

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
July 8, 2015
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, July 8, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner Ryan and Commissioner Fiascone, Commissioner Krillenberger, Commissioner Cashman and Commissioner McMahon

ABSENT: Commissioner Johnson

ALSO PRESENT: Robert McGinnis, Director of Community Development/Building Commissioner, Michael Marrs, Village Attorney and Chan Yu, Village Planner
Applicant Representatives for Cases: A-17-2015, A-18-2015, and A-21-2015

Approval of Minutes

The Plan Commission (PC) reviewed the minutes from the June 10, 2015 meeting. Chairman Byrnes made a spelling correction (on page 6, third paragraph from the bottom) and to add “number of signs, visual compatibility, design and language” to the same sentence (Staff has made the correction). Commissioner Crnovich referenced the sign exhibit of the June minutes and wants to make sure “Sign 1” covered all the addresses of the office park. Chairman Byrnes asked for a motion to approve the minutes. Commissioner Ryan motioned and Commissioner Cashman seconded. The motion passed unanimously.

Site Plan Review

Case A-18-2015 – 510 Woodland Ave. - Site Plan and Tentative/Final Plat

Chairman Byrnes asked the applicant to please review the project.

John Barry, the engineer introduced himself and explained the current proposed plats now have the block average setbacks in lieu of the prescriptive setbacks, to address the concerns from the last PC meeting. Additionally, Mr. Barry reviewed they had discussions with the Village Engineer, in regards to the concept of cash-in-lieu in detention. The goal was to save some of the natural features of the property (namely, a number of trees on both sites) versus installing individual detention facilities. Mr. Barry explained that two Village consultants studied each of the sites and recommended, with Board approval, that cash can be paid-in-lieu of installing an actual detention facility on the properties. Mr. Barry referenced that the PC received 2 plats per site; one showing a detention facility and another without. He explained that they would be proposing the cash-in-lieu of a detention facility to the Board the

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next day (07/09/15 meeting). Mr. Barry clarified tonight's request for this, approval of its Findings and Recommendations; and is ready to answer any questions the PC may have.

Chairman Byrnes explained that the cash-in-lieu of detention component is beyond the PC purview and is something the Village reviews to make sure it's an acceptable option after engineering/drainage reviews. He also explained that there are 2 plat of surveys per location, one with a detention and one without.

Robert McGinnis, Director of Community Development clarified that the 11" by 17" hardcopies show the plat version with no detention easements.

Michael Marrs, Village Attorney reiterated that the setbacks are the same on both.

Chairman Byrnes asked if the eastern lot on the Woodland plat is a buildable lot without seeking a variation, per a concern at the last PC meeting.

John Barry replied that's correct.

Commissioner Cashman commended the applicant for the additional work and clarity, and likes what he sees on the latest plat.

Commissioner McMahan asked for clarification that they are not reviewing the detention component.

Chairman Byrnes explained correct. The Board will review that at tomorrow's meeting but the PC will review both plats.

Michael Marrs clarified the procedure for smaller subdivisions (such as this), and that this would still be a single motion by the PC to send both plats (one as an alternative) to the Board.

Chairman Byrnes asked if there is a motion to approve the Woodland Avenue site plan and plat of subdivision.

Commissioner Cashman motioned to approve. Commissioner Krillenberger seconded. The motion passed unanimously.

Findings and Recommendations

Case A-18-2015 – 510 Woodland Avenue. – McNaughton Development Inc. – Site Plan and Tentative/Final Plat (Subdivision)

Chairman Byrnes reviewed the Findings and Recommendations of the packet and concluded that the concerns have been resolved. He asked for any comments by the PC. With none, he

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asked if there is a motion to approve the 510 Woodland Avenue site plan and plat of subdivision.

Commissioner McMahon motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously.

Robert McGinnis asked if Chairman Byrnes could read into the record the Findings and Recommendations for the applicant to proceed at tomorrow night's Board meeting.

Chairman Byrnes reads the Findings and Recommendations for the record.

Case A-17-2015 – 543 N. Madison St. – McNaughton Development Inc. – Site Plan and Tentative/Final Plat (Subdivision)

Chairman Byrnes asked Mr. McGinnis if he had to read the Findings and Recommendations into the record.

Robert McGinnis replied no.

Chairman Byrnes asked if there are any comments. With none, he asked for a motion to approve the Madison Street Findings and Recommendations.

Commissioner Cashman motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously.

John Barry asked if this would be sufficient to carry on both plat of subdivisions to the Board.

Robert McGinnis replied yes.

Sign Permit Review

Case A-21-2015 – 54 S. Washington St. – Luxxe Organix – 2 New Wall Signs

Chairman Byrnes introduced the next item on the Agenda and asked if there is an applicant to review it.

The applicant, Jennifer introduced herself, the location of the proposed signs and the services of her new business at 54 S. Washington Street.

Chairman Byrnes asked if her entrance is the 54 S. Washington door.

Jennifer replied yes.

Commissioner Crnovich asked if the business would be occupying the entire 2nd floor.

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Jennifer replied yes, both suite 1 and suite 2. Suite 1 is where the entrance, wait room, aroma bar, meditation room and classroom will be. Suite 2 will have two treatment rooms.

Commissioner Crnovich explains her hesitation for the proposed corner wall sign due to the historic building and location. She believes the sign distracts from the whole building and asked if there is an alternative location.

The applicant responded that there used to be a hair salon sign at the same location, and that she has been a Hinsdale resident for 14 years and never found that sign offensive.

Commissioner Crnovich clarified that the proposed sign isn't offensive, but is a distraction.

Commissioner McMahon believes it's due to the contrast of the old historic building and modern look of the sign.

Chairman Byrnes brought up the significance of the sign location in relation to the other signage of the area.

The applicant asked if the PC was OK with the previous David and Williams sign, and that she is willing to change the colors of the proposed sign.

Chairman Byrnes did not recall the aforementioned sign. However, Commissioner Crnovich does and recalls it being much smaller.

The applicant explained the color of the current sign, reviewed her scope of business, and concluded that she is flexible with changing the proposed sign.

Commissioner Cashman reviewed his concern is more based on the contrast of color versus the size of the sign. To that end, he asked if she would be opposed to changing the color to better match the building.

The applicant said no, she would not be opposed to changing the color of the proposed sign.

Commissioner Ryan agreed with Commissioner Cashman, and referenced the proposed as almost a "shouting" sign; and it's hard to look at given the more muted colors of the building.

The applicant reiterated that she is willing to work with the PC, to put a sign at the proposed location.

Additional discussion ensued in regards to better matching the proposed sign with the building.

Chairman Byrnes suggested coming back to the next meeting with revised colors.

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After review of the applicant's desire to open next week, Michael Marrs suggested possibly asking for a motion to potentially administratively approve the sign given more appropriate colors.

Chairman Byrnes suggested perhaps a temporary sign would work better in this situation.

Commissioner Cashman asked if anyone had an issue with the second proposed sign next to the door.

Commissioner Crnovich asked staff if phone numbers are allowed on wall signs.

Chan Yu, Village Planner mentioned that was the reason for attaching the Zoning Code section to the packet, since he has not seen any wall signs with a phone number or website in the Village yet.

To that end, Commissioner Crnovich interprets the attached Code as only allowing the name of the business. She also referenced her concern for visual clutter in the historic district and also not finding any other examples of websites or phone numbers on signs downtown.

After review, Michael Marrs is OK with the wording on the sign next to the door since it would be considered a "Business Sign" (9-106 (D)(1)(d)) as opposed to an "Identification Sign" ((9-106 (D)(1)(j))).

Chairman Byrnes and the sign contractor reviewed the possibility for a temporary grand opening sign and the process of bringing in the revised signs at the next PC meeting.

The meeting was adjourned after a motion was made by Commissioner Cashman and seconded at by Commissioner Ryan at 8:13 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', written in a cursive style.

Chan Yu, Village Planner