

MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
WEDNESDAY, MAY 14, 2008
MEMORIAL HALL
7:30 P.M.

Chairman LaPlaca called the meeting to order at 7:35 p.m., Wednesday, May 14, 2008, in Memorial Hall the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman LaPlaca, Commissioner Byrnes, Commissioner Geoga, Commissioner Stewart, Commissioner Moore, Commissioner Flynn, Commissioner Parsons, Commissioner Kluchenek

ABSENT: Commissioner Thacker

ALSO PRESENT: Sean Gascoigne, Carrie Hauptert, Shaun Pelletier, Kerry Warren

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Commissioner Kluchenek moved to approve the minutes of the Wednesday, April 9, 2008 meeting. Commissioner Parsons seconded. Motion carried.

Scheduling of Public Hearing

Case A-04-2007 – Applicant: Village of Hinsdale – Request: Text Amendment to Section 3-110 of the Hinsdale Zoning Code to provide regulations for a maximum “total lot coverage” requirement in the four Single-Family Residential Districts and Section 12-206 Definitions as needed.

Chairman LaPlaca stated that due to a proper notice problem, the public hearing regarding total lot coverage would be continued to the June 11th Plan Commission meeting.

Signs

❖ **22 E. First Street – Hinsdale Chamber of Commerce**

Chuck Foster, representing the Chamber, described the proposed two new wall signs stating the background is black and the lettering is white. Chairman LaPlaca said the proposed signs meet the requirements of the Code.

Commissioner Kluchenek moved to approve the proposed signs. Commissioner Moore seconded. Motion carried.

❖ **42 S. Washington Street – Expression Gallery of Fine Art**

The applicant stated they were taking the sign from a previous location at 16 W. Hinsdale and moving it to a new location at 42 S. Washington Street. The sign was approved two years ago. Chairman LaPlaca stated the proposed sign meets the requirements of the Code.

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Commissioner Kluchenek moved to approve the proposed sign. Commissioner Parsons seconded. Motion carried.

701 47th Street – Veeck Park – Sanitary Treatment Facilities – Exterior Appearance/Site Plan Review

Bill Seith, representing Village of Hinsdale in the matter of Flagg Creek Water Reclamation District (FCWRD) versus the Village of Hinsdale gave a brief description of the lawsuit stating that the complaint alleges that Hinsdale is the only community within the District's service area that has combined stormwater and sanitary waste water sewers, which end up in the same pipes and are ultimately transmitted to FCWRD. Mr. Seith said he believes the construction of the sanitary treatment facility at northeast corner of Veeck Park could in part solve much of the problem by separating the stormwater from the combined system so that during rain events stormwater could be collected and stored at that location and not be sent to FCWRD. He went on to state that the facility would need to be able to store stormwater and if the storage capacity was insufficient to handle a particular rain event, the stormwater would need to be treated before being discharged into Flagg Creek. Mr. Seith said the purpose of the facility is to prevent an avalanche of water ending up at the FCWRD during a storm event so that they can handle the waste water Hinsdale sends to them.

Mr. Seith explained that due to the considerable feedback from residents in the area, the original proposal has been revised to eliminate the second facility and consolidate both the disinfection process and storage process in one building. He went on to state the access road would circulate around Veeck Park and would be a dual-purpose road to be used as a jogging/walking path with occasional use of vehicles to deliver supplies to the building at the northeast corner of the park.

Steve Dalton, Clark Dietz Engineering, said they are attempting to collect the excess flows and hold it in an underground storage tank for release to FCWRD, however, there will be occasional sewer overflows with a direct release of combined sewage directly into Flagg Creek (the creek itself). Mr. Dalton said that in order for that to be permissible there has to be a base level of screening treatment before it enters the Creek to remove large matter from the sewage and the other requirement is disinfection. Mr. Dalton went on to state the most economical and logical means of disinfection is the use of sodium hypochlorite, which is essentially household bleach and is currently used at the Village pool. This system is designed to only operate three or four times a year. Mr. Dalton said that combining both processes into one building will complicate the operations slightly and adds to the cost. Mr. Dalton said they will run a pipe from the northeast corner to the northwest corner, which will allow enough time to introduce the hypochlorite into the flow and it will have enough contact time before it is discharged into the creek.

Commissioner Byrnes asked what is currently occurring. Mr. Dalton said that right now when sewers are overflowing and discharges into the creek at various locations throughout the Village untreated

Commissioner Stewart asked where the various overflow locations throughout the Village are located.

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Shaun Pelletier, Village Engineer, said there are currently four permitted overflow structures in town and if the levels get high enough, the overflow structures activate and the overflow enters the storm sewer system, which does eventually flow to the Flag Creek proper. Mr. Pelletier stated the overflow stations rarely activates.

Commissioner Kluchenek asked if this design would satisfy the requirements of FCWRD. Mr. Seith said there would still be some minor issues to resolve, but this proposal would take care of the main issue in the complaint.

Commissioner Parsons asked if the actual cost of building storm sewers and sanitary sewers has been investigated. Mr. Seith said the Village's estimate on completely separating all of the sewers is approximately 60 million dollars. This proposal is approximately 3 – 4 million dollars. Mr. Seith said part of this current proposal is to do a 20-year plan with partial sewer separation throughout the remainder of the Village at an approximate cost of 12 million dollars.

Commissioner Kluchenek asked Chairman LaPlaca if their recommendation today was based on the conceptual nature of the project. Chairman LaPlaca said their recommendation would be approving the site plan and exterior appearance of the building and engineering specifications would be approved by ZPS and the Village Board and will not come back to the Plan Commission.

Commissioner Geoga asked about the roads. Mr. Pelletier stated the road would be concrete, eight foot wide path to wrap around the entire exterior of the park to access the buildings and to be used as a multi-use path and occasionally used for vehicle access.

Chairman LaPlaca asked if there were any comments or questions from residents present.

Jerry Matrich, 515 Highland Road, said the collector pipe runs up from the Spinning Wheel parking lot and it is extremely critical to solve this problem to allow for the construction of the Spinning Wheel Club/Hinsdale Club. He went on to say he is very concerned about the chlorine storage tank being in his neighbor's backyard, he would like to hear an estimated cost for this and he would like to know what the complete agreement with FCWRD is. Mr. Seith said the Hinsdale Club/Spinning Wheel project is not the motivation for this proposal and the cost for this facility is between 3 and 5 million dollars. Mr. Seith said moving the location from Veeck Park to the Spinning Wheel apartments would not solve the problem because the stormwater flows from the north to the south where it ends up at FCWRD, which is south in Burr Ridge. He went on to say this particular location allows them to take advantage of several overflow points that already exist within the Village and capture and redirect it to manage it more appropriately.

Bethany Priester, 539 Highland Road, said she is pleased to hear about the revisions presented, however, she has many more questions and concerns and would like more time to further examine the proposal before it moves forward. Mr. Seith said there is a permit issued from the Illinois EPA that imposes a time frame and the legal obligation is to complete the project and be operational by April 1, 2009. He went on to say the

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construction would begin in the fall, after sports season and be completed by April or March of 2009.

Chairman LaPlaca said she would like to see specifics addressed such as landscaping, the road details, an actual rendering of the project, odor issues, and the generator. Commissioner Moore said she is concerned about the placement of the large underground tank and the impact on the field drainage. Chairman LaPlaca said it would be an element of the Plan Commission's approval to stipulate that no drainage or erosion problems occur. Mr. Foster stated a tank such as this will have perimeter drain tile around it to prevent it from popping up and it will actually enhance the drainage in the area.

Karl Weber, resident, said the EPA could grant an extension for this permit and feels there no need to rush when there are so many questions. Mr. Weber said that until recently it was his impression that this was a stormwater retention facility and it would be dumped into Flag Creek as rainwater and what is being presented tonight is a far different situation with many questions that have not been addressed. Mr. Weber said he reviewed the Zoning Code and Veeck Park is in the I-B District and a sewage treatment facility is neither a permitted use nor a special use in the I-B District.

Chairman LaPlaca said this application would be continued to the June 11th meeting and asked the applicant to attempt to address the concerns of the residents and asked staff to address in a memo to the Commissioners Mr. Weber's concern regarding the zoning characterization.

Commissioner Byrnes asked for documentation of other similar facilities to be included in the next packet of information.

550 Walnut Street – Peirce Park – Field Lighting – Exterior Appearance/Site Plan Review

Carrie Hauptert, Parks and Recreation Director, introduced David Miller from Musco Lighting and Steve McKenna, president of Hinsdale Little League, to present the request.

Mr. Miller said they propose a four-pole system, 16 fixtures with lighting of 50-foot candles in the infield and 30-foot candles in the outfield. Mr. Miller said the reflector system and light with the Z-lamp actually reflects off the top of the fixture and goes 70 percent onto the field and cuts the spill and glare 50 percent from all prior technology. He also stated they are using 40 percent less fixtures, which will save on energy costs. Mr. Miller said they did spill scans at 150 feet and they were at half a foot candle on the east side, closer to the tennis courts. Mr. Miller explained that chartered little league standards state the requirement of 50-foot candles in the infield and 30-foot candles in the outfield.

Commissioner Stewart asked what the spill would be outside of the baseball area and the height of the poles. Mr. Miller said he was not given a design of property lines and he did a spill scan at 150 feet and the poles would be 60 feet tall.

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Steve McKenna said by adding lights to this field, they will be able to add approximately 80 games to the schedule and enable the league to service more children. Mr. McKenna said Little League in Hinsdale is flourishing and enrollment is higher than last year. He went on to say there is a two-hour time limit to night games and the games must be over by 10:00 p.m.

Chairman LaPlaca asked if these lights would be installed for this season. Mr. McKenna stated the season typically runs from April 1st to August 1st and the lights would not be installed this season. Mr. McKenna went on to say this is the only time Peirce Park is used for baseball and many games are cancelled due to weather conditions and that is why it is important to increase the game capacity. Chairman LaPlaca said since there is not a time crunch, it would be important to receive more information regarding the impact of the light spill over to the surrounding residents and that would be necessary element in the Commission deciding on this request.

Jason Edgewater, 208 Phillippa, said the proposal was originally discussed on March 17th and there was only six notification letters sent to households in the area and there are many more residents that would be affected by this proposal and the majority are opposed.

Commissioner Geoga asked Ms. Hauptert who is entitled to receive notification on this matter. Ms. Hauptert said they sent 15 letters to households that face directly across the street and letters had been recently sent to additional residents on Justina and Phillippa Streets. Mr. Gascoigne, Village Planner, stated for the process of exterior appearance/site plan there is no requirement by Code for legal notification and the notification that was sent was a courtesy to surrounding residents. Chairman LaPlaca asked why these community concerns were not addressed at the level of the Parks and Recreation Committee before it got to the Plan Commission. Ms. Hauptert stated there was a press release issued announcing the proposal was coming before the Parks and Recreation Committee.

Commissioner Stewart said this project could impact the Wellness House, which is one of Hinsdale's true treasures, and he would need to hear from them before he votes on this proposal. Ms. Hauptert stated she contacted Wellness House several times and did not receive a response.

Deborah Pearl, 108 N. Garfield, said the lighting is not fully shielded and is not fully cut off and there is a modified version that can be fully shielded and will not spill over as much onto neighboring properties. Ms. Pearl also stated there was an error in the lighting standards that would have made lighting standards for high school and Little League lighting guidelines Class 4 versus Class 3 with the difference being Class 3 being 50 foot candles infield and 30 foot candles outfield and Class 4 is 30 foot candles infield and 20 foot candles infield. Ms. Pearl stated that by using the Class 4 standard it would be more environmentally sound using 50 percent less light and is more than adequate for playability.

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Mr. Miller said every chartered Little League has to abide by the 2008 Little League Standards, which states 50-foot candles in the infield and 30-foot candles in the outfield. He went on to say there are playability issues and injury issues when it is anything less.

Chairman LaPlaca stated that if that is the standard for Little League and that is what Commission has to determine is appropriate for this field. Chairman LaPlaca said they would continue this issue to June 11th.

Case A-03-2008 – Applicant: Village of Hinsdale – Request: Text Amendment to Section 9-106, Signs, of the Hinsdale Zoning Code as they all relate to signage on awnings in the B-1, B-2 and B-3, Business Districts

Mr. Gascoigne said that as a result of petitions received by local businesses, the Village is proposing an amendment to the Code to allow regulated signage on awnings. He went on to state that if approved, this would allow the Plan Commission to consider signage on awnings with regulations as part of the site plan/exterior appearance and signage review. Mr. Gascoigne said it would be staff's recommendation that it would count towards the overall signage allowable.

Commissioner Byrnes asked how many requests there have been for this type of signage. Mr. Gascoigne said there have been three to four businesses that have approached the Village.

Commissioner Kluchenek asked what other communities with similar characteristics as Hinsdale requirements were and what the allowances in these communities were. Mr. Gascoigne said many were more liberal than what Hinsdale allows.

Commissioner Stewart said that awning signs were originally allowed to clean up some clutter of signs on buildings and to allow an additional sign on the awning in addition to keeping the sign on the building does not address the original issue.

Commissioner Parsons said he would limit the percentage of the area being taken up with graphics to be less than 40 percent of the awning area. Mr. Gascoigne said the maximum applicants could request is 25 percent of the awning face and the Commission can ask for it to be reduced and the discretion.

Chairman LaPlaca said an awning is supposed to be an esthetically pleasing addition to a storefront and not a place to plaster more signage and her position would be to not change the requirements at all. The Commissioners present agreed and felt it would introduce more inconsistencies.

Commissioner Kluchenek moved to deny the request for text amendment to Section 9-106, Signs of the Hinsdale Zoning Code as they relate to signage on awnings in the B-1, B-2 and B-3 Business Districts. Commissioner Moore seconded. Motion carried as follows:

AYES: Chairman LaPlaca, Commissioner Byrnes, Commissioner Geoga, Commissioner Stewart, Commissioner Moore, Commissioner Flynn, Commissioner Parsons, Commissioner Kluchenek

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NAYES: None

ABSENT: Commissioner Thacker

Motion was approved eight to zero.

Case A-04-2008 – Applicant: Village of Hinsdale – Request: Text Amendment to Sections 5-102C26 (Permitted Uses) and 5-105A5 (Special Uses) of the Hinsdale Zoning Code to allow indoor live entertainment as a permitted use in the B-1, B-2 and B-3 Business Districts

Mr. Gascoigne stated as a result of petitions received by local businesses, the Village is proposing the amendment to allow live indoor entertainment as a permitted use. He went on to state that typically this would be for seasonal entertainment and currently the process is an onerous one and often takes several months to accomplish and the summer season would already be over. Mr. Gascoigne said staff is proposing the initial request would come through the appropriate committee, the recommendation would go to the Board and in subsequent years the applicant would apply through the Village manager's office with the same conditions imposed as the year it was approved by the Board.

Commissioner Geoga asked Mr. Gascoigne what the duration of a special use permit is under the current rules. Mr. Gascoigne said it is his understanding that it has to be renewed yearly. Commissioner Geoga questioned whether this was needed, as there seems to currently be a solution that does not appear to be unduly burdensome on the applicant.

Commissioner Kluchenek said he agreed, however, he would like to confirm the annual nature of it as the fee is significant. He also asked Mr. Gascoigne to define live entertainment. Mr. Gascoigne stated it would be stipulated in the ordinance and would be related to music. The Commissioners asked staff to provide more information on the yearly renewal fee and what defines live entertainment.

Commissioner Flynn asked if businesses have an opportunity to come to the meeting and comment on the request. Mr. Gascoigne said yes, it is a public hearing.

Chairman LaPlaca continued the public hearing until June 11th.

Commissioner Parsons moved to adjourn. Commissioner Stewart seconded and the meeting adjourned at 10:30 p.m.

Respectfully Submitted,

Kerry L. Warren
Community Development Secretary

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