

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, July 13, 2022**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, July 13, 2022 at 7:30 p.m., roll call was taken.

PRESENT: Chairman Steven Cashman and Commissioners Jim Krillenberger, Julie Crnovich, Anna Fiascone, Mark Willabee and Scott Moore

ABSENT: Commissioners Patrick Hurley, Gerald Jablonski, and Cynthia Curry

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 – May 24, 2022

A motion was made by Commissioner Krillenberger, seconded by Commissioner Fiascone, to approve the May 24, 2022 draft minutes as submitted. The motion carried by the roll call vote of 6-0 as follows:

AYES: Commissioners, Krillenberger, Crnovich, Willabee, Fiascone, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley, Jablonksi, Curry

Scheduling of Public Hearings

a) Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale

A motion was made by Commissioner Willabee, seconded by Commissioner Crnovich, to schedule a public hearing for the August 10, 2022 Plan Commission meeting for Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale. The motion carried by a roll call vote of 6-0 as follows:

AYES: Commissioners, Krillenberger, Crnovich, Willabee, Fiascone, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley, Jablonksi, Curry

b) Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street

A motion was made by Commissioner Krillenberger, seconded by Commissioner Fiascone, to schedule a public hearing for the August 10, 2022 Plan Commission meeting for Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street. The motion carried by a roll call vote of 6-0 as follows:

- AYES:** Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Hurley, Jablonksi, Curry

Findings and Recommendations

- a) **Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development**

Hearing no comments, a motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development as submitted. The motion carried by a roll call vote of 6-0 as follows:

- AYES:** Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Hurley, Jablonksi, Curry

Sign Permit Review

- a) **Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day’s A Sundae – Installation of One (1) Wall Sign**

Rob Whalen, the business owner, and John Miller, the sign contractor, were present to address the Plan Commission. Mr. Whalen stated they have two (2) sign options to present. Mr. Whalen stated that option one (1) with the back lit light is preferred because this business would be the only one in area open as late as 9:00 pm and the shop would be open year-round. Mr. Whalen stated the illumination would attract customers on the less busy street, Hinsdale Avenue, during the off season and later, evening hours.

Mr. Whalen explained that option two (2) is almost the exact same sign as option one (1) but without illumination. This sign would be illuminated with the goose-neck lighting fixtures on the building.

Mr. Miller stated that he noticed other signs in downtown Hinsdale illuminated by gooseneck light fixtures. Mr. Miller stated the gooseneck lit signs resulted in areas of over-illumination and dark areas on the non-illuminated sign below. Mr. Miller went on to state that the goose-neck lights would remain on the building but placed on a timer to control when the building lights went on/off.

Mr. Miller stated that the lack of even sign illumination was the reason the back-lit illuminated sign proposed in option one (1) was preferred.

Commissioner Krillenberger asked for clarification of the gooseneck lights in option one (1). Mr. Whalen confirmed that the gooseneck fixtures would remain on the building for option one (1). It was also confirmed the sign would contain a black background with white illumination.

Commissioner Crnovich stated that she viewed the video of the Historic Preservation Commission meeting and noted the Commission voted against the sign. Commissioner Crnovich stated she is not in favor of cabinet signs in the historic downtown district and not in favor of option one (1). Commissioner Crnovich stated that option two (2) would be fine.

Commissioner Willobee stated that he was in agreement with Commissioner Crnovich on sign option number one (1) and stated he actually preferred option three (3). Commissioner Crnovich stated she preferred option three (3) over option two (2) as well.

Mr. Whalen stated the top choice design is similar to the Downers Grove location and the back-lit sign would provide a brighter lit area than other local businesses to attract customers in the evening hours and off-season hours.

Commissioner Willobee asked about the internal light in the business. Mr. Whalen stated that he intended to have the inside of the business fairly bright but added he felt the illuminated sign was important factor for traffic flow into the business.

Commissioner Fiascone stated she also preferred option three (3) and four (4) because the brick background added to the cohesive look of the building. Mr. Whalen responded that the business coming in next door also plans a black background sign so the combination of the two (2) black background signs would be the most cohesive look.

Ms. Salmon confirmed that Silver Birch, next door, was approved for a black panel background sign with white lettering with minimum relief.

Commissioner Moore stated that he agreed with the Historic Preservation Commission and the other Plan Commissioners that have shared tonight. Commissioner Moore went on to state that he prefers option number four (4) best and does not like the black cabinet sign option.

