

Approved
Ryan/McMahon

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
OCTOBER 8, 2014
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Tuesday, October 8, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner McMahon, Commissioner Cashman and Commissioner Stifflear, Commissioner Ryan, Commissioner Fiascone, Commissioner Johnson and Commissioner Unell

ABSENT: None

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

Chairman Byrnes indicated that the Minutes from September 10 would be continued and approved at the November meeting.

Findings and Recommendations

A-17-2014 – Nourished Table and Home – Text Amendment to 6-106 to Allow Cooking Classes as a Special Use in the O-1, Specialty Office District and A-18-2014 – 111 S. Vine – Nourished Table and Home – Special Use to Allow a Cooking School in the O-1, Specialty Office District.

Chairman Byrnes provided a brief summary of the discussion that took place on these agenda items 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 case A-17-2014 – Text Amendment to 6-106 to Allow Cooking Classes as a Special Use in the Office Districts. Commissioner Crnovich seconded. The motion passed unanimously.

Commissioner Crnovich motioned to approve the findings and recommendations for case A-18-2014 – 111 S. Vine – Nourished Table and Home – Special Use to Allow a Cooking School in the O-1, Specialty Office District. Commissioner Cashman seconded. The motion passed unanimously.

**Plan Commission Minutes
October 8, 2014**

Public Hearings

A-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties – Special Use Permit to Allow a Planned Development and Site Plan/Exterior Appearance Approval for the Construction of a New 3-Story Building with Surface Parking Lot at 10 Salt Creek (Transcript of the following Public Hearing on file).

Chairman Byrnes confirmed that the public hearing was still open and indicated that this item was continued from the September 10 meeting.

John George, attorney for the applicant, introduced himself, summarized the proposal and outlined the changes from the original proposal. He then went on to explain some specifics regarding the project, as well as the requested waivers.

Bill Dvorak of Med Properties, introduced himself and discussed the memo that was circulated as part of the packet. He explained the purpose and intent of the applicant's proposal and introduced the project architect.

Steve Saunders of ESA Architects thanked the Commission for their time and detailed the changes that were made since the previous submittal, which included alterations to the wayfinding signage, increased landscaping improvements, a new loading dock at 10 Salt Creek and two new entrances proposed for 12 Salt Creek Lane.

General discussion ensued and the Commission questioned aspects of the wayfinding signage, including the size and number of signs, as well as whether the other tenants in the office park had been notified and were on board with the proposed entrance sign. Additional discussion ensued regarding the additional tenants in the office park and the overall number of signs that already exist.

Mr. Saunders continued with his presentation, identifying the additional changes that were introduced at both 10 and 12 Salt Creek, as a result of comments and concerns raised at the September meeting.

The Commission engaged in discussions on the proposed changes, including parking lot setbacks, landscape buffers and the proposed bike paths.

Mr. Saunders continued with his presentation pertaining to the design and architecture of the proposed 10 Salt Creek building. He discussed building materials, colors and other specifics regarding the proposal.

Commissioner Stifflear questioned the applicant as to why they decided to go with a three-story building, rather than a five-story as permitted.

Plan Commission Minutes

October 8, 2014

Mr. Saunders indicated that the reason was driven by parking needs and discussion ensued regarding the proposed parking requirements and occupancy make up within the building.

General discussion ensued regarding the proposed parking, landbanking and the possibility of a parking variation for less parking. Discussions continued regarding the architectural changes to 12 Salt Creek and proposed elements of 10 Salt Creek.

Mr. Saunders continued with his presentation.

Michael Wirthman from KLOA, presented the additional information collected in regards to the traffic study and which areas of the study contained revisions.

General discussion ensued regarding the traffic report revisions and the impact of some of those changes.

Chairman Byrnes asked if anyone in the audience wanted to speak and several Graue Mill residents came forward to express concerns regarding traffic, stormwater management and the overabundance of signage within the office park.

Peter Coules introduced himself as a representative for a potential tenant within one of the office buildings, as well as a long time tenant of the office park. He presented a history of the office park as well as a general history of the sale and purchase of several of the individual properties over the years.

General discussion ensued regarding the history of the property, as well as the signage.

The Commission and applicant continued their discussions regarding the wayfinding signage and the proposed sign at the main entrance. Mr. Dvorak indicated that the applicant had determined earlier in the day, to remove all signage requests from the application, and only pursue signage as it relates to wayfinding.

Mr. George provided some closing remarks in response to some of the neighbor's comments and general discussion ensued regarding the development of 10 Salt Creek and lot coverage.

General discussion ensued regarding the proposed lot coverage at 10 Salt Creek. Many of the Commissioners expressed concerns with the degree of lot coverage and lack of green space, versus the public benefits being offered by the applicant.

Chairman Byrnes closed the public hearing and summarized the standards relevant to this request.

Plan Commission Minutes

October 8, 2014

Several of the Commissioners offered their final thoughts on the proposal and agreed that the largest concerns were a result of the lack of open space, proposed coverage and the overall size and number of the requested wayfinding signage. Others expressed concern with the process and indicated they could not support a Planned Development given that the proposed public amenities did not substantiate the degree of non-compliant lot coverage.

Chairman Byrnes entertained a motion. Commissioner Stifflear motioned to approve a Special Use to allow a Planned Development for 10, 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street, which included the proposed exterior changes to the building at 12 Salt Creek. Commissioner Fiascone seconded. With a vote of 0 ayes and 9 naves, the Plan Commission unanimously recommended **denial** of the requested Special Use.

Commissioner Johnson motioned to approve exterior appearance for the proposed three-story building and associated surface parking lot at 10 Salt Creek. Commissioner Stifflear seconded. With a vote of 0 ayes and 9 naves, the Plan Commission unanimously recommended **denial** of the request for exterior appearance approval.

Commissioner Johnson motioned to approve the site plan for the proposed three-story building and associated surface parking lot at 10 Salt Creek. Commissioner Crnovich seconded. With a vote of 0 ayes and 9 naves, the Plan Commission unanimously recommended **denial** of the request for site plan approval.

Adjournment

Commissioner Johnson moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 9:47 p.m. on October 8, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner