

Approved  
Krillenberger/Cashman

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
February 10, 2016  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, February 10, 2016, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Ryan, Commissioner Peterson, Commissioner Unell Commissioner Fiascone and Commissioner McMahon

**ABSENT:** Commissioner Krillenberger, Commissioner Crnovich and Commissioner Cashman

**ALSO PRESENT:** Chan Yu, Village Planner  
Applicant Representatives for Case: A-36-2015

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**Approval of Minutes**

Chairman Byrnes asked the Plan Commission (PC) for any comments from the January 13, 2016 meeting. With no comments, Chairman Byrnes asked for a motion to approve the minutes. Commissioner Ryan motioned and Commissioner Fiascone seconded. The motion passed unanimously (6 Ayes and 3 absent).

**Findings and Recommendations**

**Case A-46-2015 – 339 W. 57<sup>th</sup> St. – SAC Wireless for AT&T – Exterior Appearance and Site Plan for Additional Telecommunication Equipment on an Existing Antenna Location.**

Chairman Byrnes provided a summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner McMahon motioned to approve. Commissioner Peterson seconded. The motion passed unanimously (6 Ayes and 3 absent).

**Case A-47-2015 – 21 Spinning Wheel Rd. – SAC Wireless for AT&T – Exterior Appearance and Site Plan for Additional Telecommunication Equipment on an Existing Antenna Location.**

Chairman Byrnes provided a summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Ryan motioned to approve. Commissioner Fiascone seconded. The motion passed unanimously (6 Ayes and 3 absent).

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**Public Hearing**

**Case A-42-2015 – Village of Hinsdale – Text Amendment to Remove Registering Home Occupations to Match Municipal Code.**

Chairman Byrnes reviewed the text amendment application by the Village, and summarized that it is to align the Zoning Code with the municipal code's policy for licensing and registering home occupations. He asked Chan, Village Planner, as a representative for the Village, if there's anything else he'd like to add.

Chan replied, yes, Ordinance O2015-45, Attachment 1 in the application, was approved by the Board of Trustees, to permit home occupations to not have to license or register with the Village. However, since the Zoning Code requires licensing and registering, a text amendment is needed to align with the municipal code.

Chairman Byrnes opened up the public hearing, and asked if there is anyone wishing and willing to comment on the application in the audience. With none, he closed the public hearing period.

Chairman Byrnes asked the PC for any comments.

Commissioner Ryan commented that it is pretty straight forward.

Chairman Byrnes, with no additional comments, asked for a motion to approve the text amendment application to eliminate home occupation licensing in the Zoning Code to match the municipal code.

Commissioner McMahon motioned to approve. Commissioner Fiascone seconded. The motion passed unanimously (6 Ayes and 3 absent).

**Exterior Appearance and Site Plan Review**

**Case A-36-2015 (Initial Application on 11/15/15) – 222 E. Ogden Ave. – AMITA Health – Exterior Appearance and Site Plan for Removing 2 Windows to install a Wall Sign. An ADA ramp at the front entrance is also proposed.**

Chairman Byrnes provided a brief review that this is a revision to their initial application, and introduced the applicant to present.

Jeffrey Myers, the project Architect, introduced himself as the representative, on behalf of the applicant, Adventist Midwest Health (AMH). He explained that he and Cathy Slawkin, AMH representative, reviewed the revision with Chan before requesting to fill in two non-functioning windows for a new wall sign, and leaving the existing entrance as is. The request

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to replace the non-compliant ramp with a new ADA ramp has not changed from the initial application. He reiterated that the non-functioning windows are internally covered for the X-ray room, and that the proposed brick to cover them up will match the existing red colonial brick on the building façade. An internally lit wall sign is proposed to be installed on the new wall where the two windows will be covered up.

Chairman Byrnes asked if the new wall sign is only white in color.

Jeffrey replied correct.

Commissioner McMahon asked if the attachment depicted the new ramp, and if it will be on the opposite side of the existing ramp.

Jeffrey replied correct.

Commissioner McMahon asked if the new one will connect to the parking lot.

Jeffrey replied correct, it will have two landings approaching the curb level. The existing ramp is too steep.

Chairman Byrnes asked if they are taking out any of the ramp railing, because some of it is damaged and bent.

Jeffrey replied they are using all new railing for the project.

Chairman Byrnes asked if the landscaping in the exhibit is new.

Jeffrey explained no, it's existing. However, any landscaping disturbed will be replaced equally.

Commissioner Unell asked what the dimensions are for the proposed sign.

Chan replied it is 25 square feet, 1'10" tall and 13'8" wide.

Commissioner Peterson asked if they have an exact match of the brick.

Jeffrey replied correct. It's a common red and they have several brick distributors.

Commissioner Peterson explained that he wants to make sure it's not a noticeable fill out.

Jeffrey explained the only thing possibility noticeable is the mortar joint color (old existing vs. new).

Chairman Byrnes asked Chan if the wall sign application is also under tonight's review.

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Chan explained correct, but it is contingent on how the vote goes for the exterior appearance and site plans. If the PC is in favor of the application, they may consider the wall sign application (since the wall sign is dependent on the exterior appearance plan).

Commissioner Ryan expressed that the applicant did a good job in the revision since it keeps the façade that maintains the character of the building.

Jeffrey thanked the Commissioner Ryan, and believed they did also. He pointed out the white sign matches the white columns and trim of the building.

Commissioner Fiascone agreed with Commissioner Ryan's comments.

Commissioner Unell agreed too, and added that it addressed the concerns expressed by the PC in November.

Chairman Byrnes agreed, and believes the changes worked out well.

Jeffrey thanked everyone for their feedback and Chan for meeting with them prior to the revision.

Chairman Byrnes asked for any additional comments. With none, he asked for a motion to approve the Exterior Appearance Plan.

Commissioner Ryan motioned to approve. Commissioner McMahon seconded. The motion passed unanimously (6 Ayes and 3 absent).

Chairman Byrnes asked for a motion to approve the Site Plan application.

Commissioner Fiascone motioned to approve. Commissioner Unell seconded. The motion passed unanimously (6 Ayes and 3 absent).

Chairman Byrnes asked if the proposed wall sign is code compliant.

Chan replied correct.

Chairman Byrnes asked if everyone was content with the size of the sign.

Commissioner McMahon replied yes.

Chairman Byrnes asked for a motion to approve the sign application.

Commissioner McMahon motioned to approve. Commissioner Ryan seconded. The motion passed unanimously (6 Ayes and 3 absent).

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**Other Business**

Chairman Byrnes added an item of business, and announced that this is his last PC meeting, and moving into the vacant Board of Trustees position. He explained the Trustee he is replacing is moving out of Hinsdale, and that Village President Cauley asked him if he'd be willing to take the position. Chairman Byrnes also announced that Commissioner Cashman will be taking over the PC Chairman responsibilities. He lastly added that it's been pleasure working with everyone, had a lot of fun and looks forward to reading all the recommendations coming from the PC.

The meeting was adjourned after a motion was made by Commissioner Fiascone and seconded by Commissioner McMahon at 7:43 p.m.

Respectfully Submitted,

Chan Yu, Village Planner