

**VILLAGE OF HINSDALE  
PLAN COMMISSION  
MINUTES OF THE MEETING  
Wednesday, November 8, 2023**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Cashman, in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, November 8, 2023, at 7:00 p.m., roll call was taken.

**PRESENT:** Commissioners Laurel Haarlow, Cynthia Curry, Jim Krillenberger, Julie Crnovich, and Chairman Steve Cashman

**ABSENT:** Commissioner Gerald Jablonski, Mark Willobee, Anna Fiascone, Scott Moore

**ALSO PRESENT:** Bethany Salmon, Village Planner

**Public Comment on Non-Agenda Items**

Chairman Cashman asked for public comments.

Village Planner Bethany Salmon provided an update on the Memorial Building Campaign. The Village has received over \$50,000 in donations from residents and local businesses for the 150<sup>th</sup> Memorial Building. Staff and Board Members are finalizing the details for the plaza project and the Village's goal is to break ground in early spring. The Memorial Building and lawn serve as the center piece of our Village. This area is used for many purposes including the Christmas walk and Christmas lighting which will be taking place December 1. This place touches all residents' families, businesses, Commissioners, and Board Members, so please join the Village and be part of this project. More information is available on our website and all donations are tax deductible.

**Approval of Minutes – October 11, 2023**

Commissioner Curry was identified incorrectly in the Public Hearing transcript for Vine Street Station and asked for the transcript to be corrected.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich, to approve the October 11, 2023 minutes subject to corrections to the public hearing transcript for Vine Street Station. The motion carried by the roll call vote of 5-0 as follows:

**AYES:** Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioner Jablonski, Willobee, Fiascone, Moore

**Findings and Recommendations**

**a) Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street – Request by Holladay Properties Services Midwest, Inc.**

Commissioner Curry was identified incorrectly in the Public Hearing transcript for Vine Street Station and asked for the transcript to be corrected.

A motion was made by Commissioner Curry, seconded by Commissioner Haarlow to approve Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street – Request by Holladay Properties Services Midwest, Inc, subject to corrections to the public hearing transcript for Vine Street Station. The motion carried by a roll call vote of 5-0 as follows:

**AYES:** Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioner Jablonski, Willobee, Fiascone, Moore

**b) Case A-28-2023 – 102 W. Chicago Avenue – Fuller’s Car Wash – Exterior Appearance and Site Plan Review to Allow for the Installation of a Brick Wall and Bollards at 102 W. Chicago Avenue in the B-1 Community Business District.**

Hearing no comments, a motion was made by Commissioner Krillenberger, seconded by Commissioner Curry to approve Case A-28-2023 – 102 W. Chicago Avenue – Fuller’s Car Wash – Exterior Appearance and Site Plan Review to allow for the Installation of a Brick Wall and Bollards at 102 W. Chicago Avenue in the B-1 Community Business District. The motion carried by a roll call vote of 5-0 as follows:

**AYES:** Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioner Jablonski, Willobee, Fiascone, Moore

**Sign Permit Review**

**a) Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign.**

Alex Perry with Right Way signs, the sign contractor, was present to represent Frederick Lynn. Mr. Perry proposed a HDU high density urethane backer that has a sand blasted wood appearance. The material will hold up over time and will have non-illuminated mounted lettering.

Commissioner Haarlow asked if it is actual wood, Mr. Perry stated that it is an HDU sign foam it’s like foam but more dense and it is sand blasted to make it appear like wood. It lasts a lot longer compared to real wood such as cedar that is traditionally used which would rot over time.

Commissioner Haarlow asked if Frederick Lynn has their name on the door so that it is obvious that the business is located on the second floor. Mr. Perry stated that he is not contracted to do that part so he was unsure.

Ms. Salmon stated that as of right now there is no permanent signage proposed. If future signage is under one (1) square foot in area, it would be permit exempt and they would be allowed to install it. Anything larger in size would have to come back in front of the Commission for approval.

Commissioner Curry asked to verify the height of the letters. Mr. Perry stated that the letter F is 12 inches taller than rest of the letters. Commissioner Curry stated that there was some concern about signage for a future first floor business and asked if the proposed will force them to remove their lettering on the window. Ms. Salmon stated that there is no plan right now for the first floor until the future tenant comes in, so either it could be on the window or it could be that Frederick Lynn would have to amend their plan. Either way, the proposal would come back in front of the Commission for review. The existing window sign will be removed.

Commissioner Haarlow asked if this would be a landlord tenant issue rather than a Village issue. Ms. Salmon confirmed that this would be a landlord issue, but would be brought up before the Commission for the signage change in the future. Chairman Cashman stated that they dealt with a similar issue before, where one tenant came back to change the sign to a two sign.

Commissioner Krillenberger asked what the business Frederick Lynn does. Mr. Perry stated he was unsure. Commissioner Curry stated it is high end tailoring. Commissioner Krillenberger stated that the Village codes state that the sign has to be consistent with what the company does, and it is unclear.

Commissioner Crnovich asked if there will be any window signage. Mr. Perry stated that as of right now they are not contracted to do that.

Commissioner Crnovich asked if there has been any discussion on where the entrance is to the building, since it is off to the side of the building. Commissioner Haarlow stated that the entrance is just to the right of the front door.

Commissioner Crnovich asked if there will be any signage on the back of the building. Mr. Perry stated there would be no signage installed at this time on the back.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich to approve Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 5-0 as follows:

<b>AYES:</b>	Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioner Jablonski, Willobee, Fiascone, Moore

**b) Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign.**

No one was present at the meeting to represent Que Miso.

Commissioner Curry asked if the exterior lights were approved by the Commission. Ms. Salmon stated that she believes that there are no exterior lights that they were only proposing a halo-lit wall sign.

Commissioner Curry stated that they are not on the drawings. It was determined that two (2) lights were installed on both sides of the entrance door facing Washington Street. Ms. Salmon stated that she will work with Que Miso on obtaining information on the exterior lighting and the proper approval.

Ms. Salmon asked the Commission if they had any objections to those lights. Commissioners stated they had no objections.

A motion was made by Commissioner Crnovich seconded by Commissioner Haarlow to approve Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 5-0 as follows:

**AYES:** Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioner Jablonski, Willobee, Fiascone, Moore

**c) Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign**

Jim Griffin, the project attorney, was present on behalf of Rush Hinsdale. Mr. Griffin presented the overview of the wall sign for the second floor tenant. He stated that there is not an exclusive direct access to the second floor, so it is necessary to obtain special approval for this sign. Mr. Griffin stated that the sign meets the code requirements as far as the size, illumination, and maximum of three colors. This sign will be important to direct Rush patients to the service location. This project is currently under interior construction, the Village has already issued building permits and they would like to have this sign constructed as part of the project. Mr. Griffin stated that they have designed the wall sign to be consistent with the other wall signs currently on the building for other tenants. Mr. Griffin stated that there are representatives from Rush present, along with the representative from the sign company, and the project architect.

Commissioner Crnovich stated that she does not like the face-lit lettering and lighting of the signs. She stated years ago when FedEx came in for approval, she voted no because she does not think it belonged in a historic district even though this building is technically not the historic district, it is adjacent to it. Commissioner Crnovich also stated that the letters are too tall and the sign gives off a city vibe, not the quaint historic downtown look.

Commissioner Crnovich asked if they had a second alternative plan or if this is their only plan. Mr. Griffin stated that they want the sign to be illuminated for patients that are coming during late evenings. Mr. Griffin stated that the sign is consistent with the other existing wall signs on the building. Mr. Griffin stated that they tried to make the sign to fit in with the existing signs. Commissioner Crnovich stated that she believed that it does impact the character of this section of the downtown. Commissioner Crnovich stated that it is too urban for the downtown.

Commissioner Krillenberger stated that the sign looks great. Commissioner Krillenberger confirmed that the letter in the packet stated that this location will provide reproductive endocrinology and infertility care as well as primary and specialty care. Mr. Griffin stated that all of those services will be provided. Commissioner Krillenberger had no other comments.

Commissioner Curry stated she is also not a fan of the sign illumination or the size of the lettering. Commissioner Curry stated that the letters are 28 inches tall, which makes the sign appear like a sign for a hospital. Commissioner Curry asked if they had thought about making the letters smaller.

Mr. Griffin stated that if the tenant space had a different layout with an exclusive entrance, they would be allowed to install a 25 square foot sign without special permission, so they wanted to stay within that requirement but also wanted to make it visible to their patients. Mr. Griffin stated that they think Hinsdale is a tremendous place to have their office located. Commissioner Curry stated that she does not think they need 28 inch letters to show the location of their building. Mr. Griffin stated that they could probably make the letters smaller to match the adjacent Verizon sign size.

Seung Park, representing the sign contractor, shared the sizes of wall signs for other tenants on the building. Per their survey, Verizon's sign is 24 inches tall, redE mas is 31 inches tall, the FedEx sign is 17 inches tall, and the Circa Lighting [Visual Comfort] 21 inches tall.

Commissioner Curry stated that even though the redE mas sign is 31 inches tall, it is not lighted and it matches the brick, so it does not stand out as much. Commissioner Curry stated that the style of this building with illuminated letters that large in size looks like signage for a hospital. Commissioner Curry asked to have the letters reduced in size. Commissioner Haarlow agreed that the letters should be reduced.

Shannon Piatek, representing Rush, asked if it would be satisfactory to reduce the logo to 24 inches tall.

