

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
19 E. CHICAGO AVENUE, HINSDALE, IL
[CONDUCTED ELECTRONICALLY]
May 12, 2021
7:30 P.M.**

Call to Order & Roll Call

Chairman Cashman called the meeting to order at 7:32 PM. The meeting was conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

Roll call was taken and a quorum was present at the meeting.

PRESENT: Steve Cashman, Julie Crnovich, Anna Fiascone, Patrick Hurley, *Jim Krillenberger, Mark Willobee

ABSENT: Gerald Jablonski, Troy Unell

ALSO PRESENT: Robb McGinnis, Director of Community Development; Bethany Salmon, Village Planner

Chairman Cashman stated that due to the ongoing public health emergency, and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, the Village President has determined that an in-person meeting is not practical or prudent at this time, and this meeting will therefore be conducted electronically.

Public comment is permitted during the public hearing during that portion of the hearing. The Chairman asked persons wishing to make public comment to identify themselves before speaking, spelling their last name and stating their address.

*Commissioner Krillenberger joined the meeting at 8:42 p.m.

Public Comment on Non-Agenda Items

Chairman Cashman asked for any public comments. There was no public comment pertaining to non-agenda items.

Approval of the Minutes – April 14, 2021

A motion was made by Commissioner Hurley, seconded by Commissioner Crnovich, to approve the April 14, 2021 draft minutes as submitted. The motion carried by the roll call vote as follows:

Ayes: Commissioners Crnovich, Fiascone, Hurley, and Chairman Cashman

Nays: None

Abstain: Commissioner Willobee

Absent: Commissioners Krillenberger, Jablonski, Unell

Findings and Recommendations

a) Case A-04-2021 – 110 E. Ogden Avenue – Major Adjustment to the Exterior Appearance and Site Plan Review to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District

Commissioner Willobee noted that he was unable to attend the meeting but reviewed the plans and was in support. A motion was made by Commissioner Fiascone, seconded by Commissioner Willobee, to approve the Findings and Recommendations for Case A-02-2021, as submitted. The motion carried by a roll call vote of 5-0 as follows:

Ayes: Commissioners Crnovich, Fiascone, Hurley, Willobee, and Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioners Krillenberger, Jablonski, Unell

Signage

a) Case A-03-2021 – 29 E. 1st Street – Egg Harbor Cafe – Installation of One (1) Wall Sign

John Streetz, representing the sign contractor Doyle Signs, provided a brief overview of the proposed signage plans for Egg Harbor Café. Mr. Streetz noted that the Historic Preservation Commission approved the plans with the recommendation that the letters be made slightly smaller to increase spacing around the text.

The applicant provided two alternative layouts with smaller text. Because the applicant was calling in by phone, Ms. Salmon shared her screen with the Commissioner to show the original proposal and the two alternative options with the text to be 18 inches tall and the text 16 inches tall based on the Historic Preservation Commission's recommendation. The original text was 19 ½ inches tall. The two alternative options were not available to be included in the Plan Commission packet.

Commissioner Crnovich noted concern that the new red background of the sign would not match the sides of the canopy and preferred a white background. Commissioner Crnovich also stated a preference for the white background, that the original letters appeared too large, and concerns over the proposed font.

Mr. Streetz stated that the proposed font and colors are designed to match the current branding used by Egg Harbor Café at all of their locations. Mr. Streetz mentioned another location in Chicago in Streeterville where they used similar signage.

Commissioner Fiascone also agreed that the 16 inch smaller font size was preferred as more spacing was provided and was okay if the sign matches the business's current branding.

Commissioner Willobee was in support of the smaller 16 inch font size and noted that the font and colors were okay in regard to branding and it was on a different face than the sides of the canopy. He asked for additional information on if the existing light fixtures will be dimmed after hours and timing.

Commissioner Cashman noted that the website stated they are open 7:00am to 2:00pm. Mr. Streetz stated those hours sound correct and another sign he completed for a different location included those hours.

Commissioner Hurley was okay with the sign if it was consistent with their branding and the sign is distinctive.

Chairman Cashman supported the smaller 16 inch font size as it provides additional spacing from the lighting and trim. The red color ties into the brick on the building. Even though there may be a disconnect between the sides of the canopy and the red sign area, you will see these areas from two different viewing experiences from a car versus as a pedestrian.

Overall, the Commission recommended the smaller font size and that the existing exterior lighting be turned off by 10:00 p.m., which is consistent with the condition approved by the Plan Commission for other business in the downtown.

No public comment was made at the meeting regarding this request.

A motion was made by Commissioner Willobee, seconded by Commissioner Hurley, to approve the sign permit request for Case A-03-2021 for Egg Harbor Café located at 29 E. 1st Street, subject to the condition that the sign used 16 inches tall letters and that the lights be turned off by 10:00 p.m. The motion carried by a vote of 5-0 as follows:

Ayes: Commissioners Crnovich, Fiascone, Hurley, Willobee, and Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioners Krillenberger, Jablonski, Unell

Commissioner Krillenberger joined the meeting at 8:42 p.m.

b) Case A-06-2021 – 34 E. Hinsdale Avenue – Bake Homemade Pizza – Installation of One (1) Wall Sign

Mike Hoffer, with Aubrey Sign Company, was present at the meeting and provided an overview of the proposed sign to the Commissioners. Mr. Hoffer stated that he was unable to be present at the previous Historic Preservation Commission meeting due to a personal emergency, but has worked to put alternative sign plans together based on the recommendations by the Commission.

It was noted that the Historic Preservation Commission tabled a vote on this sign due to concerns that the applicant was not present and about the design, scale, and location of the sign. The Historic Preservation Commission stated the proposed sign conflicted with the building's architecture due to its location in the brick area above the storefront window, which was never intended for signage and spacing near the centered brick rosette feature.

Mr. Hoffer shared his screen with the Commissioners to show them the original sign plan and the alternative sign plan, which was not able to be included in the Plan Commission packets. Mr. Hoffer stated that the background color has been changed from white to black, the tagline was removed, and the sign is now proposed to be mounted to the window mullions. The sign area will align with the dimensions of the transom area for the barber shop, the adjacent tenant space in the building.

Ms. Salmon provided an overview of alternative plans discussed with staff and limitations of installing other signage types on the building, such as the signs currently located at the Starbucks building in the downtown. The proposed plans will be referred back to the Historic Preservation Commission for review for a vote and staff will work with the applicant in the meantime on obtaining temporary

signage. The Plan Commission can make a final decision on the signage at the meeting, but it will ultimately be brought back to the Historic Preservation Commission for a vote.

Commissioner Crnovich expressed strong support for the new sign compared to the original sign, with the color change, new location, and removal of the tag line. There is also an opportunity for a projecting sign.

Commissioner Fiascone noted the new sign was a great improvement compared to the original sign.

Commissioner Willobee also was in support of the alternative sign plan and noted if there is a sign request for the adjacent tenant space in the future, the proposed signage would be better balanced.

Commissioner Hurley stated the black background color looks better than the white color and the new location may be more beneficial in terms of visibility from a pedestrian stand point.

Commissioner Krillenberger also supported the new sign in terms of appearance and placement.

The applicant confirmed that the sign would not be illuminated.

Commissioner Cashman also expressed support for the new sign and asked when the business intends to open. Staff noted that the business is currently getting final inspections through the Village. Staff noted that this option was sent to two Commissioners for preliminary discussion and they noted the proposed sign was a better alternative. It was recommended that staff could reach out to the Historic Preservation Commission if there is a way to administratively approve this versus hold it until July.

No public comment was made at the meeting regarding this request.

A motion was made by Commissioner Willobee, seconded by Commissioner Fiascone, to approve the sign permit request for Case A-06-2021 for Bake Homemade Pizza located at 34 E. Hinsdale Avenue, subject to the applicant installing the revised wall sign as presented at the Plan Commission meeting. The motion carried by a vote of 6-0 as follows:

Ayes: Commissioners Crnovich, Fiascone, Hurley, Krillenberger, Willobee, and Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioners Jablonski, Unell

c) Case A-07-2021 – 10 E. 1st Street – Expression Gallery of Final Art – Installation of One (1) Wall Sign

Sue LaCroix with Concord Signs provided an overview of the proposed sign and noted the new sign will include a black metal background and gold vinyl text. It was confirmed that the sign is non-illuminated.

Overall, the Commissioners expressed support for the sign. No public comment was made at the meeting regarding this request.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Hurley, to approve the sign permit request for Case A-07-2021 for Expression Gallery of Fine Art located at 10 E. 1st Street, as submitted. The motion carried by a vote of 6-0 as follows:

Ayes: Commissioners Crnovich, Fiascone, Hurley, Krillenberger, Willobee, and Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioners Jablonski, Unell

d) Case A-09-2021 – 48 S. Washington Street Unit 2 – Meredith Jay – Installation of One (1) Wall Sign

Cullen Fuller provided an overview of the proposed signage. The proposed aluminum letters will be pin-mounted onto the black area above the storefront windows and will match the signage for the adjacent tenant in the building, My Sister Kate, in terms of height and width of letters.

The Commission stated strong support for the proposed sign, noting the sign and font is tasteful and will fit with the building and the downtown area.

It was noted that there was an error included in the staff report that the sign was non-illuminated. It was clarified that the sign will not be internally illuminated, but there is existing gooseneck lighting that will illuminate the sign. No new lighting is proposed.

Commissioner Krillenberger asked about the type of clothing and boutique store. Mr. Fuller stated there are two combined stores in downtown Glen Ellyn that they currently operate.

Overall, the Commissioners expressed support for the sign in terms of the font, size, color, and scale with the building.

A motion was made by Commissioner Hurley, seconded by Commissioner Crnovich, to approve the sign permit request for Case A-09-2021 for Meredith Jay located at 48 S. Washington Street Unit 2, as submitted. The motion carried by a vote of 6-0 as follows:

Ayes: Commissioners Crnovich, Fiascone, Hurley, Krillenberger, Willobee, and Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioners Jablonski, Unell

Other Business

a) June Plan Commission Meeting

The Plan Commission meeting schedule for June 9, 2021 has been cancelled. The next regular meeting is scheduled for July 14, 2021. It is anticipated that the next meeting may be held in person.

b) Signage

Ms. Salmon brought up that there could be issues in regulating content based on a previous Supreme Court decision, Reed v. Town of Gilbert. The Village may want to look into if the Sign Code has any conflicts or issues, such as if regulations restricting items like a tagline might violate past court decisions.

It was noted that Historic Preservation Commissioner Prisby has been working on design guidelines for signage in the downtown and there will be a discussion on these in the future with the Plan Commission.

c) Title 14 - Historic Preservation Regulations

Ms. Salmon provided an overview of the progress on amendments to Title 14 and the meeting held at a joint Committee of the Whole & Historic Preservation Commission on May 4, 2021. The intent of the meeting was to provide an overview for the Board of Trustees on the existing historic preservation regulations and processes to set the stage for future discussions on amendments to Title 14. The next anticipated meetings are to be held before the regularly scheduled Board meetings. Ms. Salmon will keep the Plan Commission meeting updated on the progress for bringing any proposed changes forward through the formal process.

Adjournment

A motion was made by Commissioner Krillenberger, seconded by Commissioner Hurley, to adjourn the meeting. The meeting was adjourned at 8:42 PM after a unanimous voice vote of 6-0.

Respectfully Submitted,

Bethany Salmon, Village Planner