



## MEETING AGENDA

**PLAN COMMISSION**  
**Wednesday, February 13, 2019**  
**7:30 P.M.**  
**MEMORIAL HALL – MEMORIAL BUILDING**  
*(Tentative & Subject to Change)*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

**4. MINUTES** - Minutes of January 16, 2019

**5. FINDINGS AND RECOMMENDATIONS**

- a) Case A-54-2018 – 330 Chestnut St. – Sharon Habiger – Major Adjustment to an Exterior Appearance and Site Plan Review to construct a 2-story accessory structure in the B-3 General Business District.
- b) Case A-55-2018 – 718 N. York Rd. – Kouris MD Cosmetic Plastic Surgery - Illuminated Ground Sign and Wall Sign in the Design Review Overlay District.

**6. SIGN PERMIT REVIEW**

- a) Case A-06-2019 – 25 W. Chicago Ave. – Baird & Warner - 1 New Illuminated Wall Sign and Awning Sign in the B-1 Community Business District.

**7. PUBLIC HEARING - All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.**

- a) Case A-45-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.

**8. SCHEDULE OF PUBLIC HEARING - No discussion will take place except to determine a time and date of hearing. (note: the next PC meeting is on Mon. March 11, 2019)**

- a) Case A-05-2019 – 111 W. Chicago Ave., 2<sup>nd</sup> Floor - Responsible Driver – Special Use Permit for Driving School (requesting to relocate from its current location at 7 N. Grant St.)

**9. ADJOURNMENT**

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 Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: [www.villageofhinsdale.org](http://www.villageofhinsdale.org)

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
January 16, 2019  
MEMORIAL HALL  
7:30 P.M.**

Chairman Cashman called the special meeting to order at 7:30 p.m., Wednesday, January 16, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Steve Cashman, Gerald Jablonski, Julie Crnovich, Anna Fiascone, Scott Peterson, and Jim Krillenberger

**ABSENT:** Mark Willobee, Debra Braselton, and Troy Unell

**ALSO PRESENT:** Chan Yu, Village Planner  
Applicant for cases: A-57-2018, A-54-2018, A-55-2018 and Member of Public in regards to A-45-2018

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**Approval of Minutes – November 14, 2018, and December 12, 2018**

The Plan Commission (PC) **unanimously approved** the November 14, 2018 and the December 12, 2018, minutes, as submitted, 6-0, (3 absent).

**Findings and Recommendations – Case A-37-2018 – 724 N. York Rd. - Hinsdale Animal Hospital-Illuminated Ground Sign in the Design Review Overlay District**

Chairman Cashman introduced this item and asked for any comments by the PC. The PC, with no comments, **unanimously approved** 6-0, (3 absent) the Findings and Recommendations as submitted.

**Findings and Recommendations - Case A-24-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 6- 111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District**

Chairman Cashman introduced this item and asked for any comments by the PC. The PC, with no comments, **unanimously approved** 6-0, (3 absent) the Findings and Recommendations as submitted.

**Sign Permit Review - Case A-57-2018 – Ground Sign Nameplate on existing Med Properties Group Sign on Salt Creek Lane median- Hinsdale Humane Society**

The applicant explained the request to add the Humane Society nameplate to the existing monument sign. The nameplate will fit the existing cutout. Commissioner Krillenberger asked if consideration had been made for any kind of divider between the Humane Society nameplate and the Immediate Care nameplate to avoid confusion. The applicant stated there will be no divider between the nameplates.

The PC, with no further comments, **unanimously approved** 6-0, (3 absent) the application as submitted.

**Plan Commission Minutes  
January 16, 2019**

**Exterior Appearance and Site Plan Review - Case A-54-2018- 330 Chestnut St. Sharon Habiger-  
Major Adjustment to an Exterior Appearance and Site Plan Review to construct a 2 story accessory  
structure in the B-3 General Building District**

The applicant described the application for an accessory structure to complement the existing office building at the location. The structure will be 803 square foot structure for the purpose of adding additional storage space to the property. It would be located in the southwest corner of the lot, contain the trash dumpsters and be designed in a similar style and use similar materials as the main office building. The scale would be appropriate so as not to compete with the neighboring 410 Chestnut building and the south side would add green space to the site with ivy growing up the building and other plants and small trees in that area.

Commissioner Krillenberger asked if there was any loss of parking spaces and if the historic buildings used as inspiration were specific to Hinsdale. The applicant responded that the inspiration buildings were generic, historical rail road buildings and that no parking spaces would be lost.

The applicant stated the building designs used for ZBA meetings were general in nature and not the specific design discussed at this meeting. Some discussion took place relating to the necessary variances to build the structure and meetings that took place with surrounding neighbors regarding the design. The number of resident concerns decreased greatly as the specific design of the structure evolved and it was determined that most of the concerns were related to the initial, general structure proposed. Chairman Cashman asked if any concerned residents were present at the meeting; nobody in the audience acknowledged. One anonymous resident submitted a written concern to the PC relating to the zoning process that was discussed briefly. Commissioner Crnovich asked if the F.A.R would change as a result of the structure. The applicant responded that because the space would not be occupied, F.A.R would not change.

The PC, with no further comments, **unanimously approved** 6-0, (3 absent) the application as submitted.

**Public Hearing - Case A-55-2018 – 718 N. York Rd.- Kouris MD Cosmetic Plastic Surgery –  
Illuminated Ground Sign and Wall Sign in the Design Review Overlay District and O-2 Office District**

**Please refer to Attachment 1, for the transcript of Public Hearing Case A-55-2018.**

The applicant presented the proposed reverse halo lit letters with LED lighting in a new cabinet to existing ground and wall signs. Both signs will be in the same location and be of the same size as the former signage.

The PC, with no further comments, **unanimously approved** 6-0, (3 absent) the application as submitted.

**Public Hearing - Case A-45-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section  
9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.**

**Please refer to Attachment 2, for the transcript of Public Hearing Case A-45-2018.**

**Plan Commission Minutes**  
**January 16, 2019**

Discussion took place in regards to surveys of nearby communities, Chan Yu requested more time to evaluate the information and ensure accuracy for the cities/villages not reviewed with respective staff. Chairman Cashman requested clarification on language related to internally illuminated signs. Jim Prisby, Hinsdale resident, local architect, and member of Historic Preservation Commission (HPC) expressed a desire for more time to be spent on evaluating information gathered and impacts of changes proposed to the amendment. More discussion followed by the PC on the desire for more information and discussion to take place on the topic so any proposed changes would encourage good design along with effective, intended changes.

The PC **unanimously continued the application** for the February meeting, 6-0 (3 absent).

**Adjournment**

The meeting was adjourned at 8:19 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of: )  
 )  
Case A-55-2018 - 718 N. York Road - )  
Kouris MD Cosmetic Plastic Surgery - )  
Illuminated Ground Sign and Wall Sign )  
in the Design Review Overlay District )  
and O-2 Office District. )

REPORT OF PROCEEDINGS had and testimony  
taken at the public hearing of the above-  
entitled matter before the Hinsdale Plan  
Commission at 19 East Chicago Avenue, Hinsdale,  
Illinois, on the 16th day of January, 2019, at  
the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. JULIE CRNOVICH, Member;
- MR. GERALD JABLONSKI, Member;
- MR. SCOTT PETERSON, Member;
- MR. JIM KRILLENBERGER, Member;
- MS. ANNA FIASCONE, Member.

1 ALSO PRESENT:  
 2 MR. CHAN YU, Village Planner;  
 3 MS. KAREN DODGE, Impact Signs;  
 4 MR. JIM PRISBY, Historic Plan  
 5 Commission Member.  
 6 \* \* \*  
 7 CHAIRMAN CASHMAN: Our next item is a  
 8 public hearing with two items here. The first  
 9 is Case A-55-2018 for 718 N. York Road, Kouris  
 10 MD Cosmetic Plastic Surgery for an Illuminated  
 11 Ground Sign and Wall Sign in the Design Review  
 12 Overlay District and O-2 Office District.  
 13 And the second one is Case A-45-2018,  
 14 Village of Hinsdale. That's for a Zoning Code  
 15 Text Amendment for Section 9-106(J)(7) to  
 16 prohibit internally illuminated signage in the  
 17 B-2 Central Business District.  
 18 Anyone who would like to speak on  
 19 this matter, we need to have you sworn in.  
 20 Either one of these matters.  
 21 (Ms. Karen Dodge and  
 22 Mr. Jim Prisby sworn.)

07:57:12PM

07:57:41PM

1 is no actual sign there.  
 2 MS. DODGE: Right. We are replacing  
 3 the cabinet and keeping the base.  
 4 MR. KRILLENBERGER: Great.  
 5 CHAIRMAN CASHMAN: In this picture,  
 6 where was the wall sign? Did it used to be  
 7 here?  
 8 MS. DODGE: Yes.  
 9 CHAIRMAN CASHMAN: So it's gone now? I  
 10 went by there today. I was looking but I could  
 11 not figure out where the wall sign was.  
 12 MS. DODGE: Yes. That's where it does  
 13 go. I thought it was still up there.  
 14 But we are putting a new cabinet,  
 15 same location, same size.  
 16 CHAIRMAN CASHMAN: So same size?  
 17 MS. DODGE: Yes.  
 18 CHAIRMAN CASHMAN: Yes. This is  
 19 showing where it used to be?  
 20 MS. DODGE: Yes.  
 21 MS. CRNOVICH: I was wondering the same  
 22 thing because the application does say it's

07:59:33PM

07:59:44PM

1 CHAIRMAN CASHMAN: All right. So we  
 2 are starting with 718 North York Road. Is there  
 3 an applicant?  
 4 Welcome. Would you just tell us  
 5 who you are.  
 6 MS. DODGE: My name is Karen Dodge and  
 7 I am representing Impact Signs on behalf of  
 8 Dr. George Kouris. This lot has a single-story  
 9 building with just the doctors as a tenant.  
 10 There is an existing wall cabinet and an  
 11 existing ground sign.  
 12 We would like to install reverse  
 13 halo-lit letters with LED lighting for both  
 14 signs. The base of ground sign matches the  
 15 brick of the building. Both signs will have new  
 16 cabinets but in the same location as the  
 17 existing.  
 18 CHAIRMAN CASHMAN: Questions of the  
 19 applicant?  
 20 MR. KRILLENBERGER: Did I read this  
 21 correctly, it's a replacement of an existing  
 22 sign? And the picture shows at the back there

07:58:39PM

07:59:06PM

1 still up there.  
 2 CHAIRMAN CASHMAN: I was thinking, they  
 3 wouldn't put it back. So it used to be there  
 4 and maybe it's being repaired. And then  
 5 basically you would use the same base?  
 6 MS. DODGE: Yes.  
 7 CHAIRMAN CASHMAN: Then for the new  
 8 ground sign.  
 9 MS. DODGE: Yes.  
 10 CHAIRMAN CASHMAN: And on both of these  
 11 the black background is nonilluminated at night  
 12 for show?  
 13 MS. DODGE: Correct. Halo lit, reverse.  
 14 CHAIRMAN CASHMAN: Scott, questions?  
 15 MR. PETERSON: No. It's fine.  
 16 MR. JABLONSKI: No questions.  
 17 MS. CRNOVICH: No questions.  
 18 MS. FIASCONE: So this brick is already  
 19 there?  
 20 MS. DODGE: Yes.  
 21 CHAIRMAN CASHMAN: Okay, no problem.  
 22 Oh, yes. Next picture. Okay.

08:00:04PM

08:00:32PM

1 Thank you. Appreciate it.  
 2 MS. DODGE: Thank you.  
 3 CHAIRMAN CASHMAN: Okay. Do I have a  
 4 motion to approve Case A-55-2018 for 718 North  
 5 York Road as submitted?  
 6 MS. FIASCONE: So move.  
 7 MR. PETERSON: Second.  
 8 CHAIRMAN CASHMAN: Jim?  
 9 MR. KRILLENBERGER: Aye.  
 10 MR. PETERSON: Aye.  
 11 MR. JABLONSKI: Aye.  
 12 CHAIRMAN CASHMAN: Aye.  
 13 MS. CRNOVICH: Aye.  
 14 MS. FIASCONE: Aye.

08:00:59PM

\* \* \*

16 (Which were all the proceedings had  
 17 in the above-entitled cause.)  
 18  
 19  
 20  
 21  
 22

1 STATE OF ILLINOIS )  
 ) ss.  
 2 COUNTY OF DU PAGE )

3

4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,  
 5 do hereby certify that I am a court reporter  
 6 doing business in the State of Illinois, that I  
 7 reported in shorthand the testimony given at the  
 8 hearing of said cause, and that the foregoing is  
 9 a true and correct transcript of my shorthand  
 10 notes so taken as aforesaid.

11   
 12 Janice H. Heinemann CSR, RDR, CRR  
 13 License No 084-001391  
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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of: )  
 )  
Case A-45-2018 - Village of Hinsdale - )  
Zoning Code Text Amendment to Section )  
9-106(J) (7) to prohibit internally )  
illuminated signage in the B-2 Central )  
Business District )

REPORT OF PROCEEDINGS had and testimony  
taken at the continued public hearing of the  
above-entitled matter before the Hinsdale Plan  
Commission at 19 East Chicago Avenue, Hinsdale,  
Illinois, on the 16th day of January, 2019, at  
the hour of 8:00 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. JULIE CRNOVICH, Member;
- MR. GERALD JABLONSKI, Member;
- MR. SCOTT PETERSON, Member;
- MR. JIM KRILLENBERGER, Member;
- MS. ANNA FIASCONE, Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;  
3 MR. JIM PRISBY, Member of Village's  
4 Historic Preservation Commission.

5 \* \* \*

6 CHAIRMAN CASHMAN: And then our next  
7 item is Case A-45-2018, Village of Hinsdale,  
8 Zoning Code Text Amendment regarding prohibiting  
9 internally illuminated signage.

08:01:19PM

10 Just as an introduction, I was  
11 communicating with Chan about our laundry list  
12 of things we gave to him. He's responded some;  
13 but he still has work he's doing, more  
14 information he's getting. So we are going to --  
15 we will have discussion but we are not planning  
16 on voting on it tonight.

17 MR. KRILLENBERGER: Okay. What  
18 remains?

19 CHAIRMAN CASHMAN: The thought is the  
20 survey went out very late because of some kind  
21 of board review. So we are hoping that more  
22 than 5 people respond. Because it's kind of a

08:01:40PM

1 misleading, it's 60/40; but it's 1 person.  
2 60/40.

3 MS. CRNOVICH: There is only one  
4 person?

5 CHAIRMAN CASHMAN: Well, there is 5.  
6 It's 3/2 is the --

7 MS. CRNOVICH: That's what I thought.  
8 All right.

9 CHAIRMAN CASHMAN: I would hope that  
10 more than 5 people respond. Chan basically said  
11 the trustees wanted to take a look at it, and by  
12 the time it got done it basically went out last  
13 Friday.

08:02:02PM

14 MR. CHAN: Last Friday.

15 CHAIRMAN CASHMAN: Friday, so it just  
16 went out.

17 And then, obviously, there are  
18 other -- He has a list of his community, his  
19 survey; and there are still pieces missing  
20 there.

08:02:19PM

21 MR. KRILLENBERGER: Oh, okay.

22 MS. CRNOVICH: I had some questions

1 about those when we get to that.

2 CHAIRMAN CASHMAN: And then we, it was  
3 all the data we wanted on all the signs in that  
4 area.

5 MR. CHAN: The existing.

6 CHAIRMAN CASHMAN: Right. So how many  
7 were externally illuminated, how many are  
8 internally illuminated, on and on, so we have  
9 that data.

08:02:35PM

10 So with that in mind, I wanted to  
11 get some input. Did you want to speak tonight?

12 MALE AUDIENCE MEMBER: No. I'm just  
13 watching.

14 MR. PRISBY: He's here for moral  
15 support. He's one of those guys that just hangs  
16 around.

17 CHAIRMAN CASHMAN: I guess, Chan,  
18 before we take comments, is there anything else?  
19 Do you want to provide any more information  
20 regarding that?

08:02:52PM

21 MR. CHAN: Yes. So the 12 communities  
22 that I surveyed with respect to internally

1 illuminated signage, I wanted to spend some more  
2 time to polish it up and actually talk to some  
3 of the communities.

4 If you look at my notes, the note  
5 column, it has link or status. Some of them  
6 have a website directly to their zoning code.  
7 Some of the historic districts didn't overlap  
8 the commercial districts. I just want to make  
9 sure I'm not missing anything. So for the ones  
10 that have a link, I want to reach out to the  
11 staff just to make sure that I didn't overlook  
12 all the pages of the zoning code and historic  
13 district code. So that's what that's about.

08:03:24PM

14 At your dais, I did get four more  
15 responses directly from the staff. So that's  
16 been updated. But I would still like to take  
17 some time to make sure the ones with the zoning  
18 code links, as my reference is verified by  
19 someone over at the community.

08:03:55PM

20 CHAIRMAN CASHMAN: Okay. And then if  
21 you can -- If there is language restricting  
22 internal illumination, could you provide that?

1 MR. CHAN: Sure.  
 2 CHAIRMAN CASHMAN: Because like, for  
 3 example, on Barrington, when I read their codes,  
 4 signage code and historic district guidelines  
 5 that affect signage, that's not the way it  
 6 reads. It's kind of bizarre the way it reads,  
 7 but it's not the way it reads. It's not that  
 8 black and white.

08:04:26PM

9 It talks about no exposed bulbs and  
 10 remote sources but does not say cannot be  
 11 internally illuminated. It would be interesting  
 12 to see, especially since we are proposing to  
 13 modify the Code, it would be kind of interesting  
 14 to see how else this is presenting.

08:04:56PM

15 MR. JABLONSKI: Chan, one observation  
 16 about Galena. It says that fixtures compatible  
 17 with the period in which the building was  
 18 erected. If a the building was erected in 1935,  
 19 would neon be allowable based on that code?  
 20 We are all assuming we are going  
 21 back to gas lamp era. If it's in the '50s, do  
 22 you need a martini glass outside? I'm being

1 serious. If it's written that way, you will get  
 2 neon.

3 MR. CHAN: Right. So that's something  
 4 I will need to verify. Right? Fixtures  
 5 compatible with the period.

08:05:29PM

6 CHAIRMAN CASHMAN: And a couple, just  
 7 because I think it would be helpful since they  
 8 are our closer neighbors, is just data on  
 9 Clarendon Hills, Western Springs, LaGrange, and  
 10 Downers, that kind of east and west. Oak Brook,  
 11 I don't really think or Burr Ridge, I don't  
 12 think they would be similar; but those towns,  
 13 even though they are not necessarily -- Lemont  
 14 has a historic downtown district, which is a  
 15 business district that would be interesting.

08:05:56PM

16 Elgin, Frankfurt's not too far  
 17 away, that also has a historic downtown.  
 18 MS. CRNOVICH: And my favorite, Geneva.  
 19 Which Barrington was on this list but not  
 20 Geneva.  
 21 CHAIRMAN CASHMAN: The Fox River is a  
 22 lot of historic downtown areas there that I

1 think have a similar feel and architecture.  
 2 MS. CRNOVICH: Well, and I was -- What  
 3 caught my eye on the survey, some of these towns  
 4 do not have a designated historic district; but  
 5 they have been surveyed. So I assume we are  
 6 looking at towns that do not necessarily have to  
 7 have historic district, like Wilmette?

08:06:23PM

8 CHAIRMAN CASHMAN: I think we should.  
 9 MS. CRNOVICH: Okay. I think --  
 10 CHAIRMAN CASHMAN: If that's the sole  
 11 criteria --

12 MS. CRNOVICH: I thought it was  
 13 important. Then like Naperville --

14 CHAIRMAN CASHMAN: It's definitely  
 15 important.

16 MS. CRNOVICH: Naperville, I think  
 17 their historic is mainly single-family homes and  
 18 the campus at North Central. So it's funny  
 19 how --

08:06:40PM

20 CHAIRMAN CASHMAN: Some residential  
 21 areas, like Riverside, I think. I believe  
 22 outside the downtown areas is historic, but I

1 don't think the exact downtown is.

2 MS. CRNOVICH: It's hard if you look at  
 3 the maps. I did try to look at the maps.  
 4 Unless you are very familiar with the town, it's  
 5 very hard to tell. And I even went to the  
 6 National Park Service website, which by the way  
 7 you can't get information on right now --

08:07:06PM

8 CHAIRMAN CASHMAN: Shut down?  
 9 MS. CRNOVICH: -- because it's shut  
 10 down -- to see if they had any recommendations  
 11 or anything with signage, but no luck there.

12 CHAIRMAN CASHMAN: Well, thanks, I  
 13 appreciate it, Chan. You have been doing a lot  
 14 of homework on this. I appreciate it.

15 MR. CHAN: Yes.

16 MS. CRNOVICH: I would like to add,  
 17 too, that I appreciate all the comments from all  
 18 the Commissioners, especially an application  
 19 like this where there was some differences. And  
 20 I think that's a part of healthy process of  
 21 reviewing these applications is hearing  
 22 everybody's opinions even when we don't always

1 agree.

2 MR. KRILLENBERGER: Julie, on that  
3 topic, I have asked this question before, so  
4 maybe just briefly, what is the history? How  
5 did this end up here, and who is advocating for  
6 this?

7 CHAIRMAN CASHMAN: Well, that's one  
8 thing that kind of bugs me is this thing where  
9 it says certain --

08:07:55PM

10 MS. CRNOVICH: Some of the trustees I  
11 believe.

12 CHAIRMAN CASHMAN: The only thing, I  
13 have been kind of asking around, is Luke is one.

14 MS. CRNOVICH: Luke, yes.

15 CHAIRMAN CASHMAN: The only trustee  
16 that I'm aware of. And then it was John Bohnen.

17 MR. KRILLENBERGER: John Bohnen is a  
18 trustee.

08:08:09PM

19 CHAIRMAN CASHMAN: No, he's not. He's  
20 on the Historic Preservation Commission, which  
21 makes sense.

22 MS. CRNOVICH: I believe you could ask

1 this. I think the trustees meet this next week,  
2 but I believe there is more than just Luke.

3 CHAIRMAN CASHMAN: It's weird. It says  
4 "certain." I would rather know who. If  
5 somebody wants it, somebody wants -- Who is it  
6 and why.

7 I heard Luke talk to it, but I know  
8 this isn't a meeting, but I couldn't really --  
9 It ways a very short little session.

08:08:37PM

10 MS. CRNOVICH: I think the reason Luke  
11 brought it up at the meeting is because he  
12 chairs on the public safety so that falls under  
13 his duties. But I believe there are other  
14 commissioners who or trustees -- excuse me --  
15 who are in favor of this.

16 CHAIRMAN CASHMAN: Good to know. Thank  
17 you. Sorry for delay.

18 MR. PRISBY: No, no problem. Good to  
19 be here tonight.

08:08:56PM

20 CHAIRMAN CASHMAN: This is our third  
21 meeting on this. Some day we will be able to  
22 vote on it.

1 MR. PRISBY: That's terrific.

2 Actually, it's part of the reason I'm here. I'm  
3 Jim Prisby. I'm a local architect, local  
4 builder, resident since '74; and I'm on the  
5 Historic Preservation Commission.

6 I wouldn't say I have been  
7 spearheading anything on this. But this very  
8 topic came up just last December, beginning of  
9 the month. And I know it's something that's  
10 been debated greatly at our level for this  
11 signage in the historic district, illuminated,  
12 not illuminated, how do you illuminate it. Neon  
13 versus animated signs versus cabinet signs.  
14 It's been a big discussion.

15 And so when we found out about this  
16 in December, we started doing a little research  
17 into this, trying to come up with something  
18 that's a little more comprehensive from a design  
19 standpoint, from a philosophical standpoint.

08:09:20PM

20 Doing a little more research into  
21 local communities. I'm glad Chan is doing  
22 something. Chan, I would like to get my hands

08:09:55PM

1 on that when you are done with that.

2 And also statewide and nationally,  
3 how different people treat signage in historic  
4 districts for business districts. And we are  
5 just at the onset of this. So we haven't even  
6 really discussed this as a board level so I'm  
7 kind of glad that it's not being voted on  
8 tonight.

9 CHAIRMAN CASHMAN: You have plenty of  
10 time.

08:10:25PM

11 MR. PRISBY: That's what I was really  
12 here to ask for was for some time for us to kind  
13 of do our research, debate it at our level from  
14 just a historic district standpoint. And then  
15 maybe put together a position paper for you guys  
16 to kind of weigh in on. I would love --

17 CHAIRMAN CASHMAN: That would be  
18 helpful.

19 MR. PRISBY: I would love to see  
20 something that works for everybody. And what  
21 I'm finding, just based on my initial research,  
22 is that some of my preconceptions are already

08:10:46PM

1 being challenged on what I would want for  
 2 lighting in a historic district.  
 3 I found some great literature,  
 4 which I will end up sharing with you guys at  
 5 some point, that talks about the aesthetic  
 6 nature as it relates to the building  
 7 specifically, whether it's a newer building,  
 8 older building. I think some of that came up  
 9 earlier tonight on age of a building and whether  
 10 something should be allowed in neon.

08:11:21PM

11 It's been kind of a fascinating  
 12 subject that we're just delving into. So I was  
 13 here to ask for a little more time before  
 14 something gets weighed in on. Sounds like --  
 15 CHAIRMAN CASHMAN: You will the time.  
 16 A couple questions I have.  
 17 MR. PRISBY: Sure.  
 18 CHAIRMAN CASHMAN: Because to me it's  
 19 interesting when this came up, my first reaction  
 20 was -- and I have been here for a long time --  
 21 is what are, where are the problems.  
 22 So driving around at night,

08:11:41PM

1 looking, ironically, what I think is one of the  
 2 oldest and what I would consider one of the most  
 3 problematic sign, one of the most kind of a  
 4 near-and-dear to Hinsdale establishments  
 5 is Page's. Page's is an old-style, probably  
 6 not -- That box is probably from 1950. I mean  
 7 that's the same one that was there back before  
 8 it was Page's when I was a kid. And it's just a  
 9 basic box sign with a white illuminated  
 10 background. So you look at it night, and they  
 11 do have it illuminated at night. It's  
 12 interesting.

08:12:11PM

13 But then when I look at like Corner  
 14 Bakery, which is their thing, to me that glows a  
 15 hell of a lot more because they are illuminating  
 16 the whole facade of the building.

17 MR. PRISBY: Right.  
 18 CHAIRMAN CASHMAN: Is that really the  
 19 right solution?  
 20 MR. PRISBY: Maybe not, right.  
 21 CHAIRMAN CASHMAN: That's brighter.  
 22 You look next door, this is --

08:12:26PM

1 MS. CRNOVICH: Oh, that's so light;  
 2 isn't it?  
 3 CHAIRMAN CASHMAN: This is a halo-lit  
 4 sign.  
 5 MR. PRISBY: Right.  
 6 MS. CRNOVICH: But the inside is all  
 7 lit up.  
 8 CHAIRMAN CASHMAN: On this side?  
 9 MS. CRNOVICH: Oh, sorry. They keep  
 10 the inside so bright.

08:12:40PM

11 CHAIRMAN CASHMAN: We don't have a  
 12 whole lot of illuminated signs, which is one of  
 13 my -- My concern is at night Hinsdale rolls up  
 14 the sidewalks. It really shuts down. If it  
 15 wasn't for the few restaurants we have going,  
 16 there is nothing happening there.  
 17 MR. PRISBY: Right.  
 18 CHAIRMAN CASHMAN: Which is kind of a  
 19 shame, especially if I was watching the tax  
 20 dollars roll into the town's coffers, ideally, I  
 21 think once we have got a parking structure, and  
 22 we have more of a foothold, let's say the number

08:12:59PM

1 of restaurants doubled. Well, maybe at some  
 2 point some of the stores will decide maybe we  
 3 should stay open till 8 o'clock and get some  
 4 foot traffic and sell something. Right now they  
 5 pretty much all shut down. So who cares about  
 6 illuminated sign, there is no one there to shop.

7 MR. PRISBY: We have had that  
 8 discussion.  
 9 CHAIRMAN CASHMAN: Correct. So I think  
 10 that's interesting.

08:13:24PM

11 And my concern is we had FedEx  
 12 here, a national group like that that made a  
 13 nice investment in town. You know, they wanted  
 14 an internally illuminated sign, they had  
 15 illuminated letters. But could you have done  
 16 the same sign with the halo or backlit, and  
 17 could that have still worked for them, you know,  
 18 so not turn away a national chain.

19 So there is a lot of -- Actually,  
 20 what's interesting, like Bluemercury, they are  
 21 not open at night. But their sign, it's about  
 22 as subtle you can get. It's illuminated. But

08:13:48PM

1 you wouldn't, you have to really look at it.  
2 It's blue. It's a very light blue or dark blue  
3 background, like halo lit. And I think it's a  
4 tasteful sign. So I don't know that eliminating  
5 that is the right solution.

6 I almost wonder if we would be  
7 better off to create some guidelines. Like  
8 Barrington is really interesting. Barrington  
9 has some guidelines --

08:14:16PM

10 MR. PRISBY: You are totally on the  
11 path that --

12 CHAIRMAN CASHMAN: -- to encourage good  
13 design.

14 MR. PRISBY: There are some documents  
15 that we found that really start by talking about  
16 what you are trying to preserve, what you are  
17 trying to promote, and then creating a design  
18 philosophy for the entire community, the entire  
19 district. And then starts to focus down on

08:14:37PM

20 individual building styles of architecture,  
21 prominent architectural pieces that you don't  
22 want to hide or touch or distract from.

1 CHAIRMAN CASHMAN: Right.

2 MR. PRISBY: And it didn't really weed  
3 out anything more than, in most cases almost  
4 universally, you have no animated signs, no  
5 moving lights.

6 CHAIRMAN CASHMAN: Yes.

7 MR. PRISBY: Pretty much everyone  
8 agrees on that. But beyond that, everything  
9 else was fair game including things like neon  
10 outlines if done on a appropriate building with  
11 an appropriate sign.

08:15:07PM

12 CHAIRMAN CASHMAN: Right.

13 MR. PRISBY: Why would you discount  
14 that if it's appropriate for the age of the  
15 building?

16 CHAIRMAN CASHMAN: Right. We have  
17 quite a mix in the downtown. We have some  
18 beautiful buildings and we have some kind of  
19 dogs.

08:15:24PM

20 MR. PRISBY: So again, we are really  
21 early on this. There are a few board members  
22 who haven't even seen material yet. I've only

1 shared this with a few people. I'm working with  
2 one other individual.

3 CHAIRMAN CASHMAN: And I would love to  
4 hear from you, too, on what do you think the  
5 current problems are.

6 Because it was interesting, we  
7 talked -- you weren't here yet -- I know you  
8 never liked that MyEyeDr. one. So I kind of  
9 went back to look, okay, why does that bother  
10 you so much. So I look at it, and I go, let's  
11 go back. We pull the drawings. So Chan and I  
12 emailed back and forth. What got built wasn't  
13 what was approved.

08:15:45PM

14 MS. CRNOVICH: I know.

15 CHAIRMAN CASHMAN: And they just  
16 changed it I think like yesterday or something.  
17 So I drove past it last night, I think it looks  
18 better.

08:16:02PM

19 MS. CRNOVICH: They changed the sign?

20 MR. PRISBY: Yes, they did.

21 MS. CRNOVICH: They did.

22 MR. PRISBY: That sign is right under

1 my window.

2 MS. CRNOVICH: I know it is. I was  
3 going to ask you.

4 MR. PRISBY: So the guy just popped up  
5 in my window as I'm working yesterday, scared  
6 the heck out of me. So I knew they did  
7 something.

8 CHAIRMAN CASHMAN: So it was  
9 interesting because we were looking back at the  
10 detail. I ran it past Chan, I go, this says  
11 it's an opaque background; and that's not  
12 allowed to be transparent. I just can't  
13 remember. I bet that thing is glowing. I drive  
14 over there. Sure enough, the whole thing is  
15 illuminated.

08:16:14PM

16 MS. CRNOVICH: Right.

17 CHAIRMAN CASHMAN: So I emailed him the  
18 .pdf. And he's like, okay. He and Robb went  
19 over there and told them, and he basically  
20 changed out the faces.

08:16:32PM

21 MS. CRNOVICH: Nice.

22 CHAIRMAN CASHMAN: Because now all you

1 see is their logo, which was the intent of the  
2 Code anyway.

3 So like Page's, the Page's sign  
4 blew off the building. And when they went to  
5 put it back up, the word Page's could be  
6 illuminated but not the whole white box.

7 MS. CRNOVICH: And actually I know  
8 there are some sign codes where the lettering  
9 can be illuminated but not the box.

08:16:54PM 10 CHAIRMAN CASHMAN: That's our Code.  
11 That's ours.

12 MS. CRNOVICH: Right.

13 CHAIRMAN CASHMAN: That's ours. Page's  
14 is an existing noncompliant sign.

15 MS. CRNOVICH: Right.

16 MR. JABLONSKI: FedEx and Verizon, the  
17 lettering.

18 CHAIRMAN CASHMAN: Right. So that's  
19 compliant. But if they were in a big box.

08:17:05PM 20 MS. CRNOVICH: Well, MyEyeDr. was --

21 CHAIRMAN CASHMAN: It was supposed to  
22 be an opaque black or real dark blue or

1 Barrington's. They have things and they clearly  
2 encourage certain practices.

3 MR. PRISBY: Right.

4 CHAIRMAN CASHMAN: I think it's smart.

5 So I think if we had that in there, the sign and  
6 working with a downtown store, whatever, and  
7 they look to these guidelines. And they tell us  
8 we are encouraging this. I think most cases  
9 they are going to go that way because they are

08:18:12PM 10 going to want to --

11 MS. CRNOVICH: Our signage code, I  
12 don't even want to go into our signage code.

13 Our signage code, it's very confusing.

14 CHAIRMAN CASHMAN: Right. It doesn't

15 have anything as far as -- I mean signage and  
16 parking are my two -- And parking is the worst.

17 Our parking code is ridiculous, doesn't

18 encourage good design; and it allows the Village  
19 to be the worst designer of all. They are

08:18:34PM 20 exempted from islands and landscaping.

21 MS. CRNOVICH: And landscaping,  
22 correct?

1 something. Just the wrong material or any --

2 MR. PRISBY: So I'm very interested to  
3 see where this goes and hoping to create  
4 something that's kind of a living design  
5 guideline.

6 CHAIRMAN CASHMAN: Right. There was  
7 actually a trustee -- When Luke proposed this,  
8 I can't remember who the trustee was, they said,  
9 would this limit like good sign. And that would  
10 be my concern, just throwing like the baby out  
11 with the bath water.

08:17:29PM

12 You know, what are the problems,  
13 what are we trying to solve; and then allow for  
14 good design and still have it.

15 MR. PRISBY: I will make sure that you  
16 get a couple of these links and .pdfs that I  
17 found that were tremendous. And how I think we  
18 should end up creating something similar to what  
19 I found that I think will work great with the  
20 community.

21 CHAIRMAN CASHMAN: And it was  
22 interesting, looking at some of the codes, like

1 CHAIRMAN CASHMAN: That part. Talk  
2 about eyesores in Hinsdale in a historic town,  
3 that parking lot that's along the railroad  
4 tracks is the worst.

5 MS. CRNOVICH: We were talking about  
6 that after the meeting.

7 CHAIRMAN CASHMAN: Some day maybe --

8 MS. CRNOVICH: Yes.

9 CHAIRMAN CASHMAN: Some day maybe  
10 they'll repaint.

11 MS. CRNOVICH: Yes, maybe they will.

12 CHAIRMAN CASHMAN: But I think that

13 Chan, would really be helpful. At our last  
14 meeting, that was one of our concerns was that I  
15 know that John was involved. We wanted to hear  
16 from you guys. Because anything in the downtown  
17 is going past you before it comes to us, and we  
18 listen to what you guys have to say. It will be  
19 helpful.

08:19:06PM 20 MR. PRISBY: John just brought up at  
21 the end of the last meeting as a discussion  
22 point. I guess I got thrown under the bus to

1 start spearheading this.

2 CHAIRMAN CASHMAN: Good to have you.

3 MS. CRNOVICH: Thank you for coming and

4 working on this.

5 MR. JABLONSKI: Jim, your Commission, I

6 have one recommendation.

7 MR. PRISBY: Sure.

8 MR. JABLONSKI: You may have done it

9 already. I went to Emmanuel Hall to the

10 Hinsdale Historical Society's archives in the

11 basement.

12 MR. PRISBY: Right.

13 MR. JABLONSKI: They have an incredible

14 collection of photos, perhaps, going back as far

15 as 1885. And you will be stunned at some of the

16 lighting that was in town.

17 MR. PRISBY: We have seen some of them.

18 MR. JABLONSKI: First and Washington

19 had a big, big Walgreen's sign, neon. All the

20 dry cleaners put up clocks with neon signs.

21 CHAIRMAN CASHMAN: It is interesting

22 the history of the downtown. The 1920s were the

08:19:24PM

08:19:40PM

1 MR. PRISBY: I believe she did.

2 CHAIRMAN CASHMAN: Yes.

3 MR. PRISBY: She knows her stuff.

4 She's terrific.

5 MR. JABLONSKI: Tell her to bring all

6 the photos that depict reality.

7 MR. PRISBY: And I think that's what's

8 important is to create something like you are

9 talking about that is maybe more encouragement

10 and less no.

11 CHAIRMAN CASHMAN: Right. I mean the

12 only thing we can clearly say no in our signage

13 code is neon because there was that, there was

14 someone who listed -- They never got, I think

15 it's in the planning; but they were looking to

16 do a restaurant in the old Foster's store. And

17 they wanted to do a sign. It's a big, kind of

18 old-style, with a martini glass maybe. I don't

19 know what it was going to be.

20 MR. PRISBY: It was an arrow coming in.

21 It was about 11 times the size of the ordinance.

22 CHAIRMAN CASHMAN: Yes. And I remember

08:20:43PM

08:21:04PM

1 roaring -- That's when most of it happened, and

2 what was going on in the '20s is not necessarily

3 all gooseneck lamps.

4 MR. PRISBY: Right.

5 MR. JABLONSKI: There were no gooseneck

6 lamps. I could not find a gooseneck lamp. But

7 I kind of liked the Walgreen's sign.

8 MR. KRILLENBERGER: It was Bedford

9 Falls without George Bailey. It was craziness.

10 MR. JABLONSKI: You might want to meet

11 with those people. The curator there is a

12 wonderful young lady. And they will walk you

13 through the photographs. They would even put a

14 presentation together for you.

15 MR. PRISBY: I'm sure they would. I

16 mean Shannon and Sandy are on our board.

17 MR. JABLONSKI: Oh, okay.

18 CHAIRMAN CASHMAN: Oh, that's right.

19 MR. PRISBY: They bring material

20 constantly.

21 CHAIRMAN CASHMAN: Sandy wrote the

22 book, right, Beautiful Hinsdale.

08:20:06PM

08:20:17PM

1 like I finally saw this email where they were

2 giving Chan a hard time, like, Well, if Hinsdale

3 would ever want to like cooperate and encourage

4 businesses.

5 I'm like it couldn't have been the

6 sign that queered the whole deal. It must have

7 been something else about it, the cost of the

8 kitchen or something that caused them to go

9 sideways. They could have stood a nice sign,

10 not necessarily neon.

11 MR. PRISBY: I'm sure we will keep you

12 updated.

13 CHAIRMAN CASHMAN: Thanks, Jim.

14 Appreciate it.

15 Any other comment, discussion?

16 MR. JABLONSKI: I would make a

17 recommendation that we table this until they

18 finish their discussion.

19 MR. KRILLENBERGER: I would agree with

20 that.

21 CHAIRMAN CASHMAN: Well, we will just

22 have to keep continuing it. So we have a motion

08:21:28PM

08:21:42PM

1 to continue this to next month, and we'll see  
2 where everybody is at next month and take it  
3 from there. We are not in any hurry. If we are  
4 going to change something in our Code, it needs  
5 to be done right.

6 MS. CRNOVICH: Done right.

7 MR. JABLONSKI: And this one paragraph  
8 is not done right.

9 CHAIRMAN CASHMAN: Correct.

08:22:06PM 10 MR. JABLONSKI: In my humble question.

11 CHAIRMAN CASHMAN: Do I have a motion  
12 to continue Case A-45-2018 to our  
13 February meeting?

14 MS. CRNOVICH: So moved.

15 MS. FIASCONE: Second.

16 CHAIRMAN CASHMAN: Jim?

17 MR. KRILLENBERGER: Aye.

18 MR. PETERSON: Aye.

19 MR. JABLONSKI: Aye.

08:22:26PM 20 CHAIRMAN CASHMAN: Aye.

21 MS. CRNOVICH: Aye.

22 MS. FIASCONE: Aye.

1 CHAIRMAN CASHMAN: Do I have a motion  
2 to adjourn?

3 MR. KRILLENBERGER: I will so motion.

4 CHAIRMAN CASHMAN: All in favor?

5 (A chorus of ayes.)

6 \* \* \*

7 (Whereupon the further hearing of  
8 the above-entitled cause was  
9 continued to February 20, 2019, at  
10 7:30 p.m.)  
11  
12  
13  
14  
15  
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17  
18  
19  
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21  
22

1 STATE OF ILLINOIS )

) ss.

2 COUNTY OF DU PAGE )

3

4 I, JANICE H. HEINEMANN, CSR, RDR,  
5 CRR, do hereby certify that I am a court  
6 reporter doing business in the State of  
7 Illinois, that I reported in shorthand the  
8 testimony given at the hearing of said cause,  
9 and that the foregoing is a true and correct  
10 transcript of my shorthand notes so taken as  
11 aforesaid.  
12  
13

14   
15 \_\_\_\_\_

16 Janice H. Heinemann CSR, RDR, CRR  
17 License No. 084-001391  
18  
19  
20  
21  
22

**HINSDALE PLAN COMMISSION**

**RE: Case A-54-2018 – Applicant: 330 Chestnut Street - Sharon Habiger**

**Request: Major Adjustment to an Exterior Appearance and Site Plan Review to construct a 2-story accessory structure in the B-3 General Business District.**

**DATE OF PLAN COMMISSION (PC) REVIEW: January 16, 2019**

**DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: February 5, 2019**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. The PC heard testimony from the applicant’s architect, Mr. Bernie Bartelli, of Michael Abraham Architecture, on behalf of Ms. Sharon Habiger. Mr. Bartelli introduced the request to construct a new accessory structure to complement the existing office building the firm also completed at the subject property. Mr. Bartelli reviewed that the office building is currently 80% occupied, and that the owner is looking for more storage options because they are running out of room. The proposed accessory structure was presented through a PowerPoint presentation and physical illustration boards at the public meeting. The applicant stated that the dumpster would be relocated inside the accessory structure. (11-604(E))
2. The Village Board referred this major adjustment to the Plan Commission on December 18, 2018, for further review and consideration. The applicant sent a certified mailing notification on December 29, 2018. There were no public comments by neighbors at the meeting, however, a letter in support and a letter opposed to the request was reviewed. (11-604(I)(2))
3. The applicant stated the goal is to construct something more interesting than simply a shed. The proposed includes historical elements to tie in with historic railroad buildings and the existing principal structure with the same materials, colors and styles. Also reviewed, through talking with the neighbors, was incorporating green space to the structure (11-604(F) and 11-604(E)(3))
4. A plan commissioner asked if any parking spaces would be lost due to the request. The applicant responded no, and added this area would not work for parking spaces. (11-604(C))
5. There were no public hearing comments from the audience for this application, however, the applicant did clarify that the letter/signatures in opposition was related to an outdated preliminary design; 1 of 5 designs during the ZBA process and noted that only 1 neighbor in opposition was present at the final ZBA meeting. (11-605(E)(4))
6. The Plan Commission Chair asked if the request would bring back the plants on the building trellis to soften the impact to the neighbors. The applicant has agreed to add additional trees and bushes to the south side facing the neighbors via email (on 01.29.19). Mr. Habiger reiterated this at the Village Board meeting on February 5, 2019.

**II. RECOMMENDATIONS**

Following a motion to approve the proposed major adjustment to exterior appearance/site plan application, Case A-54-2018, as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) “Ayes,” and three (3) “Absent,” recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By: \_\_\_\_\_, Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**HINSDALE PLAN COMMISSION**

**RE: Case A-55-2018 – Applicant: Kouris MD Cosmetic Plastic Surgery**

**Request: Public Hearing for Design Review Permit for new Illuminated Ground Sign and Wall Sign in the Design Review Overlay District and O-2 Limited Office District**

**DATE OF PLAN COMMISSION (PC) REVIEW: January 16, 2019**

**DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: February 5, 2019**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. The PC heard testimony from the applicant, Ms. Karen Dodge, Municipal Resolutions, representing Impact Signs on behalf of Dr. George Kouris. Ms. Dodge introduced the request to install a new ground sign cabinet and utilize an existing ground sign base that features the same brickwork that the building has. The proposed new ground sign cabinet and new wall sign would be illuminated with reverse halo-lit letters by LED lighting. The proposed new wall sign would be installed where the former wall sign was and be the same size as well. 11-605(E)(2), 9-106(E)(1) and 9-106(I))
2. The Plan Commission Chairman asked if the sign background would be non-illuminated. The applicant replied correct, halo lit reverse (text only). (9-106(E)(1))
3. A Plan Commissioner asked if the brick ground sign base is already there. The applicant replied yes. ((11-602) and 9-106(D)(2)(b))
4. The proposed ground sign and wall sign meet the sign code Section 9-106 for the O-2 Limited Office District. (9-106(J))
5. There were no public hearing comments from the audience for this application (Attachment 1, Jan.16.2019 Public Hearing transcript). (11-605(D))

**II. RECOMMENDATIONS**

Following a motion to approve the proposed design review permit application, Case A-55-2018, as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By: \_\_\_\_\_, Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of: )  
 )  
Case A-55-2018 - 718 N. York Road - )  
Kouris MD Cosmetic Plastic Surgery - )  
Illuminated Ground Sign and Wall Sign )  
in the Design Review Overlay District )  
and O-2 Office District. )

REPORT OF PROCEEDINGS had and testimony  
taken at the public hearing of the above-  
entitled matter before the Hinsdale Plan  
Commission at 19 East Chicago Avenue, Hinsdale,  
Illinois, on the 16th day of January, 2019, at  
the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. JULIE CRNOVICH, Member;
- MR. GERALD JABLONSKI, Member;
- MR. SCOTT PETERSON, Member;
- MR. JIM KRILLENBERGER, Member;
- MS. ANNA FIASCONE, Member.

1 ALSO PRESENT:  
 2 MR. CHAN YU, Village Planner;  
 3 MS. KAREN DODGE, Impact Signs;  
 4 MR. JIM PRISBY, Historic Plan  
 5 Commission Member.  
 6 \* \* \*  
 7 CHAIRMAN CASHMAN: Our next item is a  
 8 public hearing with two items here. The first  
 9 is Case A-55-2018 for 718 N. York Road, Kouris  
 10 MD Cosmetic Plastic Surgery for an Illuminated  
 11 Ground Sign and Wall Sign in the Design Review  
 12 Overlay District and O-2 Office District.  
 13 And the second one is Case A-45-2018,  
 14 Village of Hinsdale. That's for a Zoning Code  
 15 Text Amendment for Section 9-106(J)(7) to  
 16 prohibit internally illuminated signage in the  
 17 B-2 Central Business District.  
 18 Anyone who would like to speak on  
 19 this matter, we need to have you sworn in.  
 20 Either one of these matters.  
 21 (Ms. Karen Dodge and  
 22 Mr. Jim Prisby sworn.)

07:57:12PM

07:57:41PM

1 is no actual sign there.  
 2 MS. DODGE: Right. We are replacing  
 3 the cabinet and keeping the base.  
 4 MR. KRILLENBERGER: Great.  
 5 CHAIRMAN CASHMAN: In this picture,  
 6 where was the wall sign? Did it used to be  
 7 here?  
 8 MS. DODGE: Yes.  
 9 CHAIRMAN CASHMAN: So it's gone now? I  
 10 went by there today. I was looking but I could  
 11 not figure out where the wall sign was.  
 12 MS. DODGE: Yes. That's where it does  
 13 go. I thought it was still up there.  
 14 But we are putting a new cabinet,  
 15 same location, same size.  
 16 CHAIRMAN CASHMAN: So same size?  
 17 MS. DODGE: Yes.  
 18 CHAIRMAN CASHMAN: Yes. This is  
 19 showing where it used to be?  
 20 MS. DODGE: Yes.  
 21 MS. CRNOVICH: I was wondering the same  
 22 thing because the application does say it's

07:59:33PM

07:59:44PM

1 CHAIRMAN CASHMAN: All right. So we  
 2 are starting with 718 North York Road. Is there  
 3 an applicant?  
 4 Welcome. Would you just tell us  
 5 who you are.  
 6 MS. DODGE: My name is Karen Dodge and  
 7 I am representing Impact Signs on behalf of  
 8 Dr. George Kouris. This lot has a single-story  
 9 building with just the doctors as a tenant.  
 10 There is an existing wall cabinet and an  
 11 existing ground sign.  
 12 We would like to install reverse  
 13 halo-lit letters with LED lighting for both  
 14 signs. The base of ground sign matches the  
 15 brick of the building. Both signs will have new  
 16 cabinets but in the same location as the  
 17 existing.  
 18 CHAIRMAN CASHMAN: Questions of the  
 19 applicant?  
 20 MR. KRILLENBERGER: Did I read this  
 21 correctly, it's a replacement of an existing  
 22 sign? And the picture shows at the back there

07:58:39PM

07:59:06PM

1 still up there.  
 2 CHAIRMAN CASHMAN: I was thinking, they  
 3 wouldn't put it back. So it used to be there  
 4 and maybe it's being repaired. And then  
 5 basically you would use the same base?  
 6 MS. DODGE: Yes.  
 7 CHAIRMAN CASHMAN: Then for the new  
 8 ground sign.  
 9 MS. DODGE: Yes.  
 10 CHAIRMAN CASHMAN: And on both of these  
 11 the black background is nonilluminated at night  
 12 for show?  
 13 MS. DODGE: Correct. Halo lit, reverse.  
 14 CHAIRMAN CASHMAN: Scott, questions?  
 15 MR. PETERSON: No. It's fine.  
 16 MR. JABLONSKI: No questions.  
 17 MS. CRNOVICH: No questions.  
 18 MS. FIASCONE: So this brick is already  
 19 there?  
 20 MS. DODGE: Yes.  
 21 CHAIRMAN CASHMAN: Okay, no problem.  
 22 Oh, yes. Next picture. Okay.

08:00:04PM

08:00:32PM

1 Thank you. Appreciate it.  
 2 MS. DODGE: Thank you.  
 3 CHAIRMAN CASHMAN: Okay. Do I have a  
 4 motion to approve Case A-55-2018 for 718 North  
 5 York Road as submitted?  
 6 MS. FIASCONE: So move.  
 7 MR. PETERSON: Second.  
 8 CHAIRMAN CASHMAN: Jim?  
 9 MR. KRILLENBERGER: Aye.  
 10 MR. PETERSON: Aye.  
 11 MR. JABLONSKI: Aye.  
 12 CHAIRMAN CASHMAN: Aye.  
 13 MS. CRNOVICH: Aye.  
 14 MS. FIASCONE: Aye.

08:00:59PM

\* \* \*

16 (Which were all the proceedings had  
 17 in the above-entitled cause.)  
 18  
 19  
 20  
 21  
 22

1 STATE OF ILLINOIS )  
 ) ss.  
 2 COUNTY OF DU PAGE )

3

4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,  
 5 do hereby certify that I am a court reporter  
 6 doing business in the State of Illinois, that I  
 7 reported in shorthand the testimony given at the  
 8 hearing of said cause, and that the foregoing is  
 9 a true and correct transcript of my shorthand  
 10 notes so taken as aforesaid.

