

Approved:  
Nelson/Brody

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
APRIL 11, 2012  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:33 p.m., Wednesday, April 11, 2012 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Nelson, Commissioner Stifflear, Commissioner McMahon, Commissioner Brody and Commissioner Crnovich (via phone at 7:39 p.m.)

**ABSENT:** Commissioner Sullins, Commissioner Johnson and Commissioner Cashman

**ALSO PRESENT:** Sean Gascoigne, Village Planner

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the March 14, 2012 meeting. Commissioner McMahon motioned to approve the minutes of March 14, 2012. Commissioner Nelson seconded. The motion passed unanimously.

**Findings and Recommendations**

**500 W. Hinsdale Avenue (Community Pool) – Village of Hinsdale Parks and Recreation Dept. – Site Plan/Exterior Appearance Approval for Fence Replacement.**

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for 500 W. Hinsdale Avenue (Community Pool) – Village of Hinsdale Parks and Recreation Dept. – Site Plan/Exterior Appearance Approval for Fence Replacement. Commissioner McMahon seconded. The motion passed unanimously.

**A-05-2012 – 49 S. Washington Street – Special Use to Allow a Physical Fitness Facility (Pilates) on the Second Floor.**

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Nelson motioned to approve the findings and recommendations for A-05-2012 – 49 S. Washington Street – Special Use to Allow a Physical Fitness Facility (Pilates) on the Second Floor. Commissioner Brody seconded. The motion passed unanimously.

**Signage**

**8 E. Hinsdale Avenue – Coldwell Banker – Two Wall Signs**

Chairman Byrnes introduced the case and asked if the applicant was present. He went on to explain to the other Commissioners why he didn't feel comfortable approving this administratively, which is why it is being considered by the entire commission.

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General discussion ensued regarding the colors of the signs and the possibility of swapping the colors to make the background blue and the letters white, rather than the opposite.

Mr. Gascoigne explained that he and Tim Scott had discussed this with the contractor and thought that the Commission may be more receptive to a white background, but that the applicant was open to doing either combination.

The Commission expressed their interest in seeing the colors reversed so that the background was blue and the letters were white.

The applicant indicated they were fine with that.

Commissioner Crnovich called in at 7:39 p.m.

Commissioner Stifflear expressed concern with the overall size of the signs and felt that it would be difficult to approve these signs given that the overall square footage, including the additional signage on the building, would likely exceed the allowed square footage.

Mr. Gascoigne explained that the Commission had the discretion to treat the sign as a replacement due to the nature of the request and the fact that, other than paint, the sign body is not changing. He also explained that the code is somewhat ambiguous as to how the architectural embellishment surrounding the sign should be treated and if the Commission was comfortable with the rest of the sign they could take the dimensions of the physical lettering, as described in the code, to determine the square footage of the sign. He indicated that it would come down to the Commission's comfort level with that, unless they would prefer to see the sign removed and completely replaced.

Commissioner Nelson confirmed that they were not going outside the parameters of the existing sign. He then indicated that if they reversed the colors and did a blue background with white letters, he was fine with it.

Other Commissioners suggested they use more of a cream color in place of the white and they too were ok with it.

Commissioner Stifflear expressed some additional concerns and questioned how the application treated the sign.

Mr. Gascoigne indicated that the sign application is very general and does not differentiate between new and replacement.

Commissioner Stifflear suggested additional concerns that could arise with sign framing in the future using this method.

Mr. Gascoigne agreed and indicated that he appreciated the concern if the signs were new and being proposed. He explained that the Plan Commission still has the authority to deny any

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sign, replacement or new, but that using this discretion on a brand new sign wouldn't be as easy.

Commissioner Stifflear indicated that he would like to see the applications revised to reflect the square footages of all signs and that they comply with the code so that they don't have problems with future requests.

Mr. Gascoigne appreciated Commissioner Stifflear's concerns and suggested some considerations that were expressed at a previous meeting regarding a text amendment and the concerns of ratcheting down the code too tightly.

Commissioner Brody agreed with Mr. Gascoigne and indicated that because the Commission has the opportunity to review signs like these, they have the ability to get some variation in the signs within the Village without making businesses design their signs in a box.

Commissioner Stifflear agreed and indicated that he wanted to find a way to make this sign work because he wanted to preserve the sign, but still expressed concerns with the overall size.

Commissioner Nelson suggested spelling out the specifics regarding the architectural feature as part of the motion.

Commissioner Stifflear questioned why staff felt that white was a better option for the background.

Mr. Gascoigne indicated that like the Commission, to them the colors seemed very vibrant and that it's very hard to visually represent on paper what the actual color will be. Because of this the white seemed to be a more neutral option, but felt that it could be fully vetted at the Plan Commission meeting.

Commissioner McMahon indicated that the white wouldn't look so vibrant if it was toned down to a cream or slightly more neutral tone.

The applicant identified the areas and colors that they were provided some flexibility on and confirmed they could certainly do that.

Commissioner Nelson suggested they make the suggested alterations and resubmit to the Chairman for his approval.

Mr. Gascoigne suggested that in addition to the revised applications and color changes, they also provide the Chairman with photos of the existing sign identifying the shade of blue to be expected in these signs.

Commissioner Stifflear indicated that he was ok with the sign and the Commission's position, but that he would like to see the application revised to show the square footage using the discussed method of determining the square footage and including the Jane's Blue Iris Square footage. He also wanted to state on the record that he was only comfortable with this position

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because it was an existing sign and because they were taking into account the architectural integrity of the embellishments around the existing sign.

Commissioner Crnovich agreed.

Mr. Gascoigne summarized the changes and the requests for consideration.

Commissioner Brody motioned to approve Coldwell Banker for Two Wall Signs subject to the applicant reversing the colors to a blue background and white letters, modifying the application to reflect the square footage of all signs on the building and creating a record that reflects the Commission's approval is based on the desire to preserve the architectural embellishment surrounding the sign. The motion passed unanimously.

**Adjournment**

Commissioner Nelson moved to adjourn. Commissioner Brody seconded and the meeting adjourned at 7:58 p.m. on April 11, 2012.

Respectfully Submitted,

Sean Gascoigne  
Village Planner