

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
JANUARY 14, 2015
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Tuesday, January 14, 2015 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 and Commissioner Fiascone

ABSENT: Commissioner Johnson and Commissioner Unell

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the September 10 and October 8, 2014 meeting. Commissioner Cashman motioned to approve the minutes of September 10, 2014, as amended. Commissioner Crnovich seconded. The motion passed unanimously. Commissioner Ryan motioned to approve the minutes of October 8, 2014. Commissioner McMahon seconded. The motion passed unanimously.

Findings and Recommendations

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.

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 case A-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties for a Special Use Permit to Allow a Planned Development. Commissioner Crnovich seconded. The motion passed unanimously.

10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for the Construction of a New 3-Story Building with Surface Parking Lot.

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 10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for the Construction of a

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New 3-Story Building with Surface Parking Lot. Commissioner Cashman seconded. The motion passed unanimously.

Scheduling of Public Hearings

- A-34-2014 – Village of Hinsdale – Text Amendment to Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance.
- A-35-2014 – Salt Creek Club – Major Adjustment to a Planned Development to Construct a New Clubhouse.

Exterior Appearance/Site Plan Review

Chairman Byrnes introduced the cases and invited the applicant to come forward.

Chris Leach, Attorney for the applicant introduced himself and summarized the request. He asked the Commission if they would prefer to discuss the two cases together or separate.

Chairman Byrnes suggested discussing them separately and the Commission concurred.

12 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for Exterior Changes and Façade Improvements.

Mr. Leach indicated he would start with 12 Salt Creek and summarized the specific request. He provided the Commission with the substantial features of the proposal and then introduced the team.

Bill Dvorak introduced himself and explained the proposed changes in more detail.

Steve Saunders, architect for the project, introduced himself and began his presentation. He discussed the proposed changes to the architecture, as well as the proposed materials to be used, indicating that they would be very similar to the materials that already existed.

General discussion ensued regarding the scope of work to be completed and the proposed changes.

Michael Trippeddi, landscape architect for the site, introduced himself and identified the additional landscaping proposed as a result of the changes.

General discussion ensued regarding the proposed location of the mechanical equipment and why the proposed location was needed. The Commission questioned the removal of the oak tree and Mr. Trippeddi indicated why it needed to be removed to locate the mechanical equipment.

Commissioner Cashman stated that he liked where they were at in the proposal. He indicated that he was happy with everything but the screening proposed for the mechanical equipment and felt that it should contain brick to match the existing materials in the building.

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General discussion ensued regarding parking allocation and the material for the mechanical screening.

Several Commissioners commended the applicant on the revised drawings and their willingness to work with the Commission.

General discussion continued regarding the mechanical equipment screening.

Mr. Dvorak indicated that since they were splitting the cost with the tenants, it was a cost issue.

Chairman Byrnes indicated that given the number of times the applicant had been back before them, he would be supportive of allowing the applicant to move forward if they could supply the requested changes before they went to the Village Board.

Commissioner McMahon motioned to approve exterior appearance for façade changes and exterior improvements at 12 Salt Creek, subject to the applicant submitting revisions for the mechanical screening, with a combination of brick and louvers, to provide more constancy between the existing building and screening. Commissioner Fiascone seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

Commissioner McMahon motioned to approve the site plan for the façade changes and exterior improvements at 12 Salt Creek. Commissioner Crnovich seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for a New 3-Story Building with Surface Parking Lot.

Mr. Leach introduced the case and summarized the proposal. He wanted to specifically note that, while not required, the applicant still intended to provide underground detention to manage the site's storm water.

Mr. Saunders thanked the Commission again and presented the differences between this proposal and the building included in the Planned Development proposal. He then went on to describe the architecture and proposed material for the new building.

General discussion ensued regarding the proposed architecture and Commissioner Cashman questioned why certain features had been eliminated. He indicated that he liked certain aspects of the original proposal that were removed and suggested that they consider revisiting some of those features. Specifically a continuation of the glass between the first and second floor windows on the east and west elevations.

Mr. Saunders indicated that the reduction in scale played a large role in the changes.

Commissioner Cashman stated that he appreciated the applicant's efforts. He complemented them for sticking with the project, as well as acknowledging and addressing the Commission's

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original concerns. He then indicated that he really liked the transition of the proposals and was excited to see it come to fruition.

Mr. Trippeddi summarized the landscaping for proposed for the site.

Chairman Byrnes entertained questions and comments from the Graue Mill residents, which included confirmation as to the location of the seven trees proposed to be removed on the site.

Commissioner Stifflear summarized his conversation he had with staff regarding the street parking and required street widths. He indicated that following their conversation he was satisfied with the response from the Village Engineer and that he had no additional concerns.

General discussion ensued and the Commission once again thanked the applicant for their efforts and investment in the office park.

Chairman Byrnes offered some final thoughts and indicated overall he was comfortable with the architecture and the project, provided they revise the drawings to include the comments from Commissioner Cashman to address the east and west elevations.

Commissioner Cashman motioned to approve exterior appearance for the new three-story building and surface parking lot at 10 Salt Creek, subject to the applicant submitting revisions to the east and west elevations, prior to the Village Board meeting. Commissioner Fiascone seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

Commissioner Crnovich motioned to approve the site plan for the new three-story building and surface parking lot at 10 Salt Creek. Commissioner McMahan seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

Adjournment

Commissioner Cashman moved to adjourn. Commissioner Fiascone seconded and the meeting adjourned at 8:42 p.m. on January 14, 2015.

Respectfully Submitted,

Sean Gascoigne
Village Planner