

Approved
Johnson/Crnovich

**MINUTES
VILLAGE OF HINSDALE
SPECIAL MEETING - PLAN COMMISSION
APRIL 8, 2014
MEMORIAL HALL
3:30 P.M.**

Chairman Byrnes called the meeting to order at 3:30 p.m., Tuesday, April 8, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Cashman

ALSO PRESENT: Lance Malina, Village Attorney, Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the March 12, 2014 meeting. Commissioner McMahon motioned to approve the minutes of March 12, 2014. Commissioner Crnovich seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

901 N. Elm Street – Med Properties - Site Plan/Exterior Appearance Approval for Façade and Exterior Improvements (Remanded Back from the Board of Trustees).

Chairman Byrnes provided a timeline and explained why the application was being remanded back to the Plan Commission.

Bill Dvorak introduced himself and provided a brief summary of the changes they had made as a result of comments from the Board of Trustees. These changes included the relocation of the new play area for Village Children's Academy and various façade improvements to the existing building.

Chairman Byrnes summarized what he believed to be the Board's major concerns and encouraged the Plan Commission to consider this building in the context of the entire office park, rather than an individual building.

Mr. Dvorak continued with his presentation and explained that MedProperties was going to be a large property owner in the office park. He provided a list of the buildings they currently own, as well as changes proposed for their additional sites and buildings within the office park.

General discussion ensued regarding the various properties in the office park and ownership of those properties.

Plan Commission Minutes

April 8, 2014

Dani Fitzgerald, architect, identified the changes that they had made as a result of the comments from the Board of Trustees, including the provision for two different styles for the canopy on the north elevation.

General discussion ensued regarding the proposed façade changes and how they fit within the scope of the office park with regards to the architectural style. The Commission discussed the rationale behind the designs for both canopy options, as well as the removal of the shutters.

Ms. Fitzgerald continued with her presentation and summarized the proposed changes to the playground. She stated that the Board had wanted them to consider relocating the playground due to concerns with the visibility and the general location. She indicated that they were able to analyze the current parking situation and eliminate six spots, thereby shifting the playground away from Ogden and satisfying both concerns, while increasing the degree of landscaping.

General discussion ensued regarding the new proposal for the landscape area and how the children would access the playground. The applicant explained how the access worked and indicated that, as a result of the Plan Commission's previous concerns, they had added fence along Elm Street to fully enclose the front yard, as well as substituted wood chips in the playground area instead of the synthetic turf.

Commissioner Crnovich complemented the applicants on the presented revisions to the play area.

General discussion ensued regarding the reduction in lot coverage and the Commission requested that the applicant correct that information prior to the Board meeting as this was a positive change.

Chairman Byrnes expressed some concern with how the children access the play area. He questioned the ability to put a door on the west elevation.

Shamus Byrnes, architect for the Village Children's Academy, indicated that due to internal floor plan, as well as the elevation of the first floor, that wasn't feasible.

General discussion ensued and while the Commissioner's agreed it wasn't the most ideal situation, they appreciated that the applicant was working with what they had.

Mike Trippedi, Landscape Architect for the project, introduced himself and summarized the landscape changes as a result of the relocation of the children's play area and other site plan modifications. He described the different plant materials as well as how the design evolved with the changes.

General discussion ensued regarding the landscaping plans. The Commission discussed the different plant material being used as well as the different trees that were proposed to be removed.

Plan Commission Minutes

April 8, 2014

Chairman Byrnes questioned if it was the applicant's intent to "modernize" or improve the remaining sites that they owned.

Mr. Dvorak confirmed and indicated that each building had a slightly different appeal that they would need to tend to and that the idea was to keep the existing architecture intact, while making small modifications to enhance the appearance and give it a modern look.

Commissioner Stifflear summarized his thoughts and expressed his concerns with the design. He indicated that he felt the architecture was more contradictory than complementary.

Commissioner Johnson appreciated the other thoughts but felt that the proposed changes were a welcomed breath of fresh air and was complimentary of the changes.

General discussion ensued regarding the changes and how many of the changes came to be.

Commissioner Crnovich echoed the concerns of Commissioner Stifflear and indicated that she liked the idea of maintaining the Georgian architecture on the north entrance, versus the proposed canopy options.

General discussion ensued regarding the canopy on the north entrance and the general architecture in the context of the entire office park, as several of the Commissioners had differing opinions on what they preferred.

Paul Kopecki, owner of MedProperties, introduced himself and summarized his thoughts behind the design. He indicated that the buildings were all built in the 1970's and the intent was to maintain the Georgian/Colonial style, while adding some modern enhancements that speak to the cutting edge and modern medicine that the tenants will be practicing in the campus.

General discussion ensued regarding the architecture and the applicant's intent with the design.

Commissioner McMahon complemented the changes and stated that she felt the applicant had maintained the classic architecture while providing just enough of the contemporary to update the look.

Discussion continued regarding the canopy options and the make-up of the tenant space in the building. Mr. Dvorak indicated that Adventist had walked through the building and was very supportive of the changes and were encouraged by the improvements being made.

General discussion ensued regarding the existing parking lots and how the parking and circulation would operate with the daycare. The applicant indicated that this was not a typical daycare with regards to the drop-offs and that most of the children are there all day, with very few being picked up mid-day. They went on to explain that they must park because the daycare requires that every child be brought in by their guardian and are required to sign in.

Plan Commission Minutes

April 8, 2014

General discussion ensued regarding the preference on the canopy color. The Commission generally agreed that of the two canopy's, most preferred the black canopy or Option 1.

Commissioner Crnovich indicated her preference of those two, but stated that she still preferred an entrance similar to that of the Village Hall or the library.

Chairman Byrnes appreciated the comments and summarized his thoughts. He indicated that while he understood the concerns, the front or main façade of the building facing Ogden Avenue was maintaining the Georgian/Colonial appeal and that the north entrance served as more of a secondary entrance and to that extent, he wasn't as concerned about the proposed change and didn't have an opinion on which option they went with.

General discussion ensued regarding campus signage and the applicant indicated that they were working through that and would come back to the Commission with a sign package for the entire campus. They went on to discuss the campus as a whole and the benefit it brought to Hinsdale.

Commissioner Stifflear complemented the applicant on the changes that were made. He went on to state that he could possibly get on board with the proposed façade changes if he was seeing the vision for the whole campus, but as one building he didn't see how it was consistent with area as required by the code and wouldn't support it.

Commissioner Johnson felt that the intent of the code was to discourage dramatic differences between neighboring buildings, but that because the applicant owned so many of the buildings in the office park and was looking to do this consistently throughout, she didn't necessarily feel that applied in this situation.

Mr. Dvorak appreciated the comments and indicated that with the cancer treatment center as a neighbor, they were already seeing a departure from the typical colonial architecture of the office park and didn't feel this building was varying that greatly.

General discussion ensued regarding the architectural consistency in the office park.

Commissioner Johnson motioned for Exterior Appearance Approval for Facade Modifications and Exterior Improvements at 901 N. Elm Street, with Option 1 for the canopy. Commissioner McMahan seconded.

General discussion ensued and the Commissioners offered final thoughts.

The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner McMahan and Commissioner Johnson.

Nays: Commissioner Stifflear and Commissioner Crnovich

Commissioner Stifflear motioned for Site Plan Approval for Facade Modifications and Exterior Improvements at 901 N. Elm Street. Commissioner Crnovich seconded. The motion passed unanimously.

Plan Commission Minutes

April 8, 2014

Mr. Malina explained what the Commission needed to do to read the Findings into the record and summarized the draft Findings.

The Commission offered some thoughts on changes and amendments to the Findings they were provided. The changes recommended are part of the document in the case file.

Mr. Gascoigne summarized the recommended changes to the Commission.

Commissioner Johnson motioned for the approval of the draft findings, as amended. Commissioner McMahon seconded. The motion passed unanimously.

Adjournment

Commissioner Stifflear moved to adjourn. Commissioner Johnson seconded and the meeting adjourned at 4:55 p.m. on April 8, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner