

MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
WEDNESDAY, JULY 9, 2008
MEMORIAL HALL
7:30 P.M.

Chairman LaPlaca called the meeting to order at 7:35 p.m., Wednesday, July 9, 2008, in Memorial Hall the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman LaPlaca, Commissioner Geoga, Commissioner Sullins, Commissioner Thacker, Commissioner Flynn, Commissioner Kluchenek

ABSENT: Commissioner Parsons, Commissioner Moore, Commissioner Byrnes

ALSO PRESENT: Sean Gascoigne, Kerry Warren

Chairman LaPlaca introduced and welcomed Commissioner Sullins to the Plan Commission.

MINUTES

Commissioner Geoga moved to approve the minutes of the Wednesday, June 11, 2008, meeting with corrections. Commissioner Thacker seconded. Motion carried.

FINDINGS & RECOMMENDATIONS

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

Chairman LaPlaca asked the Commissioners if anyone had any comments regarding the Findings and Recommendation for Case A-04-2008. Commissioner Geoga moved to approve the Findings and Recommendations for Case A-04-2008. Commissioner Flynn seconded. Motion carried unanimously.

830 N. Madison (Salt Creek) – New Tennis Pro Shop and Paddle Tennis Courts

Commissioner Geoga suggested changing the language regarding the portion of the findings pertaining to the vote on the accessory structure and suggested it read, “there were questions whether the tennis club be regarded as an accessory use.” Commissioner Geoga questioned the roll call vote in the document and whether an abstention counts as a no vote. Sean Gascoigne, Village Planner, said he would research that question and correct the Findings accordingly. Chairman LaPlaca agreed. Commissioner Geoga moved to approve the Findings and Recommendations for 830 N. Madison Street with corrections. Commissioner Thacker seconded. Motion carried unanimously.

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230 E. Ogden – Molecular Imaging/Tommy R’s – Addition and Exterior Improvements

Commissioner Geoga said number 8 reads the plans submitted complies with the standards and it only does comply after it is amended as requested. Chairman LaPlaca suggested the wording be changed to say, “the plans submitted by the applicant with the conditions set forth below.” Commissioner Geoga motioned to approve the Findings and Recommendations for 230 E. Ogden Avenue. Commissioner Thacker seconded. Motion carried unanimously.

550 Walnut Street – Peirce Park – Field Lighting

Chairman LaPlaca asked if anyone had any changes or corrections. Commissioner Geoga moved to approve the Findings and Recommendations for 550 W. Walnut Street. Commissioner Thacker seconded. Motion carried unanimously.

701 47th Street – Veeck Park – Wet Weather Facility

A resident in the audience asked if the Village had received the letter from Flag Creek regarding the current lawsuit. Commissioner Geoga explained that all the Commission is doing now is determining the accuracy of what was accomplished at the last meeting and the purpose is not to determine if the conditions that were outlined had been satisfied.

Commissioner Kluchenek asked if it was the intent of the Commission that Flag Creek would dismiss the lawsuit. Commissioner Geoga said it would satisfy a component or the elements of the lawsuit that affect this issue. Chairman LaPlaca asked that the word “of” be removed to make the sentence make more sense.

Commissioner Geoga moved to recommend the Findings and Recommendations for 701 47th Street – Veeck Park. Commissioner Thacker seconded. Motion carried unanimously.

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 read over the conditions for the Text Amendment for total lot coverage. She asked staff what happened to the condition regarding the 50 percent lot coverage for non-conforming lots. Commissioner Geoga also asked about the words that were added such as sidewalks, terraces and compacted surfaces and stated they are not included in the Findings.

Commissioner Geoga asked Chairman LaPlaca if the two of them were the only members present tonight that were at the previous meeting, could the absent members vote on these Findings. Chairman LaPlaca stated that after discussing this issue with Dave Cook, Village Manager, there was nothing in the Code to preclude members from voting even though they were not present at the original meeting. Chairman LaPlaca suggested continuing approval of the Findings and

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Recommendations for the Text Amendment to make sure they get the language correct.

Sign Permits

❖ 133 E. Ogden – Language Stars – One Wall Sign

Dr. Atlagic, applicant and tenant, said this is a wall sign for a dental practice and it will be sandblasted and not aluminum and will not be illuminated. Chairman LaPlaca said the size meets the requirements of the Code. Commissioner Kluchenek asked if the other tenants in the building would be able to install similar signs. Mr. Gascoigne, Village Planner, said they are permitted to have two overall wall signs and would need to meet the criteria for square footage for any additional signs.

Commissioner Flynn motioned to approve the sign at 133 E. Ogden Avenue. Commissioner Geoga seconded. Motion passed unanimously.

