

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
February 12, 2020  
MEMORIAL HALL  
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, February 12, 2020, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Steve Cashman, Michelle Fisher, Julie Crnovich, Mark Willobee, Jim Krillenberger and Anna Fiascone

**ABSENT:** Troy Unell, Debra Braselton, and Gerald Jablonski

**ALSO PRESENT:** Chan Yu, Village Planner and applicants for cases: A-38-2019, A-01-2020, A-02-2020 and A-03-2020

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**Approval of Minutes – January 8, 2020**

With no questions or comments, the Plan Commission (PC) unanimously approved the January 8, 2020, and minutes, as submitted, 5-0, (1 abstained and 3 absent).

**Findings and Recommendations - Case A-39-2019 – 5500 S. Grant St. – Hinsdale Central High School (Hinsdale Township High School District D86) / ARCON Associates – Exterior Appearance and Site Plan for various Improvements, including a new Natatorium.**

With no questions or comments, the PC unanimously approved the Findings and Recommendations, as submitted, 5-0, (1 abstained and 3 absent).

**Sign Permit Review - Case A-38-2019 – 10 E. First Street – Turkoise – 1 New Wall Sign**

The business owner for the sign introduced herself and stated that the sign was reviewed by the Historic Preservation Commission (HPC) meeting. The requested sign now has a black board around the text per the suggestion by the HPC. She reviewed the turquoise color of the text, acrylic sign material and white background was painted onto the building facade.

Commissioner Krillenberger asked if she will provide design services.

The applicant responded yes, if needed, but it will be primarily retail, including for example, offering rugs, lamps and home décor accessories.

Commissioner Crnovich stated that she preferred the sign background when it was black, believing that it fits in better with the historic buildings in the historic downtown. She felt the white color was too harsh, although the black outline does help. She asked what the reason to paint it white was.

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The applicant responded that she painted it white for the contrast and pointed to a jewelry store across the street that is also white in color. She felt it looks clean, simple, cheery and bright.

Commissioner Crnovich asked about the other options, noting that the exhibit referenced option 3.

The applicant responded that it referred to the font/style of the sign.

Commissioner Crnovich asked how large would the border be.

The applicant replied that the HPC suggested a 4" thickness.

Commissioner Willobee agreed with Commissioner Crnovich regarding the brightness of the white, however, acknowledged that the black border does help.

Commissioner Fiascone asked it if would be illuminated.

The applicant replied no.

Chairman Cashman expressed concern for the color of the text if it was on a dark background, and thus OK with the proposed. He also supported the black border.

Commissioner Krillenberger asked if it meets the sign area code.

Chan replied yes.

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

**Sign Permit Review - Case A-03-2020 – 8 E. Hinsdale Ave. – Coldwell Banker – 1 Awning Sign Update**

A representative from Coldwell Banker introduced herself and the request to replace the awning fabric on an existing awning frame. The awning color would change from blue to black for marketing reasons, to reflect an elite line of services. As part of the application, the second floor window sign would need to be removed.

Commissioner Crnovich asked Chan about the wall sign, and if it needed to be removed.

Chan replied no, because the nonconformity is based on the number of signs. The applicant is removing the window sign as part of this request, and not touching the legal nonconforming wall sign.

Commissioner Crnovich asked if the applicant would be using the LED illuminated window signs.

The applicant stated they use them now, but it is not illuminated.

Commissioner Crnovich pointed to their location at Chicago and Washington, which had them in the window.

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The applicant replied that she will check into it. Additional general window illumination discussion ensued.

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

**Exterior Appearance and Site Plan Review - Case A-01-2020 – 5901 S. County Line Rd. – Hinsdale Platform Tennis Association – Exterior Appearance/Site Plan for redeveloping/expanding existing 1-story paddle court warming hut.**

The applicant introduced himself on behalf of the Hinsdale Platform Tennis Association, and gave a review of the paddle hut renovation and expansion project. In essence, the building would expand 28 feet to the north, and maintain its building width and shape. The expansion shape and roofline would be consistent with the existing building and the proposed cupola on the roof is intended to allow natural sunlight into the building. The façade redevelopment material was reviewed as a wood vertical siding, white trim and asphalt roof.

Commissioner Crnovich asked if the applicant has plans for new lighting for the building

The applicant responded no, but there will be new recessed down lighting on the north side of the building due to the new canopy, and also reviewed the current exterior lighting on the north and south ends of the building.

Commissioner Crnovich commented that she believed there was a question regarding a past application years ago that involved neighbor concerns over lighting.

The applicant responded that pertained to the exterior court lights, and clarified the courts and lighting are not changing as part of this application.

Commissioner Crnovich asked if they will be back to develop the landscaping and parking spaces on a future site plan.

The applicant responded that he ultimately did not know if the Village is requiring any additional parking.

Chan clarified in his memo, which stated that the Village will include funds for an additional 11 parking spaces; instead, parking would need to be recalculated and reconsidered after speaking with Village senior staff. It was made aware that approximately 5 buildings at the Village owned 52 acre KLM Park are not being used. It was noted that since this is zoned OS Open Space, the Village is sensitive to not paving for additional parking spaces if it is not necessary. A comprehensive parking calculation was done many years ago and should consider the 5 buildings not utilized.

The project architect, Vincenzo Caprio, stated that the current parking lot is underutilized and in his opinion, paving for additional parking spaces would be a waste of money. A few Plan Commissioners agreed, citing that the time of use are also not aligned to be used simultaneously.

Commissioner Fiascone asked if the proposed deck is an outdoor common area that is being created.

The applicant responded that it could be, but currently, there are no plans for features of an outdoor common area. He acknowledged however, that people could stand outside on the deck weather permitting.

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In general, the Plan Commission commented that the proposed request looks good, would be an upgrade to the facility, and believes it would not cause an issue with the neighbors since the development would be away from the residential area

With no further questions or comments, the PC **unanimously recommended approval** for the exterior appearance/site plan application, as submitted, 6-0, (3 absent).

**Major Adjustment to Exterior Appearance and Site Plan Review - Case A-02-2020 – 110 E. Ogden Ave. – Dr. VanWormer-Hartman/Studio21 – Exterior Appearance/Site Plan to redevelop existing 1-story building and construct a 2<sup>nd</sup> story for new medical office use.**

Dr. Cara VanWormer Hartman, reviewed her profession and services as a chiropractic physician in Hinsdale, and currently owns the clinic at 230 E. Ogden Avenue. Due to the growth at her current location, is seeking a larger space and believes the subject property at 110 E. Ogden Avenue is a nice option. The goal of the exterior appearance plan is to provide a modern day wellness center. The second story addition would be helpful by bringing in a like-minded tenant to the site to help with the cost and complement their medical office services.

Mr. Bill Styczynski, The project architect from Studio21 introduced himself and reviewed the proposed architecture and site plan improvements, including the building material, elevation illustrations, landscape and photometric plans via PowerPoint. He reviewed that the lot is a nonconforming size, and the plan is to add a second floor onto the existing building. The nonconforming aspects of the front building setback and lot coverage was also briefly discussed. It was shown while reviewing the site plan that the parking spaces will meet the requirements for medical office use and improving lot coverage with landscaping will also be achieved. The light fixtures would have internal baffles to shield light from the property line.

Chairman Cashman referenced a neighbor's letter (email sent to staff on February 12), which asked to consider extending the existing white fence along the rear property line.

The architect stated that they anticipated that this would need to be addressed as part of the project.

Chairman Cashman asked what would the hours of operation be.

Dr. Cara VanWormer Hartman replied it is currently, 9AM to 7PM, Monday, Wednesday through Friday, and 9AM to 3 PM on Saturday. However, with the new location, they would also be open on Tuesday.

Chairman Cashman asked if they will dim the lights after hours.

The architect replied that the fixtures are dimmable and programmable, and could be brought down to just the security level.

Chairman Cashman stated that the PC would like it dimmed to security levels after hours- after 7 PM on weekdays and 4 PM on Saturday.

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The architect reviewed the refuse enclosure and stated that it would be stained to match the building.

Commissioner Krillenberger expressed his concerns for EIFS, and asked what alternatives were there to it and if the Village allowed EIFS due to the historical issues.

The architect replied that it would be the current drainage type of EIFS system. Stucco was looked at but the maintenance cost was a concern. On a positive note, the EIFS system would offer insulation to the building.

Chan replied that he reviewed this with the Building Commissioner and it is permitted.

Commissioner Fisher stated that the building would look wonderful, but asked if the proposed color of the building, which is a bright white, could be toned down a little to blend in better with the surrounding buildings.

The applicant replied yes, and referenced a home in the vicinity that is more of an ivory color. On the other hand, they had some renderings done in a grey color but it appeared to be too dark and did not achieve the intended positive bright wellness vibe.

Commissioner Crnovich agreed with perhaps toning down the white of the façade, and complimented the applicant for a great plan.

Commissioner Willobee also really liked the plan, but wished the south end of the building would face Ogden because it looks so good. He had a question about traffic and to that end, asked about the client rotation and staff.

The applicant responded that they currently have 5 staff members and probably expand to 7 at the new location. The patient flow she anticipates would be 3 to 5 people an hour.

Chairman Cashman added that some of the morning (eastbound) traffic would be less of a factor due to the 9AM opening.

Commissioner Willobee complimented the refuse location per the site plan.

Chairman Cashman thought it was a fantastic element to have the rear building plan face the residential properties due to the smaller scale, while the front has a more commercial look that ties into commercial facilities.

With no further questions or comments, the PC **unanimously recommended to approve** the application, with the condition that the applicant consider: a more toned down building color, extending the existing rear residential fence, and dimming the lights to security level after hours, 6-0, (3 absent).

**Adjournment**

The meeting was adjourned at 8:10 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner