

**MINUTES
VILLAGE OF HINSDALE
SPECIAL MEETING
PLAN COMMISSION
FEBRUARY 25 2009
MEMORIAL HALL
7:30 p.m.**

Chairman LaPlaca called the meeting to order at 7:30 p.m., Wednesday, February 25, 2009 in Memorial Hall the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman LaPlaca, Commissioner Geoga, Commissioner Sullins, Commissioner Parsons, Commissioner Byrnes, Commissioner Moore, Commissioner Kluchenek

ABSENT: Commissioner Thacker

ALSO PRESENT: Sean Gascoigne

Exterior Appearance/Site Plan Review - 51 S. Washington Street – Toni Marie’s – Façade Improvements

Angela Schaefer, applicant, said they propose a non-illuminated sign with a black back panel and raised letters in black and pink. Ms. Schaefer said the name will be shortened from Toni Marie’s to Toni.

Commissioner Parsons moved to recommend approval of the exterior appearance/site plan review for façade improvements and sign permit for 51 S. Washington Street. Commissioner Kluchenek seconded. Motion passed unanimously 7 – 0.

Public Hearings

Case A-12-2008 – Request: Text Amendment to Article XI, Part VI, Sections 11-604 (Site Plan Review) and 11-606 (Exterior Appearance Review) of the Hinsdale Zoning Code to require notification for any site plan and/or exterior appearance review for non-residential property that is within 250 feet from a single-family zoning district

Sean Gascoigne, Village Planner, said this application came as a result of residents requesting more notification for exterior appearance/site plan reviews where there is single-family residences that abut non-residential uses. Mr. Gascoigne said it was the direction of the Zoning and Public Safety Committee to bring this forward and the Board of Trustees recommended forwarding it to the Plan Commission. Mr. Gascoigne said the proposed text amendment would establish identical notification procedures as that of a public hearing such as certified mailing, publication in the newspaper and public notice sign posted, while remaining a public meeting.

Commissioner Geoga asked which residents get the notice by certified mail. Mr. Gascoigne said residents within 250 feet of the subject property. Chairman LaPlaca said the language in the application states residential properties that abut the non-residential property and suggested the language be revised to state within 250 feet of the non-residential property that is the subject of an application. Mr. Gascoigne said he would revise the language in Subsection B to reflect what Chairman LaPlaca requested.

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Commissioner Parsons asked how personal delivery is confirmed. Mr. Gascoigne said a signed and notarized affidavit would be required.

Commissioner Byrnes asked how the 250 feet is measured. Mr. Gascoigne said from all property lines.

Commissioner Kluchenek motioned to recommend approval of the text amendment to Article XI, Part VI, Sections 11-604 (Site Plan Review) and 11-606 (Exterior Appearance Review) of the Hinsdale Zoning Code to require notification for any site plan and/or exterior appearance review for non-residential property that is within 250 feet from a single-family residence as amended. Commissioner Parsons seconded. Motion passed unanimously.

Case A-13-2008 – 230 Ogden Avenue – Molecular Imaging – Request: Map Amendment, Exterior Appearance/Site Plan Review and Lot Consolidation

Mike LeBeaux, Michael James Development, said they received site plan and exterior appearance approval to add the partial second story and redo the building's façade and improve the parking lot and landscaping. Mr. LeBeaux said they are now proposing to consolidate the lots and rezone the entire property to B-3 to allow for a two-story expansion on the south side of the existing building. Mr. LeBeaux said the proposed expansion is planned for sometime within the next year.

Commissioner Geoga asked why the need for the rezoning. Mr. LeBeaux said per code they are restricted from an FAR perspective to only the front parcel that is 16,000 square feet and to consolidate the two parcels would increase the square footage to 32,000 square feet and would allow an FAR of roughly 16,000 square feet, however, they are not planning to go that large. Mr. LeBeaux said they have submitted a restrictive covenant to the Village that would prohibit any future building in the back portion of the property where the parking is located.

Commissioner Byrnes asked about a restaurant being located in the building. Mr. LeBeaux said Tommy R's catering is currently located in the building and there is discussion regarding expanding and having a full service restaurant there. Chairman LaPlaca confirmed they would still meet the parking space requirement if a restaurant was located there.

