

Approved:  
Brody/Crnovich

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
JULY 11, 2012  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, July 11, 2012 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Crnovich, Commissioner Johnson, Commissioner Nelson, Commissioner Stifflear Commissioner Brody and Commissioner McMahon

**ABSENT:** Commissioner Sullins and Commissioner Cashman

**ALSO PRESENT:** Sean Gascoigne, Village Planner

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the June 13, 2012 meeting. Chairman Byrnes suggested some corrections. Commissioner Nelson motioned to approve the minutes of June 13, 2012 as corrected. Commissioner Crnovich seconded. The motion passed unanimously.

**Findings and Recommendations**

**22 N. Elm Street (Hinsdale Humane Society) – Expansion of Existing Dog Run.**

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Stifflear motioned to approve the findings and recommendations for 22 N. Elm Street (Hinsdale Humane Society) – Expansion of Existing Dog Run. Commissioner Nelson seconded. The motion passed unanimously.

**A-15-2012 – Nurturing Wisdom – Special Use Permit to allow a Private Middle School at 125 S. Vine Street (Zion Lutheran Church).**

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner McMahon offered a correction. Commissioner Nelson motioned to approve the findings and recommendations for case A-15-2012 – Nurturing Wisdom – Special Use Permit to allow a Private Middle School at 125 S. Vine Street (Zion Lutheran Church). Commissioner Brody seconded. The motion passed unanimously.

**A-12-2012 – Craig Ross – Special Use Permit to allow Real Estate Offices, with a Maximum of 4 Agents, at 23 N. Lincoln.**

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Mr. Gascoigne identified a correction. Commissioner Crnovich offered an additional correction however the Commission did not feel the additional language was necessary. Commissioner Nelson motioned to approve the findings and recommendations for case A-12-2012 – Craig Ross

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– Special Use Permit to allow to allow Real Estate Offices, with a Maximum of 4 Agents, at 23 N. Lincoln. Commissioner Crnovich seconded. The motion passed unanimously.

### **Scheduling of Public Hearings**

**A-21-2012 – Hinsdale Dance Academy, Inc. - Special Use to Allow a Dance Studio at 414 Chestnut Street.**

Chairman Byrnes stated this public hearing would be scheduled for September 12, 2012.

### **Exterior Appearance/Site Plan Review**

**8 E. Hinsdale Avenue – Coldwell Banker – Site Plan/Exterior Appearance Approval for Replacement of Awning Fabric and One Valance Sign.**

Chairman Byrnes introduced the case and asked if the applicant was present.

Gregg Berman introduced himself and summarized the request explaining that they were simply re-skinning the existing green awning with blue and replacing the “Real Estate” valance sign with “Coldwell Banker”.

Commissioner Stifflear confirmed that this location would be in addition to the others that already existed.

Commissioner Nelson motioned for the approval of Exterior Appearance for the replacement of the existing awning fabric and one awning sign at 8 E. Hinsdale Avenue – Coldwell Banker. Commissioner Brody seconded. The motion passed unanimously.

Commissioner Johnson motioned to disapprove the Site Plan for the replacement of the existing awning fabric and one awning sign at 8 E. Hinsdale Avenue – Coldwell Banker. Commissioner Nelson seconded. The motion failed and the site plan was approved unanimously.

### **Public Hearings**

**A-17-2012 – Daily Spark – Text Amendment Section 5-105C, to allow Fitness Facilities in the B-1, Community Business District as Special Uses and A-18-2012 – Daily Spark – Special Use Permit to allow a Fitness Facility at 777 N. York Road. (Transcript of the following Public Hearing on file.)**

Chairman Byrnes opened the public hearing, introduced the case and asked if the applicant was present.

Cathy Keating, attorney for the applicant, introduced herself and summarized the request. She explained the nature of the business and provided examples of the equipment that would be sold and services that would be provided at the facility.

Commissioner Crnovich confirmed the hours of operation with the applicant.

Commissioner Stifflear explained that while he didn't take issue with this particular use, he expressed some concern with some of the text amendments that have been coming forward that

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do not support revenue generating uses and requested that in the future, the Board provide some direction regarding these types of requests.

Commissioner Nelson confirmed that the applicant would be selling equipment and supplements that would generate sales tax.

Ms. Keating confirmed and indicated that the use would be a good supplement to the existing uses.

General discussion ensued regarding the use.

Commissioner Brody questioned the types and cost of the equipment the applicant would be selling.

Mr. Hoffman explained that all the equipment being sold would be high end.

Commissioner Crnovich asked if any signage was being proposed.

Mr. Gascoigne indicated they would be afforded the same valance signage as every other tenant in the shopping center without any additional approvals.

Commissioner Nelson motioned to approve a text amendment to Section 5-105C, to allow Fitness Facilities in the B-1, Community Business District as Special Uses. Commissioner Brody seconded. The motion passed unanimously.

Commissioner Nelson motioned for the approval of a Special Use Permit to allow a Fitness Facility at 777 N. York. Commissioner Stifflear seconded. The motion passed unanimously.

### **Adjournment**

Commissioner Stifflear moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 7:54 p.m. on July 11, 2012.

Respectfully Submitted,

Sean Gascoigne  
Village Planner