❖ 230 E. Ogden Avenue – Molecular Imaging/Tommy R's – One Monument Sign

Mike LeBeaux, Michael James Development, said they are taking the existing sign and putting a new plate in it. Chairman LaPlaca asked if they would be coming back when the building is complete to redo all the signage. Mr. LeBeaux said that was correct and this request is just for the current tenants who are continuing to conduct business during the construction.

Commissioner Kluchenek asked if the landscaping around the signs could be improved. Mr. LeBeaux stated they have recently cleaned up the site and have weeded the area, cleaned up the debris and put a bed of bark chips around the base of the sign during construction. He went on to say that after construction is complete, they will be submitting a landscape plan that will blend in with the Ogden Avenue Corridor Plan.

Commissioner Thacker moved to approve the sign. Commissioner Kluchenek seconded. Motion passed unanimously.

Exterior Appearance/Site Plan Reviews

❖ 4 N. Washington – Brick Paver Patio (continued from June 11, 2008)

Chairman LaPlaca explained that at the previous meeting there was a proposal from Northern Trust Bank for a paver brick patio behind the building because it is very shady and nothing would grow back there. She said the proposal was sent back to the applicant asking to soften it and create a less impervious surface.

The applicant stated they also wanted a place for employees to sit for break or lunch and it is a problem area being very shaded, difficult drainage and is hard to grow grass in that area.

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Commissioner Geoga asked if the Village recommended any plant materials that would grow in that area. Mr. Gascoigne said the Village horticulturist did provide a list of plant material that would be suitable for that area. The applicant stated the plant material would be used in lieu of some of the paver area to reduce the impervious surface area. Commissioner Geoga asked if the compromised plan had staff's support. Mr. Gascoigne stated that yes, the material would provide year round screening and the height of the material would provide a sufficient buffer. Chairman LaPlaca asked if the paved area is the same size as previously submitted. Mr. Gascoigne said a portion of the brick area has been replaced with landscaping.

Commissioner Kluchenek moved to approve the exterior appearance/site plan for 4 N. Washington Street. Commissioner Flynn seconded. Motion passed unanimously.

❖ 26 W. Chicago Ave. – Drapery Connection – Awning

Chairman LaPlaca said that because it is an awning with a sign on it, exterior appearance/site plan review is required. Commissioner Sullins asked if the awning protrudes out past the Stoogies sign. Carl Movich, owner/applicant, stated no, the Stoogies sign protrudes about 50 inches and his sign will be setback from that. Chairman LaPlaca asked the applicant if this was going to be the extent of his signage. Mr. Movich stated it was a straight awning and he does not plan to add any additional signage, however, he realizes gooseneck lighting is not permitted on an awning, but he is requesting to install the lights anyway for aesthetic purposes only and not lighting purposes. Commissioner Sullins asked if the awning would be lit internally. The applicant said it would be a down lit for sidewalk only. Chairman LaPlaca said they cannot approve anything that protrudes more than three feet whether it is illuminated or not and is comfortable with approving only the awning.

Commissioner Flynn motioned to approve the exterior appearance/site plan review as submitted at 26 W. Chicago Avenue. Commissioner Kluchenek seconded. Motion passed unanimously.

❖ 10 W. First St. – Nicho Niche – Awning

Chairman LaPlaca asked what colors the awning would be and if it would match the shutters. Gerald Chacin, applicant, said the sign is orange with white letters and the shutters would match the sign. Commissioner Sullins pointed out a discrepancy in the protrusion from the estimate from Shine Awn and the application provided and asked for clarification. The applicant said it will protrude three feet. Mr. Gascoigne said three feet is the maximum allowed. Chairman LaPlaca said the motion to approve indicates the awning colors match the building colors.

Commissioner Thacker moved to approve exterior appearance/site plan review for 10 W. First Street with the condition that the awning will not protrude more than three feet from face of building and the awning or lettering colors will match the building colors. Commissioner Geoga seconded. Motion passed unanimously.

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❖ **39 S. Washington – Proxy Personal Assistance Services – Awning and Two Window Signs**

Paulette Lloyd, applicant, said they are requesting a black awning that matches the black storefront of the building over the first floor door and two signs on the second floor, which is where they are located. She went on to say the lettering on the awning will be green and the lettering on the signs will be clear with green lettering and black lines. Chairman LaPlaca stated under the Code they are only allowed two signs, but the Commission is allowed to increase by one size and this application would require their extension of that allowance. She went on to say that, as it is a second floor business, the allowance should be allowed for additional exposure.

Commissioner Kluchenek moved to approve the exterior appearance/site plan review as submitted. Commissioner Flynn seconded. Motion passed unanimously.

❖ **534 Chestnut – Façade and Site Improvements, Addition**

Michael LeBeaux, representing 534 Chestnut Corporation, said they are in the midst of purchasing this building and it will be renovated and it will be a medical building. Chairman LaPlaca asked if there would be improvements to the parking lot. Mr. LeBeaux said the parking lot will be increased in size by several parking spots and will be re-stripped. Mr. LeBeaux explained the two major changes proposed to this building include changing the entrance to the building to the middle of the east side of the building and the addition will include a stairway and an elevator. In addition, there will be improvements to the façade such as changing the siding to stucco and general clean up of the building.