Mr. Park stated that the reason they would like to propose a taller sign is because the Rush logo is very skinny so the production parameters is difficult for a sign company to accommodate the LED lights.

Chairman Cashman asked if the sign could be reduced to 24 inches. Mr. Park stated that it will be challenging.

Chairman Cashman asked if the sign meets the Village's code requirements. Ms. Salmon stated that the sign meets code requirements, subject to Plan Commission approval and explained that Rush needed additional approval of a modification to allow for a wall sign for a second floor tenant that does not have direct access.

Commissioner Curry asked if they can reduce the sign further. Mr. Park stated that it is a corporate logo so it might be difficult and asked for it to be 26 inches. Mr. Park stated that they tried 24 inches but the LED lights will not fit.

Commissioner Curry stated that she does not think two inches will really make a difference. Chairman Cashman stated that if they reduce the logo, then the letters will also be reduced. Commissioner Curry asked if Chairman Cashman suggested for the logo to be 26 inches and the letters to be 24 inches. Ms. Piatek stated that the whole sign would be smaller, the logo is the larger part of the sign, and so if the logo is made smaller the letters then would be proportionally smaller.

Commissioner Haarlow asked where will the patients park. Ms. Piatek stated that they have dedicated spaces in the back of the building, the municipal lot where the middle school is, and street parking. Commissioner Haarlow asked if they are planning on putting a sign on the back of the building. Ms. Piatek stated no. Based on the sign code regulations, they are only allowed one additional wall sign and they want to have that sign on First Street so more people can see where the building is.

Commissioner Haarlow confirms that the logo would be reduced to 26 inches tall and letters would be reduced to 24 inches tall. Ms. Piatek stated yes, they can reduced the sign to those measurements.

Commissioner Curry asked how many employees will be in the building from 9am-5pm. Ms. Piatek stated about 25 to 30. The staff will be asked to use the municipal lot if possible so that the patients have the best access to the building.

Commissioner Crnovich asked if there will be any other signage directing patients where to park. Ms. Piatek stated that the patients will be informed of parking when they schedule their appointments. In the parking lot, there will be 13 spaces dedicated to Rush, which will have signage consistent with the previous tenant.

Commissioner Crnovich asked Ms. Salmon if the signage for individual parking spaces is allowed. Ms. Salmon stated that there is nothing that prohibits it, but if they have any informational signs, those have to meet the code requirements.

Commissioner Crnovich asked what will the hours of illumination of the wall sign be. Mr. Park stated that the hours can be adjusted to any hours of business set on a timer. Commissioner Crnovich asked what the business hours will be. Ms. Piatek stated 8am-6pm.

Commissioner Crnovich asked if the downtown area has to have most of the signs off by 8pm. Chairman Cashman stated he thinks it is 10pm. Ms. Piatek stated that they will be sure to set the timer to abide by all the regulations. Commissioner Krillenberger stated that the lights have to be dimmed not turned off. Chairman Cashman stated that only if the business faces a residential area, then they need to be turned off all night. Ms. Salmon stated that most business turn them off as a courtesy.

Commissioner Haarlow asked if Ferguson Hill will be using a different entrance. Ms. Piatek stated that they will use the same entrance and will be sharing the lobby with them. The interior signage by the elevator will have both Rush and Ferguson Hill on there, once the customer exits the elevator, there will be more signage on the wall directing where Ferguson Hill and Rush are located.

Commissioner Haarlow asked if Ferguson Hill will need exterior signage on the building. Ms. Salmon stated that, to her knowledge, they do not, but she has spoken with the property manager and let them know that they have two options. They are able to install either a projecting / blade sign or they can do a very small name plate sign near the door. They have not approached the Village about signage.

Commissioner Haarlow stated that this is a great start for local people to have a clinic like this right in town and the amount of crossover foot traffic will be terrific for the downtown area.

Commissioner Crnovich stated safety concerns, with the traffic and the school next door. She would like people to be able to find the building without issues. She does understand their need for the sign and she thinks they will be a great addition to Hinsdale.

Chairman Cashman stated that this will be a great addition to the town. He wished them success and welcomed them to Hinsdale.

A motion was made by Commissioner Haarlow, seconded by Commissioner Crnovich to approve Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign, subject to the following condition:

1. Reduce the size of the logo to 26 inches tall and the letters to 24 inches tall.

The motion carried by a roll call vote of 5-0 as follows:

<b>AYES:</b>	Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioner Jablonski, Willobee, Fiascone, Moore

**Adjournment**

Chairman Cashman asked for a motion to adjourn. A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the November 8, 2023.

The meeting was adjourned at 8:11 PM after a unanimous voice vote of 5-0.

ATTEST: \_\_\_\_\_  
Agnes Maka, Community Development Office