



MEETING AGENDA

PLAN COMMISSION
Wednesday, February 13, 2019
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES - Minutes of January 16, 2019

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-54-2018 – 330 Chestnut St. – Sharon Habiger – Major Adjustment to an Exterior Appearance and Site Plan Review to construct a 2-story accessory structure in the B-3 General Business District.
- b) Case A-55-2018 – 718 N. York Rd. – Kouris MD Cosmetic Plastic Surgery - Illuminated Ground Sign and Wall Sign in the Design Review Overlay District.

6. SIGN PERMIT REVIEW

- a) Case A-06-2019 – 25 W. Chicago Ave. – Baird & Warner - 1 New Illuminated Wall Sign and Awning Sign in the B-1 Community Business District.

7. PUBLIC HEARING - All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.

- a) Case A-45-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.

8. SCHEDULE OF PUBLIC HEARING - No discussion will take place except to determine a time and date of hearing. (note: the next PC meeting is on Mon. March 11, 2019)

- a) Case A-05-2019 – 111 W. Chicago Ave., 2nd Floor - Responsible Driver – Special Use Permit for Driving School (requesting to relocate from its current location at 7 N. Grant St.)

9. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
January 16, 2019
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the special meeting to order at 7:30 p.m., Wednesday, January 16, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Gerald Jablonski, Julie Crnovich, Anna Fiascone, Scott Peterson, and Jim Krillenberger

ABSENT: Mark Willobee, Debra Braselton, and Troy Unell

ALSO PRESENT: Chan Yu, Village Planner
Applicant for cases: A-57-2018, A-54-2018, A-55-2018 and Member of Public in regards to A-45-2018

Approval of Minutes – November 14, 2018, and December 12, 2018

The Plan Commission (PC) **unanimously approved** the November 14, 2018 and the December 12, 2018, minutes, as submitted, 6-0, (3 absent).

Findings and Recommendations – Case A-37-2018 – 724 N. York Rd. - Hinsdale Animal Hospital-Illuminated Ground Sign in the Design Review Overlay District

Chairman Cashman introduced this item and asked for any comments by the PC. The PC, with no comments, **unanimously approved** 6-0, (3 absent) the Findings and Recommendations as submitted.

Findings and Recommendations - Case A-24-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 6- 111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District

Chairman Cashman introduced this item and asked for any comments by the PC. The PC, with no comments, **unanimously approved** 6-0, (3 absent) the Findings and Recommendations as submitted.

Sign Permit Review - Case A-57-2018 – Ground Sign Nameplate on existing Med Properties Group Sign on Salt Creek Lane median- Hinsdale Humane Society

The applicant explained the request to add the Humane Society nameplate to the existing monument sign. The nameplate will fit the existing cutout. Commissioner Krillenberger asked if consideration had been made for any kind of divider between the Humane Society nameplate and the Immediate Care nameplate to avoid confusion. The applicant stated there will be no divider between the nameplates.

The PC, with no further comments, **unanimously approved** 6-0, (3 absent) the application as submitted.

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Exterior Appearance and Site Plan Review - Case A-54-2018- 330 Chestnut St. Sharon Habiger- Major Adjustment to an Exterior Appearance and Site Plan Review to construct a 2 story accessory structure in the B-3 General Building District

The applicant described the application for an accessory structure to complement the existing office building at the location. The structure will be 803 square foot structure for the purpose of adding additional storage space to the property. It would be located in the southwest corner of the lot, contain the trash dumpsters and be designed in a similar style and use similar materials as the main office building. The scale would be appropriate so as not to compete with the neighboring 410 Chestnut building and the south side would add green space to the site with ivy growing up the building and other plants and small trees in that area.

Commissioner Krillenberger asked if there was any loss of parking spaces and if the historic buildings used as inspiration were specific to Hinsdale. The applicant responded that the inspiration buildings were generic, historical rail road buildings and that no parking spaces would be lost.

The applicant stated the building designs used for ZBA meetings were general in nature and not the specific design discussed at this meeting. Some discussion took place relating to the necessary variances to build the structure and meetings that took place with surrounding neighbors regarding the design. The number of resident concerns decreased greatly as the specific design of the structure evolved and it was determined that most of the concerns were related to the initial, general structure proposed. Chairman Cashman asked if any concerned residents were present at the meeting; nobody in the audience acknowledged. One anonymous resident submitted a written concern to the PC relating to the zoning process that was discussed briefly. Commissioner Crnovich asked if the F.A.R would change as a result of the structure. The applicant responded that because the space would not be occupied, F.A.R would not change.

The PC, with no further comments, **unanimously approved** 6-0, (3 absent) the application as submitted.

Public Hearing - Case A-55-2018 – 718 N. York Rd.- Kouris MD Cosmetic Plastic Surgery – Illuminated Ground Sign and Wall Sign in the Design Review Overlay District and O-2 Office District

Please refer to Attachment 1, for the transcript of Public Hearing Case A-55-2018.

The applicant presented the proposed reverse halo lit letters with LED lighting in a new cabinet to existing ground and wall signs. Both signs will be in the same location and be of the same size as the former signage.

The PC, with no further comments, **unanimously approved** 6-0, (3 absent) the application as submitted.

Public Hearing - Case A-45-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.

Please refer to Attachment 2, for the transcript of Public Hearing Case A-45-2018.

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Discussion took place in regards to surveys of nearby communities, Chan Yu requested more time to evaluate the information and ensure accuracy for the cities/villages not reviewed with respective staff. Chairman Cashman requested clarification on language related to internally illuminated signs. Jim Prisby, Hinsdale resident, local architect, and member of Historic Preservation Commission (HPC) expressed a desire for more time to be spent on evaluating information gathered and impacts of changes proposed to the amendment. More discussion followed by the PC on the desire for more information and discussion to take place on the topic so any proposed changes would encourage good design along with effective, intended changes.

The PC **unanimously continued the application** for the February meeting, 6-0 (3 absent).

Adjournment

The meeting was adjourned at 8:19 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-55-2018 - 718 N. York Road -
Kouris MD Cosmetic Plastic Surgery -
Illuminated Ground Sign and Wall Sign
in the Design Review Overlay District
and O-2 Office District.

REPORT OF PROCEEDINGS had and testimony
taken at the public hearing of the above-
entitled matter before the Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 16th day of January, 2019, at
the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. JULIE CRNOVICH, Member;

MR. GERALD JABLONSKI, Member;

MR. SCOTT PETERSON, Member;

MR. JIM KRILLENBERGER, Member;

MS. ANNA FIASCONE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MS. KAREN DODGE, Impact Signs;</p> <p>4 MR. JIM PRISBY, Historic Plan</p> <p>5 Commission Member.</p> <p>6 * * *</p> <p>7 CHAIRMAN CASHMAN: Our next item is a</p> <p>8 public hearing with two items here. The first</p> <p>9 is Case A-55-2018 for 718 N. York Road, Kouris</p> <p>07:57:12PM 10 MD Cosmetic Plastic Surgery for an Illuminated</p> <p>11 Ground Sign and Wall Sign in the Design Review</p> <p>12 Overlay District and O-2 Office District.</p> <p>13 And the second one is Case A-45-2018,</p> <p>14 Village of Hinsdale. That's for a Zoning Code</p> <p>15 Text Amendment for Section 9-106(J)(7) to</p> <p>16 prohibit internally illuminated signage in the</p> <p>17 B-2 Central Business District.</p> <p>18 Anyone who would like to speak on</p> <p>19 this matter, we need to have you sworn in.</p> <p>07:57:41PM 20 Either one of these matters.</p> <p>21 (Ms. Karen Dodge and</p> <p>22 Mr. Jim Prisby sworn.)</p>	<p style="text-align: center;">4</p> <p>1 is no actual sign there.</p> <p>2 MS. DODGE: Right. We are replacing</p> <p>3 the cabinet and keeping the base.</p> <p>4 MR. KRILLENBERGER: Great.</p> <p>5 CHAIRMAN CASHMAN: In this picture,</p> <p>6 where was the wall sign? Did it used to be</p> <p>7 here?</p> <p>8 MS. DODGE: Yes.</p> <p>9 CHAIRMAN CASHMAN: So it's gone now? I</p> <p>07:59:33PM 10 went by there today. I was looking but I could</p> <p>11 not figure out where the wall sign was.</p> <p>12 MS. DODGE: Yes. That's where it does</p> <p>13 go. I thought it was still up there.</p> <p>14 But we are putting a new cabinet,</p> <p>15 same location, same size.</p> <p>16 CHAIRMAN CASHMAN: So same size?</p> <p>17 MS. DODGE: Yes.</p> <p>18 CHAIRMAN CASHMAN: Yes. This is</p> <p>19 showing where it used to be?</p> <p>07:59:44PM 20 MS. DODGE: Yes.</p> <p>21 MS. CRNOVICH: I was wondering the same</p> <p>22 thing because the application does say it's</p>
<p style="text-align: center;">3</p> <p>1 CHAIRMAN CASHMAN: All right. So we</p> <p>2 are starting with 718 North York Road. Is there</p> <p>3 an applicant?</p> <p>4 Welcome. Would you just tell us</p> <p>5 who you are.</p> <p>6 MS. DODGE: My name is Karen Dodge and</p> <p>7 I am representing Impact Signs on behalf of</p> <p>8 Dr. George Kouris. This lot has a single-story</p> <p>9 building with just the doctors as a tenant.</p> <p>07:58:39PM 10 There is an existing wall cabinet and an</p> <p>11 existing ground sign.</p> <p>12 We would like to install reverse</p> <p>13 halo-lit letters with LED lighting for both</p> <p>14 signs. The base of ground sign matches the</p> <p>15 brick of the building. Both signs will have new</p> <p>16 cabinets but in the same location as the</p> <p>17 existing.</p> <p>18 CHAIRMAN CASHMAN: Questions of the</p> <p>19 applicant?</p> <p>07:59:06PM 20 MR. KRILLENBERGER: Did I read this</p> <p>21 correctly, it's a replacement of an existing</p> <p>22 sign? And the picture shows at the back there</p>	<p style="text-align: center;">5</p> <p>1 still up there.</p> <p>2 CHAIRMAN CASHMAN: I was thinking, they</p> <p>3 wouldn't put it back. So it used to be there</p> <p>4 and maybe it's being repaired. And then</p> <p>5 basically you would use the same base?</p> <p>6 MS. DODGE: Yes.</p> <p>7 CHAIRMAN CASHMAN: Then for the new</p> <p>8 ground sign.</p> <p>9 MS. DODGE: Yes.</p> <p>08:00:04PM 10 CHAIRMAN CASHMAN: And on both of these</p> <p>11 the black background is nonilluminated at night</p> <p>12 for show?</p> <p>13 MS. DODGE: Correct. Halo lit, reverse.</p> <p>14 CHAIRMAN CASHMAN: Scott, questions?</p> <p>15 MR. PETERSON: No. It's fine.</p> <p>16 MR. JABLONSKI: No questions.</p> <p>17 MS. CRNOVICH: No questions.</p> <p>18 MS. FIASCONE: So this brick is already</p> <p>19 there?</p> <p>08:00:32PM 20 MS. DODGE: Yes.</p> <p>21 CHAIRMAN CASHMAN: Okay, no problem.</p> <p>22 Oh, yes. Next picture. Okay.</p>

1 Thank you. Appreciate it.
 2 MS. DODGE: Thank you.
 3 CHAIRMAN CASHMAN: Okay. Do I have a
 4 motion to approve Case A-55-2018 for 718 North
 5 York Road as submitted?
 6 MS. FIASCONE: So move.
 7 MR. PETERSON: Second.
 8 CHAIRMAN CASHMAN: Jim?
 9 MR. KRILLENBERGER: Aye.
 10 MR. PETERSON: Aye.
 11 MR. JABLONSKI: Aye.
 12 CHAIRMAN CASHMAN: Aye.
 13 MS. CRNOVICH: Aye.
 14 MS. FIASCONE: Aye.

08:00:59PM

* * *

16 (Which were all the proceedings had
 17 in the above-entitled cause.)
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 19
 20
 21
 22

1 STATE OF ILLINOIS)
) ss.
 2 COUNTY OF DU PAGE)
 3

4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
 5 do hereby certify that I am a court reporter
 6 doing business in the State of Illinois, that I
 7 reported in shorthand the testimony given at the
 8 hearing of said cause, and that the foregoing is
 9 a true and correct transcript of my shorthand
 10 notes so taken as aforesaid.

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 12 Janice H. Heinemann CSR, RDR, CRR

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STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-45-2018 - Village of Hinsdale -
Zoning Code Text Amendment to Section
9-106(J) (7) to prohibit internally
illuminated signage in the B-2 Central
Business District

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 16th day of January, 2019, at the hour of 8:00 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. JULIE CRNOVICH, Member;

MR. GERALD JABLONSKI, Member;

MR. SCOTT PETERSON, Member;

MR. JIM KRILLENBERGER, Member;

MS. ANNA FIASCONE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. JIM PRISBY, Member of Village's</p> <p>4 Historic Preservation Commission.</p> <p>5 * * *</p> <p>6 CHAIRMAN CASHMAN: And then our next</p> <p>7 item is Case A-45-2018, Village of Hinsdale,</p> <p>8 Zoning Code Text Amendment regarding prohibiting</p> <p>9 internally illuminated signage.</p> <p>08:01:19PM 10 Just as an introduction, I was</p> <p>11 communicating with Chan about our laundry list</p> <p>12 of things we gave to him. He's responded some;</p> <p>13 but he still has work he's doing, more</p> <p>14 information he's getting. So we are going to --</p> <p>15 we will have discussion but we are not planning</p> <p>16 on voting on it tonight.</p> <p>17 MR. KRILLENBERGER: Okay. What</p> <p>18 remains?</p> <p>19 CHAIRMAN CASHMAN: The thought is the</p> <p>08:01:40PM 20 survey went out very late because of some kind</p> <p>21 of board review. So we are hoping that more</p> <p>22 than 5 people respond. Because it's kind of a</p>	<p style="text-align: center;">4</p> <p>1 about those when we get to that.</p> <p>2 CHAIRMAN CASHMAN: And then we, it was</p> <p>3 all the data we wanted on all the signs in that</p> <p>4 area.</p> <p>5 MR. CHAN: The existing.</p> <p>6 CHAIRMAN CASHMAN: Right. So how many</p> <p>7 were externally illuminated, how many are</p> <p>8 internally illuminated, on and on, so we have</p> <p>9 that data.</p> <p>08:02:35PM 10 So with that in mind, I wanted to</p> <p>11 get some input. Did you want to speak tonight?</p> <p>12 MALE AUDIENCE MEMBER: No. I'm just</p> <p>13 watching.</p> <p>14 MR. PRISBY: He's here for moral</p> <p>15 support. He's one of those guys that just hangs</p> <p>16 around.</p> <p>17 CHAIRMAN CASHMAN: I guess, Chan,</p> <p>18 before we take comments, is there anything else?</p> <p>19 Do you want to provide any more information</p> <p>08:02:52PM 20 regarding that?</p> <p>21 MR. CHAN: Yes. So the 12 communities</p> <p>22 that I surveyed with respect to internally</p>
<p style="text-align: center;">3</p> <p>1 misleading, it's 60/40; but it's 1 person.</p> <p>2 60/40.</p> <p>3 MS. CRNOVICH: There is only one</p> <p>4 person?</p> <p>5 CHAIRMAN CASHMAN: Well, there is 5.</p> <p>6 It's 3/2 is the --</p> <p>7 MS. CRNOVICH: That's what I thought.</p> <p>8 All right.</p> <p>9 CHAIRMAN CASHMAN: I would hope that</p> <p>08:02:02PM 10 more than 5 people respond. Chan basically said</p> <p>11 the trustees wanted to take a look at it, and by</p> <p>12 the time it got done it basically went out last</p> <p>13 Friday.</p> <p>14 MR. CHAN: Last Friday.</p> <p>15 CHAIRMAN CASHMAN: Friday, so it just</p> <p>16 went out.</p> <p>17 And then, obviously, there are</p> <p>18 other -- He has a list of his community, his</p> <p>19 survey; and there are still pieces missing</p> <p>08:02:19PM 20 there.</p> <p>21 MR. KRILLENBERGER: Oh, okay.</p> <p>22 MS. CRNOVICH: I had some questions</p>	<p style="text-align: center;">5</p> <p>1 illuminated signage, I wanted to spend some more</p> <p>2 time to polish it up and actually talk to some</p> <p>3 of the communities.</p> <p>4 If you look at my notes, the note</p> <p>5 column, it has link or status. Some of them</p> <p>6 have a website directly to their zoning code.</p> <p>7 Some of the historic districts didn't overlap</p> <p>8 the commercial districts. I just want to make</p> <p>9 sure I'm not missing anything. So for the ones</p> <p>08:03:24PM 10 that have a link, I want to reach out to the</p> <p>11 staff just to make sure that I didn't overlook</p> <p>12 all the pages of the zoning code and historic</p> <p>13 district code. So that's what that's about.</p> <p>14 At your dais, I did get four more</p> <p>15 responses directly from the staff. So that's</p> <p>16 been updated. But I would still like to take</p> <p>17 some time to make sure the ones with the zoning</p> <p>18 code links, as my reference is verified by</p> <p>19 someone over at the community.</p> <p>08:03:55PM 20 CHAIRMAN CASHMAN: Okay. And then if</p> <p>21 you can -- If there is language restricting</p> <p>22 internal illumination, could you provide that?</p>

<p style="text-align: center;">6</p> <p>1 MR. CHAN: Sure.</p> <p>2 CHAIRMAN CASHMAN: Because like, for</p> <p>3 example, on Barrington, when I read their codes,</p> <p>4 signage code and historic district guidelines</p> <p>5 that affect signage, that's not the way it</p> <p>6 reads. It's kind of bizarre the way it reads,</p> <p>7 but it's not the way it reads. It's not that</p> <p>8 black and white.</p> <p>9 It talks about no exposed bulbs and</p> <p>10 remote sources but does not say cannot be</p> <p>11 internally illuminated. It would be interesting</p> <p>12 to see, especially since we are proposing to</p> <p>13 modify the Code, it would be kind of interesting</p> <p>14 to see how else this is presenting.</p> <p>15 MR. JABLONSKI: Chan, one observation</p> <p>16 about Galena. It says that fixtures compatible</p> <p>17 with the period in which the building was</p> <p>18 erected. If a the building was erected in 1935,</p> <p>19 would neon be allowable based on that code?</p> <p>20 We are all assuming we are going</p> <p>21 back to gas lamp era. If it's in the '50s, do</p> <p>22 you need a martini glass outside? I'm being</p>	<p style="text-align: center;">8</p> <p>1 think have a similar feel and architecture.</p> <p>2 MS. CRNOVICH: Well, and I was -- What</p> <p>3 caught my eye on the survey, some of these towns</p> <p>4 do not have a designated historic district; but</p> <p>5 they have been surveyed. So I assume we are</p> <p>6 looking at towns that do not necessarily have to</p> <p>7 have historic district, like Wilmette?</p> <p>8 CHAIRMAN CASHMAN: I think we should.</p> <p>9 MS. CRNOVICH: Okay. I think --</p> <p>10 CHAIRMAN CASHMAN: If that's the sole</p> <p>11 criteria --</p> <p>12 MS. CRNOVICH: I thought it was</p> <p>13 important. Then like Naperville --</p> <p>14 CHAIRMAN CASHMAN: It's definitely</p> <p>15 important.</p> <p>16 MS. CRNOVICH: Naperville, I think</p> <p>17 their historic is mainly single-family homes and</p> <p>18 the campus at North Central. So it's funny</p> <p>19 how --</p> <p>20 CHAIRMAN CASHMAN: Some residential</p> <p>21 areas, like Riverside, I think. I believe</p> <p>22 outside the downtown areas is historic, but I</p>
<p style="text-align: center;">7</p> <p>1 serious. If it's written that way, you will get</p> <p>2 neon.</p> <p>3 MR. CHAN: Right. So that's something</p> <p>4 I will need to verify. Right? Fixtures</p> <p>5 compatible with the period.</p> <p>6 CHAIRMAN CASHMAN: And a couple, just</p> <p>7 because I think it would be helpful since they</p> <p>8 are our closer neighbors, is just data on</p> <p>9 Clarendon Hills, Western Springs, LaGrange, and</p> <p>10 Downers, that kind of east and west. Oak Brook,</p> <p>11 I don't really think or Burr Ridge, I don't</p> <p>12 think they would be similar; but those towns,</p> <p>13 even though they are not necessarily -- Lemont</p> <p>14 has a historic downtown district, which is a</p> <p>15 business district that would be interesting.</p> <p>16 Elgin, Frankfurt's not too far</p> <p>17 away, that also has a historic downtown.</p> <p>18 MS. CRNOVICH: And my favorite, Geneva.</p> <p>19 Which Barrington was on this list but not</p> <p>20 Geneva.</p> <p>21 CHAIRMAN CASHMAN: The Fox River is a</p> <p>22 lot of historic downtown areas there that I</p>	<p style="text-align: center;">9</p> <p>1 don't think the exact downtown is.</p> <p>2 MS. CRNOVICH: It's hard if you look at</p> <p>3 the maps. I did try to look at the maps.</p> <p>4 Unless you are very familiar with the town, it's</p> <p>5 very hard to tell. And I even went to the</p> <p>6 National Park Service website, which by the way</p> <p>7 you can't get information on right now --</p> <p>8 CHAIRMAN CASHMAN: Shut down?</p> <p>9 MS. CRNOVICH: -- because it's shut</p> <p>10 down -- to see if they had any recommendations</p> <p>11 or anything with signage, but no luck there.</p> <p>12 CHAIRMAN CASHMAN: Well, thanks, I</p> <p>13 appreciate it, Chan. You have been doing a lot</p> <p>14 of homework on this. I appreciate it.</p> <p>15 MR. CHAN: Yes.</p> <p>16 MS. CRNOVICH: I would like to add,</p> <p>17 too, that I appreciate all the comments from all</p> <p>18 the Commissioners, especially an application</p> <p>19 like this where there was some differences. And</p> <p>20 I think that's a part of healthy process of</p> <p>21 reviewing these applications is hearing</p> <p>22 everybody's opinions even when we don't always</p>

<p style="text-align: right;">10</p> <p>1 agree.</p> <p>2 MR. KRILLENBERGER: Julie, on that</p> <p>3 topic, I have asked this question before, so</p> <p>4 maybe just briefly, what is the history? How</p> <p>5 did this end up here, and who is advocating for</p> <p>6 this?</p> <p>7 CHAIRMAN CASHMAN: Well, that's one</p> <p>8 thing that kind of bugs me is this thing where</p> <p>9 it says certain --</p> <p>08:07:55PM 10 MS. CRNOVICH: Some of the trustees I</p> <p>11 believe.</p> <p>12 CHAIRMAN CASHMAN: The only thing, I</p> <p>13 have been kind of asking around, is Luke is one.</p> <p>14 MS. CRNOVICH: Luke, yes.</p> <p>15 CHAIRMAN CASHMAN: The only trustee</p> <p>16 that I'm aware of. And then it was John Bohnen.</p> <p>17 MR. KRILLENBERGER: John Bohnen is a</p> <p>18 trustee.</p> <p>19 CHAIRMAN CASHMAN: No, he's not. He's</p> <p>08:08:09PM 20 on the Historic Preservation Commission, which</p> <p>21 makes sense.</p> <p>22 MS. CRNOVICH: I believe you could ask</p>	<p style="text-align: right;">12</p> <p>1 MR. PRISBY: That's terrific.</p> <p>2 Actually, it's part of the reason I'm here. I'm</p> <p>3 Jim Prisby. I'm a local architect, local</p> <p>4 builder, resident since '74; and I'm on the</p> <p>5 Historic Preservation Commission.</p> <p>6 I wouldn't say I have been</p> <p>7 spearheading anything on this. But this very</p> <p>8 topic came up just last December, beginning of</p> <p>9 the month. And I know it's something that's</p> <p>08:09:20PM 10 been debated greatly at our level for this</p> <p>11 signage in the historic district, illuminated,</p> <p>12 not illuminated, how do you illuminate it. Neon</p> <p>13 versus animated signs versus cabinet signs.</p> <p>14 It's been a big discussion.</p> <p>15 And so when we found out about this</p> <p>16 in December, we started doing a little research</p> <p>17 into this, trying to come up with something</p> <p>18 that's a little more comprehensive from a design</p> <p>19 standpoint, from a philosophical standpoint.</p> <p>08:09:55PM 20 Doing a little more research into</p> <p>21 local communities. I'm glad Chan is doing</p> <p>22 something. Chan, I would like to get my hands</p>
<p style="text-align: right;">11</p> <p>1 this. I think the trustees meet this next week,</p> <p>2 but I believe there is more than just Luke.</p> <p>3 CHAIRMAN CASHMAN: It's weird. It says</p> <p>4 "certain." I would rather know who. If</p> <p>5 somebody wants it, somebody wants -- Who is it</p> <p>6 and why.</p> <p>7 I heard Luke talk to it, but I know</p> <p>8 this isn't a meeting, but I couldn't really --</p> <p>9 It ways a very short little session.</p> <p>08:08:37PM 10 MS. CRNOVICH: I think the reason Luke</p> <p>11 brought it up at the meeting is because he</p> <p>12 chairs on the public safety so that falls under</p> <p>13 his duties. But I believe there are other</p> <p>14 commissioners who or trustees -- excuse me --</p> <p>15 who are in favor of this.</p> <p>16 CHAIRMAN CASHMAN: Good to know. Thank</p> <p>17 you. Sorry for delay.</p> <p>18 MR. PRISBY: No, no problem. Good to</p> <p>19 be here tonight.</p> <p>08:08:56PM 20 CHAIRMAN CASHMAN: This is our third</p> <p>21 meeting on this. Some day we will be able to</p> <p>22 vote on it.</p>	<p style="text-align: right;">13</p> <p>1 on that when you are done with that.</p> <p>2 And also statewide and nationally,</p> <p>3 how different people treat signage in historic</p> <p>4 districts for business districts. And we are</p> <p>5 just at the onset of this. So we haven't even</p> <p>6 really discussed this as a board level so I'm</p> <p>7 kind of glad that it's not being voted on</p> <p>8 tonight.</p> <p>9 CHAIRMAN CASHMAN: You have plenty of</p> <p>08:10:25PM 10 time.</p> <p>11 MR. PRISBY: That's what I was really</p> <p>12 here to ask for was for some time for us to kind</p> <p>13 of do our research, debate it at our level from</p> <p>14 just a historic district standpoint. And then</p> <p>15 maybe put together a position paper for you guys</p> <p>16 to kind of weigh in on. I would love --</p> <p>17 CHAIRMAN CASHMAN: That would be</p> <p>18 helpful.</p> <p>19 MR. PRISBY: I would love to see</p> <p>08:10:46PM 20 something that works for everybody. And what</p> <p>21 I'm finding, just based on my initial research,</p> <p>22 is that some of my preconceptions are already</p>

<p style="text-align: right;">14</p> <p>1 being challenged on what I would want for 2 lighting in a historic district. 3 I found some great literature, 4 which I will end up sharing with you guys at 5 some point, that talks about the aesthetic 6 nature as it relates to the building 7 specifically, whether it's a newer building, 8 older building. I think some of that came up 9 earlier tonight on age of a building and whether 10 something should be allowed in neon. 11 It's been kind of a fascinating 12 subject that we're just delving into. So I was 13 here to ask for a little more time before 14 something gets weighed in on. Sounds like -- 15 CHAIRMAN CASHMAN: You will the time. 16 A couple questions I have. 17 MR. PRISBY: Sure. 18 CHAIRMAN CASHMAN: Because to me it's 19 interesting when this came up, my first reaction 20 was -- and I have been here for a long time -- 21 is what are, where are the problems. 22 So driving around at night,</p>	<p style="text-align: right;">16</p> <p>1 MS. CRNOVICH: Oh, that's so light; 2 isn't it? 3 CHAIRMAN CASHMAN: This is a halo-lit 4 sign. 5 MR. PRISBY: Right. 6 MS. CRNOVICH: But the inside is all 7 lit up. 8 CHAIRMAN CASHMAN: On this side? 9 MS. CRNOVICH: Oh, sorry. They keep 10 the inside so bright. 11 CHAIRMAN CASHMAN: We don't have a 12 whole lot of illuminated signs, which is one of 13 my -- My concern is at night Hinsdale rolls up 14 the sidewalks. It really shuts down. If it 15 wasn't for the few restaurants we have going, 16 there is nothing happening there. 17 MR. PRISBY: Right. 18 CHAIRMAN CASHMAN: Which is kind of a 19 shame, especially if I was watching the tax 20 dollars roll into the town's coffers, ideally, I 21 think once we have got a parking structure, and 22 we have more of a foothold, let's say the number</p>
<p style="text-align: right;">15</p> <p>1 looking, ironically, what I think is one of the 2 oldest and what I would consider one of the most 3 problematic sign, one of the most kind of a 4 near-and-dear to Hinsdale establishments 5 is Page's. Page's is an old-style, probably 6 not -- That box is probably from 1950. I mean 7 that's the same one that was there back before 8 it was Page's when I was a kid. And it's just a 9 basic box sign with a white illuminated 10 background. So you look at it night, and they 11 do have it illuminated at night. It's 12 interesting. 13 But then when I look at like Corner 14 Bakery, which is their thing, to me that glows a 15 hell of a lot more because they are illuminating 16 the whole facade of the building. 17 MR. PRISBY: Right. 18 CHAIRMAN CASHMAN: Is that really the 19 right solution? 20 MR. PRISBY: Maybe not, right. 21 CHAIRMAN CASHMAN: That's brighter. 22 You look next door, this is --</p>	<p style="text-align: right;">17</p> <p>1 of restaurants doubled. Well, maybe at some 2 point some of the stores will decide maybe we 3 should stay open till 8 o'clock and get some 4 foot traffic and sell something. Right now they 5 pretty much all shut down. So who cares about 6 illuminated sign, there is no one there to shop. 7 MR. PRISBY: We have had that 8 discussion. 9 CHAIRMAN CASHMAN: Correct. So I think 10 that's interesting. 11 And my concern is we had FedEx 12 here, a national group like that that made a 13 nice investment in town. You know, they wanted 14 an internally illuminated sign, they had 15 illuminated letters. But could you have done 16 the same sign with the halo or backlit, and 17 could that have still worked for them, you know, 18 so not turn away a national chain. 19 So there is a lot of -- Actually, 20 what's interesting, like Bluemercury, they are 21 not open at night. But their sign, it's about 22 as subtle you can get. It's illuminated. But</p>

<p style="text-align: right;">18</p> <p>1 you wouldn't, you have to really look at it.</p> <p>2 It's blue. It's a very light blue or dark blue</p> <p>3 background, like halo lit. And I think it's a</p> <p>4 tasteful sign. So I don't know that eliminating</p> <p>5 that is the right solution.</p> <p>6 I almost wonder if we would be</p> <p>7 better off to create some guidelines. Like</p> <p>8 Barrington is really interesting. Barrington</p> <p>9 has some guidelines --</p> <p>08:14:16PM 10 MR. PRISBY: You are totally on the</p> <p>11 path that --</p> <p>12 CHAIRMAN CASHMAN: -- to encourage good</p> <p>13 design.</p> <p>14 MR. PRISBY: There are some documents</p> <p>15 that we found that really start by talking about</p> <p>16 what you are trying to preserve, what you are</p> <p>17 trying to promote, and then creating a design</p> <p>18 philosophy for the entire community, the entire</p> <p>19 district. And then starts to focus down on</p> <p>08:14:37PM 20 individual building styles of architecture,</p> <p>21 prominent architectural pieces that you don't</p> <p>22 want to hide or touch or distract from.</p>	<p style="text-align: right;">20</p> <p>1 shared this with a few people. I'm working with</p> <p>2 one other individual.</p> <p>3 CHAIRMAN CASHMAN: And I would love to</p> <p>4 hear from you, too, on what do you think the</p> <p>5 current problems are.</p> <p>6 Because it was interesting, we</p> <p>7 talked -- you weren't here yet -- I know you</p> <p>8 never liked that MyEyeDr. one. So I kind of</p> <p>9 went back to look, okay, why does that bother</p> <p>08:15:45PM 10 you so much. So I look at it, and I go, let's</p> <p>11 go back. We pull the drawings. So Chan and I</p> <p>12 emailed back and forth. What got built wasn't</p> <p>13 what was approved.</p> <p>14 MS. CRNOVICH: I know.</p> <p>15 CHAIRMAN CASHMAN: And they just</p> <p>16 changed it I think like yesterday or something.</p> <p>17 So I drove past it last night, I think it looks</p> <p>18 better.</p> <p>19 MS. CRNOVICH: They changed the sign?</p> <p>08:16:02PM 20 MR. PRISBY: Yes, they did.</p> <p>21 MS. CRNOVICH: They did.</p> <p>22 MR. PRISBY: That sign is right under</p>
<p style="text-align: right;">19</p> <p>1 CHAIRMAN CASHMAN: Right.</p> <p>2 MR. PRISBY: And it didn't really weed</p> <p>3 out anything more than, in most cases almost</p> <p>4 universally, you have no animated signs, no</p> <p>5 moving lights.</p> <p>6 CHAIRMAN CASHMAN: Yes.</p> <p>7 MR. PRISBY: Pretty much everyone</p> <p>8 agrees on that. But beyond that, everything</p> <p>9 else was fair game including things like neon</p> <p>08:15:07PM 10 outlines if done on a appropriate building with</p> <p>11 an appropriate sign.</p> <p>12 CHAIRMAN CASHMAN: Right.</p> <p>13 MR. PRISBY: Why would you discount</p> <p>14 that if it's appropriate for the age of the</p> <p>15 building?</p> <p>16 CHAIRMAN CASHMAN: Right. We have</p> <p>17 quite a mix in the downtown. We have some</p> <p>18 beautiful buildings and we have some kind of</p> <p>19 dogs.</p> <p>08:15:24PM 20 MR. PRISBY: So again, we are really</p> <p>21 early on this. There are a few board members</p> <p>22 who haven't even seen material yet. I've only</p>	<p style="text-align: right;">21</p> <p>1 my window.</p> <p>2 MS. CRNOVICH: I know it is. I was</p> <p>3 going to ask you.</p> <p>4 MR. PRISBY: So the guy just popped up</p> <p>5 in my window as I'm working yesterday, scared</p> <p>6 the heck out of me. So I knew they did</p> <p>7 something.</p> <p>8 CHAIRMAN CASHMAN: So it was</p> <p>9 interesting because we were looking back at the</p> <p>08:16:14PM 10 detail. I ran it past Chan, I go, this says</p> <p>11 it's an opaque background; and that's not</p> <p>12 allowed to be transparent. I just can't</p> <p>13 remember. I bet that thing is glowing. I drive</p> <p>14 over there. Sure enough, the whole thing is</p> <p>15 illuminated.</p> <p>16 MS. CRNOVICH: Right.</p> <p>17 CHAIRMAN CASHMAN: So I emailed him the</p> <p>18 .pdf. And he's like, okay. He and Robb went</p> <p>19 over there and told them, and he basically</p> <p>08:16:32PM 20 changed out the faces.</p> <p>21 MS. CRNOVICH: Nice.</p> <p>22 CHAIRMAN CASHMAN: Because now all you</p>

<p style="text-align: center;">22</p> <p>1 see is their logo, which was the intent of the</p> <p>2 Code anyway.</p> <p>3 So like Page's, the Page's sign</p> <p>4 blew off the building. And when they went to</p> <p>5 put it back up, the word Page's could be</p> <p>6 illuminated but not the whole white box.</p> <p>7 MS. CRNOVICH: And actually I know</p> <p>8 there are some sign codes where the lettering</p> <p>9 can be illuminated but not the box.</p> <p>08:16:54PM 10 CHAIRMAN CASHMAN: That's our Code.</p> <p>11 That's ours.</p> <p>12 MS. CRNOVICH: Right.</p> <p>13 CHAIRMAN CASHMAN: That's ours. Page's</p> <p>14 is an existing noncompliant sign.</p> <p>15 MS. CRNOVICH: Right.</p> <p>16 MR. JABLONSKI: FedEx and Verizon, the</p> <p>17 lettering.</p> <p>18 CHAIRMAN CASHMAN: Right. So that's</p> <p>19 compliant. But if they were in a big box.</p> <p>08:17:05PM 20 MS. CRNOVICH: Well, MyEyeDr. was --</p> <p>21 CHAIRMAN CASHMAN: It was supposed to</p> <p>22 be an opaque black or real dark blue or</p>	<p style="text-align: center;">24</p> <p>1 Barrington's. They have things and they clearly</p> <p>2 encourage certain practices.</p> <p>3 MR. PRISBY: Right.</p> <p>4 CHAIRMAN CASHMAN: I think it's smart.</p> <p>5 So I think if we had that in there, the sign and</p> <p>6 working with a downtown store, whatever, and</p> <p>7 they look to these guidelines. And they tell us</p> <p>8 we are encouraging this. I think most cases</p> <p>9 they are going to go that way because they are</p> <p>08:18:12PM 10 going to want to --</p> <p>11 MS. CRNOVICH: Our signage code, I</p> <p>12 don't even want to go into our signage code.</p> <p>13 Our signage code, it's very confusing.</p> <p>14 CHAIRMAN CASHMAN: Right. It doesn't</p> <p>15 have anything as far as -- I mean signage and</p> <p>16 parking are my two -- And parking is the worst.</p> <p>17 Our parking code is ridiculous, doesn't</p> <p>18 encourage good design; and it allows the Village</p> <p>19 to be the worst designer of all. They are</p> <p>08:18:34PM 20 exempted from islands and landscaping.</p> <p>21 MS. CRNOVICH: And landscaping,</p> <p>22 correct?</p>
<p style="text-align: center;">23</p> <p>1 something. Just the wrong material or any --</p> <p>2 MR. PRISBY: So I'm very interested to</p> <p>3 see where this goes and hoping to create</p> <p>4 something that's kind of a living design</p> <p>5 guideline.</p> <p>6 CHAIRMAN CASHMAN: Right. There was</p> <p>7 actually a trustee -- When Luke proposed this,</p> <p>8 I can't remember who the trustee was, they said,</p> <p>9 would this limit like good sign. And that would</p> <p>08:17:29PM 10 be my concern, just throwing like the baby out</p> <p>11 with the bath water.</p> <p>12 You know, what are the problems,</p> <p>13 what are we trying to solve; and then allow for</p> <p>14 good design and still have it.</p> <p>15 MR. PRISBY: I will make sure that you</p> <p>16 get a couple of these links and .pdfs that I</p> <p>17 found that were tremendous. And how I think we</p> <p>18 should end up creating something similar to what</p> <p>19 I found that I think will work great with the</p> <p>20 community.</p> <p>21 CHAIRMAN CASHMAN: And it was</p> <p>22 interesting, looking at some of the codes, like</p>	<p style="text-align: center;">25</p> <p>1 CHAIRMAN CASHMAN: That part. Talk</p> <p>2 about eyesores in Hinsdale in a historic town,</p> <p>3 that parking lot that's along the railroad</p> <p>4 tracks is the worst.</p> <p>5 MS. CRNOVICH: We were talking about</p> <p>6 that after the meeting.</p> <p>7 CHAIRMAN CASHMAN: Some day maybe --</p> <p>8 MS. CRNOVICH: Yes.</p> <p>9 CHAIRMAN CASHMAN: Some day maybe</p> <p>10 they'll repaint.</p> <p>11 MS. CRNOVICH: Yes, maybe they will.</p> <p>12 CHAIRMAN CASHMAN: But I think that</p> <p>13 Chan, would really be helpful. At our last</p> <p>14 meeting, that was one of our concerns was that I</p> <p>15 know that John was involved. We wanted to hear</p> <p>16 from you guys. Because anything in the downtown</p> <p>17 is going past you before it comes to us, and we</p> <p>18 listen to what you guys have to say. It will be</p> <p>19 helpful.</p> <p>08:19:06PM 20 MR. PRISBY: John just brought up at</p> <p>21 the end of the last meeting as a discussion</p> <p>22 point. I guess I got thrown under the bus to</p>

<p style="text-align: right;">26</p> <p>1 start spearheading this.</p> <p>2 CHAIRMAN CASHMAN: Good to have you.</p> <p>3 MS. CRNOVICH: Thank you for coming and</p> <p>4 working on this.</p> <p>5 MR. JABLONSKI: Jim, your Commission, I</p> <p>6 have one recommendation.</p> <p>7 MR. PRISBY: Sure.</p> <p>8 MR. JABLONSKI: You may have done it</p> <p>9 already. I went to Emmanuel Hall to the</p> <p>08:19:24PM 10 Hinsdale Historical Society's archives in the</p> <p>11 basement.</p> <p>12 MR. PRISBY: Right.</p> <p>13 MR. JABLONSKI: They have an incredible</p> <p>14 collection of photos, perhaps, going back as far</p> <p>15 as 1885. And you will be stunned at some of the</p> <p>16 lighting that was in town.</p> <p>17 MR. PRISBY: We have seen some of them.</p> <p>18 MR. JABLONSKI: First and Washington</p> <p>19 had a big, big Walgreen's sign, neon. All the</p> <p>08:19:40PM 20 dry cleaners put up clocks with neon signs.</p> <p>21 CHAIRMAN CASHMAN: It is interesting</p> <p>22 the history of the downtown. The 1920s were the</p>	<p style="text-align: right;">28</p> <p>1 MR. PRISBY: I believe she did.</p> <p>2 CHAIRMAN CASHMAN: Yes.</p> <p>3 MR. PRISBY: She knows her stuff.</p> <p>4 She's terrific.</p> <p>5 MR. JABLONSKI: Tell her to bring all</p> <p>6 the photos that depict reality.</p> <p>7 MR. PRISBY: And I think that's what's</p> <p>8 important is to create something like you are</p> <p>9 talking about that is maybe more encouragement</p> <p>08:20:43PM 10 and less no.</p> <p>11 CHAIRMAN CASHMAN: Right. I mean the</p> <p>12 only thing we can clearly say no in our signage</p> <p>13 code is neon because there was that, there was</p> <p>14 someone who listed -- They never got, I think</p> <p>15 it's in the planning; but they were looking to</p> <p>16 do a restaurant in the old Foster's store. And</p> <p>17 they wanted to do a sign. It's a big, kind of</p> <p>18 old-style, with a martini glass maybe. I don't</p> <p>19 know what it was going to be.</p> <p>08:21:04PM 20 MR. PRISBY: It was an arrow coming in.</p> <p>21 It was about 11 times the size of the ordinance.</p> <p>22 CHAIRMAN CASHMAN: Yes. And I remember</p>
<p style="text-align: right;">27</p> <p>1 roaring -- That's when most of it happened, and</p> <p>2 what was going on in the '20s is not necessarily</p> <p>3 all gooseneck lamps.</p> <p>4 MR. PRISBY: Right.</p> <p>5 MR. JABLONSKI: There were no gooseneck</p> <p>6 lamps. I could not find a gooseneck lamp. But</p> <p>7 I kind of liked the Walgreen's sign.</p> <p>8 MR. KRILLENBERGER: It was Bedford</p> <p>9 Falls without George Bailey. It was craziness.</p> <p>08:20:06PM 10 MR. JABLONSKI: You might want to meet</p> <p>11 with those people. The curator there is a</p> <p>12 wonderful young lady. And they will walk you</p> <p>13 through the photographs. They would even put a</p> <p>14 presentation together for you.</p> <p>15 MR. PRISBY: I'm sure they would. I</p> <p>16 mean Shannon and Sandy are on our board.</p> <p>17 MR. JABLONSKI: Oh, okay.</p> <p>18 CHAIRMAN CASHMAN: Oh, that's right.</p> <p>19 MR. PRISBY: They bring material</p> <p>08:20:17PM 20 constantly.</p> <p>21 CHAIRMAN CASHMAN: Sandy wrote the</p> <p>22 book, right, Beautiful Hinsdale.</p>	<p style="text-align: right;">29</p> <p>1 like I finally saw this email where they were</p> <p>2 giving Chan a hard time, like, Well, if Hinsdale</p> <p>3 would ever want to like cooperate and encourage</p> <p>4 businesses.</p> <p>5 I'm like it couldn't have been the</p> <p>6 sign that queered the whole deal. It must have</p> <p>7 been something else about it, the cost of the</p> <p>8 kitchen or something that caused them to go</p> <p>9 sideways. They could have stood a nice sign,</p> <p>08:21:28PM 10 not necessarily neon.</p> <p>11 MR. PRISBY: I'm sure we will keep you</p> <p>12 updated.</p> <p>13 CHAIRMAN CASHMAN: Thanks, Jim.</p> <p>14 Appreciate it.</p> <p>15 Any other comment, discussion?</p> <p>16 MR. JABLONSKI: I would make a</p> <p>17 recommendation that we table this until they</p> <p>18 finish their discussion.</p> <p>19 MR. KRILLENBERGER: I would agree with</p> <p>08:21:42PM 20 that.</p> <p>21 CHAIRMAN CASHMAN: Well, we will just</p> <p>22 have to keep continuing it. So we have a motion</p>

1 to continue this to next month, and we'll see
2 where everybody is at next month and take it
3 from there. We are not in any hurry. If we are
4 going to change something in our Code, it needs
5 to be done right.

6 MS. CRNOVICH: Done right.

7 MR. JABLONSKI: And this one paragraph
8 is not done right.

9 CHAIRMAN CASHMAN: Correct.

08:22:06PM

10 MR. JABLONSKI: In my humble question.

11 CHAIRMAN CASHMAN: Do I have a motion
12 to continue Case A-45-2018 to our
13 February meeting?

14 MS. CRNOVICH: So moved.

15 MS. FIASCONE: Second.

16 CHAIRMAN CASHMAN: Jim?

17 MR. KRILLENBERGER: Aye.

18 MR. PETERSON: Aye.

19 MR. JABLONSKI: Aye.

08:22:26PM

20 CHAIRMAN CASHMAN: Aye.

21 MS. CRNOVICH: Aye.

22 MS. FIASCONE: Aye.

1 CHAIRMAN CASHMAN: Do I have a motion
2 to adjourn?

3 MR. KRILLENBERGER: I will so motion.

4 CHAIRMAN CASHMAN: All in favor?

5 (A chorus of ayes.)

6 * * *

7 (Whereupon the further hearing of
8 the above-entitled cause was
9 continued to February 20, 2019, at
10 7:30 p.m.)

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1 STATE OF ILLINOIS)

) ss.

2 COUNTY OF DU PAGE)

3

4 I, JANICE H. HEINEMANN, CSR, RDR,
5 CRR, do hereby certify that I am a court
6 reporter doing business in the State of
7 Illinois, that I reported in shorthand the
8 testimony given at the hearing of said cause,
9 and that the foregoing is a true and correct
10 transcript of my shorthand notes so taken as
11 aforesaid.

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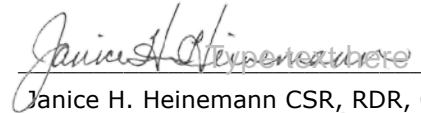
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Janice H. Heinemann CSR, RDR, CRR
License No. 084-001391

HINSDALE PLAN COMMISSION

RE: Case A-54-2018 – Applicant: 330 Chestnut Street - Sharon Habiger

Request: Major Adjustment to an Exterior Appearance and Site Plan Review to construct a 2-story accessory structure in the B-3 General Business District.

DATE OF PLAN COMMISSION (PC) REVIEW: January 16, 2019

DATE OF BOARD OF TRUSTEES 1ST READING: February 5, 2019

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant's architect, Mr. Bernie Bartelli, of Michael Abraham Architecture, on behalf of Ms. Sharon Habiger. Mr. Bartelli introduced the request to construct a new accessory structure to complement the existing office building the firm also completed at the subject property. Mr. Bartelli reviewed that the office building is currently 80% occupied, and that the owner is looking for more storage options because they are running out of room. The proposed accessory structure was presented through a PowerPoint presentation and physical illustration boards at the public meeting. The applicant stated that the dumpster would be relocated inside the accessory structure. (11-604(E))
2. The Village Board referred this major adjustment to the Plan Commission on December 18, 2018, for further review and consideration. The applicant sent a certified mailing notification on December 29, 2018. There were no public comments by neighbors at the meeting, however, a letter in support and a letter opposed to the request was reviewed. (11-604(I)(2))
3. The applicant stated the goal is to construct something more interesting than simply a shed. The proposed includes historical elements to tie in with historic railroad buildings and the existing principal structure with the same materials, colors and styles. Also reviewed, through talking with the neighbors, was incorporating green space to the structure (11-604(F) and 11-604(E)(3))
4. A plan commissioner asked if any parking spaces would be lost due to the request. The applicant responded no, and added this area would not work for parking spaces. (11-604(C))
5. There were no public hearing comments from the audience for this application, however, the applicant did clarify that the letter/signatures in opposition was related to an outdated preliminary design; 1 of 5 designs during the ZBA process and noted that only 1 neighbor in opposition was present at the final ZBA meeting. (11-605(E)(4))
6. The Plan Commission Chair asked if the request would bring back the plants on the building trellis to soften the impact to the neighbors. The applicant has agreed to add additional trees and bushes to the south side facing the neighbors via email (on 01.29.19). Mr. Habiger reiterated this at the Village Board meeting on February 5, 2019.

II. RECOMMENDATIONS

Following a motion to approve the proposed major adjustment to exterior appearance/site plan application, Case A-54-2018, as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this _____ day of _____, 2019.

HINSDALE PLAN COMMISSION

RE: Case A-55-2018 – Applicant: Kouris MD Cosmetic Plastic Surgery

Request: Public Hearing for Design Review Permit for new Illuminated Ground Sign and Wall Sign in the Design Review Overlay District and O-2 Limited Office District

DATE OF PLAN COMMISSION (PC) REVIEW: January 16, 2019

DATE OF BOARD OF TRUSTEES 1ST READING: February 5, 2019

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant, Ms. Karen Dodge, Municipal Resolutions, representing Impact Signs on behalf of Dr. George Kouris. Ms. Dodge introduced the request to install a new ground sign cabinet and utilize an existing ground sign base that features the same brickwork that the building has. The proposed new ground sign cabinet and new wall sign would be illuminated with reverse halo-lit letters by LED lighting. The proposed new wall sign would be installed where the former wall sign was and be the same size as well. 11-605(E)(2), 9-106(E)(1) and 9-106(I))
2. The Plan Commission Chairman asked if the sign background would be non-illuminated. The applicant replied correct, halo lit reverse (text only). (9-106(E)(1))
3. A Plan Commissioner asked if the brick ground sign base is already there. The applicant replied yes. ((11-602) and 9-106(D)(2)(b))
4. The proposed ground sign and wall sign meet the sign code Section 9-106 for the O-2 Limited Office District. (9-106(J))
5. There were no public hearing comments from the audience for this application (Attachment 1, Jan.16.2019 Public Hearing transcript). (11-605(D))

II. RECOMMENDATIONS

Following a motion to approve the proposed design review permit application, Case A-55-2018, as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this _____ day of _____, 2019.

STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-55-2018 - 718 N. York Road -
Kouris MD Cosmetic Plastic Surgery -
Illuminated Ground Sign and Wall Sign
in the Design Review Overlay District
and O-2 Office District.

REPORT OF PROCEEDINGS had and testimony
taken at the public hearing of the above-
entitled matter before the Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 16th day of January, 2019, at
the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. JULIE CRNOVICH, Member;
MR. GERALD JABLONSKI, Member;
MR. SCOTT PETERSON, Member;
MR. JIM KRILLENBERGER, Member;
MS. ANNA FIASCONE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MS. KAREN DODGE, Impact Signs;</p> <p>4 MR. JIM PRISBY, Historic Plan</p> <p>5 Commission Member.</p> <p>6 * * *</p> <p>7 CHAIRMAN CASHMAN: Our next item is a</p> <p>8 public hearing with two items here. The first</p> <p>9 is Case A-55-2018 for 718 N. York Road, Kouris</p> <p>07:57:12PM 10 MD Cosmetic Plastic Surgery for an Illuminated</p> <p>11 Ground Sign and Wall Sign in the Design Review</p> <p>12 Overlay District and O-2 Office District.</p> <p>13 And the second one is Case A-45-2018,</p> <p>14 Village of Hinsdale. That's for a Zoning Code</p> <p>15 Text Amendment for Section 9-106(J)(7) to</p> <p>16 prohibit internally illuminated signage in the</p> <p>17 B-2 Central Business District.</p> <p>18 Anyone who would like to speak on</p> <p>19 this matter, we need to have you sworn in.</p> <p>07:57:41PM 20 Either one of these matters.</p> <p>21 (Ms. Karen Dodge and</p> <p>22 Mr. Jim Prisby sworn.)</p>	<p style="text-align: center;">4</p> <p>1 is no actual sign there.</p> <p>2 MS. DODGE: Right. We are replacing</p> <p>3 the cabinet and keeping the base.</p> <p>4 MR. KRILLENBERGER: Great.</p> <p>5 CHAIRMAN CASHMAN: In this picture,</p> <p>6 where was the wall sign? Did it used to be</p> <p>7 here?</p> <p>8 MS. DODGE: Yes.</p> <p>9 CHAIRMAN CASHMAN: So it's gone now? I</p> <p>07:59:33PM 10 went by there today. I was looking but I could</p> <p>11 not figure out where the wall sign was.</p> <p>12 MS. DODGE: Yes. That's where it does</p> <p>13 go. I thought it was still up there.</p> <p>14 But we are putting a new cabinet,</p> <p>15 same location, same size.</p> <p>16 CHAIRMAN CASHMAN: So same size?</p> <p>17 MS. DODGE: Yes.</p> <p>18 CHAIRMAN CASHMAN: Yes. This is</p> <p>19 showing where it used to be?</p> <p>07:59:44PM 20 MS. DODGE: Yes.</p> <p>21 MS. CRNOVICH: I was wondering the same</p> <p>22 thing because the application does say it's</p>
<p style="text-align: center;">3</p> <p>1 CHAIRMAN CASHMAN: All right. So we</p> <p>2 are starting with 718 North York Road. Is there</p> <p>3 an applicant?</p> <p>4 Welcome. Would you just tell us</p> <p>5 who you are.</p> <p>6 MS. DODGE: My name is Karen Dodge and</p> <p>7 I am representing Impact Signs on behalf of</p> <p>8 Dr. George Kouris. This lot has a single-story</p> <p>9 building with just the doctors as a tenant.</p> <p>07:58:39PM 10 There is an existing wall cabinet and an</p> <p>11 existing ground sign.</p> <p>12 We would like to install reverse</p> <p>13 halo-lit letters with LED lighting for both</p> <p>14 signs. The base of ground sign matches the</p> <p>15 brick of the building. Both signs will have new</p> <p>16 cabinets but in the same location as the</p> <p>17 existing.</p> <p>18 CHAIRMAN CASHMAN: Questions of the</p> <p>19 applicant?</p> <p>07:59:06PM 20 MR. KRILLENBERGER: Did I read this</p> <p>21 correctly, it's a replacement of an existing</p> <p>22 sign? And the picture shows at the back there</p>	<p style="text-align: center;">5</p> <p>1 still up there.</p> <p>2 CHAIRMAN CASHMAN: I was thinking, they</p> <p>3 wouldn't put it back. So it used to be there</p> <p>4 and maybe it's being repaired. And then</p> <p>5 basically you would use the same base?</p> <p>6 MS. DODGE: Yes.</p> <p>7 CHAIRMAN CASHMAN: Then for the new</p> <p>8 ground sign.</p> <p>9 MS. DODGE: Yes.</p> <p>08:00:04PM 10 CHAIRMAN CASHMAN: And on both of these</p> <p>11 the black background is nonilluminated at night</p> <p>12 for show?</p> <p>13 MS. DODGE: Correct. Halo lit, reverse.</p> <p>14 CHAIRMAN CASHMAN: Scott, questions?</p> <p>15 MR. PETERSON: No. It's fine.</p> <p>16 MR. JABLONSKI: No questions.</p> <p>17 MS. CRNOVICH: No questions.</p> <p>18 MS. FIASCONE: So this brick is already</p> <p>19 there?</p> <p>08:00:32PM 20 MS. DODGE: Yes.</p> <p>21 CHAIRMAN CASHMAN: Okay, no problem.</p> <p>22 Oh, yes. Next picture. Okay.</p>

1 Thank you. Appreciate it.
 2 MS. DODGE: Thank you.
 3 CHAIRMAN CASHMAN: Okay. Do I have a
 4 motion to approve Case A-55-2018 for 718 North
 5 York Road as submitted?
 6 MS. FIASCONE: So move.
 7 MR. PETERSON: Second.
 8 CHAIRMAN CASHMAN: Jim?
 9 MR. KRILLENBERGER: Aye.
 10 MR. PETERSON: Aye.
 11 MR. JABLONSKI: Aye.
 12 CHAIRMAN CASHMAN: Aye.
 13 MS. CRNOVICH: Aye.
 14 MS. FIASCONE: Aye.