Commissioner Geoga asked Mr. Gascoigne to explain the parking considerations and why no additional parking is required. Mr. Gascoigne stated the site is confined and the applicant is making efforts to increase the parking to the extent that they can. In addition, the nature of the improvements include an elevator, stairwell and restrooms, which is square footage that would be exempt when figuring parking space requirements.

Commissioner Sullins asked if they would be repairing and repainting the old stucco and if all the wood treatment would be removed. Mr. LeBeaux stated that was correct. Commissioner Sullins asked if they would be removing the two garage doors on the east side and if the door on the far end is staying. Mr. LeBeaux stated they have not decided how they are going to address the far south end of the building and they are working with the Village regarding the best way to address that area. He went on to say that the trailers would be removed. Commissioner Sullins asked about screening the trash area and Mr. LeBeaux stated their intent is to screen it well and to upgrade the property.

Commissioner Thacker moved to approve the site plans and exterior appearance plan for 534 West Chestnut with the condition that to the extent the applicant has control to screen the trash areas in an aesthetically pleasing manner. Commissioner Sullins seconded. Motion carried unanimously.

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❖ 52 S. Washington – Façade Improvements

Lee Wisch, property owner, stated the proposed improvements include replacing the windows, replace some damaged wood and paint the façade of the building with a beige color with charcoal windows. He went on to say that he has remodeled the interior of the building and intends to change the exterior appearance to make it more updated and eye pleasing. Commissioner Geoga asked about signage. Mr. Wisch stated the sign is a separate issue and he will coordinate with the new tenant before he applies for sign permits.

Commissioner Sullins moved to approve the exterior appearance/site plan review for 52 S. Washington. Commissioner Kluchenek seconded. Motion passed unanimously.

Public Hearing

❖ Case A-05-2008 – 18 W. First Street – Applicant: Fixe Self Center/ Joe Peterchack – Request: Special Use Permit for a Physical Fitness Facility/Massage Therapy above the first floor

Chairman LaPlaca opened the public hearing and the petitioners were sworn in.

Matt Klein, attorney for applicant, stated that the business that is intended for the second and third floor is a salon, which is a permitted use, however, the accessory uses such as massage, yoga and fitness facilities, which require the special use permit. Chairman LaPlaca asked if there was a percentage of the square footage that requires the special use. Mr. Klein stated the standards of the Code are met in that there will be no impact on any surrounding uses or development.

Joe Peterchak, owner/applicant, stated it is approximately 700 square feet of the space. He went on to describe the nature of the business stating it is a blend of traditional salon services with an influence of health and wellness. He said there would be a board certified surgeon overlooking some of the specialized services offered.

Commissioner Geoga asked for an explanation regarding the parking requirement. Chairman LaPlaca said that because the current use of the second floor is a similar to the proposed use no additional parking would be required, however, the proposed use of the third floor is changing from residential to commercial therefore seven spaces or money in lieu of those seven spaces would be required.

Chairman LaPlaca read the standards for a special use permit. She mentioned to the members an e-mail received indicating some concern regarding the special use permit for another salon and she wanted to point out the salon was not part of the special use request and it is a permitted use and that would be more of a policy decision and not part of the special use permit. Chairman LaPlaca said the applicant has satisfied the provisions as stated under the Code

Tiffany Shriver, resident and business owner, stated she is in favor of the proposed use and she feels it will contribute to the business area and there is nothing else like it offered in the downtown area.

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Commissioner Thacker motioned to approve the special use permit for a physical fitness/massage therapy facility on the second floor with the requirement that the parking requirement be increased by seven spaces or a fee in lieu of for the third floor use at 18 West First Street. Commissioner Kluchenek seconded. Motion carried as follows:

AYES: Chairman LaPlaca, Commissioner Geoga, Commissioner Sullins,
Commissioner Thacker, Commissioner Flynn, Commissioner Kluchenek

NAYES: None

ABSENT: Commissioner Parsons, Commissioner Moore, Commissioner Byrnes

Motion passed six to zero.

Chairman LaPlaca said the Commission would need a short meeting before the end of the July to approve the findings and recommendations in order for the applicants to move forward and not wait until September to start their project. Chairman LaPlaca said she would send out an e-mail to confirm a date for the week of the July 21st.

Commissioner Sullins moved to adjourn. Commissioner Flynn seconded. Motion carried and the meeting was adjourned at 9:15 p.m.

Respectfully Submitted

Kerry L. Warren
Community Development

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Respectfully Submitted,

Kerry L. Warren
Community Development Secretary

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