



MEETING AGENDA

PLAN COMMISSION
Wednesday, December 13, 2023
7:30 p.m.

MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois 60521
(Tentative & Subject to Change)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT** (Non-Agenda Items)
- 4. APPROVAL OF MINUTES** – November 8, 2023
- 5. SIGN PERMIT REVIEW**
 - a) Case A-39-2023 – 1 Salt Creek Lane – UChicago Medicine / Advent Health – Installation of Two (2) Wall Signs and Installation of New Sign Faces on Seven (7) Existing Ground Signs
 - b) Case A-41-2023 – 5817 S. Madison Street – Nourished – Sign Permit Review – Installation of One (1) Permanent Window Sign
- 6. ADJOURNMENT**

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

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 Andrianna Peterson, ADA Coordinator at 630-789-7005 to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, November 8, 2023**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Cashman, in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, November 8, 2023, at 7:00 p.m., roll call was taken.

PRESENT: Commissioners Laurel Haarlow, Cynthia Curry, Jim Krillenberger, Julie Crnovich, and Chairman Steve Cashman

ABSENT: Commissioner Gerald Jablonski, Mark Willobee, Anna Fiascone, Scott Moore

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

Chairman Cashman asked for public comments.

Village Planner Bethany Salmon provided an update on the Memorial Building Campaign. The Village has received over \$50,000 in donations from residents and local businesses for the 150th Memorial Building. Staff and Board Members are finalizing the details for the plaza project and the Village's goal is to break ground in early spring. The Memorial Building and lawn serve as the center piece of our Village. This area is used for many purposes including the Christmas walk and Christmas lighting which will be taking place December 1. This place touches all residents' families, businesses, Commissioners, and Board Members, so please join the Village and be part of this project. More information is available on our website and all donations are tax deductible.

Approval of Minutes – October 11, 2023

Commissioner Curry was identified incorrectly in the Public Hearing transcript for Vine Street Station and asked for the transcript to be corrected.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich, to approve the October 11, 2023 minutes subject to corrections to the public hearing transcript for Vine Street Station. The motion carried by the roll call vote of 5-0 as follows:

AYES:	Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioner Jablonski, Willobee, Fiascone, Moore

Findings and Recommendations

a) Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street – Request by Holladay Properties Services Midwest, Inc.

Commissioner Curry was identified incorrectly in the Public Hearing transcript for Vine Street Station and asked for the transcript to be corrected.

A motion was made by Commissioner Curry, seconded by Commissioner Haarlow to approve Case A-38-2022 – Vine Street Station – Planned Development Detailed Plan, Exterior Appearance and Site Plan Review, Map Amendment, Tentative and Final Plat of Subdivision, and Sign Permit Review to allow for the development of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street – Request by Holladay Properties Services Midwest, Inc, subject to corrections to the public hearing transcript for Vine Street Station. The motion carried by a roll call vote of 5-0 as follows:

AYES:	Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioner Jablonski, Willobee, Fiascone, Moore

b) Case A-28-2023 – 102 W. Chicago Avenue – Fuller’s Car Wash – Exterior Appearance and Site Plan Review to Allow for the Installation of a Brick Wall and Bollards at 102 W. Chicago Avenue in the B-1 Community Business District.

Hearing no comments, a motion was made by Commissioner Krillenberger, seconded by Commissioner Curry to approve Case A-28-2023 – 102 W. Chicago Avenue – Fuller’s Car Wash – Exterior Appearance and Site Plan Review to allow for the Installation of a Brick Wall and Bollards at 102 W. Chicago Avenue in the B-1 Community Business District. The motion carried by a roll call vote of 5-0 as follows:

AYES:	Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioner Jablonski, Willobee, Fiascone, Moore

Sign Permit Review

a) Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign.

Alex Perry with Right Way signs, the sign contractor, was present to represent Frederick Lynn. Mr. Perry proposed a HDU high density urethane backer that has a sand blasted wood appearance. The material will hold up over time and will have non-illuminated mounted lettering.

Commissioner Haarlow asked if it is actual wood, Mr. Perry stated that it is an HDU sign foam it’s like foam but more dense and it is sand blasted to make it appear like wood. It lasts a lot longer compared to real wood such as cedar that is traditionally used which would rot over time.

Commissioner Haarlow asked if Frederick Lynn has their name on the door so that it is obvious that the business is located on the second floor. Mr. Perry stated that he is not contracted to do that part so he was unsure.

Ms. Salmon stated that as of right now there is no permanent signage proposed. If future signage is under one (1) square foot in area, it would be permit exempt and they would be allowed to install it. Anything larger in size would have to come back in front of the Commission for approval.

Commissioner Curry asked to verify the height of the letters. Mr. Perry stated that the letter F is 12 inches taller than rest of the letters. Commissioner Curry stated that there was some concern about signage for a future first floor business and asked if the proposed will force them to remove their lettering on the window. Ms. Salmon stated that there is no plan right now for the first floor until the future tenant comes in, so either it could be on the window or it could be that Frederick Lynn would have to amend their plan. Either way, the proposal would come back in front of the Commission for review. The existing window sign will be removed.

Commissioner Haarlow asked if this would be a landlord tenant issue rather than a Village issue. Ms. Salmon confirmed that this would be a landlord issue, but would be brought up before the Commission for the signage change in the future. Chairman Cashman stated that they dealt with a similar issue before, where one tenant came back to change the sign to a two sign.

Commissioner Krillenberger asked what the business Frederick Lynn does. Mr. Perry stated he was unsure. Commissioner Curry stated it is high end tailoring. Commissioner Krillenberger stated that the Village codes state that the sign has to be consistent with what the company does, and it is unclear.

Commissioner Crnovich asked if there will be any window signage. Mr. Perry stated that as of right now they are not contracted to do that.

Commissioner Crnovich asked if there has been any discussion on where the entrance is to the building, since it is off to the side of the building. Commissioner Haarlow stated that the entrance is just to the right of the front door.

Commissioner Crnovich asked if there will be any signage on the back of the building. Mr. Perry stated there would be no signage installed at this time on the back.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich to approve Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 5-0 as follows:

AYES:	Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioner Jablonski, Willobee, Fiascone, Moore

b) Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign.

No one was present at the meeting to represent Que Miso.

Commissioner Curry asked if the exterior lights were approved by the Commission. Ms. Salmon stated that she believes that there are no exterior lights that they were only proposing a halo-lit wall sign.

Commissioner Curry stated that they are not on the drawings. It was determined that two (2) lights were installed on both sides of the entrance door facing Washington Street. Ms. Salmon stated that she will work with Que Miso on obtaining information on the exterior lighting and the proper approval.

Ms. Salmon asked the Commission if they had any objections to those lights. Commissioners stated they had no objections.

A motion was made by Commissioner Crnovich seconded by Commissioner Haarlow to approve Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 5-0 as follows:

AYES:	Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioner Jablonski, Willobee, Fiascone, Moore

c) Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign

Jim Griffin, the project attorney, was present on behalf of Rush Hinsdale. Mr. Griffin presented the overview of the wall sign for the second floor tenant. He stated that there is not an exclusive direct access to the second floor, so it is necessary to obtain special approval for this sign. Mr. Griffin stated that the sign meets the code requirements as far as the size, illumination, and maximum of three colors. This sign will be important to direct Rush patients to the service location. This project is currently under interior construction, the Village has already issued building permits and they would like to have this sign constructed as part of the project. Mr. Griffin stated that they have designed the wall sign to be consistent with the other wall signs currently on the building for other tenants. Mr. Griffin stated that there are representatives from Rush present, along with the representative from the sign company, and the project architect.

Commissioner Crnovich stated that she does not like the face-lit lettering and lighting of the signs. She stated years ago when FedEx came in for approval, she voted no because she does not think it belonged in a historic district even though this building is technically not the historic district, it is adjacent to it. Commissioner Crnovich also stated that the letters are too tall and the sign gives off a city vibe, not the quaint historic downtown look.

Commissioner Crnovich asked if they had a second alternative plan or if this is their only plan. Mr. Griffin stated that they want the sign to be illuminated for patients that are coming during late evenings. Mr. Griffin stated that the sign is consistent with the other existing wall signs on the building. Mr. Griffin stated that they tried to make the sign to fit in with the existing signs. Commissioner Crnovich stated that she believed that it does impact the character of this section of the downtown. Commissioner Crnovich stated that it is too urban for the downtown.

Commissioner Krillenberger stated that the sign looks great. Commissioner Krillenberger confirmed that the letter in the packet stated that this location will provide reproductive endocrinology and infertility care as well as primary and specialty care. Mr. Griffin stated that all of those services will be provided. Commissioner Krillenberger had no other comments.

Commissioner Curry stated she is also not a fan of the sign illumination or the size of the lettering. Commissioner Curry stated that the letters are 28 inches tall, which makes the sign appear like a sign for a hospital. Commissioner Curry asked if they had thought about making the letters smaller.

Mr. Griffin stated that if the tenant space had a different layout with an exclusive entrance, they would be allowed to install a 25 square foot sign without special permission, so they wanted to stay within that requirement but also wanted to make it visible to their patients. Mr. Griffin stated that they think Hinsdale is a tremendous place to have their office located. Commissioner Curry stated that she does not think they need 28 inch letters to show the location of their building. Mr. Griffin stated that they could probably make the letters smaller to match the adjacent Verizon sign size.

Seung Park, representing the sign contractor, shared the sizes of wall signs for other tenants on the building. Per their survey, Verizon's sign is 24 inches tall, redE mas is 31 inches tall, the FedEx sign is 17 inches tall, and the Circa Lighting [Visual Comfort] 21 inches tall.

Commissioner Curry stated that even though the redE mas sign is 31 inches tall, it is not lighted and it matches the brick, so it does not stand out as much. Commissioner Curry stated that the style of this building with illuminated letters that large in size looks like signage for a hospital. Commissioner Curry asked to have the letters reduced in size. Commissioner Haarlow agreed that the letters should be reduced.

Shannon Piatek, representing Rush, asked if it would be satisfactory to reduce the logo to 24 inches tall.

Mr. Park stated that the reason they would like to propose a taller sign is because the Rush logo is very skinny so the production parameters is difficult for a sign company to accommodate the LED lights.

Chairman Cashman asked if the sign could be reduced to 24 inches. Mr. Park stated that it will be challenging.

Chairman Cashman asked if the sign meets the Village's code requirements. Ms. Salmon stated that the sign meets code requirements, subject to Plan Commission approval and explained that Rush needed additional approval of a modification to allow for a wall sign for a second floor tenant that does not have direct access.

Commissioner Curry asked if they can reduce the sign further. Mr. Park stated that it is a corporate logo so it might be difficult and asked for it to be 26 inches. Mr. Park stated that they tried 24 inches but the LED lights will not fit.

Commissioner Curry stated that she does not think two inches will really make a difference. Chairman Cashman stated that if they reduce the logo, then the letters will also be reduced. Commissioner Curry asked if Chairman Cashman suggested for the logo to be 26 inches and the letters to be 24 inches. Ms. Piatek stated that the whole sign would be smaller, the logo is the larger part of the sign, and so if the logo is made smaller the letters then would be proportionally smaller.

Commissioner Haarlow asked where will the patients park. Ms. Piatek stated that they have dedicated spaces in the back of the building, the municipal lot where the middle school is, and street parking. Commissioner Haarlow asked if they are planning on putting a sign on the back of the building. Ms. Piatek stated no. Based on the sign code regulations, they are only allowed one additional wall sign and they want to have that sign on First Street so more people can see where the building is.

Commissioner Haarlow confirms that the logo would be reduced to 26 inches tall and letters would be reduced to 24 inches tall. Ms. Piatek stated yes, they can reduced the sign to those measurements.

Commissioner Curry asked how many employees will be in the building from 9am-5pm. Ms. Piatek stated about 25 to 30. The staff will be asked to use the municipal lot if possible so that the patients have the best access to the building.

Commissioner Crnovich asked if there will be any other signage directing patients where to park. Ms. Piatek stated that the patients will be informed of parking when they schedule their appointments. In the parking lot, there will be 13 spaces dedicated to Rush, which will have signage consistent with the previous tenant.

Commissioner Crnovich asked Ms. Salmon if the signage for individual parking spaces is allowed. Ms. Salmon stated that there is nothing that prohibits it, but if they have any informational signs, those have to meet the code requirements.

Commissioner Crnovich asked what will the hours of illumination of the wall sign be. Mr. Park stated that the hours can be adjusted to any hours of business set on a timer. Commissioner Crnovich asked what the business hours will be. Ms. Piatek stated 8am-6pm.

Commissioner Crnovich asked if the downtown area has to have most of the signs off by 8pm. Chairman Cashman stated he thinks it is 10pm. Ms. Piatek stated that they will be sure to set the timer to abide by all the regulations. Commissioner Krillenberger stated that the lights have to be dimmed not turned off. Chairman Cashman stated that only if the business faces a residential area, then they need to be turned off all night. Ms. Salmon stated that most business turn them off as a courtesy.

Commissioner Haarlow asked if Ferguson Hill will be using a different entrance. Ms. Piatek stated that they will use the same entrance and will be sharing the lobby with them. The interior signage by the elevator will have both Rush and Ferguson Hill on there, once the customer exits the elevator, there will be more signage on the wall directing where Ferguson Hill and Rush are located.

Commissioner Haarlow asked if Ferguson Hill will need exterior signage on the building. Ms. Salmon stated that, to her knowledge, they do not, but she has spoken with the property manager and let them know that they have two options. They are able to install either a projecting / blade sign or they can do a very small name plate sign near the door. They have not approached the Village about signage.

Commissioner Haarlow stated that this is a great start for local people to have a clinic like this right in town and the amount of crossover foot traffic will be terrific for the downtown area.

Commissioner Crnovich stated safety concerns, with the traffic and the school next door. She would like people to be able to find the building without issues. She does understand their need for the sign and she thinks they will be a great addition to Hinsdale.

Chairman Cashman stated that this will be a great addition to the town. He wished them success and welcomed them to Hinsdale.

A motion was made by Commissioner Haarlow, seconded by Commissioner Crnovich to approve Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign, subject to the following condition:

1. Reduce the size of the logo to 26 inches tall and the letters to 24 inches tall.

The motion carried by a roll call vote of 5-0 as follows:

AYES:	Commissioners Haarlow, Curry, Krillenberger, Crnovich, and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioner Jablonski, Willobee, Fiascone, Moore

Adjournment

Chairman Cashman asked for a motion to adjourn. A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the November 8, 2023.

The meeting was adjourned at 8:11 PM after a unanimous voice vote of 5-0.

ATTEST: _____
Agnes Maka, Community Development Office

**AGENDA ITEM # 5a****PLAN COMMISSION
MEMORANDUM**

DATE: December 8, 2023

TO: Chairman Cashman and Plan Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-39-2023 – 1 Salt Creek Lane – UChicago Medicine / Advent Health – Installation of Two (2) Wall Signs and Installation of New Sign Faces on Seven (7) Existing Ground Signs

FOR: December 13, 2023 Plan Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Professional Permits seeking approval to install two (2) wall signs on the south elevation of the building facing Ogden Avenue and new sign faces on seven (7) existing ground signs for UChicago Medicine / Advent Health at 1 Salt Creek Lane. The subject property is located in the O-3 General Office District.

Prior to the construction of the cancer treatment center for Adventist Hinsdale Hospital, the subject property was listed under a different address - 421 E. Ogden Avenue. Please refer to the Background section below for additional history on prior sign permit and variation approvals.

Request and Analysis

The applicant is requesting to install two (2) wall signs and new sign faces on seven (7) existing ground signs, as described below and summarized in the following table:

Sign	Sign Type	Dimensions	Sign Face Area	Illumination
1	Sign Face - Existing Ground Sign	8' x 5'-8 7/8"	45.9 sq. ft.	External - No change
2	Sign Face - Existing Ground Sign	3'-11" x 9'	35.3 sq. ft.	Internal
3	Sign Face - Existing Ground Sign	2'-7 3/8" x 7 7/8"	1.7 sq. ft. of the overall 20.8 sq. ft.	External - No change
4	Sign Face - Existing Ground Sign	2'-7 3/8" x 7 7/8"	1.7 sq. ft. of the overall 20.8 sq. ft.	External - No change
5	Sign Face - Existing Ground Sign	6' x 9'	54 sq. ft.	External - No change
6	Sign Face - Existing Ground Sign	2'-7 3/8" x 7 7/8"	1.7 sq. ft. of the overall 20.8 sq. ft.	External - No change
7	Sign Face - Existing Ground Sign	4' x 14'	56 sq. ft.	External - No change
8	Wall Sign - New	3' x 24' 5"	73.3 sq. ft.	Internal
9	Wall Sign - New	2'-1 1/8" x 12'-9"	26.7 sq. ft.	Internal

MEMORANDUM

Sign Face Replacements for Seven (7) Existing Ground Signs - Signs 1-7 – The applicant is requesting approval to install new sign faces on seven (7) of the nine (9) existing ground signs on site. Two (2) ground signs along Ogden Avenue are currently used by Hinsdale Management Corporation. No changes are proposed to these signs. No changes are also proposed to the overall structure of the signs, only the sign copy will be replaced. The following changes are proposed to the existing ground signs:

- Sign 1 – The existing black sign copy on the double-sided ground sign will be replaced with new black and white sign copy. The sign face, excluding the structural components of the ground sign, measures 8' tall and 5'-8 7/8" wide, with a sign face area of 45.9 square feet. The sign cabinet background color will remain an off-white, tan color. The sign is currently externally-illuminated and no changes are proposed to lighting. No changes are proposed to the adjacent sign used by Hinsdale Management.
- Sign 2 – A new sign face cabinet will be installed consisting of internally-illuminated black and white sign copy. The sign face, excluding the structural components of the ground sign, measures 3'-11" tall and 9' wide, with a sign face area of 35.3 square feet. The aluminum sign background color will be an off-white, tan color. The aluminum cabinet will be opaque and will not transmit light as required by the Zoning Code. The sign text and logo will be internally-illuminated. No changes are proposed to the adjacent sign used by Hinsdale Management.
- Sign 3 – A portion of the existing black sign copy on the double-sided ground sign will be replaced with new black and white sign copy measuring 2'-7 3/8" wide by 7 7/8" tall, with a sign face area of 1.7 square feet. The overall sign face, excluding the structural components of the ground sign, measures 6'-8" tall and 3'-1 1/2" wide, with a sign face area of 20.8 square feet. The sign cabinet background color will remain an off-white, tan color. The sign is currently externally-illuminated and no changes are proposed to lighting.
- Sign 4 – A portion of the existing black sign copy on the double-sided ground sign will be replaced with new black and white sign copy measuring 2'-7 3/8" wide by 7 7/8" tall, with a sign face area of 1.7 square feet. The overall sign face, excluding the structural components of the ground sign, measures 6'-8" tall and 3'-1 1/2" wide, with a sign face area of 20.8 square feet. The sign cabinet background color will remain an off-white, tan color. The sign is currently externally-illuminated and no changes are proposed to lighting.
- Sign 5 – The existing black sign copy on the double-sided ground sign will be replaced with new black and white sign copy. The sign face, excluding the structural components of the ground sign, measures 6' tall and 9' wide, with a sign face area of 54 square feet. The sign cabinet background color will remain an off-white, tan color. The sign is currently externally-illuminated and no changes are proposed to lighting.
- Sign 6 – A portion of the existing black sign copy on the double-sided ground sign will be replaced with new black and white sign copy measuring 2'-7 3/8" wide by 7 7/8" tall, with a sign face area of 1.7 square feet. The overall sign face, excluding the structural components of the ground sign, measures 6'-8" tall and 3'-1 1/2" wide, with a sign face area of 20.8 square feet. The sign cabinet background color will remain an off-white, tan color. The sign is currently externally-illuminated and no changes are proposed to lighting.
- Sign 7 – The existing black sign copy on the single-sided ground sign will be replaced with new black and white sign copy. The sign face, excluding the structural components of the ground sign, measures



MEMORANDUM

4' tall and 14' wide, with a sign face area of 56 square feet. The sign cabinet background color will remain an off-white, tan color. The sign is currently externally-illuminated and no changes are proposed to lighting.

Two (2) Wall Signs - Signs 8-9 – Two (2) wall signs are proposed on the south elevation of the building facing Ogden Avenue. Both wall signs consists of illuminated white face-lit channel letters mounted on raceways painted to match the stone wall behind the signs. One of the signs also includes a black and white face-lit logo.

Collectively, the wall signs will measure 99.9 square feet. Individual sign sizes are described below:

- Sign 8 – The wall sign mounted on the left side of the façade will measure 3' tall and 24'-5" wide, with an overall sign face area of 73.25 square feet.
- Sign 9 – The wall sign mounted on the right side of the façade will measure 2'-1 1/8" tall and 12'-9" wide, with an overall sign face area of 26.69 square feet.

The signs will be mounted 12' and 13' from the top of the signs to adjacent grade and will be located below the second floor windows. Wall signs may have a maximum height of 20 feet measured from the top of sign to adjacent grade or no higher than the bottom of any second floor window, whichever is less.

Per Section 9-106(J), in the O-3 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed one (1) square foot per foot of building frontage, up to a maximum of one hundred (100) square feet. The overall building frontage on the south side of the building is approximately 180 feet long. The proposed signs meet code requirements.

Illumination – The applicant will be required to meet the Village's lighting standards. The illumination of any sign, resulting from any internal or external artificial light source, may not exceed 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. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

Background

On August 21, 2013, the Zoning Board of Appeals (ZBA) approved the following variations for signage in conjunction with the cancer treatment center:

1. Off-Premise Signs – To allow off-premises identification signs.
2. Ground Signs – To allow for nine (9) monument signs in lieu of the one (1) permitted; and, to allow a total square footage of 375 square feet in lieu of the 50 square feet permitted.
3. Wall Signs – To allow a total square footage of 120 square feet in lieu of the 100 square feet allowed; and to allow a wall sign at a height of 39 feet in lieu of the 20 feet or no higher than the bottom of any second story window, whichever is less.

MEMORANDUM

The applicant requested to install three (3) wall signs. The Zoning Board of Appeals granted the necessary variation to exceed the overall square footage to include the three (3) signs. However, the Plan Commission has the authority to increase, by not more than one, the maximum number of signs of any functional type otherwise allowed, per Section 11-607F(2)(c) of the Zoning Code. The Plan Commission reviewed this request on September 11, 2013 and approved the sign permit package subject to the applicant removing the wall sign with the large Adventist logo on the west elevation and confirmation that area would be provided by the applicant for a welcome sign in the future. To staff's knowledge, ultimately, no wall signs have been installed on the building since the time of construction.

Process

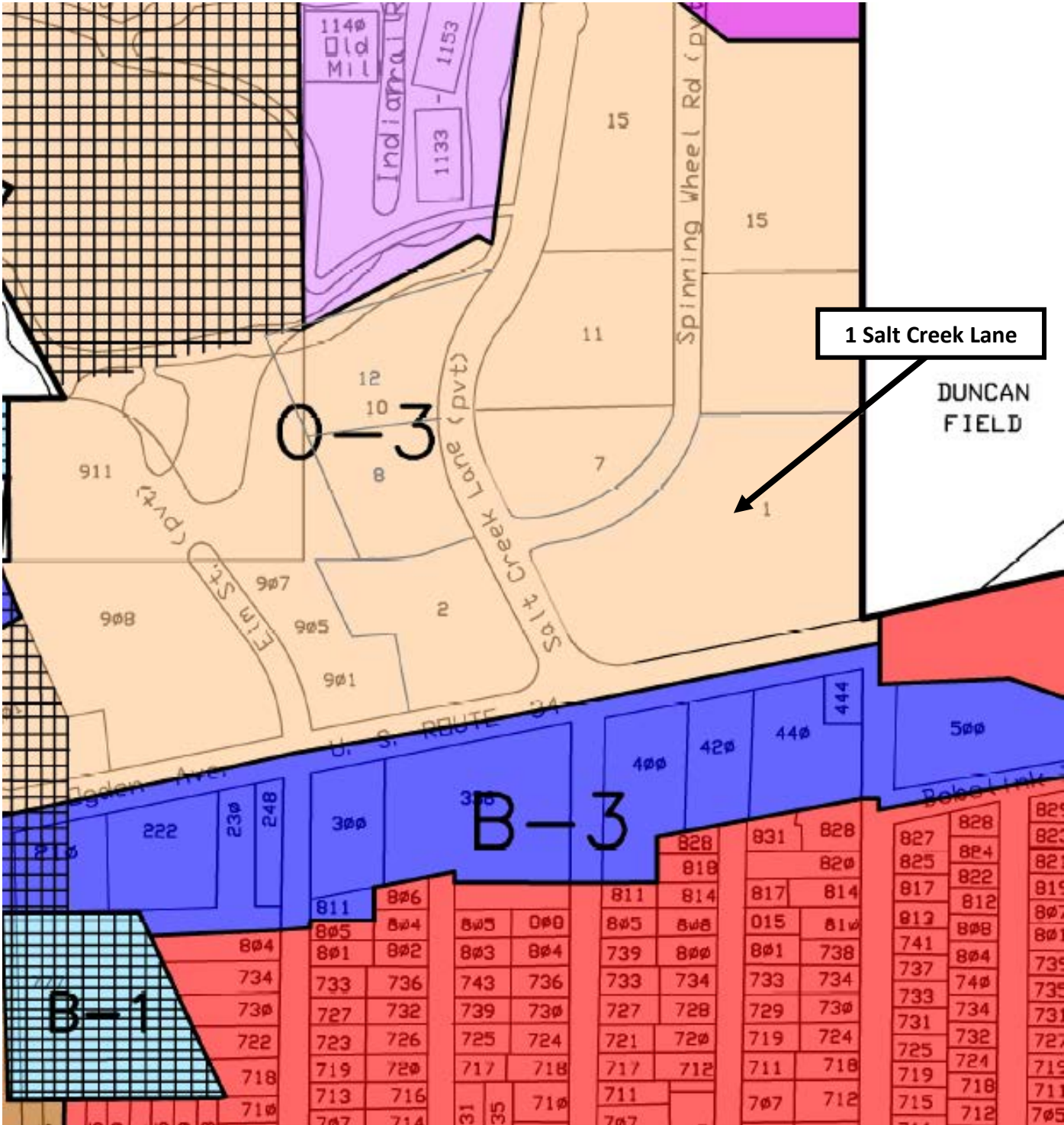
Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no 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.

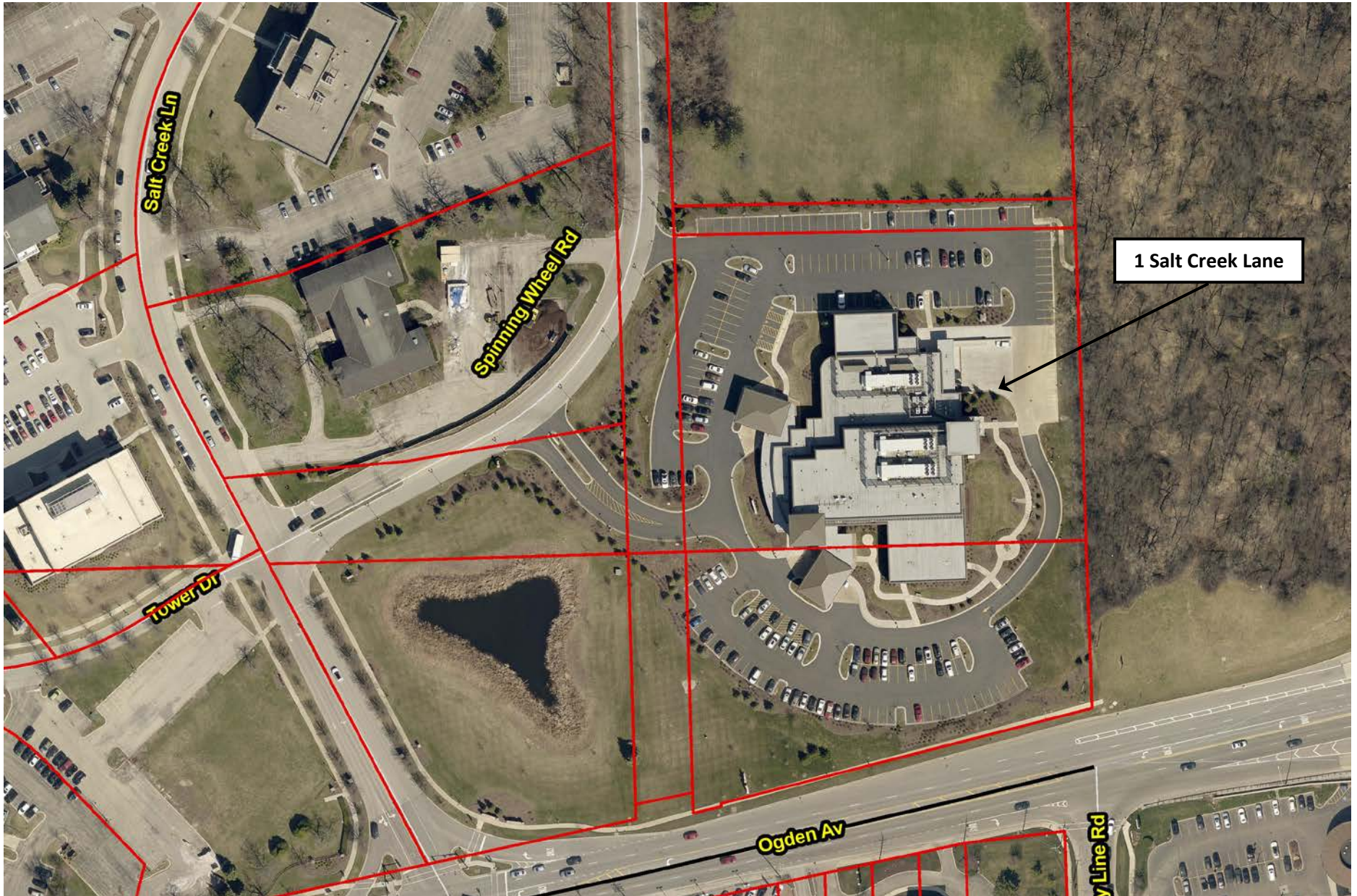
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Aerial View – 1 Salt Creek Lane



Birds Eye View – 1 Salt Creek Lane



Street View – 1 Salt Creek Lane



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

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

Contractor

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT:

SIGN TYPE:

ILLUMINATION

Sign Information: sign 1

Overall Size (Square Feet): _____ (____ x ____)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

❶ _____

❷ _____

❸ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ 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.

Signature of Applicant

Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: _____ x \$4.00 = _____ (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

SITE PLAN

Scale: N.T.S.



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CLIENT:



UChicago
Medicine



AdventHealth

ADDRESS:

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Hinsdale, IL
60521-2936

PAGE NO.:

3

ORDER NUMBER:

1166329

PROJECT NUMBER:

86414

SITE NUMBER:

1

PROJECT MANAGER:

DAN NGUYEN

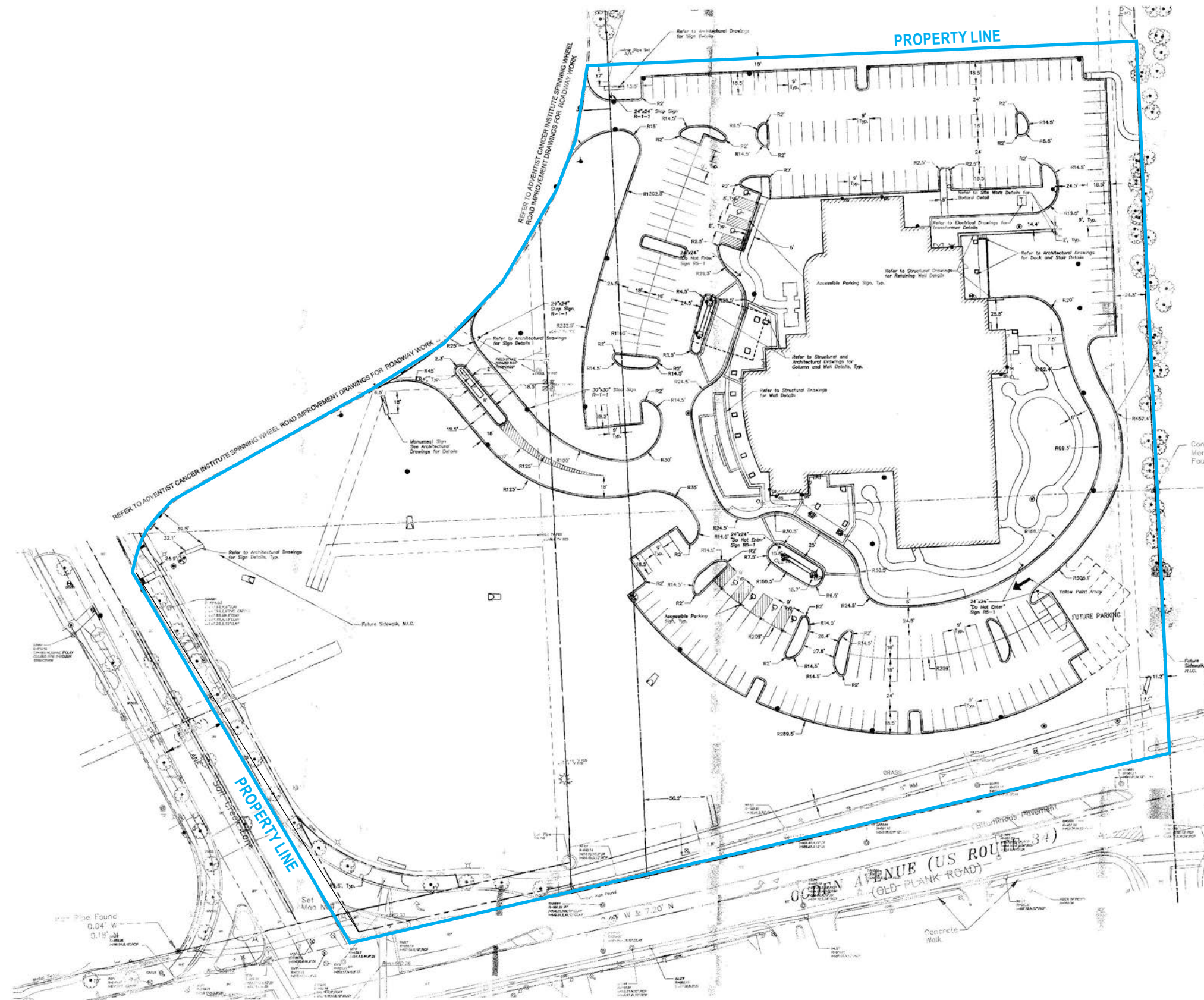
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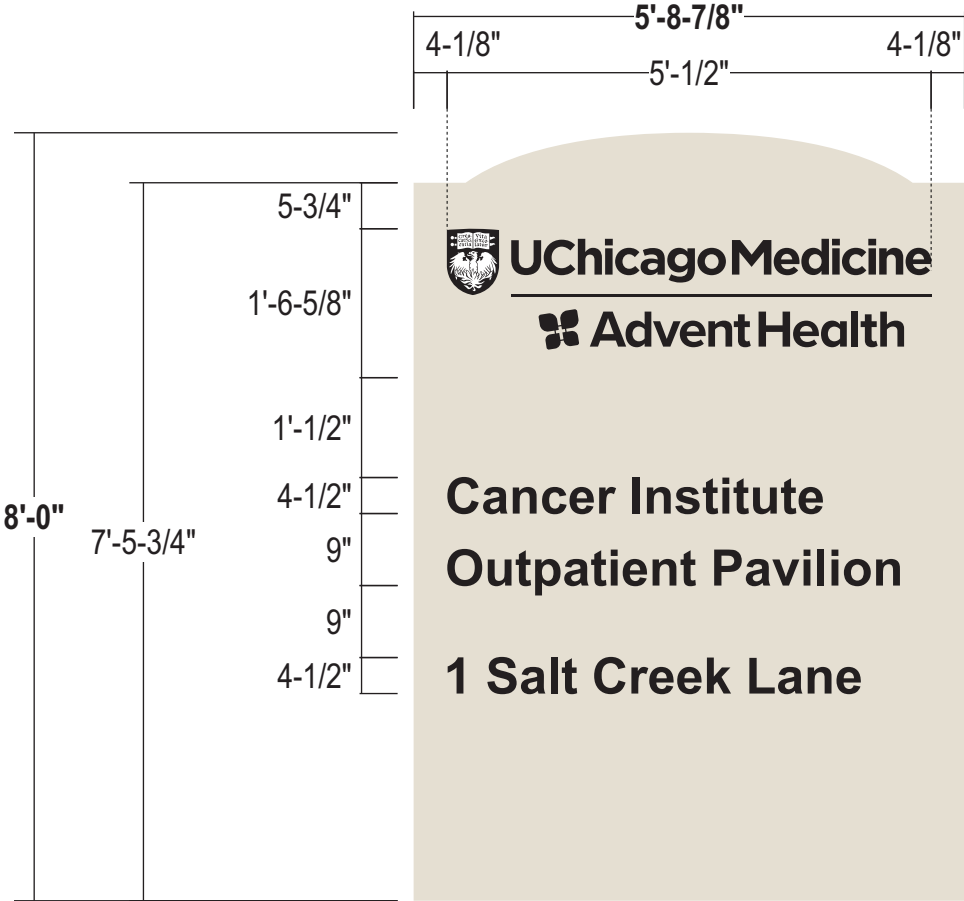
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DAN NGUYEN

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Rev 19	441499	08/14/23 CR		Rev 13	432777	06/06/23 TC	Added Page

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- CABINET:** Existing Non-Illum. Cabinet to Remain
- FACE:** .125 flat alum. faces - painted grey to match color shown
- GRAPHICS:** First Surface die-cut vinyl logo & lettering; Black
Shield to be direct printed white on black vinyl
- FONT:** Arial Bold
- ILLUMINATION:** Exterior Illumination; Externally illuminated w/ existing ground lamps
- INSTALL:** Secured through face into existing framework using C/S fasteners to suit.
Fasteners painted grey to match face.
- QUANTITY:** (2) TWO Faces required for D/F Monument

COLOR PALETTE

- GRAPHICS**
3M 7725-12
Black
- PANEL**
SW 7010
White Duck

EXISTING CONDITIONS



REMOVE & REPLACE EXISTING MONUMENT SIGN FACES.



Scaled Proportionately

PROPOSED SIGNAGE

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PROJECT NUMBER:

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PROJECT MANAGER:

DAN NGUYEN

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Rev 17	438455	07/21/23 TC		Rev 11	428628	05/05/23 TC	Removed Locator
Rev 18	439522	07/27/23 CR		Rev 12	429452	05/11/23 TC	
Rev 19	441499	08/14/23 CR	Added OA Monument Dimensions / Illumination note	Rev 13	432777	06/06/23 TC	Added sq. ft

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

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

Contractor

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT:

SIGN TYPE:

ILLUMINATION

Sign Information: sign 2

Overall Size (Square Feet): _____ (____ x ____)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

❶ _____

❷ _____

❸ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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Signature of Applicant

Date

Signature of Building Owner

Date

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Total square footage: _____ x \$4.00 = _____ (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

SITE PLAN

Scale: N.T.S.



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CLIENT:
 

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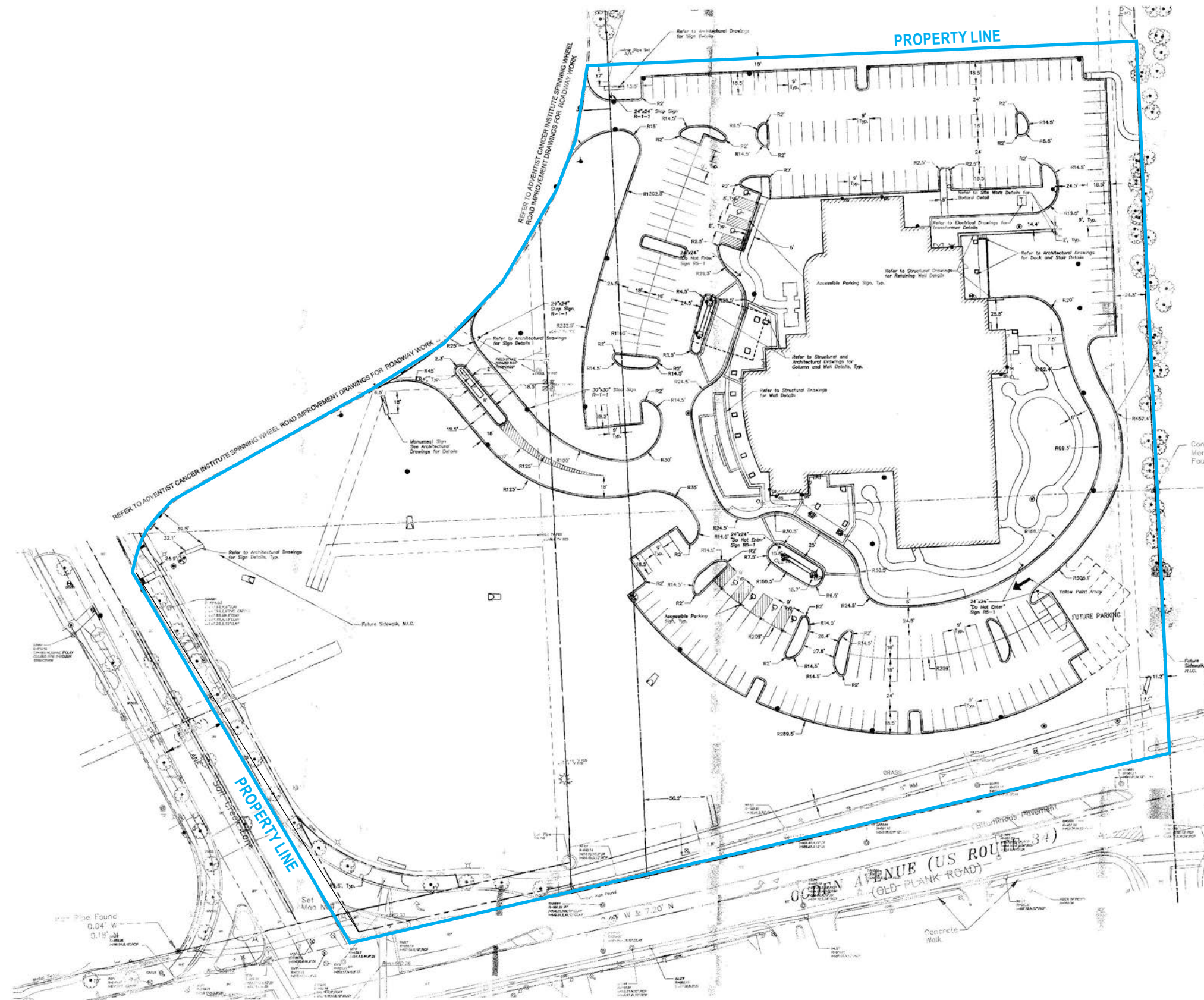
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PROJECT MANAGER:
DAN NGUYEN

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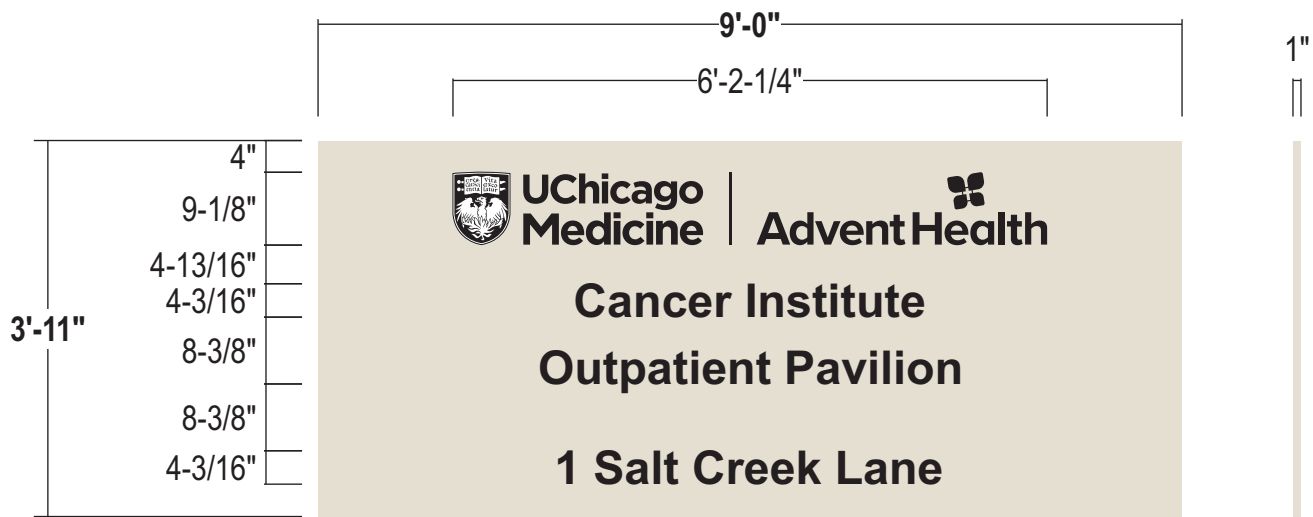
DAN NGUYEN

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Scale: 1/2"=1'-0"

35.3 square feet



- FACE:** .090 Routed and Pan formed shoebox alum. face - 1" Deep
Face and returns painted grey to match color shown
- GRAPHICS:** Routed from face and backed up with clear acrylic
w/ first surface applied smoke gray vinyl and second surface diffuser
Shield to have die-cut black opaque vinyl
- FONT:** Arial Bold
- ILLUMINATION:** Internal Illumination - no change in illumination source
- INSTALL:** Installed to existing monument frame with C/S fasteners
through returns of face. All hardware painted to match.
- QUANTITY:** (1) ONE Face required for S/F Monument
- NOTE:** There is a matching sign adjacent to this one and the illumination of the two signs are consistent. No changes to the adjacent sign.