08:00:59PM

* * *

16 (Which were all the proceedings had
 17 in the above-entitled cause.)
 18
 19
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 21
 22

1 STATE OF ILLINOIS)
) ss.
 2 COUNTY OF DU PAGE)
 3

4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
 5 do hereby certify that I am a court reporter
 6 doing business in the State of Illinois, that I
 7 reported in shorthand the testimony given at the
 8 hearing of said cause, and that the foregoing is
 9 a true and correct transcript of my shorthand
 10 notes so taken as aforesaid.

11 
 12 Janice H. Heinemann CSR, RDR, CRR

13 License No 084-001391
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0	behalf [1] - 3:7 black [1] - 5:11 BOARD [1] - 1:15 brick [2] - 3:15, 5:18 building [2] - 3:9, 3:15 business [1] - 7:6 Business [1] - 2:17	Dodge [2] - 2:21, 3:6 Dr [1] - 3:8 DU [2] - 1:2, 7:2	Illuminated [2] - 1:6, 2:10 Impact [2] - 2:3, 3:7 install [1] - 3:12 internally [1] - 2:16 item [1] - 2:7 items [1] - 2:8	3:20, 4:4, 5:15, 5:16, 6:7, 6:9, 6:10, 6:11 MS [20] - 1:17, 1:21, 2:3, 3:6, 4:2, 4:8, 4:12, 4:17, 4:20, 4:21, 5:6, 5:9, 5:13, 5:17, 5:18, 5:20, 6:2, 6:6, 6:13, 6:14
084-001391 [1] - 7:14	C	E	J	N
1		East [1] - 1:12 Either [1] - 2:20 entitled [2] - 1:11, 6:17 existing [4] - 3:10, 3:11, 3:17, 3:21	JABLONSKI [3] - 1:18, 5:16, 6:11 Janice [1] - 7:13 JANICE [1] - 7:4 January [1] - 1:13 JIM [2] - 1:20, 2:4 Jim [2] - 2:22, 6:8 JULIE [1] - 1:17	name [1] - 3:6 need [1] - 2:19 new [3] - 3:15, 4:14, 5:7 next [2] - 2:7, 5:22 night [1] - 5:11 nonilluminated [1] - 5:11 North [2] - 3:2, 6:4 notes [1] - 7:10
16th [1] - 1:13 19 [1] - 1:12	cabinet [3] - 3:10, 4:3, 4:14 cabinets [1] - 3:16 Case [4] - 1:5, 2:9, 2:13, 6:4 CASHMAN [16] - 1:16, 2:7, 3:1, 3:18, 4:5, 4:9, 4:16, 4:18, 5:2, 5:7, 5:10, 5:14, 5:21, 6:3, 6:8, 6:12 Central [1] - 2:17 certify [1] - 7:5 CHAIRMAN [15] - 2:7, 3:1, 3:18, 4:5, 4:9, 4:16, 4:18, 5:2, 5:7, 5:10, 5:14, 5:21, 6:3, 6:8, 6:12 Chairman [1] - 1:16 CHAN [1] - 2:2 Chicago [1] - 1:12 Code [1] - 2:14 COMMISSION [1] - 1:3 Commission [2] - 1:12, 2:5 correct [2] - 5:13, 7:9 correctly [1] - 3:21 Cosmetic [2] - 1:6, 2:10 COUNTY [2] - 1:2, 7:2 court [1] - 7:5 CRNOVICH [4] - 1:17, 4:21, 5:17, 6:13 CRR [2] - 7:4, 7:13 CSR [2] - 7:4, 7:13	F	K	O
2		FIASCO [4] - 1:21, 5:18, 6:6, 6:14 figure [1] - 4:11 fine [1] - 5:15 first [1] - 2:8 foregoing [1] - 7:8	KAREN [1] - 2:3 Karen [2] - 2:21, 3:6 keeping [1] - 4:3 Kouris [3] - 1:6, 2:9, 3:8 KRILLENBERGER [4] - 1:20, 3:20, 4:4, 6:9	O-2 [2] - 1:7, 2:12 OF [6] - 1:1, 1:2, 1:3, 1:9, 7:1, 7:2 Office [2] - 1:7, 2:12 one [2] - 2:13, 2:20 Overlay [2] - 1:7, 2:12
2019 [1] - 1:13	D	G	L	P
7		George [1] - 3:8 GERALD [1] - 1:18 given [1] - 7:7 great [1] - 4:4 Ground [2] - 1:6, 2:11 ground [3] - 3:11, 3:14, 5:8	LED [1] - 3:13 letters [1] - 3:13 License [1] - 7:14 lighting [1] - 3:13 lit [2] - 3:13, 5:13 location [2] - 3:16, 4:15 looking [1] - 4:10	p.m [1] - 1:14 PAGE [2] - 1:2, 7:2 PETERSON [4] - 1:19, 5:15, 6:7, 6:10 picture [3] - 3:22, 4:5, 5:22 PLAN [1] - 1:3 Plan [2] - 1:11, 2:4 Planner [1] - 2:2 Plastic [2] - 1:6, 2:10 PRESENT [2] - 1:15, 2:1 PRISBY [1] - 2:4 Prisby [1] - 2:22 problem [1] - 5:21 PROCEEDINGS [1] - 1:9 proceedings [1] - 6:16 prohibit [1] - 2:16 public [2] - 1:10, 2:8 put [1] - 5:3 putting [1] - 4:14
718 [4] - 1:5, 2:9, 3:2, 6:4 7:30 [1] - 1:14	Design [2] - 1:7, 2:11 District [5] - 1:7, 1:7, 2:12, 2:17 doctors [1] - 3:9 DODGE [12] - 2:3, 3:6, 4:2, 4:8, 4:12, 4:17, 4:20, 5:6, 5:9, 5:13, 5:20, 6:2	H	M	
9		halo [2] - 3:13, 5:13 halo-lit [1] - 3:13 hearing [3] - 1:10, 2:8, 7:8 HEINEMANN [1] - 7:4 Heinemann [1] - 7:13 hereby [1] - 7:5 HINSDALE [1] - 1:3 Hinsdale [3] - 1:11, 1:12, 2:14 Historic [1] - 2:4 hour [1] - 1:14	matches [1] - 3:14 Matter [1] - 1:4 matter [2] - 1:11, 2:19 matters [1] - 2:20 MD [2] - 1:6, 2:10 Member [6] - 1:17, 1:18, 1:19, 1:20, 1:21, 2:5 MEMBERS [1] - 1:15 motion [1] - 6:4 move [1] - 6:6 MR [14] - 1:16, 1:18, 1:19, 1:20, 2:2, 2:4,	
9-106(J)(7) [1] - 2:15	I	I		
A		ILLINOIS [2] - 1:1, 7:1 Illinois [2] - 1:13, 7:6 illumina ted [1] - 2:16		
A-45-2018 [1] - 2:13 A-55-2018 [3] - 1:5, 2:9, 6:4 above-entitled [1] - 6:17 actual [1] - 4:1 aforesaid [1] - 7:10 ALSO [1] - 2:1 Amendment [1] - 2:15 ANNA [1] - 1:21 applicant [2] - 3:3, 3:19 application [1] - 4:22 appreciate [1] - 6:1 approve [1] - 6:4 Avenue [1] - 1:12 aye [5] - 6:9, 6:10, 6:11, 6:13, 6:14 Aye [1] - 6:12				
B				
B-2 [1] - 2:17 background [1] - 5:11 base [3] - 3:14, 4:3, 5:5 BEFORE [1] - 1:3				

Q	sworn [2] - 2:19, 2:22
questions [4] - 3:18, 5:14, 5:16, 5:17	T
R	tenant [1] - 3:9 testimony [2] - 1:9, 7:7
RDR [2] - 7:4, 7:13 read [1] - 3:20 repaired [1] - 5:4 replacement [1] - 3:21 replacing [1] - 4:2 REPORT [1] - 1:9 reported [1] - 7:7 reporter [1] - 7:5 representing [1] - 3:7 reverse [2] - 3:12, 5:13 Review [2] - 1:7, 2:11 Road [4] - 1:5, 2:9, 3:2, 6:5	Text [1] - 2:15 THE [1] - 1:3 thinking [1] - 5:2 today [1] - 4:10 transcript [1] - 7:9 true [1] - 7:9 two [1] - 2:8
S	U
	up [2] - 4:13, 5:1
	V
	VILLAGE [1] - 1:3 Village [2] - 2:2, 2:14
	W
Scott [1] - 5:14 SCOTT [1] - 1:19 second [2] - 2:13, 6:7 Section [1] - 2:15 shorthand [2] - 7:7, 7:9 show [1] - 5:12 showing [1] - 4:19 shows [1] - 3:22 Sign [4] - 1:6, 2:11 sign [7] - 3:11, 3:14, 3:22, 4:1, 4:6, 4:11, 5:8 signage [1] - 2:16 signs [2] - 3:14, 3:15 Signs [2] - 2:3, 3:7 single [1] - 3:8 single-story [1] - 3:8 size [2] - 4:15, 4:16 ss [2] - 1:1, 7:1 starting [1] - 3:2 STATE [2] - 1:1, 7:1 State [1] - 7:6 STEPHEN [1] - 1:16 still [2] - 4:13, 5:1 story [1] - 3:8 submitted [1] - 6:5 Surgery [2] - 1:6, 2:10	wall [3] - 3:10, 4:6, 4:11 Wall [2] - 1:6, 2:11 welcome [1] - 3:4 wondering [1] - 4:21
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	York [4] - 1:5, 2:9, 3:2, 6:5 YU [1] - 2:2
	Z
	Zoning [1] - 2:14




MEMORANDUM

DATE: February 13, 2019

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: 25 W. Chicago Ave. – Baird & Warner – 1 New Illuminated Wall Sign and Awning Sign
Case A-06-2019

Summary

The Village of Hinsdale has received a sign application from H.M. Witt & Co. Signs, on behalf of Baird & Warner, requesting approval to install a new illuminated wall sign and awning sign at 25 W. Chicago Avenue in the B-1 Community Business District. The applicant has concurrently applied for a building permit to remove its nonconforming ground sign in the parking lot.

Request and Analysis

The requested illuminated wall sign features 2" deep text, made from clear acrylic and painted standard white. There are two (2) options for the Plan Commission to consider. The first option features the text "Baird & Warner" at 2'-1.7" tall and 12' wide for an area of approximately 25.7 SF. The second option features the text "Baird & Warner **Real Estate**" at 2'-5.8" tall and 10' wide for an area of approximately 24.8 SF. The proposed illumination is illustrated at night, and shows it would be halo lit from behind the text.

The requested awning sign is proposed at the location of an existing awning above the front entrance. The valance is 13" tall, and the signage on the valance is 12" tall and 2'-5" wide, for an area of 2.42 SF. The proposed 13" tall awning valance is to match the existing foot doctor's awning next door.

In the B-1 Community Business District, a multi-tenant building is permitted to request up to 5% of the square footage of the wall to which the signs are affixed to. The building wall area is 1,700 SF, and 5% means 85 SF of potential sign area. The tenant next door is Hinsdale Foot & Ankle, and has 34 SF of signage. To this end, the applicant Baird & Warner could potential request for 51 SF of sign area. The combined request of the wall sign (25.7 SF max) and awning sign (2.42 SF) is 28.12 SF. Any approvals must be contingent on the removal of the existing nonconforming "Brush Hill" ground sign in the parking lot.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.



MEMORANDUM

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of 25 W. Chicago Ave.
- Attachment 4 - Birds Eye View of 25 W. Chicago Ave.



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Baird & Warner
Address: 120 S. LaSalle St., Suite 2000
City/Zip: Chicago, IL 60602
Phone/Fax: (312) 857-9566 /
E-Mail: margaret.cabello@bairdwarner.com
Contact Name: Margaret Cabello

Contractor

Name: H.M. Witt & Co. Signs
Address: 3313 W. Newport Avenue
City/Zip: Chicago, IL 60618
Phone/Fax: (773) 250-5000 / 773-250-5100
E-Mail: brian@hmwitt.com
Contact Name: Brian Shipkin

ADDRESS OF SIGN LOCATION: 25 W Chicago Avenue

ZONING DISTRICT: B-1 Community Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

*Illumination cannot exceed 50 foot-
candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 25.7 (25.7" x 144")

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

- ① White
- ② _____
- ③ _____

Site Information:

Lot/Street Frontage: 140 linear ft. / 1700 sq. ft.

Building/Tenant Frontage: 140 linear ft. / 1700 sq. ft.

Existing Sign Information:

Business Name: Hinsdale Foot & Ankle

Size of Sign: 34 (total) Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Margaret Cabello
Signature of Applicant

1/23/19
Date

N. F. M. Cafferty
Signature of Building Owner

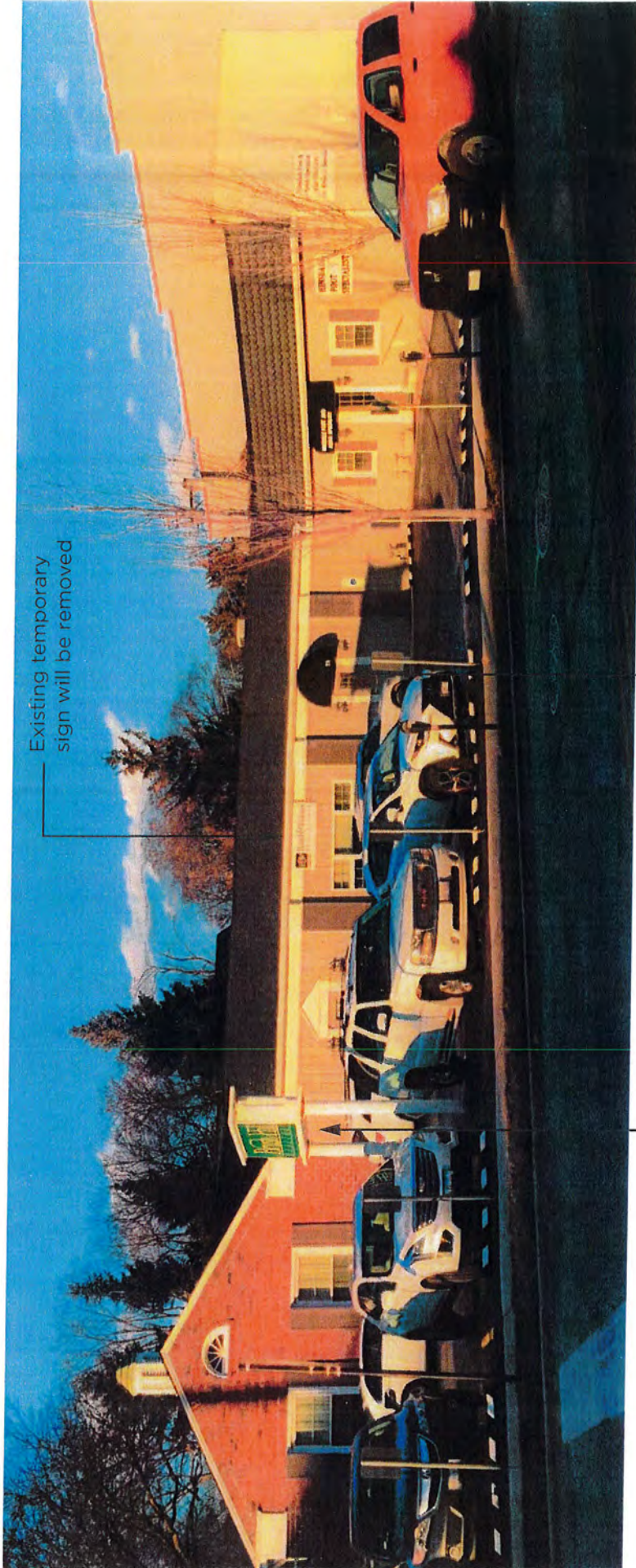
1/25/19
Date

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Total square footage: _____ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

25 W. Chicago Avenue
Existing Conditions



Existing freestanding
sign will be removed

Existing awning
will be replaced
(see application)

H.M. WITT & CO.
FINE SIGNAGE SINCE 1894

3313 West Newport Ave, Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hm Witt.com

REVISIONS

APPROVED AS IS ☐
APPROVED W/CHANGES ☐
REVISE AND RESUBMIT ☐

CLIENT Baird & Warner / Hinsdale

DATE 01-10-19

JOB # BAD19001

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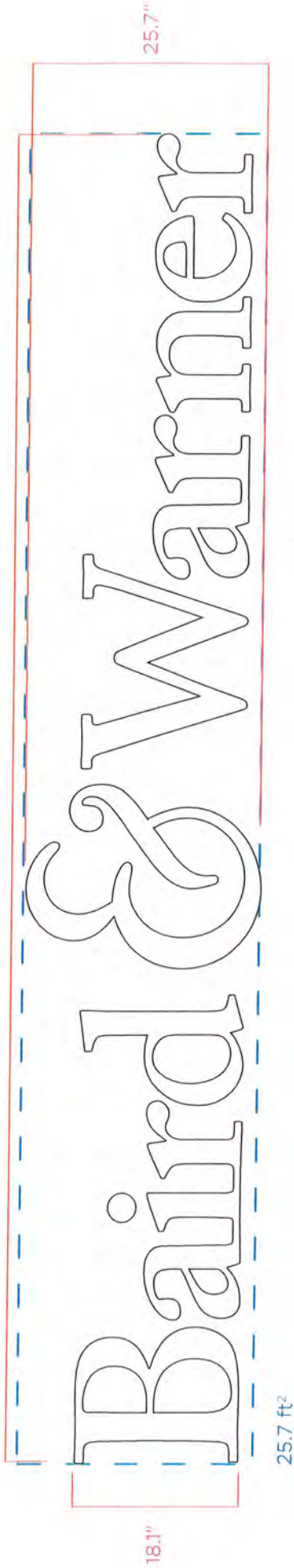
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APPROVAL

DATE

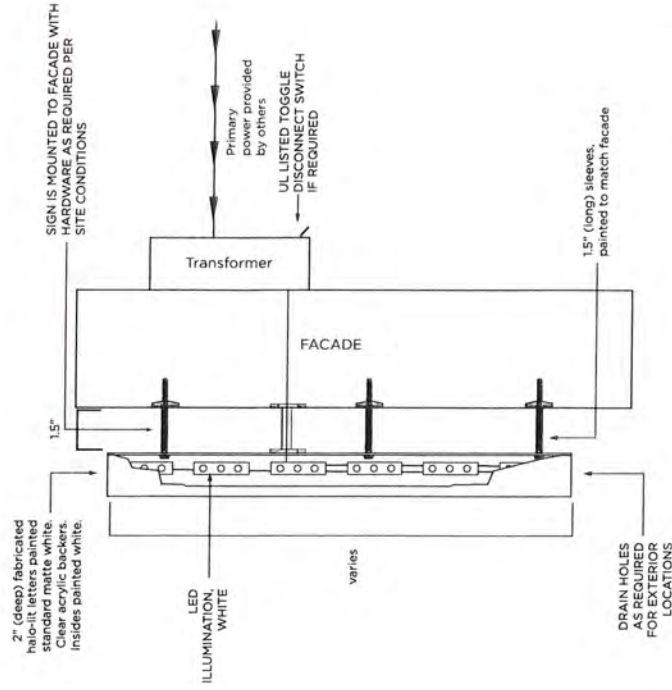
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144"



2" (deep) fabricated letters. Faces & returns painted standard white.
Insides of lettercans painted white. LED illumination. Clear acrylic backers.
Stud mounted to masonry wall surface with 1.5" long spacers.

NOTE: Sign installer will required good access
from backside of proposed installation location
in order to pull wiring and secure letters to facade



H.M. WITT & Co.
FINE SIGNAGE SINCE 1894
3313 West Newport Ave. Chicago, IL 60618
office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hm Witt.com

REVISIONS

APPROVED AS IS ☐
APPROVED W/CHANGES ☐
REVISE AND RESUBMIT ☐

APPROVAL
DATE

CLIENT Baird & Warner / Hinsdale
DATE 01-10-19
JOB # BAD19001 - Concept 1
DRAWN BY bs
SCALE 3/4" = 1'-0"

25 W. Chicago Avenue
First Option - Proposed Sign (day)

Baird & Warner

H.M. WITT & CO.
Signs
FINE SIGNAGE SINCE 1894

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office | 773 250 5000 fax | 773 250 5100
toll free | 1 888 427 0703 web | www.hm Witt.com

Attachment 1

APPROVED AS IS ☐
APPROVED W/CHANGES ☐
REVISE AND RESUBMIT ☐

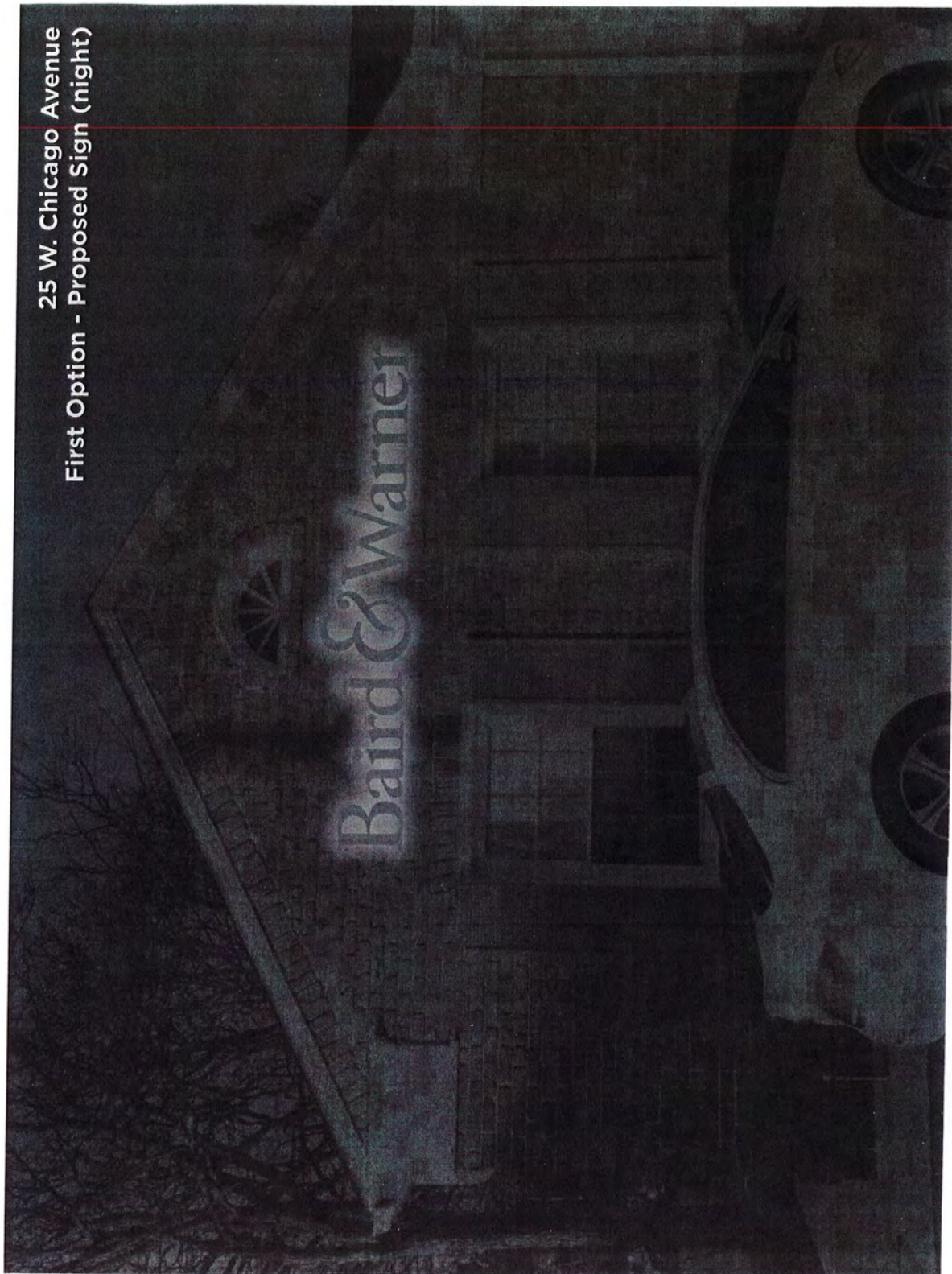
APPROVAL
DATE

REVISIONS

CLIENT Baird & Warner / Hinsdale
DATE 01-10-19
JOB # BAD19001 - day
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25 W. Chicago Avenue
First Option - Proposed Sign (night)



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REVISIONS

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APPROVED W/CHANGES ☐
REVISE AND RESUBMIT ☐

APPROVAL
DATE

CLIENT Baird & Warner / Hinsdale
DATE 01-10-19
JOB # BAD19001 - night
DRAWN BY bs
SCALE No Scale

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.

120"

15"

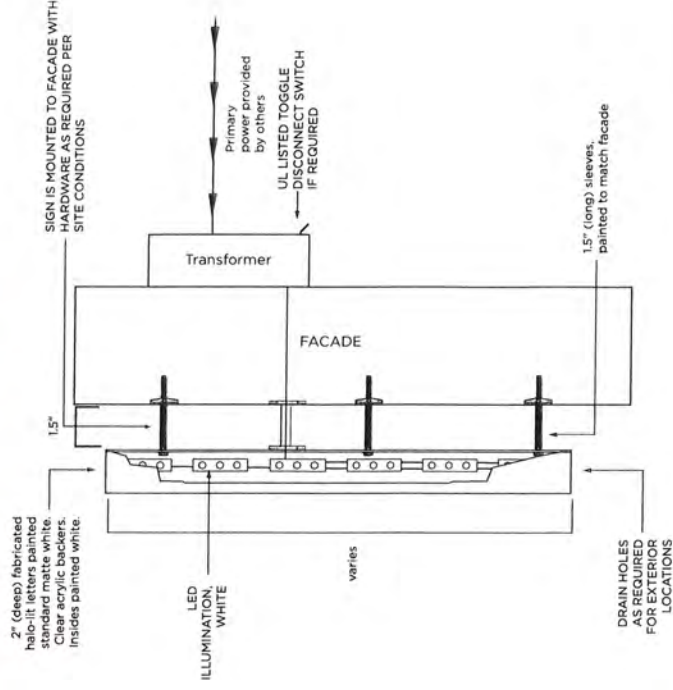
21.4"

Baird & Warner

5"

R E A L E S T A T E

24.8 ft²



2" (deep) fabricated letters. Faces & returns painted standard white.
Insides of lettercans painted white. LED illumination. Clear acrylic backers.
Stud mounted to masonry wall surface with 1.5" long spacers.