11   
 12 Janice H. Heinemann CSR, RDR, CRR  
 13 License No 084-001391  
 14  
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 22

<b>0</b>	<b>behalf</b> [1] - 3:7 <b>black</b> [1] - 5:11 <b>BOARD</b> [1] - 1:15 <b>brick</b> [2] - 3:15, 5:18 <b>building</b> [2] - 3:9, 3:15	<b>Dodge</b> [2] - 2:21, 3:6 <b>Dr</b> [1] - 3:8 <b>DU</b> [2] - 1:2, 7:2	<b>Illuminated</b> [2] - 1:6, 2:10 <b>Impact</b> [2] - 2:3, 3:7 <b>install</b> [1] - 3:12 <b>internally</b> [1] - 2:16 <b>item</b> [1] - 2:7 <b>items</b> [1] - 2:8	3:20, 4:4, 5:15, 5:16, 6:7, 6:9, 6:10, 6:11 <b>MS</b> [20] - 1:17, 1:21, 2:3, 3:6, 4:2, 4:8, 4:12, 4:17, 4:20, 4:21, 5:6, 5:9, 5:13, 5:17, 5:18, 5:20, 6:2, 6:6, 6:13, 6:14
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<b>1</b>	<b>C</b>	<b>East</b> [1] - 1:12 <b>Either</b> [1] - 2:20 <b>entitled</b> [2] - 1:11, 6:17 <b>existing</b> [4] - 3:10, 3:11, 3:17, 3:21	<b>JABLONSKI</b> [3] - 1:18, 5:16, 6:11 <b>Janice</b> [1] - 7:13 <b>JANICE</b> [1] - 7:4 <b>January</b> [1] - 1:13 <b>JIM</b> [2] - 1:20, 2:4 <b>Jim</b> [2] - 2:22, 6:8 <b>JULIE</b> [1] - 1:17	<b>name</b> [1] - 3:6 <b>need</b> [1] - 2:19 <b>new</b> [3] - 3:15, 4:14, 5:7 <b>next</b> [2] - 2:7, 5:22 <b>night</b> [1] - 5:11 <b>nonilluminated</b> [1] - 5:11 <b>North</b> [2] - 3:2, 6:4 <b>notes</b> [1] - 7:10
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## MEMORANDUM

**DATE:** February 13, 2019

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Chan Yu, Village Planner 

**RE:** 25 W. Chicago Ave. – Baird & Warner – 1 New Illuminated Wall Sign and Awning Sign  
Case A-06-2019

---

### Summary

The Village of Hinsdale has received a sign application from H.M. Witt & Co. Signs, on behalf of Baird & Warner, requesting approval to install a new illuminated wall sign and awning sign at 25 W. Chicago Avenue in the B-1 Community Business District. The applicant has concurrently applied for a building permit to remove its nonconforming ground sign in the parking lot.

### Request and Analysis

The requested illuminated wall sign features 2" deep text, made from clear acrylic and painted standard white. There are two (2) options for the Plan Commission to consider. The first option features the text "Baird & Warner" at 2'-1.7" tall and 12' wide for an area of approximately 25.7 SF. The second option features the text "Baird & Warner **Real Estate**" at 2'-5.8" tall and 10' wide for an area of approximately 24.8 SF. The proposed illumination is illustrated at night, and shows it would be halo lit from behind the text.

The requested awning sign is proposed at the location of an existing awning above the front entrance. The valance is 13" tall, and the signage on the valance is 12" tall and 2'-5" wide, for an area of 2.42 SF. The proposed 13" tall awning valance is to match the existing foot doctor's awning next door.

In the B-1 Community Business District, a multi-tenant building is permitted to request up to 5% of the square footage of the wall to which the signs are affixed to. The building wall area is 1,700 SF, and 5% means 85 SF of potential sign area. The tenant next door is Hinsdale Foot & Ankle, and has 34 SF of signage. To this end, the applicant Baird & Warner could potential request for 51 SF of sign area. The combined request of the wall sign (25.7 SF max) and awning sign (2.42 SF) is 28.12 SF. Any approvals must be contingent on the removal of the existing nonconforming "Brush Hill" ground sign in the parking lot.

### Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.



## MEMORANDUM

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:**

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 25 W. Chicago Ave.

Attachment 4 - Birds Eye View of 25 W. Chicago Ave.



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

**Applicant**

Name: Baird & Warner

Address: 120 S. LaSalle St., Suite 2000

City/Zip: Chicago, IL 60602

Phone/Fax: (312) 857-9566 /

E-Mail: margaret.cabello@bairdwarner.com

Contact Name: Margaret Cabello

**Contractor**

Name: H.M. Witt & Co. Signs

Address: 3313 W. Newport Avenue

City/Zip: Chicago, IL 60618

Phone/Fax: (773) 250-5000 / 773-250-5100

E-Mail: brian@hmwitt.com

Contact Name: Brian Shipkin

**ADDRESS OF SIGN LOCATION:** 25 W Chicago Avenue

**ZONING DISTRICT:** B-1 Community Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

\*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

**Sign Information:**

Overall Size (Square Feet): 25.7 ( 25.7" x 144" )

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

- White
- \_\_\_\_\_
- \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 140 linear ft. / 1700 sq. ft.

Building/Tenant Frontage: 140 linear ft. / 1700 sq. ft.

Existing Sign Information:

Business Name: Hinsdale Foot & Ankle

Size of Sign: 34 (total) 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.

Margaret Cabello 4/23/19  
Signature of Applicant Date

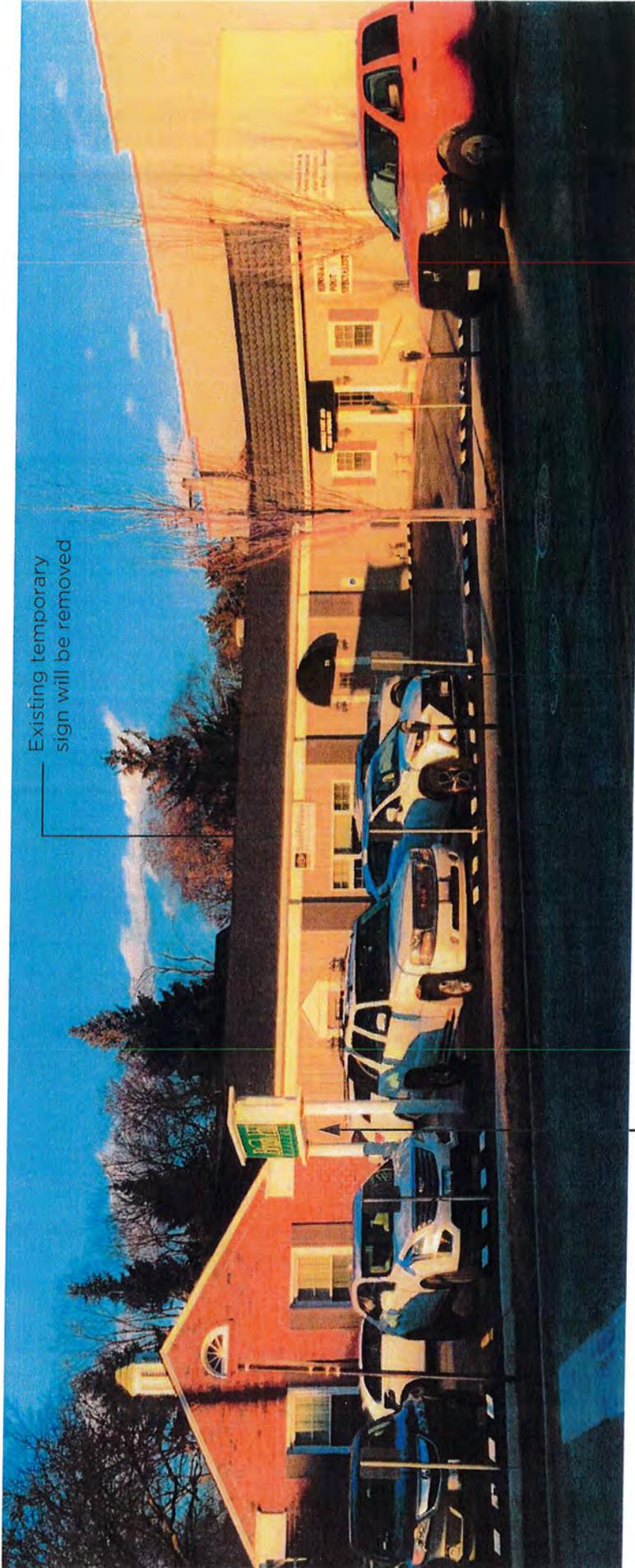
N. F. M. Cafferty 1/25/19  
Signature of Building Owner Date

**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: \_\_\_\_\_

**25 W. Chicago Avenue  
Existing Conditions**



Existing freestanding sign will be removed

Existing awning will be replaced (see application)

**H.M. WITT & CO.**  
FINE SIGNAGE SINCE 1894

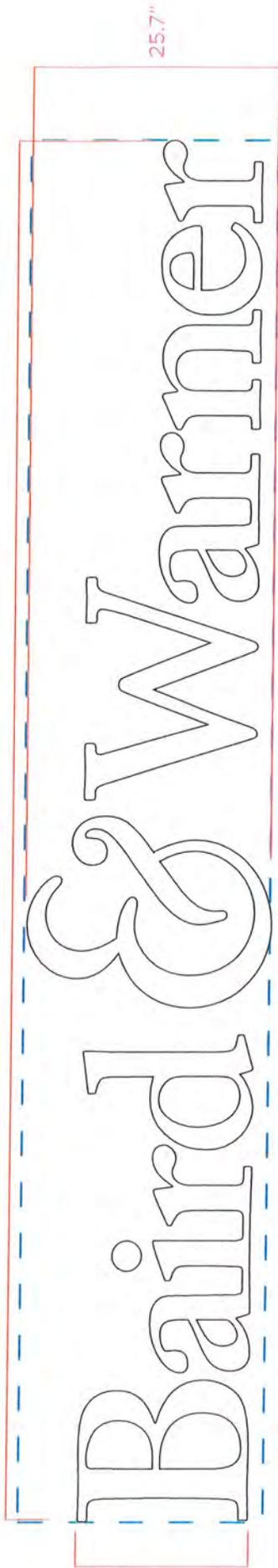
3313 West Newport Ave, Chicago, IL 60618  
office | 773 250 5000 fax | 773 250 5100  
toll free | 1 888 427 0703 web | www.hm Witt.com

APPROVED AS IS <input type="radio"/>	REVISIONS	CLIENT	Baird & Warner / Hinsdale
APPROVED W/CHANGES <input type="radio"/>		DATE	01-10-19
REVISE AND RESUBMIT <input type="radio"/>		JOB #	BAD19001
APPROVAL		DRAWN BY	bs
DATE		SCALE	No Scale

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.

25 W. Chicago Avenue  
 First Option - Proposed Sign

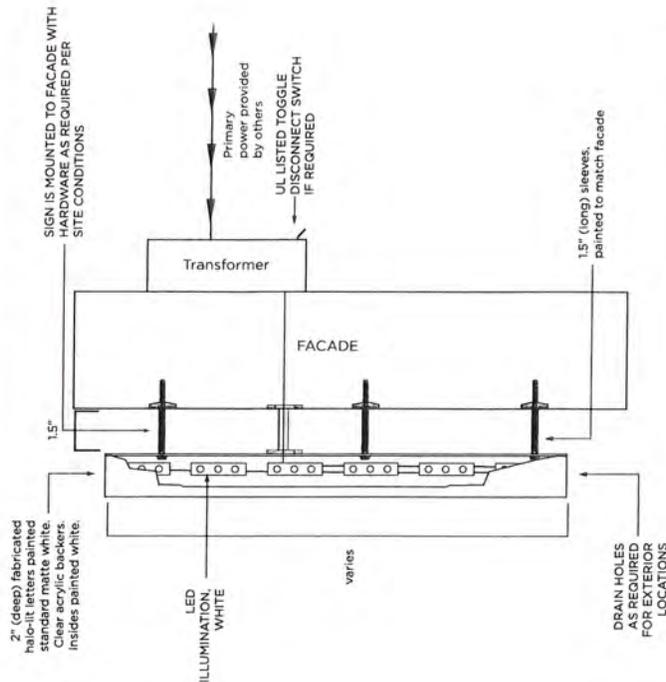
144"



25.7 ft<sup>2</sup>

2" (deep) fabricated letters. Faces & returns painted standard white. Insides of lettercans painted white. LED illumination. Clear acrylic backers. Stud mounted to masonry wall surface with 1.5" long spacers.

NOTE: Sign installer will required good access from backside of proposed installation location in order to pull wiring and secure letters to facade



**H.M. WITT & Co.**  
*Signs*  
 FINE SIGNAGE SINCE 1894

3313 West Newport Ave. Chicago, IL 60618  
 office | 773 250 5000 fax | 773 250 5100  
 toll free | 1 888 427 0703 web | www.hm Witt.com

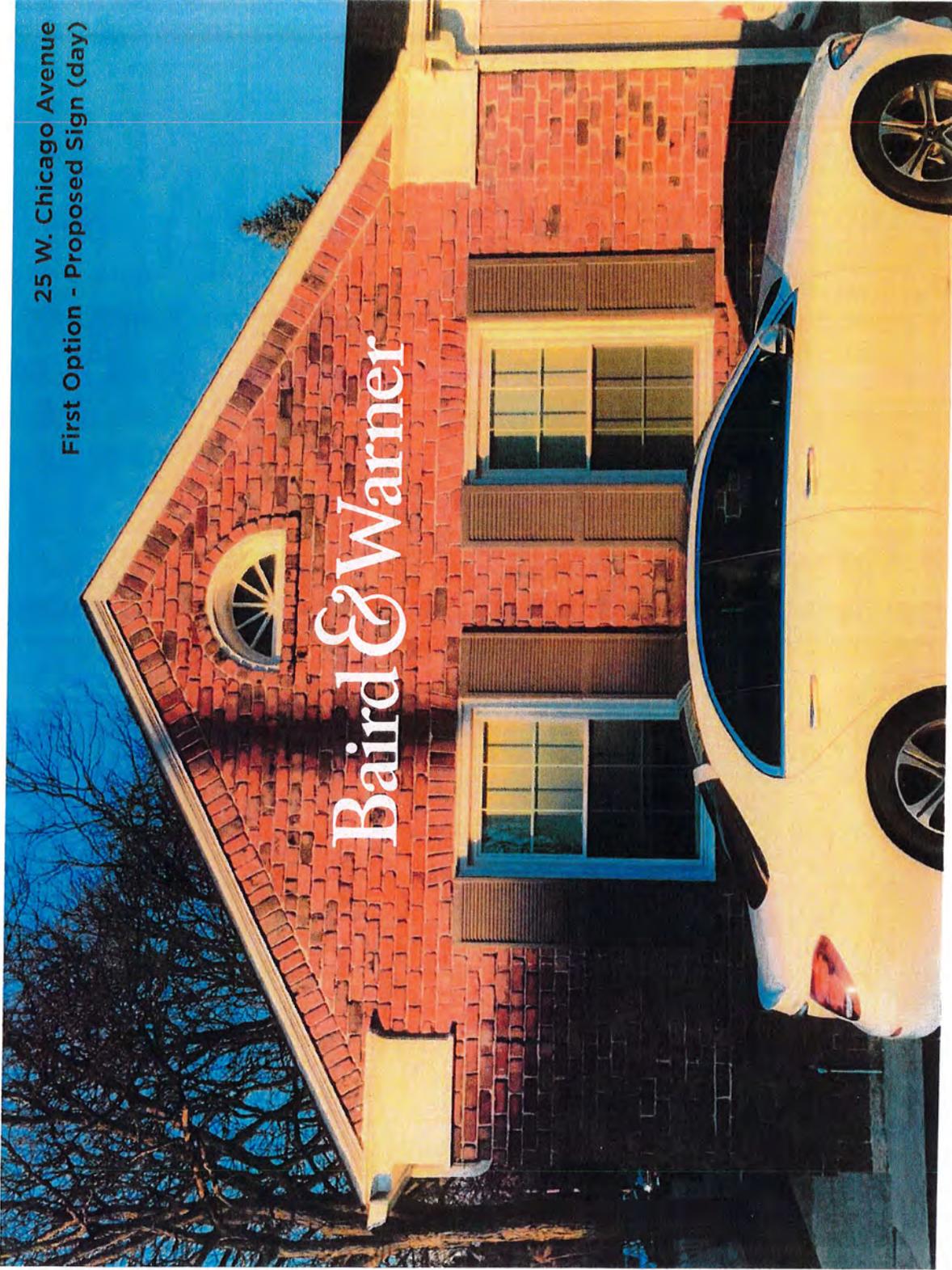
REVISIONS	
APPROVED AS IS	<input type="radio"/>
APPROVED W/CHANGES	<input type="radio"/>
REVISE AND RESUBMIT	<input type="radio"/>
APPROVAL	
DATE	

CLIENT Baird & Warner / Hinsdale  
 DATE 01-10-19  
 JOB # BAD19001 - Concept 1  
 DRAWN BY bs  
 SCALE 3/4" = 1'-0"

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25 W. Chicago Avenue  
First Option - Proposed Sign (day)

Baird & Warner



**H.M. WITT & CO.**  
FINE SIGNAGE SINCE 1894

3313 West Newport Ave. Chicago, IL 60618  
office | 773 250 5000 fax | 773 250 5100  
toll free | 1 888 427 0703 web | www.hm Witt.com

REVISIONS

APPROVED AS IS   
APPROVED W/CHANGES   
REVISE AND RESUBMIT

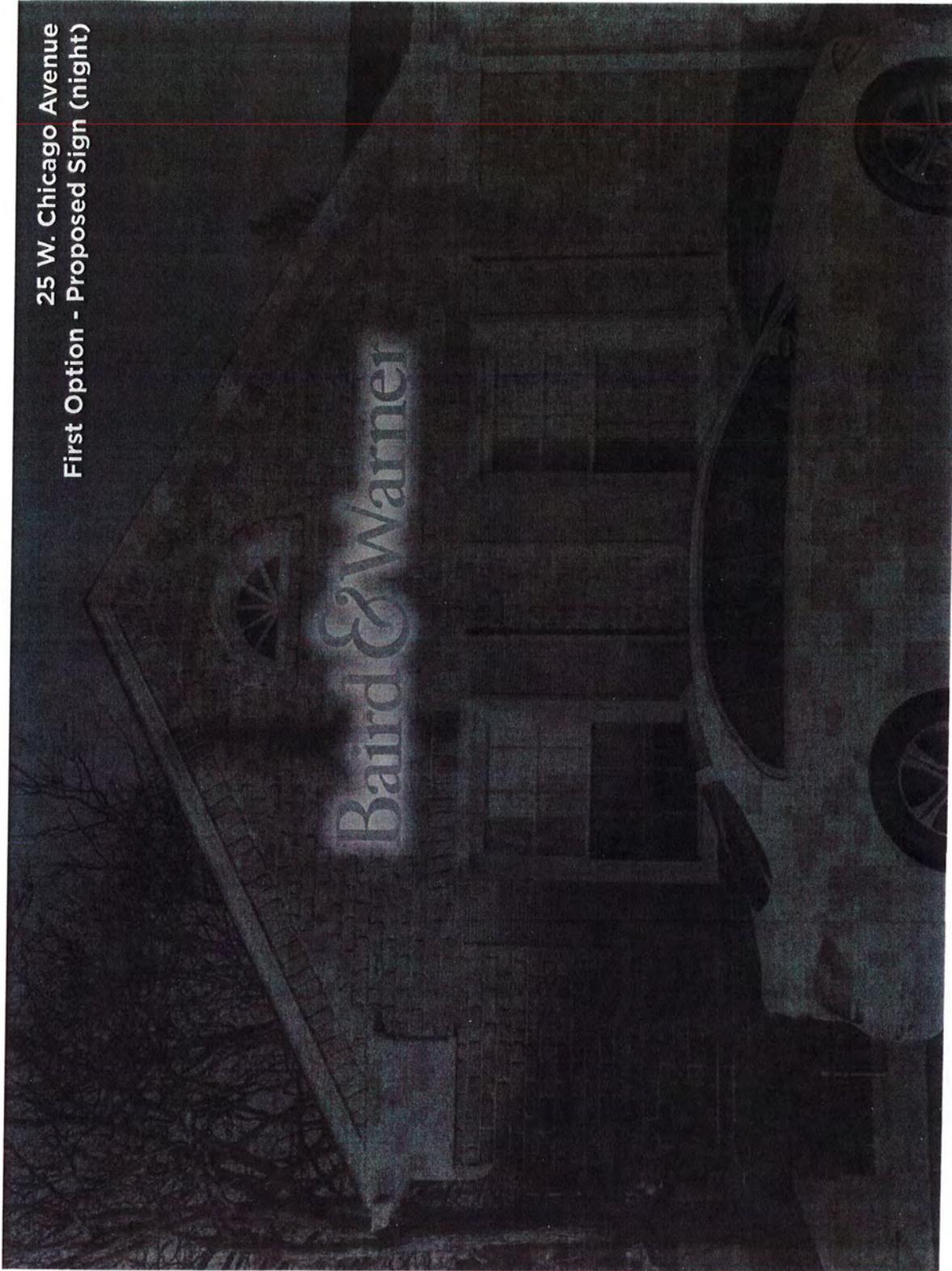
APPROVAL

DATE

CLIENT Baird & Warner / Hinsdale  
DATE 01-10-19  
JOB # BAD19001 - day  
DRAWN BY bs  
SCALE No Scale

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25 W. Chicago Avenue  
 First Option - Proposed Sign (night)



**H.M. WITT & CO.**  
 FINE SIGNAGE SINCE 1894  
 3313 West Newport Ave, Chicago, IL 60618  
 office | 773 250 5000 fax | 773 250 5100  
 toll free | 1 888 427 0703 web | www.hm Witt.com

APPROVED AS IS   
 APPROVED W/CHANGES   
 REVISE AND RESUBMIT   
 APPROVAL \_\_\_\_\_  
 DATE \_\_\_\_\_

**REVISIONS**

CLIENT Baird & Warner / Hinsdale  
 DATE 01-10-19  
 JOB # BAD19001 - night  
 DRAWN BY bs  
 SCALE No Scale

THIS IS AN ORIGINAL DRAWING BY H.M. WITT & CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT & CO. SIGNS.

120"

15"

21.4"

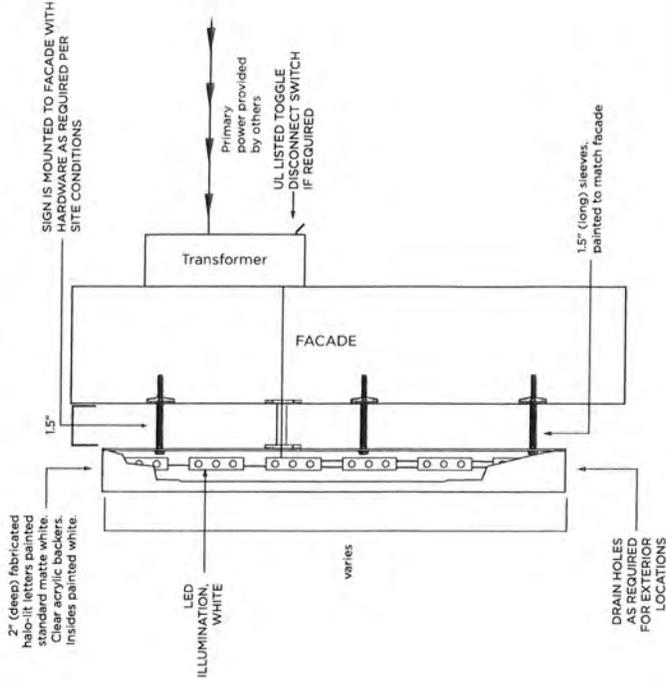
Baird & Warner

R E A L E S T A T E

24.8 ft<sup>2</sup>

2" (deep) fabricated letters. Faces & returns painted standard white.  
Insides of lettercans painted white. LED illumination. Clear acrylic backers.  
Stud mounted to masonry wall surface with 1.5" long spacers.

NOTE: Sign installer will required good access from backside of proposed installation location in order to pull wiring and secure letters to facade

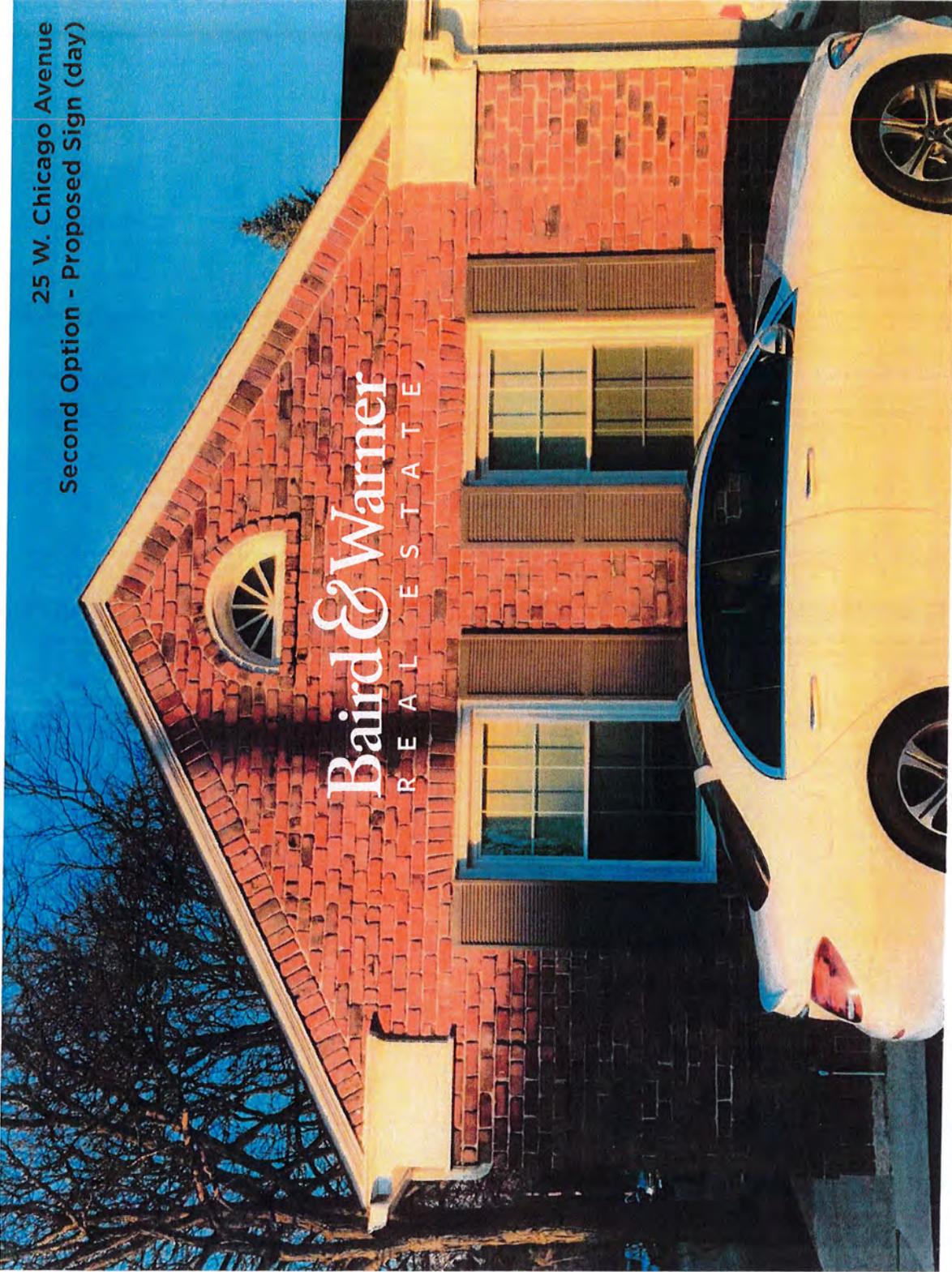


**H.M. WITT & Co.**  
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3313 West Newport Ave. Chicago, IL 60618  
office | 773 250 5000 fax | 773 250 5100  
toll free | 1 888 427 0703 web | www.hm Witt.com

APPROVED AS IS	<input type="radio"/>	REVISIONS	CLIENT	Baird & Warner / Hinsdale
APPROVED W/CHANGES	<input type="radio"/>		DATE	01-10-19
REVISE AND RESUBMIT	<input type="radio"/>		JOB #	BAD19001 - Concept 2
APPROVAL			DRAWN BY	bs
DATE			SCALE	3/4" = 1'-0"

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25 W. Chicago Avenue  
 Second Option - Proposed Sign (day)



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 toll free | 1 888 427 0703 web | www.hmwwitt.com

APPROVED AS IS

APPROVED W/CHANGES

REVISE AND RESUBMIT

APPROVAL \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

CLIENT Baird & Warner / Hinsdale

DATE 01-10-19

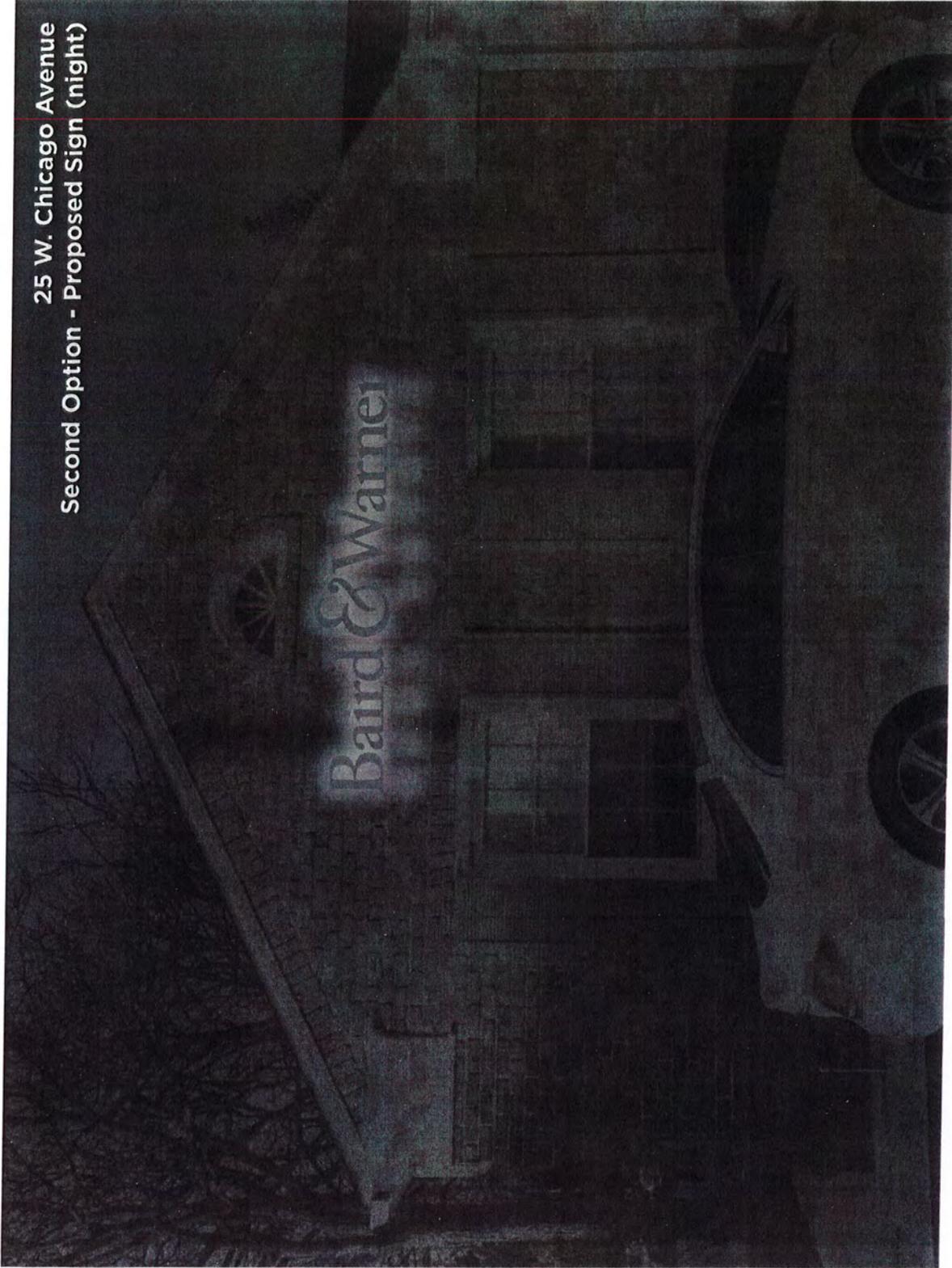
JOB # BAD19001 - day

DRAWN BY bs

SCALE No Scale

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25 W. Chicago Avenue  
 Second Option - Proposed Sign (night)



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**REVISIONS**

APPROVED AS IS   
 APPROVED W/CHANGES   
 REVISE AND RESUBMIT   
 APPROVAL DATE

CLIENT Baird & Warner / Hinsdale  
 DATE 01-10-19  
 JOB # BAD19001 - night  
 DRAWN BY bs  
 SCALE No Scale

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

<b>Applicant</b>
Name: <u>Baird &amp; Warner</u>
Address: <u>120 S. LaSalle St., Suite 2000</u>
City/Zip: <u>Chicago, IL 60602</u>
Phone/Fax: ( <u>312</u> ) <u>857-9566</u> / _____
E-Mail: <u>margaret.cabello@bairdwarner.com</u>
Contact Name: <u>Margaret Cabello</u>

<b>Contractor</b>
Name: <u>H.M. Witt &amp; Co. Signs</u>
Address: <u>3313 W. Newport Avenue</u>
City/Zip: <u>Chicago, IL 60618</u>
Phone/Fax: ( <u>773</u> ) <u>250-5000</u> / <u>773-250-5100</u>
E-Mail: <u>brian@hmwitt.com</u>
Contact Name: <u>Brian Shipkin</u>

<b>ADDRESS OF SIGN LOCATION:</b> <u>25 W Chicago Avenue</u>
<b>ZONING DISTRICT:</b> <u>B-1 Community Business District</u>
<b>SIGN TYPE:</b> Other <span style="border: 1px solid red; padding: 2px;">Awning</span>
<b>ILLUMINATION</b> <u>None</u>

\*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

<b>Sign Information:</b>
Overall Size (Square Feet): <span style="border: 1px solid red; padding: 2px;">2.42 SF</span> ( <span style="border: 1px solid red; padding: 2px;">1'</span> x <span style="border: 1px solid red; padding: 2px;">2'-5"</span> )
Overall Height from Grade: <u>7</u> Ft.
Proposed Colors (Maximum of Three Colors):
① <u>Black</u>
② <u>White</u>
③ _____

<b>Site Information:</b>
Lot/Street Frontage: <u>140 linear ft. / 1700 sq. ft.</u>
Building/Tenant Frontage: <u>140 linear ft. / 1700 sq. ft.</u>
Existing Sign Information:
Business Name: <u>Hinsdale Foot &amp; Ankle</u>
Size of Sign: <u>34 (total)</u> 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.

Margaret Cabello 1/23/19  
Signature of Applicant Date

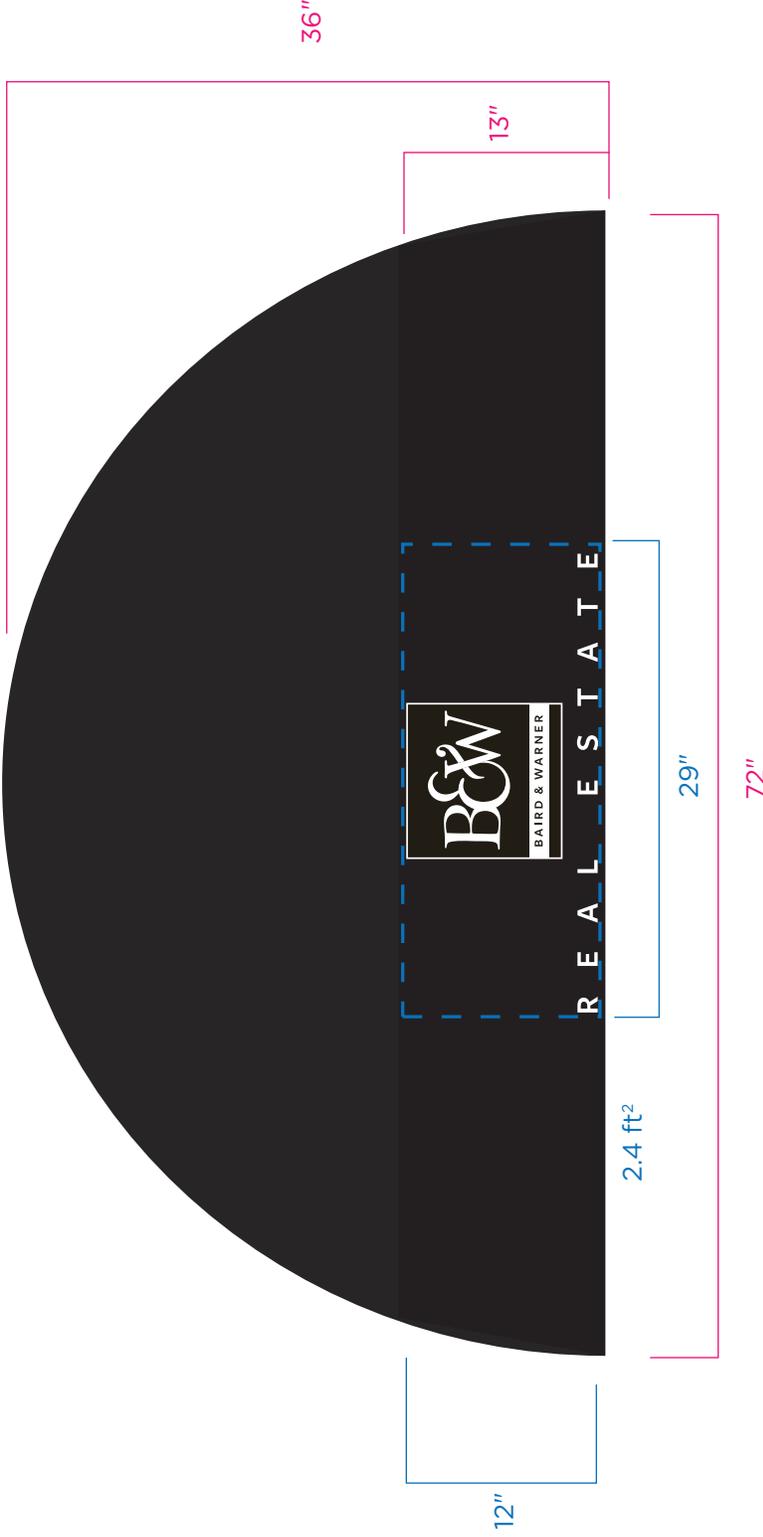
N. F. McRafferty 1/25/19  
Signature of Building Owner Date

**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: \_\_\_\_\_

25 W. Chicago Avenue  
Proposed Awning



Bubble awning as shown, with 13" high flat rigid valance to match that of the neighboring tenant's awning. Will replace existing awning. Black Sunbrella fabric with white heat-transferred graphics on valance only as shown.

 <p><b>H.M. WITT &amp; Co.</b> FINE SIGNAGE SINCE 1894</p> <p>3313 West Newport Ave. Chicago, IL 60618 office   773 250 5000 fax   773 250 5100 toll free   1 888 427 0703 web   www.hmwoff.com</p>		<p><b>REVISIONS</b></p> <table border="1"> <tr> <td>APPROVED AS IS</td> <td><input type="checkbox"/></td> <td>02-06-19</td> <td>Updated per village req's</td> </tr> <tr> <td>APPROVED W/CHANGES</td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>REVISE AND RESUBMIT</td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>		APPROVED AS IS	<input type="checkbox"/>	02-06-19	Updated per village req's	APPROVED W/CHANGES	<input type="checkbox"/>			REVISE AND RESUBMIT	<input type="checkbox"/>			<p>CLIENT: Baird &amp; Warner / Hinsdale DATE: 01-10-19 JOB #: BAD19001_Awning DRAWN BY: bs SCALE: 1" = 1'-0"</p>	
APPROVED AS IS	<input type="checkbox"/>	02-06-19	Updated per village req's														
APPROVED W/CHANGES	<input type="checkbox"/>																
REVISE AND RESUBMIT	<input type="checkbox"/>																
<p>APPROVAL</p> <p>DATE</p>		<p>THIS IS AN ORIGINAL DRAWING BY H.M. WITT &amp; CO. SIGNS AND IS NOT TO BE REPRODUCED WITHOUT PERMISSION OF H.M. WITT &amp; CO. SIGNS.</p>															

NOTE: Client will supply their own address number plaque to replace the existing "25" on the current awning

# 25 W. Chicago Avenue Proposed Awning

Temporary sign will be removed



**H.M. WITT & Co.**  
FINE SIGNAGE SINCE 1894

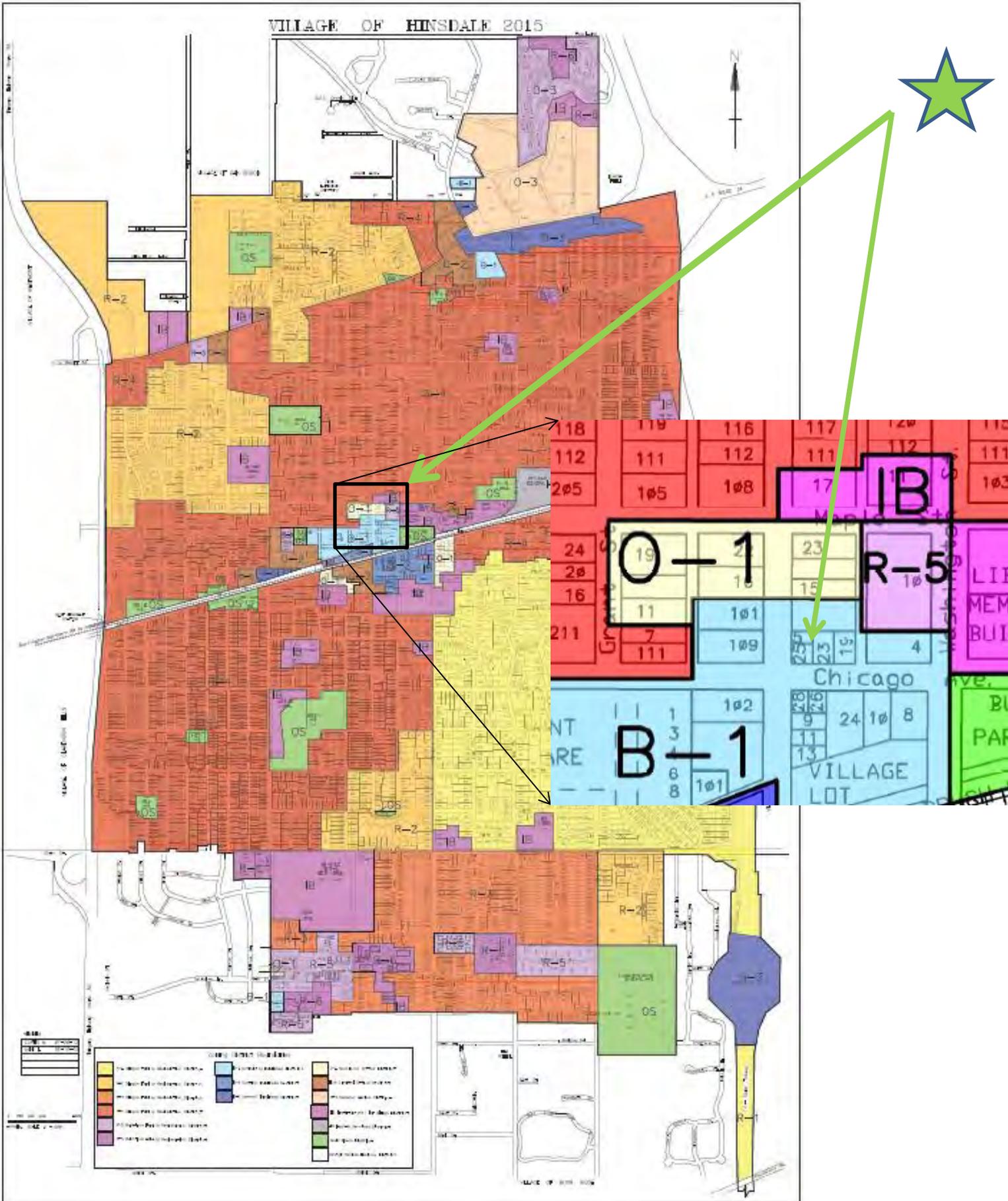
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### REVISIONS

APPROVED AS IS	<input type="radio"/>	02-06-19	Updated per village req's	CLIENT	Baird & Warner / Hinsdale
APPROVED W/CHANGES	<input type="radio"/>			DATE	01-10-19
REVISE AND RESUBMIT	<input type="radio"/>			JOB #	BAD19001_Awning
APPROVAL				DRAWN BY	bs
DATE				SCALE	Not to Scale

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# Attachment 2: Village of Hinsdale Zoning Map and Project Location



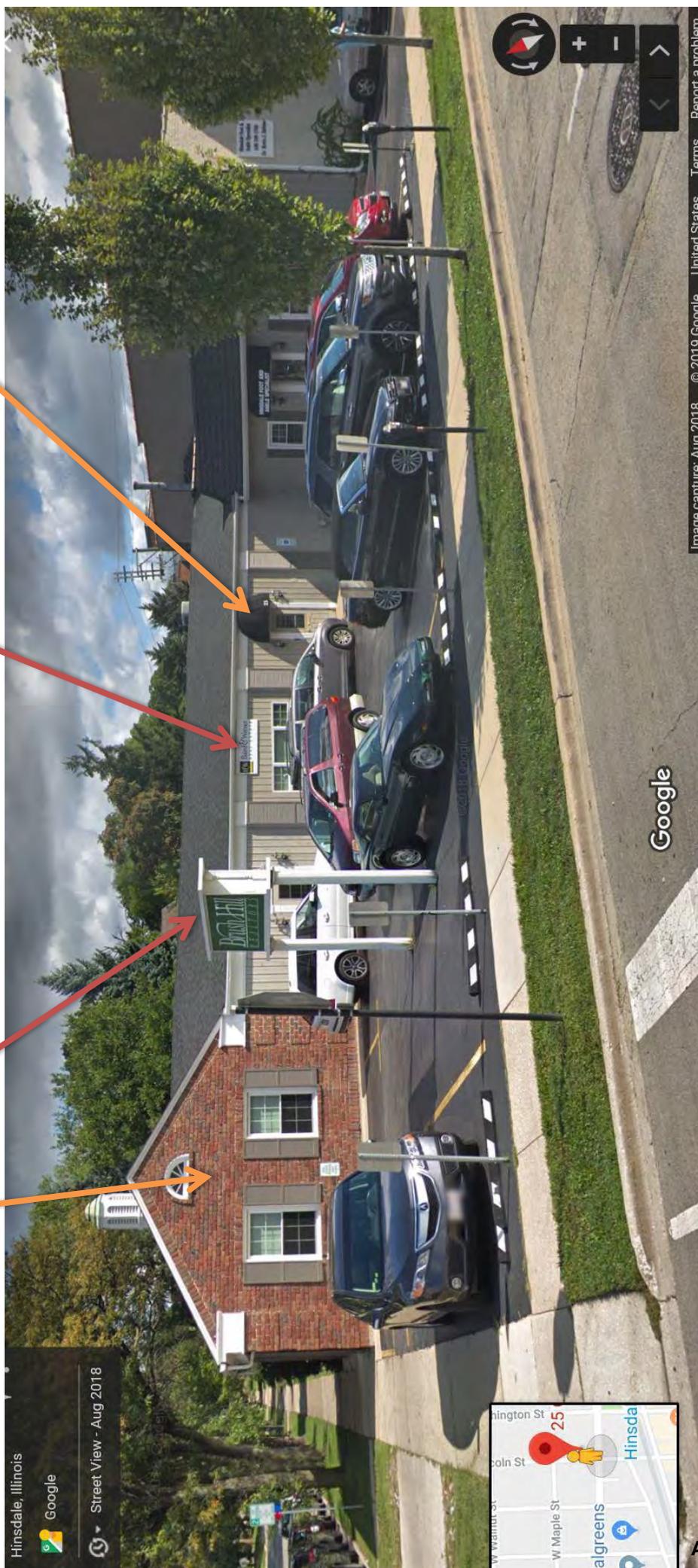
### Attachment 3: Street View of 25 W. Chicago Ave. (facing north)

Proposed Sign Location

Removing nonconforming ground sign

Removing Temp. Sign

Existing awning adding sign



**Attachment 4: Birds Eye View of 25 W. Chicago Ave. (facing north)**





## MEMORANDUM

**DATE:** February 13, 2019

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Chan Yu, Village Planner 

**RE:** Public Hearing for Text Amendment to Prohibit Internally Illuminated Signage in the B-2 Central Business District  
Request by the Village of Hinsdale - Case A-45-2018

---

### Summary

Certain Historic Preservation Commission and certain Village Trustees are proposing this text amendment request to preserve, protect and promote the Village's historic downtown character by prohibiting internally illuminated signage in the B-2 Central Business District. On October 2, 2018, the Board of Trustees referred the application to the Plan Commission (PC) for review and recommendation.

The Zoning Code Section 9-106(J)(7)(b) currently permits a sign applicant to request for internally illuminated signage in the B-2 Central Business District. This text amendment request, shown below in red underlined text, would prohibit internally illuminated signage in the B-2 District:

“Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated.”

On November 14, 2018, the PC held a public hearing to review the requested information with Village staff, and unanimously continued the text amendment to Zoning Code Section 9-106(J)(7), 7-0, 2 absent, in order for staff to gather information and data regarding other historic district sign code language, the current number of illuminated signs in the downtown district, and get feedback from the Chamber of Commerce. There were no public comments from the audience at the PC meeting (Attachment 2).

On December 12, 2018, the PC continued the public hearing to the January 16, 2019, public meeting to give staff additional time to collect the requested data. On January 4, 2019, staff sent a cover letter and online survey to the Hinsdale Chamber of Commerce President for distribution to the Chamber members. As a minor snapshot based on only 5 responses (January 11, 2019):

- 80% have owned a business downtown for over 10 years.
- 100% do NOT have an internally illuminated sign, and do not plan to apply for one in the future.
- 100% knew downtown Hinsdale is on the National Register of Historic Places.



## MEMORANDUM

- 60% believe ALL internally illuminated signage should be prohibited in the downtown district.
- 40% believe externally illuminated signage is an acceptable alternative.

Per the PC, staff is currently performing a survey of 12 communities, in regards to permitting internally illuminated signage in its historic districts. As of January 16, 2019, (8) of the (12) communities allow internally illuminated signage in the historic district(s).

MUNICIPALITY	Internally Illuminated Signage permitted in the Historic District(s)?	Notes: Link or Status
1. Galena	Signs within historic district may be externally illuminated only by fixtures compatible with the period in which the building was erected. Backlit not allowed in Historic District	<a href="http://library.amlegal.com/nxt/gateway.dll/illinois/galena/cityofgalenaillinoiscodeofordinances?f=templates\$fn=default.htm\$3.0\$vid=amlegal:galena_il">http://library.amlegal.com/nxt/gateway.dll/illinois/galena/cityofgalenaillinoiscodeofordinances?f=templates\$fn=default.htm\$3.0\$vid=amlegal:galena_il</a>
2. Oak Park	Yes, backlit signage allowed. No prohibition in historic district noted.	<a href="https://www.oak-park.us/sites/default/files/zoning/2016-09-sign-code.pdf">https://www.oak-park.us/sites/default/files/zoning/2016-09-sign-code.pdf</a>
3. Wilmette	Yes. There's no locally designated historic districts, so no special signage restrictions specific to historic districts	reviewed with Wilmette staff
4. Lake Forest	Yes, backlight signage allowed. No prohibition in historic district noted.	<a href="http://www.cityoflakeforest.com/assets/1/28/signord.pdf">http://www.cityoflakeforest.com/assets/1/28/signord.pdf</a>
5. Evanston	Yes, there's no prohibition in historic district per staff	reviewed with Preservation Coordinator
6. Highland Park	No, historic districts are in residential districts, however, internally illuminated signage is prohibited in the downtown.	reviewed with Highland Park staff
7. Naperville	Yes, internally illuminated signage permitted in the historic district. However, the historic district is primarily residential.	reviewed with Naperville staff
8. Barrington	No, internally illuminated signs not permitted in the historic districts, per staff	reviewed with Barrington staff
9. Winnetka	No, There's no historic districts, however, sign code prohibits internally illuminated signage	reviewed with Winnetka staff
10. Glen Ellyn	Yes, internally illuminated WALL SIGNS are permitted. No other types (window/projecting) are permitted to be illuminated.	reviewed with Glen Ellyn staff
11. River Forest	Yes, internally illuminated signage allowed, per staff	reviewed with River Forest staff
12. Riverside	Yes, internally illuminated signage allowed, per staff	reviewed with Riverside staff

During the public hearing on January 16, 2019, Historic Preservation Commissioner Mr. Jim Prisby requested time for the Historic Preservation Commission (HPC) to research, discuss and perhaps put together a position paper for the PC to review and consider (Attachment 1). Chairman Cashman replied that would be helpful. To this end, staff and Chairman Cashman agreed to propose to the PC to close the public hearing until the HPC can put together its talking points for downtown signage illumination.

### Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board its recommendation in the form specified by subsection [11-103\(H\)](#). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.



