

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MEMORIAL HALL
19 E. CHICAGO AVENUE, HINSDALE, IL
September 8, 2021
7:30 P.M.**

Call to Order & Roll Call

The regularly scheduled meeting of the Plan Commission was called to order by Chairman Cashman on Wednesday, September 8, 2021 at 7:30 PM.

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

PRESENT: Chairman Steve Cashman, Commissioner Julie Crnovich, Commissioner Jim Krillenberger, Commissioner Gerald Jablonski, Commissioner Anna Fiascone, Commissioner Mark Willobee

ABSENT: Commissioner Troy Unell, Commissioner Patrick Hurley, Commissioner Cynthia Curry

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

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

Approval of the Minutes – August 11, 2021

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to approve the August 11, 2021 draft minutes as submitted. The motion carried by the roll call vote of 4-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Jablonski, Chairman Cashman

Nays: None

Abstain: Commissioner Fiascone, Commissioner Willobee

Absent: Commissioner Curry, Commissioner Unell, Commissioner Hurley

Findings and Recommendations

a) Case A-12-2021 – 149 E. Ogden Avenue – Design Review Permit, Exterior Appearance and Site Plan Review, and Sign Permit Review to allow for exterior changes to the existing convenience store building and gas station canopy, and to allow for the installation of new signage for The Pride of Hinsdale located in the B-3 General Business District

Chairman Cashman asked for any comments. No comments were shared.

A motion was made by Commissioner Jablonski, seconded by Commissioner Crnovich, to approve Case A-12-2021 – 149 E. Ogden Avenue – Design Review Permit, Exterior Appearance and Site Plan Review, and Sign Permit Review to allow for exterior changes to the existing convenience store building and gas

station canopy, and to allow for the installation of new signage for The Pride of Hinsdale located in the B-3 General Business District as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

Scheduling of Public Hearings

a) Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to schedule a public hearing meeting on October 13, 2021 for Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District. The motion carried by a roll call vote of 6-0 as follows:

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

Sign Permit Review

a) Case A-20-2021 – 11 S. Lincoln Street – Silk Road Cleaners – Installation of One (1) Wall Sign

Casey Yun and Kwan Kim, representatives from the sign company, were present to address the Commission. Mr. Yun and Mr. Kim provided information to the Commission on the proposed aluminum and acrylic, non-illuminated sign.

Commissioners Krillenberger and Crnovich stated the sign was an improvement. Commissioner Crnovich also stated that she liked the awning.

Commissioner Crnovich asked for clarification on if the neon “open/closed” sign and other temporary signage displayed in the window is allowed. Mr. Kim stated the “open/closed” sign is not neon, it is a LED sign. Ms. Salmon will check into if that type of sign is allowed and work with the property owner to be code compliant with all signage.

Commissioner Willobee and Chairman Cashman stated they liked the awning and the proposed sign looked good. Commissioner Fiascone had no further comments.

A motion was made by Commissioner Fiascone, seconded by Commissioner Krillenberger to approve Case A-20-2021 – 11 S. Lincoln Street – Silk Road Cleaners – Installation of One (1) Wall Sign as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

b) Case A-21-2021 – 26-28 E. First Street – Circa Lighting – Installation of One (1) Wall Sign and Permanent Window Signage

Seung Park, representative from the sign company, was present to address the Commission. Mr. Park stated that Circa Lighting is proposing a channel letter, front-lit wall sign and permanent decal sign on the windows.

Chairman Cashman asked the Committee for comments.

Commissioner Fiascone asked if the sign would be internally lit. Mr. Park confirmed the sign will be internally lit and showed the Committee an example of the black in the day and white at night sign. Mr. Park also stated the design originally was back-lit, but due to the lack of space, the sign has to be internally lit. Commissioner Fiascone stated she is normally not a fan of internally illuminated signs but is okay with this sign because of the thin letters.

Chairman Cashman stated that he agreed with Commissioner Fiascone's comments. Chairman Cashman also stated that the thin letters resulted in an understated design.

Commissioner Willobee asked if the sign lighting would be consistent with signs of nearby buildings. Mr. Park stated the sign would be on sensors that could be turned off at 10 PM like others in the area. Commissioner Willobee asked for clarification from Ms. Salmon on the Historic Preservation Committee's discussion of the precedence set for door/window signs.

Chairman Cashman stated there had been a lot of recent communication on this topic and that few owners came to the Plan Commission for permission prior to installing permanent window signage. Chairman Cashman also stated that window signs are very difficult for staff to manage. The code is not clear on if window signs are temporary or permanent and if total square footage of signage is used in the calculation or each window sign measured individually. Chairman Cashman suggested a better way to calculate signage would be a total square footage of all signs because that method more closely follows the intent of the law.

Chairman Cashman also stated that the topics of window signs and timing of lit signs not across from residential areas be revisited when changes in the sign code are considered.

Commissioner Krillenberger asked if the display lighting fixtures sold in the store would be turned off at a specific time. Chairman Cashman stated that he believed the proposal did include a statement that display lighting would be turned off at a specific time. Ms. Salmon stated she will check into that concern.

Commissioner Jablonski asked for clarification on bracket and fixture size of the sign. Mr. Park responded the bracket will be three (3) inches with a two (2) inch wire way and confirmed the total sign protrusion would be five (5) inches.

Commissioner Krillenberger stated that he liked the design. Chairman Cashman added that he thought the sign was traditional and in keeping with the building. Chairman Cashman also stated that it was nice that the Historic Preservation Committee also liked the design.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee to approve Case A-21-2021 – 26-28 E. First Street – Circa Lighting – Installation of One (1) Wall Sign and Permanent Window Sign as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

Other Business

Chairman Cashman stated that at the last Plan Commission meeting the Union Church Ground Sign proposal was continued to this meeting. Union Church is still working on the resubmittal. Chairman Cashman proposed to continue the application to the October 13th Plan Commission meeting.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Fiascone, to continue the application for the ground sign at Union Church to the October 13, 2021 Plan Commission meeting. The motion carried by a roll call vote of 6-0 as follows:

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

Adjournment

A motion was made by Commissioner Krillenberger to adjourn the meeting. The meeting was adjourned at 7:48 PM after a unanimous voice vote of 6-0.

Respectfully Submitted,

Jennifer Spires, Community Development Office