

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, September 14, 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, September 14, 2022 at 7:31 p.m., roll call was taken.

PRESENT: Commissioners Cynthia Curry, Jim Krillenberger, Julie Crnovich, Scott Moore and Chairman Steven Cashman

ABSENT: Commissioners Patrick Hurley, Gerald Jablonski, Mark Willobee and Anna Fiascone

ALSO PRESENT: Bethany Salmon, Village Planner, and Andrianna Peterson, Assistant Village Manager

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 – August 10, 2022

A motion was made by Commissioner Moore, seconded by Commissioner Crnovich, to approve the August 10, 2022 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: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

Findings and Recommendations

a) 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

Hearing no questions or concerns, a motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve 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 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: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

b) 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

Hearing no questions or concerns, a motion was made by Commissioner Curry, seconded by Commissioner Moore, to approve 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 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: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

Sign Permit Review

a) Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign

Jerri Flood was present at the meeting and provided an overview of the company and the proposed sign. Ms. Flood stated that in January, Circa Lighting will become Visual Comfort & Co. as part of a corporate restructuring process. The sign proposed is a channel letter sign mounted on a raceway similar to what is there now. It was stated the key difference with the new sign is the letters will be gray in color during the day and illuminate white in the night hours. Ms. Flood showed the Commissioners a letter of the new sign as it appears in the day and illuminated at night. Ms. Flood stated the new sign will go in the same location on the building as the existing sign, is about thirteen (13) square feet in size, and will have a cool white color temperature of 6500 Kelvin.

Commissioner Curry stated she liked the sign and confirmed the placement of the sign will be centered and the sides of the letters will not light up.

Commissioner Krillenberger stated the sign was tasteful and had no further questions.

Commissioner Crnovich stated she liked the sign and confirmed a second application will follow for window signage. Commissioner Crnovich asked Ms. Salmon about the amount of allowable square footage for signs. Ms. Salmon responded that the each ground floor building tenant had a limit of twenty five (25) square feet and that this sign is smaller than the existing sign.

Commissioner Moore confirmed the replacement raceway will be the same color as the existing façade and raceway.

Chairman Cashman stated that the sign was well done.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich, to approve Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign 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: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

Public Meetings

a) Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District

Jack Klein, representing Airoom, provided an overview of the project. Mr. Klein stated that changes were made to the original proposal based on comments from the Historic Preservation Commission (HPC) and the Plan Commission, including an architectural pediment and halo-lit lighting on the sign. Mr. Klein stated the signs included in this proposal are larger in size to accommodate the type of halo-lit lighting requested but still fall under the twenty five (25) square foot limit. A day and night time view of the revised submittal was shown of the sign on Washington Street. Mr. Klein then stated the revisions also included changes to the sign on Hinsdale Avenue, which will be aligned directly above the window. A day and night time view of this sign was also shown to the Commission. Mr. Klein stated the revised sign will only illuminate the words “Airoom” and the logo with halo lit letters, not the text below, per the recommendation.

Commissioner Moore asked for clarification on the guidance provided to the applicant from the HPC motion. Chairman Cashman stated the motion was approved subject to the condition that the applicant provide a recessed storefront entry on the front façade facing Washington Street. Mr. Klein responded that studies of the interior space were completed by Airoom. The adjacent business have doors flush to the street and recessing the door would result in a hardship of a significant reduction of display space.

Commissioner Moore expressed confusion with the term “hardship” since Airoom saw the space with the existing recessed door and chose that location for the business.

Commissioners Moore and Crnovich stated they were fine with the signage and looked forward to seeing the options to be presented later to address the concern of the recessed door.

Commissioner Krillenberger confirmed that this location will be a second location for the Airoom and that the business provides custom architectural, design, and installation for home additions and remodels. In response to Commissioner Krillenberger’s question about the origin of the company name, Mr. Klein stated the company was started by his grandfather in Florida installing sun rooms and has since expanded the operations to include Illinois and full scope of services related to interior design and additions.

Commissioner Curry and Chairman Cashman stated the signs look good.

Mr. Klein showed the existing floor plan and a proposed floor plan with a flush door providing an additional five and a half (5.5) feet of additional space for a customer coffee area and ample viewing of the kitchen display. Mr. Klein shared a second option with a twelve (12) inch recessed opening and an outward swinging door resulting in a larger overhang of the pediment over the doors and ample display space on the inside.

Chairman Cashman asked if there were any building restrictions of an outward swinging door. Mr. Klein responded that there were none that he was aware of. Ms. Salmon stated she would want to confirm with the building department that the doors could swing outward, possibly eliminating option two (2). It was confirmed option two (2) with the twelve (12) inch recess could still be done with a door that swings in but the interior space would be reduced.

Chairman Cashman asked if the placement of the showroom island could be rotated. Mr. Klein responded that changing the orientation of the island will negatively impact the display space because of the staircase location. Mr. Klein explained the area near the stairs cannot be used for display space and must be used for a customer sitting area. It was stated the only way to allow for ample kitchen display space was to leave the island as shown.

Commissioner Curry stated she liked the more historic look of the recessed entry.

Mr. Klein asked the Commission for a suggested amount of recess that they would like to see. Chairman Cashman responded three (3) feet. It was confirmed that current code would not permit an outward swinging door to go over the public right of way.

Commissioner Krillenberger stated that the second option, with the twelve (12) inch recess and slight modifications as needed to meet code was a reasonable compromise.

Commissioner Crnovich stated she preferred the door to be recessed the full three (3) feet since the historic building is a cornerstone in the downtown, visible from both the street and the train.

Mr. Klein showed the historic picture of the building as evidence that installing a full three (3) recessed entry is not returning the building to its original condition. The three (3) foot recessed entry was a modification to the building.

Commissioner Moore stated that recessing the door does not result in a major loss of interior space. Mr. Klein responded that the design emphasis for the interior space was more about the flow of the showroom than square footage.

Chairman Cashman asked how the space near the stairs was intended to be used and stated that he agrees with including a recessed entry. Mr. Klein stated that there would be a small display space for tile and counter top samples and club chairs for customer seating.

Chairman Cashman asked if moving the door to the south, allowing for the desired display space to remain uninterrupted, was considered as a design option. Mr. Klein stated, based on information from the architect, the slope of the sidewalk prevents the door from being in this location as well as reducing display space.

Chairman Cashman asked if the design team had considered utilizing a single door with a side light inside of double doors to increase flexibility. Mr. Klein stated they had not considered that option but would be open to the idea. Chairman Cashman stated that a single door would minimize the impact of a recessed entry and suggested the team discuss the requirements of an outward swinging door with the building department to assist in the design with an outward swinging door and recessed entry that would maximize interior showroom space.

Chairman Cashman suggested the applicant provide the Village Board with a few options, all with the recessed entry. Mr. Klein clarified that there would not likely be a need to return to the HPC or Plan Commission if the designs presented to the Board met the conditions of the approval. Chairman Cashman and Ms. Salmon confirmed that subject to revised plans being approved by the building department relating to the outward swinging door(s), the First Read at the Village Board could take place on October 4 and the Second Read could occur on October 18.

Commissioner Krillenberger made a motion, seconded by Commissioner Moore, to approve Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District with the qualification to recess the door opening at least three (3) feet and provide multiple design options. 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: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

b) Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District

Michael and Anthony Segretto, representing Zazu Salon, presented the request to replace the second floor windows on the existing building. Mr. Segretto stated the proposed black framed windows would add continuity to the building.

Chairman Cashman confirmed the single pane, awning window would project outward.

Commissioner Crnovich confirmed that the windows would be changing from white to black in color.

Commissioner Moore stated the design looked good and did not have any questions or concerns.

Commissioner Crnovich stated she liked the windows, but would have preferred the color of the side windows stay white.

Commissioner Krillenberger had no comments.

Commissioner Curry stated the windows will look great and confirmed they are not double hung. It was confirmed the lower part of the window will open outward. Commissioner Curry stated she was curious about the future plans for updating the façade. Mr. Segretto stated that they do not have any definite plans yet, but will work with an architect and the Village to improve the look of the building that keeps with the design of the historic downtown.

Chairman Cashman stated that he was looking forward to seeing the black windows installed and he believed the white windows would distract visually from the building.

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to approve Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District 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: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

c) Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District

Patricia Vlahos, owner and operator of Fuller House, was present to address the Commission. Ms. Vlahos stated that the proposed changes are intended to re-fresh the look of the building and included three (3) reclaimed wood planter boxes on private property, a reclaimed wood backdrop for the sign that will follow in a future application, replacement of the existing gooseneck lighting with simple wall sconces, a painted stencil pattern on the concrete private sidewalk, and distressed paint to be applied to the building's exterior brick. Ms. Vlahos stated an alternative option was provided based on comments from the HPC that did not include painting the brick.

Commissioner Curry stated that she loved the brick and would vote against painting the brick based on past experiences and personal knowledge of the damage caused from painted brick and the expense to make repairs later on. Commissioner Curry also stated that she preferred the aesthetic of the natural brick even over a lime wash. It was confirmed that Fuller House does not own the building, but the owner granted permission to paint the brick.

Commissioner Curry asked about the other options considered for the stencil on the concrete area due to maintenance in the future. Ms. Vlahos stated the stencil would be well maintained in the future, be more muted in tone than the image in the packet shows, will disguise the extreme wear and tear present on the concrete, and be professionally applied. It was noted the limestone façade behind the sign was not original to the building and also showing signs of age.

Commissioner Curry asked about applying tile instead of the stencil due to damage from extreme cold and salt. Ms. Vlahos stated the stencil was a suggestion from the designer for the problem area. Ms. Vlahos stated that it had been applied at a Westmount and Clarendon Hills building and has held up with the heavy traffic patterns and winter weather. Ms. Vlahos added that the stencil would be protected during the winter months with an enclosure.

Commissioner Krillenberger stated that he loved the light fixtures, the wood façade, and the planter boxes. He stated that he liked the white paint.

Commissioner Crnovich stated that she likes the brick, it looks nice, and it fits well with the historic downtown on the building with a prominent location. Commissioner Crnovich stated that she believed the painted brick is a trend and is against painting it. Commissioner Crnovich shared she liked the lighting and the new look.

It was confirmed that this application does not include any changes to the side façade. Ms. Vlahos stated that there will be a future submission for changes to the side elevation and the sign on the front of the building.

Commissioner Moore stated that he likes the design and feels the lighting fits in well with the historic downtown. It was confirmed the planter boxes will be moved from the front of the building during the winter months to allow for maximum space inside the enclosure. Commissioner Moore asked if the stencil sidewalk would be slippery. Ms. Vlahos responded a sandy/gravel epoxy coat will be applied on top to provide traction, keeping food servers and customers safe.

Chairman Cashman stated that he preferred the unpainted brick option and felt the natural brick accentuates the reclaimed wood back drop and gives a warm appearance. Chairman Cashman added that he liked that the future sign will be halo-lit, which will give the reclaimed wood some warmth. Chairman Cashman stated that he loved the light fixtures.

Commissioner Curry confirmed the iron work above the door will remain.

A motion was made by Commissioner Curry, seconded by Commissioner Krillenberger, to approve Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District with the qualification that the exterior of the brick not be painted. 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: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

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 September 14, 2022.

The meeting was adjourned at 8:42 PM after a unanimous voice vote of 5-0.

ATTEST: _____
Jennifer Spires, Community Development Office