



MEETING AGENDA

*Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. While emailed or written comments are encouraged, **public comment may also be made using Zoom** following the instructions below:*

From a PC, Mac, iPad, iPhone or Android device, please click on the following URL or copy and paste to your browser.

tinyurl.com/1j2gjf6k

Passcode: 954328

Or join by phone:

1 312 626 6799

Webinar ID: 821 5614 4029

Passcode: 954328

**MEETING OF THE
PLAN COMMISSION
Wednesday, February 10, 2021
7:30 P.M.**

**This meeting will be conducted electronically. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website
(Tentative and Subject to Change)**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (On Non-Agenda Items)

4. APPROVAL OF MINUTES – January 13, 2021

5. FINDINGS AND RECOMMENDATIONS

- a) **Case A-33-2020 – Hinsdale LM Properties, LLC** – Major Adjustment to the Exterior Appearance of the Two-Story Commercial Building at 26-38 E. First Street in the B-2 Central Business District – Garfield Crossing

6. ADJOURNMENT

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.

Matters on this agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

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 Willabee

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

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.

Plan Commission Minutes
January 13, 2021

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.

**Plan Commission Minutes
January 13, 2021**

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

HINSDALE PLAN COMMISSION

Application: Case A-33-2020 – Applicant: Hinsdale LM Properties, LLC

Request: Major Adjustment to the Exterior Appearance of the Two-Story Commercial Building at 26-38 E. First Street in the B-2 Central Business District – Garfield Crossing

DATE OF PLAN COMMISSION (PC) REVIEW: January 13, 2021

DATE OF BOARD OF TRUSTEES 1ST READING: February 2, 2021

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The applicant, LM Properties, LLC, was in attendance and included representatives for both the building ownership and the proposed new tenant, Circa Lighting. Staff noted the Garfield Crossing development was initially approved by the Village Board on May 23, 2013 for exterior appearance and site plan review per Ordinance No. O2013-12.
2. 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.
3. The exterior façade changes were explained as: (1) minor alterations to storefront windows at 26 and 28 E. First Street; (2) removal of awnings at 26, 28, and 30 E. First Street; (3) alterations to the front and rear entrances of 26/28 E. First Street; (4) relocation of Verizon sign and proposed new wall signage; and (5) replacement of exterior light fixtures at 26/28 E. First Street.
4. Staff 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.
5. A Plan Commissioner asked about the proposed brick color. 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.
6. A few Plan Commissioners were concerned about interior and exterior lighting levels, specifically after store hours. The applicant responded the four exterior light fixtures would be replaced with a Circa Lighting product likely to be LED and dimmable. Interior store lighting after hours would only include lights in the front display windows and emergency lighting.
7. A signage plan for Circa Lighting was not yet developed and would require Plan Commission approval at a later date.
8. Overall the Plan Commission was supportive and complimentary of the proposed plans with the condition that exterior light fixtures be dimmable.
9. There were no public comments at the Plan Commission public meeting on January 13, 2021.

II. RECOMMENDATIONS

Following a motion to recommend approval of the major adjustment to the exterior appearance of the two-story commercial building at 26-38 E. First Street – Garfield Crossing, with the condition that new exterior light fixtures be dimmable, the Village of Hinsdale Plan Commission, on a vote of eight (8) "Ayes," and one (1) "Absent," recommends that the President and Board of Trustees approve the application as stated.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this _____ day of _____, 2021.