

Approved:  
Nelson/Crnovich

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
JANUARY 12, 2011  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:34 p.m., Wednesday, January 12, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Stifflear, Commissioner Moore  
Commissioner Brody, Commissioner Kluchenek and Commissioner  
Sullins

**ABSENT:** Commissioner Crnovich, Commissioner Johnson and Commissioner  
Nelson

**ALSO PRESENT:** Sean Gascoigne, Village Planner, Gina Hassett, Director of Parks and  
Recreation and Timothy Scott, Director of Economic Development

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the December 8, 2010 meeting. Commissioner Brody motioned to approve the minutes of December 8, 2010. Commissioner Moore seconded. The motion passed unanimously.

**Findings and Recommendations**

**A-28-2010 – 722-728 N. York Road – Map Amendment from O-2, Limited Office District to B-1, Community Business District.**

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 Sullins motioned to approve the findings and recommendations for 722-728 N. York Road, for a Map Amendment from O-2, Limited Office District to B-1, Community Business District. Commissioner Brody seconded. The motion passed unanimously.

**Scheduling of Public Hearings**

**A-33-2010 – Doug Fuller – Text Amendment to Section 6-106, to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses.**

Chairman Byrnes stated the public hearing would be scheduled for February 9, 2011.

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**A-34-2010 – 22 N. Lincoln – Special Use Permit to allow a Real Estate Office, with a Maximum of 10 Agents.**

Chairman Byrnes stated the public hearing would be scheduled for February 9, 2011.

**A-38-2010 – Village of Hinsdale – Text Amendment to Section 9-104 as it Relates to Driveway Width.**

Chairman Byrnes stated the public hearing would be scheduled for February 9, 2011.

### **Sign Permit Review**

**24 W. Chicago Avenue – The Village Cellar – Two Wall Signs**

Ray Zuniga, owner and applicant, provided a brief description of the proposal. Commissioner Kluchenek motioned for the approval of signage for 24 W. Chicago Avenue – The Village Cellar – Two Wall Signs. Commissioner Moore seconded. The motion passed unanimously.

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

**8 E. First Street – IL Poggiolo – Seasonal Vestibule**

Chairman Byrnes introduced the case and asked if the applicant was present. Peter Burdi, applicant and owner of the property, introduced himself and summarized the request, which included the installation of a red seasonal vestibule during the colder months, at the subject property.

Mr. Burdi confirmed that, if approved, he did not have to come back every year for approval.

Mr. Gascoigne confirmed that as long as the vestibule was the same size, color and location every year, this was a one-time approval and he did not need to reappear for approval.

Discussion ensued regarding the opportunity for other businesses in the downtown to request seasonal vestibules.

Mr. Gascoigne clarified that any business could request approval from the Plan Commission for one, however the limited sidewalk space in front of most restaurants downtown would not lend itself to a vestibule since they need to be ADA accessible.

Commissioner Stifflear expressed his concern with the potential for anyone to request a vestibule and the impact it would have on the downtown.

Discussion ensued comparing the Zak's Place vestibule to this request, as well as the likelihood of other vestibules appearing in the downtown.

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Commissioner Kluchenek indicated that the requirement and process has been in place for many years and this is only the second vestibule in the downtown.

Commissioner Kluchenek motioned to disapprove the Site Plan for a Temporary Seasonal Vestibule at 8 E. First – IL Poggiolo. Commissioner Sullins seconded. The motion failed unanimously and the site plan was approved.

Commissioner Kluchenek motioned for the approval of Exterior Appearance for a Temporary Seasonal Vestibule at 8 E. First – IL Poggiolo. Commissioner Sullins seconded. The motion passed unanimously.

### **Public Hearings**

Chairman Byrnes recognized the members of the audience and because they were here for the paddle courts at the end of the agenda, and no one was present for the next item, he adjusted the agenda to accommodate the audience members.

**A-37-2010 – 5891-5911 County Line Road (KLM Park) – Special Use and Site Plan/Exterior Appearance Review for Paddle Courts and Associated Structures.** Chairman Byrnes opened the public hearing, introduced the case and asked Gina Hassett, Director of Parks and Recreation, to summarize the request.

Director Hassett summarized the request and touched on a couple of key questions raised during the process including the site selection for the additional courts. She indicated that KLM was chosen, as opposed to another park due mainly to the fact that KLM already has both paddle tennis courts and a warming hut, so it seemed like the most logical place to locate it. Any other location would require the construction of another warming hut.

Chairman Byrnes confirmed that even though Parks and Rec was the applicant, the project was revenue neutral to the Hinsdale taxpayers.

Director Hassett confirmed and summarized how the project would be funded.

Chairman Byrnes asked Ms. Hassett to touch very generally on the storm water improvements being proposed.

Ms. Hassett acknowledged the storm water concerns that had been identified and then generally summarized the Village's course of action to help alleviate those concerns.

Commissioner Sullins clarified points regarding landscaping.

General discussion ensued regarding the location of certain landscaping and the detention area.

Commissioner Kluchenek asked Ms. Hassett to identify and summarize any community feedback they had gotten.

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Director Hassett identified letters of support from the members of the HPTA. She also acknowledged the concerns of the surrounding Burr Ridge residents but indicated they were working with the neighbors and the Village of Burr Ridge to reach an agreement everyone would be happy with. She then stated they were in receipt of a letter from the Mayor of Burr Ridge that supported the request which she would read into the record of the public hearing.

Commissioner Stifflear questioned what the long term plans for paddle tennis were and what happens when they need more courts in the future.

Director Hassett indicated that she didn't see how any additional courts could physically be added at KLM without interfering with the other sports field, but identified that as one of the items being discussed as part of the agreement with Burr Ridge.

Commissioner Moore questioned why Burns field wasn't given more consideration beyond the warming hut issue.

Ms. Hassett indicated that the primary reason was the warming hut cost but asked the President of the HPTA to respond.

Bill O'Brien introduced himself and provided a history as to how and why the original paddle courts were located at KLM and then why the decision was made to place to newly proposed courts there as well.

Commissioner Kluchenek asked Mr. O'Brien to discuss how the life-time memberships would impact recreational play.

Mr. O'Brien identified how the life-time memberships worked and how that would impact a resident that just wanted to play on a daily basis but not hold a pass.

Commissioner Kluchenek appreciated Mr. O'Brien's explanation, but expressed concerns with the lack of availability of courts for residents that didn't hold a pass.

Ms. Hassett responded to Commissioner Kluchenek's concerns and indicated that the hope was that by building these two additional courts at KLM, the Burns Field courts would always be available for open play.

Mr. O'Brien identified additional times, outside of league play, in which open play is available at KLM.

Dave Allen, a Burr Ridge resident, trustee and neighbor of the KLM paddle courts, introduced himself. He identified his involvement with the paddle court discussions and offered his thoughts on the proposed project. He acknowledged the letter from the Mayor of Burr Ridge and also identified the efforts between the Village of Burr Ridge and the Village of Hinsdale to reach an agreement. He generally identified the timing of lights, storm water management and the possibility of future courts being the primary concerns.

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Mr. Allen also expressed concerns with alcohol consumption at the paddle courts as well as the possibility of re-grading the existing lacrosse field and the impact this would have on drainage and flooding in the neighborhood. He then summarized his final thoughts and identified his appreciation for the cooperation from the Village of Hinsdale throughout the process.

Commissioner Kluchenek confirmed with Mr. Allen that he was in support of the application.

Mr. Allen indicated he was.

Ms. Hassett read the letter from Burr Ridge into the record and summarized the items agreed to between the Villages.

Chairman Byrnes closed the public hearing and then complimented both Villages on their willingness to work together to reach an agreement.

Commissioner Brody concurred with Chairman Byrnes.

General discussion ensued regarding the timing on lights and the numbers of lights on each court.

Ms. Hassett explained that each court has an individual timer as well as a single timer locked up in a different location that controlled all of the courts, which would keep someone from turning on individual courts during non-operational hours.

Discussions ensued regarding the drainage along the east property line. Ms. Hassett indicated that there were no plans to do anything, but even if they did, they would need several permits, including one from the Metropolitan Water Reclamation District.

Commissioner Moore offered her thoughts regarding the timing of lights and confirmed that drinking was legal at the paddle courts.

Ms. Hassett confirmed it was legal inside the paddle hut and addressed Commissioner Moore's lighting comments.

Commissioner Kluchenek expressed his support for the application given the lack of dissent and the compliancy with the code.

Some Commissioners expressed concerns as to how the Village can guarantee that the improvements, such as landscaping, are made.

Ms. Hassett indicated that this would be like any other permit in the Village which could not receive its final approvals until it was completed per plans. Beyond that, she also indicated that the construction would not start until the funds were available.

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Commissioner Kluchenek expressed his appreciation for the other Commissioner's concerns, but indicated that he believed the funding was not the responsibility of the Plan Commission and should not be made part of the motion for approval.

Commissioner Kluchenek motioned for the approval of a Special Use Permit for the installation of Paddle Courts and Associated Structures at 5891-5911 S. County Line Road (KLM Park) subject to the conditions agreed to between the Village of Burr Ridge and Hinsdale, which include:

- Placement of the courts per site plan.
- No additional courts for 5 years from the completion of construction of these courts.
- The hours of operation will be as agreed upon
- The drainage will be per the site plan
- The installation of landscaping will be per the site plan

Commissioner Moore seconded. The motion passed unanimously.

Commissioner Brody motioned to disapprove the Site Plan for the installation of Paddle Courts and Associated Structures at 5891-5911 S. County Line Road (KLM Park). Commissioner Moore seconded. The motion failed unanimously and the site plan was approved.

Commissioner Stifflear motioned for the approval of Exterior Appearance for the installation of Paddle Courts and Associated Structures at 5891-5911 S. County Line Road (KLM Park). Commissioner Moore seconded. The motion passed unanimously.

### **A-36-2010 – Village of Hinsdale – Text Amendment to Section 9-106, as it relates to projecting signs and staff review of code compliant signs.**

Chairman Byrnes indicated that this case was continued from last month, summarized the request and touched on some of the concerns raised at last month's meeting.

Mr. Scott identified the areas of the ordinance that were changed, as well as answers to procedural questions that were raised and requested by the Plan Commission at last month's meeting. Mr. Scott indicated that through discussions, the Village Attorney had confirmed that the distribution of sign materials to all Commissioners with the intent for feedback, in any capacity, was not recommended and would likely be a violation of the Open Meetings Act.

He then went on to summarize discussions he had with Robb McGinnis, Director of Community Development and Code Enforcement, regarding increased enforcement of signage.

Commissioner Kluchenek asked for clarification on final authority as it was currently written in the ordinance.

Mr. Scott indicated that he didn't feel there would be any open debates between the Village Manager and the Plan Commission Chair regarding the approval of signage. He expressed his confidence that the Village Manager would be willing to sign off on any application that

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met code through staff's review and met the design intent of the Commission through its Chair.

Discussion ensued and Chairman Byrnes summarized the process as currently written.

Commissioner Kluchenek expressed some concern with the language and how it could potentially affect procedure.

Commissioner Stifflear concurred and offered alternative language.

Discussion ensued regarding suggested changes to the language and the Commission agreed that approval or sign off by both the Village Manager and the Plan Commission Chair should be required to approve it administratively.

Chairman Byrnes initiated discussion on the process and suggested having the Village Manager sign off first.

John Karstrand approached the podium and offered his thoughts on how the currently suggested process came to fruition.

Commissioner Kluchenek expressed his appreciation towards how the process was arrived at, but felt acceptance by the Village Manager and staff should come prior to the sign-off from the Commission Chair.

Commissioner Stifflear questioned if Commissioner Kluchenek could offer any suggested language changes for the areas in question.

Commissioner Kluchenek indicated he wasn't comfortable doing that on the spot, but generally the language needed to be written in the affirmative position.

Chairman Byrnes summarized the Commission's suggestions and requested that the language be amended as such.

General discussion ensued regarding the suggested changes and the Commission offered final thoughts and explanations.

Commissioner Kluchenek recommended that monument signs be removed from the administrative approval process due to the nature of these signs.

Discussion ensued on how to effectively accomplish this.

Mr. Gascoigne indicated that the language could be amended to indicate new monument signs and existing monument signs that require structural alteration, would not be afforded the same rights under the administrative approval process.

Staff clarified the Commission's position and whether it was their intent to send this on with the suggested changes or bring it back to the next Plan Commission meeting.

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The Commission indicated they would be comfortable moving the text amendment on provided the suggested changes were made and the Chair confirmed the accuracy of those changes before it went to the Zoning and Public Safety Committee.

Commissioner Kluchenek made a motion to approve case A-36-2010 subject to the recommended language changes which includes amending the language in which the Village Manager and the Chairperson approve a request, a 15 day deadline from the date of submittal to take action on an application and the exclusion of new monument signs and existing monument signs requiring structural alterations from the administrative approval process. Commissioner Brody seconded and the motion passed unanimously.

**Adjournment**

Commissioner Sullins moved to adjourn. Commissioner Moore seconded and the meeting adjourned at 9:15 p.m. on January 12, 2011.

Respectfully Submitted,

Sean Gascoigne  
Village Planner