

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
May 9, 2018
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, May 9, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Gerald Jablonski, Debra Braselton, Julie Crnovich, Scott Peterson, Mark Willobee, Jim Krillenberger and Troy Unell

ABSENT: Anna Fiascone

ALSO PRESENT: Chan Yu, Village Planner
Applicant for cases: A-16-2018, A-18-2018 and A-20-2018

Approval of Minutes – April 11, 2018

The PC, with no comments, **unanimously approved** the April 11, 2018, minutes as submitted, 7-0 (1 absent and 1 abstained).

Findings and Recommendations - Case A-09-2018 – 45 S. Washington suite 302 (3rd floor), - Inner Jasmine Yoga and Fitness – Special Use Permit for a Yoga Studio in the B-2 Central Business District

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

Findings and Recommendations - Case A-12-2018 – 540 W. Ogden Ave. - Kensington School – Final Plat and concurrent Special Use Permit for a Child Daycare School and Exterior Appearance and Site Plan Review for a 1-story, 23-foot tall Child Daycare School in relation to Case A-44-2017

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

Findings and Recommendations - Case A-04-2018 – 55th St./County Line – Hinsdale Meadows - Major Adjustment to a Planned Development for Elevation and Material Changes to the Homes.

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

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Findings and Recommendations - Case A-10-2018 – 830 N. Madison Street – Salt Creek Club - Third Major Adjustment to Exterior Appearance/Site Plan Review within 250 feet of a Single-Family Residential District.

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

Findings and Recommendations - Case A-13-2018 – 339 W. 57th St. – T-Mobile - Exterior Appearance Review within 250 feet of a Single-Family Residential District for Additional Cell Phone Equipment on Existing Infrastructure.

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

Sign Permit Review - Case A-16-2018 – 36 E. Hinsdale Ave. – Salon Lofts – 2 Illuminated Wall Signs

The applicant's sign contractor, Guy Dragisic of Olympic Signs, presented the request for two proposed wall signs, illuminated by way of face lit and halo lit, and reviewed the locations at the front and rear of the building. He introduced Trevor Ward on behalf of Salon Lofts to answer any business related questions.

Chairman Cashman asked what the objections were by the Historic Preservation Commission (HPC).

Guy Dragisic responded the HPC objected to the lighting.

A Commissioner asked for examples of existing similarly illuminated signage downtown. Guy responded with various examples of face lit and halo lit signage.

A Commissioner asked if the request is code compliant. Chan responded correct, the building has space for 2 tenants, each allowable for up to 25 SF of signage, but the building owner has the authority to distribute the 50 SF for the building.

A Commissioner asked what type of business is Salon Lofts. Trevor replied a beauty salon that leases space to individual stylists.

A Commissioner asked if the applicant would consider turning the illumination off at certain hours. Guy responded he can install a switch.

A Commissioner asked Chan if there are limits for the hours of operation of a business. Chan responded he did not know, however, stated the hours of illumination need not correspond with the hours of the business.

A Commissioner asked why the HPC weighs in on the illumination of the signage. Chan responded illumination is part of signage review. Chairman Cashman explained the HPC makes a recommendation on signage in downtown because it is a historic district.

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A Commissioner supported illumination by an exterior source, following the recommendation by the HPC for gooseneck lighting, and turned off an hour after closing at the latest.

Chairman Cashman asked about the email Chan sent to the PC regarding illumination. Chan stated it was requested by the HPC to show the difference between a halo illuminated sign versus a halo and back lit sign.

Trevor stated Salon Lofts is willing to support one or the other, and explained Salon Lofts has a variety of illuminated signage around the country.

A Commissioner felt it should not be both halo and back lit, and supports gooseneck lighting.

With no additional questions, the PC **unanimously approved** the sign application, **with the condition for both signs to be halo lit (illuminated) and turned off at 10 PM**, 8-0 (1 absent).

Sign Permit Review - Case A-18-2018 – 29 E. Hinsdale Ave. – Harry & Eddie’s – 1 Wall Sign

The owner of Harry & Eddie’s, Brian Goewey, and the general manager introduced themselves, and presented the request to install a new wall sign on the canopy, at the same location of the former Cine wall sign.

Chairman Cashman asked about the grill feature on the canopy. Brian Goewey replied that he understood this to be a metal plate that the former Cine sign was mounted to, and this is how the proposed sign will be mounted.

A Commissioner asked if the sign would be illuminated. Brian Goewey replied no it would not be illuminated.

A Commissioner asked if the awnings are coming down. Brian Goewey replied yes, forever.

A Commissioner asked when the restaurant would be opening. Brian Goewey replied May 22nd.

A Commissioner asked if this is the font Harry & Eddie’s will use for all its branding. Brian Goewey replied yes.

With no additional comments, the PC **unanimously approved** the sign application, as requested, 8-0 (1 absent).

Sign Permit Review - Case A-20-2018 – 1 Grant Square – Top Driver – 1 Wall Sign

The owner of Top Driver introduced herself, and reviewed the request to install a new non-illuminated wall sign at the entrance of 1 Grant Square. She referenced the existing (CHT) orthodontist wall sign at the entrance, and the intention to match it in material, color (bronze), size and would be fabricated and installed by the same sign company. The placement is proposed to be below the existing orthodontist’s wall sign.

The PC in general expressed the proposed sign looks nice, is low-key, and matches the existing sign.

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With no additional comments, the PC **unanimously approved** the sign application, as requested, 8-0 (1 absent).

Schedule of Public Hearing - Case A-21-2018 – 5 W. 2nd Street (basement), - Martial Arts Studio (tentative name: Infinity Jiu Jitsu Academy) – Special Use Permit in the B-2 General Business District (not on the 1st floor)

The PC **unanimously approved** to schedule a public hearing for Case A-21-2018 for the June 13, 2018, PC meeting, 8-0 (1 absent).

Exterior Appearance and Site Plan Review - Case A-15-2018 – 4 N. Washington St. - Chase Bank – Exterior Appearance/Site Plan Review for New Mechanical Equipment (Condenser and Air Handler) within 250 feet of a Multiple Family Residential District (*REQUEST WITHDRAWN 05.04.18*).

Chan stated the applicant had withdrawn the request because it was able to find mechanical equipment with the technology to continue to utilize the existing underground pipes to the location of the former bank's mechanical equipment at the south east corner of the lot. The newer technology would transfer gas versus liquid, eliminating the initial concern for the liquid to coagulate in the underground pipes (from the building to the equipment at the south east corner of the lot).

Adjournment

The meeting was adjourned at 7:57 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner