

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
APRIL 8, 2009
MEMORIAL HALL
7:30 p.m.**

Chairman LaPlaca called the meeting to order at 7:40 p.m., Wednesday, April 8, 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, Commissioner Thacker

ABSENT: None

ALSO PRESENT: Sean Gascoigne

Minutes

The Commission reviewed the minutes from the March 11, 2009 meeting. Commissioner Kluchenek moved to approve the minutes with corrections. Commissioner Byrnes seconded. Motion passed unanimously.

The Commission reviewed the closed session minutes from the January 14, 2009 meeting. Commissioner Moore moved to approve the closed session minutes as submitted. Commissioner Kluchenek seconded. Motion passed unanimously.

Findings and Recommendations

❖ **First & Garfield – Gammonley Group – New Mixed Use Development**

The Commissioners reviewed and discussed the findings and recommendations for First and Garfield and agreed that additional language be added to paragraphs 8, 9, 14, 16, 18, and 29 to better explain and support the reasons behind their recommendations. Commissioner Kluchenek moved to approve the findings and recommendations for First & Garfield as revised. Commissioner Moore seconded. Motion passed unanimously.

❖ **Case A-02-2009 – 15 Spinning Wheel – Special Use Permit and Exterior Appearance/Site Plan Review for New Rooftop Wireless Antennas**

The Commission reviewed the written findings and recommendations for the above address. Commissioner Byrnes moved to approve with corrections. Commissioner Moore seconded. Motion passed unanimously.

Sign Permit

❖ **18 W. First Street – Fixe Self Center – Projecting Wall Sign**

Joe Peterchak, owner, requested a wall mounted, non-illuminated projecting sign to be located above the storefront of their business located at 18 W. First Street. Chairman LaPlaca said the proposed sign does not meet the maximum size requirement of three square feet, however, the Commission has the authority to increase the maximum area of a sign by up to five percent.

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Chairman LaPlaca asked Mr. Peterchak why the proposed sign is slightly over the maximum required size. Mr. Peterchak said it is mainly to make the sign more proportional to the building. Commissioner Moore asked why they are changing the location of the sign. Mr. Peterchak said it is for directional purposes as many customers are confused as to where the entrance to their store is.

Commissioner Byrnes asked about the common bracket proposal the Commission had previously discussed. Chairman LaPlaca said that she discussed this issue with staff and their opinion is that because of the different style of buildings and businesses in the downtown area, requiring a uniform bracket style may not suit the different styles of certain businesses.

Commissioner Moore asked about the colors on the Fixe sign because the picture and the written description of the color appear to be different. Mr. Peterchak said the sign will be purple, teal and white.

Commissioner Byrnes moved to approve the sign with the five percent increase. Commissioner Parsons seconded. Motion passed unanimously.

Public Hearings

Case A-01-2009 – 920 N. York Road – National City Bank: Design Review for Signage and Exterior Appearance

Witness Sworn

The applicant described the two different options for the proposed monuement sign stating one has a 14-inch cap and the other is plain with no cap. She also stated it is split-faced brick which was recommended by the Commission.

The Commission reviewed the two different options provided by the applicant. Most Commissioners preferred the second option without the cap.

Commissioner Byrnes asked if this sign is less wide than the previous sign. Mr. Gascoigne (Village Planner) stated it is approximately five feet less wide than the previous sign.

Commissioner Kluchenek moved to approve the second option of the sign for National City Bank. Commissioner Moore seconded.

The applicant stated that originally the Commission approved the ATM surround and since that time a few minor changes were necessary and she requested approval on those changes.

Commissioner Kluchenek moved to amend his motion to approve the modifications to the signage on the ATM as well as the option two brick monument sign proposal. Commissioner Moore seconded. Motion passed unanimously.

Exterior Appearance/Site Plan Review - 50 S. Garfield – Parking Lot Improvements.

Doug Fuller, applicant, stated they would like to make improvements to the south portion of the property to include the installation of a paver brick patio area enclosed with a wrought iron fence and masonry pillars. Mr. Fuller said this improvement would entail removing two to three parking spaces, however, the site would still maintain the four parking spaces required for the store. Mr. Fuller said currently there is an unused door and window that will be modified to a sliding window where they will sell soft-serve ice cream.

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Chairman LaPlaca suggested extending the wrought iron fence down to the sidewalk and wrapping it around to abut the hardware store building with an entrance gate into the patio area to provide further safety for pedestrians. Mr. Fuller agreed and felt that was a good idea.

Commissioner Byrnes asked if there would be tables in the patio area. Mr. Fuller said they possibly may have tables and/or benches, but nothing permanently affixed.

Commissioner Thacker moved to recommend approval of the exterior appearance/site plan with the fence change for 50 S. Garfield Street. Commissioner Byrnes seconded. Motion passed as follows:

AYES: Commissioner Moore, Commissioner Byrnes, Chairman LaPlaca, Commissioner Kluchenek, Commissioner Thacker, Commissioner Geoga, Commissioner Sullins

NAYES: None

RECUSED: Commissioner Parsons

Motion passes 7 – 0

Chairman LaPlaca said this is her final meeting after 12 years of being on the Plan Commission, which has been a wonderful and a great learning experience, she would like to say a couple words before they adjourned. Chairman LaPlaca said she did address this at the last meeting, but she would like to restate her thoughts as tonight they passed the findings and recommendations on the Gammonley project onto the Board of Trustees. Yesterday's election results will mean there will be a reconstructed Board of Trustees on May 5th, a new president and three possibly four new trustees at that meeting. In light of this, she would implore the sitting board to defer any action on the Gammonley project until the new Board of Trustees is seated on May 5th. This is a critical and significant project for the Village. The process of review to this point has been clouded with controversy. It was a major source of debate and discussion during the election. It would be irresponsible and in her opinion, a breach of trust of this community for the current Board to act on this application in light of these circumstances. Now is the time for us to move forward with clear thoughts and a renewed confidence of the community in our elected officials. This would be a good place to begin.

Commissioner Byrnes made a motion to thank Chairman LaPlaca and Commissioner Geoga for their many years of service to the Village and wished them the best with their work with the Board of Trustees. Commissioner Moore seconded. Motion passed unanimously.

Commissioner Geoga moved to adjourn. Commissioner Kluchenek seconded. Motion passed unanimously and the meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Kerry L. Warren
Recording Secretary
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