

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, May 10, 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, May 10, 2023 at 7:32 p.m., roll call was taken.

PRESENT: Commissioners Laurel Haarlow, Cynthia Curry, Jim Krillenberger, Gerald Jablonski, Julie Crnovich, Mark Willobee, Scott Moore, and Chairman Steven Cashman

ABSENT: Commissioner Anna Fiascone

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

Chairman Cashman asked for public comments. There were no public comments pertaining to non-agenda items.

Approval of Minutes – April 12, 2023

Hearing no comments, a motion was made by Commissioner Moore, seconded by Commissioner Curry, to approve the April 12, 2023 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

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

Findings and Recommendations

a) Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade and a Sign Permit Review to allow for the installation of one (1) new wall sign on the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

Hearing no comments, a motion was made by Commissioner Moore, seconded by Commissioner Curry, to approve Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade and a Sign Permit Review to allow for the installation of one (1) new wall sign on the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District. The motion carried by the roll call vote of 8-0 as follows:

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

Public Meetings

a) Case A-13-2023 – 5700-5717 Foxgate Lane – Exterior Appearance and Site Plan Review to allow for the installation of an entrance gate cross Foxgate Lane for the Foxgate Subdivision in the R-5 Multiple Family Residential District

Dominic Mancini, attorney for the Foxgate Homeowners Association, Bonnie Sartore, President of the Foxgate Homeowners Association, and Mike Newman of Peerless Fence, were present to address the Plan Commission. Mr. Mancini stated the request to install a fence was not to have Foxgate become an exclusive, gated community. The request was driven by the desire to keep residents safe from the large amount of traffic from the high school. In an attempt to save time when traffic is backed up, students are using Foxgate Lane, a private road, to turn around. Mr. Mancini stated this very dangerous problem and has continued to get worse. The Homeowners Association (HOA) previously contacted the Police Department, but were told that there was very little to be done to address the problem since Foxgate Lane is a private road. Signs have been posted on the street, the Association has contacted the Village Board, and traffic cones have been used to block access. Mr. Mancini stated a resident was nearly struck by a high school related automobile resulting in an altercation with the driver. It was noted that a number of children play in the private road.

The proposed application specifies the pedestrian walkway to remain open. The gate across the road would provide much needed safety from the dangerous automobile traffic related to the high school. The HOA looked at this option twelve (12) years ago but determined the expense was too great at that time. The sixteen (16) current residents feel the level of danger has greatly increased and unanimously voted to pay the cost of the gate installation.

Mr. Mancini stated that the two (2) gates would be thirteen (13) feet long each, for a total of twenty-six (26) feet long. The gates are four (4) feet tall, open to the inside of the property, will be installed on private property, and would not impact the sidewalk or the parkway. The Police and Fire Department would be provided the electronic code to open the gate. The wrought iron gates would match the existing wrought iron fence, would add to the appearance of the area, possibly increase property values of the Foxgate residents, but most importantly, it would increase the safety of the residents.

Commissioner Haarlow asked if any Foxgate residents rent parking spaces to the high school students. Ms. Sartore responded that renting parking spaces is not permitted by the HOA. The application states that the gates would only be closed during the critical traffic times in the morning and afternoon. Commissioner Haarlow asked who determines the times the gate will be closed and who administers that. Ms. Sartore stated that board members would rotate this responsibility and possibly other members of this very actively engaged association. Commissioner Haarlow confirmed that Lot 17 on the plat was the common area.

Commissioner Curry stated she understood the frustration of the residents with the situation and asked if the Association looked at the option of sliding gates, to perhaps keep the cost down and increasing the operation speed or efficiency. Mr. Newman explained that because the plan was to only close the gate for short periods of time on school days that option was not beneficial.

Commissioner Krillenberger stated the plan looks great and confirmed the gate was to remain open most of the time to minimize any problems on 57th Street related to delivery trucks.

Commissioner Jablonski asked if the HOA had considered installing speed bumps as a solution. Ms. Sartore responded that the installation of speed bumps would open up liabilities for the HOA. Inaudible comments followed. Commissioner Jablonski asked if delivery vehicles would be expected to park on

57th Street during the times the gate was closed, causing further congestion. The response was not audible.

Commissioner Crnovich stated that her questions were already asked and answered and she hopes the solution will work for the residents because they have tried several other options to find a solution.

Commissioner Willobee stated he did not have any additional questions.

Commissioner Moore asked if gate timers were considered. Ms. Sartore's response was not audible. Commissioner Moore suggested the gate committee get a schedule of shortened days of attendance to alter the gate schedule. Commissioner Moore asked if a sidewalk would be installed between the posts, where the applicant confirmed that there are no current plans for a sidewalk now.

Chairman Cashman shared he personally witnessed drivers using the street as a turnaround area when his children were at the high school and felt this gate would be a great solution.

Commissioner Haarlow suggested communicating the times of gate closure to local drivers, such as UPS & the Post Office.

A motion was made by Commissioner Crnovich, seconded by Commissioner Jablonski, to approve Case A-13-2023 – 5700-5717 Foxgate Lane – Exterior Appearance and Site Plan Review to allow for the installation of an entrance gate cross Foxgate Lane for the Foxgate Subdivision in the R-5 Multiple Family Residential District. The motion carried by a roll call vote of 8-0 as follows:

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

Sign Permit Review

a) Case A-16-2023 – 40 S. Clay Street – Duly Health and Care – Installation of One (1) Wall Sign, Modification to One (1) Existing Wall Sign, and Installation of New Sign Faces on an Existing Non-Conforming Ground Sign

Ken Kelly, the sign contractor representing Sign Palace, was present to answer Commission questions.

Commissioner Moore clarified that the non-conforming ground sign was only getting a new sign face to communicate to the public that the facility offers immediate care services. Commissioner Willobee did not have any questions.

Commissioner Crnovich asked for clarification on the modifications to the wall sign on the north side. Mr. Kelly responded that the words "immediate care walk in" would be added to the existing sign. The words would consist of non-illuminated aluminum letters mounted to the brick wall and add an additional eight (8) square feet to the entire sign. Commissioner Crnovich expressed concern that the existing sign was too bright and too large to be adjacent to single family homes. Mr. Kelly stated that the sign illumination is turned off by a timer and the facility has not received any complaints from neighbors.

Commissioners Jablonski, Krillenberger, and Curry did not have any questions.

Commissioner Haarlow asked why a raceway is not going to be utilized in the new letters to match the existing sign. Mr. Kelly explained that the raceway is a device used to bring electric to illuminated letters. The new letters are not illuminated and therefore a raceway would not be needed. The letters could be mounted to a nonfunctional raceway to keep the aesthetics similar to the existing sign but would add to the sign cost.

Commissioner Haarlow confirmed that the building owner does not object to having each of the letters individually affixed to the wall.

It was asked how many foot candles the existing ground sign emits. Mr. Kelly stated it emits twenty (20) foot candles of light and reported that it meets Village code requirements. Ms. Salmon added that no changes to lighting are proposed and lighting for the existing signs were more recently approved, so lighting information was not included in this application packet. It was confirmed the existing wall sign is thirty-five (35) foot candles and the new signs are all non-illuminated.

Chairman Cashman said the new sign would be effective since although he lives nearby the facility and he was unaware it offered immediate care. Although the closing time of the Duly facility varies, it is typically open until about 8:00 pm.

A motion was made by Commissioner Willobee, seconded by Commissioner Curry, to approve Case A-16-2023 – 40 S. Clay Street – Duly Health and Care – Installation of One (1) Wall Sign, Modification to One (1) Existing Wall Sign, and Installation of New Sign Faces on an Existing Non-Conforming Ground Sign. The motion carried by a roll call vote of 8-0 as follows:

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

b) Case A-15-2023 – Sign Permit Review – 100 S. Garfield Street – Hinsdale Middle School – Installation of One (1) Ground Signs, Six (6) Wall Signs, and Two (2) Flag Poles

Kerry Leonard, a representative for District 181, and Mike Duggan, Director of Facilities for District 181, were present to address the Commission. Mr. Leonard briefly presented some slides about the Middle School’s Blue Ribbon Award, its goals as an educational institution, and the attributes of the physical site and building. Mr. Leonard displayed a Google Map screen shot showing how the building address is incorrectly identified and explained the need to direct visitors to correct locations. There are many entrances into the building and spaces inside that are used for public purposes.

Mr. Leonard described the Blue Ribbon emblem sign on Garfield Avenue and the additional flag pole to be installed nearby. The Blue Ribbon emblem, awarded by the Department of Education, was on the old Middle School building and was installed on the newly constructed building. The wall signs are individual letters that are pin-mounted onto the buff colored brick. Slides depicting the various doors of the building were shared.

The existing flag pole near the driveway / bus drop-off on Third Street was installed when the building was constructed and contains an internal lighting mechanism. The second flag pole near the monument sign will be identical to the first. The flag poles meet zoning code requirements but a variation request will be needed to allow for the size of the flag itself.

Photos of the flag pole illuminated at night were shared and it was noted that the light rotates with the flag. No ground lights will be installed to illuminate the flag pole, although this incorrectly was shown on the plan submittal.

Commissioner Haarlow confirmed that the size of the Blue Ribbon emblem has not been increased. The emblem on the new building was removed from the old building. Mr. Leonard explained that the emblem is being treated as a wall sign and it exceeds the square footage permitted. Commissioner Haarlow stated that the size of the emblem is not problematic to her given the scale of the façade. It was confirmed the lighting underneath the sign on the east side of the building is under the fifty (50) foot candles allowed by code. Mr. Leonard stated the initial sign was too bright and a dimmer was installed to meet the code requirements. Photometric calculations included in Exhibit Eight (8) were noted.

Commissioner Jablonski requested clarification of the process followed for this sign application. Ms. Salmon stated that as part of the application to install the code compliant ground sign and staff has been working with the School District to bring the existing signage forward for approval and into compliance. As a result of this process, previously installed signs were identified as not meeting all code requirements and variation requests will ultimately need to go before the Zoning Board of Appeals (ZBA). It was the intent to bring all the signs to the Plan Commission, the sign experts, for discussion so that input could be provided first to the applicant and requested revisions could be brought to the ZBA. Any approvals made tonight will be subject to the approval of the ZBA and Village Board.

Chairman Cashman added that schools have always be unique in the permitting process and confirmed that some of the signs in the tonight's request have already been installed. Discussion followed about the January 2017 appearance at the Plan Commission not including any information about signage.

Commissioner Crnovich stated she has a problem with the height of the signage on the east side of the building. Three (3) previous cases were sighted that were all denied by the Plan Commission to increase mounting height, one of which was a hospital. The Middle School is near a residential area and adjacent to two (2) historic districts. Commissioner Crnovich stated she appreciated that the lights were dimmed, but felt that the sign height should be looked at and noted she would be happier if the sign was lowered to the second floor.

Mr. Leonard stated that in order for the sign to be code compliant, it would need to be lowered to below the second band of the building on the first floor, making it difficult to see. He believes the higher sign helps with visibility of a government building. It was pointed out that Memorial Hall sign is as tall, however it was installed pre-code and is not illegal. Mr. Leonard stated that with the lowering of the lights, the taller sign helps to direct users to the correct location and is appropriate to the recognition of a civic building.

Chairman Cashman suggested leaving the emblem but lowering the height of the sign. Commissioner Crnovich said that would be an improvement. The emblem is a symbol that came from the old building and can remain but in order to be consistent with the code. Mr. Leonard responded that schools operate under state codes and no conflict with the Village code would result.

Chairman Krillenberger agreed with Commissioner Crnovich about lowering the height of the Garfield Street sign. He asked if the monument sign would match the color of the building. Mr. Leonard responded yes, the pre-cast masonry will get as close to the building color as possible.

Commissioner Curry asked if any other location was considered for the monument sign. Discussion followed about the sign originally being planned for the north side of the building, the actual front of the school, but it was not able to be installed there due to the foundation of the parking deck.

Even if the wall sign was removed, Commissioner Curry felt the area remained visually busy with the ground sign that does not provide direction. It was ultimately acknowledged that there was no other place to install the ground sign.

Commissioner Jablonski stated that he agreed with Commissioner Crnovich about lower the wall sign. Discussion took place about the need to check the timer of the exterior lights, they do not appear to be turning off at the required time.

Commissioner Willobee stated that lowering the sign will make the area even more visually busy and stated his preference would be to keep the emblem, keep the flag pole and ground sign but remove the text sign. This proposal satisfies the concerns shared by the Commissioners tonight and still maintains the ability for a visitor to identify the building as a school.

Commissioner Moore had no additional concerns to add.

Jim Oles, a resident of 306 S. Garfield, was present to address the Commission. Mr. Oles stated his comments represent some of the nearby residents, he was fine with the monument sign, and felt the size of the building helps users locate the school when using Google maps. Mr. Oles stated that there was no need to have the signs illuminated during all night hours and the timer needs to be set so the lights shut off after 10:00 p.m. Mr. Oles stated the energy used to illuminate the signs throughout the night is wasteful.

Mr. Oles shared that the light on the flag pole only illuminates the flag about five percent (5%) of the time and the flag pole is very noisy, banging constantly in the wind. Mr. Oles stated that he spoke to the Police Department and District 181 about the noise level. He also commented that there are issues with pick-up and drop-off on Third Street, stating the long line of cars are problematic even though this driveway is only supposed to be used for buses.

In response to Chairman Cashman's inquiry about Commissioner Willobee's proposal, Mr. Oles said that he was in favor of removing the lighted wall sign, but stressed the need to keep the lights at the dimmed level and turned off after 10:00 p.m.

Commissioner Curry asked if anything can be done to reduce the lighting on the interior of the building that are also on for long hours during the night. Mr. Duggan responded that the cleaning crew need to have the interior of the building illuminated until 11:30 p.m. and, although the interior stairway lights remain on for safety issues, many of the lights are motioned censored.

Commissioner Curry asked if a recommendation be added to the motion to quiet both the existing and proposed flag pole.

Chairman Cashman re-capped what the Commission was asked to vote on and further discussion took place about whether to remove the illumination of the emblem or lower the emblem. The Commissioners were in agreement that the emblem does not need to be illuminated and it was suggested it be lowered to be more visible. It was confirmed that the ground sign could not be approved tonight without the other signs.

A continuance to the next month's meeting would encompass a vote on all of the signs and the flagpoles. Mr. Leonard stated he would rather come back next month with a more thoughtful design based on the feedback received.

A motion was made by Commissioner Jablonski, seconded by Commissioner Krillenberger, to continue Case A-15-2023 – Sign Permit Review – 100 S. Garfield Street – Hinsdale Middle School – Installation of One (1) Ground Signs, Six (6) Wall Signs, and Two (2) Flag Poles until the June 14, 2023 meeting. The motion carried by a roll call vote of 8-0 as follows:

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

c) Case A-17-2023 – Sign Permit Review – 35 E. First Street – Fuller House – Installation of One (1) Wall Sign

Alex Perry, the sign contractor representing Right Way Signs, was present to address the Commission. Mr. Perry stated the proposed sign will be halo lit lettering attached to newly installed façade.

All of the Commissioners were in agreement that the sign looked good. Commissioner Haarlow asked how bright the sign would be. Mr. Perry responded the sign would be 7,000 lumens, a bright white, but noted it would be on a dimmer controlled by management.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to approve Case A-17-2023 – Sign Permit Review – 35 E. First Street – Fuller House – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 8-0 as follows:

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

Adjournment

Chairman Cashman asked for a motion to adjourn. A motion was made by Commissioner Krillenberger to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the May 10, 2023.

The meeting was adjourned at 8:54 PM after a unanimous voice vote of 8-0.

ATTEST: _____
Jennifer Spires, Community Development Office