

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
May 8, 2019
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, May 8, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Anna Fiascone

ALSO PRESENT: Chan Yu, Village Planner and applicant for case: A-04-2019

Approval of Minutes – April 10, 2019

The Plan Commission (PC) **unanimously approved** the April 10, 2019, minutes, as submitted, 7-0, (1 abstained and 1 absent).

Findings and Recommendations - Case A-09-2019 – 55th and County Line Rd. – Hinsdale Meadows – 4th Major Adjustment to Site Plan/Exterior Appearance Application to add a new: ranch plan, Hardie Lap siding style and 3 new color options.

The PC **unanimously approved** the Findings and Recommendations, as submitted, 8-0, (1 absent).

Exterior Appearance and Site Plan - Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2nd Major Adjustment to Site Plan/Exterior Appearance Application to construct a new illuminated ground sign at the corner of Washington and Maple Street. (Continued from the April 10 and May 8, 2019, PC meetings)

The President of Eve Assisted Living (applicant) reviewed two revised submittals, based on the previous PC meeting he explained. One option is a diagonal positioned sign and the second option faces Washington Street. He noted that the diagonally positioned sign is set further away from the lot line. The paver and park bench would not be affected.

Chairman Cashman asked if there is a preference between the two options.

The applicant responded the diagonal one is preferred. The difficulty with the sign facing Washington Street is due to the hill and the lot line is set several feet behind the sidewalk.

A Plan Commissioner asked if he's had neighborhood meetings due to a few letters by neighbors opposing the request. He also noted that he sees the neighbors' point in constructing an illuminated sign facing the residential homes. To that end, he would also not want an illuminated sign facing his house.

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The applicant responded no, and that he just heard about the letters today. He also explained that he has dimmed the lighting request and would turn it off at a certain time.

A Plan Commissioner asked if wayfinding was the concern, asked if a wall sign would be possible.

The applicant replied that the issue is nobody sees the existing wall sign.

A Plan Commissioner asked if the other wall, perpendicular to the street, would be possible.

The applicant replied he'd certainly give it some thought.

Chairman Cashman reviewed that one of the neighbor letters suggested a sign location near the entrance of the building (south of the corner).

The applicant replied that the plat of survey shows the building is built to the lot lines, which is one of the issues. And he explained that it's been reported often that the wall sign is not visible to visitors and hard to find.

A Plan Commissioner asked what the occupancy rate is.

The applicant replied maybe 80% currently.

A Plan Commissioner asked if the sign could be 20% to 25% smaller and set a timer for 3 hours after sunset, or 9 PM, whichever is earlier.

A Plan Commissioner expressed that she did not like the look of the coach lights.

A Plan Commissioner stated the neighbors are opposed for a ground sign, period. She also explained that ground signs are prohibited in the R-5 District, the requested sign is much too large (twice the size of the Hinsdale Library ground sign) and questions if it is necessary in the age of Google Maps and etc. On the other hand, she added that she liked the idea of a potential second wall sign. She also recalled the meetings in 2011 in regards to the planned development discussion and the focus on the common open space, and feels that this ground sign would take away from this point. Two Plan Commissioners echoed this.

Chairman Cashman reviewed that the neighbors truly appreciate the corner of the lot, and consider it a great community amenity.

The applicant reiterated the need for visibility and people cannot find them and believes the recognition from a ground sign would help them tremendously. Additional discussion in regards to other potential areas for the signage ensued.

Chairman Cashman requested the applicant to consider the possibilities of signage in front of the building.

The applicant replied it'd be great and he very much like that idea.

A Plan Commissioner asked for a revised exhibit showing the night illustration of the sign with reduced lighting.

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After reviewing the subject property on Google Maps street view, the PC **unanimously continued** the sign application for the next meeting to review additional options, 8-0, (1 absent).

Adjournment

The meeting was adjourned at 8:08 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner