

Approved
Stifflear/Crnovich

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MARCH 13, 2013
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, March 13, 2013 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Sullins, Commissioner Nelson and Commissioner McMahan

ALSO PRESENT: David Cook, Village Manager, Robert McGinnis, Director of Community Development/Building Commissioner, Michael Marrs, Village Attorney and Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the January 9, 2013 meeting. Commissioner Cashman motioned to approve the minutes of January 9, 2013. Commissioner Brody seconded. The motion passed unanimously.

Chairman Byrnes stated that the agenda was fairly heavy and explained how he would anticipate the evening progressing. He explained that while the cases on this evening's agenda were not public hearings, the Commission would entertain comments regarding the proposal.

Exterior Appearance/Site Plan Review

421 E. Ogden Avenue – Adventist Hinsdale Hospital – Site Plan/Exterior Appearance Approval for a New Cancer Treatment Center.

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

John George, attorney for the applicant, introduced himself and summarized the request which entailed the construction of a new cancer treatment center at 421 E. Ogden Avenue. Mr. George explained the extents of the property as well as the how the proposal satisfied all bulk requirements in the zoning code thus alleviating the need for any variations. He also explained that while it wasn't a public hearing, the

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hospital had noticed well beyond the normal requirement of 250 feet and also conducted three separate neighborhood meetings. He then went on to introduce the team prepared to present and respond to any questions the Commission may have.

Michael Goebel, CEO of Adventist Hinsdale Hospital, introduced himself and thanked the Commission for the opportunity to discuss the project. He expressed the need for a facility such as this in Hinsdale, and explained how this facility would allow Adventist to bring all of their cancer practices under one roof.

Kevin Harney, architect for the hospital, summarized the plans presented in the Commission's packet. He reiterated that the current proposal met all of the bulk zoning and engineering requirements. He walked the Commission through each requirement and established compliance for each. He then introduced the landscape plan and summarized all of the landscaping features, as well as the extensive landscaping proposed for the site. These features included the detention basin, as well as several healing gardens proposed throughout the site. Mr. Harney then provided several examples of the landscape material and size proposed to be used on the site. He indicated that the facility would be two stories and then went on to discuss the floor plans and explained the different uses proposed for the center, and more specifically for each floor.

Mr. Harney introduced the elevations and explained the architecture and influences used in the design of the building's exterior, which included trying to maintain a quasi-residential feel, rather than a typical block style office. He then proceeded to summarize the materials and design elements proposed and explained how that tied back in to residential design.

Steve Corcoran, traffic engineer for the project, introduced himself and some of his other projects specific to Hinsdale. He then proceeded to summarize the traffic study completed and how some of the projections and findings were arrived at, including the proposed relocation of Spinning Wheel Road, which would eliminate the current intersection of Spinning Wheel with Ogden. He indicated this was received favorably by the Police Chief.

Don Sweet, Director of the Hinsdale Hospital Cancer program, introduced himself and offered some final thoughts regarding the proposal, including the history of cancer treatment at Adventist Hinsdale and what a facility such as this would bring to Hinsdale.

Chairman Byrnes thanked everyone for their presentations and asked if there any questions from the public. He then asked if the applicant anticipated any concerns with the changes proposed for the Oak Street Bridge.

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Mr. Corcoran indicated that while they didn't consider it, they did not feel that project would have any impact on this proposal.

Commissioner Crnovich asked if the land-banked parking on the site plan was proposed.

Mr. Corcoran explained that the health care profession is ever changing and they wanted to make sure that they provided themselves an opportunity for expanding the parking, if it is ever needed.

Commissioner Cashman questioned the notes referring to this proposal being Phase I.

Mr. Harney explained that structural provisions had been taken in this proposal to allow for vertical and/or horizontal expansion, should the hospital decide down the road its desire to do that, based on demand.

Commissioner Cashman expressed his excitement with this project and complimented the hospital on the general design and architecture of the facility. He questioned who owned the property just to the west of the proposal indicating that he noticed the current proposal would be reducing the existing parking for that structure.

Mr. Goebel indicated that the property belonged to the hospital, the structure was currently empty and should they seek tenants for the building, it would require substantial updates including the reconfiguration of the existing parking.

Commissioner Cashman questioned if the hospital would be amicable to maintaining access to Duncan Fields.

Mr. Goebel indicated they currently had a lease with the Village and they would be happy to continue that lease so that there was continued access to the fields.

General discussion ensued regarding the location of the proposed access to Duncan Field and the Commission was satisfied that the proposed parking would be adequate, given the complementing nature of both uses.

General discussion ensued regarding possible expansion of this facility as well as the specific make up of rooms and types, within the facility.

Chairman Byrnes confirmed it was the applicant's intent to install the sidewalk along Ogden and Salt Creek.

Mr. Cook indicated that it would be required as it is shown, and would be approved as part of the site plan.

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Discussion ensued regarding how the hospital intended to tie in this proposal, with the existing streetscape along Ogden Avenue including signage, landscaping and general streetscape.

Commissioner Cashman complemented the applicant on their landscaping, but asked if they could add some of the proposed landscape islands to the south part of the parking lot, to break up that expansive run of parking. He also commented on the Illinois Accessibility Code and suggested the applicant confirm that they have adequate provisions for handicap parking as that could definitely impact their proposed site plan.

General discussion ensued regarding the basic elevations, the proposed site plan and why certain design decisions were made, specifically regarding mechanical shielding, certain roof systems and landscape features, as well as the extent to which existing trees will be removed.

The Commission also noted the reference to the “gateway sign” and the applicant indicated that while it was their intent to allocate space for a Village sign, they would not be providing the actual sign. Discussion ensued regarding the possibility of widening Ogden Avenue.

Commissioner Stifflear complimented the hospital on the proposal and their effort for producing a code-complaint proposal. He then questioned if there would be staff working out of both this facility and LaGrange and what type of impact the relocation of Spinning Wheel would have on cut through traffic going over Ogden and south on Oak.

The hospital indicated that it was their intent to consolidate cancer services at this location and that the relocation of Spinning Wheel would have no impact to that extent.

General discussion ensued regarding the need for the additional handicap spaces and how to best address this. The hospital indicated that if it was determined that additional spaces were required, they have some options to make it work, but that they would have to reevaluate to determine the most appropriate way to address it.

Chairman Byrnes offered some final thoughts and questioned if a motion could be tailored to address some of the issues raised tonight.

Mr. Gascoigne indicated that the hospital had requested that any motion tied to site plan, allow the option of providing the walking path around the detention basin, as the financing for that was tied to future fundraising which had not currently been secured.

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The Commission indicated it would be great to see, but they were fine with making it optional.

Mr. Marrs confirmed they could do that.

Commissioner Brody motioned for Site Plan Approval for the construction of a new cancer treatment center at 421 E. Ogden Avenue – Adventist Hinsdale Hospital subject to the following conditions:

- The applicant be required to confirm that the site plan adequately provides sufficient handicap parking spaces, and to the extent that the existing site plan cannot, provide documentation that shows how the deficiency will be accommodated.
- The applicant will add 2 parking lot peninsulas to the south area, add 1 island to the west and 1 peninsula to the north of the parking lot.

Commissioner Cashman seconded. The motion passed unanimously.

Commissioner Brody motioned for the approval of Exterior Appearance for the construction of a new cancer treatment center at 421 E. Ogden Avenue – Adventist Hinsdale Hospital, subject to the following condition:

- The applicant provide a detailed plant list that identifies the selection of plant materials the applicant may choose from in each category (shade trees, ornamental trees, perennials, etc.). Such list shall contain common name, botanical name and size/caliper of material at planting.

Commissioner Cashman seconded. The motion passed unanimously.

26-32 E. First Street – Garfield Crossing – Site Plan/Exterior Appearance Approval for a New Two-Story Development with a Surface Parking Lot.

Peter Coules, attorney for the applicant, introduced himself and summarized the request and provided a short history of the property. He indicated that the applicant had provided the Commission with two options as a result of recommendations made by both staff and the Historic Preservation Commission. Mr. Coules explained the current parking request, as well as summarizing the variation requests being run concurrently.

David Kennedy, architect for the applicant, introduced himself and presented the specifics regarding the property. He explained the proposal and identified some of the key components within the site plan, landscape plan and elevations, including the removal of a curb cut, the addition of a loading space and an increase of seven parking spaces from what currently exists. He continued summarizing the layout of the floor plans, elevations and site plan, as proposed. Mr. Kennedy presented the

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architectural concepts and decorative elements being proposed, as well as the suggested materials to be used throughout the project.

Mr. Kennedy introduced the alternate elevations and discussed the differences between the proposal that was distributed as part of their packet and the alternate elevation. He reiterated that the changes do not result in any changes to the site plan, only the elevations. He presented sample boards of the proposed materials and explained where they would be used within the project.

Mr. Coules clarified and summarized some additional points from the site plan, including the motivation behind the location and access of the loading space and the applicant's response to the idea of connecting the existing site to the alley running behind the businesses to Washington.

Chairman Byrnes thanked the applicant and asked if there was anyone else that wanted to speak.

