

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MEMORIAL HALL
19 E. CHICAGO AVENUE, HINSDALE, IL
November 10, 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, November 10, 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 Mark Willobee, Commissioner Cynthia Curry

ABSENT: Commissioner Patrick Hurley, Commissioner Gerald Jablonski, Commissioner Anna Fiascone, Commissioner Shelley Carter

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 – October 13, 2021

In response to suggested revisions to the October 13, 2021 minutes, Commissioner Crnovich stated she would like to see the word “request” changed to “condition” in the last paragraph of page five (5) in the motion for Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board to better reflect the Commission’s intention for the requirements for sign lighting.

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve the October 13, 2021 minutes with a revision of the word change of “request” to “condition” in the motion originally made by Commissioner Krillenberger, seconded by Commissioner Hurley to approve Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of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 request to turn the sign light off at 9:00 pm. The motion carried by a roll call vote of 9-0, changing the word request to condition. The motion was carried forward by a vote of 5-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee, Commissioner Curry, Chairman Cashman

Nays: None

Abstain: None

Absent: Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone, Commissioner Carter

Findings and Recommendations

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

Chairman Cashman asked for any questions or concerns. Hearing none, a motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to approve 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 as submitted. The motion carried forward by a vote of 5-0 as follows:

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

b) 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

Chairman Cashman asked for any questions or concerns. Hearing none, a motion was made by Commissioner Crnovich, seconded by Commissioner Willobee, to approve 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 as submitted. The motion carried forward by a vote of 5-0 as follows:

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

Scheduling of a Public Meeting

a) Case A-27-2021 – 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio / Physical Fitness Facility for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-1 Community Business District

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to schedule a public meeting on December 8, 2021 for Case A-27-2021 – 777 N. York Road, Unit 21 – Special Use Permit to allow for a Martial Arts Studio / Physical Fitness Facility for Premier Martial Arts (IJKLM, LLC) at 777 N. York Road, Unit 21 in the B-1 Community Business District. The motion carried forward by a vote of 5-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Willobee, Commissioner Curry, Chairman Cashman
Nays: None

Abstain: None
Absent: Commissioner Hurley, Commissioner Jablonski, Commissioner Fiascone,
Commissioner Carter

Sign Permit Review

a) Case A-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign

Rick Wood, representing the sign company, was present to address the Commission. Mr. Wood stated the first sign will have a black background with white trim and would be a non-illuminated wall sign. Mr. Wood stated the second sign would be a vinyl window sign with an etched look.

Commissioners Curry and Krillenberger did not have any questions for the applicant.

Commissioner Crnovich stated she thought the simple looking sign looked great. Commissioner Crnovich expressed appreciation for the samples provided to the Commission, stating it was helpful.

Commissioner Willobee asked if the tag line was allowed. Ms. Salmon confirmed that the Commission should not look at sign content, but the sign area and the appearance does comply.

Chairman Cashman stated the sign was understated and would fit well in the proposed location.

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to approve Case A-28-2021 – 6 W. Hinsdale Avenue – Indifference Salon – Installation of One (1) Wall Sign and One (1) Permanent Window Sign as submitted. The motion carried forward by a vote of 5-0 as follows:

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

b) Case A-26-2021 – 600 W. Ogden Avenue – ProMedica Skilled Nursing and Rehabilitation – Installation of a New Sign Face on an Existing Non-Conforming Ground Sign

Jeff Prymas, representing the sign company, was present to address the Commission. Mr. Prymas stated that ProMedica will be updating signage as a result of taking over the ManorCare facility.

It was determined prior to the meeting that the sign utilized more than three colors and did not meet Village code requirements. As a result, Mr. Prymas provided updated plans to the Commission containing a white logo and letters. Approval was requested for the revised sign permit plans.

Commissioners stated they liked this design much better than the original proposed design included in the packet.

Commissioner Curry asked if the landscaping would be updated seasonally. Mr. Prymas stated the landscaping would be changed with the seasons by ProMedica.

A motion was made by Commissioner Willobee, seconded by Commissioner Curry, to approve Case A-26-2021 – 600 W. Ogden Avenue – ProMedica Skilled Nursing and Rehabilitation – Installation of a New Sign Face on an Existing Non-Conforming Ground Sign based on the revised drawing dated November 10, 2021 with the white logo and reformatted lay-out of the text. The motion carried forward by a vote of 5-0 as follows:

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

Public Meeting

a) Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

Mike Zalud was present at the meeting to address the Commission. Mr. Zalud provided an overview of the proposed decorative trim surrounding the entrance up to the business on the second level and stated that the sign that would be lit with gooseneck lighting. The applicant also proposed to change the awning color on the rear door. Mr. Zalud stated the Historic Preservation Commission recommended against the proposed shutters to be added to the building. Mr. Zalud stated the door surround would be white painted wood very similar to the business next door and the signage would fall within the trim area above the entrance way.

Chairman Cashman stated the comments made by the Historic Preservation Commission were significant and asked the applicant if he would like to continue the matter to the next meeting allowing the applicant to submit revised drawings in response to the Historic Preservation Commission comments. Chairman Cashman clarified that the pilasters would drop two (2) feet and the header and the goose neck lighting would drop down as a result of the lowering of the entrance header. Mr. Zalud confirmed that the limestone would not be overlapped.

Mr. Zalud responded that the requested revision to drop the header so as not to block the limestone would be a simple change and he preferred not to continue to the case to the next meeting.

Chairman Cashman asked if the sides of the recess would remain brick. Mr. Zalud confirmed that they would remain brick. Mr. Zalud agreed to Chairman Cashman's request to send the Commission revised plans of the requested changes before the case went to the Village Board.

Mr. Zalud stated the applicant is fine with not installing the shutters and leaving them out of the proposal.

Chairman Cashman asked if clients would use the back door. Mr. Zalud responded that clients requiring an elevator for access to the second floor would use that entrance.

Commissioner Curry asked if the applicant considered a new metal door instead of a new entry design resembling the business next door. Mr. Zalud stated the new door would be set so far back it would not be noticeable and the applicant wants to bring more attention to the entry to assist clients in finding the correct location.

Commissioner Krillenberger asked for clarification on the sign design and was directed to the page in the proposal with the sign plan. It was confirmed that the same sign would be installed with the lowering of the entrance header and the sign would only be moved down.

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve Case A-25-2021 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance Review, Site Plan Review, and Sign Permit Review to allow for the installation of one (1) new wall sign and exterior changes to the façade of the building located at 36 E. Hinsdale Avenue in the B-2 Central Business District with the following change; that on drawing A2.0, the currently two (2) foot high woodwork that is above the windows be lowered by two (2) feet, the pilasters on each side be reduced in height so the existing stone trim would be visible and no shutters on the second floor. The motion carried forward by a vote of 5-0 as follows:

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

b) Case A-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District

John Krissoff, a representative for Chase Bank, was present at the meeting to address the Commission. Mr. Krissoff stated the proposed lighting addressed some safety issues presented by the dark parking lot at night, especially during day-light savings time. Mr. Krissoff also stated the parking lot contains an ATM that is open on a twenty-four hour basis, that surrounding area business are better light than the Chase location, and that the Bank has received many complaints from customers as well as employees about safety and lighting.

Amy Ferguson, representing The Architects Partnership, LLC, stated the proposal included adding two (2) light poles that are twelve (12) feet in height to the parking lot. The bank has been in discussion with the neighboring retirement community, Eve Assisted Living, and the applicant has worked to create a plan where the new lighting fixtures will not illuminate any area of their property nor Chicago Avenue. Ms. Ferguson stated there would be an allowable amount of light at the property line along Washington Street.

Commissioner Willobee stated his appreciation for the discussions that took place with Eve Assisted Living. It was confirmed that Eve Assisted Living did not state they were in agreement with this proposal of zero light at the lot line. However, many different versions of the plans were created and revised for Eve Assisted Living for review. There was no representative from Eve Assisted Living present at the meeting.

Commissioner Willobee asked if there are any windows on the assisted living building facing the parking lot. Ms. Ferguson confirmed the presence of some windows and trees on the west side of the lot that would help shield views of the lights and a shield would be installed on the west pole to prevent glare.

Commissioner Crnovich and Chairman Cashman asked if a shield was considered for the second pole on the east side of the parking lot to prevent glare into windows of the assisted living building in that area.

Ms. Ferguson state the east pole was further away from the neighboring building than the west pole with the shield. Ms. Ferguson stated that there was no plan to install a shield on the east pole at this time.

Chairman Cashman stated that just seeing the fixture can be problematic and asked if a shield could be added at a later date. Ms. Ferguson confirmed a shield can absolutely be installed at a later date.

Commissioner Krillenberger asked about the warmth of the fixture. Ms. Ferguson stated it is a 3,000 Kelvin fixture.

Commissioner Crnovich stated she would prefer to see a shield be installed on the east pole rather than waiting until a later date to prevent any problems for Eve Assisted Living. Ms. Ferguson was agreeable to that addition.

Chairman Cashman asked about hours of operation of this Chase Bank location. It was confirmed that hours are 9:00 AM to 5:00 PM, but Chase would like to keep the lights on all night due to the 24-hour ATM. It was stated that the two (2) foot candle lights proposed are very dim.

Commissioner Crnovich asked what was done in the past at other banks in town in regards to lighting. It was confirmed that the light level of this project is lower than other businesses in town and considered to be a minimum-security level of light.

The Commission as a whole expressed appreciation for the efforts made by Chase to communicate with and address concerns of Eve Assisted Living.

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve Case A-26-2021 – 4 N. Washington Street – Chase Bank Parking Lot Lighting – Exterior Appearance and Site Plan Review to allow for the installation of two (2) parking lot light poles and one (1) wall-mounted light for Chase Bank located at 4 N. Washington Street in the B-1 Community Business District as submitted with the condition that light pole S2 to the east have a shield installed on the north side of the fixture. The motion carried forward by a vote of 5-0 as follows:

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

Adjournment

A motion was made by Commissioner Krillenberger to adjourn the meeting. The meeting was adjourned at 8:08 PM after a unanimous voice vote of 5-0.

Respectfully Submitted,

Jennifer Spires, Community Development Office