Mr. Miller shared with the Commission how option three (3) and four (4) could be constructed. Chairman Cashman asked Mr. Whalen which option of the gooseneck lit sign options he preferred. Mr. Whalen stated he preferred option number four (4) with the black background more than option three (3). Chairman Cashman asked if there was a sign design that would work with the LED gooseneck fixtures on the building. Mr. Miller responded the only way to do that would be to utilize a reflective material that the Commission would not likely approve.

Chairman Cashman stated that this location was tricky, especially with the existing gooseneck fixtures. Commissioner Crnovich stated the tree in front of the business will have lights on it for the three (3) month winter season providing the desired additional lighting the in off-season months. Chairman Cashman asked for any additional thoughts on option four (4), the preferred option of the business owner of the non-illuminated signs. No further comments were shared about option four (4) but it was clarified the applicant's top choice would be option two (2) with the full black box background, not option four (4) with the cloud black background.

Further discussion took place about option two (2) and Ms. Salmon shared the image of the recently approved sign for Silver Birch, the tenant next door. It was stated that the black box of option two (2) shared similarities with the other next door tenant sign, Guaranteed Rate.

After viewing the previously approved, but not yet installed, Silver Birch sign, the Commissioners were in agreement that option two (2) will look good due to the many similarities of the two signs and cohesiveness of signage on the building.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Moore, to approve sign Option Two (2) for Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day’s A Sundae – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 6-0 as follows:

- AYES:** Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Hurley, Jablonksi, Curry

Public Meeting

a) Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District

Ken Just, of RWE Design, and Mark and Kelly DeWolfe, the business owners, were present to address the Commission. Mr. Just stated the applicants are agreeable to changing the window color of the second floor windows to white as requested by the Historic Preservation Commission.

Chairman Cashman asked about the un-matched, re-bricked portion on the front of the building, over the second entrance. It was confirmed that a black panel would be installed on top of this area.

Commissioner Moore asked about the area at the rear of the property, near the dumpsters. Commissioner Moore wanted to know who was managing the space with several dumpsters, resulting in the dead end area and loss of the public use of the alley.

Dr. DeWolfe responded it was unknown who was using the space for parking in that area and there is no currently no through traffic in that area with the combination of the dumpster. Ms. Salmon stated that ownership of the dumpster could be investigated by the Code Enforcement Officer but it would be a separate issue since the dumpsters in question do not belong to the applicant. It was confirmed that the applicant’s dumpster would be contained and enclosed on their property.

Commissioner Moore asked if the location of the elevator shaft and the stairway could be flipped to push the elevator shaft away from the front of the building resulting in reduced visibility of the shaft. Mr. Just responded this option was discussed with the applicant but it was decided that the building use flow works much better with the elevator shaft in the proposed location. Dr. DeWolfe added that patients would not want to walk through the retail space area to use the elevator and the submitted location would allow post-surgical patients to safely and comfortably enter the elevator directly and avoid the retail space.

Chairman Cashman agreed the flow worked better with the elevator in the submitted location and stated that he felt the elevator shaft would not very visible from the street.

Commissioner Fiascone asked why the Historic Preservation Commission requested the second floor window color be changed to white. Chairman Cashman explained that the Historic Preservation Commission stated the white/stone second floor windows would be more in keeping with the historic Zook building but felt it was acceptable to have black windows on the first floor to help a business maintain a desired image.

Commissioners Fiascone and Willobee both felt the black windows looked better but understood the reasoning of the Historic Preservation Commission wanting the second floor windows a lighter color.

Commissioner Crnovich stated that her concerns with the dumpsters and the windows were addressed by other Commissioners. Commissioner Crnovich stated that she appreciated the dumpster enclosure, making the area less of an eyesore.

Commissioner Crnovich asked about the use of the retail space on the first floor. Dr. DeWolfe stated that products related to the business would be sold and sales tax revenue would be generated. It was confirmed that four (4) apartments previously occupied the second floor of the building.

Commissioner Krillenberger clarified some information that was previously discussed about the covering of the re-bricked area and other locations of the business but had no further comments about the application.

Chairman Cashman had no further questions.

A motion was made by Commissioner Crnovich, seconded by Commissioner Willobee to approve Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District as submitted. The motion carried by a roll call vote of 6-0 as follows:

- AYES:** Commissioners, Krillenberger, Crnovich, Willobee, Fiascone, Moore, and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Hurley, Jablonksi, Curry

Adjournment

Chairman Cashman asked for a motion to adjourn. Commissioner Krillenberger moved to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the July 13, 2022.

The meeting was adjourned at 8:08 PM after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office