Dennis Jones, CEO of Hinsdale Bank and Trust, introduced himself and expressed his support for the proposal. He presented several reasons as to why he believed this proposal was a positive for the Village, including the increase in retail square footages and economic development benefits it would bring. He indicated that the assessed value of the property would increase dramatically, providing revenue for the various taxing districts, including the schools. He also identified the improved branding that would come to the downtown as our Village continues to compete with other Village's for sales tax and revenue. He stated that he has never seen an in-fill development that was perfect, and while this was no exception, he felt it was a balanced proposal. He complemented them on the inclusion of a loading space at the expense of what could have been additional retail. He indicated that while it wasn't a perfect fit, it would alleviate some of the loading concerns on First Street.

Commissioner Crnovich questioned the variations being requested and the timing of the ZBA.

Mr. Coules summarized the requests and explained that they had requested the continuance to next month's ZBA as inclement weather had jeopardized a quorum. Chairman Byrnes indicated that because some of the information in front of them was just submitted tonight, he didn't see them voting on it, but that it was his hopes that they could at least get some of the larger issues resolved before the applicant reappeared next month.

Commissioner Johnson questioned if the applicant had consulted the middle school regarding the proposal.

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Mr. Kennedy stated that they had sat down with the Superintendent of the District and the Chamber of Commerce to discuss the proposal and indicated that both expressed support and seemed to be in favor of the proposal.

Commissioner Johnson indicated that traffic and the safety of the students was her biggest concern and that she would like to see something more formal from District 181 regarding any concerns they may have. She then asked if the applicant had considered any traffic calming devices, such as a gate, for traffic pulling out of the parking lot.

Mr. Kennedy summarized the conversation they had with the District and explained that while it was discussed, it was not part of the plan at this time.

Commissioner Johnson asked that the applicant reconsider this and provide some type of obstruction that slows traffic down exiting the property. She then questioned the height of the cellar and asked if it was considered in the calculations for the proposal.

General discussion ensued regarding the use of the basement for functions other than storage.

Mr. Gascoigne indicated that because it was storage, and would be required to be labeled as such on their building permit plans, that space is exempt when considering FAR or parking calculations.

Commissioner Brody suggested that the applicant provide a speed bump to slow traffic exiting the site.

General discussion ensued regarding the possibility of limiting delivery times as they relate to exiting the property during middle school drop-off and pick-ups, as well as how the applicant intended to control who utilized the parking lot. The Commission also discussed the ability for a vehicle to exit the parking lot if they pulled in and the lot was full.

Commissioner Cashman indicated that there were worse parking situations in town and having the loading zone lane there was definitely a positive versus a dead end parking lot. He stated that his hope would be that the buildings would be entirely leased out and there would be parking issues. He noted that the fact that this site had a parking lot was a positive and that he was getting better about parking a block away and walking when he couldn't find a spot.

General discussion ensued regarding parking and where the employees would park.

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Commissioner Cashman complimented the applicant on the site plan and elevations but questioned if they were losing a sidewalk tree.

The applicant explained why the tree was removed, but said they were happy to adjust the spacing along the sidewalk to replant an additional tree.

Commissioner Cashman summarized his feelings regarding the variation requests and indicated he had no issues with most of the requests.

General discussion ensued regarding the possibility of providing outdoor seating around the property.

Chairman Byrnes complimented the applicant on several aspects of the proposal and indicated he had no problems with the parking. He suggested that even though this would not come to a vote, the Commission provide the applicant some good direction on the elevation changes put in front of them, to address before the next meeting.

General discussion ensued regarding the current discussions of an alley extension and the Commission generally agreed with the EPS' position that the idea had merit, but the Village didn't have the money and they didn't want to see this project slowed down by something that may or may not happen.

Commissioner Cashman offered his suggestions on the elevations which included comments specific to the facades as well as selection of materials and colors. He articulated his preferences in the two different alternates suggesting that he liked specific aspects of both and complemented the applicant on pulling different architectural styles from the downtown. He indicated that he was very excited to see this happen and thanked the applicant for their efforts.

General discussion ensued regarding the elevations and screening.

Commissioner Brody offered his suggestions regarding the elevations and indicated that it was very well done and was a welcome addition.

General discussion ensued regarding the proposed variation for the signage and the Commissioners indicated they wanted to affirm their position before the ZBA heard the request stating that they were opposed to any signage above the second story windows and would prefer to see the applicant consider an alternative solution for signage for any second floor tenant.

Mr. Gascoigne indicated that the variation would only be for the location of the sign on the building and that even if that was granted and they were permitted a sign in

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that location, they would still require approval for the physical appearance of the sign.

The Commission offered some additional compliments on the project and thanked the applicant for their presentation.

Commissioner Stifflear moved to continue 26-32 E. First Street – Garfield Crossing to the April 10 meeting. Commissioner Brody seconded. The motion passed unanimously.

Adjournment

Commissioner Brody moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 10:36 p.m. on March 13, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner