

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
September 25, 2018
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the special meeting to order at 7:30 p.m., Wednesday, September 25, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Debra Braselton, Mark Willobee and Troy Unell

ALSO PRESENT: Chan Yu, Village Planner
Applicant for cases: A-29-2018, A-35-2018, A-36-2018, A-38-2018, A-34-2018 and A-43-2018

Findings and Recommendations

Case A-21-2018 – 5 W. Second Street (basement), Prevail Jujitsu Academy (Martial Arts Studio) – Special Use Permit in the B-2 Central Business District (not on the first floor). The PC, with no comments or questions, **unanimously approved** (6 Ayes, 3 Absent) the motion as submitted.

Sign Permit Review - Case A-29-2018 100 Chestnut Street, Ivy Rehab, 1 illuminated wall sign.

The applicant described the proposed sign design. Due to the roof line of the building, the sign letters will need to be mounted on a white backer panel. The individual letters will light up, not the backer panel.

Commissioner Crnovich requested a rendering of the proposed sign with the other tenant signs on the building to help compare letter sizes of all of the signs. Discussion of letter sizes of proposed sign and other tenant signs followed. The applicant stated he could shorten the 2 letters that extended upward and downward from the other sign letters and scale down the white background from 44” to 41” resulting in more consistency with the other signs posted on the building.

Commissioner Crnovich also inquired about using white for the background. The applicant stated the white background is part of a national logo.

The PC with no further questions or concerns, **unanimously approved** (6 Ayes, 3 Absent) the sign permit incorporating the above discussed changes.

Sign Permit Review - Case A-35-2018 907 N. Elm St. – Rogers Behavioral Health – 1 wall sign.

The applicant described the proposed sign as flat, 3/8” stud mounted sign similar in style & size to other buildings in the complex.

The PC with no questions or concerns, **unanimously approved** (6 Ayes, 3 Absent) the sign permit as submitted.

**Plan Commission Minutes
September 25, 2018**

Sign Permit Review - Case A-36-2018 36 South Washington St.- Compass – 1 Awning Sign.

The applicant described the proposed sign as re-submittal for an existing awning sign.

The PC with no questions or concerns, **unanimously approved** (6 Ayes, 3 Absent) the sign permit as submitted.

Sign Permit Review - Case A-38-2018 911 N Elm St. – 1 Multi-Tenant Illuminated Ground Sign

The applicant distributed materials the proposed sign would be made of & photos of existing signs made of similar material. A member asked why this material was selected & applicant described the ability of the material to out-live brick, resist algae growth, be more cost effective than brick, and weather well.

The PC expressed resistance toward using the fake brick to construct the base of the sign citing concerns that no other sign in town with the exception of one was made of similar material. The PC acknowledged the dimensions of the sign is similar to surrounding signs, it had an appealing night-time appearance, & the proposed sign was an improvement to the sign currently in place.

Some discussion followed about the illuminated tenant slots on the sign is considered as advertising. The section of the code addressing this concern was shared. The applicant was given a choice of continuing the case and returning to the PC with a proposal containing a sign made of different material or the PC taking a vote on the current, proposed sign presented tonight.

A motion was **unanimously approved** (6 Ayes, 3 Absent) to recommend a revised proposal for a sign made of masonry with cast stone, keeping the interior illuminated address, and altering the tenant panels to keep the CBRE name on the panel but eliminate Colony Capital.

Exterior Appearance and Site Plan Review - Case A-34-2018 – 336 E. Ogden Ave – Bill Jacobs Group (Land Rover) – Major Adjustment to previously approved exterior appearance and site plan (Case A-29-2017, 02.06.18) to renovate the existing building and site plan at 336 E. Ogden Ave. to include a Jaguar dealership in the B-3 General Business District.

The applicant presented an overview of the site plan. With the addition of the Jaguar dealership, a larger showroom was required and therefore an addition was made to the northwest corner of the building. The building was moved back approximately 15 feet from Ogden Avenue but increased in width from the original plan. The new building would have a flat front and is decreased square footage from the original proposal. Neighborhood discussions involved overhead doors. The number of overhead doors is significantly decreased from the original plan and there will be less traffic at the rear of the building due to a proposed drive aisle.

Chairman Cashman stated resident concerns included more car deliveries & more service visits with the second brand added. The applicant responded by explaining the service bays increased from 19 service bays on the original plan to 20 bays on the proposed plan. Delivery trucks will unload in the rear lot, as is currently happening, and new vehicles will arrive on trucks approximately 3 times per month.

Commissioner Jablonski inquired about land that is currently used for car storage continue to be used for storage. The applicant stated that land will no longer be used for storage & he could not be sure how the land will be utilized in the future since Land Rover only leases the property. The applicant went on to state

Plan Commission Minutes September 25, 2018

additional storage space would not likely be needed but the dealership would need to seek out additional off site space if the need arose.

Commissioner Crnovich asked if the dealership would be offering subscription services from the Hinsdale location. The applicant clarified that no subscription service would be offered at Hinsdale.

Commissioner Fiascone expressed concerns about adequate customer parking. The applicant stated that there are 261 stalls shown on the plan, but none have been designated for strictly customer use at this time. It appears there are approximately 10 sales customer stalls. Service customers would not need a parking stall due the procedure of using the designated service drive that is well staffed to keep cars for service moving to service stalls.

Two neighbors spoke during the public comment period, Mike Strick and Michael Rempert, and both spoke favorably for the request. Mr. Strick expressed that the neighbors were primarily concerned about traffic, and Land Rover has been very responsive and have generally met their concerns; and he personally feels happy with the level of response, cooperation, and end product. Mr. Rempert had a concern about the landscape plan, but it turned out to be an oversight. The landscape plan included former interior floor plan that does not match the latest site plan.

Following a motion to recommend approval of the proposed major adjustment to the exterior appearance/site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of six Ayes and three "Absent" **unanimously** recommends that the President and Board of Trustees approve the application as submitted.

Concurrent SIGN PERMIT REVIEW – Case A-43- 2018 – Eight (8) signs proposed, Plan Commission recommendations to be forwarded to the Zoning Board of Appeals (ZBA, Case V-07-18).

The applicant briefly explained that efforts were made to blend corporate guidelines for signs with those of the Village. Six walls signs and two grounds signs are requested.

Discussion followed about the number of signs. Commissioners Jablonski & Crnovich expressed concerns with the number of signs, it was suggested that the ground signs might not be necessary with the six wall signs. Chairman Cashman pointed out the site is located on two intersections and due to that fact, 2 ground signs may be helpful. Commissioner Fiascone agreed the second ground sign would be helpful. The Chairman also pointed out that one of the ground signs will not be illuminated. Commissioner Jablonski went on to suggest the Oak Street sign also note directions to "Service Center" under the "Welcome" portion of the sign to better direct customers. The applicant will check the Land Rover sign guidelines to determine if that would be an option.

A motion was **unanimously approved** (6 Ayes, 3 Absent) as submitted with the recommendation for the ZBA to closely study the number of signs and if signs 5 and 6 are visible due to the existing building at 300 Ogden Avenue.

Adjournment

The meeting was adjourned at 8:41 p.m. after a unanimous vote.

Respectfully Submitted by Jennifer Spires, Community Development Dept.