## MEMORANDUM

### **Attachments:**

- Attachment 1 – January 16, 2019, Public Hearing Transcript
- Attachment 2 – November 14, 2018, Public Hearing Transcript
- Attachment 3 - Text Amendment Applications and draft ordinance
- Attachment 4 - Zoning Map and B-2 Central Business District
- Attachment 5 – Map of Downtown National Register Historic District

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of: )  
 )  
Case A-45-2018 - Village of Hinsdale - )  
Zoning Code Text Amendment to Section )  
9-106(J) (7) to prohibit internally )  
illuminated signage in the B-2 Central )  
Business District )

REPORT OF PROCEEDINGS had and testimony  
taken at the continued public hearing of the  
above-entitled matter before the Hinsdale Plan  
Commission at 19 East Chicago Avenue, Hinsdale,  
Illinois, on the 16th day of January, 2019, at  
the hour of 8:00 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. JULIE CRNOVICH, Member;
- MR. GERALD JABLONSKI, Member;
- MR. SCOTT PETERSON, Member;
- MR. JIM KRILLENBERGER, Member;
- MS. ANNA FIASCONE, Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;  
3 MR. JIM PRISBY, Member of Village's  
4 Historic Preservation Commission.

5 \* \* \*

6 CHAIRMAN CASHMAN: And then our next  
7 item is Case A-45-2018, Village of Hinsdale,  
8 Zoning Code Text Amendment regarding prohibiting  
9 internally illuminated signage.

08:01:19PM

10 Just as an introduction, I was  
11 communicating with Chan about our laundry list  
12 of things we gave to him. He's responded some;  
13 but he still has work he's doing, more  
14 information he's getting. So we are going to --  
15 we will have discussion but we are not planning  
16 on voting on it tonight.

17 MR. KRILLENBERGER: Okay. What  
18 remains?

19 CHAIRMAN CASHMAN: The thought is the  
20 survey went out very late because of some kind  
21 of board review. So we are hoping that more  
22 than 5 people respond. Because it's kind of a

08:01:40PM

1 misleading, it's 60/40; but it's 1 person.  
2 60/40.

3 MS. CRNOVICH: There is only one  
4 person?

5 CHAIRMAN CASHMAN: Well, there is 5.  
6 It's 3/2 is the --

7 MS. CRNOVICH: That's what I thought.  
8 All right.

08:02:02PM

9 CHAIRMAN CASHMAN: I would hope that  
10 more than 5 people respond. Chan basically said  
11 the trustees wanted to take a look at it, and by  
12 the time it got done it basically went out last  
13 Friday.

14 MR. CHAN: Last Friday.

15 CHAIRMAN CASHMAN: Friday, so it just  
16 went out.

17 And then, obviously, there are  
18 other -- He has a list of his community, his  
19 survey; and there are still pieces missing  
20 there.

08:02:19PM

21 MR. KRILLENBERGER: Oh, okay.

22 MS. CRNOVICH: I had some questions

1 about those when we get to that.

2 CHAIRMAN CASHMAN: And then we, it was  
3 all the data we wanted on all the signs in that  
4 area.

5 MR. CHAN: The existing.

6 CHAIRMAN CASHMAN: Right. So how many  
7 were externally illuminated, how many are  
8 internally illuminated, on and on, so we have  
9 that data.

08:02:35PM

10 So with that in mind, I wanted to  
11 get some input. Did you want to speak tonight?

12 MALE AUDIENCE MEMBER: No. I'm just  
13 watching.

14 MR. PRISBY: He's here for moral  
15 support. He's one of those guys that just hangs  
16 around.

17 CHAIRMAN CASHMAN: I guess, Chan,  
18 before we take comments, is there anything else?  
19 Do you want to provide any more information  
20 regarding that?

08:02:52PM

21 MR. CHAN: Yes. So the 12 communities  
22 that I surveyed with respect to internally

1 illuminated signage, I wanted to spend some more  
2 time to polish it up and actually talk to some  
3 of the communities.

4 If you look at my notes, the note  
5 column, it has link or status. Some of them  
6 have a website directly to their zoning code.  
7 Some of the historic districts didn't overlap  
8 the commercial districts. I just want to make  
9 sure I'm not missing anything. So for the ones  
10 that have a link, I want to reach out to the  
11 staff just to make sure that I didn't overlook  
12 all the pages of the zoning code and historic  
13 district code. So that's what that's about.

08:03:24PM

14 At your dais, I did get four more  
15 responses directly from the staff. So that's  
16 been updated. But I would still like to take  
17 some time to make sure the ones with the zoning  
18 code links, as my reference is verified by  
19 someone over at the community.

08:03:55PM

20 CHAIRMAN CASHMAN: Okay. And then if  
21 you can -- If there is language restricting  
22 internal illumination, could you provide that?

1 MR. CHAN: Sure.  
 2 CHAIRMAN CASHMAN: Because like, for  
 3 example, on Barrington, when I read their codes,  
 4 signage code and historic district guidelines  
 5 that affect signage, that's not the way it  
 6 reads. It's kind of bizarre the way it reads,  
 7 but it's not the way it reads. It's not that  
 8 black and white.

08:04:26PM

9 It talks about no exposed bulbs and  
 10 remote sources but does not say cannot be  
 11 internally illuminated. It would be interesting  
 12 to see, especially since we are proposing to  
 13 modify the Code, it would be kind of interesting  
 14 to see how else this is presenting.

08:04:56PM

15 MR. JABLONSKI: Chan, one observation  
 16 about Galena. It says that fixtures compatible  
 17 with the period in which the building was  
 18 erected. If a the building was erected in 1935,  
 19 would neon be allowable based on that code?  
 20 We are all assuming we are going  
 21 back to gas lamp era. If it's in the '50s, do  
 22 you need a martini glass outside? I'm being

1 serious. If it's written that way, you will get  
 2 neon.

3 MR. CHAN: Right. So that's something  
 4 I will need to verify. Right? Fixtures  
 5 compatible with the period.

08:05:29PM

6 CHAIRMAN CASHMAN: And a couple, just  
 7 because I think it would be helpful since they  
 8 are our closer neighbors, is just data on  
 9 Clarendon Hills, Western Springs, LaGrange, and  
 10 Downers, that kind of east and west. Oak Brook,  
 11 I don't really think or Burr Ridge, I don't  
 12 think they would be similar; but those towns,  
 13 even though they are not necessarily -- Lemont  
 14 has a historic downtown district, which is a  
 15 business district that would be interesting.

08:05:56PM

16 Elgin, Frankfurt's not too far  
 17 away, that also has a historic downtown.  
 18 MS. CRNOVICH: And my favorite, Geneva.  
 19 Which Barrington was on this list but not  
 20 Geneva.  
 21 CHAIRMAN CASHMAN: The Fox River is a  
 22 lot of historic downtown areas there that I

1 think have a similar feel and architecture.  
 2 MS. CRNOVICH: Well, and I was -- What  
 3 caught my eye on the survey, some of these towns  
 4 do not have a designated historic district; but  
 5 they have been surveyed. So I assume we are  
 6 looking at towns that do not necessarily have to  
 7 have historic district, like Wilmette?

08:06:23PM

8 CHAIRMAN CASHMAN: I think we should.  
 9 MS. CRNOVICH: Okay. I think --  
 10 CHAIRMAN CASHMAN: If that's the sole  
 11 criteria --

12 MS. CRNOVICH: I thought it was  
 13 important. Then like Naperville --

14 CHAIRMAN CASHMAN: It's definitely  
 15 important.

16 MS. CRNOVICH: Naperville, I think  
 17 their historic is mainly single-family homes and  
 18 the campus at North Central. So it's funny  
 19 how --

08:06:40PM

20 CHAIRMAN CASHMAN: Some residential  
 21 areas, like Riverside, I think. I believe  
 22 outside the downtown areas is historic, but I

1 don't think the exact downtown is.

2 MS. CRNOVICH: It's hard if you look at  
 3 the maps. I did try to look at the maps.  
 4 Unless you are very familiar with the town, it's  
 5 very hard to tell. And I even went to the  
 6 National Park Service website, which by the way  
 7 you can't get information on right now --

08:07:06PM

8 CHAIRMAN CASHMAN: Shut down?  
 9 MS. CRNOVICH: -- because it's shut  
 10 down -- to see if they had any recommendations  
 11 or anything with signage, but no luck there.

12 CHAIRMAN CASHMAN: Well, thanks, I  
 13 appreciate it, Chan. You have been doing a lot  
 14 of homework on this. I appreciate it.

15 MR. CHAN: Yes.

16 MS. CRNOVICH: I would like to add,  
 17 too, that I appreciate all the comments from all  
 18 the Commissioners, especially an application  
 19 like this where there was some differences. And  
 20 I think that's a part of healthy process of  
 21 reviewing these applications is hearing  
 22 everybody's opinions even when we don't always

1 agree.

2 MR. KRILLENBERGER: Julie, on that  
3 topic, I have asked this question before, so  
4 maybe just briefly, what is the history? How  
5 did this end up here, and who is advocating for  
6 this?

7 CHAIRMAN CASHMAN: Well, that's one  
8 thing that kind of bugs me is this thing where  
9 it says certain --

08:07:55PM

10 MS. CRNOVICH: Some of the trustees I  
11 believe.

12 CHAIRMAN CASHMAN: The only thing, I  
13 have been kind of asking around, is Luke is one.

14 MS. CRNOVICH: Luke, yes.

15 CHAIRMAN CASHMAN: The only trustee  
16 that I'm aware of. And then it was John Bohnen.

17 MR. KRILLENBERGER: John Bohnen is a  
18 trustee.

08:08:09PM

19 CHAIRMAN CASHMAN: No, he's not. He's  
20 on the Historic Preservation Commission, which  
21 makes sense.

22 MS. CRNOVICH: I believe you could ask

1 this. I think the trustees meet this next week,  
2 but I believe there is more than just Luke.

3 CHAIRMAN CASHMAN: It's weird. It says  
4 "certain." I would rather know who. If  
5 somebody wants it, somebody wants -- Who is it  
6 and why.

7 I heard Luke talk to it, but I know  
8 this isn't a meeting, but I couldn't really --  
9 It ways a very short little session.

08:08:37PM

10 MS. CRNOVICH: I think the reason Luke  
11 brought it up at the meeting is because he  
12 chairs on the public safety so that falls under  
13 his duties. But I believe there are other  
14 commissioners who or trustees -- excuse me --  
15 who are in favor of this.

16 CHAIRMAN CASHMAN: Good to know. Thank  
17 you. Sorry for delay.

18 MR. PRISBY: No, no problem. Good to  
19 be here tonight.

08:08:56PM

20 CHAIRMAN CASHMAN: This is our third  
21 meeting on this. Some day we will be able to  
22 vote on it.

1 MR. PRISBY: That's terrific.

2 Actually, it's part of the reason I'm here. I'm  
3 Jim Prisby. I'm a local architect, local  
4 builder, resident since '74; and I'm on the  
5 Historic Preservation Commission.

6 I wouldn't say I have been  
7 spearheading anything on this. But this very  
8 topic came up just last December, beginning of  
9 the month. And I know it's something that's  
10 been debated greatly at our level for this  
11 signage in the historic district, illuminated,  
12 not illuminated, how do you illuminate it. Neon  
13 versus animated signs versus cabinet signs.  
14 It's been a big discussion.

15 And so when we found out about this  
16 in December, we started doing a little research  
17 into this, trying to come up with something  
18 that's a little more comprehensive from a design  
19 standpoint, from a philosophical standpoint.

08:09:20PM

20 Doing a little more research into  
21 local communities. I'm glad Chan is doing  
22 something. Chan, I would like to get my hands

08:09:55PM

1 on that when you are done with that.

2 And also statewide and nationally,  
3 how different people treat signage in historic  
4 districts for business districts. And we are  
5 just at the onset of this. So we haven't even  
6 really discussed this as a board level so I'm  
7 kind of glad that it's not being voted on  
8 tonight.

9 CHAIRMAN CASHMAN: You have plenty of  
10 time.

08:10:25PM

11 MR. PRISBY: That's what I was really  
12 here to ask for was for some time for us to kind  
13 of do our research, debate it at our level from  
14 just a historic district standpoint. And then  
15 maybe put together a position paper for you guys  
16 to kind of weigh in on. I would love --

17 CHAIRMAN CASHMAN: That would be  
18 helpful.

19 MR. PRISBY: I would love to see  
20 something that works for everybody. And what  
21 I'm finding, just based on my initial research,  
22 is that some of my preconceptions are already

08:10:46PM

1 being challenged on what I would want for  
 2 lighting in a historic district.  
 3 I found some great literature,  
 4 which I will end up sharing with you guys at  
 5 some point, that talks about the aesthetic  
 6 nature as it relates to the building  
 7 specifically, whether it's a newer building,  
 8 older building. I think some of that came up  
 9 earlier tonight on age of a building and whether  
 10 something should be allowed in neon.

08:11:21PM

11 It's been kind of a fascinating  
 12 subject that we're just delving into. So I was  
 13 here to ask for a little more time before  
 14 something gets weighed in on. Sounds like --

15 CHAIRMAN CASHMAN: You will the time.

16 A couple questions I have.

17 MR. PRISBY: Sure.

18 CHAIRMAN CASHMAN: Because to me it's  
 19 interesting when this came up, my first reaction

08:11:41PM

20 was -- and I have been here for a long time --  
 21 is what are, where are the problems.

22 So driving around at night,

1 looking, ironically, what I think is one of the  
 2 oldest and what I would consider one of the most  
 3 problematic sign, one of the most kind of a  
 4 near-and-dear to Hinsdale establishments  
 5 is Page's. Page's is an old-style, probably  
 6 not -- That box is probably from 1950. I mean  
 7 that's the same one that was there back before  
 8 it was Page's when I was a kid. And it's just a  
 9 basic box sign with a white illuminated  
 10 background. So you look at it night, and they  
 11 do have it illuminated at night. It's  
 12 interesting.

08:12:11PM

13 But then when I look at like Corner  
 14 Bakery, which is their thing, to me that glows a  
 15 hell of a lot more because they are illuminating  
 16 the whole facade of the building.

17 MR. PRISBY: Right.

18 CHAIRMAN CASHMAN: Is that really the  
 19 right solution?

08:12:26PM

20 MR. PRISBY: Maybe not, right.

21 CHAIRMAN CASHMAN: That's brighter.

22 You look next door, this is --

1 MS. CRNOVICH: Oh, that's so light;  
 2 isn't it?

3 CHAIRMAN CASHMAN: This is a halo-lit  
 4 sign.

5 MR. PRISBY: Right.

6 MS. CRNOVICH: But the inside is all  
 7 lit up.

8 CHAIRMAN CASHMAN: On this side?

9 MS. CRNOVICH: Oh, sorry. They keep  
 10 the inside so bright.

08:12:40PM

11 CHAIRMAN CASHMAN: We don't have a  
 12 whole lot of illuminated signs, which is one of  
 13 my -- My concern is at night Hinsdale rolls up  
 14 the sidewalks. It really shuts down. If it  
 15 wasn't for the few restaurants we have going,  
 16 there is nothing happening there.

17 MR. PRISBY: Right.

18 CHAIRMAN CASHMAN: Which is kind of a  
 19 shame, especially if I was watching the tax

08:12:59PM

20 dollars roll into the town's coffers, ideally, I

21 think once we have got a parking structure, and  
 22 we have more of a foothold, let's say the number

1 of restaurants doubled. Well, maybe at some  
 2 point some of the stores will decide maybe we  
 3 should stay open till 8 o'clock and get some  
 4 foot traffic and sell something. Right now they  
 5 pretty much all shut down. So who cares about  
 6 illuminated sign, there is no one there to shop.

7 MR. PRISBY: We have had that  
 8 discussion.

9 CHAIRMAN CASHMAN: Correct. So I think  
 10 that's interesting.

08:13:24PM

11 And my concern is we had FedEx  
 12 here, a national group like that that made a  
 13 nice investment in town. You know, they wanted  
 14 an internally illuminated sign, they had  
 15 illuminated letters. But could you have done  
 16 the same sign with the halo or backlit, and  
 17 could that have still worked for them, you know,  
 18 so not turn away a national chain.

19 So there is a lot of -- Actually,  
 20 what's interesting, like Bluemercury, they are  
 21 not open at night. But their sign, it's about  
 22 as subtle you can get. It's illuminated. But

08:13:48PM

1 you wouldn't, you have to really look at it.  
2 It's blue. It's a very light blue or dark blue  
3 background, like halo lit. And I think it's a  
4 tasteful sign. So I don't know that eliminating  
5 that is the right solution.

6 I almost wonder if we would be  
7 better off to create some guidelines. Like  
8 Barrington is really interesting. Barrington  
9 has some guidelines --

08:14:16PM

10 MR. PRISBY: You are totally on the  
11 path that --

12 CHAIRMAN CASHMAN: -- to encourage good  
13 design.

14 MR. PRISBY: There are some documents  
15 that we found that really start by talking about  
16 what you are trying to preserve, what you are  
17 trying to promote, and then creating a design  
18 philosophy for the entire community, the entire  
19 district. And then starts to focus down on

08:14:37PM

20 individual building styles of architecture,  
21 prominent architectural pieces that you don't  
22 want to hide or touch or distract from.

1 CHAIRMAN CASHMAN: Right.

2 MR. PRISBY: And it didn't really weed  
3 out anything more than, in most cases almost  
4 universally, you have no animated signs, no  
5 moving lights.

6 CHAIRMAN CASHMAN: Yes.

7 MR. PRISBY: Pretty much everyone  
8 agrees on that. But beyond that, everything  
9 else was fair game including things like neon  
10 outlines if done on a appropriate building with  
11 an appropriate sign.

08:15:07PM

12 CHAIRMAN CASHMAN: Right.

13 MR. PRISBY: Why would you discount  
14 that if it's appropriate for the age of the  
15 building?

16 CHAIRMAN CASHMAN: Right. We have  
17 quite a mix in the downtown. We have some  
18 beautiful buildings and we have some kind of  
19 dogs.

08:15:24PM

20 MR. PRISBY: So again, we are really  
21 early on this. There are a few board members  
22 who haven't even seen material yet. I've only

1 shared this with a few people. I'm working with  
2 one other individual.

3 CHAIRMAN CASHMAN: And I would love to  
4 hear from you, too, on what do you think the  
5 current problems are.

6 Because it was interesting, we  
7 talked -- you weren't here yet -- I know you  
8 never liked that MyEyeDr. one. So I kind of  
9 went back to look, okay, why does that bother  
10 you so much. So I look at it, and I go, let's  
11 go back. We pull the drawings. So Chan and I  
12 emailed back and forth. What got built wasn't  
13 what was approved.

08:15:45PM

14 MS. CRNOVICH: I know.

15 CHAIRMAN CASHMAN: And they just  
16 changed it I think like yesterday or something.  
17 So I drove past it last night, I think it looks  
18 better.

08:16:02PM

19 MS. CRNOVICH: They changed the sign?

20 MR. PRISBY: Yes, they did.

21 MS. CRNOVICH: They did.

22 MR. PRISBY: That sign is right under

1 my window.

2 MS. CRNOVICH: I know it is. I was  
3 going to ask you.

4 MR. PRISBY: So the guy just popped up  
5 in my window as I'm working yesterday, scared  
6 the heck out of me. So I knew they did  
7 something.

8 CHAIRMAN CASHMAN: So it was  
9 interesting because we were looking back at the  
10 detail. I ran it past Chan, I go, this says  
11 it's an opaque background; and that's not  
12 allowed to be transparent. I just can't  
13 remember. I bet that thing is glowing. I drive  
14 over there. Sure enough, the whole thing is  
15 illuminated.

08:16:14PM

16 MS. CRNOVICH: Right.

17 CHAIRMAN CASHMAN: So I emailed him the  
18 .pdf. And he's like, okay. He and Robb went  
19 over there and told them, and he basically  
20 changed out the faces.

08:16:32PM

21 MS. CRNOVICH: Nice.

22 CHAIRMAN CASHMAN: Because now all you

1 see is their logo, which was the intent of the  
2 Code anyway.

3 So like Page's, the Page's sign  
4 blew off the building. And when they went to  
5 put it back up, the word Page's could be  
6 illuminated but not the whole white box.

7 MS. CRNOVICH: And actually I know  
8 there are some sign codes where the lettering  
9 can be illuminated but not the box.

08:16:54PM 10 CHAIRMAN CASHMAN: That's our Code.  
11 That's ours.

12 MS. CRNOVICH: Right.

13 CHAIRMAN CASHMAN: That's ours. Page's  
14 is an existing noncompliant sign.

15 MS. CRNOVICH: Right.

16 MR. JABLONSKI: FedEx and Verizon, the  
17 lettering.

18 CHAIRMAN CASHMAN: Right. So that's  
19 compliant. But if they were in a big box.

08:17:05PM 20 MS. CRNOVICH: Well, MyEyeDr. was --

21 CHAIRMAN CASHMAN: It was supposed to  
22 be an opaque black or real dark blue or

1 Barrington's. They have things and they clearly  
2 encourage certain practices.

3 MR. PRISBY: Right.

4 CHAIRMAN CASHMAN: I think it's smart.

5 So I think if we had that in there, the sign and  
6 working with a downtown store, whatever, and  
7 they look to these guidelines. And they tell us  
8 we are encouraging this. I think most cases  
9 they are going to go that way because they are

08:18:12PM 10 going to want to --

11 MS. CRNOVICH: Our signage code, I  
12 don't even want to go into our signage code.

13 Our signage code, it's very confusing.

14 CHAIRMAN CASHMAN: Right. It doesn't

15 have anything as far as -- I mean signage and  
16 parking are my two -- And parking is the worst.

17 Our parking code is ridiculous, doesn't

18 encourage good design; and it allows the Village  
19 to be the worst designer of all. They are

08:18:34PM 20 exempted from islands and landscaping.

21 MS. CRNOVICH: And landscaping,  
22 correct?

1 something. Just the wrong material or any --

2 MR. PRISBY: So I'm very interested to  
3 see where this goes and hoping to create  
4 something that's kind of a living design  
5 guideline.

6 CHAIRMAN CASHMAN: Right. There was  
7 actually a trustee -- When Luke proposed this,  
8 I can't remember who the trustee was, they said,  
9 would this limit like good sign. And that would  
10 be my concern, just throwing like the baby out  
11 with the bath water.

08:17:29PM

12 You know, what are the problems,  
13 what are we trying to solve; and then allow for  
14 good design and still have it.

15 MR. PRISBY: I will make sure that you  
16 get a couple of these links and .pdfs that I  
17 found that were tremendous. And how I think we  
18 should end up creating something similar to what  
19 I found that I think will work great with the  
20 community.

21 CHAIRMAN CASHMAN: And it was  
22 interesting, looking at some of the codes, like

1 CHAIRMAN CASHMAN: That part. Talk  
2 about eyesores in Hinsdale in a historic town,  
3 that parking lot that's along the railroad  
4 tracks is the worst.

5 MS. CRNOVICH: We were talking about  
6 that after the meeting.

7 CHAIRMAN CASHMAN: Some day maybe --

8 MS. CRNOVICH: Yes.

9 CHAIRMAN CASHMAN: Some day maybe  
10 they'll repaint.

11 MS. CRNOVICH: Yes, maybe they will.

12 CHAIRMAN CASHMAN: But I think that

13 Chan, would really be helpful. At our last  
14 meeting, that was one of our concerns was that I  
15 know that John was involved. We wanted to hear  
16 from you guys. Because anything in the downtown  
17 is going past you before it comes to us, and we  
18 listen to what you guys have to say. It will be  
19 helpful.

08:19:06PM 20 MR. PRISBY: John just brought up at  
21 the end of the last meeting as a discussion  
22 point. I guess I got thrown under the bus to

1 start spearheading this.  
 2 CHAIRMAN CASHMAN: Good to have you.  
 3 MS. CRNOVICH: Thank you for coming and  
 4 working on this.  
 5 MR. JABLONSKI: Jim, your Commission, I  
 6 have one recommendation.  
 7 MR. PRISBY: Sure.  
 8 MR. JABLONSKI: You may have done it  
 9 already. I went to Emmanuel Hall to the  
 10 Hinsdale Historical Society's archives in the  
 11 basement.  
 12 MR. PRISBY: Right.  
 13 MR. JABLONSKI: They have an incredible  
 14 collection of photos, perhaps, going back as far  
 15 as 1885. And you will be stunned at some of the  
 16 lighting that was in town.  
 17 MR. PRISBY: We have seen some of them.  
 18 MR. JABLONSKI: First and Washington  
 19 had a big, big Walgreen's sign, neon. All the  
 20 dry cleaners put up clocks with neon signs.  
 21 CHAIRMAN CASHMAN: It is interesting  
 22 the history of the downtown. The 1920s were the

08:19:24PM

08:19:40PM

1 roaring -- That's when most of it happened, and  
 2 what was going on in the '20s is not necessarily  
 3 all gooseneck lamps.  
 4 MR. PRISBY: Right.  
 5 MR. JABLONSKI: There were no gooseneck  
 6 lamps. I could not find a gooseneck lamp. But  
 7 I kind of liked the Walgreen's sign.  
 8 MR. KRILLENBERGER: It was Bedford  
 9 Falls without George Bailey. It was craziness.  
 10 MR. JABLONSKI: You might want to meet  
 11 with those people. The curator there is a  
 12 wonderful young lady. And they will walk you  
 13 through the photographs. They would even put a  
 14 presentation together for you.  
 15 MR. PRISBY: I'm sure they would. I  
 16 mean Shannon and Sandy are on our board.  
 17 MR. JABLONSKI: Oh, okay.  
 18 CHAIRMAN CASHMAN: Oh, that's right.  
 19 MR. PRISBY: They bring material  
 20 constantly.  
 21 CHAIRMAN CASHMAN: Sandy wrote the  
 22 book, right, Beautiful Hinsdale.

08:20:06PM

08:20:17PM

1 MR. PRISBY: I believe she did.  
 2 CHAIRMAN CASHMAN: Yes.  
 3 MR. PRISBY: She knows her stuff.  
 4 She's terrific.  
 5 MR. JABLONSKI: Tell her to bring all  
 6 the photos that depict reality.  
 7 MR. PRISBY: And I think that's what's  
 8 important is to create something like you are  
 9 talking about that is maybe more encouragement  
 10 and less no.  
 11 CHAIRMAN CASHMAN: Right. I mean the  
 12 only thing we can clearly say no in our signage  
 13 code is neon because there was that, there was  
 14 someone who listed -- They never got, I think  
 15 it's in the planning; but they were looking to  
 16 do a restaurant in the old Foster's store. And  
 17 they wanted to do a sign. It's a big, kind of  
 18 old-style, with a martini glass maybe. I don't  
 19 know what it was going to be.  
 20 MR. PRISBY: It was an arrow coming in.  
 21 It was about 11 times the size of the ordinance.  
 22 CHAIRMAN CASHMAN: Yes. And I remember

08:20:43PM

08:21:04PM

1 like I finally saw this email where they were  
 2 giving Chan a hard time, like, Well, if Hinsdale  
 3 would ever want to like cooperate and encourage  
 4 businesses.  
 5 I'm like it couldn't have been the  
 6 sign that queered the whole deal. It must have  
 7 been something else about it, the cost of the  
 8 kitchen or something that caused them to go  
 9 sideways. They could have stood a nice sign,  
 10 not necessarily neon.  
 11 MR. PRISBY: I'm sure we will keep you  
 12 updated.  
 13 CHAIRMAN CASHMAN: Thanks, Jim.  
 14 Appreciate it.  
 15 Any other comment, discussion?  
 16 MR. JABLONSKI: I would make a  
 17 recommendation that we table this until they  
 18 finish their discussion.  
 19 MR. KRILLENBERGER: I would agree with  
 20 that.  
 21 CHAIRMAN CASHMAN: Well, we will just  
 22 have to keep continuing it. So we have a motion

08:21:28PM

08:21:42PM

1 to continue this to next month, and we'll see  
2 where everybody is at next month and take it  
3 from there. We are not in any hurry. If we are  
4 going to change something in our Code, it needs  
5 to be done right.

6 MS. CRNOVICH: Done right.

7 MR. JABLONSKI: And this one paragraph  
8 is not done right.

9 CHAIRMAN CASHMAN: Correct.

08:22:06PM 10 MR. JABLONSKI: In my humble question.

11 CHAIRMAN CASHMAN: Do I have a motion  
12 to continue Case A-45-2018 to our  
13 February meeting?

14 MS. CRNOVICH: So moved.

15 MS. FIASCONE: Second.

16 CHAIRMAN CASHMAN: Jim?

17 MR. KRILLENBERGER: Aye.

18 MR. PETERSON: Aye.

19 MR. JABLONSKI: Aye.

08:22:26PM 20 CHAIRMAN CASHMAN: Aye.

21 MS. CRNOVICH: Aye.

22 MS. FIASCONE: Aye.

1 CHAIRMAN CASHMAN: Do I have a motion  
2 to adjourn?

3 MR. KRILLENBERGER: I will so motion.

4 CHAIRMAN CASHMAN: All in favor?

5 (A chorus of ayes.)

6 \* \* \*

7 (Whereupon the further hearing of  
8 the above-entitled cause was  
9 continued to February 20, 2019, at  
10 7:30 p.m.)  
11  
12  
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21  
22

1 STATE OF ILLINOIS )

) ss.

2 COUNTY OF DU PAGE )

3

4 I, JANICE H. HEINEMANN, CSR, RDR,  
5 CRR, do hereby certify that I am a court  
6 reporter doing business in the State of  
7 Illinois, that I reported in shorthand the  
8 testimony given at the hearing of said cause,  
9 and that the foregoing is a true and correct  
10 transcript of my shorthand notes so taken as  
11 aforesaid.  
12  
13

14   
15 \_\_\_\_\_

16 Janice H. Heinemann CSR, RDR, CRR  
17 License No. 084-001391  
18  
19  
20  
21  
22

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of: )  
 )  
Case A-45-2018 - Zoning Code Text )  
Amendment to Section 9-106(J)(7) )  
to prohibit internally illuminated )  
signage in the B-2 Central Business )  
District )

REPORT OF PROCEEDINGS had and testimony  
taken at the public hearing of the above-  
entitled matter before the Hinsdale Plan  
Commission at 19 East Chicago Avenue, Hinsdale,  
Illinois, on the 14th day of November, 2018, at  
the hour of 8:12 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. DEBRA BRASELTON, Member;
- MS. JULIE CRNOVICH, Member;
- MR. GERALD JABLONSKI, Member;
- MR. JIM KRILLENBERGER, Member;
- MR. MARK WILLOBEE, Member;
- MR. TROY UNELL, Member.

1 ALSO PRESENT:  
 2 MR. CHAN YU, Village Planner;  
 3 MR. LANCE MALINA, Village Attorney.  
 4 \* \* \*  
 5 CHAIRMAN CASHMAN: This is Case  
 6 No. A-45-2018. This is a Zoning Code Text  
 7 Amendment to Section 9-106(J)(7) to prohibit  
 8 internally illuminated signage in the B-2  
 9 Central Business District.

08:12:44PM

10 And Lance is lucky, he gets to get  
 11 out of here for this one.

12 MR. MALINA: Chan just wanted me here  
 13 in case --

14 CHAIRMAN CASHMAN: No, we appreciate  
 15 it. You wrote the memo so it was great.

16 MR. MALINA: But you did exactly the  
 17 right thing. It was your job to apply those  
 18 principles; but I just wanted to correct the  
 19 sort of the idea that -- the sole fact that it

08:13:03PM

20 applies, yes.

21 CHAIRMAN CASHMAN: Thanks, Lance.

22 MS. CRNOVICH: Happy Thanksgiving.

1 MR. MALINA: Same to all of you. Good  
 2 night.

3 (Exit Mr. Lance Malina.)

4 CHAIRMAN CASHMAN: Okay, Chan. One  
 5 thing I pointed out to Chan, for some reason he  
 6 said he was fighting with Adobe. The  
 7 application online was a duplicate of the  
 8 previous one and then he was hoping to get that  
 9 changed today. So the one that's currently  
 10 online is correct?

08:13:35PM

11 MR. YU: Yes.

12 CHAIRMAN CASHMAN: Okay, Chan. Fire  
 13 away.

14 MR. YU: So this is a text amendment  
 15 request. I think it was really spearheaded by a  
 16 few of the trustees and Historic Preservation  
 17 commissioners. As you know, signage is reviewed  
 18 a week prior to when the Plan Commission reviews  
 19 signage downtown. And from my experience,  
 20 illuminated signage is just, backlit illuminated  
 21 signage, has just been -- The HPC is very  
 22 opposed to it based on my experience. They

08:14:00PM

1 prefer the goose-neck, external type of  
 2 lighting. So I really think this is where this  
 3 request is coming from.

4 And it's a request to prohibit  
 5 illuminated signage, backlit signage, as even a  
 6 request; so they can't even request it for the  
 7 Historic District.

8 MS. CRNOVICH: Chan, could you explain  
 9 HPC, their role, in reviewing signage? I know  
 10 there has been some questions from certain Plan  
 11 commissioners of why does HPC even get to have,  
 12 even get to remark on signage. I know that's  
 13 something that's only been going on for a couple  
 14 years.

08:14:41PM

15 MR. YU: Right. So it's in Title 14.  
 16 It's always been there.

17 MS. CRNOVICH: So it wasn't always --

18 MR. YU: It wasn't always enforced.

19 But in terms of signage, the Historic

08:15:04PM

20 Preservation Commission does make a  
 21 recommendation to the Plan Commission.

22 CHAIRMAN CASHMAN: Right, to us.

1 MS. CRNOVICH: Which I think is a good  
 2 thing.

3 CHAIRMAN CASHMAN: One thing that I  
 4 thought was interesting here is it doesn't say  
 5 who this was from. I mean by listening, I went  
 6 back and watched the video, Luke clearly was in  
 7 favor of this. I think he was the one who spoke  
 8 to it. They reference someone at the Historic  
 9 Preservation Commission, but they don't list any  
 10 names. They don't even list the trustees that

08:15:34PM

11 thought this was a good idea. I mean that in  
 12 itself bothers me. Just that --

13 MS. CRNOVICH: Well, certain.

14 CHAIRMAN CASHMAN: Certain. Then who  
 15 specifically?

16 MS. CRNOVICH: As Chan and Steve know,  
 17 I was hoping to get this discussed at HPC so we  
 18 at least could listen to hear what they had to  
 19 say, their recommendations. And I really feel  
 20 that they would have had some valued input with  
 21 the reasoning behind this.

08:15:56PM

22 CHAIRMAN CASHMAN: But they have no

1 involvement in text amendments.  
 2 MS. CRNOVICH: No, but they do with  
 3 signage and just as --  
 4 CHAIRMAN CASHMAN: But why aren't they  
 5 here?  
 6 MS. CRNOVICH: Do they even know it's  
 7 on our agenda?  
 8 CHAIRMAN CASHMAN: I would think so,  
 9 I'm pretty sure, one of the unnamed people.  
 10 It's not like there are 50 people.  
 11 MS. BRASELTON: Don't they meet right  
 12 before we do?  
 13 CHAIRMAN CASHMAN: They usually do.  
 14 MS. CRNOVICH: No. They meet at a  
 15 different time. I saw it wasn't on their agenda  
 16 for discussion, and I really feel it should have  
 17 been discussed by HPC. So we could have heard  
 18 their side, and then I know what your opinion is  
 19 on this and --  
 20 CHAIRMAN CASHMAN: You don't know what  
 21 my opinion is.  
 22 MS. CRNOVICH: You talked about it at

08:16:14PM

08:16:31PM

1 the last meeting, Steve.  
 2 CHAIRMAN CASHMAN: My opinion might  
 3 have changed. I hadn't seen it.  
 4 MS. BRASELTON: I wasn't here last time  
 5 so this is all new.  
 6 MS. CRNOVICH: I just like to hear both  
 7 sides.  
 8 CHAIRMAN CASHMAN: One thing that  
 9 bothers me, I think this is like -- I mean we  
 10 are talking about changing our Code. And not a  
 11 minor thing, this is something that impacts  
 12 businesses. We are clamoring that we have too  
 13 many empty spaces in the city, in the town. And  
 14 we are talking about changing it, and there is  
 15 actually no data to support this. I mean this  
 16 is about as irrational -- What is the other  
 17 word?  
 18 MR. WILLOBEE: Arbitrary.  
 19 MR. JABLONSKI: Arbitrary.  
 20 CHAIRMAN CASHMAN: -- arbitrary as can  
 21 be with two unnamed people. Luke at least said  
 22 what his opinion was on it. I thought there was

08:16:47PM

08:17:07PM

1 one of the trustees that I thought had a really  
 2 good point about it, he said, you know, we go  
 3 through and we have rejected bad designs; and I  
 4 think there could be a very good internally  
 5 illuminated sign. And if you do this, I mean  
 6 it's not even possible. This doesn't even  
 7 eliminate just internally illuminated.  
 8 There is I think a fantastic  
 9 internally illuminated sign for Bluemercury.  
 10 It's like a makeup place. I have never gone in  
 11 there, but it's on the outside. I mean you can  
 12 barely tell it's illuminated. It's a halo  
 13 illumination. That would eliminate that.  
 14 MS. BRASELTON: I know the sign very  
 15 well.  
 16 MS. CRNOVICH: How many of these signs  
 17 do we have in the Historic District?  
 18 CHAIRMAN CASHMAN: Exactly. I went and  
 19 drove around yesterday. I had my daughter  
 20 drive, which is interesting, since she got a  
 21 permit. There are a total of 15 illuminated  
 22 signs in the downtown area, internally

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08:17:54PM

1 illuminated. The vast majority are not  
 2 illuminated.  
 3 And one reason I think it is  
 4 because we roll up our sidewalk at 5 o'clock. I  
 5 mean, our town, you could shoot a canon through  
 6 it at night.  
 7 MS. CRNOVICH: Except the restaurants.  
 8 CHAIRMAN CASHMAN: Except the  
 9 restaurants.  
 10 MR. JABLONSKI: And FedEx.  
 11 CHAIRMAN CASHMAN: Right. Oh, thank  
 12 God. I mean if a national chain wanted -- I  
 13 mean people are usually upset with us when they  
 14 come to do signs. They think we are too  
 15 restrictive. Now, we are like, well, you can't  
 16 do illumination.  
 17 MS. CRNOVICH: I don't think we are  
 18 restrictive enough.  
 19 CHAIRMAN CASHMAN: Well, that's your  
 20 opinion. But I can't say -- If there was some  
 21 real data to this. But how about the Chamber of  
 22 Commerce? You know, I would want to hear from

08:18:15PM

08:18:28PM

1 them. I would want to survey all the businesses  
2 in town and see what their take is because maybe  
3 they are in favor of it.

4 But to just say a couple people  
5 want to do this and let's change the Code, I  
6 just think it's irresponsible. I just don't  
7 think we should be acting that way. We are a  
8 Historic District. How many are there in the  
9 state? How many other towns have restrictions  
10 on signage?

08:18:54PM

11 MS. CRNOVICH: Galena.  
12 CHAIRMAN CASHMAN: Galena, right. But  
13 Barrington, same downtown area. They have  
14 got --

15 MS. CRNOVICH: Geneva.  
16 CHAIRMAN CASHMAN: They have  
17 guidelines. But do they restrict internally  
18 illuminated?

08:19:05PM

19 MS. CRNOVICH: Yes, in the historic  
20 district.  
21 CHAIRMAN CASHMAN: Where is the data?  
22 Look at Barrington, which is a very similar

1 community to ours. They have not restricted,  
2 but they have signage guidelines that I think  
3 are fantastic. I mean it's basically to guide  
4 people like us. And it talks about how they  
5 encourage these other types of illumination.  
6 And they have examples, and they show what's  
7 positive.

8 If we as trustees, as  
9 commissioners, had that, I think any time we  
10 have an internally illuminated sign we put it  
11 through the ringer on whether these meet the  
12 criteria.

08:19:28PM

13 But how do you ask us to change the  
14 Code based on no data? I think we would be  
15 negligent to change it. I think it's just a  
16 knee-jerk reaction. What's next, streetlights,  
17 the color blue? I mean it's just, it's  
18 arbitrary.

08:19:47PM

19 MS. BRASELTON: Do we have the  
20 opportunity to continue this?  
21 CHAIRMAN CASHMAN: Oh, absolutely.  
22 MS. CRNOVICH: That's exactly what I

1 was going to say, to get more data.

2 MS. BRASELTON: You both raise really  
3 good points. But Chan is left here to put this  
4 application forth with nobody else asking for  
5 it.

6 MS. CRNOVICH: I did my own research.  
7 I think the biggest eyesore, where this came  
8 from, was from MyEyeDr., which I think everybody  
9 here will agree it is an eyesore.

08:20:11PM

10 MR. KRILLENBERGER: Ironically.  
11 CHAIRMAN CASHMAN: See, I wouldn't  
12 agree.

13 MS. CRNOVICH: Oh, so many people.

14 CHAIRMAN CASHMAN: But that's your  
15 personal preference.

16 MS. CRNOVICH: Right.

08:20:23PM

17 CHAIRMAN CASHMAN: And that should not  
18 be -- A Code should not be personal  
19 preferences. That's why I'm saying I'm not  
20 necessarily opposed to this idea, but it has to  
21 be based on some type of criteria. This is  
22 irrational. I mean if we had all this data --

1 And then how about our community?  
2 I would want to talk to the head of Chamber of  
3 Commerce, the head of development for the  
4 Village of Hinsdale.

5 MR. KRILLENBERGER: That's right.

6 CHAIRMAN CASHMAN: When we are talking  
7 to people, Oh, I'm sorry, you can't illuminate  
8 your sign. We need to know if this is going to  
9 impact. And what's more important, when the  
10 Hinsdale Theatre was built in 1925, you think  
11 that thing wasn't illuminated? It was glowing.  
12 It was a historic building.

08:20:44PM

13 MS. CRNOVICH: Well, it wasn't historic  
14 in 1925.

15 CHAIRMAN CASHMAN: I know. But that's  
16 what we are harkening back to, which is most of  
17 downtown was built in -- most of the buildings  
18 were in the '20s.

08:21:03PM

19 MR. JABLONSKI: Electricity has been  
20 around for 130 years.  
21 MS. CRNOVICH: Well, you know, and I  
22 guess we --

1 MR. JABLONSKI: Historic is a good  
 2 point.  
 3 MS. CRNOVICH: I feel that signage, we  
 4 have too much visual clutter.  
 5 CHAIRMAN CASHMAN: You can see, it  
 6 could all be halo. One thing is interesting.  
 7 Look at Barrington when they talk about  
 8 internally illuminated, and one thing they are  
 9 really strict about is they don't want the  
 10 entire thing to illuminate. They want when it  
 11 goes into nighttime mode that the lettering will  
 12 be backlit basically.  
 13 So if you took MyEyeDr., if they  
 14 had that criteria, it would still be internally  
 15 illuminated; but it would be toned down a bit.  
 16 That's where I think this is a  
 17 concept that needs, if it goes forward, it just  
 18 needs to be considered properly because it might  
 19 make sense. But I think to ask us to vote on  
 20 this with no information, basically just show us  
 21 how you are changing this paragraph, I think  
 22 it's really not the way to do business. We

08:21:18PM

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1 should have all this data. I mean all the  
 2 historic districts in northern Illinois, I would  
 3 like to see their codes, specifically how they  
 4 handle signage, what's allowed, what's not.  
 5 MS. CRNOVICH: I think it should be  
 6 historic districts, not all of northern  
 7 Illinois.  
 8 CHAIRMAN CASHMAN: Yes, that's what I  
 9 mean. No, historic districts in -- Like I  
 10 don't know that I would put Galena in our mix.  
 11 Galena is a destination town, a historic town.  
 12 I would like to see something, you know, take  
 13 suburban Chicago, from Lake Forest down to  
 14 Orland Park.  
 15 MS. BRASELTON: Orland Park.  
 16 CHAIRMAN CASHMAN: There is a bunch of  
 17 them. Glen Ellyn nearby. We have a bunch that  
 18 have them. Glen Ellyn you can have illuminated  
 19 signs. They have restrictions. I mean their  
 20 sign ordinance is more detailed than ours. I  
 21 just think we could have information, maybe we  
 22 could come up with something different than this

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1 approach. Maybe we could encourage something.  
 2 Even if you just said you're encouraged to use  
 3 something, it would change the thing.  
 4 But if you say what he's saying,  
 5 you couldn't even come in front of us with a  
 6 sign. I just think that bothers me. And then  
 7 we have these empty stores that sit there, and  
 8 they don't get filled.  
 9 And right now I think our town is a  
 10 little sleepy at night. We have some  
 11 restaurants, thank God, finally. But stores  
 12 don't stay open. And that's why I have been  
 13 pushing the parking garage. I think it's going  
 14 to be so crucial to have those parking spaces.  
 15 If we were truly a successful town after like  
 16 5 o'clock, these stores would be staying open to  
 17 8:00 or 9 o'clock at night. Maybe if that was  
 18 the scenario, they'd want illumination.  
 19 MS. BRASELTON: But do people, we don't  
 20 even know if people want the stores open to 8:00  
 21 or 9:00 at night, we don't know because we --  
 22 CHAIRMAN CASHMAN: Right.

08:22:48PM

08:23:09PM

1 MS. BRASELTON: Might this be, it seems  
 2 like this would be amenable to a study group or  
 3 a subcommittee or something.  
 4 CHAIRMAN CASHMAN: Right. I think it's  
 5 a good question for sure.  
 6 MS. BRASELTON: It is a good question.  
 7 MS. CRNOVICH: That's why I was hoping  
 8 HPC could give their opinion. Or it's too bad  
 9 Scott is not here tonight. I mean he's the  
 10 chair of HPC.  
 11 MS. BRASELTON: Well, they are the  
 12 applicants, they should be here.  
 13 CHAIRMAN CASHMAN: Who is the  
 14 Village -- head of development for the Village  
 15 now, is that Robb?  
 16 MR. YU: Yes.  
 17 CHAIRMAN CASHMAN: Robb is meeting with  
 18 potential tenants constantly trying to fill up  
 19 empty stores, that we should hear from the  
 20 Village. We should hear from the Chamber of  
 21 Commerce for sure because they represent all the  
 22 businesses.

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1 And then why not do a survey of the  
2 businesses, just ask them a simple question.  
3 They might like, say if you asked the Village --  
4 Because it's really the majority are not  
5 illuminated right now, the vast majority. You  
6 are talking 15 total signs in the downtown area.  
7 And some I counted are actually not because it's  
8 like the Harris Bank is not in this District.  
9 It's just across the street, it's got an  
10 illuminated sign.

08:24:07PM

11 It would be interesting. Maybe it  
12 makes sense to do it. That's where I was  
13 thinking I was totally opposed to it. But when  
14 I really drove around and looked, I went, I  
15 don't think it's a problem, you might not like  
16 that one sign but --

17 MS. CRNOVICH: There are a couple more.  
18 FedEx.

19 CHAIRMAN CASHMAN: But if there were  
20 ordinances on architectural design, Frank Lloyd  
21 Wright would not have built a single house in  
22 the United States.

08:24:22PM

1 CHAIRMAN CASHMAN: The old  
2 Schweidler's, I think that's one of the most  
3 amazing designs. You never would think he did  
4 that. It's just a fascinating design.

5 MR. KRILLENBERGER: He approved the  
6 plan for this building as part of the Plan  
7 Commission chairmanship.

8 MS. CRNOVICH: That was not on the  
9 program Sunday.

08:25:18PM

10 MR. KRILLENBERGER: I read it on the  
11 Internet, must be true.

12 Yet to pile on a little bit, this  
13 is a business development issue. And I share  
14 your misgivings, Julie, about some of the  
15 illuminated signs including MyEyeDr., whatever  
16 it's called.

17 But when FedEx appeared before us,  
18 and I think it was probably Robb who said we  
19 have been trying really hard to get some  
20 national tenants to come to downtown Hinsdale,  
21 and they bring illuminated signs. Hopefully,  
22 they are tasteful. Hopefully, the lumens are

08:25:46PM

1 MS. BRASELTON: Good point.  
2 CHAIRMAN CASHMAN: I mean I think  
3 what's really funny in the 1920s Hinsdale passed  
4 a -- what was it -- a Grecian Revival code.  
5 They only wanted Greek Revival architecture.

6 MS. CRNOVICH: I thought that it was  
7 more Colonial. Was it Grecian?

8 CHAIRMAN CASHMAN: Yes. How crazy was  
9 that?

08:24:46PM

10 MR. WILLOBEE: Crazy.

11 CHAIRMAN CASHMAN: Obviously it got  
12 knocked out because it was a bad idea.

13 MS. CRNOVICH: Did that come from Zook,  
14 too?

15 CHAIRMAN CASHMAN: Probably not. Zook  
16 was a very creative architect. He did all kinds  
17 of stuff.

18 MS. BRASELTON: No. She's saying did  
19 he propose that.

08:24:57PM

20 MS. CRNOVICH: I think he was the first  
21 chair of the Plan Commission.

22 MR. KRILLENBERGER: He was.

1 down. And we can have lumen meters and make  
2 sure they are within our standards.

3 But once again, I trust this Plan  
4 Commission and future plan commissions to make  
5 sure that we do what's right for the Village in  
6 all respects, visually, from a business  
7 perspective, across all spectrums in  
8 consideration. So I don't know if we are going  
9 to vote on this, but I think this is too much.

08:26:23PM

10 MS. CRNOVICH: We need more  
11 information. If, for an example, I think this  
12 is MyEyeDr., I think this is Lake Forest.

13 MR. BRASELTON: Can you pass it around.

14 MS. CRNOVICH: Yes.

15 MS. BRASELTON: That is not  
16 illuminated? I can't tell.

17 MR. KRILLENBERGER: It looks like it's  
18 just --

19 MS. CRNOVICH: I don't think it is.

08:26:46PM

20 And I found other ones around the country. And  
21 this is just a quick Google search where they  
22 are not internally illuminated. And I quickly

1 just looked at FedEx and MyEyeDr.  
 2 CHAIRMAN CASHMAN: Did you find FedEx  
 3 is not illuminated?  
 4 MS. CRNOVICH: Yes.  
 5 MS. BRASELTON: Really.  
 6 MS. CRNOVICH: Let's see, this one and  
 7 I have another one that I did not print. I'll  
 8 have to go back and --  
 9 MS. BRASELTON: I'm intrigued by the  
 10 halo illumination.  
 11 CHAIRMAN CASHMAN: Halo, I think that's  
 12 one thing in Barrington they really encourage  
 13 because you can still see, like it says Bank One  
 14 or whatever, because it's like the shadow of the  
 15 letter so it's a subtle thing. That's an  
 16 internally illuminated sign so that would be  
 17 excluded. So maybe that, maybe that type of  
 18 illumination should be left.  
 19 That's just even what is the  
 20 definition of what's an illuminated sign. What  
 21 are we allowing? We have done a lot of halo  
 22 signs here recently, and I think they look

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1 ones. It needs to be broken out.  
 2 I would be okay with extending this  
 3 because then at least we could have some data.  
 4 Without data I think we would be compelled to  
 5 vote no, unless you just are dead set against  
 6 any illumination in signs. But then I'd say why  
 7 not have -- eliminate goosenecks? Why not  
 8 eliminate anything?  
 9 MS. CRNOVICH: Oh, I think there is a  
 10 big difference between the goosenecks and the --  
 11 CHAIRMAN CASHMAN: The tricky part that  
 12 we don't even have covered are those illuminated  
 13 things inside the stores.  
 14 MS. CRNOVICH: Although, I think we  
 15 will all agree that our signage code needs to be  
 16 totally redone. I just think being a Historic  
 17 District, I think there is the charm to that,  
 18 the character of the District, and a lot of  
 19 these signs take away. It's visual clutter to  
 20 me from some of these beautiful buildings. Why  
 21 have a Historic District? But I do agree with  
 22 you that we could use some more information.

08:28:51PM

08:29:15PM

1 decent.  
 2 But I wouldn't want the whole town  
 3 a bunch of gooseneck things. That's going to  
 4 look like Disneyland. Disneyland is fake. And  
 5 commerce and business, you know, Rome wasn't  
 6 created the way it looks. It was knocked down,  
 7 rebuilt, and the good stuff lasts. If it's ugly  
 8 and it's poorly done, it gets demolished. And  
 9 Hinsdale is the same way. I think the good  
 10 stuff will say.  
 11 And people choose. Look at  
 12 Starbucks chose not to put in an internally  
 13 illuminated sign. I mean we didn't ask them. I  
 14 mean most of the signs are not internally  
 15 illuminated. I mean you are talking about a  
 16 small percentage. But even that, the fact that  
 17 there is numbers on it should be exactly, how  
 18 many are --  
 19 You know, because in the Historic  
 20 District there are like contributing buildings,  
 21 which mean the good ones. And then there are  
 22 noncontributing ones, which is meaning the ugly

08:28:12PM

08:28:27PM

1 CHAIRMAN CASHMAN: We could.  
 2 MS. CRNOVICH: Like I think Geneva, I  
 3 love their zoning code.  
 4 CHAIRMAN CASHMAN: I would like to see  
 5 all of them. It would just be interesting to  
 6 know.  
 7 MR. CRNOVICH: Poor Chan. It sounds  
 8 like a lot of work.  
 9 CHAIRMAN CASHMAN: Well, yes. We could  
 10 continue it for two months if you'd like. It's  
 11 just without the data we are just shooting in  
 12 the dark. We could be doing something that's a  
 13 total mistake, and how are we ever going to  
 14 change it; we can't. Once the trustees revise  
 15 this, it wasn't like it was a unanimous vote by  
 16 the trustees or the entire Historic Preservation  
 17 Commission came in front of us. We had no --  
 18 This is like maybe two people.  
 19 MS. CRNOVICH: They should have come  
 20 before us, though. I have a problem with that.  
 21 Why couldn't they add it to their agenda? I  
 22 really feel they should have discussed this

08:29:39PM

08:30:04PM

1 before we did. I hope if this moves forward  
2 that it can be added to their agenda.  
3 CHAIRMAN CASHMAN: Along with them, I  
4 want to hear from the businesses, Chamber of  
5 Commerce, our own head of development for the  
6 town.

