

MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
WEDNESDAY, MARCH 12, 2008
MEMORIAL HALL
7:30 P.M.

Acting Chairman Kluchenek called the meeting to order at 7:40 P.M. Wednesday, March 12, 2008, in Memorial Hall Board Room, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Acting Chairman Kluchenek, Commissioner Byrnes, Commissioner Geoga, Commissioner Stewart, Commissioner Moore, Commissioner Parsons

ABSENT: Chairman LaPlaca, Commissioner Thacker, Commissioner Flynn

ALSO PRESENT: Sean Gascoigne, Kerry Warren

MINUTES

Commissioner Byrnes moved to approve the minutes with corrections for the Wednesday, February 13, 2008 meeting. Commissioner Moore seconded. Motion carried.

120 S. Washington Street (Schoen's) - Exterior Appearance/Site Plan Review

Steve Bolingbrook, architect for applicant, said they are replacing the existing single pane windows with one-inch insulated glass in the exact same location. He went on to describe the signage for the two elevations, one being the northwest elevation and the other being on the Washington Street elevation.

Commissioner Moore asked if the west elevation sign would be setback in the same manner as the entry. Mr. Bolingbrook said the entry is setback 3.6 feet and the sign would be setback six inches behind the building, but not all the way back.

Commissioner Parsons asked staff if the little Schoen's signs in the bottom of the window is small enough that they do not count. Sean Gascoigne, Village Planner, explained that two signs on each façade are permitted and the Plan Commission has the opportunity to approve one additional sign and the applicant was to submit drawings indicating which signs they would remove and which signs they would keep. Mr. Gascoigne stated that revised illustrations would need to be provided as exhibits for the ordinance.

Commissioner Parsons asked if they cut it down to one Schoen's sign in each window would that bring them into compliance. Mr. Gascoigne said they can have one wall sign on Washington Street, one window sign on Washington Street, one additional of each window signs on Second Street and they could request the additional sign on Second Street in the window. Mr. Bolingbrook confirmed this is their request.

Commissioner Geoga asked staff if the signs over the door comply with the size requirements. Mr. Gascoigne said the sign over the door on the corner as presented is 7

Plan Commission Minutes

March 12, 2008

square feet over the maximum allowable and the petitioner is aware of that and has confirmed he will reduce the sign to 23 square feet to comply and submitted corrected elevations.

Commissioner Parsons moved to approve the application. Commissioner Stewart seconded. Motion carried as follows:

AYES: Acting Chairman Kluchenek, Commissioner Stewart, Commissioner Geoga, Commissioner Byrnes, Commission Moore, Commissioner Parsons

NAYES: None

ABSENT: Chairman LaPlaca, Commissioner Thacker, Commissioner Flynn

Public Hearing - Case A-16-2007 – 149 E. Ogden Avenue - Applicant: BP Products- AM/PM – Request: Exterior Appearance Design Review and Sign Permit CONTINUED FROM 1/23/08

Paul Landa, applicant for BP Products, was sworn in. Mr. Landa presented three different color combination choices for the roof and awning, which consisted of the following:

1. roof pearl and awning dark pearl
2. roof and awning dark pearl
3. roof dark pearl and awning Highland plains.

The Commission discussed the various color combinations.

Commissioner Moore moved to recommend proposal number 1, pearl roof and dark pearl awning. Commissioner Stewart seconded. Motion carried as follows:

AYES: Acting Chairman Kluchenek, Commissioner Stewart, Commissioner Geoga, Commissioner Byrnes, Commission Moore, Commissioner Parsons

NAYES: None

ABSENT: Chairman LaPlaca, Commissioner Thacker, Commissioner Flynn

Mr. Landa asked staff if the signage could be changed out separately from the Exterior Appearance/Site Plan approval. Mr. Gascoigne said no, the application has to go to the Zoning and Public Safety Committee and then the Board of Trustees for approval.

Case A-01-2008 – Applicant: Harvey Seybold – Request: Text Amendment to Section Section 11-503(e)(o) of the Hinsdale Zoning Code to allow the Zoning Board of Appeals to hear applications to increase, by not more than 10%, the maximum building coverage permitted, in all districts rather than just B-2.

Acting Chairman Kluchenek said this case has been continued. Mr. Gascoigne said this application has been withdrawn.

Discussion on Decorative Wall Brackets

Plan Commission Minutes

March 12, 2008

The Commission reviewed the examples of ornamental brackets for blade signs provided by staff. Commissioner Byrnes suggested having a distinctive bracket that says Hinsdale and depicts a branding for Hinsdale. Commissioner Parsons asked what the cost would be for custom brackets versus mass produced brackets. Commissioner Stewart suggested the Village buy in bulk to reduce cost. Mr. Gascoigne said that there are several details needing to be discussed and put into a recommendation from the Commission to forward to the Board of Trustees. Commissioner Moore said there should be only one choice of bracket to keep consistency.

Acting Chairman Kluchenek asked the Commissioners to state their two favorite preferences from the examples provided. All members favored the Lake Forest Example 2.

Commissioner Parsons asked about the actual sign that will hang off the bracket and if they should be consistent with height, shape, face or allow people to use their own company logo and branding. Commissioner Stewart said people who have their own logos and branding need some latitude and there is already a size limitation on bracket signs, which Mr. Gascoigne said he believed the maximum size is 18 inches vertical and 12 inches horizontal.

Acting Chairman Kluchenek asked if they needed to talk about lighting. Mr. Gascoigne said there are illumination limitations on signs already in place.

Commissioner Stewart moved to recommend the Lake Forest 2 example or some type of variation of the Lake Forest 2 example and to incorporate a Hinsdale Logo and will be recommended back to the Plan Commission on cost and how it will be funded. Commissioner Moore seconded. Motion carried as follows:

AYES: Acting Chairman Kluchenek, Commissioner Stewart, Commissioner Geoga, Commissioner Byrnes, Commission Moore, Commissioner Parsons

NAYES: None

ABSENT: Chairman LaPlaca, Commissioner Thacker, Commissioner Flynn

Commissioner Parsons moved to adjourn. Commissioner Stewart seconded. Motion carried and the meeting was adjourned at 8:30 p.m.

Respectfully Submitted

Kerry L. Warren
Community Development Secretary

Plan Commission Minutes
March 12, 2008

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