

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
SPECIAL MEETING- JANUARY 19, 2017  
MEMORIAL HALL  
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, January 19, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Cashman (recused himself), Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Krillenberger, Commissioner Willobee, Commissioner Crnovich (acting chair) and Commissioner McMahon.

**ABSENT:** Commissioner Unell

**ALSO PRESENT:** Chan Yu, Village Planner, Applicant Representatives for Case: A-41-2016-100 S. Garfield Ave. (HMS)- Community Consolidated School District 181 – Exterior Appearance and Site Plan Review for a New Hinsdale Middle School.

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**Exterior Appearance/Site Plan Review**

**100 S. Garfield Ave. – Site Plan/Exterior Appearance Approval for a new Hinsdale Middle School.**

Acting Chair, Julie Crnovich, summarized the Exterior Appearance and Site Plan application and asked the applicant to please present the request. John Helfrich, project engineer, Don White, on behalf of District 181 and Brian Kronewitter, project architect reviewed a power point presentation.

Major features of the exterior of the building were discussed from the pedestrian vantage point. A bird's eye perspective of the building was shared addressing the roof screens to hide mechanical equipment, an existing Third Street drop off area that will remain, court yard and green space. A site logistics plan for construction was presented addressing temporary parking, mobile classroom re-location, and removal of the existing school building and restoration of the site and construction of the new surface parking lot.

Rob Schneider, a resident who lives across from the middle school at 20 E. Third Street, asked if the bus lane could be moved to Washington Street with closures of the street for part of the day. John Helfrich, project engineer, addressed the concern by pointing out the village parking spaces in that area would not be accessible during closure times. Mr. Helfrich continued to explain the traffic study supported more traffic on Washington St. vs. Third Street, making a relocation of the bus lane less than ideal.

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Acting Chair Crnovich posed the possibility of moving the bus lane to the parking lot. Brian Kronewitter pointed out that it is best practice to separate bus drop off from school parking lots.

Acting Chair Crnovich suggested moving the parent drop off to Third Street or return the current HMS permit parking to residential. Don White indicated the school district is working with the village to determine future use of Third Street. He went on to explain that parent drop off would happen in the parking lot with cars queuing through the school district property relieving street congestion. Mr. White went on to explain that he anticipates the school will no longer have a need for the permit parking on Third Street after construction. Mr. White clarified that the parking lot for this evening's proposal includes a surface lot but a bi-level deck could be considered in the future as part of an intergovernmental agreement between the school district and the village. Chan Yu concurred that the discussion at this meeting was to be about a surface lot, not a bi-level parking deck. Chairman Cashman asked Chan Yu to clarify that if an intergovernmental agreement was reached for a multi-level deck that the issue would return to ZBA and plan commission as a major site plan adjustment.

Acting Chair Crnovich asked for a better visual of the parking area & Mr. Helfrich indicated the slide showing the current proposed surface lot would not change if lot was changed to a bi-level deck. The lots would be placed one above the other but a retaining wall would need to be added to the plan. Mr. Helfrich indicated that evergreen screening plants would be part of the landscape for the parking lot.

Acting Chair Crnovich indicated concerns about the lack of detail in the landscaping plan presented. It was stated that ten trees are included in the plan to exceed the number of trees required by ordinance. Acting Chair Crnovich requests a more detailed landscaping plan.

Acting Chair Crnovich asked for the materials used for the retaining wall on the back side of the parking lot. Mr. Helfrich stated the wall would likely be uni-lock material with a shrub screen in front.

Acting Chair Crnovich asked for more information about lighting for the parking lot. The exact design of the lighting is undetermined at this time but Brian Kronewitter explained the lot lights would be a taller version of the historical style lighting fixtures used in the bus area in LED if available.

Acting Chair Crnovich asked if some 15 minutes parking spaces were considered for use by parents dropping off items at the school. Mr. Kronewitter indicated that visitor spaces would be identified outside the front door to be used for this purpose. Mr. Kronewitter went on to explain the current plan had 124 parking spaces for the estimated 108 spaces required by current staff.

A concern was raised by a commissioner that the loading space was going to take away from potential parking and delivery trucks blocking the sidewalk. Mr. Helfrich indicated there would be enough space for trucks to back in further than the diagram indicated and sidewalks would not be blocked and the current location of the loading dock minimized conflict between

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student and vehicle traffic. Mr. Helfrich continued to explain if the loading area was with the additional space needed to add a turn around to prevent delivery trucks from the need to back, it would greatly impact surrounding space used by students. Acting Chair Crnovich inquired about the number of deliveries the school gets daily. Mike Dugan, from District 181 estimated that the school receives 1 delivery per week from large trucks, the remaining deliveries are from vans and box trucks smaller in size. Acting Chair Crnovich stated continued concerns with the safety of backing trucks over a sidewalk where there is a lot of pedestrian traffic. Mr. Helfrich suggested the plan would be looked at again. Acting Chair Crnovich suggested the idea of possibly limiting the delivery times if the location of loading area can't be relocated or redesigned with a turn around. Mr. Kronewitter & Helfrich responded that relocation of the loading area was less than ideal for close proximity to school kitchen and placing the loading area in view to residences. Mr. Kronewitter stated that limiting the times of deliveries may be the best possible solution. It was again stated by a commissioner that the present location of loading area may be short sided & that now is the time to discuss problems to and make changes to plans.

Acting Chair Crnovich inquired how students will cross to the playing field. Mr. Helfrich indicated that students would use the same route they currently use but a traffic calming device would be added for extra safety. Students could re-enter the building through two different doors leading to the gym.

Acting Chair Crnovich asked for input from the commissioners on the loading dock. Commissioner Krillenberger acknowledged concerns but felt it was a practical solution with some trade-offs. Commissioner Willobee indicated the traffic concerns with the amount of time needed to back trucks should be considered. Those issues were addressed with the suggestion to limit delivery times to light traffic periods during the day. Chan Yu requested clarification on the size of trucks using the delivery area. It was stated that large trucks, between 70-80 ft. long, would be using the delivery area once a week for food deliveries and once a month for pop deliveries. The bulk of the deliveries would be in the area of 30 feet or less. Commissioner Willobee asked the line of sight for these backing trucks be considered when planting trees in the area.

Commissioner Ryan asked if the primary focus of the design firm was schools and asked for some local examples of projects. Mr. Helfrich responded that school design was a major focus for the firms with College of DuPage, Waubensee Community College, West Aurora Schools were some recent projects.

Commissioner Krillenberger asked for more information on the community discussions that took place as part of the design process. Mr. Kronewitter responded that the process of the first referendum consisted of at least 6 community discussions, a community input survey that followed the failed effort and revisions to the design from the survey resulting in a cheaper and smaller building. The second referendum consisted of approximately 12 community meetings and meetings with neighbors to discuss the various proposed variances. The traffic study was conducted was used to make further revisions to the plan and eliminated some previously sought variances.

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Commissioner Peterson inquired about the street of main access to the school. Mr. Helfrich indicated the main traffic patterns are not shifting from current use as supported by the traffic study. The Garfield entrance will be eliminated and there will much more room on the sight for cars to queue up on school property rather than in the public street, reducing current traffic congestion. Acting Chair Crnovich indicated the school is in the process of designing a parent drop off plan (which the school currently does not utilize) further reducing the traffic congestion.

Bill Merchantz, commercial property owner of 111 S. Lincoln, asked the commission to do all they can to support the potential District 181-Village partnership for the bi-level parking deck. He stated that parking continues to be a significant concern for all projects considered in the village and the potential for the agreement is a valuable opportunity to ease some parking shortage that must be planned for now. Commissioner Krillenberger shares the concerns about planning for the opportunity to provide more parking spaces but he and other commissioners agreed that the surface parking lot presented in the current plan is all they can discuss and consider. Chan Yu also stated the commission can only consider the surface lot at this time. Commissioner Ryan asked about the potential costs of constructing the bi-level deck and Mr. Kronewitter stated those costs could be provided to the village if requested. In response to Commissioner McMahon's inquiry about the status of discussions between the village and the school district, Dr. White stated the district is in discussions but no commitment has been obtained for the multi-level deck. Dr. White elaborated that in an effort to be a good neighbor, discussions with the village would continue to determine if an solution to parking constraints could be determined however, the surface level lot in the currently in the plan will allow the school district to move forward with construction. Mr. Merchantz has meetings scheduled with Brad Bloom to expedite the construction of the multi-level deck without slowing the progress of the HMS project. Acting Chair Crnovich stated meetings had been held in the past to discuss concerns with area merchants and residents and likely more upcoming could be the appropriate place to discuss the multi-level deck but tonight they must discuss the plan before them. Chan Yu stated that if any change may happen in the future for a multi-level deck, the change would need to go before ZBA and PC in the form of a major adjustment application to an exterior site plan.

Commissioner Krillenberger requested for more information about the type of stone used in the plan. Mr. Kronewitter responded by explaining cast stone, in lay brick and buff concrete would be used. Commissioner expressed it was difficult to understand building materials without samples present.

