

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
June 12, 2019
MEMORIAL HALL
7:30 P.M.**

Acting Plan Commission Chair Crnovich called the meeting to order at 7:30 p.m., Wednesday, June 12, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Julie Crnovich, Troy Unell, Gerald Jablonski, Anna Fiascone, Scott Peterson, Debra Braselton and Mark Willobee

ABSENT: Steve Cashman and Jim Krillenberger

ALSO PRESENT: Chan Yu, Village Planner and applicant for cases: A-19-2019, A-04-2019, A-17-2019 and A-18-2019

Approval of Minutes – May 8, 2019

The Plan Commission (PC) **unanimously approved** the May 8, 2019, minutes, as submitted, 6-0, (1 abstained and 2 absent).

Sign Permit Review - Case A-19-2019 – 21 Salt Creek Lane – Hinsdale Humane Society – Ground Sign Update

The sign applicant, Ben Johansen of Landmark Sign Group presented to the PC and reviewed that the proposed update will use the same ground sign structure, but is proposing a larger sign face (maximum allowed).

Acting Chair Crnovich asked if they plan to change the other signs on the site. The applicant responded no.

Commissioner Willobee asked if there are any timers or illumination restrictions on the ground sign currently.

The applicant was not aware of any timers.

The PC generally expressed the requested modification looked good.

Acting Chair Crnovich asked how they like the new location.

The applicant responded they like it a lot, and see about 1,400 visitors a month.

The PC **unanimously approved** the sign application, as submitted, 7-0, (2 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, May 8, and June 12, 2019, PC meetings)

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The President of Eve Assisted Living (applicant) reviewed the revised submittals based on the previous PC meeting and neighbor comments. He presented the challenge of the subject property lot lines, and that the entry ground sign would be behind the building. Thus, he presented the ground sign at the initial location at the corner, however, at a reduced size and removal of all lighting to the sign.

Commissioner Braselton asked if he talked to any of the 3 neighbors that are opposed to the request.

The applicant responded no, he did not know if that would be appropriate.

Acting Chair Crnovich stated that she appreciates that the lights have been removed and the sign size has been decreased. However, she questioned that the original purpose of the sign was stated for wayfinding, however, tonight is saying the sign is for marketing.

The applicant responded that he said at the last meeting it was for marketing.

Commissioner Braselton stated that the applicant was not present at the first PC meeting.

Acting Chair Crnovich asked if he considered a sign by the portico.

The applicant responded no, but the issue is that it would be behind the building.

Acting Chair Crnovich asked if he thought about replacing the existing pillar with the sign by the entrance.

The applicant responded that is a good idea.

Commissioner Willobee asked if he considered a wall sign below the height of the existing wall sign.

The applicant replied yes, but that would look silly. The applicant continued and stated he would present a new plan by replacing the existing pillar and reach out to the neighbors.

The PC **unanimously continued** the sign application for the next meeting, 7-0, (2 absent).

Exterior Appearance and Site Plan - Case A-17-2019 – 306 W. Fourth Street – St. Isaac Jogues – 2nd Major Adjustment to Site Plan/Exterior Appearance to install an emergency gas generator.

The applicant, Mr. Bill Sturm, on behalf of St. Isaac Jogues Parish, reviewed the plan to install an emergency backup generator for the church campus to power emergency lighting, alarm system, heating, pipes, PC data and sump pumps. He reviewed the dimensions of the generator as 12' long, 6' tall, and 3.5' wide, and in an enclosure to keep the sound contained to approximately 55 decibels. Due to the distance away from the lot line, and the proposed screen, the applicant stated that the generator would be, frankly, hard to find he stated.

Plan Commissioner Peterson asked if it is diesel powered. The applicant responded that it is gas powered.

The applicant explained the generator would only operate in the event of an emergency, however, it requires a 30-minute test once a month, and once a year test requiring to run for 4 hours.

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Commissioner Braselton stated that you can't beat screening on 3 sides already.

Acting Chair Crnovich agreed and stated that she believes the location is a good one and nobody will see it.

Commissioner Jablonski suggested establishing generator test times, for example between 10AM and 2PM.

The applicant stated that they planned to run it during the day during outdoor activities of the church.

The PC **unanimously recommended approval for** the major adjustment to the exterior appearance/site plan application with the condition that the generator testing is done between 10AM and 2 PM, 7-0, (2 absent).

Exterior Appearance and Site Plan - Case A-18-2019 – 24 W. Hinsdale Ave. – Michael Abraham Architects – Exterior Appearance for new storefront façade updates.

The applicant's architect, Ms. Margaret Morun, on behalf of the building owner, Mr. Rino Burdi reviewed the plans to rehab the front façade of the building to mirror the historic and original architecture of the building. Ms. Morun stated the plan is to keep the brick, change the windows, enlarge the existing circular window and install a metal canopy.

Mark Willobee asked how far the canopy projects from the wall.

The applicant responded 20 inches.

Mark Willobee asked Chan for clarification, in that the PC is not reviewing the sign at this time.

Chan replied correct.

Acting Chair Crnovich asked if the PC is looking at the canopy.

Chan replied from an aesthetic point of view, yes, but not the technical data that the building review permit would.

Mark Willobee asked if the dropdown section be considered a sign.

Chan replied no, that doesn't meet the definition of a projecting sign.

Acting Chair Crnovich asked if all the brick is staying.

The applicant responded yes, but they will replace some of the white perimeter brick to match the rest of the façade brick and color.

Mark Willobee asked what the original circular window diameter is.

Mr. Rino Burdi introduced himself, and stated that it is his goal to bring the façade back to what it originally looked like. To answer the commissioner's question, he stated that you can see the original size from the interior of the building, and would like to bring the original size back. Both the owner and architect agreed that

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it'd also be more proportionate to the proposed new and larger windows.

Acting Chair Crnovich asked if there are plans for the back of the building.

The architect stated they plan to replace the sliding door with a garage door and add an emergency door.

Commissioner Braselton asked what business is locating in the building.

The applicant responded a men's clothing store.

Acting Chair Crnovich stated that the building is in the downtown historic district, and wishes the Historic Preservation Commission would be able to review it. However, she believes that's not going to happen.

In general, the PC expressed appreciation for preserving the historical elements of the original building façade, that the proposed plans look great, and that the building is being repurposed.

The PC **unanimously recommended approval for** the exterior appearance plan application as submitted, 7-0, (2 absent).

Schedule of a Public Hearing - Case A-20-2019 – Village of Hinsdale – Proposed Text Amendment to Major Adjustment to Planned Development (Section 11-603) and Site Plan Review (Section 11-604)

The PC **unanimously scheduled a public hearing for Case A-20-2019**, 7-0, (2 absent).

Adjournment

The meeting was adjourned at 8:17 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner