

Approved
Ryan / Cashman

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
June 10, 2015
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, June 10, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner McMahon

ALSO PRESENT: Robert McGinnis, Director of Community Development/Building Commissioner and Chan Yu, Village Planner
Applicant Representatives for Cases: A-15-2015, A-20-2015, A-17-2015 and A-18-2015

Approval of Minutes

The Plan Commission reviewed the minutes from the May 13, 2015 meeting. Commissioner Fiascone made a correction that she was absent from the meeting but the minutes indicate she was present. (Staff has made the correction) Commissioner Johnson motioned to approve as submitted. Commissioner Fiascone seconded. The motion passed unanimously.

Sign Permit Review

Case A-15-2015 – 35 E. First Avenue– Fuller House – New Wall Sign

Chairman Byrnes asked the applicant to please provide a summary for the proposed sign.

Ms. Patricia Vlahos, the owner of the Fuller House introduced herself and explained the reclaimed wood sign material, installation method and maintenance plans. She reiterated the dimensions of the sign.

Chairman Byrnes asked if it would be lit.

Ms. Patricia Vlahos replied it would be lit by the existing gooseneck lights.

Chairman Byrnes asked if the “Fuller House” will be the only signage; with no reference to the hardware store.

Ms. Patricia Vlahos replied correct, the sign is kept simple.

Chairman Byrnes asked staff if the proposed is smaller than what is allowed on the building.

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Chan Yu, Village Planner replied yes.

Chairman Byrnes asked the rest of the Commissioners if the sign could be smaller.

General support for the sign, as proposed, was in response to Chairman Byrnes question.

Chairman Byrnes asked if there is a motion to approve the proposed sign as presented.

Commissioner Cashman motioned to approve. Commissioner Fiascone seconded. The motion passed unanimously.

Site Plan and Final Plat Review

Case A-17-2015 – 543 N. Madison St. – McNaughton Development Inc. – Site Plan and Tentative/Final Plat (Subdivision)

Chairman Byrnes introduced the next item of the agenda.

John Barry, the Engineer on behalf of the applicant introduced himself and the proposed subdivision application. He explained the 2 lots will conform to the Zoning code and that the engineering plans have been submitted and are being reviewed by Village.

Chairman Byrnes explained that this case is similar to the Weekly Homes application for site plan and plat of subdivision. He also explained that staff is reviewing the plans, and how they can save a few trees during the tree analysis.

Commissioner Crnovich expressed support because: it is a good fit for the location and for not possibly subdividing for 3 or 4 lots.

Chairman Byrnes asked about the storm water detention on the corner of the lot.

John Barry showed the location, as indicated by the outline on the plan.

Commissioner Cashman asked about the proposed entrance locations.

John Barry explained both homes will have access via Madison Street.

Chairman Byrnes asked for a motion to approve the site plan as submitted.

Commissioner Johnson motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously.

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Case A-18-2015 – 510 Woodland Avenue. – McNaughton Development Inc. – Site Plan and Tentative/Final Plat (Subdivision)

John Barry explained the Woodland Avenue site plan and subdivision proposal is larger in area and in the R-1 residential district.

Commissioner Cashman asked about the nonconformity and variances the applicant is requesting.

John Barry explained that they are not currently asking for any. However, the code requires the new front yard setback based on the existing home on the lot. At this time, said setback may or may not work for the homes they plan to build in the future. Further, he noted the other setback requirements are based on the block average.

Chan Yu mentioned the setbacks potentially needing a variation includes the front yard and side yard.

Commissioner Cashman expressed a hard time reviewing the application because the lots proposed are the only ones shown, in lieu of the block averages. The area in particular, without this information causes concern for him, due to the large setback and lots. Thus, he believed that this is an incomplete application without the block average data.

Paul McNaughton introduced himself and asked what data they are missing.

Commissioner Cashman indicated the block average that is necessary to calculate block average is missing.

Paul McNaughton explained the only setback dictated by block average is the front yard on Lot 1; and that would be 70 feet. Further, there are no other homes along County Line Road that comes close to 70 feet so they are well in the requirement of the front yard setback.

Commissioner Crnovich stated the front yard should be based on Woodland not County Line.

Paul McNaughton explained the short side between the 2 sides of a corner is considered the front yard.

Commissioner Crnovich indicated the existing house on Lot 1 has a Woodland address.

Community Development Director Mr. McGinnis explained there are 3 frontages post subdivision, with 1 house setting the block average. The houses on Cleveland are irrelevant and the only area they may need relief is based on County Line.

Commissioner Cashman asked why “maybe” and that concerns him.

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Mr. McGinnis explained they have not gotten that far into the house plans yet. If the forthcoming plan for the home will not work with the setbacks set by the existing home, they will need relief.

Paul McNaughton explained it's not a problem. It's just a situation we would like to make everyone aware of. And that this stems from only 1 house setting the block average.

Commissioner Ryan asked what would happen if the ZBA does not grant you the variation.

Paul McNaughton explained that they would have to adjust the house.

Commissioner Krillenberger asked what the question before us is.

Paul McNaughton explained, the site plan.

Chairman Byrnes explained the site plan with the zoning bulk regulations.

Commissioner Krillenberger asked if the forthcoming variation would be a PC responsibility.

Chairman Byrnes replied that would be ZBA.

Chairman Byrnes asked Commissioner Cashman if he has sufficient information for review.

Commissioner Cashman asked why there is mention for a possible variation.

Paul McNaughton explained he wanted to give the Commission full disclosure.

Commissioner Cashman expressed he is not in favor of creating a situation to subdivide a lot if variations would be required.

Paul McNaughton explained he will take variances off the table. We just wanted to give the PC notice for the future. We won't come for them in the future.

Chairman Byrnes asked if the application violates anything in the code and standards of the site plan approval process.

Commissioner Ryan asked the opinion of staff if they have met all requirements.

Mr. McGinnis replied that they have spent a fair amount of time on this. The proposed home is set by prescriptive and block average setbacks as shown; and if they can construct a home based on those lines, staff does not foresee an issue with it meeting the requirements.

Commissioner Cashman asked if the existing home's setback apply.

Mr. McGinnis replied yes, and that's what's creating part of the problem.

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Commissioner Cashman stated the existing house setback should be shown on the plan.

Mr. McGinnis replied the 35 foot setback is prescriptive.

Commissioner Cashman asked which would apply.

Chan Yu explained this is illustrative and the actual building line would come downstream in the process.

Commissioner Cashman expressed this is why this is confusing.

Chairman Byrnes explains the problem is they don't have the proposed house on here; and yet, we are being asked to review the site plan.

Commissioner Unell asked if the 35 feet the correct number.

Paul McNaughton explained on the code it's the correct number. And based on another provision of the code, it's not the correct number. He has no problem coming back with the block average line on the plan.

Commissioner Cashman expressed that this is very important in Hinsdale, to have the correct setbacks on large lots, especially in the Woodland neighborhood.

Commissioner Krillenberger asked what if the house there is demolished.

Mr. McGinnis replied the code would use the setback lines for up to 5 years.

Commissioner Cashman would like to see the current lot lines on the plans in lieu of the prescriptive setbacks of the Code.

Paul McNaughton asked if they can vote based on current building setback lines.

General thoughts were against doing that.

Commissioner Crnovich reiterated that she is not comfortable with that and pointed out a mistake of "City of Darien" printed in the plan.

Paul McNaughton explained they are doing a project there right now and it must've transferred over through using the same template.

John Barry stated essentially, they are asking for a vote, contingent on the building lines will be shown on the plans.

Chairman Byrnes asked staff to prepare draft Findings and Recommendations to vote on at the next meeting.

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Mr. McGinnis explained that won't make any difference because the Board will not take any action without a recommendation from the PC.

There was general agreement for continuation of the application at the next meeting.

Sign Permit Review

Case A-20-2015 – 10, 11 & 12 Salt Creek Lane and 901 & 907 Elm Street– Med Properties/Salt Creek Campus, LLC – Eight (8) New Ground Signs

Chairman Byrnes gave a brief introduction of the sign application, including the variation process through the ZBA in April that was approved to have 8 signs in the area. He also reiterated the PC will review the signs for compatibility.

Pete Coules, the attorney representing the applicant explained that if IDOT raises an issue with sign 1 of the application, we will have to deal with it at that time.

Commissioner Cashman asked after it's been installed.

Pete Coules said yes, and proceeded to present the application.

Commissioner Crnovich asked for clarification of what was approved at the ZBA meeting.

Pete Coules explained the ZBA approved the 8 offsite locations of the sign, the lighting and the area of the signs.

Commissioner Crnovich asked for clarification for what the PC will be reviewing.

Pete Coules explained the materials. He also talked about the disconnect between the ZBA and PC for this particular application.

Chairman Byrnes explained moving forward, the PC may take a look at the sign variations. In this case, the PC will access the number of signs, visual compatibility and design.

Pete Coules continued to give a presentation of the surrounding area, existing signs and what is proposed through a PowerPoint presentation. A note mentioned was, the existing signage in the area solely benefited Spinning Wheel and cancer center. He clarified what they are proposing are way finding signs.

The sign contractor Kim Cardosi passed out the materials for the PC to pass around. She also explained the reasoning for the materials to match what exists in the area and the purpose and need for the way finding signage.

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Chairman Byrnes expressed that he has a couple of problems with the signs: the number of them, inconsistency, and sign number 1 does not include any other entities in the area.

Commissioner Crnovich concurred with Chairman Byrnes's view. Moreover, she questioned staff if this proposal is allowed through the Zoning code (9-106(D)(1))- since this references medical offices.

Mr. McGinnis explained this was the specific request of the variation.

Commissioner Johnson asked staff if the minutes were included since she did not see it.

Chan replied yes and showed them attachment 4 of the packet.

Commissioner Johnson asked what line.

Chan reads the paragraph of the approval minutes.

Commissioner Crnovich asked what authorized the ZBA for the variation the applicant proposed.

General discussion between the differences between the existing signage and proposed ensued. In short, the other existing signs in the area are on its respective property.

Commissioner Crnovich argues the proposed signage will add to the confusion in the area; because the proposed signage would reflect only Med Properties. She also expressed concern for setting precedence for future sign requests by the other entities.

Pete Coules explains the process by the Association before a sign application is submitted.

General argument with respect to the authority to grant a variation for this case ensued.

Pete Coules explains the need for the way finding signs in the area in general, and its function to get people to the immediate care facilities. General argument for the need ensued. Variables such as travel speed, line of sight and location in relation to the signage were topics discussed.

Commissioner Cashman asked Mr. McGinnis what the timing is for the IDOT intersection.

Mr. McGinnis replied that he can certainly ask the Village Engineer to work with IDOT for larger street signs if that is the concern.

General argument for the need for the signs and comparisons between the existing and proposed signs ensued.

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Discussion for adjusting the signs for approval by the PC included:

1. Sign 1 can be 6' tall by 4' wide, 2" wider than the rest. (Dimension for the rest of the signs would be 6' by 3'10")
2. Signs 5 - 9 were approved as submitted.
3. All white wooden signs in area are to be removed.
4. Hinsdale Office Park monument sign is to be removed.
5. Two yard signs in front of 11 Salt Creek are to be removed.
6. Sign 1, 2 and 3 content adjusted per attached.

Chairman Byrnes asked for a motion to approve the sign package as submitted and amended (to reflect the above).

Commissioner Unell motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously.

Mr. McGinnis asked for clarification for the Woodland site plan setbacks shown to reflect the current building in lieu of the underlying bulk zoning regulations in 3-110.

Commissioner Cashman replied correct.

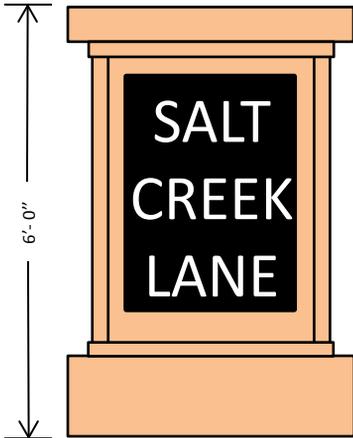
The meeting was adjourned after a motion was made and seconded at 10:08 p.m.

Respectfully Submitted,

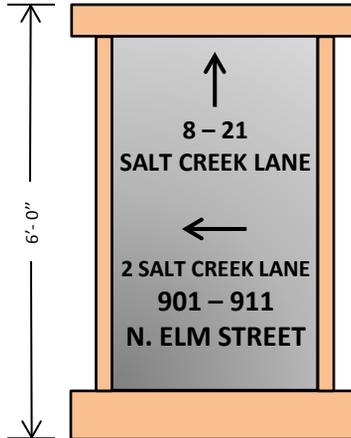


Chan Yu, Village Planner

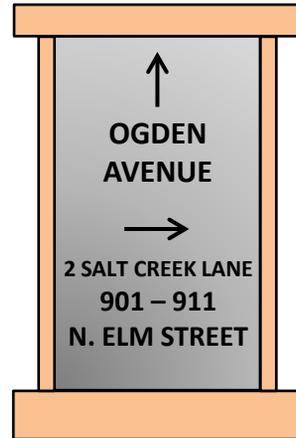
Med Properties Signage
Revised Sign Language
Plan Commission Meeting, June 10, 2015



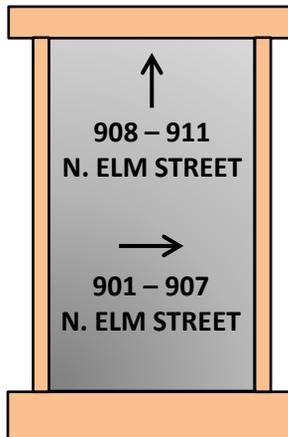
Sign 1, Sides A & B



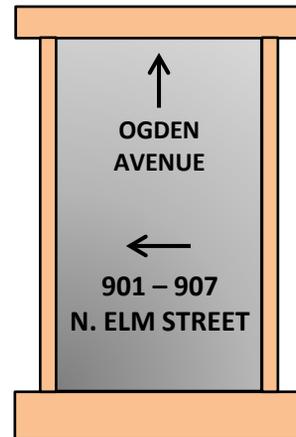
Sign 2, Side A



Sign 2, Side B



Sign 3, Side A



Sign 3, Side B

Note: Sign 3 should be located just south of turn-off to 908 N. Elm Street