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**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
April 15, 2015**

**1. CALL TO ORDER**

Vice-Chairman Keith Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, April 15, 2015 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

**2. ROLL CALL**

**Present:** Vice-Chairman Keith Giltner, Members Marc Connelly, Gary Moberly, Rody Biggert, Kathryn Engel and John Podliska

**Absent:** Chairman Bob Neiman

**Also Present:** Director of Community Development/Building Commissioner Robb McGinnis and Village Clerk Christine Bruton

**3. APPROVAL OF MINUTES**

a) **March 18, 2015**

Member Moberly moved **to approve the minutes of the meeting of March 18, 2015, as presented.** Member Biggert seconded the motion.

**AYES:** Members Moberly, Biggert, Engel, Podliska and Vice-Chairman Giltner

**NAYS:** None

**ABSTAIN:** Member Connelly

**ABSENT:** Chairman Neiman

Motion carried.

**4. APPROVAL OF FINAL DECISION**

a) **V-01-15, 321 East Ninth Street**

b) Corrections were made to the draft Final Decision. Member Moberly moved **to approve the Final Decision for V-01-15, 321 East Ninth Street, as amended.** Member Engel seconded the motion.

**AYES:** Members Moberly, Biggert, Engel, Podliska and Vice-Chairman Giltner

**NAYS:** None

**ABSTAIN:** Member Connelly

**ABSENT:** Chairman Neiman

Motion carried.

1 **5. RECEIPT OF APPEARANCES** – The court reporter administered the oath to  
2 all those intending to speak at the public hearing.

3  
4 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO**  
5 **MAKE PUBLIC COMMENT OF A GENERAL NATURE** – None

6  
7 **7. PRE-HEARING AND AGENDA SETTING** – None

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9 **8. PUBLIC HEARINGS**

10 a) **V-02-15, 36 - 42 South Washington Street**

11 No public hearing was held on this matter as the application was withdrawn  
12 by the applicant.

13  
14 b) **V-03-15, Salt Creek Properties, LLC**

15 Mr. Peter Coules, attorney for the applicant and Ms. Kim Cardosi, the sign  
16 designer for the project, addressed the Board. Mr. Coules stated that what  
17 is being proposed are eight way finding signs which include the names of  
18 all the properties in the area, not just those properties owned by Salt Creek  
19 Properties, LLC. He made specific note of the Robert Crown Center. This  
20 is a campus setting and the proposed signage has been designed as such.  
21 They are not requesting a variance for the monument sign, because the  
22 existing sign is being taken down and moved to make it a true way finding  
23 sign. The sign is more than an address; it lists the other businesses on the  
24 campus. Mr. Coules explained they need relief for the size of the sign as  
25 only 100' square feet of signage is allowed, but the proposed sign is 110'  
26 square feet. They want to put lights inside the sign that project down; they  
27 will not be backlit. The lighting is important for the immediate care center  
28 so that people can locate their destination quickly. It was noted that  
29 nowhere in the code does it state off-premises signs are allowed.

30 He personally can attest to how many people get lost in this area and  
31 believes there is a real need for the proposed signage. The number of  
32 signs, the size of the signs and the lighting is before the ZBA for approval,  
33 the content will go back to the Plan Commission for approval.

34 Ms. Cardosi said the base of the signs will match the limestone of the  
35 buildings and will have the same aesthetic as the architecture on the  
36 campus. The illumination will surface light the sign providing enhanced  
37 legibility and improved visibility at night. Way finding is a critical key of the  
38 environment in situations where people are in distress. Some people will  
39 be looking for the hospital and it is even more important to provide stress  
40 free direction on a medical campus such as this. These signs will provide  
41 departure directions, too, as there will be information on both sides of the  
42 signs.

43 Mr. Coules said all 16 faces of the signs will be illuminated and the signs  
44 are approximately six feet in height. Member Podliska asked whether this  
45 will create a driving obstruction. Ms. Cardosi explained that when they do  
46 the actual physical siting of the sign, a full-sized mock up is made to ensure

1 there is no obstruction to site lines. This will be done again with the sign  
2 fabricator at installation. Part of the site plan approval from the Plan  
3 Commission includes the removal of existing signs; all the white wood  
4 panel signs will be removed. The Cancer Center signs recently erected will  
5 remain, and they match the Cancer Center architecture.

6 Mr. Matt Kline, attorney for the owners of 15 and 21 Spinning Wheel Road,  
7 addressed the Board. He commented that his clients are in favor of  
8 appropriate signage, but object to what is indicated for signs #1 and #2  
9 because they believe these signs would have a negative safety impact and  
10 be more confusing. He noted that these signs are off premises to the  
11 applicant present tonight. The applicant may not have a right to provide a  
12 sign at that location. He recommends taking the sign off the median and  
13 noted there are a host of businesses that are not listed on the proposed  
14 monument sign. He believes more consideration is needed. Vice-Chair  
15 Giltner agrees it is a valid point that other businesses are not listed, but this  
16 proceeding can only approve the location of the sign. He believes the  
17 association has jurisdiction over the location of public way signs, not the  
18 individual owners. Discussion followed.

19 Mr. Coules noted that the applicant for signs #1 and #2 is the association.  
20 However, this is a private road plowed by the association and he is not  
21 worried about the legal authority. Discussion followed regarding moving  
22 sign #2 further north; Mr. Coules believes that would make no sense. Ms.  
23 Cardosi added that her firm studied every location of every sign; the signs  
24 should be in advance of the decision point and located very forward of the  
25 turn. The same is true for sign #1; for the majority of the traffic the  
26 information on that sign needs to be forward of the intersection. Mr. Kline  
27 reiterated his position.

28 Discussion followed regarding who is making the application for variation  
29 before the Board.

30  
31 *Vice-Chairman Giltner called a five minute recess at the request of Mr.*  
32 *Kline to allow Mr. Coules and Mr. Kline to converse.*  
33

34 Vice-Chairman Giltner reconvened the meeting. Mr. Coules stated he  
35 would get written permission from the association to erect signs #1 and #2  
36 before final approval for the permits. He stated that the attorney for the  
37 association knows that he is before the ZBA tonight.

38 Discussion followed regarding the impact of the Cancer Treatment Center  
39 on the need and type of signage, the recommendations of the Plan  
40 Commission and possible input from IDOT regarding the location of sign  
41 #1. The Board discussed an approval with conditions, or a modified  
42 approval.

43 Member Biggert moved **to close the Public Hearing on V-03-15, Salt**  
44 **Creek Properties, LLC.** Member Moberly seconded the motion.  
45  
46



1 **NAYS:** None  
2 **ABSTAIN:** None  
3 **ABSENT:** Chairman Neiman

4  
5 Motion carried.

6 **DELIBERATIONS - RESUMED**  
7

8 Member Biggert moved **approval of the variance known as V-03-15, Salt Creek**  
9 **Properties, LLC. as requested with respect to proposed illumination,**  
10 **location of off premises signs, on condition of IDOT location and site line**  
11 **approval for sign #1, square footage and number of signs on the**  
12 **recommendation that the Plan Commission review appropriate sign content**  
13 **and recognize those properties who require access from Salt Creek Lane.**  
14 Member Podliska seconded the motion.

15  
16 **AYES:** Members Connelly, Moberly, Biggert, Engel Podliska and Vice-Chairman  
17 Giltner

18 **NAYS:** None

19 **ABSTAIN:** None

20 **ABSENT:** Chairman Neiman  
21

22 Motion carried.  
23

24 **9. NEW BUSINESS – None**

25  
26 **10. OTHER BUSINESS – None**  
27

28 **11. ADJOURNMENT**

29 With no further business before the Zoning Board of Appeals, Member Engel  
30 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**  
31 **April 15, 2014.** Member Moberly seconded the motion.  
32

33 **AYES:** Members Connelly, Moberly, Biggert, Engel Podliska and Vice-  
34 Chairman Giltner

35 **NAYS:** None

36 **ABSTAIN:** None

37 **ABSENT:** Chairman Neiman  
38

39 Motion carried.  
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41 Vice-Chairman Giltner declared the meeting adjourned at 8:13 p.m.  
42  
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44 \_\_\_\_\_  
45 Christine M. Bruton  
46 Village Clerk

Approved: \_\_\_\_\_