Johnson moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 8:30 p.m. on October 10, 2012.

Respectfully Submitted,

Sean Gascoigne
Village Planner