



MEETING AGENDA

PLAN COMMISSION
WEDNESDAY, OCTOBER 12, 2022
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois 60521
(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (Non-Agenda Items)

4. APPROVAL OF MINUTES – September 14, 2022

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District
- b) Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District
- c) Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District

6. SIGN PERMIT REVIEW

- a) Case A-23-2022 – 45 S. Washington Street – Peak Lifestyle – Installation of Two (2) Permanent Window Signs

7. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. 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 Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, September 14, 2022**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, September 14, 2022 at 7:31 p.m., roll call was taken.

PRESENT: Commissioners Cynthia Curry, Jim Krillenberger, Julie Crnovich, Scott Moore and Chairman Steven Cashman

ABSENT: Commissioners Patrick Hurley, Gerald Jablonski, Mark Willobee and Anna Fiascone

ALSO PRESENT: Bethany Salmon, Village Planner, and Andrianna Peterson, Assistant Village Manager

Public Comment on Non-Agenda Items

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

Approval of Minutes – August 10, 2022

A motion was made by Commissioner Moore, seconded by Commissioner Crnovich, to approve the August 10, 2022 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

Findings and Recommendations

- a) **Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street**

Hearing no questions or concerns, a motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve Case A-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

- b) **Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale**

Hearing no questions or concerns, a motion was made by Commissioner Curry, seconded by Commissioner Moore, to approve Case A-03-2022 – Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES:	Commissioners Curry, Krillenberger, Crnovich, Moore, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners Hurley, Jablonksi, Willobee, and Fiascone

Sign Permit Review

a) Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign

Jerri Flood was present at the meeting and provided an overview of the company and the proposed sign. Ms. Flood stated that in January, Circa Lighting will become Visual Comfort & Co. as part of a corporate restructuring process. The sign proposed is a channel letter sign mounted on a raceway similar to what is there now. It was stated the key difference with the new sign is the letters will be gray in color during the day and illuminate white in the night hours. Ms. Flood showed the Commissioners a letter of the new sign as it appears in the day and illuminated at night. Ms. Flood stated the new sign will go in the same location on the building as the existing sign, is about thirteen (13) square feet in size, and will have a cool white color temperature of 6500 Kelvin.

Commissioner Curry stated she liked the sign and confirmed the placement of the sign will be centered and the sides of the letters will not light up.

Commissioner Krillenberger stated the sign was tasteful and had no further questions.

Commissioner Crnovich stated she liked the sign and confirmed a second application will follow for window signage. Commissioner Crnovich asked Ms. Salmon about the amount of allowable square footage for signs. Ms. Salmon responded that the each ground floor building tenant had a limit of twenty five (25) square feet and that this sign is smaller than the existing sign.

Commissioner Moore confirmed the replacement raceway will be the same color as the existing façade and raceway.

Chairman Cashman stated that the sign was well done.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich, to approve Case A-20-2022 – 28 E. First Street – Visual Comfort & Co. – Installation of One (1) Wall Sign as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES:	Commissioners Curry, Krillenberger, Crnovich, Moore, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners Hurley, Jablonksi, Willobee, and Fiascone

Public Meetings

a) Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District

Jack Klein, representing Airoom, provided an overview of the project. Mr. Klein stated that changes were made to the original proposal based on comments from the Historic Preservation Commission (HPC) and the Plan Commission, including an architectural pediment and halo-lit lighting on the sign. Mr. Klein stated the signs included in this proposal are larger in size to accommodate the type of halo-lit lighting requested but still fall under the twenty five (25) square foot limit. A day and night time view of the revised submittal was shown of the sign on Washington Street. Mr. Klein then stated the revisions also included changes to the sign on Hinsdale Avenue, which will be aligned directly above the window. A day and night time view of this sign was also shown to the Commission. Mr. Klein stated the revised sign will only illuminate the words “Airoom” and the logo with halo lit letters, not the text below, per the recommendation.

Commissioner Moore asked for clarification on the guidance provided to the applicant from the HPC motion. Chairman Cashman stated the motion was approved subject to the condition that the applicant provide a recessed storefront entry on the front façade facing Washington Street. Mr. Klein responded that studies of the interior space were completed by Airoom. The adjacent business have doors flush to the street and recessing the door would result in a hardship of a significant reduction of display space.

Commissioner Moore expressed confusion with the term “hardship” since Airoom saw the space with the existing recessed door and chose that location for the business.

Commissioners Moore and Crnovich stated they were fine with the signage and looked forward to seeing the options to be presented later to address the concern of the recessed door.

Commissioner Krillenberger confirmed that this location will be a second location for the Airoom and that the business provides custom architectural, design, and installation for home additions and remodels. In response to Commissioner Krillenberger’s question about the origin of the company name, Mr. Klein stated the company was started by his grandfather in Florida installing sun rooms and has since expanded the operations to include Illinois and full scope of services related to interior design and additions.

Commissioner Curry and Chairman Cashman stated the signs look good.

Mr. Klein showed the existing floor plan and a proposed floor plan with a flush door providing an additional five and a half (5.5) feet of additional space for a customer coffee area and ample viewing of the kitchen display. Mr. Klein shared a second option with a twelve (12) inch recessed opening and an outward swinging door resulting in a larger overhang of the pediment over the doors and ample display space on the inside.

Chairman Cashman asked if there were any building restrictions of an outward swinging door. Mr. Klein responded that there were none that he was aware of. Ms. Salmon stated she would want to confirm with the building department that the doors could swing outward, possibly eliminating option two (2). It was confirmed option two (2) with the twelve (12) inch recess could still be done with a door that swings in but the interior space would be reduced.

Chairman Cashman asked if the placement of the showroom island could be rotated. Mr. Klein responded that changing the orientation of the island will negatively impact the display space because of the staircase location. Mr. Klein explained the area near the stairs cannot be used for display space and must be used for a customer sitting area. It was stated the only way to allow for ample kitchen display space was to leave the island as shown.

Commissioner Curry stated she liked the more historic look of the recessed entry.

Mr. Klein asked the Commission for a suggested amount of recess that they would like to see. Chairman Cashman responded three (3) feet. It was confirmed that current code would not permit an outward swinging door to go over the public right of way.

Commissioner Krillenberger stated that the second option, with the twelve (12) inch recess and slight modifications as needed to meet code was a reasonable compromise.

Commissioner Crnovich stated she preferred the door to be recessed the full three (3) feet since the historic building is a cornerstone in the downtown, visible from both the street and the train.

Mr. Klein showed the historic picture of the building as evidence that installing a full three (3) recessed entry is not returning the building to its original condition. The three (3) foot recessed entry was a modification to the building.

Commissioner Moore stated that recessing the door does not result in a major loss of interior space. Mr. Klein responded that the design emphasis for the interior space was more about the flow of the showroom than square footage.

Chairman Cashman asked how the space near the stairs was intended to be used and stated that he agrees with including a recessed entry. Mr. Klein stated that there would be a small display space for tile and counter top samples and club chairs for customer seating.

Chairman Cashman asked if moving the door to the south, allowing for the desired display space to remain uninterrupted, was considered as a design option. Mr. Klein stated, based on information from the architect, the slope of the sidewalk prevents the door from being in this location as well as reducing display space.

Chairman Cashman asked if the design team had considered utilizing a single door with a side light inside of double doors to increase flexibility. Mr. Klein stated they had not considered that option but would be open to the idea. Chairman Cashman stated that a single door would minimize the impact of a recessed entry and suggested the team discuss the requirements of an outward swinging door with the building department to assist in the design with an outward swinging door and recessed entry that would maximize interior showroom space.

Chairman Cashman suggested the applicant provide the Village Board with a few options, all with the recessed entry. Mr. Klein clarified that there would not likely be a need to return to the HPC or Plan Commission if the designs presented to the Board met the conditions of the approval. Chairman Cashman and Ms. Salmon confirmed that subject to revised plans being approved by the building department relating to the outward swinging door(s), the First Read at the Village Board could take place on October 4 and the Second Read could occur on October 18.

Commissioner Krillenberger made a motion, seconded by Commissioner Moore, to approve Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District with the qualification to recess the door opening at least three (3) feet and provide multiple design options. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

b) Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District

Michael and Anthony Segretto, representing Zazu Salon, presented the request to replace the second floor windows on the existing building. Mr. Segretto stated the proposed black framed windows would add continuity to the building.

Chairman Cashman confirmed the single pane, awning window would project outward.

Commissioner Crnovich confirmed that the windows would be changing from white to black in color.

Commissioner Moore stated the design looked good and did not have any questions or concerns.

Commissioner Crnovich stated she liked the windows, but would have preferred the color of the side windows stay white.

Commissioner Krillenberger had no comments.

Commissioner Curry stated the windows will look great and confirmed they are not double hung. It was confirmed the lower part of the window will open outward. Commissioner Curry stated she was curious about the future plans for updating the façade. Mr. Segretto stated that they do not have any definite plans yet, but will work with an architect and the Village to improve the look of the building that keeps with the design of the historic downtown.

Chairman Cashman stated that he was looking forward to seeing the black windows installed and he believed the white windows would distract visually from the building.

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to approve Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Moore, and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley, Jablonksi, Willobee, and Fiascone

c) Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District

Patricia Vlahos, owner and operator of Fuller House, was present to address the Commission. Ms. Vlahos stated that the proposed changes are intended to re-fresh the look of the building and included three (3) reclaimed wood planter boxes on private property, a reclaimed wood backdrop for the sign that will follow in a future application, replacement of the existing gooseneck lighting with simple wall sconces, a painted stencil pattern on the concrete private sidewalk, and distressed paint to be applied to the building's exterior brick. Ms. Vlahos stated an alternative option was provided based on comments from the HPC that did not include painting the brick.

Commissioner Curry stated that she loved the brick and would vote against painting the brick based on past experiences and personal knowledge of the damage caused from painted brick and the expense to make repairs later on. Commissioner Curry also stated that she preferred the aesthetic of the natural brick even over a lime wash. It was confirmed that Fuller House does not own the building, but the owner granted permission to paint the brick.

Commissioner Curry asked about the other options considered for the stencil on the concrete area due to maintenance in the future. Ms. Vlahos stated the stencil would be well maintained in the future, be more muted in tone than the image in the packet shows, will disguise the extreme wear and tear present on the concrete, and be professionally applied. It was noted the limestone façade behind the sign was not original to the building and also showing signs of age.

Commissioner Curry asked about applying tile instead of the stencil due to damage from extreme cold and salt. Ms. Vlahos stated the stencil was a suggestion from the designer for the problem area. Ms. Vlahos stated that it had been applied at a Westmount and Clarendon Hills building and has held up with the heavy traffic patterns and winter weather. Ms. Vlahos added that the stencil would be protected during the winter months with an enclosure.

Commissioner Krillenberger stated that he loved the light fixtures, the wood façade, and the planter boxes. He stated that he liked the white paint.

Commissioner Crnovich stated that she likes the brick, it looks nice, and it fits well with the historic downtown on the building with a prominent location. Commissioner Crnovich stated that she believed the painted brick is a trend and is against painting it. Commissioner Crnovich shared she liked the lighting and the new look.

It was confirmed that this application does not include any changes to the side façade. Ms. Vlahos stated that there will be a future submission for changes to the side elevation and the sign on the front of the building.

Commissioner Moore stated that he likes the design and feels the lighting fits in well with the historic downtown. It was confirmed the planter boxes will be moved from the front of the building during the winter months to allow for maximum space inside the enclosure. Commissioner Moore asked if the stencil sidewalk would be slippery. Ms. Vlahos responded a sandy/gravel epoxy coat will be applied on top to provide traction, keeping food servers and customers safe.

Chairman Cashman stated that he preferred the unpainted brick option and felt the natural brick accentuates the reclaimed wood back drop and gives a warm appearance. Chairman Cashman added that he liked that the future sign will be halo-lit, which will give the reclaimed wood some warmth. Chairman Cashman stated that he loved the light fixtures.

Commissioner Curry confirmed the iron work above the door will remain.

A motion was made by Commissioner Curry, seconded by Commissioner Krillenberger, to approve Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District with the qualification that the exterior of the brick not be painted. The motion carried by the roll call vote of 5-0 as follows:

AYES:	Commissioners Curry, Krillenberger, Crnovich, Moore, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners Hurley, Jablonksi, Willobee, and Fiascone

Adjournment

Chairman Cashman asked for a motion to adjourn. Commissioner Krillenberger moved to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the September 14, 2022.

The meeting was adjourned at 8:42 PM after a unanimous voice vote of 5-0.

ATTEST: _____
Jennifer Spires, Community Development Office

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District

PROPERTY: 36 S. Washington Street & 4 W. Hinsdale Avenue (PIN: 09-12-121-012)

APPLICANT: Mike Klein, Airoom

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: September 14, 2022

BOARD OF TRUSTEES 1ST READING: October 4, 2022

SUMMARY OF REQUEST: The Village of Hinsdale received an application request from Mike Klein, representing Airoom, requesting approval of an Exterior Appearance and Site Plan Review to allow for changes to the front façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs for Airoom located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District.

Airoom is proposing to occupy two (2) tenant spaces formerly occupied by Jane's Blue Iris, a florist shop. Airoom LLC will occupy the first floor tenant space at 36 S. Washington Street, which will be used as a home design retail showroom for home furnishings, furniture, household appliances, cabinetry, fixtures, flooring, and other home design products. The second floor tenant space at 4 W. Hinsdale Avenue, accessible from a door on the corner side of the building, will be used by Airoom Architects LLC as an office for architecture, engineering, and design services. There are currently a total of five (5) tenant spaces in the building. In addition to the two (2) tenant spaces for Airoom, the following three (3) other businesses operate out of the building: Coldwell Banker, Krohvan, and Indifference Salon.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and is Contributing according to the 2003 Architectural Resources in the Downtown Survey Area. The building was originally constructed in 1891 and features Two-Part Commercial Block architecture in a Colonial Revival style. The building has been altered over time, including the removal of the corner turret and front porch, the replacement of storefronts and windows, the installation of shutters and wrought iron detailing, and changes to brickwork and building openings.

Based on the recommendations by the Historic Preservation Commission and Plan Commission, summarized below, the applicant submitted several different revised plans for review during the Exterior Appearance and Site Plan Review process. The revised plans presented at the Plan Commission meeting on September 14, 2022 proposed the following changes to the building:

Storefront Modifications – For the first floor tenant space at 36 S. Washington Street, the applicant is proposing to remove the existing copper canopy, wall-mounted light fixtures, wall sign, and storefront system. A new storefront system will be installed that includes white aluminum framing and a 2' 6" tall white canopy overhang with an aluminum cap and supporting corbels. The brick above the existing storefront and canopy will be removed to allow for taller storefront windows. Additionally, the new

storefront system will align with the plane of the surrounding exterior brick façade, effectively infilling the existing inset entrance alcove. The overall height from grade to the top of the white aluminum band is approximately 16' 6.75".

Wall Signage – Two (2) halo-lit channel letter wall signs are proposed on the building, one for each of the two businesses for Airoom. The applicant has provided renderings to show how both of the signs will look during the day and illuminated at night.

One (1) wall sign is proposed on the projecting overhang above the new storefront at 36 S. Washington Street for Airoom LLC. The sign measures 1' 11-1/8" tall and 7' 6-3/4" wide, with an overall sign face area of 14.57 square feet. The wall sign consists of black halo-lit letters as well as a red and blue logo on a white background that will be both halo-lit and internally front lit.

One (1) wall sign is also proposed above the existing window near the entrance for 4 E. Hinsdale Avenue for Airoom Architects LLC. The proposed wall sign measures 1' 10" tall and 5' 8" wide, with an overall sign face area of 10.38 square feet. The wall sign consists of a white aluminum backer panel with black halo-lit letters as well as a red and blue logo on a white background that will be both halo-lit and internally front lit. Due to the smaller size, the secondary text line "Architects – Builders – Remodelers" will be non-illuminated pin mounted lettering.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot.

Based on the five (5) tenants in the building with a separate ground level principal entrance directly to the outside, a total of 125 square feet of signage described above is be allowed on the entire building.

Coldwell Banker was previously afforded more wall sign area than the standard 25 square feet allowed for each business in a multi-tenant building with a separate storefront entrance. As a result, the applicant has provided a survey of existing signage on the building to determine the allowable area afforded to the two businesses for Airoom. Per Section 9-106(E)(11), when more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among its tenants.

Combined, both wall signs measure 24.95 square feet in size. On the entire building, the six (6) wall signs will collectively measure 131.01 square feet in size, which includes the following signs:

- Krohvan – 12 square feet
- Coldwell Banker – 60.06 square feet
- Coldwell Banker (Hinsdale Avenue) – 20.11 square feet
- Indifference Salon – 13.89 square feet
- Airoom Showroom (Washington Street) – 14.57 square feet
- Airoom Office (Hinsdale Avenue) – 10.38 square feet

With the two wall signs for Airoom, the combined size of all wall signs on the building slightly exceed the allowable 125 square feet allowed for the entire building. Per Section 11-607(F), the Plan Commission has the authority to modify certain sign regulations, including to increase by not more than five percent (5%) the maximum area of signage otherwise allowed. This would allow for an additional 6.25 square feet of sign face area on the building, for a total of 131.25 square feet for all awning valance, canopy valance, wall, and permanent window signs on the building.

The applicant requested a 5% increase to the maximum sign area for the building to accommodate a halo-lit design, which requires slightly larger letters to locate LED lights behind to create the back-lit appearance, and to provide additional sign area that is currently being used by other building tenants. If this option is approved by the Plan Commission, the applicant is required meet the standards listed in 11-607(F)(3).

PUBLIC MEETING SUMMARIES: The project was reviewed at several public meetings by the Historic Preservation Commission and the Plan Commission, as detailed below:

Historic Preservation Commission Meeting – August 3, 2022 – Mike Klein, representing Airoom, provided an overview of the proposed changes to the building and answered questions from the Commissioners. Members of the development team for Airoom, Michelle Forsys with Aurora Sign Company, the sign contractor for the project, and Chris Schramko, the building manager, were also present at the meeting. No public comment was provided at the meeting.

The applicant presented plans with a flush white aluminum sign band above the proposed storefront system on Washington Street. A wall sign with push-thru letters, measuring 8.35 square feet in size, was proposed on Washington Street within the storefront aluminum band area. A wall sign with push-thru letters, measuring 9.92 square feet in size, was also proposed on Hinsdale Avenue. Combined, both signs measured 18.25 square feet in size and the total sign area for all tenants on the building would collectively measure 124.3 square feet.

There was a discussion on the changes to the building over time, if the street elevation / grade was raised in the past, the original storefront design, the patterned brick on the building that is not original, and the proposed plans to raise the height of the storefront windows. It was stated that this was a complex sign permit application due to the existing large signs for Coldwell Banker, which staff confirmed date back to at least the 1960s based on a review of permits on record.

Commissioners expressed concern over the storefront design and noted the modern appearance was not consistent with the historic downtown and the colonial revival style of the building. Different design options were discussed. It was noted that the white band above the storefront appeared as an extended sign backer panel rather than an architectural feature. It was recommended that the applicant explore a revised design where the band area becomes small canopy or covered entry area that projects outward from the building and includes decorative molding, trim, and corbels that reflect the style of the building.

Mr. Klein discussed the design with the Commission and stated the storefront was intended to be simple due to the number of tenants and architectural details on the building. It was also discussed if the applicant could explore keeping the existing sconces and locating a sign in the center of the sconces. One Commissioner stated concerns over the removal of the recessed alcove and pushing the storefront out toward the street, which the applicant noted was a critical feature for the interior design of the store.

The applicant confirmed that no permanent window signage is proposed on both the front and side elevations. Mr. Klein confirmed that the large window on Hinsdale Avenue would not be replaced. The existing black wrought iron features on the front and side elevations would also remain.

The Commission expressed concern over the design of the signs, noting that internally illuminated cabinet signs were not preferred or appropriate in the historic downtown, particularly facing the railroad. Halo-lit or non-illuminated signs have been preferred in the downtown. Ms. Forsys confirmed the white background will be opaque. Only the side profile of the routed out push-thru lettering and the Airoom logo will be illuminated. A Commissioner asked if signage needed to be lit at night, where Mr. Klein noted he would like them to be illuminated. There was also a discussion on using halo-lit individual

lettering. Ms. Forys stated that the font lettering is too small to have back-lit LEDs, which require about a minimum 1.5" thickness. The color of the signs were discussed, but it was noted that the plans show the "swoosh" across the "A" logo as black on one sign and blue on another sign.

The Commission expressed support that the sign on Hinsdale Avenue aligned with the window below. The applicant confirmed that the "Since 1958" text would not be illuminated. There was a brief discussion on the location of the sign and that the adjacent door serves the second floor offices for Airoom.

A motion was made to recommend approval of Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs, subject to the condition that the applicant send Commissioner Prisby revised plans to review by August 4 showing architectural details on Washington Street that includes a box pediment and corbels in accordance with the discussion at the HPC meeting. By a vote of two (2) ayes and two (2) nays, with three (3) absent, the motion failed. The Commission discussed that the sign was not addressed in the motion and would like the two approvals to be separated.

A motion was made to recommend approval of Case A-15-2022 for the Exterior Appearance Review and Site Plan Review for 36 S. Washington Street, by a vote of three (3) ayes and one (1) nay, with three (3) absent, subject to the condition that the applicant include corbels and molding to be reviewed by Commissioner Prisby on August 4, 2022.

A motion was made to recommend denial of Case A-15-2022 – 36 S. Washington Street and 4 W. Hinsdale Avenue – Airoom – Sign Permit Review to allow for the installation of two (2) wall signs. By a vote of one (1) aye and three (3) nays, with three (3) absent, the motion failed.

Please note, following the meeting, staff reviewed Title 2 Chapter 12 of the Village Code that outlines the general powers, duties, and procedures of the Historic Preservation Commission. In accordance with Section 2-12-3(A): *"Quorum And Necessary Vote: No business shall be transacted by the commission without a quorum, consisting of four (4) members, being present. The affirmative vote of a majority of the commission, consisting of at least four (4) members, shall be necessary on any motion to recommend approval of any matter or any application. Any lesser vote on any such motion, even if a majority of those voting, shall be considered a final decision to recommend denial of such matter or application."* The votes of the Historic Preservation Commission noted above are considered votes recommending denial based on this code section.

Plan Commission Meeting – August 10, 2022 – Jack Klein, representing Airoom, provided an overview of the proposed changes to the building and answered questions from the Commissioners. Michelle Forys with Aurora Sign Company, the sign contractor for the project, was also present at the meeting. No public comment was provided at the meeting.

The applicant submitted revised plans for the Plan Commission to review addressing several of the comments provided by the Historic Preservation Commission. The revised plans included a canopy overhang with decorative details above the storefront on Washington Street to add an architectural feature consistent with the building and historic character of the downtown.

In addition to the original signage design with push-thru letters, an alternative sign plan was provided that utilized halo-lit lettering. Due to the limited time between the Historic Preservation Commission meeting and the Plan Commission meeting, a final plan set with detailed elevations and renderings were not able to be prepared for the Plan Commission packet.

Ms. Forys stated the signs on Washington Street and Hinsdale Avenue had to be enlarged to provide a thicker font to accommodate the LED lights to achieve the halo-lit appearance. There was a discussion on the Plan Commission's authority to increase the sign face area by 5%, which would be needed to allow for the proposed halo-lit design option.

Several Commissioners stated they preferred the halo-lit signs over the push-thru signs and that the additional tag lines on the Hinsdale Avenue side created a busy appearance. The applicant noted that they were okay with removing the "Since 1958" text. It was noted by several Commissioners that less illumination was preferred, particularly on facades facing the railroad. The applicant stated no window signage is proposed and it was recommended that the applicant could look at permanent window signage on Hinsdale Avenue to provide signs oriented toward pedestrians.

There was also a discussion on the design of the proposed storefront, which will entail the removal of the existing entrance alcove by pushing the wall out toward the street as well as the raising of the storefront windows.

Commissioners recommended that the revised designs be sent back to the HPC for review due to the discussion at the HPC meeting and the recommended motion, the substantial changes to the plans that occurred between meetings, and the plans revisions needed to show the final halo-lit sign options.

By a vote of six (6) ayes and zero (0) nays, with three (3) absent, the Plan Commission recommend to refer Case A-15-2022 back to the Historic Preservation Commission for consideration prior to the review by the Plan Commission.

Historic Preservation Commission Meeting – September 7, 2022 – Mike Klein, representing Airoom, provided an overview of the proposed changes to the building and design revisions based on the recommendations of the Historic Preservation Commission and Plan Commission at prior meetings. No public comment was provided at the meeting.

Overall, the Commissioners expressed support for the revised design to include a decorative overhang above the storefront and the proposed halo-lit wall signs. Commissioners noted concerns that the storefront will be flush with the front façade and supported a design with a recessed entry, noting that all other storefronts on the block have a recessed design for first floor businesses. Commissioners stated a recessed entry for Airoom would be consistent with the other buildings on the block and the current storefront design. It was noted that secondary second floor businesses do have a doorway that is flush with the building.

Mr. Klein stated that the infill of the recessed entryway was necessary for the interior design of the tenant space. He noted that the adjacent tenant, Coldwell Banker, has a pushed out wall inside Airoom's tenant space that creates interior challenges for design their showroom. There was a discussion on possible building code issues, such as accessibility, grade changes from the sidewalk, and the swing direction of the door. The Commission recommended that the applicant look into these issues further before the Plan Commission meeting and consider a recessed entry to be consistent with the other storefronts on the block.

The Historic Preservation Commission recommended approval of Case A-15-2022, an Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) wall signs located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District for Airoom, by a vote of four (4) ayes and zero (0) nays, with three (3) absent, subject to the condition that the applicant provide a recessed storefront entry on the front façade facing Washington Street.

FINAL PLAN COMMISSION PUBLIC MEETING SUMMARY AND FINDINGS: On September 14, 2022, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Jack Klein, representing Airoom, provided an overview of the proposed project and design revisions based on the prior recommendations by the Historic Preservation Commission and Plan Commission. No public comment was provided at the meeting.

Mr. Klein provided a presentation showing the revised plans that included a decorative overhang above the storefront and halo-lit wall signs on Washington Street and Hinsdale Avenue.

Commissioner Moore asked about the recommendation provided by the Historic Preservation Commission to consider a design for a recessed storefront entry on Washington Street. Mr. Klein stated they were not given specific guidance and they were not given a particular recommendation, but they have done some studies to analyze if the storefront can be recessed. Chairman Cashman noted that a condition was added to the recommendation by the Historic Preservation Commission.

Mr. Klein stated that there was a discussion that all retail businesses nearby have recessed entryways, but noted that the Coldwell Banker storefront and the secondary door adjacent to Airoom's tenant space within the building are flush with the façade, as well as the Einstein Bagel's tenant space at the end of the block.

Mr. Klein stated that Airoom's interior layout is faced with a hardship as the adjacent tenant space for Coldwell Banker jogs into their tenant space by 12 feet, therefore a recessed entry limits their showroom area. Commissioner Moore noted that the applicant knew the interior of the tenant space that they chose to rent and questioned if this was truly a hardship. Commissioner Moore then brought up the recommendation by the Historic Preservation Commission to look at designs to recess the entry, where Mr. Klein responded that they actually had plans to show to the Plan Commission.

There was a discussion if the applicant considered designs for a recessed storefront entry, which was a recommended condition by the Historic Preservation Commission. Mr. Klein stated they had examples of the recessed entry to show the Plan Commission, but preferred to not recess the entry and stated he wanted to show the signage to the Commission first.

Commissioner Cashman asked if the applicant wanted to discuss signage first and then the Commission could review the storefront after.

Commissioner Moore stated that he is fine with the proposed signs and appreciates the changes that were made based on the recommendations from the Commissioners.

Commissioner Crnovich stated she is fine with the signage, but her concerns are with the recessed doorway so she is looking forward to seeing what options Airoom has to present.

Commissioner Krillenberger asked if this is the only location for Airoom or if there are other locations. Mr. Klein stated this location will be the second location for Airoom. There was a short discussion over the use of the business, where Mr. Klein confirmed that they are an architecture, builder, and remodeler company. Commissioner Krillenberger then asked about the business name. Mr. Klein responded that the company was founded by his grandfather as a glass enclosure sunroom business in Florida.

Commissioner Curry stated she agrees with the other Plan Commissioners and thanked the applicant for the changes made to the signage.

Chairman Cashman stated the signs look great and particularly liked the sign on Hinsdale Avenue.

Mr. Klein then described the interior floor plan of the tenant space and presented an alternative storefront plan to the Commission.

Mr. Klein described the proposed interior floor plan with the flush storefront and noted that a kitchen showroom area would be installed near the door area. The flush storefront provides about five and a half (5.5) feet of room around the proposed kitchen island. The door would swing into the tenant space.

A secondary option was then shown to the Commission with the storefront doors recessed about twelve (12) inches. Under this option, the doors would swing out into the sidewalk and the small canopy over the storefront would have an overhang of about two (2) feet. Mr. Klein did not know if the Village would allow the doors to swing out into the sidewalk. Mr. Klein said this option would not impede the interior floor plan design.

Chairman Cashman asked if there would be any building code restrictions that would prohibit the door from swinging open into the sidewalk. Mr. Klein responded that they are not aware of any so far and ideally they would like to swing the doors out. Village Planner Bethany Salmon stated that staff would like to confirm with the Building Official after the meeting if the Village would allow the doors to swing out and that she does not believe this would be allowed. There was a discussion that the plans may need to be revised to meet code requirements.

Chairman Cashman asked for clarification on the interior floor plan design and asked if the applicant considered turning the kitchen island. Mr. Klein stated that would limit the walk space in the kitchen showroom area and discussed other elements of the interior floor plan. Chairman Cashman restated that the Historic Preservation Commission recommended a recessed entry.

Commissioner Curry stated she prefers the recessed entry and it fit better in with the town. The flush storefront appears more like a store in Oakbrook Mall or a shopping center. Commissioner Curry noted that there is a flush door to the right of the storefront, but that this door goes up to the second floor of the building. Mr. Klein then noted that the Coldwell Banker also has an entry way that is not recessed. Commissioner Curry noted that the majority of the doors flush with the façade in the downtown are normally for the second floor and a recessed entry is more historic in appearance. Commissioner Curry recommend they look at a creative recessed design that will work with the interior floor plan.

Mr. Klein asked if there was a preference on how much the storefront should be recessed. Chairman Cashman responded that it should be recessed at least three (3) feet back so that the doors can swing out and noted that Commissioner Jim Prisby from the Historic Preservation Commission discussed this design at a prior meeting, which could be a good compromise.

Mr. Klein then showed the Commissioners photos of the adjacent entrances on the building, noting the Coldwell Banker entrance is not recessed.

Commissioner Curry noted a recessed design would not result in the loss of too much space and a discussion followed on the need for the Village to review the code requirements.

Mr. Klein stated they would recess the entry if that is their only option and they would like to prevent any delays with starting construction.

Commissioner Krillenberger stated the one (1) foot recessed entry seems like a reasonable compromise, subject to meeting code requirements.

Commissioner Crnovich stated she would like to see the entry recessed three (3) feet. She noted that the building is historic and is one of the most visible, cornerstone buildings in the historic downtown. Commissioner Crnovich noted that she did not prefer the alternative option showing the one (1) foot recessed entry and agreed with Commissioner Curry that it appears too much like a mall design.

Mr. Klein noted that the building has changed over time since it was first constructed and the storefront may have been once been flush with the building under the former porch. Commissioners then discussed the original design of the building.

Commissioner Crnovich understood that the building has been altered over time, but in keeping with the historic downtown and the recommendation of the Historic Preservation Commission, she recommends that Airoom keep a recess entryway and that the entry is recessed at least (3) feet.

Commissioner Moore noted that there will not be a major difference in the area between a one (1) foot recessed entry and a three (3) foot recessed entry. Mr. Klein responded that it is not necessarily about the square footage, but more about the corners created that limit the walk space area.

Chairman Cashman asked for clarification on the area to the south of the doors. Mr. Klein noted they have a display wall with tiles, fixtures, and counter tops planned for the wall to the south and a sitting area for guests. Chairman Cashman stated he agrees with the Historic Preservation Commission about the recessed entry, but asked the applicant if they considered moving the door further south to allow for more area near the kitchen showroom area. Mr. Klein stated the sidewalk to the south is actually sloped, so there are challenges for relocating the entryway in this area and they would lose a display area. Chairman Cashman stated it is important to follow the Historic Preservation Commission's recommendation on this item.

Chairman Cashman asked if the applicant considered a single door with sidelight instead of double doors to provide additional flexibility. Mr. Klein stated they have not considered this idea, but are open to this. Chairman Cashman stated this design could provide a recessed option that does not have as much of a negative impact on the interior layout.

Chairman Cashman recommended that the applicant work with the Building Department to confirm code requirements for the direction the doors can swing and look at options that can minimize impacts to the interior while providing a recessed entry. Mr. Klein responded that they are open to making these changes.

Chairman Cashman stated the Plan Commission is a recommending body and recommended that Airoom bring multiple options to the Village Board for review. Mr. Klein agreed and there was a discussion on the possible timeline for the project. Mr. Klein asked if the signage could be approved. Chairman Cashman stated that in this case it is really one package.

Commissioner Moore reiterated that it is within the best interest of the applicant to bring forward multiple options to the Village Board for review.

Ms. Salmon then clarified that the sign permit could be approved separately by the Plan Commission, but the applicant should be aware that any changes to the storefront that impacted signage would require a separate review and approval.

Overall, the Commissioners expressed support for the revised design to the storefront and the changes to the proposed wall signs, but recommended that the applicant explore different design options that would recess the front entry by three (3) feet.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met, subject to changes to the storefront entry. Several Commissioners noted that the storefront on Washington Street would be visually compatible and consistent with the Downtown Historic District, with a revised design that includes the entry recessed three (3) feet (Section 11-605(E)(2)(e),(f),(i), and (k). The revised overhang with decorative details and halo-lit signage did not appear to negatively impact the historic building were respectful to the character of the downtown.

No members of the public provided comment at the meeting. Staff did not received complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Krillenberger and seconded by Commissioner Moore. The vote carried by a roll call vote as follows:

AYES:	Commissioners Crnovich, Curry, Krillenberger, Moore, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners, Fiascone Hurley, Jablonski, and Willobee

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays, with four (4) absent, recommended to the President and Board of Trustees approval of Case A-15-2022, an Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District for Airoom, subject to the condition that the entry be recessed at least three (3) feet from the face of the building and the applicant provide plan options to the Board of Trustees.

Signed: _____
Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District

PROPERTY: 18 E. Hinsdale Avenue (PIN: 09-12-128-007)

APPLICANT: Michael Segretto, Zazu Salon & Day Spa

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: September 14, 2022

BOARD OF TRUSTEES 1ST READING: October 4, 2022

SUMMARY OF REQUEST: The Village of Hinsdale received an application request from Michael Segretto, representing Zazu Salon & Day Spa, requesting approval of an Exterior Appearance and Site Plan Review to allow for the replacement of ten (10) second floor windows on the existing two-story building located at 18 E. Hinsdale Avenue.

The applicant is proposing to replace all of the second floor windows on the front (north), side (east), and rear (south) elevations with black aluminum windows. All windows are non-historic windows and were previously replaced. No changes are proposed to the first floor windows or the facade.

Both buildings at 18 E. Hinsdale Avenue and 16 E. Hinsdale Avenue are currently occupied by Zazu Salon & Day Spa, a beauty salon. The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and the 2003 Architectural Resources in the Downtown Survey Area. The building features Two-Part Commercial Block architecture in the Prairie School style and was constructed in 1907. The original storefront has been altered over time and all windows appear to have been replaced. The Hinsdale Historical Society provided staff with an exterior photo of the storefront circa 1924 and an interior photo showing the original storefront design estimated to be taken in the 1920s.

HISTORIC PRESERVATION COMMISSION MEETING SUMMARY: The project was reviewed at a public meeting at the Historic Preservation Commission on September 7, 2022. Sam Segretto, the building owner and owner of Zazu Salon & Day Spa, provided an overview of the proposed changes to the building and answered questions from the Commissioners. No public comment was made at the meeting.

Several Commissioners expressed concern over the use of black color of the windows and noted that black windows on the second floor were not generally consistent with the historic design of building in the downtown. This was previously discussed for the project at 14 W. First Street.

Mr. Segretto noted that the proposed color of the windows was intended to make all windows consistent on the entire building and specifically with the existing black storefront system on the first floor. The applicant noted that in the future, they would like to make changes to the storefront and façade, which was completed over 20 years ago. The Commission reviewed the historic photos on file and noted that the majority of the buildings in the surrounding blocks have white second floor windows.

A Commissioner noted that the proposed windows are not standard, traditional double-hung windows and there was a discussion on if a dark color would blend in better with the building. It was also noted that the building directly to the west, also owned by Zazu Salon, has a dark brickmold color, and the building at 33 S. Washington, occupied by Starbucks, has second floor windows with a dark color. After discussion, the Commission determined the use of a dark color in this case could be appropriate.

The Historic Preservation Commission recommended approval of Case A-18-2022, an Exterior Appearance and Site Plan Review to allow for the replacement of the second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District for Zazu Salon & Day Spa, by a vote of 4-0 (3 absent), as submitted.

PLAN COMMISSION PUBLIC MEETING SUMMARY AND FINDINGS: On September 14, 2022, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Michael and Anthony Segretto, representing Zazu Salon & Day Spa, provided an overview of the proposed changes to the building and answered questions from the Commissioners. No public comment was made at the meeting.

Michael Segretto provided an overview of the proposed changes to the second floor windows and answered questions from the Commissioners. Mr. Segretto stated the windows are intended to provide a modern design and continuity to the first floor storefront and windows, which the business intends to make changes to in the future. Some of the proposed windows were ordered prior to their knowledge that they would be required to obtain approval through the Exterior Appearance and Site Plan Review process.

There was a discussion on the design of the windows, where it was confirmed that the top portion is fixed and the bottom portion is an awning window that opens up and outward. The center window on the front façade has a single pane with the extra mullion removed for a cleaner appearance.

Commissioner Moore stated he was okay with the proposed design and congratulated the business on being open for over 40 years in Hinsdale.

Commissioner Crnovich stated she liked the new windows, but would have preferred that the color would have stayed white along the alley (Village Place), which was noted by one of the Commissioners at the prior Historic Preservation Commission meeting.

Commissioner Krillenberger stated he had no comments on the windows and asked if the applicant owned 16 E. Hinsdale Avenue. Commissioner Krillenberger noted that he used to rent space in that building, which was prior to Zazu purchasing the building.

Commissioner Curry stated that the windows will look great and asked for clarification on if the windows were double hung windows or awning windows. It was clarified that the lower portion of the windows will be awning windows and there was a brief discussion on the design.

Commissioner Curry also stated she is anxious to see the future changes proposed to the façade of the building. Mr. Segretto stated they will work with the Village on the proposed changes in the future and that the improvements will update their façade that is over twenty (20) years old. It was noted that this is a prominent, highly-visible building near the train station with a lot of nearby traffic.

Chairman Cashman expressed support for the proposed windows and stated the current windows distract from the look of the building. The proposed second floor windows will tie the building together visually with the windows on the lower level.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. Overall, the Commission expressed support for the project, noting that the proposed changes would be an improvement to the existing conditions.

Commissioners noted that proposed plans met several of the standards for approval identified in the Zoning Code. The proposed second floor windows did not appear to negatively impact the building and historic façade and the proposed improvements were respectful to the character of the existing historic building. Several Commissioners noted that the project utilized a high quality design that would be visually compatible and consistent with the building (Section 11-605(E)(1) and (2)).

No members of the public provided comment at the meeting. Staff did not received complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Crnovich and seconded by Commissioner Krillenberger. The vote carried by a roll call vote as follows:

AYES:	Commissioners Crnovich, Curry, Krillenberger, Moore, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners Fiascone, Hurley, Jablonski, Willobee

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays, with four (4) absent, recommended to the President and Board of Trustees approval of Case A-18-2022, an Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building at 18 E. Hinsdale Avenue in the B-2 Central Business District, as submitted.

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-21-2022 – 35 E. First Street – Fuller House – Exterior Appearance and Site Plan Review to allow for improvements to the existing building and site located at 35 E. First Street in the B-2 Central Business District

PROPERTY: 35 E. First Street (PIN: 09-12-129-012)

APPLICANT: Patricia Vlahos, Fuller House

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: September 14, 2022

BOARD OF TRUSTEES 1ST READING: October 4, 2022

SUMMARY OF REQUEST: The Village of Hinsdale received an application request from Patricia Vlahos, representing Fuller House, requesting approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade and site located at 35 E. First Street in the B-2 Central Business District. Proposed changes to the building elevation on First Street include the replacement of five (5) light fixtures on the second floor, installation of wood cladding on top of the existing stone band around the storefront windows, installation of wood planter boxes along the perimeter of the recessed storefront alcove to provide a barrier for the outdoor patio area, and the painting on the concrete floor within the entry alcove. The applicant originally proposed to paint the brick on the front façade white, but has agreed to leave the brick unpainted, unless painting of the brick is allowed by the Village Board.

The proposed renderings show a conceptual wall sign and projecting sign on the front of the building facing First Street. The applicant will be required to submit a separate sign permit application for review by the Historic Preservation Commission and Plan Commission at a later date.

The existing two-story building is situated on an L-shaped lot that fronts both First Street and Garfield Street. The building consists of several tenants, including a restaurant, hardware store, martial arts fitness studio, and offices. The outdoor patio for Fuller House is located on the adjacent lot at 50 S. Garfield, formerly occupied by a restaurant (Dips & Dogs) that is now currently vacant.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and is Significant according to the 2003 Architectural Resources in the Downtown Survey Area. The building features Two-Part Commercial Block architecture in a Renaissance Revival style. It was designed by Walter Ewert and was constructed in 1929.

HISTORIC PRESERVATION COMMISSION MEETING SUMMARY: The project was reviewed at a public meeting at the Historic Preservation Commission on September 7, 2022. Patricia Vlahos, representing Fuller House, provided an overview of the proposed changes to the building and answered questions from the Commissioners.

Commissioners expressed concern over the painting of the brick. It was discussed that painting could damage the brick and this type of request has not been supported on other historic buildings in the downtown in the past. The applicant confirmed that there are no plans to paint the side of the building where the outdoor patio is located facing Garfield Avenue and the ivy would remain as is. There was also a discussion on installing wood cladding over the limestone around the storefront entry way. One

Commissioner noted that this can damage the limestone, but it was noted that the limestone was not original to the building based on older photos included in the packet. The applicant confirmed that there are no changes to the entrance way to the second floor or iron detailing above the door on the right side of the front façade. The proposed light fixtures are electric and will not be gas lights.

Mr. Segretto, of Zazu Salon & Day Spa, commented the proposed changes are attractive. He noted that he owns a brick building in Naperville that had been painted and agrees with the Commission on potential issues. Mr. Segretto stated that a responsible building owner needs to paint a building properly and maintain it over time, but painting can provide a contemporary look that can help make a business successful.

Overall, the Commission supported the proposed changes to the building and site, but was opposed to the applicant painting the brick.

The Historic Preservation Commission recommended approval of Case A-21-2022, an Exterior Appearance and Site Plan Review to allow for improvements to the existing building located at 35 E. First Street in the B-2 Central Business District for Fuller House, by a vote of 4-0 (3 absent), subject to the condition that the applicant does not paint the existing brick.

Following the meeting, the applicant agreed to leave the brick unpainted and submitted revised plans to the Plan Commission for review.

PLAN COMMISSION PUBLIC MEETING SUMMARY AND FINDINGS: On September 14, 2022, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Patricia Vlahos, representing Fuller House, provided an overview of the proposed changes to the building and answered questions from the Commissioners.

Ms. Vlahos stated that the proposed plans are intended to update the front of the building. Ms. Vlahos stated the proposed outdoor planters would be located within private property and conceptual signage designs are shown on the elevations. Signage would be submitted separately in the future for approval. The applicant also proposed changes to the lighting on the second floor.

Ms. Vlahos stated that the applicant would like to paint the brick a distressed white color, but that an alternative option has been prepared showing the brick unpainted based on the recommendation by the Historic Preservation Commission. Ms. Vlahos noted that Nabuki, located across the street, has a white painted brick building and notes were made about the renovation project for Burdi, where the brick was ultimately left unpainted.

Ms. Vlahos stated they would still like to paint the brick, if they are allowed to do so, and the proposed paint would be distressed, so the brown brick color would show through the paint. The applicant also noted that they are proposing to paint the concrete floor near the front entrance.

Commissioner Curry stated she loved the brick on this building and was strongly against the brick being painted. Commissioner Curry noted she has had past experience dealing with stripping paint off of brick off of her house. Brick spalling occurred, with damage to the brick, and she had to replace face brick, which was an expensive process. Commissioner Curry noted support for the other changes proposed and the building has a cozy appearance with the unpainted brick.

Commissioner Curry asked who owns the building. Ms. Vlahos confirmed the owner of the building was okay with the brick being painted.

Michael Segretto, from Zazu Salon & Day Spa, asked the Commission if a limestone wash would be considered as an alternative to painting the brick. Several Commissioners noted that a limestone wash would not be aesthetically preferred either.

Commissioner Curry noted that the white brick appeared to be a popular style that could be going out of style soon and stated she liked the chosen light fixtures. Although the sign permit review will be handled separately, the installation of the wood band above the storefront is included in the current submittal. Commissioner Curry noted that she did not realize the limestone band behind the sign was not original to the building.

There a discussion on the painting of the concrete flooring and future maintenance. Ms. Vlahos noted that the area will be maintained by the business. Commissioner Curry asked if there was an alternative to painting the concrete. Ms. Vlahos noted that the current concrete is distressed so the proposed painting of the stencil pattern will give the area an updated look and disguise the existing distress. Commissioner Curry expressed concern for the future wear and tear of the area is painted, particularly through the winter. Ms. Vlahos confirmed that an enclosure is set up around the entrance during the winter, the painting will be applied by professionals, and the applicant's designer has painted concrete entrances in other locations, including restaurants in Westmont and Clarendon Hills, so they are confident that maintenance issues will not be a problem.

Commissioner Krillenberger stated he supported the proposed exterior improvements, specifically noting he liked the wood area behind the proposed wall sign, the chosen light fixtures, the planter boxes, and the white paint color.

Commissioner Crnovich stated she did not want the brick to be painted white and noted that this was probably a trend. The brick is nice and fits into the appearance of the historic downtown.

Commissioner Crnovich asked if there are any changes proposed to the patio on the side of the building. Ms. Vlahos stated that they are looking to submit changes to the patio and Dips & Dogs building in the future for review and approval. Commissioner Crnovich said she is very fond of the old gas station designed by R. Harold Zook. Ms. Vlahos stated they are hoping to reopen the Dips & Dogs building in the future.

Commissioner Moore expressed support for the proposed changes, noting that he liked the proposed lighting and the conceptual sign.

Commissioner Moore asked if the planter boxes will be removed during the winter when the enclosure is installed. Ms. Vlahos confirmed they will be moved to storage during the winter out of the storefront area.

Commissioner Moore asked if the painted concrete will be slippery in the winter. Ms. Vlahos stated it will have an epoxy coat that has what appears to be sand mixed in that will prevent it from being slippery and provides traction, which is important because they will be serving food out in this area during the winter.

Chairman Cashman stated he prefers the alternative where the brick is not painted and it provides a warmer appearance to the building. Chairman Cashman stated the look ties into Pierce Tavern located in Downers Grove and the reclaimed wood connects the two separate restaurants. Chairman Cashman noted he likes the back-lit and halo-lit appearance of the conceptual wall sign and it brings out the warmth of the wood background proposed.

Commissioner Curry asked if the ironwork above the doorway on the right hand side would be altered. Ms. Vlahos confirmed that there are no changes to the existing ironwork and the designer unintentionally left these out of the building renderings.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. With the exception of the painting of the brick, the Commission generally expressed support for the project, noting that the proposed changes would be an improvement to the existing conditions. Commissioners noted that proposed plans met several of the standards for approval identified in the Zoning Code. The proposed planter boxes provide additional landscaping on site (Section 11-604(F)(1)(i)) and will be located within the limits of the property (Section 11-604(F)(1)(d) and (g)).

The proposed light fixtures are of a high quality design and the improvements to the façade did not appear to negatively impact the building, are respectful to the character of the existing historic façade, subject to the brick being left unpainted, and provide an update look while being consistent with the Historic Downtown District (Section 11-605(E)(1) and (2)).

No members of the public provided comment at the meeting. Staff did not received complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Curry and seconded by Commissioner Krillenberger. The vote carried by a roll call vote as follows:

AYES:	Commissioners Curry, Crnovich, Krillenberger, Moore, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioners Fiascone, Hurley, Jablonski, and Willobee

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays, with four (4) absent, recommended to the President and Board of Trustees approval of Case A-21-2022, an Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building at for 35 E. First Street in the B-2 Central Business District, subject to the condition that the exterior brick not be painted.

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____



MEMORANDUM

DATE: October 7, 2022

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

RE: Case A-23-2022 – Sign Permit Review – 45 S. Washington Street – Peak Lifestyle – Installation of Two (2) Permanent Window Signs

FOR: October 12, 2022 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Peak Lifestyle requesting approval to install two (2) new permanent window signs at 45 S. Washington Street. Peak Lifestyle proposes to operate a retail store that sells running shows, apparel and gear within the ground floor tenant space in the multi-tenant building. The existing three-story building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install two (2) permanent window signs on the storefront windows located to the left and right of the entrance of the tenant space facing Washington Street. The proposed signs are adhesive decals with black text and a white border that will be placed roughly in the center of each window. Each sign measures 32" wide and 11.5" tall cabinet panel, with an overall sign face area of 2.5 square feet. Collectively, the window signs measure 5.1 square feet in area.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed permanent window signs meet the Village's sign code requirements.

Meeting History

Historic Preservation Commission Meeting – October 5, 2022 - At the HPC meeting, Tiffany Cruickshank representing Peak Lifestyle, provided an overview of the proposed signage and answered questions from the Commissioners. Ms. Cruickshank stated the window signs are intended to be subtle and will provide visibility for their new store. Commissioners noted that there are no other ideal alternative locations for a wall sign on the building and window signage was preferred. There was a short discussion on other signs and a previous sign for a former tenant located in the brick area above the storefront. Commissioners expressed general support of the proposed signs.



MEMORANDUM

The Historic Preservation Commission, by a vote of six (6) ayes and zero (0) nays, with one (1) absent, recommended approval of Case A-23-2022, a Sign Permit to allow for the installation of Two (2) Permanent Window Signs for Peak Lifestyle located at 45 S. Washington Street, as submitted.

Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

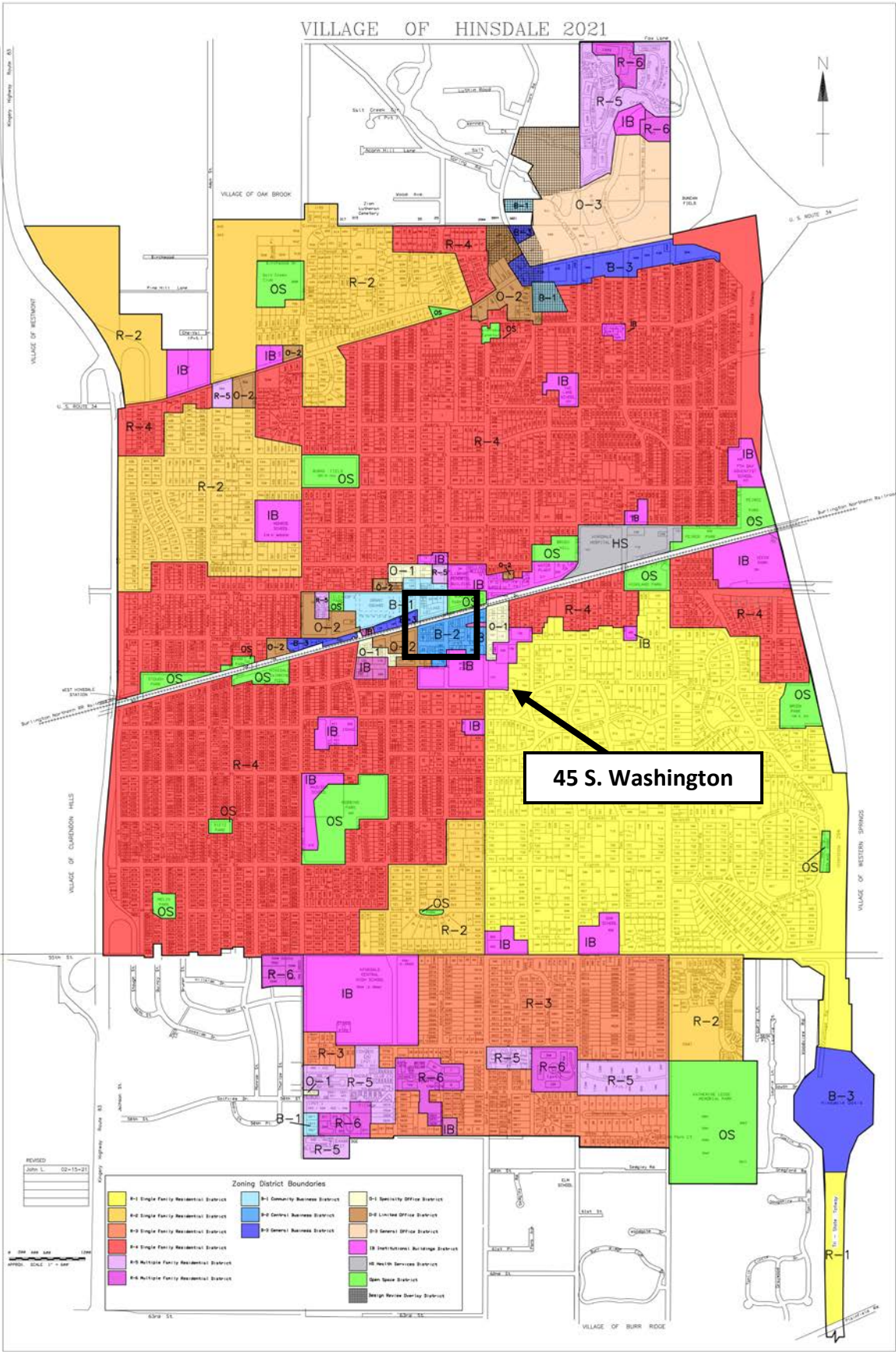
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments

1. Zoning Map and Project Location
2. Birds Eye View
3. Street View
4. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 45 S. Washington



Street View – 45 S. Washington





**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Peak Lifestyle
Address: 45 S. Washington St
City/Zip: Hinsdale/60521
Phone/Fax: (219) 775-8216 /
E-Mail: tiffany@peakrunningco.com
Contact Name: Tiffany Cruickshank

Contractor

Name: Signs Now
Address: 1548 Odgen Ave
City/Zip: Downers Grove/60515
Phone/Fax: (630) 515-1085 /
E-Mail: info@signsnowdownersgrove.com
Contact Name: Marlene

ADDRESS OF SIGN LOCATION: 45 Washington St, Hinsdale

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Window Sign

ILLUMINATION None



Sign Information:

Overall Size (Square Feet): 2.5/5.1 sq foot (11.5 x 32)

Overall Height from Grade: 6 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③ _____

Site Information:

Lot/Street Frontage: 25 feet

Building/Tenant Frontage: 25 feet

Existing Sign Information:

Business Name: N/A

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Tiffany Cruickshank
Signature of Applicant

09/20/2022

Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: _____ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



Pre-Production Proof

These proofs are designed to reduce your final cost. Please examine carefully for any errors. Do not approve these proofs on general appearance alone. Please check punctuation and spelling of all copy. These proofs show exact type styles and sizes.

Mark changes or corrections on this proof: sign and date. Additional charges will be added for any changes after this approval.

This artwork is property of Signs Now, Downers Grove, IL. It cannot be duplicated.

1548 Ogden Ave.
Downers Grove, IL 60515

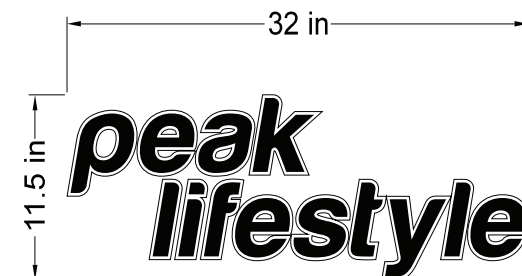
p. 630-515-1085
f. 630-515-1087

info@signsnowdownersgrove.com

design | service | solutions



Digitally printed, Laminated, Die cut Adhesive Decals
on face of Left & Right Windows of Door - **TRANSPARENT GLASS**



Approval: _____ Date: _____

Comments: _____

JOS. CACCIATORE & CO.

REAL ESTATE

Established 1906

527 South Wells Street, Chicago, Illinois 60607
Tel: 312.987.1900 www.Jos-Cacciatore.com

September 23, 2022

Tiffany Cruickshank
Peak Running, LLC
45 S. Washington St. 1st FL
Hinsdale, IL 60521

Tiffany,

Let this letter serve as official approval of Landlord, 45 S. Washington Hinsdale, LLC, for the proposed signage to be installed on your store front windows per the attached rendering.

Jos. Cacciatore & Co. is the managing agent for the Landlord. Please contact us with any questions at (312)264-6033 or via email at mgalas@jos-cacciatore.com.

Sincerely,



Mark E. Galas
Jos. Cacciatore & Co.
Property Manager
As Agent for 45 S. Washington Hinsdale, LLC