

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
January 13, 2021  
MEMORIAL HALL  
7:30 P.M.**

Plan Commission Chairman Cashman called the meeting to order at 7:32 p.m., Wednesday, January 13, 2021, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

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

**ABSENT:** Troy Unell

**ALSO PRESENT:** Chan Yu, Village Planner, Robb McGinnis, Director of Community Development, Nathan Parch, GovTemps Consultant, and applicants for cases: A-22-2020, A-30-2020, A-32-2020, A-33-2020, and A-34-2020

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**Approval of Minutes – November 11, 2020**

With no questions or comments, the Plan Commission (PC) **unanimously approved** the November 11, 2020 minutes as submitted, 8-0, (1 absent).

**Findings and Recommendations – Case A-22-2020 – 222 E. Ogden Avenue – Lakeside Bank – Special Use Permit and Exterior Appearance/Site Plan Review for new 2-story bank building with two drive-thru lanes in the B-3 General Business District**

With no questions or comments, the PC unanimously approved the Findings and Recommendations as submitted, 8-0, (1 absent).

**Sign Permit Review – Case A-30-2020 – 34 S. Washington Street – Coldwell Banker – Request to reface two existing wall signs in the B-2 Central Business District and Historic Downtown District**

Sign applicant Anne Lee provided an overview of her request to update existing wall signs with new text and colors in order to rebrand to the “Global Luxury” version of Coldwell Banker at this location.

Chairman Cashman complimented the proposed signs.

Commissioner Crnovich noted the proposed signage fit in better with the historic downtown. She also inquired about the framed signs in the windows that have on occasion been illuminated in the evening.

Ms. Lee responded she spoke to the office and the window signs will no longer be illuminated. She also shared that the window signs at the 8. E. Hinsdale location have been removed permanently.

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With no questions or comments, the PC unanimously approved the sign application as submitted, 8-0, (1 absent).

**Sign Permit Review – Case A-34-2020 – 8 E. Hinsdale Avenue – Coldwell Banker – Request to reface an existing awning sign in the B-2 Central Business District and Historic Downtown District**

Sign applicant Anne Lee provided an overview of her request to update the existing awning with new text for the “Global Luxury” brand, which will match the location at 34 S. Washington Street.

Chairman Cashman asked if the legal non-conforming wall sign near the pediment would be removed.

Ms. Lee responded that it was her understanding it would be. She also noted the second floor Coldwell Banker window sign above the awning was removed as a condition to getting the permit for an interior remodel.

With no questions or additional comments, the PC unanimously approved the sign application as submitted, 8-0, (1 absent).

**Sign Permit Review – Case A-32-2020 – 47 S. Washington Street – Core Remodel – Request to install a projecting sign in the B-2 Central Business District and Historic Downtown District**

Sign applicant Helen Demir provided an overview of the request to install a projecting sign above the main entrance.

With no questions or additional comments, the PC unanimously approved the sign application as submitted, 8-0, (1 absent).

**Public Meeting – Case A-33-2020 – 26-38 E. First Street – Garfield Crossing – Request Major Adjustment to the Exterior Appearance Plan for 2-story commercial building in the B-2 Central Business District**

Representatives for both the building ownership and the proposed new tenant, Circa Lighting, were in attendance. It was noted that Circa Lighting is a high end decorative and architectural lighting company.

The applicant reviewed their request for exterior changes to the existing front and rear facades of the west portion of the building in order to accommodate new retail tenant Circa Lighting in a combined space comprising the storefronts of 26 and 28 E. First Street. It was explained that Verizon would relocate from current location 26 E. First Street to 34 E. First Street.

Commissioner Krillenberger asked if the brick color for the building would be changed.

The applicant responded no changes would be made to the existing brick acknowledging that the color shown on the renderings did not match current conditions. The applicant also clarified new window and door framing would be black to match existing.

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Commissioner Jablonski asked about the proposed replacement lighting and noted his concern about illumination levels.

Chairman Cashman asked that the exterior light fixtures be dimmable so they can be adjusted after installation if need be.

Commissioner Willobee asked about after hours display lighting.

The applicant responded the four exterior light fixtures would be replaced with a Circa Lighting product, traditional in style, LED fixture, 2700 lumens, which is a warmer, more residential application. The exterior fixtures would be dimmable. Interior store lighting after hours would only include lights in the front display windows and emergency lighting.

It was noted that a signage plan for Circa Lighting was not yet developed and would require Plan Commission approval at a later date.

Chairman Cashman noted the Historic Preservation Commission reviewed and unanimously approved the proposed exterior modifications at the January 6, 2021 meeting given its adjacency to the Historic Downtown District.

Commissioners were supportive and complimentary of the proposed plans with the condition that exterior light fixtures be dimmable.

With no questions or additional comments, the PC unanimously approved the major adjustment to the exterior appearance plan as submitted, with the condition that exterior light fixtures be dimmable, 8-0, (1 absent).

**Adjournment**

The meeting was adjourned at 7:56 p.m. after a unanimous vote.  
Respectfully Submitted by Nathan Parch, Interim Village Planner