

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
October 10, 2018
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the special meeting to order at 7:30 p.m., Wednesday, October 10, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Gerald Jablonski, Anna Fiascone, Julie Crnovich, Mark Willobee and Troy Unell

ABSENT: Scott Peterson, Debra Braselton and Jim Krillenberger

ALSO PRESENT: Chan Yu, Village Planner
Applicant for cases: A-39-2018 and A-40-2018

Approval of Minutes – September 25, 2018

The PC, **unanimously approved** the September 25, 2018, minutes, with the condition to revise page 2, paragraph number three, 1st sentence to state, “Some discussion followed about the illuminated **non**-tenant slots on the sign be considered as advertising.” 6-0, (3 absent).

Findings and Recommendations

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 AND concurrent sign permit review – **Case A-43-2018** (concurrent with above exterior appearance and site plan application) – Eight (8) Signs Proposed, Plan Commission recommendations to be forwarded to the Zoning Board of Appeals (ZBA, Case V-07-18)

The PC, with no comments or questions, **unanimously approved** 6-0, (3 absent) the Findings and Recommendations as submitted.

Sign Permit Review - Case A-46-2018 – 16 E. 1st Street – Mucci Di Firenze – 1 Wall Sign

The applicant was not present to introduce the request. However, the PC generally supported the proposed sign.

Chairman Cashman asked Chan how the Historic Preservation Commission (HPC) felt about the sign.

Chan replied that this application was not submitted in time for the October HPC meeting. With the PC reviewing it first, it would save the applicant 1 week.

Commissioner Crnovich stated that she can't image the HPC having an issue with this request.

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Commissioner Jablonski asked what type of business is Mucci Di Firenze.

Chan replied it is a retail store.

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

Sign Permit Review - Case A-39-2018 – 550 W. Ogden Ave. – Hinsdale Ortho – 1 Illuminated Wall Sign and Ground Sign reface

The applicant presented the request to reface an existing ground sign, and install a new illuminated wall sign. The purpose is to show that they offer immediate care at Hinsdale Orthopedics.

Commissioner Fiascone believed the wall sign would improve the current blank wall, but is too large as proposed. She had no issues with the ground sign reface. Commissioners Unell and Willobee agreed.

Commissioner Crnovich stated that the wall sign is much too large, in particular, as it relates to the surrounding area. Thus, it should be scaled down in size.

The applicant asked if perhaps it is just the exhibit that shows only the wall, versus the entire building face.

Commissioner Crnovich reasserted her position that the proposed wall sign is still too large.

The sign manufacturer staff explained that they would not be able to illuminate the logo if it was smaller.

Commissioner Crnovich asked how the applicant feels about only illuminating the text, and not the logo.

The applicant was not supportive of that idea.

Chairman Cashman and Commissioner Jablonski asked if they could still illuminate the logo if they reduced the size by 10 percent.

Commissioner Jablonski in general is OK with the request because of the size of the wall and since it's near Ogden Avenue and not as close to the residential district. The proposed ground sign also looked fine to him.

Chairman Cashman did not have any issues with the wall sign, but had an issue with the bottom line of the ground sign, and feels it is unnecessary and not sure it is permitted. He presented examples of other approved immediate care signage, and it can be presumed that the facilities are open.

The applicant stated that they don't want people to think it is immediate care all day long.

Commissioners Crnovich and Willobee felt that the requested text projects the opposite message.

Chairman Cashman asked Chan on his opinion on the language on the ground sign.

Chan responded that he reviewed this with the Village Attorney, and felt the definition of a business sign allowed an applicant to request the language for the service and commodities offered on the sign. On the

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other hand, based on the sign review standards, the PC, if it feels is confusing, cluttered or redundant, can deny it.

The PC unanimously stated they should be consistent, and is opposed to the language on the bottom of the ground sign.

The PC with no further questions or concerns, **unanimously approved** 6-0, (3 absent), with the condition that they reduce the wall sign by 10 percent, and remove the bottom line of text from the ground sign.

Exterior Appearance and Site Plan Review - Case A-40-2018 – 550 W. Ogden Ave. – Hinsdale Ortho – Exterior Appearance and Site Plan Review for Interior Parking Lot Landscape Plan (retroactive request), Exterior Parking Lot Landscape Plan and Parking Lot Lighting Plan.

The applicant presented the request, and was apologetic for the retroactive nature of the interior parking lot landscape plan. Mr. Dave Kanzler stated the removal of the interior greenspace helped them gain 6 parking spaces.

Commissioners Crnovich asked if the neighbors were notified for the meeting.

The applicant responded yes, and has worked hard on being good neighbors in regards to making sure their employees are not parking in the residential streets.

The Plan Commission stated they had difficulty seeing the small print of the photometric plan, and requested a revised plan to clearly show the data for the existing lights for the next meeting. Additional information requested include: the orientation of the glare shields, location/dimensions of the light pole bases in relation to the lot line and removal of any light poles. (A revised landscape plan will also be submitted to the PC for the next meeting, per the requests and comments from the October 10, 2018, meeting.)

Chairman Cashman asked if they keep the lights on all night.

Mr. Dave Kanzler replied yes, but stated that he is happy to turn off the lights at 10 PM.

A motion to continue the application, was **unanimously approved**, 6-0, (3 absent) for the November 14, 2018, PC meeting.

Public Hearing - 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 *continued from July 11 PC meeting*

Village staff/the applicant did not meet the public notification requirement by publishing it in the Hinsdalean, no more than 30 days and no less than 15 days prior to the public hearing. To that end, the PC could not open the public hearing. However, the PC had a discussion, and was largely opposed to the application because: it is very site specific to 540 Ogden Avenue versus the general O-2 Limited Office Districts, unfairly restricts the 540 Ogden Avenue property, and there are concerns for the potential impact to the existing O-2 parcels in the Village.

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Schedule of 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.

The PC **unanimously approved** to schedule a public hearing for Case A-45-2018 for the November 14, 2018, PC meeting, 6-0, (3 absent).

Adjournment

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

Respectfully Submitted by Chan Yu, Village Planner