Acting Chair asked why the atrium was 50 feet tall. Mr. Kronewitter explained the height created volume and drama, allowed for lots of daylight to enter. It was stated the school's main entrance would be under the atrium.

Acting Chair asked if it has been determined which mechanicals will need to go on the roof and how high the screening will be. Mr. Kronewitter explained it would be buff in color and details are provided in the packet.

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Commissioner McMahon asked about window details. Mr. Kronewitter stated aluminum windows would be used and Chan Yu indicated further details were available on pages 20+ of the plan. Mr. Kronewitter stated the colors used in the packet are reasonably accurate to what actual materials would be.

Acting Chair Crnovich suggested presentation boards be prepared for the BOT meeting and Mr. Kronewitter happily agreed to prepare them to include a shot of the pre-cast, the brick, what the windows would look like. However, Mr. Kronewitter stated the exact materials used would be unknown until bids come in. The materials used on a presentation board will be general representations.

Acting Chair Crnovich asked how many entrances the building will have. Mr. Kronewitter indicated all entrances out from the slide of the plan.

Commissioner Fiascone asked for the materials used for the fence surrounding the dumpsters. Mr. Helfrich was unsure of exact material at this time, he stated the fence would be 6 feet high with gates.

Commissioner Fiascone shared concerns of the safety of the crosswalk and suggested perhaps the village could install some flashing lights similar to those near the hospital. Mr. Helfrich responded that he is working with the village to provide signage and a speed hump at the location of the crosswalk. Mr. Yu stated he would communicate these concerns to the police department.

Mr. Konewitter was asked to share renderings of the Garfield side of the school.

General comments from the PC was the building was a very good looking building that would fit in well with the downtown area and the neighborhood.

Acting Chair Crnovich asked for more information about the weather station. Dr. White responded it would support STEM education & they hoped to keep it in the plan to support the education of the students.

Acting Chair Crnovich asked about signage. Dr. White indicated that traffic signage was in the plan and interior signage of the building has not yet been addressed. Dr. White stated the historical plaques would be saved from around the current building and discussions are taking place on how to preserve pieces of the current building in the new construction.

Acting Chair Crnovich asked about the playing field. Mr. Kronewitter stated it would be restored with seed.

Acting Chair Crnovich asked about stormwater. Mr. Helfrich stated the stormwater will be meeting existing conditions with some oversized swales. The bulk of the detention will be located underground in the south eastern and western corner. Another underground vault is being considered for the northeastern corner. It is the intention to keep the bus lot's permeable pavers.

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Acting Chair Crnovich asked when the start date of the project is. Mr. Kronewitter stated they were hoping to break ground in April. Acting Chair believes the plan to blend well and asks that they continue to look at bus lane options, loading docks or vendor delivery plans, the desire to see a more detailed landscaping plan, view building materials and screen samples.

Commissioner McMahon stated that keeping the bus lanes in the current locations made the most sense & they did a good job maximizing space and balancing factors. Commissioner Krillenberger and Commissioner Ryan and Peterson agree. Commissioner Willobee asks them to continue to look at stormwater management. Commissioner agreed the building looks great but added the parking lot is a huge issue to be addressed in the future.

Acting Chair Crnovich asked if the commission was ok with sending the plan on the BOT. Members agreed. Commissioner made an inquiry if they PC would have a future opportunity to look at samples, Chan Yu explained a findings recommendation would be prepared with the concerns of the PC and final approval would take place by the BOT. Chair Cashman asked when the BOT would see the plan if a vote was taken tonight. Mr. Yu replied that it may be too close to the February 7<sup>th</sup> BOT meeting agenda, it would likely be on the February 21<sup>st</sup> agenda. The applicant reported the first reading for the BOT would be February 7<sup>th</sup> and final approval on February 21<sup>st</sup>. Further discussion established that to expedite the process, a vote can be taken tonight with a possible draft of findings and recommendations that would go to the BOT. Mr. Kronewitter clarified that the presentation of samples would be available for presentation for the February 7<sup>th</sup> BOT meeting.

Commissioner Krillenberger motioned to approve site plan exterior appearance contingent on ZBA variation approval is submitted case number V-07-16. Commissioner McMahon seconded. The motion passed unanimously, 7-0 (1 recused, 1 absent).

**Adjournment**

Commissioner Krillenberger motioned to adjourn. Commissioner Willobee seconded. The meeting adjourned at 9:05 p.m. on January 19, 2017.

Respectfully Submitted,

Jennifer Spires, Community Development Dept.