

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
December 12, 2018  
MEMORIAL HALL  
7:30 P.M.**

Chairman Cashman called the special meeting to order at 7:30 p.m., Wednesday, December 12, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Steve Cashman, Gerald Jablonski, Julie Crnovich, Anna Fiascone, Debra Braselton and Scott Peterson

**ABSENT:** Mark Willobee, Jim Krillenberger and Troy Unell

**ALSO PRESENT:** Chan Yu, Village Planner  
Applicant for cases: A-52-2018, A-53-2018, A-37-2018 and A-45-2018

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**Approval of Minutes – November 14, 2018**

The Plan Commission (PC) **unanimously approved** the November 14, 2018, minutes, as submitted, 4-0, (2 abstained, 3 absent). (no quorum for this item, Nov. 14, 2018 minutes will appear on Jan. 16, 2019 agenda)

**Findings and Recommendations - 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.**

Chairman Cashman introduced this item, and asked for any comments by the PC.

Commissioner Crnovich requested the removal of the existing nonconforming light pole on the east side of the property by added to the Findings and Recommendations.

The PC, with no additional comments, **unanimously approved** 6-0, (3 absent) the Findings and Recommendations, with the requested addition by Commissioner Crnovich.

**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**

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

**Sign Permit Review - Case A-52-2018 – 36 First Street – RedEmas – 1 Wall Sign**

The applicant introduced the proposed wall sign and passed around a colored sample of the materials to the PC.

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Chairman Cashman asked if the sample reflected the thickness of the sign.

The applicant responded yes, ½ inch.

Commissioner Braselton asked what the business is.

The applicant responded the business is a clothing retail boutique store.

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

**Sign Permit Review - Case A-53-2018 – 20 E. Ogden Avenue – LaMantia – 1 Illuminated Wall Sign**

The applicant introduced himself as the sign contractor and stated that he is requesting to install a wall sign to match the existing ground sign. He stated the existing address wall signage would be removed and only the address number would be installed.

Commissioner Braselton asked if only the text would be illuminated.

The applicant responded correct, he stated that he spoke with Chan about the exhibit before the meeting.

Chan stated that the exhibit showed the oval outline being illuminated, and that he talked to the applicant about this prior to the meeting. The oval outline is not permitted to be illuminated, and the applicant acknowledged this.

Commissioner Crnovich expressed that she likes the requested sign, and it looks much better than the current address signage.

The PC in general thought the sign looked very good.

The PC, with no further questions or comments, **unanimously approved** 6-0, (3 absent), the sign application as submitted, noting that the wall sign border would not be illuminated.

**Public Hearing - Case A-37-2018 – 724 N. York Rd. – Hinsdale Animal Hospital - Illuminated Ground Sign in the Design Review Overlay District**

**Please refer to Attachment 1, for the transcript of Public Hearing Case A-37-2018.**

The applicant presented the proposed ground sign to the PC, referencing the same materials of the ground sign to match the materials of the new animal hospital building.

The PC, expressed general support of the sign, including that it is good looking, it matches the building and will be a nice addition for that area of York Road.

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The PC **unanimously recommended approval** for the Design Review Permit for the ground sign as presented, 6-0, (3 absent)

**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.**

Chairman Cashman reviewed that he spoke with Chan earlier, and stated that he will need more time to collect the information/data requested by the PC last month. To that end, he asked for a motion to continue the item for the next PC meeting.

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

**Schedule of 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**

The PC **unanimously approved** to schedule a public hearing for Case A-55-2018 for the January 16, 2019, PC meeting, 6-0, (3 absent).

**Adjournment**

The meeting was adjourned at 7:51 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-37-2018 - Hinsdale Animal )  
Hospital - Illuminated Ground Sign )  
in the Design Review Overlay )  
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 12th day of December, 2018, at  
the hour of 7:40 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. DEBRA BRASELTON, Member;
- MS. JULIE CRNOVICH, Member;
- MR. GERALD JABLONSKI, Member;
- MR. SCOTT PETERSON, Member;
- MS. ANNA FIASCONE, MEMBER.

20  
21  
22

1 ALSO PRESENT:  
 2 MR. CHAN YU, Village Planner;  
 3 DR. TONY KREMER, Hinsdale Animal  
 4 Hospital;  
 5 MR. SHAUN O'BRIEN, Landmark Sign Group.  
 6 \* \* \*  
 7 CHAIRMAN CASHMAN: Now we move on to a  
 8 public hearing for two items.  
 9 First, I guess anyone who is  
 10 wishing to speak for any of these items, the  
 11 first one is Case A-37-2018 for 724 North York  
 12 Road, Hinsdale Animal Hospital, for an  
 13 illuminated ground sign. And then the second  
 14 being case A-45-2018, the applicant, the Village  
 15 of Hinsdale, for a Zoning Code Text Amendment  
 16 basically prohibiting internally illuminated  
 17 signage. So both of those would be in a public  
 18 hearing.  
 19 Is there anyone who wants to speak  
 20 on this matter? They need to be sworn in, If  
 21 you could stand.  
 22 (Dr. Kremer and Mr. O'Brien sworn.)

07:40:24PM

07:40:48PM

1 that Dr. Kremer is building a new animal  
 2 hospital. It's a gorgeous building, 12,000  
 3 square feet. The lot is approximately  
 4 1.69 acres, completely new construction; and we  
 5 are proposing a monument sign.  
 6 This monument sign incorporates the  
 7 same brickwork that the building has. It has an  
 8 opaque metal face on it with dimensional push-  
 9 through letters, that protruding face; so the  
 10 only thing lighting at night will be those  
 11 letters. The sign is approximately 49 square  
 12 feet, total height of 8 feet tall. It does fall  
 13 within your ordinance.  
 14 There is a site plan, shows it  
 15 approximately 5 feet back from the property  
 16 line. And I also included in some renderings of  
 17 the signs during the day with the building and  
 18 at night. Pretty straightforward. It's a nice  
 19 sign, high-quality materials.  
 20 And then they also had a small  
 21 dimensional letters, basically just like the  
 22 gentleman just showed you, for above the door or

07:42:21PM

07:42:55PM

1 CHAIRMAN CASHMAN: So our first case  
 2 will be A-37-2018 for 724 North York Road. This  
 3 is Hinsdale Animal Hospital, which we previously  
 4 saw. This is the illuminated ground sign in the  
 5 Design Review Overlay District.  
 6 You can tell us who you are and  
 7 give us an overview.  
 8 MR. O'BRIEN: Yes. My name is Shaun  
 9 O'Brien. I'm with Landmark Sign Group. I am  
 10 the sign contractor.  
 11 DR. KREMER: And I'm Dr. Tony Kremer.  
 12 I'm the owner of Hinsdale Animal Hospital.  
 13 CHAIRMAN CASHMAN: Exciting to see it  
 14 going up. Under tent now, the brick must be  
 15 going up.  
 16 DR. KREMER: The brick is almost done.  
 17 CHAIRMAN CASHMAN: Oh, good.  
 18 DR. KREMER: It's coming along fast.  
 19 CHAIRMAN CASHMAN: Great.  
 20 DR. KREMER: We're excited.  
 21 CHAIRMAN CASHMAN: Time for a sign.  
 22 MR. O'BRIEN: So, obviously, you know

07:41:24PM

07:41:40PM

1 next to the door facing the road.  
 2 CHAIRMAN CASHMAN: Was that in this  
 3 application, Chan?  
 4 MR. YU: I'm sorry. What?  
 5 CHAIRMAN CASHMAN: The dimensional  
 6 letters.  
 7 MR. YU: Dimensional letters --  
 8 MR. O'BRIEN: The address letters.  
 9 CHAIRMAN CASHMAN: I think that was in  
 10 the application, at least what I read was just  
 11 for the ground sign.  
 12 MR. YU: Right. I submitted everything  
 13 with the hard copies that I got in the box,  
 14 didn't have the address sign. How large is the  
 15 address sign?  
 16 MR. O'BRIEN: 7.25 inches tall.  
 17 MR. YU: I mean square footagewise.  
 18 MR. O'BRIEN: Oh, I don't know.  
 19 1.5 square feet I think, something. I don't --  
 20 I showed that that was included in that package.  
 21 I had a copy of the same thing I gave you.  
 22 MS. BRASELTON: Was it a separate

07:43:27PM

07:43:57PM

1 application? Because on this application it  
2 just talks about the monument sign on the first  
3 page.

4 MR. O'BRIEN: I didn't know that there  
5 would be a -- Is there a big issue with the  
6 address?

7 MR. YU: They have no wall sign  
8 currently.

9 CHAIRMAN CASHMAN: Okay.

07:44:20PM

10 MR. YU: So -- And that's currently  
11 below what the code allows for square footage.  
12 It's not a business sign.

13 It's just an address, correct?

14 MR. O'BRIEN: Yes. It's just an  
15 address, 724.

16 MR. YU: I think that this type of  
17 signage wouldn't even come before the Plan  
18 Commission.

19 CHAIRMAN CASHMAN: That's fine.

07:44:30PM

20 MR. YU: Yes.

21 CHAIRMAN CASHMAN: I wouldn't want him  
22 to have to come back again about a number.

1 Okay. Any questions of the  
2 applicant?

3 My only question -- this is  
4 actually for you, Chan -- is on the bottom of  
5 the sign underneath the horizontal bar where it  
6 says, Boarding, daycare, grooming, training, and  
7 pet adoptions; is that text permitted?

8 This kind of reminds me of the  
9 issue that came up with at least a couple recent  
10 applicants about to identify the business and  
11 not to advertise.

07:45:10PM

12 MR. YU: Right. So I mean under the  
13 definition of 9-106, classification of signs, of  
14 advertising signs, it does allow for the  
15 applicant to request for the commodity or  
16 service that's also provided on the sign. But  
17 it's also up to the Plan Commission per the  
18 requirements if it looks cluttered or if it  
19 doesn't look --

07:45:40PM

20 CHAIRMAN CASHMAN: It's not saying like  
21 We are the best boarding company.

22 DR. KREMER: Can I get that?

1 CHAIRMAN CASHMAN: No.

2 MR. PETERSON: It might be a fact.

3 CHAIRMAN CASHMAN: It could be a fact.

4 MS. CRNOVICH: The one thing for pet  
5 adoptions and then your logo, the logo is so  
6 much like Hinsdale Humane Society. I hope there  
7 is no confusion.

8 DR. KREMER: It's been our logo for a  
9 long time.

07:46:05PM

10 MS. CRNOVICH: Okay.

11 DR. KREMER: For all of our businesses.  
12 We have 12 hospitals. And so most of the  
13 hospitals have that same logo. You know what, I  
14 guess the -- I mean because we do a lot of  
15 diverse services, and it's very much a full  
16 service, it's super important for us. Most  
17 people wouldn't anticipate that an animal  
18 hospital proper would also be a daycare and a  
19 boarding and grooming, pet adoption; so for us  
20 that's really important.

07:46:32PM

21 CHAIRMAN CASHMAN: Right. I mean I  
22 don't think it's untasteful. I was just kind of

1 curious because -- Wasn't it office hours,  
2 wasn't that the one that we struck off of  
3 orthopedic?

4 MR. YU: Yes, ortho. Right.

5 CHAIRMAN CASHMAN: They wanted the  
6 hours and business and things like that.  
7 Commissioners, any thoughts or  
8 feelings about that?

9 MS. CRNOVICH: Are pet adoptions  
10 allowed in that district?

07:46:51PM

11 MR. YU: Pet adoptions, they actually  
12 went through a very thorough special use text  
13 amendment process to include all the services  
14 that they are.

15 CHAIRMAN CASHMAN: Because it went from  
16 an O-2 to a B --

17 MR. YU: B-1.

18 MS. BRASELTON: I like it. The  
19 building is beautiful. I think it fits in  
20 nicely. I'm fine with it. It looks --

07:47:14PM

21 CHAIRMAN CASHMAN: It's going to be a  
22 nice addition for that part of York Road.

1 MS. BRASELTON: Yes, absolutely.  
 2 MR. PETERSON: It's good.  
 3 MR. JABLONSKI: This might be the first  
 4 pedestal sign I've never had a complaint with.  
 5 CHAIRMAN CASHMAN: All right. Oh, and  
 6 Julie especially.  
 7 MS. CRNOVICH: Hey. Well, wait a  
 8 minute, I'm not done. I'm not done.  
 9 CHAIRMAN CASHMAN: Okay. Sorry, I  
 10 spoke too soon.  
 11 MS. CRNOVICH: Currently you have some  
 12 temporary signage on the property that's  
 13 illegal.  
 14 I don't know if you have been by  
 15 there lately, Chan. There are a bunch of  
 16 banners hanging on the fence, and I don't think  
 17 that's allowed. Like there is a Bank One or a  
 18 mortgage one. Aren't they allowed just like one  
 19 temporary sign for construction?  
 20 MR. YU: I haven't seen, I haven't --  
 21 MS. CRNOVICH: Okay. I think you have  
 22 several.

07:47:35PM

07:47:58PM

1 starting to put out signs on construction sites.  
 2 So if we don't say no to one, they keep popping  
 3 up.  
 4 CHAIRMAN CASHMAN: But you noticed  
 5 during the last election cycle, they were doing  
 6 that on construction sites, putting election  
 7 signs up.  
 8 MS. CRNOVICH: Yes. Right.  
 9 CHAIRMAN CASHMAN: It's like who is  
 10 going to complain here, it's an empty site.  
 11 Okay. Anna?  
 12 MS. FIASCONE: It looks good. I assume  
 13 because there is a sidewalk, there is plenty of  
 14 visibility turning out of there with the sign?  
 15 MS. BRASELTON: That's a good question.  
 16 MR. O'BRIEN: Yes. We are quite a ways  
 17 away from the road.  
 18 MS. FIASCONE: I just wanted to  
 19 confirm. It looks like that from the rendering.  
 20 MS. BRASELTON: You mean coming out of  
 21 the parking lot?  
 22 MS. FIASCONE: Yes. It looks like it.

07:48:47PM

07:49:08PM

1 MS. BRASELTON: There are a bunch.  
 2 CHAIRMAN CASHMAN: We'll send Robb  
 3 over.  
 4 MS. CRNOVICH: Send the code  
 5 enforcement person first. I think there are  
 6 several banners on the front on the fence, and  
 7 it just looks sloppy.  
 8 MR. YU: Is this for the animal  
 9 hospital or the construction?  
 10 MS. BRASELTON: Where the construction  
 11 is going.  
 12 MS. CRNOVICH: Yes.  
 13 DR. KREMER: Yes. I don't know what  
 14 the rest of them are for. We just have the one  
 15 to tell what's happening and what's coming.  
 16 MS. BRASELTON: It must be your lender  
 17 just hung a sign up there last week.  
 18 DR. KREMER: We --  
 19 MS. BRASELTON: I drive by there  
 20 every week.  
 21 MS. CRNOVICH: You know, I have been  
 22 noticing throughout the Village that lenders are

07:48:15PM

07:48:26PM

1 I just want to confirm that because it's behind  
 2 the sidewalk.  
 3 CHAIRMAN CASHMAN: Right.  
 4 MR. JABLONSKI: Parkway sign, a couple  
 5 feet.  
 6 MS. BRASELTON: When do you expect to  
 7 have -- When is your move-in date, do you know?  
 8 DR. KREMER: We are hoping right at the  
 9 end of January.  
 10 CHAIRMAN CASHMAN: Awesome.  
 11 MS. BRASELTON: Right.  
 12 DR. KREMER: That's the plan.  
 13 CHAIRMAN CASHMAN: I think it looks  
 14 great. I think it's going to be really -- I'm  
 15 just so excited to see this open.  
 16 DR. KREMER: Thank you very much. We  
 17 are really excited, too.  
 18 CHAIRMAN CASHMAN: I think it will  
 19 really kind of generate a different level of  
 20 interest in that area right there.  
 21 DR. KREMER: Wonderful.  
 22 CHAIRMAN CASHMAN: If there are no

07:49:29PM

07:49:46PM

1 other comments, do I have a motion to approve  
 2 public hearing -- Or this would be the  
 3 illuminated ground sign in the Design Review  
 4 Overlay District for Case A-37-2018 as  
 5 submitted.

6 MS. BRASELTON: So moved.

7 MR. PETERSON: Second.

8 CHAIRMAN CASHMAN: Anna?

9 MS. FIASCONE: Aye.

10 MS. CRNOVICH: Aye.

11 CHAIRMAN CASHMAN: Aye.

12 MR. JABLONSKI: Aye.

13 MR. PETERSON: Aye.

14 MS. BRASELTON: Aye.

15 \* \* \*

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

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

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  
 reported in shorthand the testimony given at the  
 hearing of said cause, and that the foregoing is  
 a true and correct transcript of my shorthand  
 notes so taken as aforesaid.

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