7 MS. CRNOVICH: I think Chamber of  
8 Commerce, I think if you go to all the  
9 businesses that's an awful lot of work.

08:30:27PM

10 MS. BRASELTON: Well, it's up to the  
11 applicants to bring the issue to us. It's not  
12 up to us to --

13 CHAIRMAN CASHMAN: Right. And the  
14 applicant is the Village of Hinsdale. Come on,  
15 they have time, money. Chan will be getting his  
16 steps in.

17 MR. YU: Yeah.

18 CHAIRMAN CASHMAN: They literally could  
19 just, they could do it through the Chamber of  
20 Commerce.

08:30:47PM

21 MS. CRNOVICH: They could do it through  
22 the Chamber at one of their meetings maybe.

1 CHAIRMAN CASHMAN: Yes. Chamber of  
2 Commerce, that would be something that their  
3 membership might be interested in, some of  
4 them -- most of them being impacted in the  
5 downtown area.

6 MS. CRNOVICH: I think they are very  
7 good at promoting the charm in the Historic  
8 District and the character.

9 CHAIRMAN CASHMAN: But I also --

08:31:06PM

10 MS. CRNOVICH: I mean If you want a lot  
11 of lights, go to Naperville.

12 CHAIRMAN CASHMAN: I just never have  
13 seen signage as a problem in Hinsdale. I think  
14 you need to have visual variety. I think it's  
15 crazy that white is a color in our zoning  
16 ordinance. I think that's too restrictive. I  
17 mean we are looking at counting colors in  
18 TinkRworks, that's a nice looking logo and sign.  
19 We have a very restrictive sign ordinance

08:31:28PM

20 already, but we don't have any guidelines.  
21 The guidelines, you should look at  
22 the one from Barrington. It's so well done. I

1 don't know how they came up with this thing  
2 because Barrington is not like a humongous town,  
3 but it is so well done. They have examples and  
4 dimensions, like good example, bad example. And  
5 it's really interesting how it's written because  
6 it talks about encouraging things.

7 This is where like our parking  
8 ordinance is super weak. It does not spell out  
9 exactly how many landscape islands there should  
10 be. It just talks about how many trees there  
11 should be. The Village parking lot, it's right  
12 in the downtown Historic District, is the  
13 ugliest parking lot in the western --

08:31:52PM

14 MS. CRNOVICH: But because it's owned  
15 by the Village --

16 CHAIRMAN CASHMAN: And they don't want  
17 to spend any money on it.

18 MS. CRNOVICH: But they aren't required  
19 to do any landscaping.

08:32:04PM

20 CHAIRMAN CASHMAN: They exempted  
21 themselves from it.

22 MS. CRNOVICH: Well, actually there is

1 a section in the Code that says any government-  
2 owned parking lots do not have to meet the  
3 requirements.

4 CHAIRMAN CASHMAN: I think it's  
5 terrible. I think the Village should be held to  
6 the highest standard. We should have the best  
7 parking lots. Instead we have this thing, it's  
8 like a wasteland of asphalt. And every person  
9 who drives past and goes to Naperville, looks  
10 out, they go, Look at that. I mean it's a dump.

08:32:24PM

11 MS. CRNOVICH: Well, we do need more  
12 landscaping, too. Less signage and more  
13 landscaping, how is that?

14 MS. BRASELTON: You two are saying  
15 exactly the same thing about the signage in just  
16 different ways.

17 MS. CRNOVICH: We are. But I think  
18 Hinsdale, I think their signage code, I think,  
19 is way too lax. Now, I like LaGrange. Look at  
20 their signage code. It's a good -- And you  
21 don't see all the clutter in LaGrange. Next  
22 time you are on the train or you are driving

08:32:45PM

1 through downtown LaGrange --  
 2 CHAIRMAN CASHMAN: Does LaGrange allow  
 3 internally illuminated sign?  
 4 MS. CRNOVICH: I did not check that.  
 5 MS. BRASELTON: They are everywhere.  
 6 CHAIRMAN CASHMAN: Yes. They are  
 7 everywhere.  
 8 MS. CRNOVICH: But they don't have the  
 9 clutter like Hinsdale.  
 10 CHAIRMAN CASHMAN: LaGrange at night is  
 11 alive. Hinsdale is not.  
 12 MS. CRNOVICH: Well, it's a whole  
 13 different town, too.  
 14 CHAIRMAN CASHMAN: But people are  
 15 shopping at night.  
 16 MS. CRNOVICH: They have the condos and  
 17 you have the apartments, and you have a young  
 18 crowd there. I think that makes a big  
 19 difference.  
 20 CHAIRMAN CASHMAN: Oh, we are old?  
 21 MS. CRNOVICH: The nightlife. You have  
 22 all those condos.

1 CHAIRMAN CASHMAN: It is, I know. I'm  
 2 just teasing you.  
 3 But that would be a great  
 4 example. I would like to see Western Springs,  
 5 Clarendon Hills, LaGrange. Those are our  
 6 neighbors. They are not -- Are any of those in  
 7 a historic register?  
 8 MS. CRNOVICH: I don't think so.  
 9 CHAIRMAN CASHMAN: But then there are a  
 10 lot. Glen Ellyn is not far, same railroad line.  
 11 They are on the historic register. Barrington,  
 12 Lake Forest.  
 13 MR. JABLONSKI: Winnetka probably.  
 14 CHAIRMAN CASHMAN: I wouldn't be  
 15 surprised. You know, a lot of those towns are  
 16 much more restrictive. They have architectural  
 17 review.  
 18 MS. CRNOVICH: Riverside. Yes. That's  
 19 another difference. Some of the towns that  
 20 maybe have a more lax signage code, they have to  
 21 go through architectural review, which makes a  
 22 big difference.

1 CHAIRMAN CASHMAN: Right, but we have  
 2 Historic Preservation now.  
 3 MS. CRNOVICH: Well, there is also like  
 4 Geneva, any signage has to go through HPC. And  
 5 they have, you know, they have the final vote on  
 6 it I think for the historic district anyway.  
 7 So when you are Christmas shopping  
 8 in all these little towns, everybody should be  
 9 looking at signage.  
 10 MR. JABLONSKI: And wishing we had  
 11 saltwater taffy shops everywhere.  
 12 MS. CRNOVICH: I would be okay with  
 13 that.  
 14 CHAIRMAN CASHMAN: Right.  
 15 MS. CRNOVICH: I would be okay with  
 16 that.  
 17 MR. JABLONSKI: I don't need any more  
 18 saltwater taffy, I have got Rocky Mountain  
 19 chocolate.  
 20 CHAIRMAN CASHMAN: So I guess the  
 21 question is do we have a motion to continue  
 22 this, and then give Chan some idea of the things

1 we need.  
 2 MS. CRNOVICH: Maybe to like a  
 3 January meeting?  
 4 CHAIRMAN CASHMAN: Can you continue  
 5 more than one month?  
 6 MS. BRASELTON: Do we have a meeting in  
 7 December?  
 8 CHAIRMAN CASHMAN: I'm sure we do.  
 9 MS. CRNOVICH: Yes, we do.  
 10 MR. WILLOBEE: But if we're talking  
 11 studies and Chamber of Commerce, so we could  
 12 take longer. So I mean does it make more sense  
 13 to deny as written with a recommendation for  
 14 resetting?  
 15 MR. JABLONSKI: That's a great idea.  
 16 MR. WILLOBEE: And then Chan is not  
 17 under pressure from a continuation.  
 18 CHAIRMAN CASHMAN: Oh, good.  
 19 MR. JABLONSKI: We'll make the people  
 20 who want it go back and propose it. We  
 21 shouldn't give him to-dos, more work to do; make  
 22 them think about what they want.

1 MR. KRILLENBERGER: I'm all for that.  
 2 MR. UNELL: Yes. I agree with that  
 3 approach.  
 4 CHAIRMAN CASHMAN: I would be okay with  
 5 that because I think to continue it, it's really  
 6 going to take a long time. Every month --  
 7 MR. KRILLENBERGER: There is no rush.  
 8 MS. CRNOVICH: I wish the Village  
 9 attorney was still here. What do you think,  
 10 Chan? Which would be better? I mean to deny it  
 11 is kind of a --  
 12 MR. BRASELTON: Well, there is no like  
 13 harsh --  
 14 MR. WILLOBEE: Deny as written.  
 15 MS. BRASELTON: It's not like they  
 16 can't come back for two years like the ZBA,  
 17 right?  
 18 MS. CRNOVICH: There is, there is a  
 19 limit.  
 20 MS. BRASELTON: Maybe he just wants to  
 21 withdraw it. I mean that's an option, too.  
 22 CHAIRMAN CASHMAN: There you go.

08:35:30PM

08:35:38PM

1 resubmit.  
 2 MS. CRNOVICH: I think, yes, continue  
 3 is the safest way.  
 4 MR. YU: I'm just not sure because this  
 5 is a text amendment, the Plan Commission makes  
 6 recommendation to the Board. I don't know if  
 7 the Plan Commission can just deny it.  
 8 MS. CRNOVICH: Yes. So continue would  
 9 be best.  
 10 MR. YU: Yes.  
 11 CHAIRMAN CASHMAN: Well, we would vote  
 12 on it.  
 13 MR. YU: Vote to deny it.  
 14 MR. WILLOBEE: That's what I meant.  
 15 CHAIRMAN CASHMAN: Yes. Well, some of  
 16 the things I would like, if we are going to see  
 17 this, I really think we need to know numbers in  
 18 that Historic District. What's the breakout? I  
 19 mean how many are illuminated? How many are not  
 20 illuminated at all? How many exterior  
 21 illumination?  
 22 MS. CRNOVICH: And add things like if

08:36:35PM

08:36:54PM

1 MS. CRNOVICH: I think even he would --  
 2 Yes, it would work. Or how about just continue  
 3 it to February or --  
 4 CHAIRMAN CASHMAN: We have always  
 5 continued stuff to the next meeting so I  
 6 assume strategically --  
 7 MS. CRNOVICH: Well, we can continue it  
 8 to the next meeting and then continue it again.  
 9 CHAIRMAN CASHMAN: Right, that would  
 10 give them time to put together some data.  
 11 MS. BRASELTON: I think it's really  
 12 Chan's call. They are the applicant. It's not  
 13 really ours.  
 14 CHAIRMAN CASHMAN: If you are not sure,  
 15 Chan, my recommendation would be we continue it.  
 16 MR. YU: Okay.  
 17 CHAIRMAN CASHMAN: At least you could  
 18 then figure out whether in the next month we  
 19 should vote on it and then allow --  
 20 MR. YU: Right.  
 21 CHAIRMAN CASHMAN: I wouldn't want to  
 22 deny it and then find out that they can't

08:35:59PM

08:36:18PM

1 they are illuminated do they have to go through  
 2 design review, which I think would make a  
 3 difference.  
 4 CHAIRMAN CASHMAN: How would they know  
 5 that?  
 6 MR. KRILLENBERGER: Well, everything  
 7 would be grandfathered; right?  
 8 CHAIRMAN CASHMAN: Yes. Everything  
 9 existing, the 15 existing ones would be  
 10 grandfathered.  
 11 MS. CRNOVICH: Well, a town might allow  
 12 that kind of illumination; but it has to go  
 13 through design review as an extra set of eyes.  
 14 MR. JABLONSKI: You are talking about a  
 15 best practices is what you're talking about.  
 16 MS. CRNOVICH: Not in Hinsdale.  
 17 MR. JABLONSKI: You are talking about  
 18 best practices generically. So you are asking  
 19 Chan to do a best practices of historic  
 20 districts in northeastern Illinois?  
 21 MS. CRNOVICH: Yes. Exactly.  
 22 CHAIRMAN CASHMAN: Yes, northeastern.

08:37:10PM

08:37:27PM

1 So we have some idea of how we compare, which --  
2 Yes. And how our Code, how many towns prohibit  
3 internally illuminated signs.

4 MR. JABLONSKI: And what the code looks  
5 like.

6 CHAIRMAN CASHMAN: Yes. What the  
7 language is because it could be something where  
8 it doesn't prohibit it but it encourages against  
9 it, or maybe it says it only allows halo.

08:37:53PM 10 MR. WILLOBEE: I think one meeting we  
11 actually joked are we going to end up with  
12 everything gooseneck by default so that puts us  
13 to that direction.

14 CHAIRMAN CASHMAN: Right.

15 MR. JABLONSKI: Gooseneck is a fad now.  
16 And in 10 years everybody will say they wrote  
17 that in 2018.

18 CHAIRMAN CASHMAN: Right. Right. Yes.

19 So I think we really need to hear

08:38:12PM 20 from the Chamber of Commerce.

21 MR. JABLONSKI: Property owners.

22 CHAIRMAN CASHMAN: Property owners

1 maybe through the Chamber of Commerce.

2 MS. CRNOVICH: Yes, I think through the  
3 Chamber of Commerce.

4 CHAIRMAN CASHMAN: Or I don't know if  
5 the Village can, I don't know how they could  
6 handle it; but it would be nice to know from the  
7 businesses their thought on this.

8 What else do we have?

9 MR. JABLONSKI: The landlords, too, are  
10 the constituents.

08:38:34PM 11 CHAIRMAN CASHMAN: True.

12 MR. JABLONSKI: It's their value. It's  
13 their property value. They collect rent.

14 CHAIRMAN CASHMAN: I just want to see  
15 if I had any other comments.

16 MS. CRNOVICH: Well, actually -- Well,  
17 there is a public notice in the Hinsdalean;  
18 right?

19 MR. YU: Yes.

08:38:59PM 20 CHAIRMAN CASHMAN: Yes, but is a  
21 business reading that? I doubt it.

22 MS. CRNOVICH: Well, did we -- Like

1 look at the last text amendment we just  
2 discussed, I mean did everybody get notice about  
3 that I mean?

4 CHAIRMAN CASHMAN: No. I had a problem  
5 with that, too.

6 MS. CRNOVICH: So you know what I'm  
7 saying, you've got a --

8 CHAIRMAN CASHMAN: I agree with Gerry.

9 MR. JABLONSKI: This isn't Russia.

08:39:19PM 10 CHAIRMAN CASHMAN: We are talking about  
11 impacting people's value of their property in  
12 just a casual way. I just don't think it's  
13 fair. Especially some of these landlords that

14 have owned these businesses down there, they

15 have owned them for generations. And I think

16 they, it would be nice to make sure that they

17 are onboard with it. They might be.

18 MR. JABLONSKI: They might be.

19 CHAIRMAN CASHMAN: Yes. That's why I

08:39:38PM 20 was saying initially I was totally opposed to

21 this. But when I drove around last night and I

22 saw it, I'm talking like about 15 total in town.

1 So the vast majority are not. There is entire  
2 blocks that don't have a single illuminated sign  
3 on them. I'm like is it a problem? I didn't  
4 think it was a problem. I was expecting to see  
5 more illuminated signs than I actually saw.

6 MS. CRNOVICH: I didn't think there  
7 were that many.

8 CHAIRMAN CASHMAN: Yes.

9 MS. CRNOVICH: Having a list of what  
10 signs are illuminated would be helpful. And

08:40:01PM 11 what might help is years ago when they had a

12 text amendment in the B-2 district for the

13 height limits, how did they notify people back

14 then? Do you remember?

15 CHAIRMAN CASHMAN: When they changed

16 the height? You would hope they notified

17 people.

18 MS. BRASELTON: It was in all the

19 newspapers every week.

08:40:20PM 20 MR. JABLONSKI: Lawsuits, people went  
21 to jail.

22 CHAIRMAN CASHMAN: I mean this --

1 MS. CRNOVICH: This was the last text  
 2 amendment that affected the whole B-2.  
 3 CHAIRMAN CASHMAN: Right, in a big way.  
 4 I mean limiting -- And that was a perfect time.  
 5 That was also the recession and nobody was  
 6 thinking of building so we took advantage of  
 7 that.

8 So at least with some data then we  
 9 could possibly make an intelligent decision on  
 10 this. And I don't think there is any impending  
 11 doom. I just feel for the next illuminated sign  
 12 that comes in front of us --

13 MR. YU: That's next month.

14 MR. WILLOBEE: But we have a process to  
 15 deal with that. We take HPC's consideration.  
 16 We take it case by case, and I think we have a  
 17 process to rely on in the meantime.

18 CHAIRMAN CASHMAN: We sent that nail  
 19 salon back.

20 MS. BRASELTON: So from a Robert's  
 21 Rules perspective, do we need to do the closing  
 22 of the hearing, then we will continue it? Or do

08:40:45PM

08:41:14PM

1 MR. JABLONSKI: Aye.  
 2 CHAIRMAN CASHMAN: Aye.  
 3 MS. CRNOVICH: Aye.  
 4 MR. WILLOBEE: Aye.  
 5 MR. UNELL: Aye.  
 6 CHAIRMAN CASHMAN: And do I have a  
 7 motion to continue Case A-45-2018 in the Village  
 8 of Hinsdale, Zoning Code Text Amendment,  
 9 9-106(J)(7) to our December Plan Commission  
 10 meeting?

11 MR. UNELL: So moved.

12 MR. KRILLENBERGER: Second.

13 CHAIRMAN CASHMAN: Troy?

14 MR. UNELL: Aye.

15 MR. WILLOBEE: Aye.

16 MS. CRNOVICH: Aye.

17 CHAIRMAN CASHMAN: Aye.

18 MR. JABLONSKI: Aye.

19 MS. BRASELTON: Aye.

20 MR. KRILLENBERGER: Aye.

21

22 \* \* \*

08:42:12PM

1 we even have the option of moving to continue  
 2 it, can't we, after we have had a public  
 3 hearing?

4 CHAIRMAN CASHMAN: I thought in the  
 5 past we've closed the public hearing, continued  
 6 the meeting, and then reopened the public  
 7 hearing at the next meeting.

8 MR. YU: Right.

9 MR. WILLOBEE: Hinsdale Meadows we did.

10 MS. CRNOVICH: At least four times.

11 CHAIRMAN CASHMAN: For like a year,  
 12 okay.

13 MR. JABLONSKI: Do you want to move  
 14 that?

15 MS. BRASELTON: Sure.

16 CHAIRMAN CASHMAN: Do we have a motion  
 17 to close the public hearing?

18 MS. BRASELTON: So moved.

19 MR. UNELL: Second.

20 CHAIRMAN CASHMAN: Jim?

21 MR. KRILLENBERGER: Aye.

22 MS. BRASELTON: Aye.

08:41:42PM

1 (Whereupon the further hearing of the  
 2 above-entitled caused was continued to  
 3 December 13, 2018, at 7:30 p.m.)  
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1 STATE OF ILLINOIS )  
 ) ss.  
2 COUNTY OF DU PAGE )

3  
4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,  
5 do hereby certify that I am a court reporter  
6 doing business in the State of Illinois, that I  
7 reported in shorthand the testimony given at the  
8 hearing of said cause, and that the foregoing is  
9 a true and correct transcript of my shorthand  
10 notes so taken as aforesaid.

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Janice H. Heinemann CSR, RDR, CRR  
License No 084-001391

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**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

<b>Applicant</b>
Name: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

<b>Owner</b>
Name: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

**Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)**

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

<b>Disclosure of Village Personnel:</b> (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)
1) _____
2) _____
3) _____

## II. SITE INFORMATION

Address of subject property: \_\_\_\_\_

Property identification number (P.I.N. or tax number): \_\_\_\_ - \_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Brief description of proposed project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

General description or characteristics of the site: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Existing zoning and land use: \_\_\_\_\_

Surrounding zoning and existing land uses:

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

Proposed zoning and land use: \_\_\_\_\_

**Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:**

Site Plan Approval 11-604

Design Review Permit 11-605E

Exterior Appearance 11-606E

Special Use Permit 11-602E  
Special Use Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Map and Text Amendments 11-601E  
Amendment Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Planned Development 11-603E

Development in the B-2 Central Business  
District Questionnaire

## TABLE OF COMPLIANCE

Address of subject property: \_\_\_\_\_

The following table is based on the \_\_\_\_\_ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information	↓	↓

\* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
  
13. The community need for the proposed amendment and for the uses and development it would allow.
  
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

**DRAFT – 09-26-18**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 9-106 (SIGNS) OF THE HINSDALE ZONING CODE RELATIVE TO INTERNALLY ILLUMINATED SIGNS IN THE B2 CENTRAL BUSINESS DISTRICT**

**WHEREAS**, the Village of Hinsdale (the “Village”) has received an application (the “Application”) from the Village of Hinsdale (the “Applicant”) pursuant to Section 11-601 of the Hinsdale Zoning Code (“Zoning Code”) for an amendment to the text of subsection 9-106.J of the Zoning Code relative to prohibiting internally illuminated signs in the B2 Central Business Zoning District (the “Proposed Text Amendment”); and

**WHEREAS**, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

**WHEREAS**, on \_\_\_\_\_, 2018, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in The Hinsdalean, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of \_\_ ( ) in favor, \_\_\_\_ ( ) against and \_\_ ( ) absent, as set forth in the Plan Commission’s Findings and Recommendation for Plan Commission Case No. \_\_\_\_\_-2018 (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

**WHEREAS**, the Village is an Illinois non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to law, including authority to amend the existing Zoning Code regulations relative to signs within the business and other districts of the Village; and

**WHEREAS**, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application, and have determined that the approval of the Proposed Text Amendment, as set forth below, is in the best interests of the Village and is demanded by and required for the public good.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, Cook and DuPage Counties, Illinois, as follows:

**SECTION 1:** Each whereas paragraph set forth above is incorporated by reference into this Section 1.

**SECTION 2:** The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Text Amendment set forth below is in the best interests of the Village and is demanded by and required for the public good.

**SECTION 3:** Subsection J.7.b. (Illumination/Other Signs) of Section 9-106 (Signs) of Article IX (District Regulations of General Applicability) of the Hinsdale Zoning Code is amended to read in its entirety as follows:

*7. Illumination:*

(a) Signs without permits: Signs permitted pursuant to subsection F of this section shall be illuminated only as permitted in that subsection.

(b) Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated.

**SECTION 4:** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, and attested to by the Village Clerk this same day.

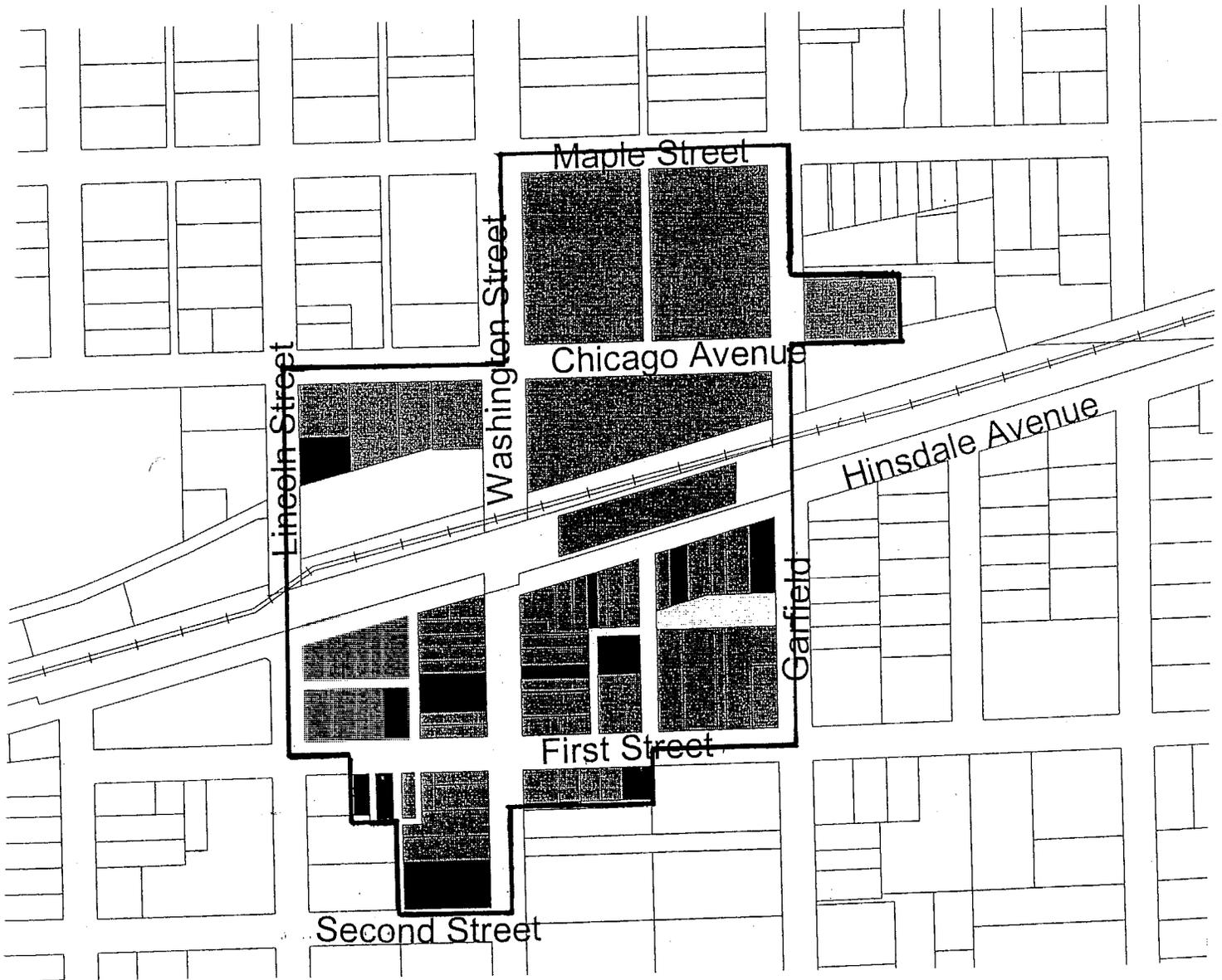
\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

ATTEST:

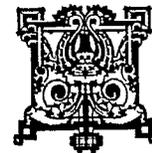
\_\_\_\_\_  
Christine M. Bruton, Village Clerk



# MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT



Contributing  
Non-Contributing



GRANACKI  
HISTORIC CONSULTANTS



## MEMORANDUM

**DATE:** February 13, 2019

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Chan Yu, Village Planner 

**RE:** **Scheduling of Public Hearing** for Special Use Permit for Driving School in the O-2 District Responsible Driver – 111 W. Chicago Ave. in the O-2 District – Case A-05-2019

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### Summary

The Village of Hinsdale has received an application from Mr. Bryan Kearney, the owner of Responsible Driver driving school, requesting approval for Special Use Permit to move from its current location at 7 N. Grant Street to 111 W. Chicago Avenue, both located in the O-2 Limited Office District. 111 W. Chicago Avenue is the building/parcel immediately south of 7 N. Grant Street. On February 20, 2018, the Village approved Mr. Kearney's text amendment application to allow driving schools as a special use in the O-2 District and Responsible Driver's concurrent special use permit (Attachment 6).

### Request and Analysis

Responsible Driver plans to use the Hinsdale location at 111 W. Chicago Avenue to conduct classes in an office space approximately 410 square feet in area. The proposed class schedule is:

August - May		June - July
Sun.	Mon. - Thurs.	Mon. - Thurs.
1 PM - 7 PM	4 PM - 8:30 PM	8-10 AM, 10-12 AM, 4-6 PM and 6-8 PM

Each class will have a maximum of 25 students. All students will stay inside the 410 SF classroom for the entire 2-hour class. For classroom sessions, students would be dropped off at the front building entrance on Chicago Avenue or parking lot behind the building. All behind-the-wheel lessons will be arranged through Responsible Driver's main location in La Grange. Students for behind-the-wheel lessons will also be picked up and dropped off at their home.

The applicant has stated that the building owner will allow access to both parking lots at 111 Chicago Avenue and the office building at 7 N. Grant Street (Attachment 5). Each parking lot has 10 spaces available. The instructional vehicle will be parked in the 111 Chicago Avenue parking lot at all times.

### Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the BOT its recommendation in the form specified by subsection [11-103\(H\)](#). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the



## MEMORANDUM

applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

### **Attachments:**

- Attachment 1 – Applicant Cover Letter, Special Use and Plan Commission Applications
- Attachment 2 - Zoning Map Location of 111 W. Chicago Ave.
- Attachment 3 - Birds Eye View of 111 W. Chicago Ave.
- Attachment 4 - Street View of 111 W. Chicago Ave.
- Attachment 5 - Parking Lot View for 111 Chicago Avenue and 7 N. Grant Street
- Attachment 6 - Special Use Permit Ordinance O2018-04 for 7 N. Grant Street location

**Responsible Driving School**  
Chicago, Hinsdale  
La Grange & Melrose Park  
[www.BeAResponsibleDriver.com](http://www.BeAResponsibleDriver.com)



To: Village of Hinsdale

This letter is for purpose of changing the address of my current special permit use from 7 N. Grant St. to 111 W. Chicago Ave. to continue to conducting Responsible Driving School in the O-1 district. Please read below for a description about the business, a general business model and daily operations.

**About the Business/Owner:**

I started Responsible Driver in 2014 after working in the public high school system since 2006. Responsible driver currently has 3 locations La Grange, Melrose Park and Hinsdale. I am passionate about teaching and have created a curriculum that relates to this generation of students. As for my education, I have BA in Middle School/Secondary Education with a minor in Health & Driver Education. I have a MA in Instructional Leadership and currently hold a type 9 and type 75 certificates from the Illinois Board of Education. I have been teaching Driver Education for 12+ years. I am very familiar with the area currently living in Clarendon Hills.

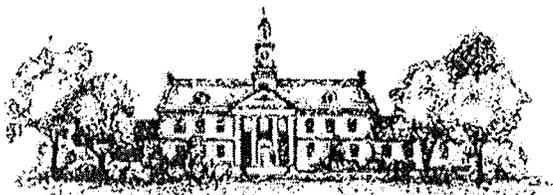
**Space Usage:**

The space would be used to conduct driver education classes during non-school hours. Normally we have classes in the evening during the weekdays and on Sundays. During the months of August through May the hours of operations would be 4:00pm-8:30pm Monday through Thursday and Sunday from 1:00pm-7:00pm. The space will allow maximum student classes of 25 students per class session. However, a final decision of maximum class size and scheduling will be determined by the Village of Hinsdale codes, permits and regulations. Responsible Driver will reserve the right for maximum class size to the Village of Hinsdale codes and permits if necessary for the special use permit. The space would be limited to only the classroom portion of the course. The space will only include teaching devices, tables and chairs. Parents will drop off they child on Grant St. or the parking lot behind both 111 W. Chicago or 7 N. Grant St. This will be away from busier driving and though the surrounding areas. This space will not have visitors during non-classroom times as all meeting and walk-ins are arranged through our La Grange location. The space will be smaller than the current space (500 square feet to 410 square feet, creating less of an impact then the current special permit use.

An instructor will accompany all students at all times while use of the building. All liability for all students enrolled in the Driver Education course will be the responsibility of Responsible Driver. All students will stay inside the classroom for the entire two hours class unless accompanied by the instructor. Because of the late hours, the instructor of the classroom will stay with all students until they are picked off from their parents. All behind-the-wheel times will be arranged through Responsible Driver main location in La Grange. All Behind-the-Wheel lessons are done off-location as students are picked up and dropped off at their home. No driving instruction will be done on in the O-1 district. All of my employees are certified by Illinois Board of Education in Driver Education and Safety and currently work in high schools in the area.

The space would be Secretary of State Driver Education Services approved prior to start of service. The space will be inspected for proper use by the Secretary of State Driver Education Services twice per year. The classroom and vehicle for behind-the-wheel instruction must pass Illinois State testing and inspections every 6 months. The business will have proper insurance, surety bonded, licensing and will pass all village exceptions. Students will arrive to the classroom from the side of the building and exit the building once their parent arrives to ensure the neighborhood maintains property values and will not injurious the use of other properties in the area. The classroom will be used in the evening when other businesses in the building are normally closed. The space has proper lighting, heating and cooling and use of a washroom. The building is equipped for special needs students and has proper drainage, plumbing, snow removal and garbage removal.

Thank you for this discussion.  
Sincerely,  
Bryan Kearney



VILLAGE OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: RESPONSIBLE DRAWING SECTION
Address: 7 N. GRANT ST.
City/Zip: HINSDALE 60521
Phone/Fax: (630) 974 / 6700
E-Mail: Bkearny@BeAResponsibleDraw.com

Owner
Name: Bryan Kearney
Address: 7410 Brookdale Dr
City/Zip: DANIEL 60561
Phone/Fax: (630) 627 / 2876
E-Mail: SAME

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name:
Title:
Address:
City/Zip:
Phone/Fax: ( ) /
E-Mail:

Name:
Title:
Address:
City/Zip:
Phone/Fax: ( ) /
E-Mail:

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)
1)
2)
3)

# TABLE OF COMPLIANCE

Address of subject property: 111 W. CHICAGO AVE, HINSDALE, ILL 60521

The following table is based on the \_\_\_\_\_ Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
			N/A
Lot Area (SF)			N/A
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

\* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

II. SITE INFORMATION

Address of subject property: 111 W. CHICAGO AVE, HINSDALE, IL 60521

Property identification number (P.I.N. or tax number):     -    -    -    -

Brief description of proposed project: Classroom for Driver Education  
classes. (moving buildings)

General description or characteristics of the site: \_\_\_\_\_  
OFFICE USE

Existing zoning and land use: \_\_\_\_\_

Surrounding zoning and existing land uses:

North: 7 N. QUANT 0-2

South: B-1

East: 0-2

West: 0-2

Proposed zoning and land use: \_\_\_\_\_

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

Site Plan Approval 11-604

Design Review Permit 11-605E

Exterior Appearance 11-606E

Special Use Permit 11-602E  
Special Use Requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Map and Text Amendments 11-601E  
Amendment Requested: \_\_\_\_\_  
\_\_\_\_\_

Planned Development 11-603E

Development in the B-2 Central Business District Questionnaire





**COMMUNITY DEVELOPMENT DEPARTMENT  
SPECIAL USE PERMIT CRITERIA**

**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**Must be accompanied by completed Plan Commission Application**

**Address of proposed request:** 111 W. CHICAGO AVE, HINSDALE, IL 60521

**Proposed Special Use request:** EDUCATION

**Is this a Special Use for a Planned Development?**  **No**  **Yes** (If so this submittal also requires a completed Planned Development Application)

**REVIEW CRITERIA**

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

**FEES for a Special Use Permit: \$1,225 (must be submitted with application)**

*See Attached Documents for answer.*

1. **Code and Plan Purposes.** The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.
2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

## Special Use Permit Criteria

Address of proposed request: 111 W. Chicago Ave. Hinsdale, Illinois (O-2 District)

\*Current Special Permit Use: 7 N. Grant St. Hinsdale, Illinois (O-2 District)

Proposed Special Use Request: Responsible Driving School (Bryan Kearney-Owner)

1. Code and Plan Purposes:

I, Bryan Kearney, owner of Responsible Driver would like to change the address for my current special permit use to 111. W. Chicago Ave. to continue to conduct automobile driving instruction (8299) in the O-2 district for the community of Hinsdale and the surrounding areas. Everything would remain the same. The teen automobile private instruction will be Secretary of State Driver Education Services approved prior to start of service. The space would be required an inspection for proper use by the Illinois Secretary of State Driver Education Services three times per year. The classroom and vehicle for behind-the-wheel instruction must pass Illinois State testing and inspections every 6 months. The business will have proper insurance, surety bonded, properly licensed and will pass all village expectations. Students of the class would be dropped off at the location for class by a parent or guardian. Most of the area in the area could also walk or ride their bicycle. An instructor will always accompany all students while use of the building. All behind-the-wheel times will be arranged through Responsible Driver main location in La Grange. All Behind-the-Wheel lessons are done off-location as students are picked up and dropped off at their home. All my employees are certified by Illinois Board of Education in Driver Education and Safety and currently work in high schools in the area.

2. No Undue Adverse Impact:

This special permit use will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety and general welfare. The special permit use will be used for educational proposes only. All behind-the-wheel or driving instructor will be done in the surrounding area. For all behind the wheel / driving instruction all students are picked up and dropped at their residents. The change in building will decrease the space from 500 square feet to 410 square feet making the change less of an impact.

3. No Interference with Surrounding Development:

There will be no interference with surrounding development are no construction will be necessary to the building or the space. Students will arrive to the classroom and exit the building once their parent arrives to ensure the neighborhood maintains property values and will not injurious the use of other properties in the area.

4. Adequate Public Facilities:

The business will not require additional public services and infrastructure. The proposed use adequately as the space will only be used for the classroom portion of the driver education course.

5. No Traffic Congestion:

Traffic would consist of parents dropping their child off for the classroom portion of the course. There will be two areas for parents to drop off their child. One area will be the parking lot east of the building through the alley. The second drop off area will be on Grant north of Chicago Avenue. This will ensure

the safety of all students away from Fullers Car Wash and Chicago Avenue. I predict some of the students would be walking or riding their bicycle to the location having less traffic most of the year.

6. No Destruction of Significant Features:

The special permit use will not destruction, loss, or damage of any natural, scenic, or historic feature of the space as the space will be used for the classroom portion only. All liability for all students enrolled in the Driver Education course will be the responsibility of Responsible Driver. All students will stay inside the classroom for the entire two hours class unless accompanied by the instructor. The instructor of the classroom will stay with all students until they are picked off from their parents or guardians.

7. Compliance with Standards:

The proposed use does comply with standards imposed for education services. Many tutor, test prep schools, music and dance businesses have all opened in the area. The business would use the same parking spaces at 111 W. Chicago Ave.

8. Special standards for specified special uses:

Not Applicable

9. Considerations

A. Considerations (Public Benefit)

The Village of Hinsdale and the surrounding area would benefit by this special permit use as there is no other business providing services in the area. Continuing to service the future drivers of Hinsdale. Automobile private instruction will benefit the community as better drivers in the area making safer street for the community. Private driver education business are shown statistically to have less students in accidents to comparison to public high school driver education. We will provide the adults and teens of Hinsdale and the surrounding areas a better educational experience with texting and driving computer simulations and guest speakers. Our company also works with Officer Coughlin from the Hinsdale Police Department to educate our drivers on obeying the law, speeding and drinking and driving. As the owner, I am passionate about teaching and have created a curriculum that relates to this generation of students. As for my education, I have BA in Middle School/Secondary Education with a minor in Health & Driver Education. I have a MA in Instructional Leadership and currently hold a type 9 and type 75 certificates from the Illinois Board of Education. I have been teaching Driver Education for 15+ years.

B. Considerations (Alternate locations)

111 W. Chicago Ave. has the same zoning at 7 N. Grant st. (O-2) and is an appropriate area for the safety of the students. Other business districts in the area has more traffic congestion and could be danger for students near major intersections in the area. Parents could use the same parking areas in the East Parking lot and Grant Street. Parents dropping off their child will not have traffic on Grant St. away from Grant Square other businesses (Walgreens, Kramer's) traffic congestion.

C. Considerations (Mitigation of adverse impacts)

All steps have been taken to minimize any adverse effects. There will be no construction and the space will be an open area design with tables, chairs and multimedia educational equipment. All landscaping and site design of the space will not change for this special permit use.

Thank You for Considering This Special Permit Request.  
Bryan Kearney; Owner – Responsible Driving School  
Bkearney@bearesponsibledriver.com  
630-827-2876



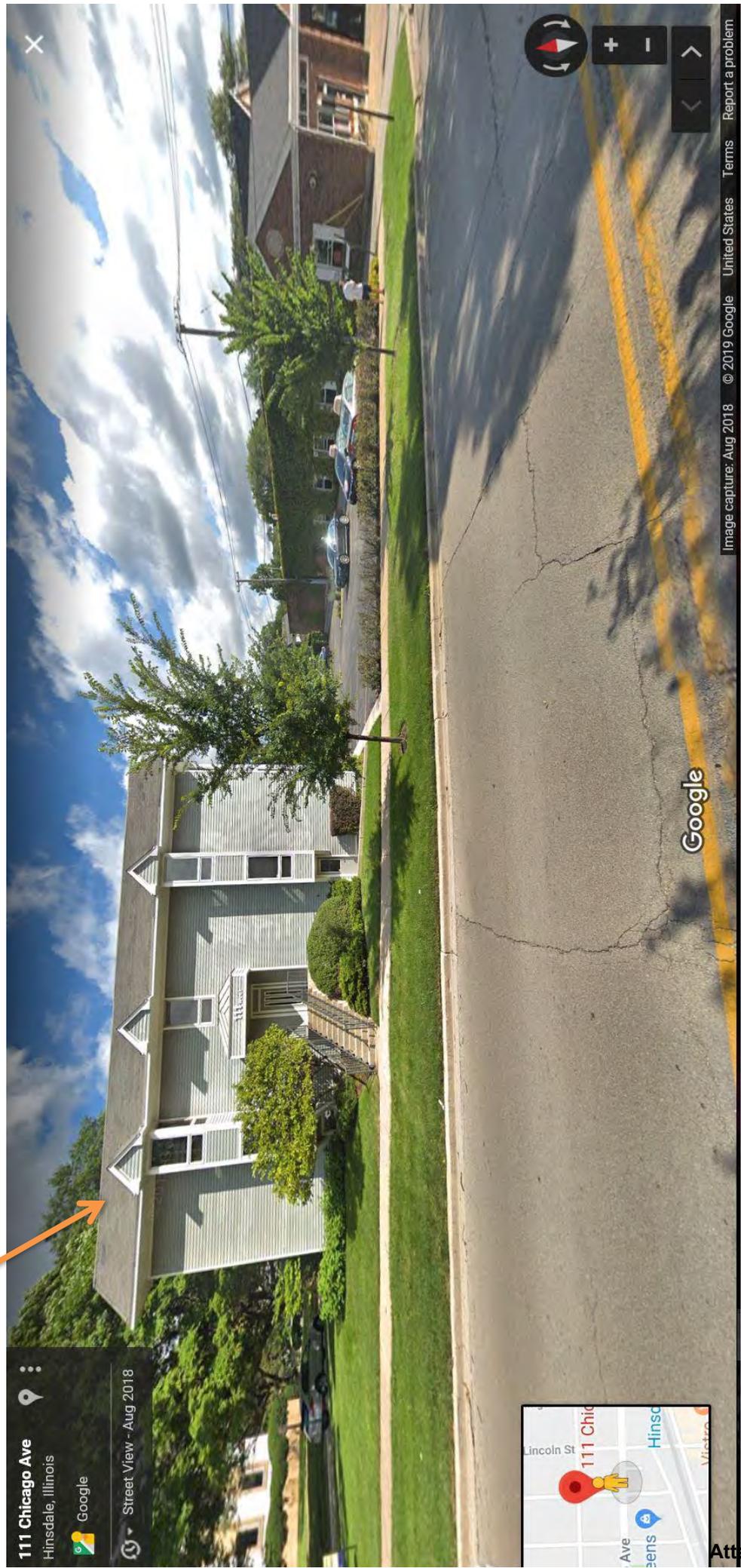
**Attachment 3: Birds Eye View of 111 W. Chicago Ave. (facing north)**

**Current Class Location**

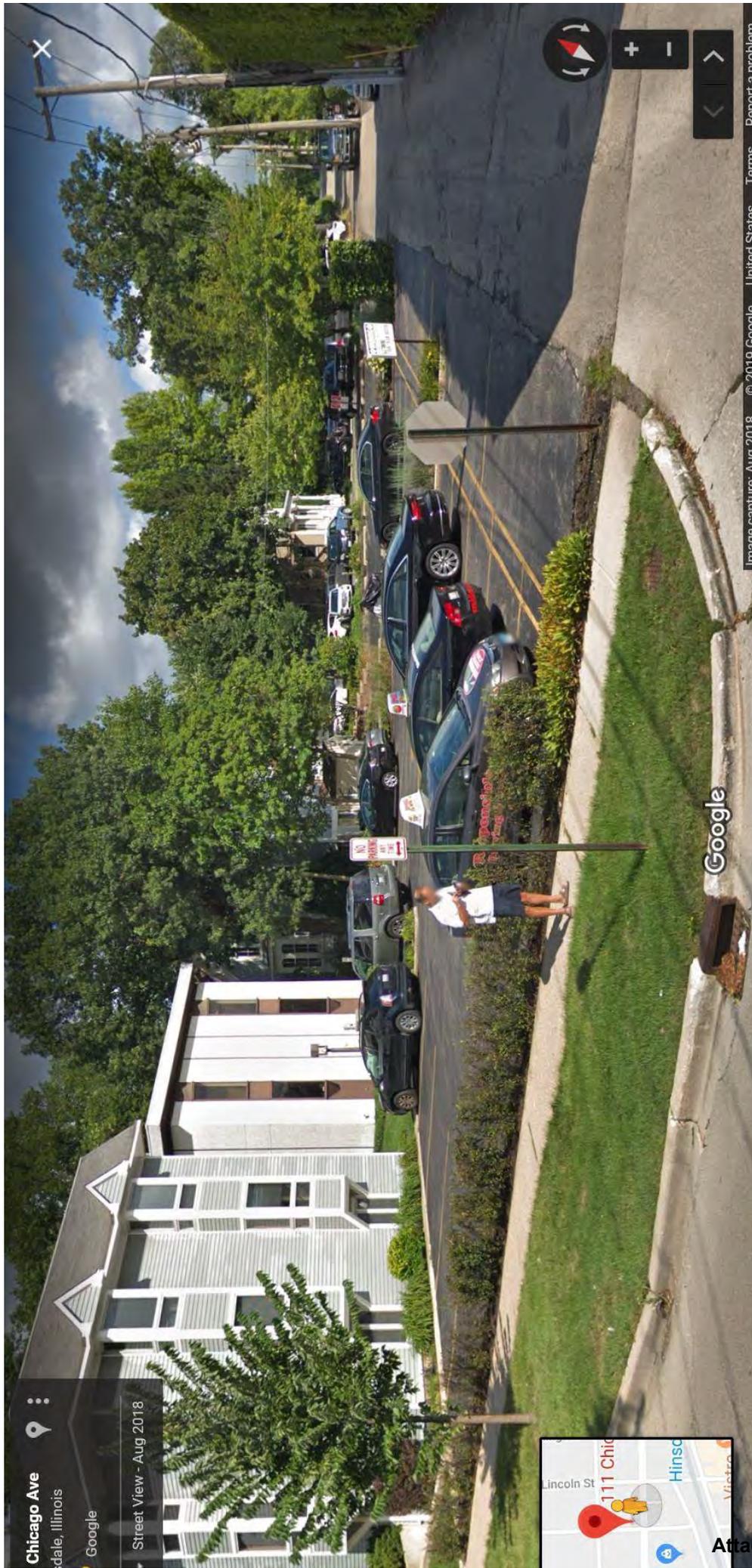
**Proposed New Location**



**Attachment 4: Street View from Chicago Ave. (facing north)**  
111 Chicago Ave.



**Attachment 5: Parking Lot View for 111 Chicago Ave. and 7 N. Grant St. (from Chicago Ave.)**



VILLAGE OF HINSDALE

ORDINANCE NO. O2018-04

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE PROVISION OF AUTOMOBILE DRIVING INSTRUCTION SERVICES IN THE O-2 LIMITED OFFICE ZONING DISTRICT AT 7 N. GRANT ST. – RESPONSIBLE DRIVER

WHEREAS, an application (the "Application") seeking a special use permit to provide automobile driving instruction services in the O-2 Limited Office Zoning District, at property commonly known as 7 N. Grant St., 1<sup>st</sup> Floor (the "Subject Property") was filed by Responsible Driver (the "Applicant") with the Village of Hinsdale; and

WHEREAS, automobile driving instruction service uses are, following recent text amendments to Section 6-106 of the Hinsdale Zoning Code ("Zoning Code"), special uses in the O-2 Limited Office Zoning District; and

WHEREAS, the Subject Property is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Zoning Code, as amended; and

WHEREAS, on January 10, 2018, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*. After considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the special use, by a vote of eight (8) in favor and none (0) opposed, with one (1) absent, as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-38-2017 ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit B and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application, with the conditions specified below, satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and

recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

**Section 3: Approval of a Special Use for Automobile Driving Instruction Services.** The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approve a special use permit for the establishment of a business offering automobile driving instruction services in the O-2 Limited Office Zoning District on the Subject Property located at 7 N. Grant St., Hinsdale, Illinois, legally described in **Exhibit A**.

**Section 4: Violation of Condition or Code.** Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

**Section 5: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**Section 6: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 15th day of February 2018.

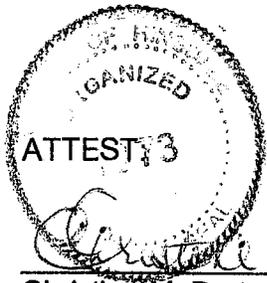
AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma, Byrnes

NAYS: None

ABSENT: None

APPROVED by me this 15th day of February, 2018, and attested to by the Village Clerk this same day.

*Tom Cauley*  
Thomas K. Cauley, Jr., Village President



*Christine M. Bruton*  
Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

By: *Bryan Kesner*

Its: *By*

Date: *2/14*, 2018

**EXHIBIT A**

**LEGAL DESCRIPTION**

**LOT 3 (EXCEPT THE NORTH 65 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF) IN BLOCK 8 OF STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN RECORDERS OFFICE IN DUPAGE COUNTY, ILLINOIS.**

**P.I.N.: 09-01-330-004**

**COMMONLY KNOWN AS: 7 N. GRANT ST., 1<sup>ST</sup> FLOOR, HINSDALE, IL 60521**

**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

**HINSDALE PLAN COMMISSION**

**RE: Case A-38-2017 – Applicant: Responsible Driver (driving school) – 7 N. Grant Street (lower level)**

**Request: Text Amendment to Section 6-106 (“Special Uses”), to allow automobile driving instruction as a Special Use in O-2 Limited Office Zoning Districts, and a concurrent Special Use Permit to operate an automobile driving instruction school at 7 N. Grant Street (lower level)**

**DATE OF PLAN COMMISSION (PC) REVIEW: January 10, 2018**

**DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: February 6, 2018**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. On January 10, 2018, the PC heard testimony from the applicant, the owner of Responsible Driver, Brian Kearney. He reviewed the driving school history, including its current location at 700 E. Ogden Avenue, in Westmont IL., and stated that has been teaching driver's education for three years. Mr. Kearney also reviewed the subject property for the proposed location at 7 N. Grant Street, at the lower level, as he described as a basement area. The square footage is approximately 550 SF, 400 SF of which will be dedicated for the classroom, and 150 SF for an office.
2. The applicant reviewed the parking, and stated there are 11 spaces behind the building, and an additional 5 to 8 spots in the front, parallel to the building for student drop off. Of the 11 spaces, he stated that Responsible Driver is guaranteed for 9 spaces. Mr. Kearney also referenced that the 7 N. Grant Street building owner also owns the building immediately south, 111 W. Chicago Avenue, and has offered additional parking spaces if necessary. The parking lots are contiguous between 7 N. Grant Street and 111 W. Chicago Avenue.
3. The Plan Commission Chairman asked the Village Planner to clarify if the Board of Trustees recommendation is for 1 space for every 250 SF of tenant space for driving schools. The Village Planner stated correct, the Code does not regulate parking spaces for driving schools; however, the Village Board recommended 1 space/250 SF to be consistent with similar uses in the Code. To that end, the applicant is required to have 2 parking spaces, and meets the requirement as presented.
4. Commissioner Crnovich asked the applicant if he has plans for a bike rack. The applicant stated yes, but it is contingent on the building owner's support. If so, the bike rack would be installed on the north side of the building near the entrance. Commissioner Crnovich reiterated that she supports a bike rack at the subject property. The applicant stated that he agrees.
5. There were no comments from the audience during the public comment period of the public hearing.

**II. RECOMMENDATIONS**

Following a motion to recommend approval of the text amendment application as presented, and the concurrent special use permit, with the recommendation to provide a bike rack for the building, the Plan Commission, on a vote of 8-0 (1 absent), recommends that the President and Board of Trustees approve the application.

THE HINSDALE PLAN COMMISSION By:

Stephen J. Cochran, Chairman

Dated this 14 day of February, 2018.