Commissioner Parsons asked how much green space on the west side of the parking lot was planned. Mr. LeBeaux said they intend to maintain as much green space as possible and the landscape buffer will remain at the entrance along Elm Street.

Commissioner Kluchenek asked what the procedure for the restrictive covenant would be. Mr. Gascoigne explained the covenant would be approved by both the Village Board and the village attorney.

Commissioner Byrnes asked if there was a loading dock requirement. Mr. LeBeaux said there is a need for one loading dock and there is a ten foot driveway on the southeast side and that will be the loading area.

Chairman LaPlaca suggested the motion include the condition that the restrictive covenant with respect to the parking lot running with the land being approved by the village attorney subject to approval by the Village Board.

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Witness Sworn

Julie Crynovich, 122 E. Third Street, said she is concerned because this is a commercial property being re-zoned residential to commercial and she would like to see more landscaping in the parking lot. Ms. Crynovich asked if more interior landscaping for the parking lot is possible as it is very dense. Mr. Gascoigne said the project does provide two islands on the Elm Street entrance, an island towards the western parking lot and islands within the parking lot as well that will have trees and landscaping.

Commissioner Moore asked if there is an existing fence along the south lot line. Mr. Gascoigne said there is an existing six-foot solid wood fence. Mr. LeBeaux said if there is room between the parking places and the fence, Arborvitaes would be planted. .

Ms. Crynovich said she has some concerns regarding the covenant being easily waived. Chairman LaPlaca said the if any additional building were to happen, the lot would need to be divided and they would have to come back to the Plan Commission for review, therefore there are additional safeguards for anyone trying to circumvent the covenant.

Commissioner Geoga asked if there was any requirement that keeps the six-foot fence there. Mr. Gascoigne said they are not required to put a fence there, however, the Commission could place a condition on the site plan that a six to eight-foot solid fence needs to remain along the south lot line.

Chairman LaPlaca closed the public hearing.

Commissioner Parsons moved to recommend approval of an exterior appearance/site plan review, lot consolidation and map amendment for 230 E. Ogden Avenue contingent that the restrictive covenant is approved by the legal department and the Village Board and the existing six-foot fence along the south lot line be permanently maintained. Commissioner Kluchenek seconded.

Chairman LaPlaca and the Commissioners reviewed the standards for amendments, exterior appearance/site plan review, and design review of the Hinsdale Zoning Code. Chairman LaPlaca suggested voting on each item separately.

Commissioner Parsons moved to amend his motion to apply only to the map amendment for the parking lot piece of property with the condition that the restrictive covenant be approved by the legal department and the Village Board. Commissioner Kluchenek seconded. Motion passed unanimously 7 – 0.

Commissioner Moore moved to recommend approval of the map consolidation of the two lots to one lot being B-3. Commissioner Parsons seconded. Motion passed unanimously 7 – 0.

Commissioner Kluchenek moved to approve recommending the exterior appearance/site plan review for 230 E. Ogden subject to the continued maintenance of the existing six-foot high solid wood fence. Commissioner Moore seconded.

Chairman LaPlaca asked for discussion. Commissioner Byrnes said essentially they are allowing one lot where the existing building is and allowing it to be very dense and the parking lot area is not affected at all and while it may meet the letter of the law, it does not meet the spirit of the law.

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Chairman LaPlaca said she agrees with Commissioner Byrnes comment although she feels comfortable with this particular building, she does not want people to feel they are creating a precedent for creating a dense building on a larger lot. Commissioner Parsons said this is a very unusual piece of property and very hard to design a development due to the depth, proportions, location and access. Commissioner Geoga said there are several things about this that are in general uncomfortable, however, because of the unusual circumstances the development will be an improvement without negatively impacting surrounding buildings or residents.

Commissioner Kluchenek moved to amend his recommendation for the exterior appearance/site plan review exterior appearance/site plan review for 230 E. Ogden subject to the existing six-foot high solid wood fence being maintained and the materials are consistent with the original exterior appearance review. Commissioner Byrnes seconded. Motion passed unanimously 7 – 0.

Commissioner Parsons moved to adjourn. Commissioner Moore seconded and the meeting was adjourned at 8:30 p.m. Chairman LaPlaca announced the next meeting of the Plan Commission is March 11, 2009 and will start at 6:30 p.m.

Respectfully Submitted,

Kerry L. Warren
Recording Secretary
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