

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
NOVEMBER 14, 2012  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, November 14, 2012 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

**ABSENT:** Commissioner Sullins, Commissioner Cashman and Commissioner Stifflear

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

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Chairman Byrnes indicated that he had received a request to move the public hearing up on the agenda as it was the only case on the agenda for discussion. The Commission confirmed they were fine with that.

**Public Hearing**

**A-32-2012 – Matthew Scarpelli – Special Use to Allow a Musical Tutoring Service at 28 E. Hinsdale Avenue (Transcript of the following Public Hearing on file).**

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

Matthew Scarpelli introduced himself, provided a brief history of himself and summarized the request.

General discussion ensued regarding the proposed business model, hours of operation and size of classes.

Mr. Scarpelli indicated that his business is by appointment only, usually would not go past 8:30 p.m. and would be independent study.

Discussion ensued regarding the types of instruments and the level of sound that would be produced from the instruments. Mr. Scarpelli indicated that he utilized several sound deadening devices to minimize noise.

Commissioner McMahan questioned the other uses within proximity of this business.

Mr. Scarpelli identified the businesses and indicated that there would be very little overlap between his use and other uses in the area, given the nature of his business.

General discussion ensued regarding the other tenants in the building and the Village's recourse, should the noise become a problem.

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Mr. Gascoigne indicated that the special use would allow the applicant to operate his business as proposed and that unless the Commission was able to establish some type of condition that would allow them to control that, there would be no way to do so unless it fell within the scope of the noise ordinance and police power. He also indicated that he had received a phone call from the other tenant in the lower level. He explained that they were aware of the proposed use and expressed no concern with the noise.

Mr. Scarapelli indicated that with the proposed soundproofing and the style of his lessons, noise should not be a problem.

Commissioner Nelson motioned for the approval of a Special Use to Allow a Musical Tutoring Service at 28 E. Hinsdale Avenue. Commissioner Crnovich seconded. The motion passed unanimously.

### **Approval of Minutes**

The Plan Commission reviewed the minutes from the October 10, 2012 meeting. Commissioner Nelson motioned to approve the minutes of October 10, 2012. Commissioner Johnson seconded. The motion passed unanimously.

### **Findings and Recommendations**

#### **40 S. Clay – Village Children’s Academy – New Fence for Children’s Play Area.**

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 Nelson motioned to approve the findings and recommendations for 40 S. Clay – Village Children’s Academy – New Fence for Children’s Play Area. Commissioner Brody seconded. The motion passed unanimously.

#### **125 S. Vine – Zion Lutheran - Major Adjustment to the approved Planned Development to allow a Music School and Tutoring Services as Permitted Uses.**

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 Nelson motioned to approve the findings and recommendations for 125 S. Vine – Zion Lutheran - Major Adjustment to the approved Planned Development to allow a Music School and Tutoring Services as Permitted Uses. Commissioner Crnovich seconded. The motion passed unanimously.

**A-25-2012 – Village of Hinsdale – Text Amendment to Section 9-106 as it relates to Political Signage.** 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 Brody motioned to approve the findings and recommendations for Case A-25-2012 – Village of Hinsdale – Text Amendment to Section 9-106 as it relates to Political Signage. Commissioner McMahan seconded. The motion passed unanimously.

**A-26-2012 – Village of Hinsdale – Text Amendment to Section 11-604 as it relates to Site Plan Approval.** 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

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and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for Case A-26-2012 – Village of Hinsdale – Text Amendment to Section 11-604 as it relates to Site Plan Approval. Commissioner Brody seconded. The motion passed unanimously.

**Adjournment**

Commissioner Brody moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 7:45 p.m. on November 14, 2012.

Respectfully Submitted,

Sean Gascoigne  
Village Planner