

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
MEMORIAL HALL  
19 E. CHICAGO AVENUE, HINSDALE, IL  
October 13, 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, October 13, 2021 at 7:31 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, Commissioner Shelley Carter, Commissioner Patrick Hurley, Commissioner Cynthia Curry

**ABSENT:** None

**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 – September 8, 2021**

A motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich, to approve the September 8, 2021 draft minutes, as submitted. The motion carried by the roll call vote of 6-0 as follows:

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

**Public Hearing**

**a) Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of a 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**

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-23-2021.

A motion was made by Commissioner Willobee, seconded by Commissioner Hurley to open the public hearing. The motion carried by a roll call vote of 9-0 as follows:

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

Stephen Hull, representing the sign company Doyle Signs, Inc., and Dr. Jordan Carqueville were present at the meeting to address the Commission. Mr. Hull provided a summary of the proposal and shared some examples with the Commission. Discussion followed about the color, size of the lettering, the surrounding landscape, and the illumination.

A motion was made by Commissioner Hurley, seconded by Commissioner Jablonski, to approve Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of a 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 9-0 as follows:

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

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski to close the public hearing. The motion carried by a roll call vote of 9-0 as follows:

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

### **Public Meeting**

**a) Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District**

Aaron Comes, the building owner, and David Szalko, the project architect, were present at the meeting to address the Commission and provided a summary of the proposed changes.

Mr. Comes went through a series of photographs to provide an understanding of the proposal. Mr. Comes stated that picture six (6) showed the historic red brick that will be preserved. Mr. Comes showed an example of the limestone base trim that will be added to the bottom of the wall to cover existing damage. Mr. Comes stated that wood slat trim would be installed under the overhangs on first and second floors.

Mr. Comes stated he would like to work with the Village and adjacent property owner in the future to replace the concrete in the public and private walkways to further beautify the space. Mr. Comes discussed a possibility of installing a gate in the future, similar to that of the adjacent theatre building and repainting the side wall the original white color.

Mr. Comes discussed the rear door installation to help with loading, improve aesthetics and provide a code compliant second egress. Mr. Comes stated he would like to have the unused wood telephone pole removed and plans to install an awning over the proposed rear door.

Mr. Comes stated he proposes to uncover and restore some of the original windows to allow more light into the building and paint the trim black. Mr. Szalko clarified the aluminum sign band in the front of the building will be painted a lighter shade of gray than shown on the exhibits, as recommended by the Historic Preservation Commission. Mr. Comes stated he would like to replace the current second story windows and discussed potential signage options for the future.

Commissioner Carter stated her concerns with signage that were addressed in Mr. Comes' summary and stated that she liked the Option B proposal that maintains the red brick, the idea of replacing the smaller front windows on the second floor with one large window, and using the lighter shade of gray on the aluminum band on the front of the building. It was stated that signage for the second floor would need to be further developed to meet Village codes.

Commissioner Fiascone stated she was fine with the black color on the front if the red brick is maintained but asked about the plan for the column on the front of the building. The applicant confirmed that the plan is to paint it.

Commissioner Willobee stated he was glad Option B was chosen and he liked it much better than the alternative option. Commissioner Willobee stated he was also fine with the black paint color with the red brick. Commissioner Willobee expressed he did not feel the awning over the rear door needed to match the other awnings nearby in the downtown and that he liked the one shown in the proposal.

Commissioner Crnovich stated that she liked that the brick would be left red, and she liked the improvements to the rear and the side of the building. Commissioner Crnovich stated it will also be an improvement to remove some of the nearby clutter such as outdoor dining tent and signage.

The question of the Plan Commission's preferred lighting design to be used for second floor lighting was introduced. The Commissioners were supportive of Mr. Comes' proposal and the future walkway lighting to beautify the space.

Mr. Comes discussed his desire for a future loading zone in the rear parking lot.

Commissioner Jablonski was supportive of the proposal.

Commissioner Hurley was also supportive of the project but had a question about the dark tint of the second floor, south facing windows shown in the rendering. Mr. Comes stated the windows will not be as dark as the rendering shows and he will want ample natural light on the second floor.

In response to a question about a time frame for the various parts of the project, Mr. Comes stated he would like to begin work as soon as possible with weather being taken into consideration for the aspects of the project included in this application.

Commissioner Krillenberger stated he also preferred Option B and felt the design was tasteful and thoughtful and stated that he appreciated the investment into the community by Mr. Comes.

Commissioner Curry stated that she liked the proposal and asked if Mr. Comes was certain he wanted to replace the second story windows with one large window. Mr. Comes and Mr. Szalko stated that one window would widen the view and provide improved visibility for a second-floor business. Ms. Salmon clarified the second-floor window is not part of this application and can be considered in a future application.

Chairman Cashman stated that he was supportive of maintaining the red brick and the size of the limestone base. Chairman Cashman felt the building changes will improve Hinsdale and will look even better once the outdoor dining tents are removed and the street traffic restored.

Commissioner Curry asked about the electric meters in between the buildings. It was confirmed that the meters would not be relocated and would remain tucked in between the buildings.

Mr. Comes asked the Commission about lighting preferences. Chairman Cashman responded that he preferred a more modern fixture in keeping with the building if the current gooseneck lighting would be removed.

A motion was made by Commissioner Curry, seconded by Commissioner Jablonski, to approve “Option B” of Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District. The motion carried by a roll call vote of 9-0 as follows:

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

**Sign Permit Review**

**a) Case A-10-2021 – 137 S. Garfield Street- Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board [Continued from the September 8, 2021 Plan Commission Meeting]**

Sharon Olsen and Matt Klein were present at the meeting to address the Commission. Ms. Olsen gave an overview of the proposal that included a solid masonry structure, a limestone cap and a column made with original brick discovered in the Church building to match the building. Ms. Olsen stated the location of the sign is unchanged from the previous submittals and prairie grass and plant materials will surround the sign as shown in the landscape plan provided. Ms. Olsen stated the column of the sign will mimic the Church bell tower and contain an unlit brass logo. The Union Church logo will be backlit and contain the same light fixture in the previous proposal and bulletin board letters will be four (4) inches tall. The new proposal presented to the Commission at the meeting comes with a significantly larger cost to the church.

Commissioner Curry stated the sign was an improvement, liked the idea of using the matching brick found on the sign, and would like to see evergreens added to the landscape plan.

Commissioner Krillenberger stated the sign was spectacular.

Commissioner Hurley asked for clarifications on the size of the sign. Details were provided to address the concerns.

Commissioner Jablonski stated it looked great.

Commissioner Crnovich stated it was a huge improvement and the changes made and time spent to do so were appreciated. Commissioner Crnovich stated she liked the landscaping but was hoping the size of the sign would be decreased for a historic district in a residential area.

Commissioner Crnovich asked for the status of the Church's temporary sign policy. Ms. Olsen apologized on the Church's behalf for the large wood temporary sign displayed earlier in the year and discussed the newly adopted temporary sign policy. Ms. Olsen stated the policy had passed through all the Church Committees and took into consideration neighbor requests and the Village code requirements. Ms. Olsen shared a brief overview of the policy that allowed for the installation of temporary signage to be limited to Garfield Street only as well as a limitation on temporary sign size, duration of display time, and colors.

Commissioner Crnovich asked about the length of time the ground sign is going to be lit. Ms. Olsen responded the sign would be illuminated from dusk, exact time to change seasonally, until 10:00 pm, meeting the Village ordinance.

Commissioner Willobee stated the sign looked good.

Commissioner Fiascone stated that she too would like to see some evergreen plantings.

Chairman Cashman stated the sign looked fantastic and appreciated the expense and effort the Church made to arrive at this design. Chairman Cashman added that the sign in this proposal is much more in keeping with the beautiful church and will stand the test of time.

As part of the public comments, Mr. Jim Oles stated he would like to see the sign lights turned off and 9:00 PM. Ms. Olsen stated the sign would be on a timer and could be changed, but parking lot lights would need to be left on later for safety on nights when Church events ran lighter into the evening.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Hurley to approve Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board, as submitted with the condition to turn the sign light off at 9:00 pm. The motion carried by a roll call vote of 9-0 as follows:

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

### **Adjournment**

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to adjourn the meeting. The meeting was adjourned at 8:41 PM after a unanimous voice vote of 9-0.

Respectfully Submitted,

Jennifer Spires, Community Development Office