NOTE: Sign installer will required good access
from backside of proposed installation location
in order to pull wiring and secure letters to facade

H.M. WITT & Co.
FINE SIGNAGE SINCE 1894

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REVISIONS

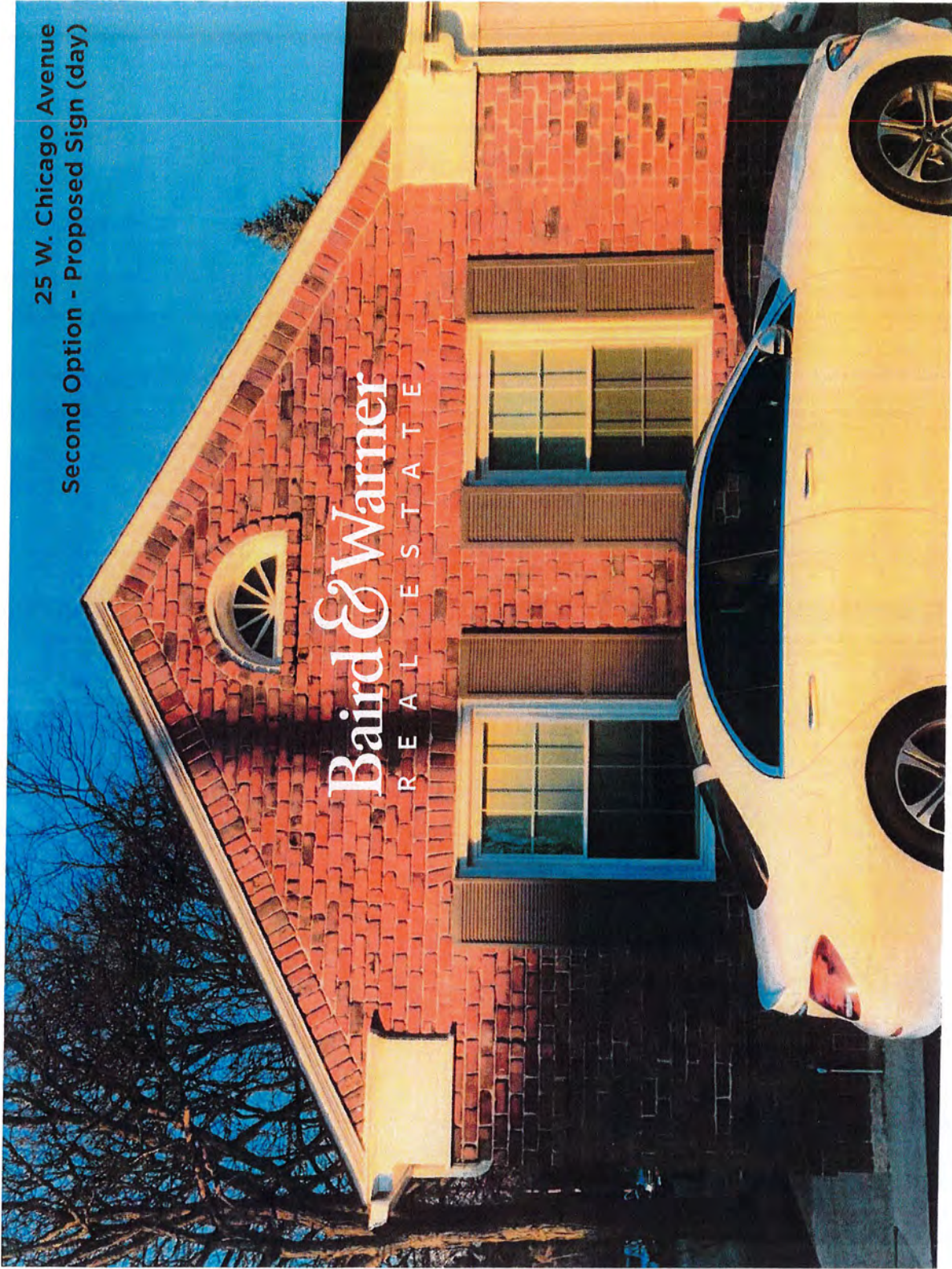
APPROVED AS IS ☐
APPROVED W/CHANGES ☐
REVISE AND RESUBMIT ☐

APPROVAL
DATE

CLIENT Baird & Warner / Hinsdale
DATE 01-10-19
JOB # BAD19001 - Concept 2
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SCALE 3/4" = 1'-0"

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25 W. Chicago Avenue
Second Option - Proposed Sign (day)



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APPROVED W/CHANGES ☐
REVISE AND RESUBMIT ☐

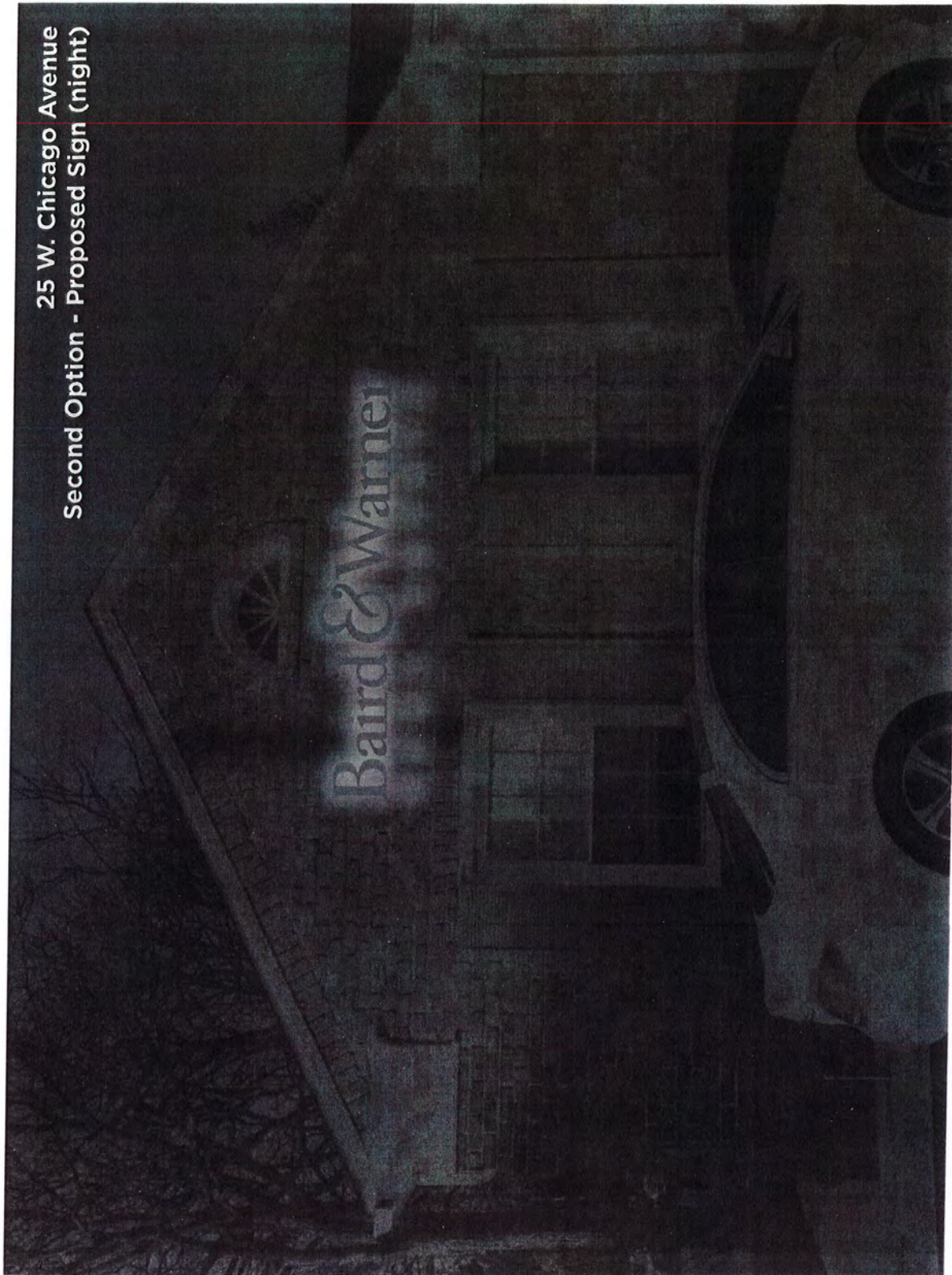
APPROVAL
DATE

REVISIONS

CLIENT Baird & Warner / Hinsdale
DATE 01-10-19
JOB # BAD19001 - day
DRAWN BY bs
SCALE No Scale

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25 W. Chicago Avenue
Second Option - Proposed Sign (night)



H.M. WITT & Co.
Signs
FINE SIGNAGE SINCE 1894

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APPROVED AS IS ☐
APPROVED W/CHANGES ☐
REVISE AND RESUBMIT ☐

APPROVAL
DATE

REVISIONS

CLIENT Baird & Warner / Hinsdale
DATE 01-10-19
JOB # BAD19001 - night
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SCALE No Scale

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VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Baird & Warner
Address: 120 S. LaSalle St., Suite 2000
City/Zip: Chicago, IL 60602
Phone/Fax: (312) 857-9566 /
E-Mail: margaret.cabello@bairdwarner.com
Contact Name: Margaret Cabello

Contractor

Name: H.M. Witt & Co. Signs
Address: 3313 W. Newport Avenue
City/Zip: Chicago, IL 60618
Phone/Fax: (773) 250-5000 / 773-250-5100
E-Mail: brian@hmwitt.com
Contact Name: Brian Shipkin

ADDRESS OF SIGN LOCATION: 25 W Chicago Avenue

ZONING DISTRICT: B-1 Community Business District

SIGN TYPE: Other Awning

ILLUMINATION None

*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 2.42 SF (1' x 2'-5")

Overall Height from Grade: 7 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③ _____

Site Information:

Lot/Street Frontage: 140 linear ft. / 1700 sq. ft.

Building/Tenant Frontage: 140 linear ft. / 1700 sq. ft.

Existing Sign Information:

Business Name: Hinsdale Foot & Ankle

Size of Sign: 34 (total) Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Margaret Cabello
Signature of Applicant

1/23/19
Date

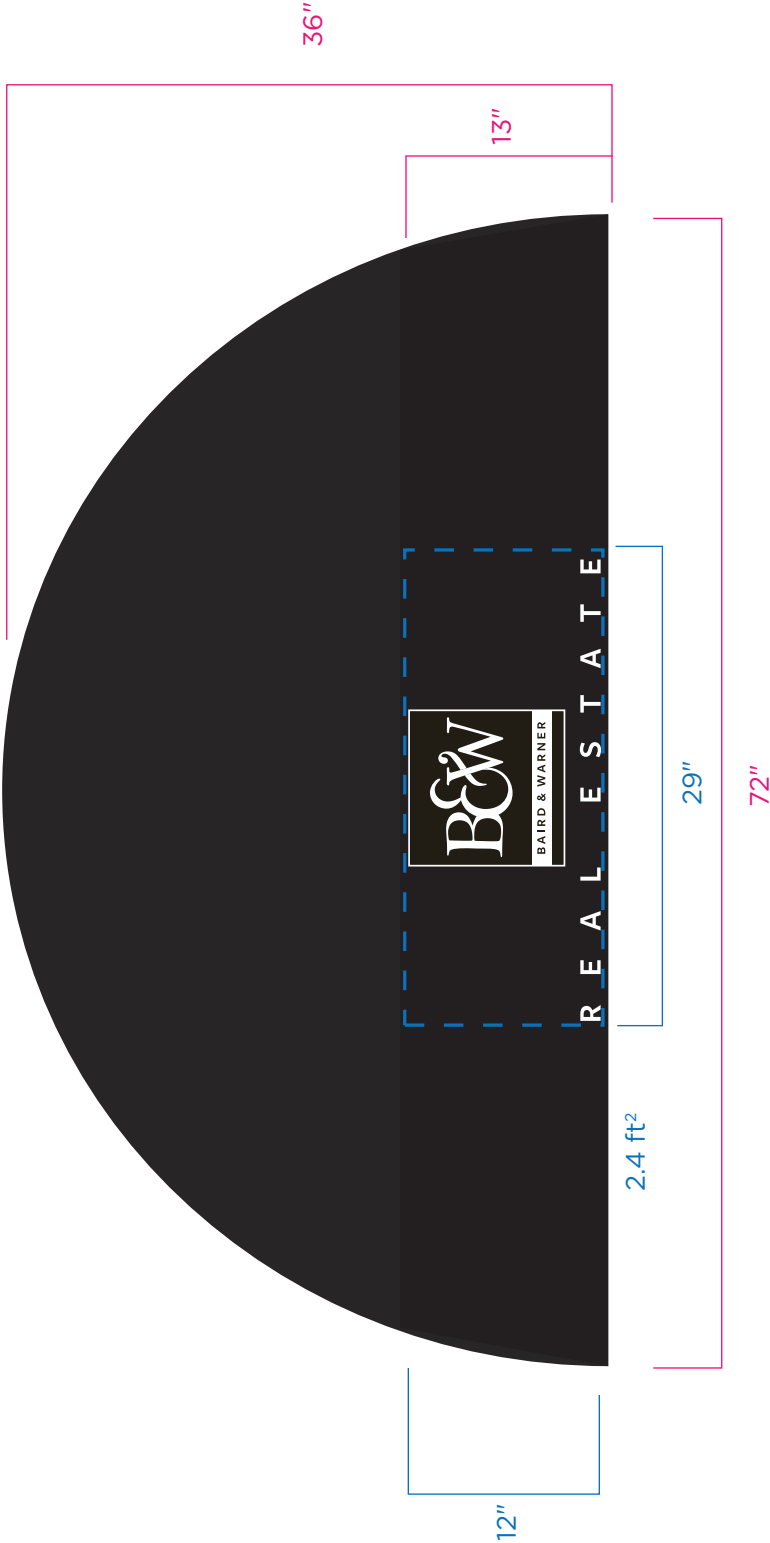
N. F. McRafferty
Signature of Building Owner

1/25/19
Date

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Total square footage: _____ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



Bubble awning as shown, with 13" high flat rigid valance to match that of the neighboring tenant's awning. Will replace existing awning. Black Sunbrella fabric with white heat-transferred graphics on valance only as shown.

H.M. WITT & Co. FINE SIGNAGE SINCE 1894		REVISIONS		CLIENT	Baird & Warner / Hinsdale
APPROVED AS IS	<input type="radio"/>	02-06-19	Updated per village req's	DATE	01-10-19
APPROVED W/CHANGES	<input type="radio"/>			JOB #	BAD19001_Awning
REVISE AND RESUBMIT	<input type="radio"/>			DRAWN BY	bs
APPROVAL				SCALE	1" = 1'-0"
DATE					
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**25 W. Chicago Avenue
Proposed Awning**



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REVISIONS

APPROVED AS IS ☐

APPROVED W/CHANGES ☐

REVISE AND RESUBMIT ☐

02-06-19 : Updated per village req's

CLIENT Baird & Warner / Hinsdale
DATE 01-10-19

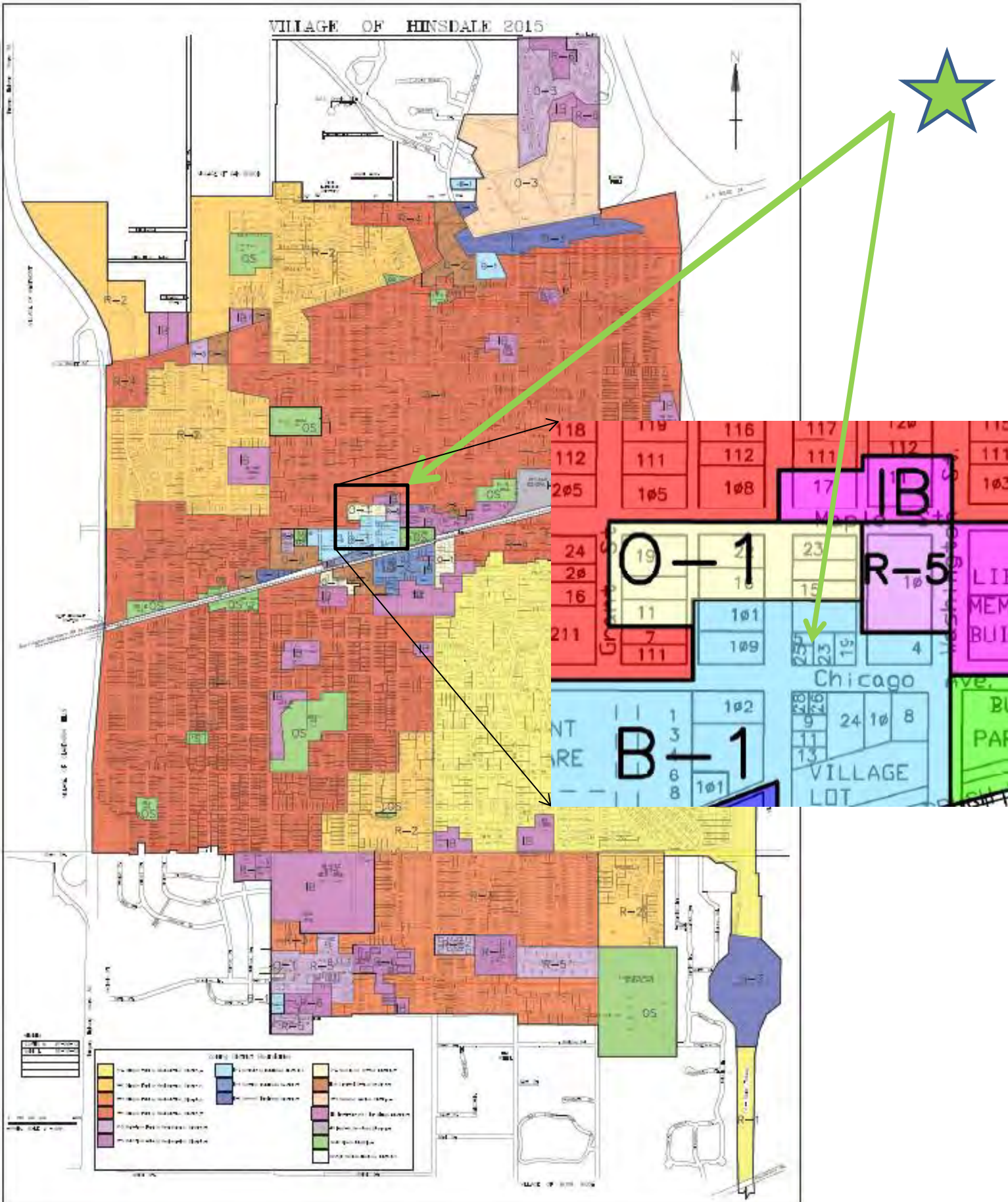
JOB # BAD19001_Awning

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Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View of 25 W. Chicago Ave. (facing north)

Proposed Sign Location

Removing nonconforming ground sign

Removing Temp. Sign

Existing awning adding sign



Attachment 4: Birds Eye View of 25 W. Chicago Ave. (facing north)






MEMORANDUM

DATE: February 13, 2019

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: Public Hearing for Text Amendment to Prohibit Internally Illuminated Signage in the B-2 Central Business District
Request by the Village of Hinsdale - Case A-45-2018

Summary

Certain Historic Preservation Commission and certain Village Trustees are proposing this text amendment request to preserve, protect and promote the Village's historic downtown character by prohibiting internally illuminated signage in the B-2 Central Business District. On October 2, 2018, the Board of Trustees referred the application to the Plan Commission (PC) for review and recommendation.

The Zoning Code Section 9-106(J)(7)(b) currently permits a sign applicant to request for internally illuminated signage in the B-2 Central Business District. This text amendment request, shown below in red underlined text, would prohibit internally illuminated signage in the B-2 District:

"Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated."

On November 14, 2018, the PC held a public hearing to review the requested information with Village staff, and unanimously continued the text amendment to Zoning Code Section 9-106(J)(7), 7-0, 2 absent, in order for staff to gather information and data regarding other historic district sign code language, the current number of illuminated signs in the downtown district, and get feedback from the Chamber of Commerce. There were no public comments from the audience at the PC meeting (Attachment 2).

On December 12, 2018, the PC continued the public hearing to the January 16, 2019, public meeting to give staff additional time to collect the requested data. On January 4, 2019, staff sent a cover letter and online survey to the Hinsdale Chamber of Commerce President for distribution to the Chamber members. As a minor snapshot based on only 5 responses (January 11, 2019):

- 80% have owned a business downtown for over 10 years.
- 100% do NOT have an internally illuminated sign, and do not plan to apply for one in the future.
- 100% knew downtown Hinsdale is on the National Register of Historic Places.



MEMORANDUM

- 60% believe ALL internally illuminated signage should be prohibited in the downtown district.
- 40% believe externally illuminated signage is an acceptable alternative.

Per the PC, staff is currently performing a survey of 12 communities, in regards to permitting internally illuminated signage in its historic districts. As of January 16, 2019, (8) of the (12) communities allow internally illuminated signage in the historic district(s).

MUNICIPALITY	Internally Illuminated Signage permitted in the Historic District(s)?	Notes: Link or Status
1. Galena	Signs within historic district may be externally illuminated only by fixtures compatible with the period in which the building was erected. Backlit not allowed in Historic District	http://library.amlegal.com/nxt/gateway.dll/illinois/galena/cityofgalenaillinoiscodeofordinances?f=templates\$fn=default.htm\$3.0\$vid=amlegal:galena_il
2. Oak Park	Yes, backlit signage allowed. No prohibition in historic district noted.	https://www.oak-park.us/sites/default/files/zoning/2016-09-sign-code.pdf
3. Wilmette	Yes. There's no locally designated historic districts, so no special signage restrictions specific to historic districts	reviewed with Wilmette staff
4. Lake Forest	Yes, backlight signage allowed. No prohibition in historic district noted.	http://www.cityoflakeforest.com/assets/1/28/signord.pdf
5. Evanston	Yes, there's no prohibition in historic district per staff	reviewed with Preservation Coordinator
6. Highland Park	No, historic districts are in residential districts, however, internally illuminated signage is prohibited in the downtown.	reviewed with Highland Park staff
7. Naperville	Yes, internally illuminated signage permitted in the historic district. However, the historic district is primarily residential.	reviewed with Naperville staff
8. Barrington	No, internally illuminated signs not permitted in the historic districts, per staff	reviewed with Barrington staff
9. Winnetka	No, There's no historic districts, however, sign code prohibits internally illuminated signage	reviewed with Winnetka staff
10. Glen Ellyn	Yes, internally illuminated WALL SIGNS are permitted. No other types (window/projecting) are permitted to be illuminated.	reviewed with Glen Ellyn staff
11. River Forest	Yes, internally illuminated signage allowed, per staff	reviewed with River Forest staff
12. Riverside	Yes, internally illuminated signage allowed, per staff	reviewed with Riverside staff

During the public hearing on January 16, 2019, Historic Preservation Commissioner Mr. Jim Prisby requested time for the Historic Preservation Commission (HPC) to research, discuss and perhaps put together a position paper for the PC to review and consider (Attachment 1). Chairman Cashman replied that would be helpful. To this end, staff and Chairman Cashman agreed to propose to the PC to close the public hearing until the HPC can put together its talking points for downtown signage illumination.

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board its recommendation in the form specified by subsection [11-103](#)(H). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.



MEMORANDUM

Attachments:

- Attachment 1 – January 16, 2019, Public Hearing Transcript
- Attachment 2 – November 14, 2018, Public Hearing Transcript
- Attachment 3 - Text Amendment Applications and draft ordinance
- Attachment 4 - Zoning Map and B-2 Central Business District
- Attachment 5 – Map of Downtown National Register Historic District

STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
Case A-45-2018 - Village of Hinsdale -)
Zoning Code Text Amendment to Section)
9-106(J) (7) to prohibit internally)
illuminated signage in the B-2 Central)
Business District)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 16th day of January, 2019, at the hour of 8:00 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. JULIE CRNOVICH, Member;

MR. GERALD JABLONSKI, Member;

MR. SCOTT PETERSON, Member;

MR. JIM KRILLENBERGER, Member;

MS. ANNA FIASCONE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. JIM PRISBY, Member of Village's</p> <p>4 Historic Preservation Commission.</p> <p>5 * * *</p> <p>6 CHAIRMAN CASHMAN: And then our next</p> <p>7 item is Case A-45-2018, Village of Hinsdale,</p> <p>8 Zoning Code Text Amendment regarding prohibiting</p> <p>9 internally illuminated signage.</p> <p>08:01:19PM 10 Just as an introduction, I was</p> <p>11 communicating with Chan about our laundry list</p> <p>12 of things we gave to him. He's responded some;</p> <p>13 but he still has work he's doing, more</p> <p>14 information he's getting. So we are going to --</p> <p>15 we will have discussion but we are not planning</p> <p>16 on voting on it tonight.</p> <p>17 MR. KRILLENBERGER: Okay. What</p> <p>18 remains?</p> <p>19 CHAIRMAN CASHMAN: The thought is the</p> <p>08:01:40PM 20 survey went out very late because of some kind</p> <p>21 of board review. So we are hoping that more</p> <p>22 than 5 people respond. Because it's kind of a</p>	<p style="text-align: center;">4</p> <p>1 about those when we get to that.</p> <p>2 CHAIRMAN CASHMAN: And then we, it was</p> <p>3 all the data we wanted on all the signs in that</p> <p>4 area.</p> <p>5 MR. CHAN: The existing.</p> <p>6 CHAIRMAN CASHMAN: Right. So how many</p> <p>7 were externally illuminated, how many are</p> <p>8 internally illuminated, on and on, so we have</p> <p>9 that data.</p> <p>08:02:35PM 10 So with that in mind, I wanted to</p> <p>11 get some input. Did you want to speak tonight?</p> <p>12 MALE AUDIENCE MEMBER: No. I'm just</p> <p>13 watching.</p> <p>14 MR. PRISBY: He's here for moral</p> <p>15 support. He's one of those guys that just hangs</p> <p>16 around.</p> <p>17 CHAIRMAN CASHMAN: I guess, Chan,</p> <p>18 before we take comments, is there anything else?</p> <p>19 Do you want to provide any more information</p> <p>08:02:52PM 20 regarding that?</p> <p>21 MR. CHAN: Yes. So the 12 communities</p> <p>22 that I surveyed with respect to internally</p>
<p style="text-align: center;">3</p> <p>1 misleading, it's 60/40; but it's 1 person.</p> <p>2 60/40.</p> <p>3 MS. CRNOVICH: There is only one</p> <p>4 person?</p> <p>5 CHAIRMAN CASHMAN: Well, there is 5.</p> <p>6 It's 3/2 is the --</p> <p>7 MS. CRNOVICH: That's what I thought.</p> <p>8 All right.</p> <p>9 CHAIRMAN CASHMAN: I would hope that</p> <p>08:02:02PM 10 more than 5 people respond. Chan basically said</p> <p>11 the trustees wanted to take a look at it, and by</p> <p>12 the time it got done it basically went out last</p> <p>13 Friday.</p> <p>14 MR. CHAN: Last Friday.</p> <p>15 CHAIRMAN CASHMAN: Friday, so it just</p> <p>16 went out.</p> <p>17 And then, obviously, there are</p> <p>18 other -- He has a list of his community, his</p> <p>19 survey; and there are still pieces missing</p> <p>08:02:19PM 20 there.</p> <p>21 MR. KRILLENBERGER: Oh, okay.</p> <p>22 MS. CRNOVICH: I had some questions</p>	<p style="text-align: center;">5</p> <p>1 illuminated signage, I wanted to spend some more</p> <p>2 time to polish it up and actually talk to some</p> <p>3 of the communities.</p> <p>4 If you look at my notes, the note</p> <p>5 column, it has link or status. Some of them</p> <p>6 have a website directly to their zoning code.</p> <p>7 Some of the historic districts didn't overlap</p> <p>8 the commercial districts. I just want to make</p> <p>9 sure I'm not missing anything. So for the ones</p> <p>08:03:24PM 10 that have a link, I want to reach out to the</p> <p>11 staff just to make sure that I didn't overlook</p> <p>12 all the pages of the zoning code and historic</p> <p>13 district code. So that's what that's about.</p> <p>14 At your dais, I did get four more</p> <p>15 responses directly from the staff. So that's</p> <p>16 been updated. But I would still like to take</p> <p>17 some time to make sure the ones with the zoning</p> <p>18 code links, as my reference is verified by</p> <p>19 someone over at the community.</p> <p>08:03:55PM 20 CHAIRMAN CASHMAN: Okay. And then if</p> <p>21 you can -- If there is language restricting</p> <p>22 internal illumination, could you provide that?</p>

<p style="text-align: center;">6</p> <p>1 MR. CHAN: Sure.</p> <p>2 CHAIRMAN CASHMAN: Because like, for</p> <p>3 example, on Barrington, when I read their codes,</p> <p>4 signage code and historic district guidelines</p> <p>5 that affect signage, that's not the way it</p> <p>6 reads. It's kind of bizarre the way it reads,</p> <p>7 but it's not the way it reads. It's not that</p> <p>8 black and white.</p> <p>9 It talks about no exposed bulbs and</p> <p>08:04:26PM 10 remote sources but does not say cannot be</p> <p>11 internally illuminated. It would be interesting</p> <p>12 to see, especially since we are proposing to</p> <p>13 modify the Code, it would be kind of interesting</p> <p>14 to see how else this is presenting.</p> <p>15 MR. JABLONSKI: Chan, one observation</p> <p>16 about Galena. It says that fixtures compatible</p> <p>17 with the period in which the building was</p> <p>18 erected. If a the building was erected in 1935,</p> <p>19 would neon be allowable based on that code?</p> <p>08:04:56PM 20 We are all assuming we are going</p> <p>21 back to gas lamp era. If it's in the '50s, do</p> <p>22 you need a martini glass outside? I'm being</p>	<p style="text-align: center;">8</p> <p>1 think have a similar feel and architecture.</p> <p>2 MS. CRNOVICH: Well, and I was -- What</p> <p>3 caught my eye on the survey, some of these towns</p> <p>4 do not have a designated historic district; but</p> <p>5 they have been surveyed. So I assume we are</p> <p>6 looking at towns that do not necessarily have to</p> <p>7 have historic district, like Wilmette?</p> <p>8 CHAIRMAN CASHMAN: I think we should.</p> <p>9 MS. CRNOVICH: Okay. I think --</p> <p>08:06:23PM 10 CHAIRMAN CASHMAN: If that's the sole</p> <p>11 criteria --</p> <p>12 MS. CRNOVICH: I thought it was</p> <p>13 important. Then like Naperville --</p> <p>14 CHAIRMAN CASHMAN: It's definitely</p> <p>15 important.</p> <p>16 MS. CRNOVICH: Naperville, I think</p> <p>17 their historic is mainly single-family homes and</p> <p>18 the campus at North Central. So it's funny</p> <p>19 how --</p> <p>08:06:40PM 20 CHAIRMAN CASHMAN: Some residential</p> <p>21 areas, like Riverside, I think. I believe</p> <p>22 outside the downtown areas is historic, but I</p>
<p style="text-align: center;">7</p> <p>1 serious. If it's written that way, you will get</p> <p>2 neon.</p> <p>3 MR. CHAN: Right. So that's something</p> <p>4 I will need to verify. Right? Fixtures</p> <p>5 compatible with the period.</p> <p>6 CHAIRMAN CASHMAN: And a couple, just</p> <p>7 because I think it would be helpful since they</p> <p>8 are our closer neighbors, is just data on</p> <p>9 Clarendon Hills, Western Springs, LaGrange, and</p> <p>08:05:29PM 10 Downers, that kind of east and west. Oak Brook,</p> <p>11 I don't really think or Burr Ridge, I don't</p> <p>12 think they would be similar; but those towns,</p> <p>13 even though they are not necessarily -- Lemont</p> <p>14 has a historic downtown district, which is a</p> <p>15 business district that would be interesting.</p> <p>16 Elgin, Frankfurt's not too far</p> <p>17 away, that also has a historic downtown.</p> <p>18 MS. CRNOVICH: And my favorite, Geneva.</p> <p>19 Which Barrington was on this list but not</p> <p>08:05:56PM 20 Geneva.</p> <p>21 CHAIRMAN CASHMAN: The Fox River is a</p> <p>22 lot of historic downtown areas there that I</p>	<p style="text-align: center;">9</p> <p>1 don't think the exact downtown is.</p> <p>2 MS. CRNOVICH: It's hard if you look at</p> <p>3 the maps. I did try to look at the maps.</p> <p>4 Unless you are very familiar with the town, it's</p> <p>5 very hard to tell. And I even went to the</p> <p>6 National Park Service website, which by the way</p> <p>7 you can't get information on right now --</p> <p>8 CHAIRMAN CASHMAN: Shut down?</p> <p>9 MS. CRNOVICH: -- because it's shut</p> <p>08:07:06PM 10 down -- to see if they had any recommendations</p> <p>11 or anything with signage, but no luck there.</p> <p>12 CHAIRMAN CASHMAN: Well, thanks, I</p> <p>13 appreciate it, Chan. You have been doing a lot</p> <p>14 of homework on this. I appreciate it.</p> <p>15 MR. CHAN: Yes.</p> <p>16 MS. CRNOVICH: I would like to add,</p> <p>17 too, that I appreciate all the comments from all</p> <p>18 the Commissioners, especially an application</p> <p>19 like this where there was some differences. And</p> <p>08:07:28PM 20 I think that's a part of healthy process of</p> <p>21 reviewing these applications is hearing</p> <p>22 everybody's opinions even when we don't always</p>

<p style="text-align: right;">10</p> <p>1 agree.</p> <p>2 MR. KRILLENBERGER: Julie, on that</p> <p>3 topic, I have asked this question before, so</p> <p>4 maybe just briefly, what is the history? How</p> <p>5 did this end up here, and who is advocating for</p> <p>6 this?</p> <p>7 CHAIRMAN CASHMAN: Well, that's one</p> <p>8 thing that kind of bugs me is this thing where</p> <p>9 it says certain --</p> <p>08:07:55PM 10 MS. CRNOVICH: Some of the trustees I</p> <p>11 believe.</p> <p>12 CHAIRMAN CASHMAN: The only thing, I</p> <p>13 have been kind of asking around, is Luke is one.</p> <p>14 MS. CRNOVICH: Luke, yes.</p> <p>15 CHAIRMAN CASHMAN: The only trustee</p> <p>16 that I'm aware of. And then it was John Bohnen.</p> <p>17 MR. KRILLENBERGER: John Bohnen is a</p> <p>18 trustee.</p> <p>19 CHAIRMAN CASHMAN: No, he's not. He's</p> <p>08:08:09PM 20 on the Historic Preservation Commission, which</p> <p>21 makes sense.</p> <p>22 MS. CRNOVICH: I believe you could ask</p>	<p style="text-align: right;">12</p> <p>1 MR. PRISBY: That's terrific.</p> <p>2 Actually, it's part of the reason I'm here. I'm</p> <p>3 Jim Prisby. I'm a local architect, local</p> <p>4 builder, resident since '74; and I'm on the</p> <p>5 Historic Preservation Commission.</p> <p>6 I wouldn't say I have been</p> <p>7 spearheading anything on this. But this very</p> <p>8 topic came up just last December, beginning of</p> <p>9 the month. And I know it's something that's</p> <p>08:09:20PM 10 been debated greatly at our level for this</p> <p>11 signage in the historic district, illuminated,</p> <p>12 not illuminated, how do you illuminate it. Neon</p> <p>13 versus animated signs versus cabinet signs.</p> <p>14 It's been a big discussion.</p> <p>15 And so when we found out about this</p> <p>16 in December, we started doing a little research</p> <p>17 into this, trying to come up with something</p> <p>18 that's a little more comprehensive from a design</p> <p>19 standpoint, from a philosophical standpoint.</p> <p>08:09:55PM 20 Doing a little more research into</p> <p>21 local communities. I'm glad Chan is doing</p> <p>22 something. Chan, I would like to get my hands</p>
<p style="text-align: right;">11</p> <p>1 this. I think the trustees meet this next week,</p> <p>2 but I believe there is more than just Luke.</p> <p>3 CHAIRMAN CASHMAN: It's weird. It says</p> <p>4 "certain." I would rather know who. If</p> <p>5 somebody wants it, somebody wants -- Who is it</p> <p>6 and why.</p> <p>7 I heard Luke talk to it, but I know</p> <p>8 this isn't a meeting, but I couldn't really --</p> <p>9 It ways a very short little session.</p> <p>08:08:37PM 10 MS. CRNOVICH: I think the reason Luke</p> <p>11 brought it up at the meeting is because he</p> <p>12 chairs on the public safety so that falls under</p> <p>13 his duties. But I believe there are other</p> <p>14 commissioners who or trustees -- excuse me --</p> <p>15 who are in favor of this.</p> <p>16 CHAIRMAN CASHMAN: Good to know. Thank</p> <p>17 you. Sorry for delay.</p> <p>18 MR. PRISBY: No, no problem. Good to</p> <p>19 be here tonight.</p> <p>08:08:56PM 20 CHAIRMAN CASHMAN: This is our third</p> <p>21 meeting on this. Some day we will be able to</p> <p>22 vote on it.</p>	<p style="text-align: right;">13</p> <p>1 on that when you are done with that.</p> <p>2 And also statewide and nationally,</p> <p>3 how different people treat signage in historic</p> <p>4 districts for business districts. And we are</p> <p>5 just at the onset of this. So we haven't even</p> <p>6 really discussed this as a board level so I'm</p> <p>7 kind of glad that it's not being voted on</p> <p>8 tonight.</p> <p>9 CHAIRMAN CASHMAN: You have plenty of</p> <p>08:10:25PM 10 time.</p> <p>11 MR. PRISBY: That's what I was really</p> <p>12 here to ask for was for some time for us to kind</p> <p>13 of do our research, debate it at our level from</p> <p>14 just a historic district standpoint. And then</p> <p>15 maybe put together a position paper for you guys</p> <p>16 to kind of weigh in on. I would love --</p> <p>17 CHAIRMAN CASHMAN: That would be</p> <p>18 helpful.</p> <p>19 MR. PRISBY: I would love to see</p> <p>08:10:46PM 20 something that works for everybody. And what</p> <p>21 I'm finding, just based on my initial research,</p> <p>22 is that some of my preconceptions are already</p>

<p style="text-align: right;">14</p> <p>1 being challenged on what I would want for 2 lighting in a historic district. 3 I found some great literature, 4 which I will end up sharing with you guys at 5 some point, that talks about the aesthetic 6 nature as it relates to the building 7 specifically, whether it's a newer building, 8 older building. I think some of that came up 9 earlier tonight on age of a building and whether 10 something should be allowed in neon. 11 It's been kind of a fascinating 12 subject that we're just delving into. So I was 13 here to ask for a little more time before 14 something gets weighed in on. Sounds like -- 15 CHAIRMAN CASHMAN: You will the time. 16 A couple questions I have. 17 MR. PRISBY: Sure. 18 CHAIRMAN CASHMAN: Because to me it's 19 interesting when this came up, my first reaction 20 was -- and I have been here for a long time -- 21 is what are, where are the problems. 22 So driving around at night,</p>	<p style="text-align: right;">16</p> <p>1 MS. CRNOVICH: Oh, that's so light; 2 isn't it? 3 CHAIRMAN CASHMAN: This is a halo-lit 4 sign. 5 MR. PRISBY: Right. 6 MS. CRNOVICH: But the inside is all 7 lit up. 8 CHAIRMAN CASHMAN: On this side? 9 MS. CRNOVICH: Oh, sorry. They keep 10 the inside so bright. 11 CHAIRMAN CASHMAN: We don't have a 12 whole lot of illuminated signs, which is one of 13 my -- My concern is at night Hinsdale rolls up 14 the sidewalks. It really shuts down. If it 15 wasn't for the few restaurants we have going, 16 there is nothing happening there. 17 MR. PRISBY: Right. 18 CHAIRMAN CASHMAN: Which is kind of a 19 shame, especially if I was watching the tax 20 dollars roll into the town's coffers, ideally, I 21 think once we have got a parking structure, and 22 we have more of a foothold, let's say the number</p>
<p style="text-align: right;">15</p> <p>1 looking, ironically, what I think is one of the 2 oldest and what I would consider one of the most 3 problematic sign, one of the most kind of a 4 near-and-dear to Hinsdale establishments 5 is Page's. Page's is an old-style, probably 6 not -- That box is probably from 1950. I mean 7 that's the same one that was there back before 8 it was Page's when I was a kid. And it's just a 9 basic box sign with a white illuminated 10 background. So you look at it night, and they 11 do have it illuminated at night. It's 12 interesting. 13 But then when I look at like Corner 14 Bakery, which is their thing, to me that glows a 15 hell of a lot more because they are illuminating 16 the whole facade of the building. 17 MR. PRISBY: Right. 18 CHAIRMAN CASHMAN: Is that really the 19 right solution? 20 MR. PRISBY: Maybe not, right. 21 CHAIRMAN CASHMAN: That's brighter. 22 You look next door, this is --</p>	<p style="text-align: right;">17</p> <p>1 of restaurants doubled. Well, maybe at some 2 point some of the stores will decide maybe we 3 should stay open till 8 o'clock and get some 4 foot traffic and sell something. Right now they 5 pretty much all shut down. So who cares about 6 illuminated sign, there is no one there to shop. 7 MR. PRISBY: We have had that 8 discussion. 9 CHAIRMAN CASHMAN: Correct. So I think 10 that's interesting. 11 And my concern is we had FedEx 12 here, a national group like that that made a 13 nice investment in town. You know, they wanted 14 an internally illuminated sign, they had 15 illuminated letters. But could you have done 16 the same sign with the halo or backlit, and 17 could that have still worked for them, you know, 18 so not turn away a national chain. 19 So there is a lot of -- Actually, 20 what's interesting, like Bluemercury, they are 21 not open at night. But their sign, it's about 22 as subtle you can get. It's illuminated. But</p>

<p style="text-align: right;">18</p> <p>1 you wouldn't, you have to really look at it. 2 It's blue. It's a very light blue or dark blue 3 background, like halo lit. And I think it's a 4 tasteful sign. So I don't know that eliminating 5 that is the right solution. 6 I almost wonder if we would be 7 better off to create some guidelines. Like 8 Barrington is really interesting. Barrington 9 has some guidelines -- 08:14:16PM 10 MR. PRISBY: You are totally on the 11 path that -- 12 CHAIRMAN CASHMAN: -- to encourage good 13 design. 14 MR. PRISBY: There are some documents 15 that we found that really start by talking about 16 what you are trying to preserve, what you are 17 trying to promote, and then creating a design 18 philosophy for the entire community, the entire 08:14:37PM 19 district. And then starts to focus down on 20 individual building styles of architecture, 21 prominent architectural pieces that you don't 22 want to hide or touch or distract from.</p>	<p style="text-align: right;">20</p> <p>1 shared this with a few people. I'm working with 2 one other individual. 3 CHAIRMAN CASHMAN: And I would love to 4 hear from you, too, on what do you think the 5 current problems are. 6 Because it was interesting, we 7 talked -- you weren't here yet -- I know you 8 never liked that MyEyeDr. one. So I kind of 9 went back to look, okay, why does that bother 08:15:45PM 10 you so much. So I look at it, and I go, let's 11 go back. We pull the drawings. So Chan and I 12 emailed back and forth. What got built wasn't 13 what was approved. 14 MS. CRNOVICH: I know. 15 CHAIRMAN CASHMAN: And they just 16 changed it I think like yesterday or something. 17 So I drove past it last night, I think it looks 18 better. 19 MS. CRNOVICH: They changed the sign? 08:16:02PM 20 MR. PRISBY: Yes, they did. 21 MS. CRNOVICH: They did. 22 MR. PRISBY: That sign is right under</p>
<p style="text-align: right;">19</p> <p>1 CHAIRMAN CASHMAN: Right. 2 MR. PRISBY: And it didn't really weed 3 out anything more than, in most cases almost 4 universally, you have no animated signs, no 5 moving lights. 6 CHAIRMAN CASHMAN: Yes. 7 MR. PRISBY: Pretty much everyone 8 agrees on that. But beyond that, everything 9 else was fair game including things like neon 08:15:07PM 10 outlines if done on a appropriate building with 11 an appropriate sign. 12 CHAIRMAN CASHMAN: Right. 13 MR. PRISBY: Why would you discount 14 that if it's appropriate for the age of the 15 building? 16 CHAIRMAN CASHMAN: Right. We have 17 quite a mix in the downtown. We have some 18 beautiful buildings and we have some kind of 19 dogs. 08:15:24PM 20 MR. PRISBY: So again, we are really 21 early on this. There are a few board members 22 who haven't even seen material yet. I've only</p>	<p style="text-align: right;">21</p> <p>1 my window. 2 MS. CRNOVICH: I know it is. I was 3 going to ask you. 4 MR. PRISBY: So the guy just popped up 5 in my window as I'm working yesterday, scared 6 the heck out of me. So I knew they did 7 something. 8 CHAIRMAN CASHMAN: So it was 9 interesting because we were looking back at the 08:16:14PM 10 detail. I ran it past Chan, I go, this says 11 it's an opaque background; and that's not 12 allowed to be transparent. I just can't 13 remember. I bet that thing is glowing. I drive 14 over there. Sure enough, the whole thing is 15 illuminated. 16 MS. CRNOVICH: Right. 17 CHAIRMAN CASHMAN: So I emailed him the 18 .pdf. And he's like, okay. He and Robb went 19 over there and told them, and he basically 08:16:32PM 20 changed out the faces. 21 MS. CRNOVICH: Nice. 22 CHAIRMAN CASHMAN: Because now all you</p>

<p style="text-align: right;">22</p> <p>1 see is their logo, which was the intent of the</p> <p>2 Code anyway.</p> <p>3 So like Page's, the Page's sign</p> <p>4 blew off the building. And when they went to</p> <p>5 put it back up, the word Page's could be</p> <p>6 illuminated but not the whole white box.</p> <p>7 MS. CRNOVICH: And actually I know</p> <p>8 there are some sign codes where the lettering</p> <p>9 can be illuminated but not the box.</p> <p>08:16:54PM 10 CHAIRMAN CASHMAN: That's our Code.</p> <p>11 That's ours.</p> <p>12 MS. CRNOVICH: Right.</p> <p>13 CHAIRMAN CASHMAN: That's ours. Page's</p> <p>14 is an existing noncompliant sign.</p> <p>15 MS. CRNOVICH: Right.</p> <p>16 MR. JABLONSKI: FedEx and Verizon, the</p> <p>17 lettering.</p> <p>18 CHAIRMAN CASHMAN: Right. So that's</p> <p>19 compliant. But if they were in a big box.</p> <p>08:17:05PM 20 MS. CRNOVICH: Well, MyEyeDr. was --</p> <p>21 CHAIRMAN CASHMAN: It was supposed to</p> <p>22 be an opaque black or real dark blue or</p>	<p style="text-align: right;">24</p> <p>1 Barrington's. They have things and they clearly</p> <p>2 encourage certain practices.</p> <p>3 MR. PRISBY: Right.</p> <p>4 CHAIRMAN CASHMAN: I think it's smart.</p> <p>5 So I think if we had that in there, the sign and</p> <p>6 working with a downtown store, whatever, and</p> <p>7 they look to these guidelines. And they tell us</p> <p>8 we are encouraging this. I think most cases</p> <p>9 they are going to go that way because they are</p> <p>08:18:12PM 10 going to want to --</p> <p>11 MS. CRNOVICH: Our signage code, I</p> <p>12 don't even want to go into our signage code.</p> <p>13 Our signage code, it's very confusing.</p> <p>14 CHAIRMAN CASHMAN: Right. It doesn't</p> <p>15 have anything as far as -- I mean signage and</p> <p>16 parking are my two -- And parking is the worst.</p> <p>17 Our parking code is ridiculous, doesn't</p> <p>18 encourage good design; and it allows the Village</p> <p>19 to be the worst designer of all. They are</p> <p>08:18:34PM 20 exempted from islands and landscaping.</p> <p>21 MS. CRNOVICH: And landscaping,</p> <p>22 correct?</p>
<p style="text-align: right;">23</p> <p>1 something. Just the wrong material or any --</p> <p>2 MR. PRISBY: So I'm very interested to</p> <p>3 see where this goes and hoping to create</p> <p>4 something that's kind of a living design</p> <p>5 guideline.</p> <p>6 CHAIRMAN CASHMAN: Right. There was</p> <p>7 actually a trustee -- When Luke proposed this,</p> <p>8 I can't remember who the trustee was, they said,</p> <p>9 would this limit like good sign. And that would</p> <p>08:17:29PM 10 be my concern, just throwing like the baby out</p> <p>11 with the bath water.</p> <p>12 You know, what are the problems,</p> <p>13 what are we trying to solve; and then allow for</p> <p>14 good design and still have it.</p> <p>15 MR. PRISBY: I will make sure that you</p> <p>16 get a couple of these links and .pdfs that I</p> <p>17 found that were tremendous. And how I think we</p> <p>18 should end up creating something similar to what</p> <p>19 I found that I think will work great with the</p> <p>20 community.</p> <p>21 CHAIRMAN CASHMAN: And it was</p> <p>22 interesting, looking at some of the codes, like</p>	<p style="text-align: right;">25</p> <p>1 CHAIRMAN CASHMAN: That part. Talk</p> <p>2 about eyesores in Hinsdale in a historic town,</p> <p>3 that parking lot that's along the railroad</p> <p>4 tracks is the worst.</p> <p>5 MS. CRNOVICH: We were talking about</p> <p>6 that after the meeting.</p> <p>7 CHAIRMAN CASHMAN: Some day maybe --</p> <p>8 MS. CRNOVICH: Yes.</p> <p>9 CHAIRMAN CASHMAN: Some day maybe</p> <p>10 they'll repaint.</p> <p>11 MS. CRNOVICH: Yes, maybe they will.</p> <p>12 CHAIRMAN CASHMAN: But I think that</p> <p>13 Chan, would really be helpful. At our last</p> <p>14 meeting, that was one of our concerns was that I</p> <p>15 know that John was involved. We wanted to hear</p> <p>16 from you guys. Because anything in the downtown</p> <p>17 is going past you before it comes to us, and we</p> <p>18 listen to what you guys have to say. It will be</p> <p>19 helpful.</p> <p>08:19:06PM 20 MR. PRISBY: John just brought up at</p> <p>21 the end of the last meeting as a discussion</p> <p>22 point. I guess I got thrown under the bus to</p>

<p style="text-align: right;">26</p> <p>1 start spearheading this.</p> <p>2 CHAIRMAN CASHMAN: Good to have you.</p> <p>3 MS. CRNOVICH: Thank you for coming and</p> <p>4 working on this.</p> <p>5 MR. JABLONSKI: Jim, your Commission, I</p> <p>6 have one recommendation.</p> <p>7 MR. PRISBY: Sure.</p> <p>8 MR. JABLONSKI: You may have done it</p> <p>9 already. I went to Emmanuel Hall to the</p> <p>08:19:24PM 10 Hinsdale Historical Society's archives in the</p> <p>11 basement.</p> <p>12 MR. PRISBY: Right.</p> <p>13 MR. JABLONSKI: They have an incredible</p> <p>14 collection of photos, perhaps, going back as far</p> <p>15 as 1885. And you will be stunned at some of the</p> <p>16 lighting that was in town.</p> <p>17 MR. PRISBY: We have seen some of them.</p> <p>18 MR. JABLONSKI: First and Washington</p> <p>19 had a big, big Walgreen's sign, neon. All the</p> <p>08:19:40PM 20 dry cleaners put up clocks with neon signs.</p> <p>21 CHAIRMAN CASHMAN: It is interesting</p> <p>22 the history of the downtown. The 1920s were the</p>	<p style="text-align: right;">28</p> <p>1 MR. PRISBY: I believe she did.</p> <p>2 CHAIRMAN CASHMAN: Yes.</p> <p>3 MR. PRISBY: She knows her stuff.</p> <p>4 She's terrific.</p> <p>5 MR. JABLONSKI: Tell her to bring all</p> <p>6 the photos that depict reality.</p> <p>7 MR. PRISBY: And I think that's what's</p> <p>8 important is to create something like you are</p> <p>9 talking about that is maybe more encouragement</p> <p>08:20:43PM 10 and less no.</p> <p>11 CHAIRMAN CASHMAN: Right. I mean the</p> <p>12 only thing we can clearly say no in our signage</p> <p>13 code is neon because there was that, there was</p> <p>14 someone who listed -- They never got, I think</p> <p>15 it's in the planning; but they were looking to</p> <p>16 do a restaurant in the old Foster's store. And</p> <p>17 they wanted to do a sign. It's a big, kind of</p> <p>18 old-style, with a martini glass maybe. I don't</p> <p>19 know what it was going to be.</p> <p>08:21:04PM 20 MR. PRISBY: It was an arrow coming in.</p> <p>21 It was about 11 times the size of the ordinance.</p> <p>22 CHAIRMAN CASHMAN: Yes. And I remember</p>
<p style="text-align: right;">27</p> <p>1 roaring -- That's when most of it happened, and</p> <p>2 what was going on in the '20s is not necessarily</p> <p>3 all gooseneck lamps.</p> <p>4 MR. PRISBY: Right.</p> <p>5 MR. JABLONSKI: There were no gooseneck</p> <p>6 lamps. I could not find a gooseneck lamp. But</p> <p>7 I kind of liked the Walgreen's sign.</p> <p>8 MR. KRILLENBERGER: It was Bedford</p> <p>9 Falls without George Bailey. It was craziness.</p> <p>08:20:06PM 10 MR. JABLONSKI: You might want to meet</p> <p>11 with those people. The curator there is a</p> <p>12 wonderful young lady. And they will walk you</p> <p>13 through the photographs. They would even put a</p> <p>14 presentation together for you.</p> <p>15 MR. PRISBY: I'm sure they would. I</p> <p>16 mean Shannon and Sandy are on our board.</p> <p>17 MR. JABLONSKI: Oh, okay.</p> <p>18 CHAIRMAN CASHMAN: Oh, that's right.</p> <p>19 MR. PRISBY: They bring material</p> <p>08:20:17PM 20 constantly.</p> <p>21 CHAIRMAN CASHMAN: Sandy wrote the</p> <p>22 book, right, Beautiful Hinsdale.</p>	<p style="text-align: right;">29</p> <p>1 like I finally saw this email where they were</p> <p>2 giving Chan a hard time, like, Well, if Hinsdale</p> <p>3 would ever want to like cooperate and encourage</p> <p>4 businesses.</p> <p>5 I'm like it couldn't have been the</p> <p>6 sign that queered the whole deal. It must have</p> <p>7 been something else about it, the cost of the</p> <p>8 kitchen or something that caused them to go</p> <p>9 sideways. They could have stood a nice sign,</p> <p>08:21:28PM 10 not necessarily neon.</p> <p>11 MR. PRISBY: I'm sure we will keep you</p> <p>12 updated.</p> <p>13 CHAIRMAN CASHMAN: Thanks, Jim.</p> <p>14 Appreciate it.</p> <p>15 Any other comment, discussion?</p> <p>16 MR. JABLONSKI: I would make a</p> <p>17 recommendation that we table this until they</p> <p>18 finish their discussion.</p> <p>19 MR. KRILLENBERGER: I would agree with</p> <p>08:21:42PM 20 that.</p> <p>21 CHAIRMAN CASHMAN: Well, we will just</p> <p>22 have to keep continuing it. So we have a motion</p>

1 to continue this to next month, and we'll see
2 where everybody is at next month and take it
3 from there. We are not in any hurry. If we are
4 going to change something in our Code, it needs
5 to be done right.

6 MS. CRNOVICH: Done right.

7 MR. JABLONSKI: And this one paragraph
8 is not done right.

9 CHAIRMAN CASHMAN: Correct.

08:22:06PM

10 MR. JABLONSKI: In my humble question.

11 CHAIRMAN CASHMAN: Do I have a motion
12 to continue Case A-45-2018 to our
13 February meeting?

14 MS. CRNOVICH: So moved.

15 MS. FIASCONE: Second.

16 CHAIRMAN CASHMAN: Jim?

17 MR. KRILLENBERGER: Aye.

18 MR. PETERSON: Aye.

19 MR. JABLONSKI: Aye.

08:22:26PM

20 CHAIRMAN CASHMAN: Aye.

21 MS. CRNOVICH: Aye.

22 MS. FIASCONE: Aye.

1 CHAIRMAN CASHMAN: Do I have a motion
2 to adjourn?

3 MR. KRILLENBERGER: I will so motion.

4 CHAIRMAN CASHMAN: All in favor?

5 (A chorus of ayes.)

6 * * *

7 (Whereupon the further hearing of
8 the above-entitled cause was
9 continued to February 20, 2019, at
10 7:30 p.m.)
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1 STATE OF ILLINOIS)

) ss.

2 COUNTY OF DU PAGE)

3

4 I, JANICE H. HEINEMANN, CSR, RDR,
5 CRR, do hereby certify that I am a court
6 reporter doing business in the State of
7 Illinois, that I reported in shorthand the
8 testimony given at the hearing of said cause,
9 and that the foregoing is a true and correct
10 transcript of my shorthand notes so taken as
11 aforesaid.

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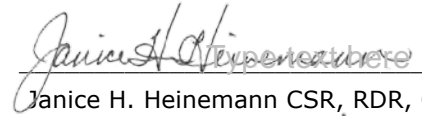
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Janice H. Heinemann CSR, RDR, CRR
License No. 084-001391

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STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
Case A-45-2018 - Zoning Code Text)
Amendment to Section 9-106(J)(7))
to prohibit internally illuminated)
signage in the B-2 Central Business)
District)

REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 14th day of November, 2018, at the hour of 8:12 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. DEBRA BRASELTON, Member;

MS. JULIE CRNOVICH, Member;

MR. GERALD JABLONSKI, Member;

MR. JIM KRILLENBERGER, Member;

MR. MARK WILLOBEE, Member;

MR. TROY UNELL, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. LANCE MALINA, Village Attorney.</p> <p>4 * * *</p> <p>5 CHAIRMAN CASHMAN: This is Case</p> <p>6 No. A-45-2018. This is a Zoning Code Text</p> <p>7 Amendment to Section 9-106(J)(7) to prohibit</p> <p>8 internally illuminated signage in the B-2</p> <p>9 Central Business District.</p> <p>08:12:44PM 10 And Lance is lucky, he gets to get</p> <p>11 out of here for this one.</p> <p>12 MR. MALINA: Chan just wanted me here</p> <p>13 in case --</p> <p>14 CHAIRMAN CASHMAN: No, we appreciate</p> <p>15 it. You wrote the memo so it was great.</p> <p>16 MR. MALINA: But you did exactly the</p> <p>17 right thing. It was your job to apply those</p> <p>18 principles; but I just wanted to correct the</p> <p>19 sort of the idea that -- the sole fact that it</p> <p>08:13:03PM 20 applies, yes.</p> <p>21 CHAIRMAN CASHMAN: Thanks, Lance.</p> <p>22 MS. CRNOVICH: Happy Thanksgiving.</p>	<p style="text-align: center;">4</p> <p>1 prefer the goose-neck, external type of</p> <p>2 lighting. So I really think this is where this</p> <p>3 request is coming from.</p> <p>4 And it's a request to prohibit</p> <p>5 illuminated signage, backlit signage, as even a</p> <p>6 request; so they can't even request it for the</p> <p>7 Historic District.</p> <p>8 MS. CRNOVICH: Chan, could you explain</p> <p>9 HPC, their role, in reviewing signage? I know</p> <p>08:14:41PM 10 there has been some questions from certain Plan</p> <p>11 commissioners of why does HPC even get to have,</p> <p>12 even get to remark on signage. I know that's</p> <p>13 something that's only been going on for a couple</p> <p>14 years.</p> <p>15 MR. YU: Right. So it's in Title 14.</p> <p>16 It's always been there.</p> <p>17 MS. CRNOVICH: So it wasn't always --</p> <p>18 MR. YU: It wasn't always enforced.</p> <p>19 But in terms of signage, the Historic</p> <p>08:15:04PM 20 Preservation Commission does make a</p> <p>21 recommendation to the Plan Commission.</p> <p>22 CHAIRMAN CASHMAN: Right, to us.</p>
<p style="text-align: center;">3</p> <p>1 MR. MALINA: Same to all of you. Good</p> <p>2 night.</p> <p>3 (Exit Mr. Lance Malina.)</p> <p>4 CHAIRMAN CASHMAN: Okay, Chan. One</p> <p>5 thing I pointed out to Chan, for some reason he</p> <p>6 said he was fighting with Adobe. The</p> <p>7 application online was a duplicate of the</p> <p>8 previous one and then he was hoping to get that</p> <p>9 changed today. So the one that's currently</p> <p>08:13:35PM 10 online is correct?</p> <p>11 MR. YU: Yes.</p> <p>12 CHAIRMAN CASHMAN: Okay, Chan. Fire</p> <p>13 away.</p> <p>14 MR. YU: So this is a text amendment</p> <p>15 request. I think it was really spearheaded by a</p> <p>16 few of the trustees and Historic Preservation</p> <p>17 commissioners. As you know, signage is reviewed</p> <p>18 a week prior to when the Plan Commission reviews</p> <p>19 signage downtown. And from my experience,</p> <p>08:14:00PM 20 illuminated signage is just, backlit illuminated</p> <p>21 signage, has just been -- The HPC is very</p> <p>22 opposed to it based on my experience. They</p>	<p style="text-align: center;">5</p> <p>1 MS. CRNOVICH: Which I think is a good</p> <p>2 thing.</p> <p>3 CHAIRMAN CASHMAN: One thing that I</p> <p>4 thought was interesting here is it doesn't say</p> <p>5 who this was from. I mean by listening, I went</p> <p>6 back and watched the video, Luke clearly was in</p> <p>7 favor of this. I think he was the one who spoke</p> <p>8 to it. They reference someone at the Historic</p> <p>9 Preservation Commission, but they don't list any</p> <p>08:15:34PM 10 names. They don't even list the trustees that</p> <p>11 thought this was a good idea. I mean that in</p> <p>12 itself bothers me. Just that --</p> <p>13 MS. CRNOVICH: Well, certain.</p> <p>14 CHAIRMAN CASHMAN: Certain. Then who</p> <p>15 specifically?</p> <p>16 MS. CRNOVICH: As Chan and Steve know,</p> <p>17 I was hoping to get this discussed at HPC so we</p> <p>18 at least could listen to hear what they had to</p> <p>19 say, their recommendations. And I really feel</p> <p>08:15:56PM 20 that they would have had some valued input with</p> <p>21 the reasoning behind this.</p> <p>22 CHAIRMAN CASHMAN: But they have no</p>

<p style="text-align: center;">6</p> <p>1 involvement in text amendments.</p> <p>2 MS. CRNOVICH: No, but they do with</p> <p>3 signage and just as --</p> <p>4 CHAIRMAN CASHMAN: But why aren't they</p> <p>5 here?</p> <p>6 MS. CRNOVICH: Do they even know it's</p> <p>7 on our agenda?</p> <p>8 CHAIRMAN CASHMAN: I would think so,</p> <p>9 I'm pretty sure, one of the unnamed people.</p> <p>08:16:14PM 10 It's not like there are 50 people.</p> <p>11 MS. BRASELTON: Don't they meet right</p> <p>12 before we do?</p> <p>13 CHAIRMAN CASHMAN: They usually do.</p> <p>14 MS. CRNOVICH: No. They meet at a</p> <p>15 different time. I saw it wasn't on their agenda</p> <p>16 for discussion, and I really feel it should have</p> <p>17 been discussed by HPC. So we could have heard</p> <p>18 their side, and then I know what your opinion is</p> <p>19 on this and --</p> <p>08:16:31PM 20 CHAIRMAN CASHMAN: You don't know what</p> <p>21 my opinion is.</p> <p>22 MS. CRNOVICH: You talked about it at</p>	<p style="text-align: center;">8</p> <p>1 one of the trustees that I thought had a really</p> <p>2 good point about it, he said, you know, we go</p> <p>3 through and we have rejected bad designs; and I</p> <p>4 think there could be a very good internally</p> <p>5 illuminated sign. And if you do this, I mean</p> <p>6 it's not even possible. This doesn't even</p> <p>7 eliminate just internally illuminated.</p> <p>8 There is I think a fantastic</p> <p>9 internally illuminated sign for Bluemercury.</p> <p>08:17:38PM 10 It's like a makeup place. I have never gone in</p> <p>11 there, but it's on the outside. I mean you can</p> <p>12 barely tell it's illuminated. It's a halo</p> <p>13 illumination. That would eliminate that.</p> <p>14 MS. BRASELTON: I know the sign very</p> <p>15 well.</p> <p>16 MS. CRNOVICH: How many of these signs</p> <p>17 do we have in the Historic District?</p> <p>18 CHAIRMAN CASHMAN: Exactly. I went and</p> <p>19 drove around yesterday. I had my daughter</p> <p>08:17:54PM 20 drive, which is interesting, since she got a</p> <p>21 permit. There are a total of 15 illuminated</p> <p>22 signs in the downtown area, internally</p>
<p style="text-align: center;">7</p> <p>1 the last meeting, Steve.</p> <p>2 CHAIRMAN CASHMAN: My opinion might</p> <p>3 have changed. I hadn't seen it.</p> <p>4 MS. BRASELTON: I wasn't here last time</p> <p>5 so this is all new.</p> <p>6 MS. CRNOVICH: I just like to hear both</p> <p>7 sides.</p> <p>8 CHAIRMAN CASHMAN: One thing that</p> <p>9 bothers me, I think this is like -- I mean we</p> <p>08:16:47PM 10 are talking about changing our Code. And not a</p> <p>11 minor thing, this is something that impacts</p> <p>12 businesses. We are clamoring that we have too</p> <p>13 many empty spaces in the city, in the town. And</p> <p>14 we are talking about changing it, and there is</p> <p>15 actually no data to support this. I mean this</p> <p>16 is about as irrational -- What is the other</p> <p>17 word?</p> <p>18 MR. WILLOBEE: Arbitrary.</p> <p>19 MR. JABLONSKI: Arbitrary.</p> <p>08:17:07PM 20 CHAIRMAN CASHMAN: -- arbitrary as can</p> <p>21 be with two unnamed people. Luke at least said</p> <p>22 what his opinion was on it. I thought there was</p>	<p style="text-align: center;">9</p> <p>1 illuminated. The vast majority are not</p> <p>2 illuminated.</p> <p>3 And one reason I think it is</p> <p>4 because we roll up our sidewalk at 5 o'clock. I</p> <p>5 mean, our town, you could shoot a canon through</p> <p>6 it at night.</p> <p>7 MS. CRNOVICH: Except the restaurants.</p> <p>8 CHAIRMAN CASHMAN: Except the</p> <p>9 restaurants.</p> <p>08:18:15PM 10 MR. JABLONSKI: And FedEx.</p> <p>11 CHAIRMAN CASHMAN: Right. Oh, thank</p> <p>12 God. I mean if a national chain wanted -- I</p> <p>13 mean people are usually upset with us when they</p> <p>14 come to do signs. They think we are too</p> <p>15 restrictive. Now, we are like, well, you can't</p> <p>16 do illumination.</p> <p>17 MS. CRNOVICH: I don't think we are</p> <p>18 restrictive enough.</p> <p>19 CHAIRMAN CASHMAN: Well, that's your</p> <p>08:18:28PM 20 opinion. But I can't say -- If there was some</p> <p>21 real data to this. But how about the Chamber of</p> <p>22 Commerce? You know, I would want to hear from</p>

<p style="text-align: center;">10</p> <p>1 them. I would want to survey all the businesses 2 in town and see what their take is because maybe 3 they are in favor of it. 4 But to just say a couple people 5 want to do this and let's change the Code, I 6 just think it's irresponsible. I just don't 7 think we should be acting that way. We are a 8 Historic District. How many are there in the 9 state? How many other towns have restrictions 10 on signage? 11 MS. CRNOVICH: Galena. 12 CHAIRMAN CASHMAN: Galena, right. But 13 Barrington, same downtown area. They have 14 got -- 15 MS. CRNOVICH: Geneva. 16 CHAIRMAN CASHMAN: They have 17 guidelines. But do they restrict internally 18 illuminated? 19 MS. CRNOVICH: Yes, in the historic 20 district. 21 CHAIRMAN CASHMAN: Where is the data? 22 Look at Barrington, which is a very similar</p>	<p style="text-align: center;">12</p> <p>1 was going to say, to get more data. 2 MS. BRASELTON: You both raise really 3 good points. But Chan is left here to put this 4 application forth with nobody else asking for 5 it. 6 MS. CRNOVICH: I did my own research. 7 I think the biggest eyesore, where this came 8 from, was from MyEyeDr., which I think everybody 9 here will agree it is an eyesore. 10 MR. KRILLENBERGER: Ironically. 11 CHAIRMAN CASHMAN: See, I wouldn't 12 agree. 13 MS. CRNOVICH: Oh, so many people. 14 CHAIRMAN CASHMAN: But that's your 15 personal preference. 16 MS. CRNOVICH: Right. 17 CHAIRMAN CASHMAN: And that should not 18 be -- A Code should not be personal 19 preferences. That's why I'm saying I'm not 20 necessarily opposed to this idea, but it has to 21 be based on some type of criteria. This is 22 irrational. I mean if we had all this data --</p>
<p style="text-align: center;">11</p> <p>1 community to ours. They have not restricted, 2 but they have signage guidelines that I think 3 are fantastic. I mean it's basically to guide 4 people like us. And it talks about how they 5 encourage these other types of illumination. 6 And they have examples, and they show what's 7 positive. 8 If we as trustees, as 9 commissioners, had that, I think any time we 10 have an internally illuminated sign we put it 11 through the ringer on whether these meet the 12 criteria. 13 But how do you ask us to change the 14 Code based on no data? I think we would be 15 negligent to change it. I think it's just a 16 knee-jerk reaction. What's next, streetlights, 17 the color blue? I mean it's just, it's 18 arbitrary. 19 MS. BRASELTON: Do we have the 20 opportunity to continue this? 21 CHAIRMAN CASHMAN: Oh, absolutely. 22 MS. CRNOVICH: That's exactly what I</p>	<p style="text-align: center;">13</p> <p>1 And then how about our community? 2 I would want to talk to the head of Chamber of 3 Commerce, the head of development for the 4 Village of Hinsdale. 5 MR. KRILLENBERGER: That's right. 6 CHAIRMAN CASHMAN: When we are talking 7 to people, Oh, I'm sorry, you can't illuminate 8 your sign. We need to know if this is going to 9 impact. And what's more important, when the 10 Hinsdale Theatre was built in 1925, you think 11 that thing wasn't illuminated? It was glowing. 12 It was a historic building. 13 MS. CRNOVICH: Well, it wasn't historic 14 in 1925. 15 CHAIRMAN CASHMAN: I know. But that's 16 what we are harkening back to, which is most of 17 downtown was built in -- most of the buildings 18 were in the '20s. 19 MR. JABLONSKI: Electricity has been 20 around for 130 years. 21 MS. CRNOVICH: Well, you know, and I 22 guess we --</p>

<p style="text-align: right;">14</p> <p>1 MR. JABLONSKI: Historic is a good 2 point. 3 MS. CRNOVICH: I feel that signage, we 4 have too much visual clutter. 5 CHAIRMAN CASHMAN: You can see, it 6 could all be halo. One thing is interesting. 7 Look at Barrington when they talk about 8 internally illuminated, and one thing they are 9 really strict about is they don't want the 10 entire thing to illuminate. They want when it 11 goes into nighttime mode that the lettering will 12 be backlit basically. 13 So if you took MyEyeDr., if they 14 had that criteria, it would still be internally 15 illuminated; but it would be toned down a bit. 16 That's where I think this is a 17 concept that needs, if it goes forward, it just 18 needs to be considered properly because it might 19 make sense. But I think to ask us to vote on 20 this with no information, basically just show us 21 how you are changing this paragraph, I think 22 it's really not the way to do business. We</p>	<p style="text-align: right;">16</p> <p>1 approach. Maybe we could encourage something. 2 Even if you just said you're encouraged to use 3 something, it would change the thing. 4 But if you say what he's saying, 5 you couldn't even come in front of us with a 6 sign. I just think that bothers me. And then 7 we have these empty stores that sit there, and 8 they don't get filled. 9 And right now I think our town is a 10 little sleepy at night. We have some 11 restaurants, thank God, finally. But stores 12 don't stay open. And that's why I have been 13 pushing the parking garage. I think it's going 14 to be so crucial to have those parking spaces. 15 If we were truly a successful town after like 16 5 o'clock, these stores would be staying open to 17 8:00 or 9 o'clock at night. Maybe if that was 18 the scenario, they'd want illumination. 19 MS. BRASELTON: But do people, we don't 20 even know if people want the stores open to 8:00 21 or 9:00 at night, we don't know because we -- 22 CHAIRMAN CASHMAN: Right.</p>
<p style="text-align: right;">15</p> <p>1 should have all this data. I mean all the 2 historic districts in northern Illinois, I would 3 like to see their codes, specifically how they 4 handle signage, what's allowed, what's not. 5 MS. CRNOVICH: I think it should be 6 historic districts, not all of northern 7 Illinois. 8 CHAIRMAN CASHMAN: Yes, that's what I 9 mean. No, historic districts in -- Like I 10 don't know that I would put Galena in our mix. 11 Galena is a destination town, a historic town. 12 I would like to see something, you know, take 13 suburban Chicago, from Lake Forest down to 14 Orland Park. 15 MS. BRASELTON: Orland Park. 16 CHAIRMAN CASHMAN: There is a bunch of 17 them. Glen Ellyn nearby. We have a bunch that 18 have them. Glen Ellyn you can have illuminated 19 signs. They have restrictions. I mean their 20 sign ordinance is more detailed than ours. I 21 just think we could have information, maybe we 22 could come up with something different than this</p>	<p style="text-align: right;">17</p> <p>1 MS. BRASELTON: Might this be, it seems 2 like this would be amenable to a study group or 3 a subcommittee or something. 4 CHAIRMAN CASHMAN: Right. I think it's 5 a good question for sure. 6 MS. BRASELTON: It is a good question. 7 MS. CRNOVICH: That's why I was hoping 8 HPC could give their opinion. Or it's too bad 9 Scott is not here tonight. I mean he's the 10 chair of HPC. 11 MS. BRASELTON: Well, they are the 12 applicants, they should be here. 13 CHAIRMAN CASHMAN: Who is the 14 Village -- head of development for the Village 15 now, is that Robb? 16 MR. YU: Yes. 17 CHAIRMAN CASHMAN: Robb is meeting with 18 potential tenants constantly trying to fill up 19 empty stores, that we should hear from the 20 Village. We should hear from the Chamber of 21 Commerce for sure because they represent all the 22 businesses.</p>

<p style="text-align: center;">18</p> <p>1 And then why not do a survey of the 2 businesses, just ask them a simple question. 3 They might like, say if you asked the Village -- 4 Because it's really the majority are not 5 illuminated right now, the vast majority. You 6 are talking 15 total signs in the downtown area. 7 And some I counted are actually not because it's 8 like the Harris Bank is not in this District. 9 It's just across the street, it's got an 10 illuminated sign.</p> <p>08:24:07PM</p> <p>11 It would be interesting. Maybe it 12 makes sense to do it. That's where I was 13 thinking I was totally opposed to it. But when 14 I really drove around and looked, I went, I 15 don't think it's a problem, you might not like 16 that one sign but --</p> <p>17 MS. CRNOVICH: There are a couple more. 18 FedEx.</p> <p>19 CHAIRMAN CASHMAN: But if there were 20 ordinances on architectural design, Frank Lloyd 21 Wright would not have built a single house in 22 the United States.</p> <p>08:24:22PM</p>	<p style="text-align: center;">20</p> <p>1 CHAIRMAN CASHMAN: The old 2 Schweidler's, I think that's one of the most 3 amazing designs. You never would think he did 4 that. It's just a fascinating design. 5 MR. KRILLENBERGER: He approved the 6 plan for this building as part of the Plan 7 Commission chairmanship. 8 MS. CRNOVICH: That was not on the 9 program Sunday. 10 MR. KRILLENBERGER: I read it on the 11 Internet, must be true. 12 Yet to pile on a little bit, this 13 is a business development issue. And I share 14 your misgivings, Julie, about some of the 15 illuminated signs including MyEyeDr., whatever 16 it's called. 17 But when FedEx appeared before us, 18 and I think it was probably Robb who said we 19 have been trying really hard to get some 20 national tenants to come to downtown Hinsdale, 21 and they bring illuminated signs. Hopefully, 22 they are tasteful. Hopefully, the lumens are</p> <p>08:25:18PM</p> <p>08:25:46PM</p>
<p style="text-align: center;">19</p> <p>1 MS. BRASELTON: Good point. 2 CHAIRMAN CASHMAN: I mean I think 3 what's really funny in the 1920s Hinsdale passed 4 a -- what was it -- a Grecian Revival code. 5 They only wanted Greek Revival architecture. 6 MS. CRNOVICH: I thought that it was 7 more Colonial. Was it Grecian? 8 CHAIRMAN CASHMAN: Yes. How crazy was 9 that? 10 MR. WILLOBEE: Crazy. 11 CHAIRMAN CASHMAN: Obviously it got 12 knocked out because it was a bad idea. 13 MS. CRNOVICH: Did that come from Zook, 14 too? 15 CHAIRMAN CASHMAN: Probably not. Zook 16 was a very creative architect. He did all kinds 17 of stuff. 18 MS. BRASELTON: No. She's saying did 19 he propose that. 20 MS. CRNOVICH: I think he was the first 21 chair of the Plan Commission. 22 MR. KRILLENBERGER: He was.</p> <p>08:24:46PM</p> <p>08:25:57PM</p>	<p style="text-align: center;">21</p> <p>1 down. And we can have lumen meters and make 2 sure they are within our standards. 3 But once again, I trust this Plan 4 Commission and future plan commissions to make 5 sure that we do what's right for the Village in 6 all respects, visually, from a business 7 perspective, across all spectrums in 8 consideration. So I don't know if we are going 9 to vote on this, but I think this is too much. 10 MS. CRNOVICH: We need more 11 information. If, for an example, I think this 12 is MyEyeDr., I think this is Lake Forest. 13 MR. BRASELTON: Can you pass it around. 14 MS. CRNOVICH: Yes. 15 MS. BRASELTON: That is not 16 illuminated? I can't tell. 17 MR. KRILLENBERGER: It looks like it's 18 just -- 19 MS. CRNOVICH: I don't think it is. 20 And I found other ones around the country. And 21 this is just a quick Google search where they 22 are not internally illuminated. And I quickly</p> <p>08:26:23PM</p> <p>08:26:48PM</p>

<p style="text-align: right;">22</p> <p>1 just looked at FedEx and MyEyeDr.</p> <p>2 CHAIRMAN CASHMAN: Did you find FedEx</p> <p>3 is not illuminated?</p> <p>4 MS. CRNOVICH: Yes.</p> <p>5 MS. BRASELTON: Really.</p> <p>6 MS. CRNOVICH: Let's see, this one and</p> <p>7 I have another one that I did not print. I'll</p> <p>8 have to go back and --</p> <p>9 MS. BRASELTON: I'm intrigued by the</p> <p>08:27:18PM 10 halo illumination.</p> <p>11 CHAIRMAN CASHMAN: Halo, I think that's</p> <p>12 one thing in Barrington they really encourage</p> <p>13 because you can still see, like it says Bank One</p> <p>14 or whatever, because it's like the shadow of the</p> <p>15 letter so it's a subtle thing. That's an</p> <p>16 internally illuminated sign so that would be</p> <p>17 excluded. So maybe that, maybe that type of</p> <p>18 illumination should be left.</p> <p>19 That's just even what is the</p> <p>08:27:43PM 20 definition of what's an illuminated sign. What</p> <p>21 are we allowing? We have done a lot of halo</p> <p>22 signs here recently, and I think they look</p>	<p style="text-align: right;">24</p> <p>1 ones. It needs to be broken out.</p> <p>2 I would be okay with extending this</p> <p>3 because then at least we could have some data.</p> <p>4 Without data I think we would be compelled to</p> <p>5 vote no, unless you just are dead set against</p> <p>6 any illumination in signs. But then I'd say why</p> <p>7 not have -- eliminate goosenecks? Why not</p> <p>8 eliminate anything?</p> <p>9 MS. CRNOVICH: Oh, I think there is a</p> <p>08:28:51PM 10 big difference between the goosenecks and the --</p> <p>11 CHAIRMAN CASHMAN: The tricky part that</p> <p>12 we don't even have covered are those illuminated</p> <p>13 things inside the stores.</p> <p>14 MS. CRNOVICH: Although, I think we</p> <p>15 will all agree that our signage code needs to be</p> <p>16 totally redone. I just think being a Historic</p> <p>17 District, I think there is the charm to that,</p> <p>18 the character of the District, and a lot of</p> <p>19 these signs take away. It's visual clutter to</p> <p>08:29:15PM 20 me from some of these beautiful buildings. Why</p> <p>21 have a Historic District? But I do agree with</p> <p>22 you that we could use some more information.</p>
<p style="text-align: right;">23</p> <p>1 decent.</p> <p>2 But I wouldn't want the whole town</p> <p>3 a bunch of gooseneck things. That's going to</p> <p>4 look like Disneyland. Disneyland is fake. And</p> <p>5 commerce and business, you know, Rome wasn't</p> <p>6 created the way it looks. It was knocked down,</p> <p>7 rebuilt, and the good stuff lasts. If it's ugly</p> <p>8 and it's poorly done, it gets demolished. And</p> <p>9 Hinsdale is the same way. I think the good</p> <p>08:28:12PM 10 stuff will say.</p> <p>11 And people choose. Look at</p> <p>12 Starbucks chose not to put in an internally</p> <p>13 illuminated sign. I mean we didn't ask them. I</p> <p>14 mean most of the signs are not internally</p> <p>15 illuminated. I mean you are talking about a</p> <p>16 small percentage. But even that, the fact that</p> <p>17 there is numbers on it should be exactly, how</p> <p>18 many are --</p> <p>19 You know, because in the Historic</p> <p>08:28:27PM 20 District there are like contributing buildings,</p> <p>21 which mean the good ones. And then there are</p> <p>22 noncontributing ones, which is meaning the ugly</p>	<p style="text-align: right;">25</p> <p>1 CHAIRMAN CASHMAN: We could.</p> <p>2 MS. CRNOVICH: Like I think Geneva, I</p> <p>3 love their zoning code.</p> <p>4 CHAIRMAN CASHMAN: I would like to see</p> <p>5 all of them. It would just be interesting to</p> <p>6 know.</p> <p>7 MR. CRNOVICH: Poor Chan. It sounds</p> <p>8 like a lot of work.</p> <p>9 CHAIRMAN CASHMAN: Well, yes. We could</p> <p>08:29:39PM 10 continue it for two months if you'd like. It's</p> <p>11 just without the data we are just shooting in</p> <p>12 the dark. We could be doing something that's a</p> <p>13 total mistake, and how are we ever going to</p> <p>14 change it; we can't. Once the trustees revise</p> <p>15 this, it wasn't like it was a unanimous vote by</p> <p>16 the trustees or the entire Historic Preservation</p> <p>17 Commission came in front of us. We had no --</p> <p>18 This is like maybe two people.</p> <p>19 MS. CRNOVICH: They should have come</p> <p>08:30:04PM 20 before us, though. I have a problem with that.</p> <p>21 Why couldn't they add it to their agenda? I</p> <p>22 really feel they should have discussed this</p>

<p style="text-align: center;">26</p> <p>1 before we did. I hope if this moves forward</p> <p>2 that it can be added to their agenda.</p> <p>3 CHAIRMAN CASHMAN: Along with them, I</p> <p>4 want to hear from the businesses, Chamber of</p> <p>5 Commerce, our own head of development for the</p> <p>6 town.</p> <p>7 MS. CRNOVICH: I think Chamber of</p> <p>8 Commerce, I think if you go to all the</p> <p>9 businesses that's an awful lot of work.</p> <p>08:30:27PM 10 MS. BRASELTON: Well, it's up to the</p> <p>11 applicants to bring the issue to us. It's not</p> <p>12 up to us to --</p> <p>13 CHAIRMAN CASHMAN: Right. And the</p> <p>14 applicant is the Village of Hinsdale. Come on,</p> <p>15 they have time, money. Chan will be getting his</p> <p>16 steps in.</p> <p>17 MR. YU: Yeah.</p> <p>18 CHAIRMAN CASHMAN: They literally could</p> <p>19 just, they could do it through the Chamber of</p> <p>08:30:47PM 20 Commerce.</p> <p>21 MS. CRNOVICH: They could do it through</p> <p>22 the Chamber at one of their meetings maybe.</p>	<p style="text-align: center;">28</p> <p>1 don't know how they came up with this thing</p> <p>2 because Barrington is not like a humongous town,</p> <p>3 but it is so well done. They have examples and</p> <p>4 dimensions, like good example, bad example. And</p> <p>5 it's really interesting how it's written because</p> <p>6 it talks about encouraging things.</p> <p>7 This is where like our parking</p> <p>8 ordinance is super weak. It does not spell out</p> <p>9 exactly how many landscape islands there should</p> <p>08:31:52PM 10 be. It just talks about how many trees there</p> <p>11 should be. The Village parking lot, it's right</p> <p>12 in the downtown Historic District, is the</p> <p>13 ugliest parking lot in the western --</p> <p>14 MS. CRNOVICH: But because it's owned</p> <p>15 by the Village --</p> <p>16 CHAIRMAN CASHMAN: And they don't want</p> <p>17 to spend any money on it.</p> <p>18 MS. CRNOVICH: But they aren't required</p> <p>19 to do any landscaping.</p> <p>08:32:04PM 20 CHAIRMAN CASHMAN: They exempted</p> <p>21 themselves from it.</p> <p>22 MS. CRNOVICH: Well, actually there is</p>
<p style="text-align: center;">27</p> <p>1 CHAIRMAN CASHMAN: Yes. Chamber of</p> <p>2 Commerce, that would be something that their</p> <p>3 membership might be interested in, some of</p> <p>4 them -- most of them being impacted in the</p> <p>5 downtown area.</p> <p>6 MS. CRNOVICH: I think they are very</p> <p>7 good at promoting the charm in the Historic</p> <p>8 District and the character.</p> <p>9 CHAIRMAN CASHMAN: But I also --</p> <p>08:31:06PM 10 MS. CRNOVICH: I mean If you want a lot</p> <p>11 of lights, go to Naperville.</p> <p>12 CHAIRMAN CASHMAN: I just never have</p> <p>13 seen signage as a problem in Hinsdale. I think</p> <p>14 you need to have visual variety. I think it's</p> <p>15 crazy that white is a color in our zoning</p> <p>16 ordinance. I think that's too restrictive. I</p> <p>17 mean we are looking at counting colors in</p> <p>18 TinkRworks, that's a nice looking logo and sign.</p> <p>19 We have a very restrictive sign ordinance</p> <p>08:31:26PM 20 already, but we don't have any guidelines.</p> <p>21 The guidelines, you should look at</p> <p>22 the one from Barrington. It's so well done. I</p>	<p style="text-align: center;">29</p> <p>1 a section in the Code that says any government-</p> <p>2 owned parking lots do not have to meet the</p> <p>3 requirements.</p> <p>4 CHAIRMAN CASHMAN: I think it's</p> <p>5 terrible. I think the Village should be held to</p> <p>6 the highest standard. We should have the best</p> <p>7 parking lots. Instead we have this thing, it's</p> <p>8 like a wasteland of asphalt. And every person</p> <p>9 who drives past and goes to Naperville, looks</p> <p>08:32:24PM 10 out, they go, Look at that. I mean it's a dump.</p> <p>11 MS. CRNOVICH: Well, we do need more</p> <p>12 landscaping, too. Less signage and more</p> <p>13 landscaping, how is that?</p> <p>14 MS. BRASELTON: You two are saying</p> <p>15 exactly the same thing about the signage in just</p> <p>16 different ways.</p> <p>17 MS. CRNOVICH: We are. But I think</p> <p>18 Hinsdale, I think their signage code, I think,</p> <p>19 is way too lax. Now, I like LaGrange. Look at</p> <p>08:32:45PM 20 their signage code. It's a good -- And you</p> <p>21 don't see all the clutter in LaGrange. Next</p> <p>22 time you are on the train or you are driving</p>

<p style="text-align: center;">30</p> <p>1 through downtown LaGrange --</p> <p>2 CHAIRMAN CASHMAN: Does LaGrange allow</p> <p>3 internally illuminated sign?</p> <p>4 MS. CRNOVICH: I did not check that.</p> <p>5 MS. BRASELTON: They are everywhere.</p> <p>6 CHAIRMAN CASHMAN: Yes. They are</p> <p>7 everywhere.</p> <p>8 MS. CRNOVICH: But they don't have the</p> <p>9 clutter like Hinsdale.</p> <p>08:33:00PM 10 CHAIRMAN CASHMAN: LaGrange at night is</p> <p>11 alive. Hinsdale is not.</p> <p>12 MS. CRNOVICH: Well, it's a whole</p> <p>13 different town, too.</p> <p>14 CHAIRMAN CASHMAN: But people are</p> <p>15 shopping at night.</p> <p>16 MS. CRNOVICH: They have the condos and</p> <p>17 you have the apartments, and you have a young</p> <p>18 crowd there. I think that makes a big</p> <p>19 difference.</p> <p>08:33:12PM 20 CHAIRMAN CASHMAN: Oh, we are old?</p> <p>21 MS. CRNOVICH: The nightlife. You have</p> <p>22 all those condos.</p>	<p style="text-align: center;">32</p> <p>1 CHAIRMAN CASHMAN: Right, but we have</p> <p>2 Historic Preservation now.</p> <p>3 MS. CRNOVICH: Well, there is also like</p> <p>4 Geneva, any signage has to go through HPC. And</p> <p>5 they have, you know, they have the final vote on</p> <p>6 it I think for the historic district anyway.</p> <p>7 So when you are Christmas shopping</p> <p>8 in all these little towns, everybody should be</p> <p>9 looking at signage.</p> <p>08:34:17PM 10 MR. JABLONSKI: And wishing we had</p> <p>11 saltwater taffy shops everywhere.</p> <p>12 MS. CRNOVICH: I would be okay with</p> <p>13 that.</p> <p>14 CHAIRMAN CASHMAN: Right.</p> <p>15 MS. CRNOVICH: I would be okay with</p> <p>16 that.</p> <p>17 MR. JABLONSKI: I don't need any more</p> <p>18 saltwater taffy, I have got Rocky Mountain</p> <p>19 chocolate.</p> <p>08:34:30PM 20 CHAIRMAN CASHMAN: So I guess the</p> <p>21 question is do we have a motion to continue</p> <p>22 this, and then give Chan some idea of the things</p>
<p style="text-align: center;">31</p> <p>1 CHAIRMAN CASHMAN: It is, I know. I'm</p> <p>2 just teasing you.</p> <p>3 But that would be a great</p> <p>4 example. I would like to see Western Springs,</p> <p>5 Clarendon Hills, LaGrange. Those are our</p> <p>6 neighbors. They are not -- Are any of those in</p> <p>7 a historic register?</p> <p>8 MS. CRNOVICH: I don't think so.</p> <p>9 CHAIRMAN CASHMAN: But then there are a</p> <p>08:33:29PM 10 lot. Glen Ellyn is not far, same railroad line.</p> <p>11 They are on the historic register. Barrington,</p> <p>12 Lake Forest.</p> <p>13 MR. JABLONSKI: Winnetka probably.</p> <p>14 CHAIRMAN CASHMAN: I wouldn't be</p> <p>15 surprised. You know, a lot of those towns are</p> <p>16 much more restrictive. They have architectural</p> <p>17 review.</p> <p>18 MS. CRNOVICH: Riverside. Yes. That's</p> <p>19 another difference. Some of the towns that</p> <p>08:33:48PM 20 maybe have a more lax signage code, they have to</p> <p>21 go through architectural review, which makes a</p> <p>22 big difference.</p>	<p style="text-align: center;">33</p> <p>1 we need.</p> <p>2 MS. CRNOVICH: Maybe to like a</p> <p>3 January meeting?</p> <p>4 CHAIRMAN CASHMAN: Can you continue</p> <p>5 more than one month?</p> <p>6 MS. BRASELTON: Do we have a meeting in</p> <p>7 December?</p> <p>8 CHAIRMAN CASHMAN: I'm sure we do.</p> <p>9 MS. CRNOVICH: Yes, we do.</p> <p>08:34:48PM 10 MR. WILLOBEE: But if we're talking</p> <p>11 studies and Chamber of Commerce, so we could</p> <p>12 take longer. So I mean does it make more sense</p> <p>13 to deny as written with a recommendation for</p> <p>14 resetting?</p> <p>15 MR. JABLONSKI: That's a great idea.</p> <p>16 MR. WILLOBEE: And then Chan is not</p> <p>17 under pressure from a continuation.</p> <p>18 CHAIRMAN CASHMAN: Oh, good.</p> <p>19 MR. JABLONSKI: We'll make the people</p> <p>08:35:06PM 20 who want it go back and propose it. We</p> <p>21 shouldn't give him to-dos, more work to do; make</p> <p>22 them think about what they want.</p>

<p style="text-align: center;">34</p> <p>1 MR. KRILLENBERGER: I'm all for that.</p> <p>2 MR. UNELL: Yes. I agree with that</p> <p>3 approach.</p> <p>4 CHAIRMAN CASHMAN: I would be okay with</p> <p>5 that because I think to continue it, it's really</p> <p>6 going to take a long time. Every month --</p> <p>7 MR. KRILLENBERGER: There is no rush.</p> <p>8 MS. CRNOVICH: I wish the Village</p> <p>9 attorney was still here. What do you think,</p> <p>08:35:30PM 10 Chan? Which would be better? I mean to deny it</p> <p>11 is kind of a --</p> <p>12 MR. BRASELTON: Well, there is no like</p> <p>13 harsh --</p> <p>14 MR. WILLOBEE: Deny as written.</p> <p>15 MS. BRASELTON: It's not like they</p> <p>16 can't come back for two years like the ZBA,</p> <p>17 right?</p> <p>18 MS. CRNOVICH: There is, there is a</p> <p>19 limit.</p> <p>08:35:38PM 20 MS. BRASELTON: Maybe he just wants to</p> <p>21 withdraw it. I mean that's an option, too.</p> <p>22 CHAIRMAN CASHMAN: There you go.</p>	<p style="text-align: center;">36</p> <p>1 resubmit.</p> <p>2 MS. CRNOVICH: I think, yes, continue</p> <p>3 is the safest way.</p> <p>4 MR. YU: I'm just not sure because this</p> <p>5 is a text amendment, the Plan Commission makes</p> <p>6 recommendation to the Board. I don't know if</p> <p>7 the Plan Commission can just deny it.</p> <p>8 MS. CRNOVICH: Yes. So continue would</p> <p>9 be best.</p> <p>08:36:35PM 10 MR. YU: Yes.</p> <p>11 CHAIRMAN CASHMAN: Well, we would vote</p> <p>12 on it.</p> <p>13 MR. YU: Vote to deny it.</p> <p>14 MR. WILLOBEE: That's what I meant.</p> <p>15 CHAIRMAN CASHMAN: Yes. Well, some of</p> <p>16 the things I would like, if we are going to see</p> <p>17 this, I really think we need to know numbers in</p> <p>18 that Historic District. What's the breakout? I</p> <p>19 mean how many are illuminated? How many are not</p> <p>08:36:54PM 20 illuminated at all? How many exterior</p> <p>21 illumination?</p> <p>22 MS. CRNOVICH: And add things like if</p>
<p style="text-align: center;">35</p> <p>1 MS. CRNOVICH: I think even he would --</p> <p>2 Yes, it would work. Or how about just continue</p> <p>3 it to February or --</p> <p>4 CHAIRMAN CASHMAN: We have always</p> <p>5 continued stuff to the next meeting so I</p> <p>6 assume strategically --</p> <p>7 MS. CRNOVICH: Well, we can continue it</p> <p>8 to the next meeting and then continue it again.</p> <p>9 CHAIRMAN CASHMAN: Right, that would</p> <p>08:35:59PM 10 give them time to put together some data.</p> <p>11 MS. BRASELTON: I think it's really</p> <p>12 Chan's call. They are the applicant. It's not</p> <p>13 really ours.</p> <p>14 CHAIRMAN CASHMAN: If you are not sure,</p> <p>15 Chan, my recommendation would be we continue it.</p> <p>16 MR. YU: Okay.</p> <p>17 CHAIRMAN CASHMAN: At least you could</p> <p>18 then figure out whether in the next month we</p> <p>19 should vote on it and then allow --</p> <p>08:36:18PM 20 MR. YU: Right.</p> <p>21 CHAIRMAN CASHMAN: I wouldn't want to</p> <p>22 deny it and then find out that they can't</p>	<p style="text-align: center;">37</p> <p>1 they are illuminated do they have to go through</p> <p>2 design review, which I think would make a</p> <p>3 difference.</p> <p>4 CHAIRMAN CASHMAN: How would they know</p> <p>5 that?</p> <p>6 MR. KRILLENBERGER: Well, everything</p> <p>7 would be grandfathered; right?</p> <p>8 CHAIRMAN CASHMAN: Yes. Everything</p> <p>9 existing, the 15 existing ones would be</p> <p>08:37:10PM 10 grandfathered.</p> <p>11 MS. CRNOVICH: Well, a town might allow</p> <p>12 that kind of illumination; but it has to go</p> <p>13 through design review as an extra set of eyes.</p> <p>14 MR. JABLONSKI: You are talking about a</p> <p>15 best practices is what you're talking about.</p> <p>16 MS. CRNOVICH: Not in Hinsdale.</p> <p>17 MR. JABLONSKI: You are talking about</p> <p>18 best practices generically. So you are asking</p> <p>19 Chan to do a best practices of historic</p> <p>08:37:27PM 20 districts in northeastern Illinois?</p> <p>21 MS. CRNOVICH: Yes. Exactly.</p> <p>22 CHAIRMAN CASHMAN: Yes, northeastern.</p>

<p style="text-align: center;">38</p> <p>1 So we have some idea of how we compare, which --</p> <p>2 Yes. And how our Code, how many towns prohibit</p> <p>3 internally illuminated signs.</p> <p>4 MR. JABLONSKI: And what the code looks</p> <p>5 like.</p> <p>6 CHAIRMAN CASHMAN: Yes. What the</p> <p>7 language is because it could be something where</p> <p>8 it doesn't prohibit it but it encourages against</p> <p>9 it, or maybe it says it only allows halo.</p> <p>08:37:53PM 10 MR. WILLOBEE: I think one meeting we</p> <p>11 actually joked are we going to end up with</p> <p>12 everything gooseneck by default so that puts us</p> <p>13 to that direction.</p> <p>14 CHAIRMAN CASHMAN: Right.</p> <p>15 MR. JABLONSKI: Gooseneck is a fad now.</p> <p>16 And in 10 years everybody will say they wrote</p> <p>17 that in 2018.</p> <p>18 CHAIRMAN CASHMAN: Right. Right. Yes.</p> <p>19 So I think we really need to hear</p> <p>08:38:12PM 20 from the Chamber of Commerce.</p> <p>21 MR. JABLONSKI: Property owners.</p> <p>22 CHAIRMAN CASHMAN: Property owners</p>	<p style="text-align: center;">40</p> <p>1 look at the last text amendment we just</p> <p>2 discussed, I mean did everybody get notice about</p> <p>3 that I mean?</p> <p>4 CHAIRMAN CASHMAN: No. I had a problem</p> <p>5 with that, too.</p> <p>6 MS. CRNOVICH: So you know what I'm</p> <p>7 saying, you've got a --</p> <p>8 CHAIRMAN CASHMAN: I agree with Gerry.</p> <p>9 MR. JABLONSKI: This isn't Russia.</p> <p>08:38:19PM 10 CHAIRMAN CASHMAN: We are talking about</p> <p>11 impacting people's value of their property in</p> <p>12 just a casual way. I just don't think it's</p> <p>13 fair. Especially some of these landlords that</p> <p>14 have owned these businesses down there, they</p> <p>15 have owned them for generations. And I think</p> <p>16 they, it would be nice to make sure that they</p> <p>17 are onboard with it. They might be.</p> <p>18 MR. JABLONSKI: They might be.</p> <p>19 CHAIRMAN CASHMAN: Yes. That's why I</p> <p>08:39:38PM 20 was saying initially I was totally opposed to</p> <p>21 this. But when I drove around last night and I</p> <p>22 saw it, I'm talking like about 15 total in town.</p>
<p style="text-align: center;">39</p> <p>1 maybe through the Chamber of Commerce.</p> <p>2 MS. CRNOVICH: Yes, I think through the</p> <p>3 Chamber of Commerce.</p> <p>4 CHAIRMAN CASHMAN: Or I don't know if</p> <p>5 the Village can, I don't know how they could</p> <p>6 handle it; but it would be nice to know from the</p> <p>7 businesses their thought on this.</p> <p>8 What else do we have?</p> <p>9 MR. JABLONSKI: The landlords, too, are</p> <p>08:38:34PM 10 the constituents.</p> <p>11 CHAIRMAN CASHMAN: True.</p> <p>12 MR. JABLONSKI: It's their value. It's</p> <p>13 their property value. They collect rent.</p> <p>14 CHAIRMAN CASHMAN: I just want to see</p> <p>15 if I had any other comments.</p> <p>16 MS. CRNOVICH: Well, actually -- Well,</p> <p>17 there is a public notice in the Hinsdalean;</p> <p>18 right?</p> <p>19 MR. YU: Yes.</p> <p>08:38:59PM 20 CHAIRMAN CASHMAN: Yes, but is a</p> <p>21 business reading that? I doubt it.</p> <p>22 MS. CRNOVICH: Well, did we -- Like</p>	<p style="text-align: center;">41</p> <p>1 So the vast majority are not. There is entire</p> <p>2 blocks that don't have a single illuminated sign</p> <p>3 on them. I'm like is it a problem? I didn't</p> <p>4 think it was a problem. I was expecting to see</p> <p>5 more illuminated signs than I actually saw.</p> <p>6 MS. CRNOVICH: I didn't think there</p> <p>7 were that many.</p> <p>8 CHAIRMAN CASHMAN: Yes.</p> <p>9 MS. CRNOVICH: Having a list of what</p> <p>08:40:01PM 10 signs are illuminated would be helpful. And</p> <p>11 what might help is years ago when they had a</p> <p>12 text amendment in the B-2 district for the</p> <p>13 height limits, how did they notify people back</p> <p>14 then? Do you remember?</p> <p>15 CHAIRMAN CASHMAN: When they changed</p> <p>16 the height? You would hope they notified</p> <p>17 people.</p> <p>18 MS. BRASELTON: It was in all the</p> <p>19 newspapers every week.</p> <p>08:40:20PM 20 MR. JABLONSKI: Lawsuits, people went</p> <p>21 to jail.</p> <p>22 CHAIRMAN CASHMAN: I mean this --</p>

<p style="text-align: right;">42</p> <p>1 MS. CRNOVICH: This was the last text</p> <p>2 amendment that affected the whole B-2.</p> <p>3 CHAIRMAN CASHMAN: Right, in a big way.</p> <p>4 I mean limiting -- And that was a perfect time.</p> <p>5 That was also the recession and nobody was</p> <p>6 thinking of building so we took advantage of</p> <p>7 that.</p> <p>8 So at least with some data then we</p> <p>9 could possibly make an intelligent decision on</p> <p>10 this. And I don't think there is any impending</p> <p>11 doom. I just feel for the next illuminated sign</p> <p>12 that comes in front of us --</p> <p>13 MR. YU: That's next month.</p> <p>14 MR. WILLOBEE: But we have a process to</p> <p>15 deal with that. We take HPC's consideration.</p> <p>16 We take it case by case, and I think we have a</p> <p>17 process to rely on in the meantime.</p> <p>18 CHAIRMAN CASHMAN: We sent that nail</p> <p>19 salon back.</p> <p>20 MS. BRASELTON: So from a Robert's</p> <p>21 Rules perspective, do we need to do the closing</p> <p>22 of the hearing, then we will continue it? Or do</p>	<p style="text-align: right;">44</p> <p>1 MR. JABLONSKI: Aye.</p> <p>2 CHAIRMAN CASHMAN: Aye.</p> <p>3 MS. CRNOVICH: Aye.</p> <p>4 MR. WILLOBEE: Aye.</p> <p>5 MR. UNELL: Aye.</p> <p>6 CHAIRMAN CASHMAN: And do I have a</p> <p>7 motion to continue Case A-45-2018 in the Village</p> <p>8 of Hinsdale, Zoning Code Text Amendment,</p> <p>9 9-106(J)(7) to our December Plan Commission</p> <p>10 meeting?</p> <p>11 MR. UNELL: So moved.</p> <p>12 MR. KRILLENBERGER: Second.</p> <p>13 CHAIRMAN CASHMAN: Troy?</p> <p>14 MR. UNELL: Aye.</p> <p>15 MR. WILLOBEE: Aye.</p> <p>16 MS. CRNOVICH: Aye.</p> <p>17 CHAIRMAN CASHMAN: Aye.</p> <p>18 MR. JABLONSKI: Aye.</p> <p>19 MS. BRASELTON: Aye.</p> <p>20 MR. KRILLENBERGER: Aye.</p> <p>21</p> <p>22 * * *</p>
<p style="text-align: right;">43</p> <p>1 we even have the option of moving to continue</p> <p>2 it, can't we, after we have had a public</p> <p>3 hearing?</p> <p>4 CHAIRMAN CASHMAN: I thought in the</p> <p>5 past we've closed the public hearing, continued</p> <p>6 the meeting, and then reopened the public</p> <p>7 hearing at the next meeting.</p> <p>8 MR. YU: Right.</p> <p>9 MR. WILLOBEE: Hinsdale Meadows we did.</p> <p>10 MS. CRNOVICH: At least four times.</p> <p>11 CHAIRMAN CASHMAN: For like a year,</p> <p>12 okay.</p> <p>13 MR. JABLONSKI: Do you want to move</p> <p>14 that?</p> <p>15 MS. BRASELTON: Sure.</p> <p>16 CHAIRMAN CASHMAN: Do we have a motion</p> <p>17 to close the public hearing?</p> <p>18 MS. BRASELTON: So moved.</p> <p>19 MR. UNELL: Second.</p> <p>20 CHAIRMAN CASHMAN: Jim?</p> <p>21 MR. KRILLENBERGER: Aye.</p> <p>22 MS. BRASELTON: Aye.</p>	<p style="text-align: right;">45</p> <p>1 (Whereupon the further hearing of the</p> <p>2 above-entitled caused was continued to</p> <p>3 December 13, 2018, at 7:30 p.m.)</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>

1 STATE OF ILLINOIS)
) ss.
2 COUNTY OF DU PAGE)

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4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
do hereby certify that I am a court reporter
doing business in the State of Illinois, that I
5 reported in shorthand the testimony given at the
hearing of said cause, and that the foregoing is
6 a true and correct transcript of my shorthand
notes so taken as aforesaid.

7

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Janice H. Heinemann CSR, RDR, CRR
License No 084-001391

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**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

1) _____

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: _____

Property identification number (P.I.N. or tax number): ____ - ____ - ____ - ____

Brief description of proposed project: _____

General description or characteristics of the site: _____

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

Proposed zoning and land use: _____

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E

Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information	↓	↓

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____



**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

DRAFT – 09-26-18

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 9-106 (SIGNS) OF THE HINSDALE ZONING CODE RELATIVE TO INTERNALLY ILLUMINATED SIGNS IN THE B2 CENTRAL BUSINESS DISTRICT

WHEREAS, the Village of Hinsdale (the “Village”) has received an application (the “Application”) from the Village of Hinsdale (the “Applicant”) pursuant to Section 11-601 of the Hinsdale Zoning Code (“Zoning Code”) for an amendment to the text of subsection 9-106.J of the Zoning Code relative to prohibiting internally illuminated signs in the B2 Central Business Zoning District (the “Proposed Text Amendment”); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on _____, 2018, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in The Hinsdalean, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of __ (__) in favor, ____ (__) against and __ (__) absent, as set forth in the Plan Commission’s Findings and Recommendation for Plan Commission Case No. _____-2018 (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Village is an Illinois non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to law, including authority to amend the existing Zoning Code regulations relative to signs within the business and other districts of the Village; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application, and have determined that the approval of the Proposed Text Amendment, as set forth below, is in the best interests of the Village and is demanded by and required for the public good.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: Each whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Text Amendment set forth below is in the best interests of the Village and is demanded by and required for the public good.

SECTION 3: Subsection J.7.b. (Illumination/Other Signs) of Section 9-106 (Signs) of Article IX (District Regulations of General Applicability) of the Hinsdale Zoning Code is amended to read in its entirety as follows:

7. Illumination:

(a) Signs without permits: Signs permitted pursuant to subsection F of this section shall be illuminated only as permitted in that subsection.

(b) Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated.

SECTION 4: Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this _____ day of _____ 2018.

AYES: _____

NAYS: _____

ABSENT: _____

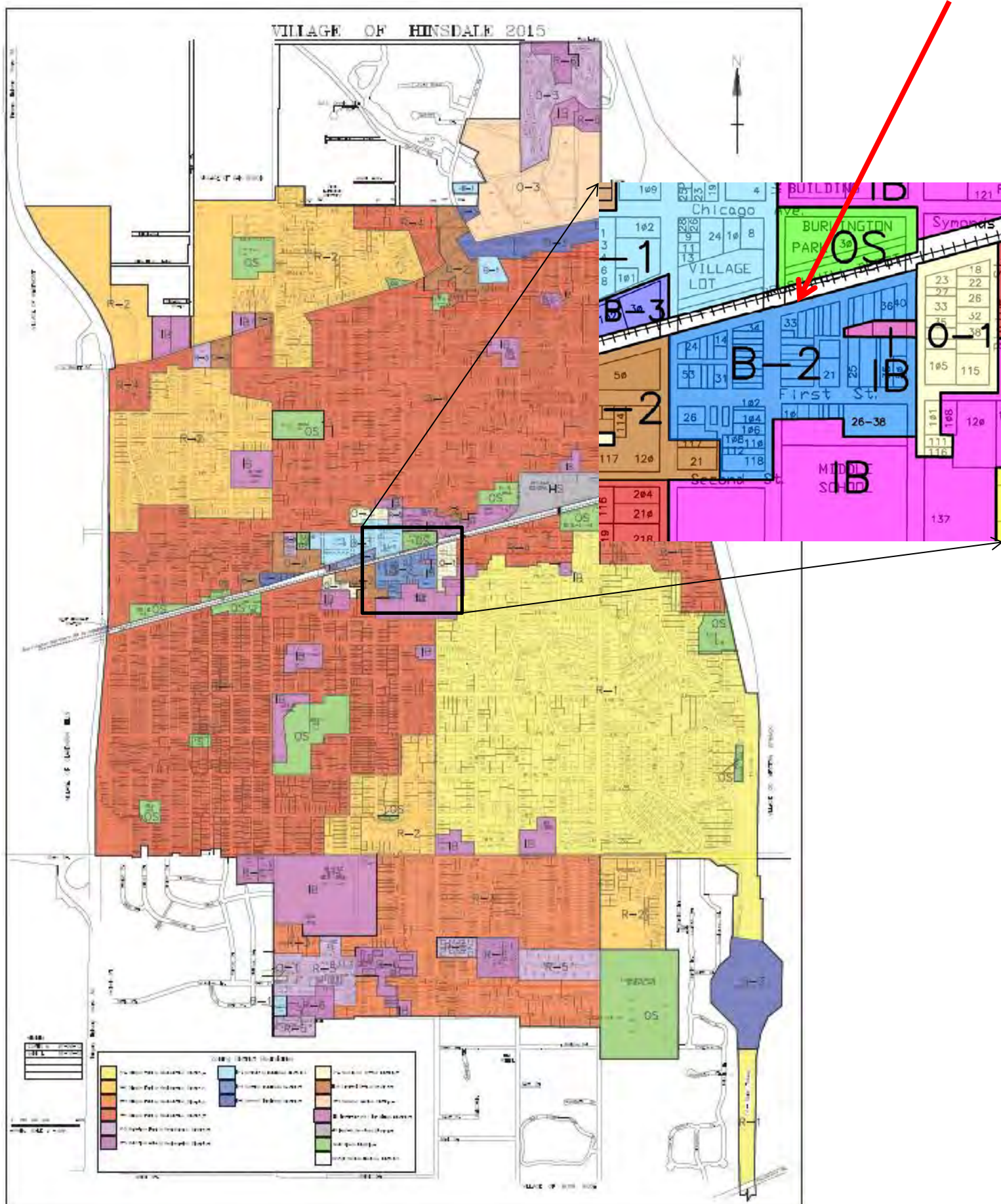
APPROVED by me this _____ day of _____, 2018, and attested to by
the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

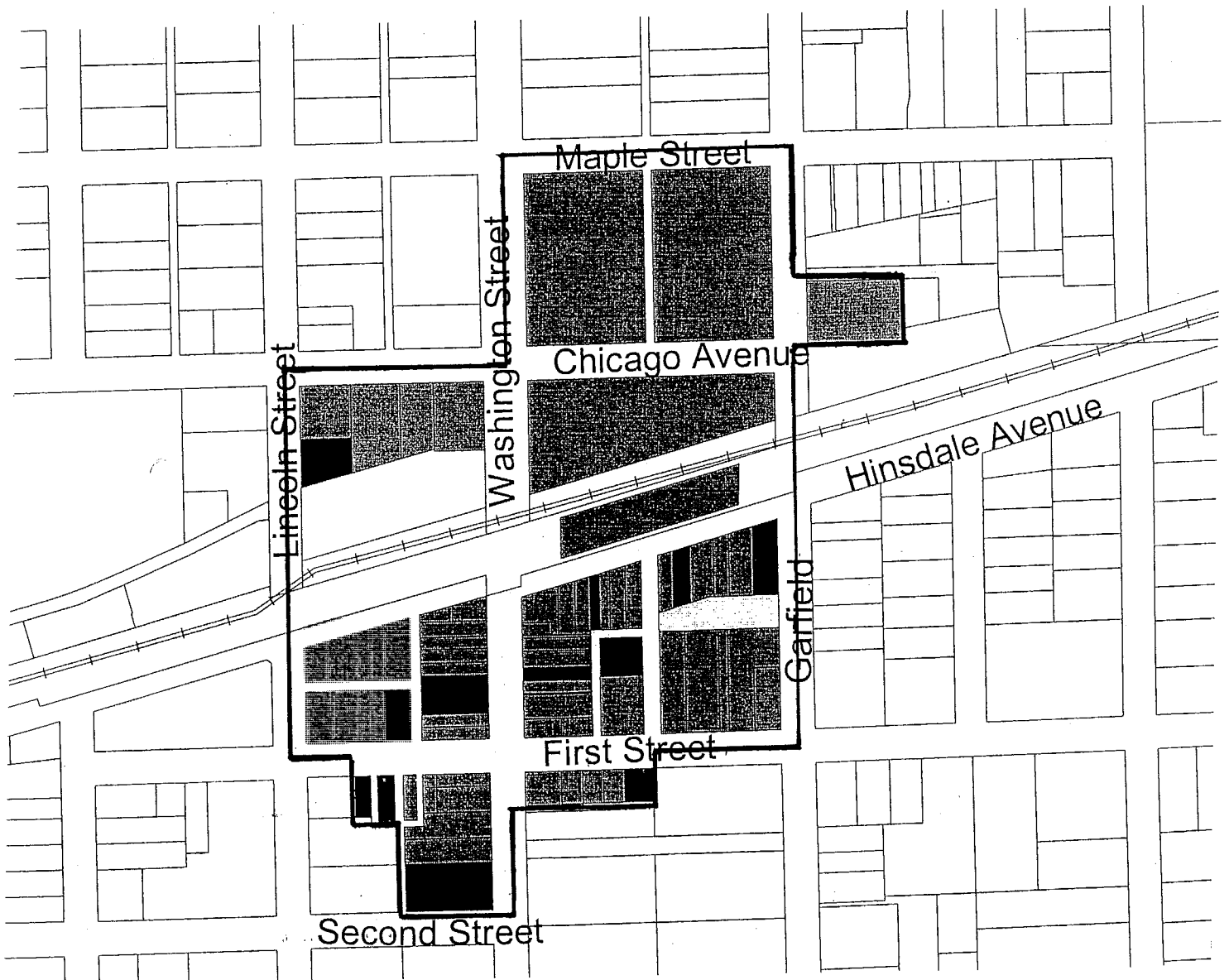
ATTEST:

Christine M. Bruton, Village Clerk

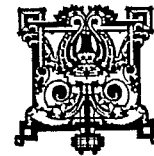
Attachment : Village of Hinsdale Zoning Map and B-2 District Location



MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing
Non-Contributing



GRANACKI
HISTORIC CONSULTANTS




MEMORANDUM

DATE: February 13, 2019

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: **Scheduling of Public Hearing** for Special Use Permit for Driving School in the O-2 District Responsible Driver – 111 W. Chicago Ave. in the O-2 District – Case A-05-2019

Summary

The Village of Hinsdale has received an application from Mr. Bryan Kearney, the owner of Responsible Driver driving school, requesting approval for Special Use Permit to move from its current location at 7 N. Grant Street to 111 W. Chicago Avenue, both located in the O-2 Limited Office District. 111 W. Chicago Avenue is the building/parcel immediately south of 7 N. Grant Street. On February 20, 2018, the Village approved Mr. Kearney's text amendment application to allow driving schools as a special use in the O-2 District and Responsible Driver's concurrent special use permit (Attachment 6).

Request and Analysis

Responsible Driver plans to use the Hinsdale location at 111 W. Chicago Avenue to conduct classes in an office space approximately 410 square feet in area. The proposed class schedule is:

August - May		June - July
Sun.	Mon. - Thurs.	Mon. - Thurs.
1 PM - 7 PM	4 PM - 8:30 PM	8-10 AM, 10-12 AM, 4-6 PM and 6-8 PM

Each class will have a maximum of 25 students. All students will stay inside the 410 SF classroom for the entire 2-hour class. For classroom sessions, students would be dropped off at the front building entrance on Chicago Avenue or parking lot behind the building. All behind-the-wheel lessons will be arranged through Responsible Driver's main location in La Grange. Students for behind-the-wheel lessons will also be picked up and dropped off at their home.

The applicant has stated that the building owner will allow access to both parking lots at 111 Chicago Avenue and the office building at 7 N. Grant Street (Attachment 5). Each parking lot has 10 spaces available. The instructional vehicle will be parked in the 111 Chicago Avenue parking lot at all times.

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the BOT its recommendation in the form specified by subsection [11-103\(H\)](#). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the



MEMORANDUM

applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

- Attachment 1 – Applicant Cover Letter, Special Use and Plan Commission Applications
- Attachment 2 - Zoning Map Location of 111 W. Chicago Ave.
- Attachment 3 - Birds Eye View of 111 W. Chicago Ave.
- Attachment 4 - Street View of 111 W. Chicago Ave.
- Attachment 5 - Parking Lot View for 111 Chicago Avenue and 7 N. Grant Street
- Attachment 6 - Special Use Permit Ordinance O2018-04 for 7 N. Grant Street location

Responsible Driving School
Chicago, Hinsdale
La Grange & Melrose Park
www.BeAResponsibleDriver.com



To: Village of Hinsdale

This letter is for purpose of changing the address of my current special permit use from 7 N. Grant St. to 111 W. Chicago Ave. to continue to conducting Responsible Driving School in the O-1 district. Please read below for a description about the business, a general business model and daily operations.

About the Business/Owner:

I started Responsible Driver in 2014 after working in the public high school system since 2006. Responsible driver currently has 3 locations La Grange, Melrose Park and Hinsdale. I am passionate about teaching and have created a curriculum that relates to this generation of students. As for my education, I have BA in Middle School/Secondary Education with a minor in Health & Driver Education. I have a MA in Instructional Leadership and currently hold a type 9 and type 75 certificates from the Illinois Board of Education. I have been teaching Driver Education for 12+ years. I am very familiar with the area currently living in Clarendon Hills.

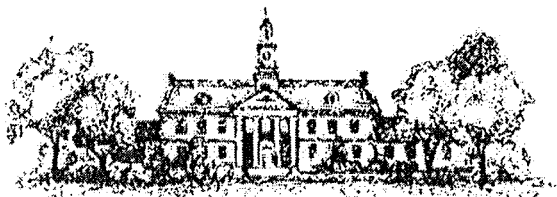
Space Usage:

The space would be used to conduct driver education classes during non-school hours. Normally we have classes in the evening during the weekdays and on Sundays. During the months of August through May the hours of operations would be 4:00pm-8:30pm Monday through Thursday and Sunday from 1:00pm-7:00pm. The space will allow maximum student classes of 25 students per class session. However, a final decision of maximum class size and scheduling will be determined by the Village of Hinsdale codes, permits and regulations. Responsible Driver will reserve the right for maximum class size to the Village of Hinsdale codes and permits if necessary for the special use permit. The space would be limited to only the classroom portion of the course. The space will only include teaching devices, tables and chairs. Parents will drop off they child on Grant St. or the parking lot behind both 111 W. Chicago or 7 N. Grant St. This will be away from busier driving and though the surrounding areas. This space will not have visitors during non-classroom times as all meeting and walk-ins are arranged through our La Grange location. The space will be smaller than the current space (500 square feet to 410 square feet, creating less of an impact then the current special permit use.

An instructor will accompany all students at all times while use of the building. All liability for all students enrolled in the Driver Education course will be the responsibility of Responsible Driver. All students will stay inside the classroom for the entire two hours class unless accompanied by the instructor. Because of the late hours, the instructor of the classroom will stay with all students until they are picked off from their parents. All behind-the-wheel times will be arranged through Responsible Driver main location in La Grange. All Behind-the-Wheel lessons are done off-location as students are picked up and dropped off at their home. No driving instruction will be done on in the O-1 district. All of my employees are certified by Illinois Board of Education in Driver Education and Safety and currently work in high schools in the area.

The space would be Secretary of State Driver Education Services approved prior to start of service. The space will be inspected for proper use by the Secretary of State Driver Education Services twice per year. The classroom and vehicle for behind-the-wheel instruction must pass Illinois State testing and inspections every 6 months. The business will have proper insurance, surety bonded, licensing and will pass all village exceptions. Students will arrive to the classroom from the side of the building and exit the building once their parent arrives to ensure the neighborhood maintains property values and will not injurious the use of other properties in the area. The classroom will be used in the evening when other businesses in the building are normally closed. The space has proper lighting, heating and cooling and use of a washroom. The building is equipped for special needs students and has proper drainage, plumbing, snow removal and garbage removal.

Thank you for this discussion.
Sincerely,
Bryan Kearney



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: <u>RESPONSIBLE PRIN IN SECTION</u>
Address: <u>7 N. GRANT ST.</u>
City/Zip: <u>HINSDALE 60521</u>
Phone/Fax: <u>(630) 974 / 6740</u>
E-Mail: <u>Bkearny@BeAResponsiblePrin, com</u>

Owner
Name: <u>Bryan Kearney</u>
Address: <u>7410 Brookdale Pr</u>
City/Zip: <u>Darien 60561</u>
Phone/Fax: <u>(630) 627 / 2876</u>
E-Mail: <u>SAME ←</u>

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)
1) _____
2) _____
3) _____

TABLE OF COMPLIANCE

Address of subject property: 111 W. CHICAGO AVE, WINSTON, IL 60090

The following table is based on the _____ Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
			N/A
Lot Area (SF)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

II. SITE INFORMATION

Address of subject property: 111 W. CHICAGO AVE, HINSDALE, IL 60521

Property identification number (P.I.N. or tax number): _____-_____-_____-_____

Brief description of proposed project: Classroom for Driver Education
classes. (moving buildings)

General description or characteristics of the site: _____

OFFICE USE

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: 7 N. GRANT 0-2

South: B-1

East: 0-2

West: 0-2

Proposed zoning and land use: _____

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

- ☐ Site Plan Approval 11-604

- ☐
- Design Review Permit 11-605E

- ☐ Exterior Appearance 11-606E

- ☐
- Special Use Permit 11-602E

Special Use Requested: _____

- ☐ Map and Text Amendments 11-601E

Amendment Requested: _____

- ☐
- Planned Development 11-603E


- ☐ Development in the B-2 Central Business District Questionnaire

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 16, day of JAN, 2019, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

Bryan Kearney
Name of applicant or authorized agent

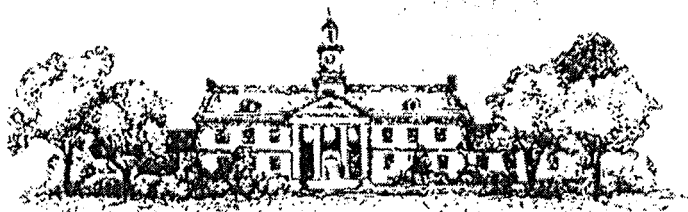
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 16th day of
January, 2018

Sarah R Botka
Notary Public





VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: 111 W. CHICAGO AVE. HINSDALE, IL 60521

Proposed Special Use request: EDUCATION

Is this a Special Use for a Planned Development? ☒ No ☐ Yes (If so this submittal also requires a completed Planned Development Application)

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

See Attached Documents for answer.

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.
2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

Special Use Permit Criteria

Address of proposed request: 111 W. Chicago Ave. Hinsdale, Illinois (O-2 District)

*Current Special Permit Use: 7 N. Grant St. Hinsdale, Illinois (O-2 District)

Proposed Special Use Request: Responsible Driving School (Bryan Kearney-Owner)

1. Code and Plan Purposes:

I, Bryan Kearney, owner of Responsible Driver would like to change the address for my current special permit use to 111. W. Chicago Ave. to continue to conduct automobile driving instruction (8299) in the O-2 district for the community of Hinsdale and the surrounding areas. Everything would remain the same. The teen automobile private instruction will be Secretary of State Driver Education Services approved prior to start of service. The space would be required an inspection for proper use by the Illinois Secretary of State Driver Education Services three times per year. The classroom and vehicle for behind-the-wheel instruction must pass Illinois State testing and inspections every 6 months. The business will have proper insurance, surety bonded, properly licensed and will pass all village expectations. Students of the class would be dropped off at the location for class by a parent or guardian. Most of the area in the area could also walk or ride their bicycle. An instructor will always accompany all students while use of the building. All behind-the-wheel times will be arranged through Responsible Driver main location in La Grange. All Behind-the-Wheel lessons are done off-location as students are picked up and dropped off at their home. All my employees are certified by Illinois Board of Education in Driver Education and Safety and currently work in high schools in the area.

2. No Undue Adverse Impact:

This special permit use will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety and general welfare. The special permit use will be used for educational proposes only. All behind-the-wheel or driving instructor will be done in the surrounding area. For all behind the wheel / driving instruction all students are picked up and dropped at their residents. The change in building will decrease the space from 500 square feet to 410 square feet making the change less of an impact.

3. No Interference with Surrounding Development:

There will be no interference with surrounding development are no construction will be necessary to the building or the space. Students will arrive to the classroom and exit the building once their parent arrives to ensure the neighborhood maintains property values and will not injurious the use of other properties in the area.

4. Adequate Public Facilities:

The business will not require additional public services and infrastructure. The proposed use adequately as the space will only be used for the classroom portion of the driver education course.

5. No Traffic Congestion:

Traffic would consist of parents dropping their child off for the classroom portion of the course. There will be two areas for parents to drop off their child. One area will be the parking lot east of the building through the alley. The second drop off area will be on Grant north of Chicago Avenue. This will ensure

the safety of all students away from Fullers Car Wash and Chicago Avenue. I predict some of the students would be walking or riding their bicycle to the location having less traffic most of the year.

6. No Destruction of Significant Features:

The special permit use will not destruction, loss, or damage of any natural, scenic, or historic feature of the space as the space will be used for the classroom portion only. All liability for all students enrolled in the Driver Education course will be the responsibility of Responsible Driver. All students will stay inside the classroom for the entire two hours class unless accompanied by the instructor. The instructor of the classroom will stay with all students until they are picked off from their parents or guardians.

7. Compliance with Standards:

The proposed use does comply with standards imposed for education services. Many tutor, test prep schools, music and dance businesses have all opened in the area. The business would use the same parking spaces at 111 W. Chicago Ave.

8. Special standards for specified special uses:

Not Applicable

9. Considerations

A. Considerations (Public Benefit)

The Village of Hinsdale and the surrounding area would benefit by this special permit use as there is no other business providing services in the area. Continuing to service the future drivers of Hinsdale. Automobile private instruction will benefit the community as better drivers in the area making safer street for the community. Private driver education business are shown statistically to have less students in accidents to comparison to public high school driver education. We will provide the adults and teens of Hinsdale and the surrounding areas a better educational experience with texting and driving computer simulations and guest speakers. Our company also works with Officer Coughlin from the Hinsdale Police Department to educate our drivers on obeying the law, speeding and drinking and driving. As the owner, I am passionate about teaching and have created a curriculum that relates to this generation of students. As for my education, I have BA in Middle School/Secondary Education with a minor in Health & Driver Education. I have a MA in Instructional Leadership and currently hold a type 9 and type 75 certificates from the Illinois Board of Education. I have been teaching Driver Education for 15+ years.

B. Considerations (Alternate locations)

111 W. Chicago Ave. has the same zoning at 7 N. Grant st. (O-2) and is an appropriate area for the safety of the students. Other business districts in the area has more traffic congestion and could be danger for students near major intersections in the area. Parents could use the same parking areas in the East Parking lot and Grant Street. Parents dropping off their child will not have traffic on Grant St. away from Grant Square other businesses (Walgreens, Kramer's) traffic congestion.

C. Considerations (Mitigation of adverse impacts)

All steps have been taken to minimize any adverse effects. There will be no construction and the space will be an open area design with tables, chairs and multimedia educational equipment. All landscaping and site design of the space will not change for this special permit use.

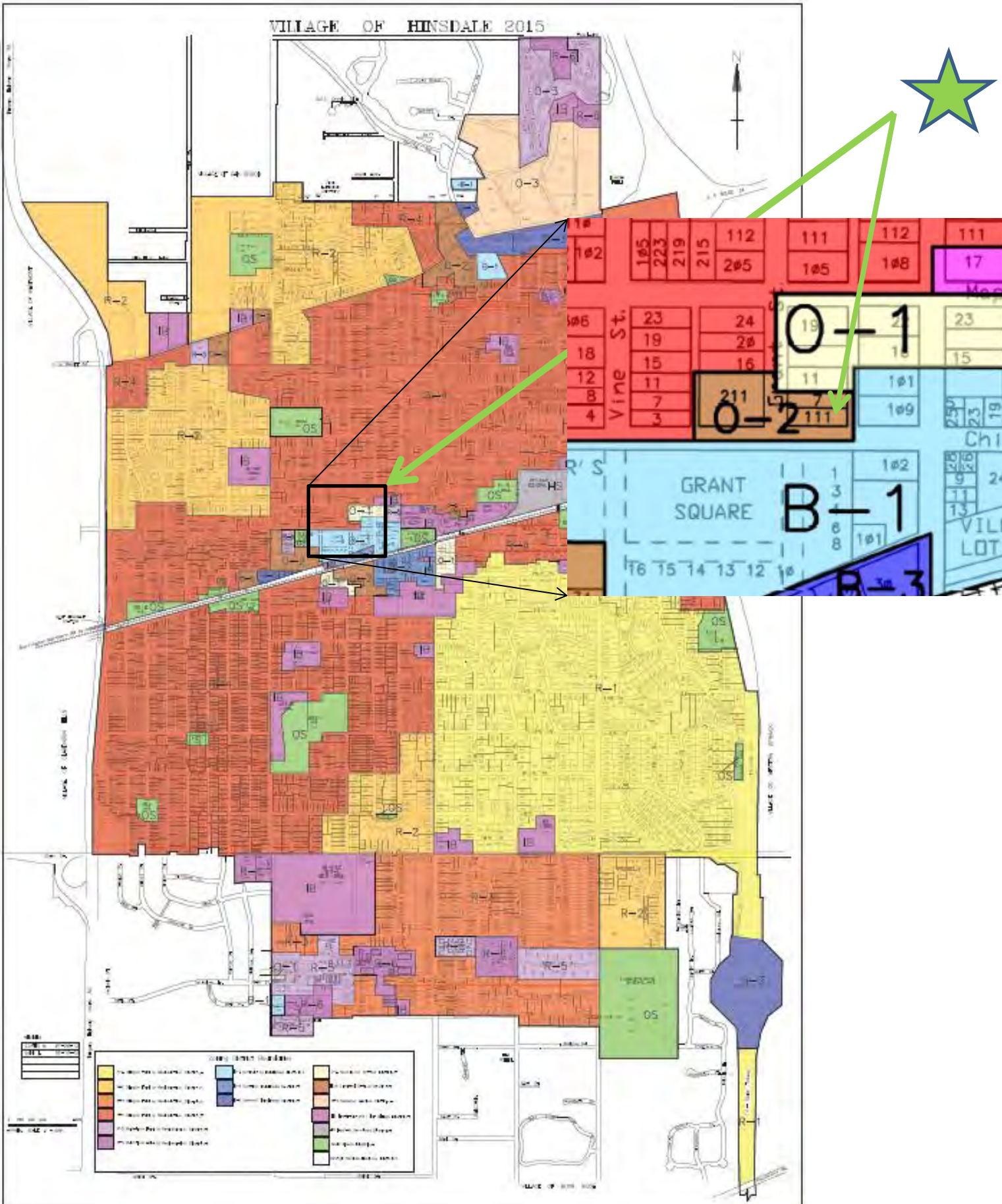
Thank You for Considering This Special Permit Request.

Bryan Kearney; Owner – Responsible Driving School

Bkearney@bearesponsibledriver.com

630-827-2876

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Birds Eye View of 111 W. Chicago Ave. (facing north)

Current Class Location

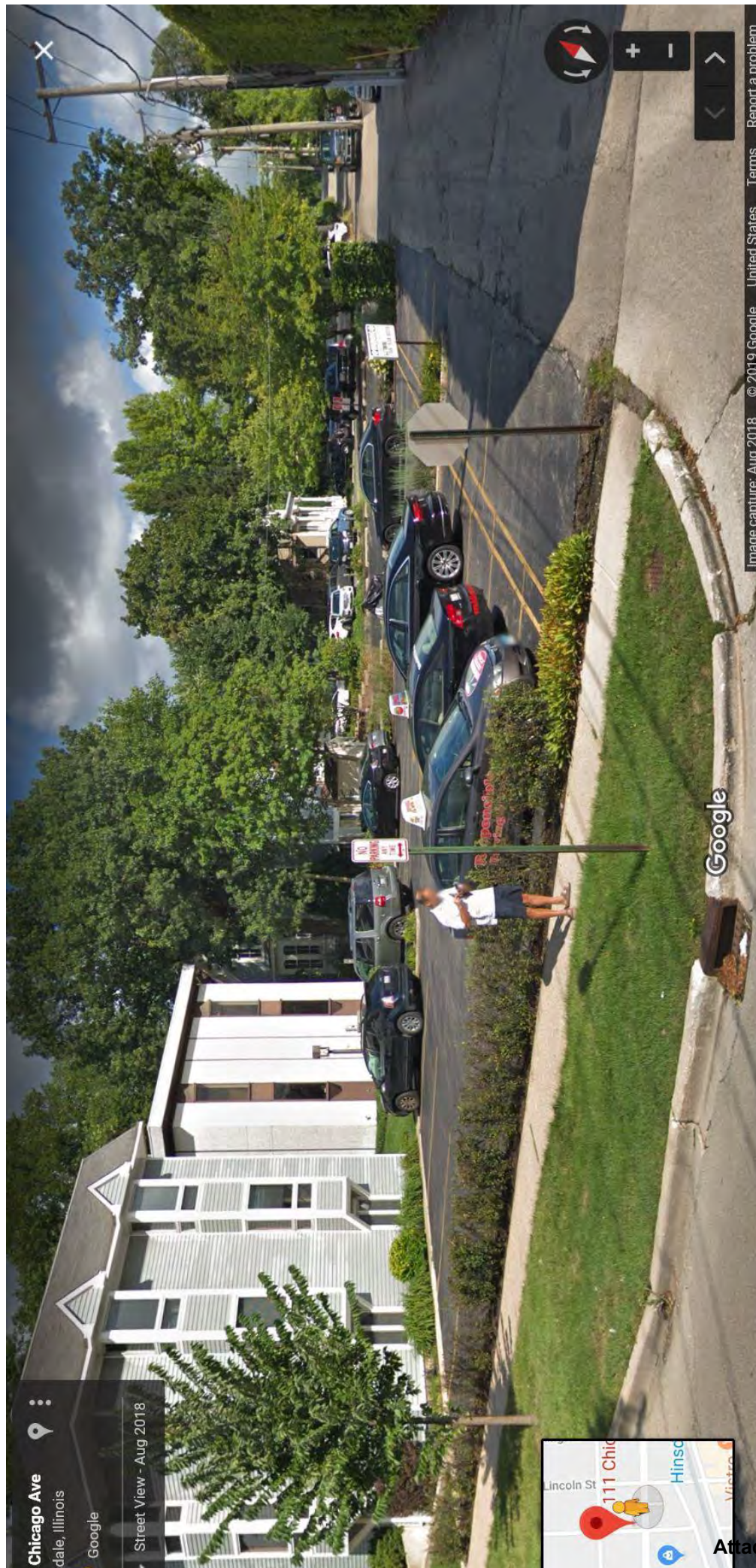
Proposed New Location



Attachment 4: Street View from Chicago Ave. (facing north)
111 Chicago Ave.



Attachment 5: Parking Lot View for 111 Chicago Ave. and 7 N. Grant St. (from Chicago Ave.)



VILLAGE OF HINSDALE
ORDINANCE NO. O2018-04

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE PROVISION OF
AUTOMOBILE DRIVING INSTRUCTION SERVICES IN THE O-2 LIMITED OFFICE
ZONING DISTRICT AT 7 N. GRANT ST. – RESPONSIBLE DRIVER**

WHEREAS, an application (the "Application") seeking a special use permit to provide automobile driving instruction services in the O-2 Limited Office Zoning District, at property commonly known as 7 N. Grant St., 1st Floor (the "Subject Property") was filed by Responsible Driver (the "Applicant") with the Village of Hinsdale; and

WHEREAS, automobile driving instruction service uses are, following recent text amendments to Section 6-106 of the Hinsdale Zoning Code ("Zoning Code"), special uses in the O-2 Limited Office Zoning District; and

WHEREAS, the Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Zoning Code, as amended; and

WHEREAS, on January 10, 2018, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*. After considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the special use, by a vote of eight (8) in favor and none (0) opposed, with one (1) absent, as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-38-2017 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application, with the conditions specified below, satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and

recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

Section 3: Approval of a Special Use for Automobile Driving Instruction Services. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approve a special use permit for the establishment of a business offering automobile driving instruction services in the O-2 Limited Office Zoning District on the Subject Property located at 7 N. Grant St., Hinsdale, Illinois, legally described in **Exhibit A**.

Section 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

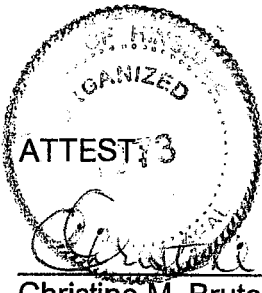
PASSED this 15th day of February, 2018.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma, Byrnes

NAYS: None

ABSENT: None

APPROVED by me this 15th day of February, 2018, and attested to by the Village Clerk this same day.



Thomas K. Cauley, Jr.
Thomas K. Cauley, Jr., Village President

Christine M. Bruton
Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

By: Bryan Kesner

Its: PJIS

Date: 2/14, 2018

EXHIBIT A

LEGAL DESCRIPTION

LOT 3 (EXCEPT THE NORTH 65 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF) IN BLOCK 8 OF STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN RECORDERS OFFICE IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-01-330-004

COMMONLY KNOWN AS: 7 N. GRANT ST., 1ST FLOOR, HINSDALE, IL 60521

EXHIBIT B**FINDINGS AND RECOMMENDATION
(ATTACHED)**

HINSDALE PLAN COMMISSION

RE: Case A-38-2017 – Applicant: Responsible Driver (driving school) – 7 N. Grant Street (lower level)

Request: Text Amendment to Section 6-106 ("Special Uses"), to allow automobile driving instruction as a Special Use in O-2 Limited Office Zoning Districts, and a concurrent Special Use Permit to operate an automobile driving instruction school at 7 N. Grant Street (lower level)

DATE OF PLAN COMMISSION (PC) REVIEW: January 10, 2018

DATE OF BOARD OF TRUSTEES 1ST READING: February 6, 2018

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. On January 10, 2018, the PC heard testimony from the applicant, the owner of Responsible Driver, Brian Kearney. He reviewed the driving school history, including its current location at 700 E. Ogden Avenue, in Westmont IL., and stated that has been teaching driver's education for three years. Mr. Kearney also reviewed the subject property for the proposed location at 7 N. Grant Street, at the lower level, as he described as a basement area. The square footage is approximately 550 SF, 400 SF of which will be dedicated for the classroom, and 150 SF for an office.
2. The applicant reviewed the parking, and stated there are 11 spaces behind the building, and an additional 5 to 8 spots in the front, parallel to the building for student drop off. Of the 11 spaces, he stated that Responsible Driver is guaranteed for 9 spaces. Mr. Kearney also referenced that the 7 N. Grant Street building owner also owns the building immediately south, 111 W. Chicago Avenue, and has offered additional parking spaces if necessary. The parking lots are contiguous between 7 N. Grant Street and 111 W. Chicago Avenue.
3. The Plan Commission Chairman asked the Village Planner to clarify if the Board of Trustees recommendation is for 1 space for every 250 SF of tenant space for driving schools. The Village Planner stated correct, the Code does not regulate parking spaces for driving schools; however, the Village Board recommended 1 space/250 SF to be consistent with similar uses in the Code. To that end, the applicant is required to have 2 parking spaces, and meets the requirement as presented.
4. Commissioner Crnovich asked the applicant if he has plans for a bike rack. The applicant stated yes, but it is contingent on the building owner's support. If so, the bike rack would be installed on the north side of the building near the entrance. Commissioner Crnovich reiterated that she supports a bike rack at the subject property. The applicant stated that he agrees.
5. There were no comments from the audience during the public comment period of the public hearing.

II. RECOMMENDATIONS

Following a motion to recommend approval of the text amendment application as presented, and the concurrent special use permit, with the recommendation to provide a bike rack for the building, the Plan Commission, on a vote of 8-0 (1 absent), recommends that the President and Board of Trustees approve the application.

THE HINSDALE PLAN COMMISSION By:

Stephen J. Cashman, Chairman

Dated this 14 day of February, 2018.