COLOR PALETTE

- 3M 3635-91 Smoke Gray Vinyl
- 3M 7725-12 Black
- SW 7010 White Duck

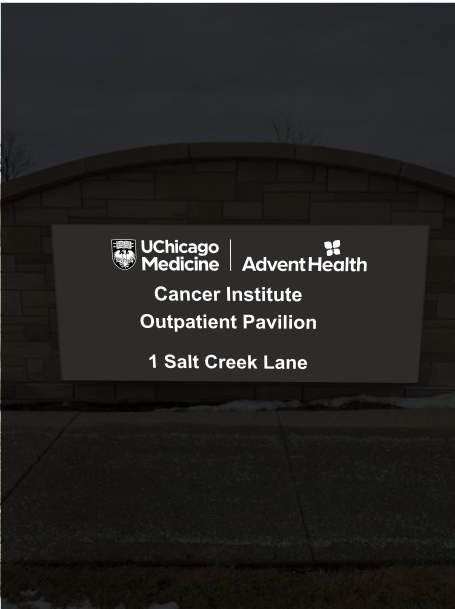


Scaled Proportionately

PROPOSED SIGNAGE



SIMULATED NIGHT VIEW



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PROJECT MANAGER:

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

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

Contractor

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT:

SIGN TYPE:

ILLUMINATION

Sign Information: signs 3,4,6

Overall Size (Square Feet): _____ (____ x ____)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

❶ _____

❷ _____

❸ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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Signature of Applicant

Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: _____ x \$4.00 = _____ (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

SITE PLAN

Scale: N.T.S.



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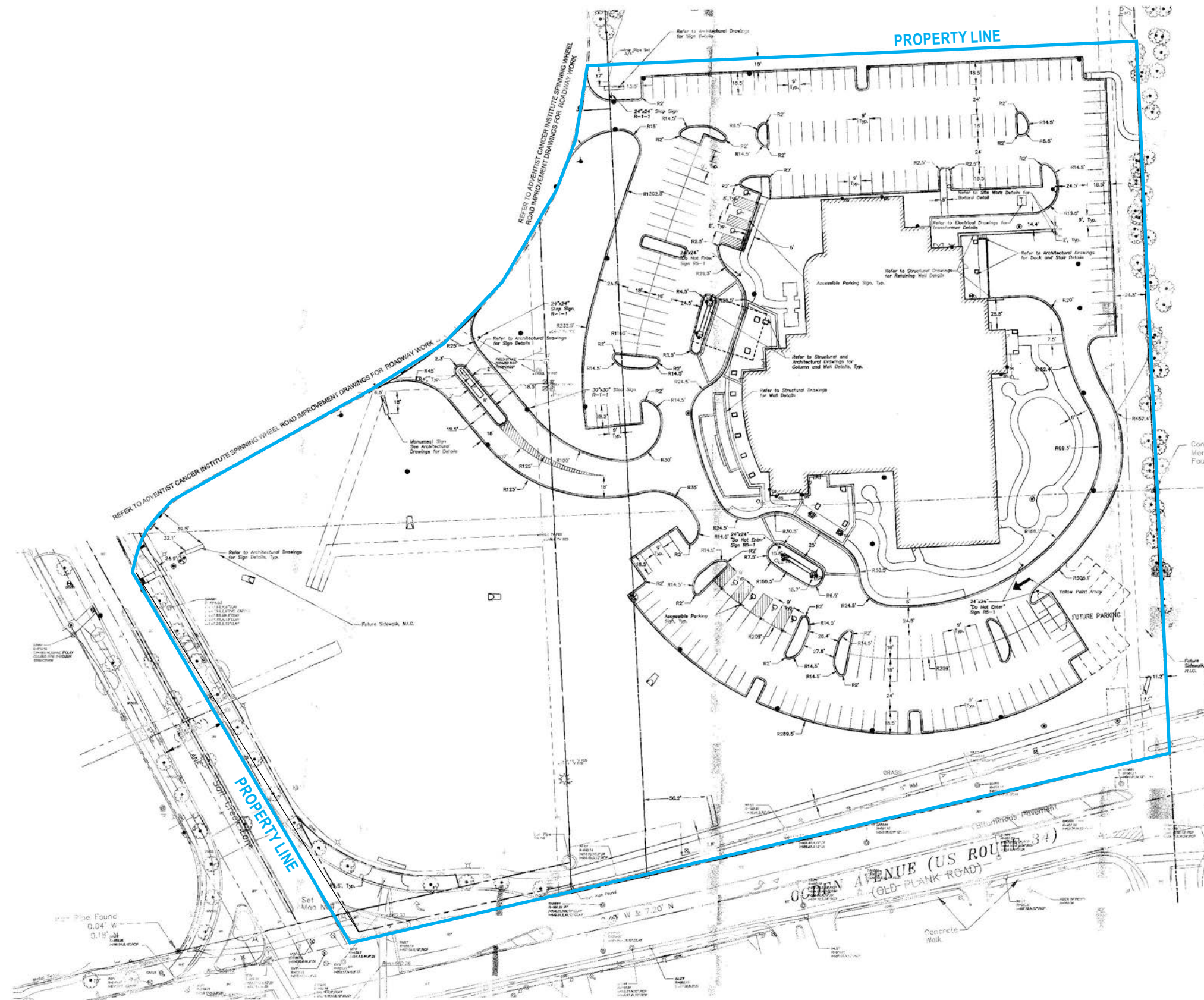
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DAN NGUYEN

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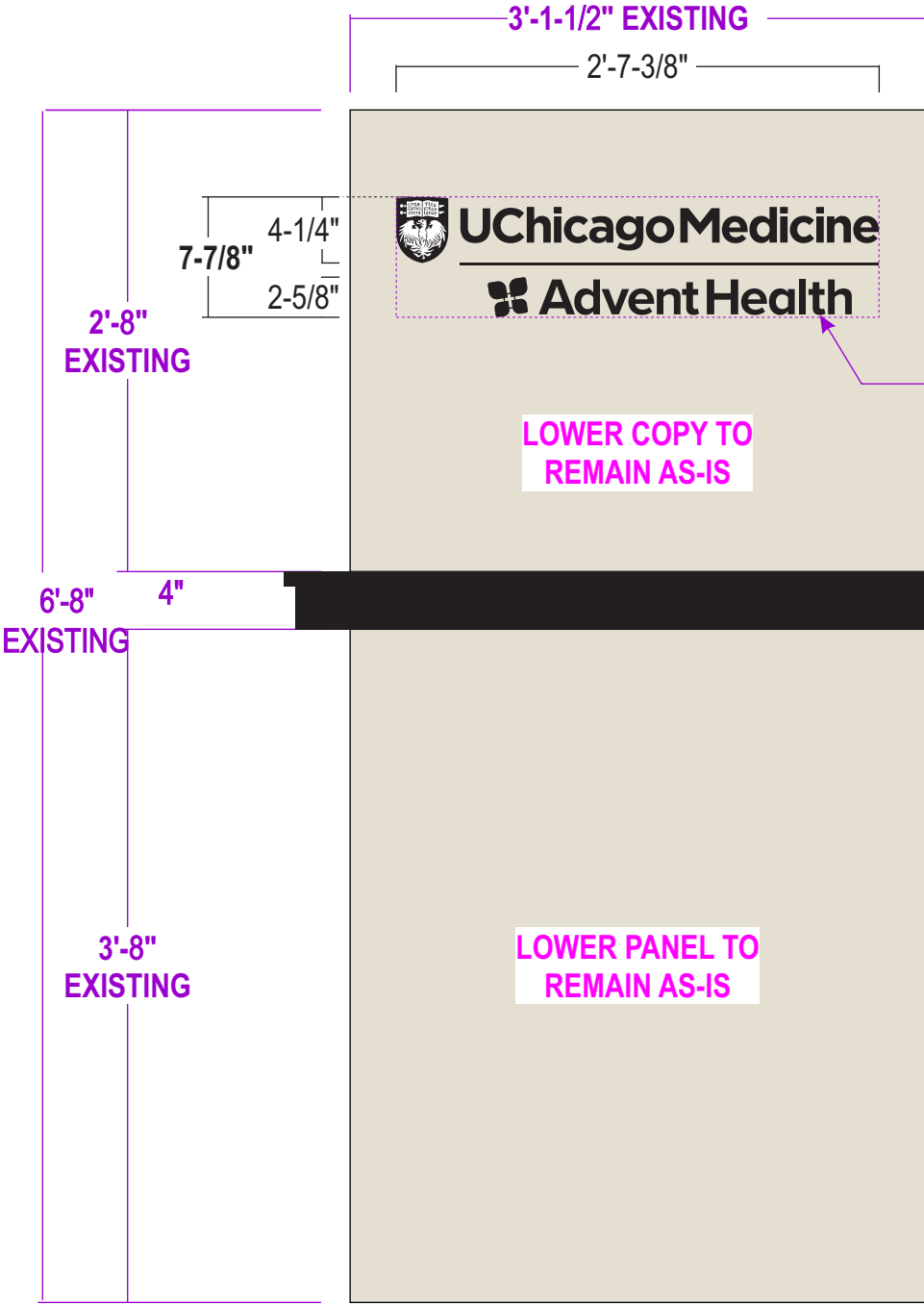


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Rev 20	444557	09/01/23 CR	
Rev 21	444945	09/06/23 RH	
Rev 22	445473	09/11/23 IS	Updated / Added Dims
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SIDE A MIRRORS SIDE B

NEW VINYL
1.7 square feet

COLOR PALETTE

- 3M 7725-12 Black
- SW 7010 White Duck

- OVERLAY:** Surface applied opaque vinyl, Black
Shield to be direct printed white on black vinyl
- ILLUMINATION:** Exterior Illumination; Externally illuminated w/ existing ground lamps
- QUANTITY:** (2) TWO sets required for D/F Directional

EXISTING CONDITIONS



Scaled Proportionately

PROPOSED SIGNAGE

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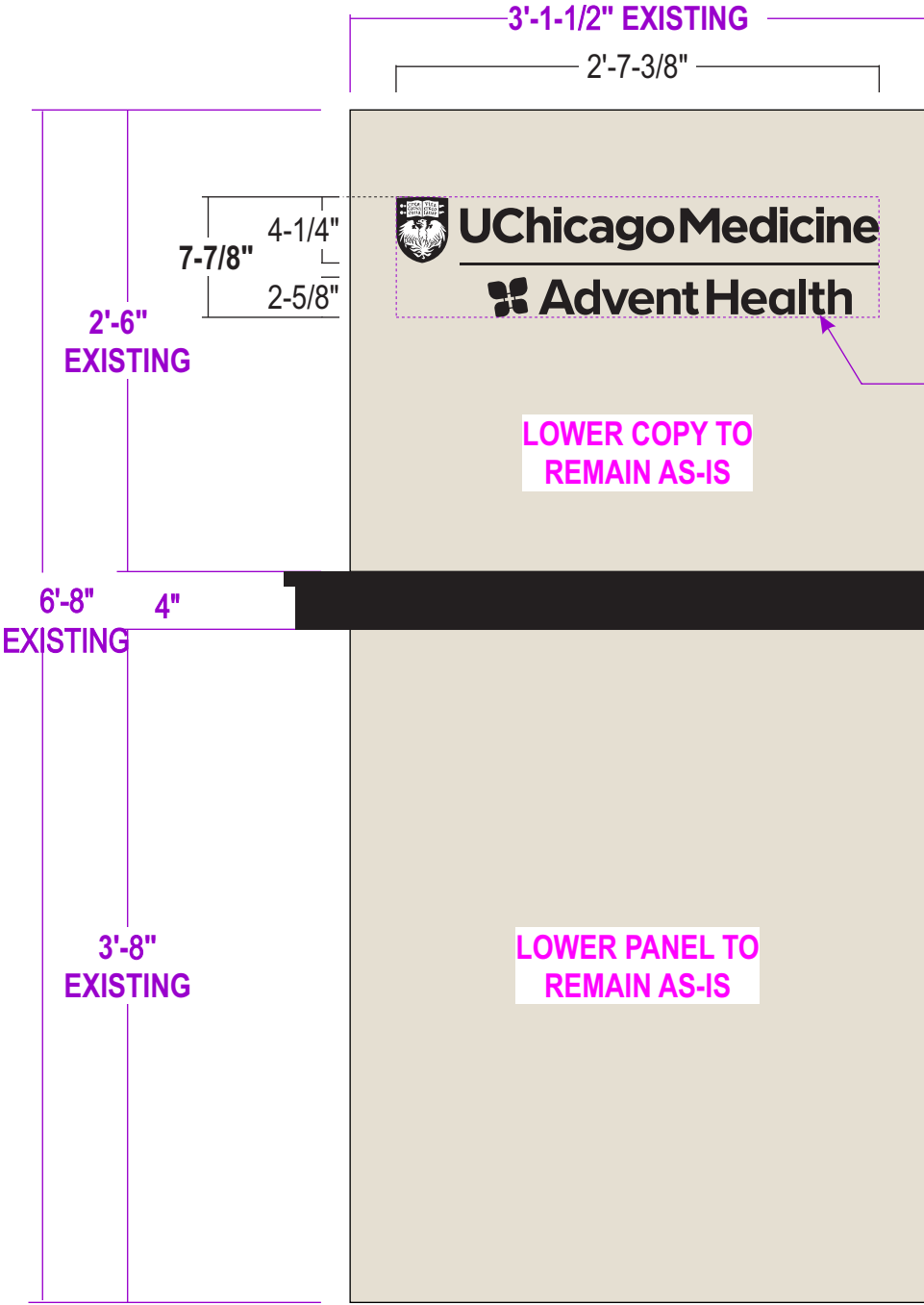
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Rev 18	439522	07/27/23 CR		Rev 12	429452	05/11/23 TC	Removed Options
Rev 19	441499	08/14/23 CR	Added OA Faces & Trim to Art, Added OA Monument Dim.	Rev 13	432777	06/06/23 TC	Added sq. ft. existing face size



SIDE A MIRRORS SIDE B

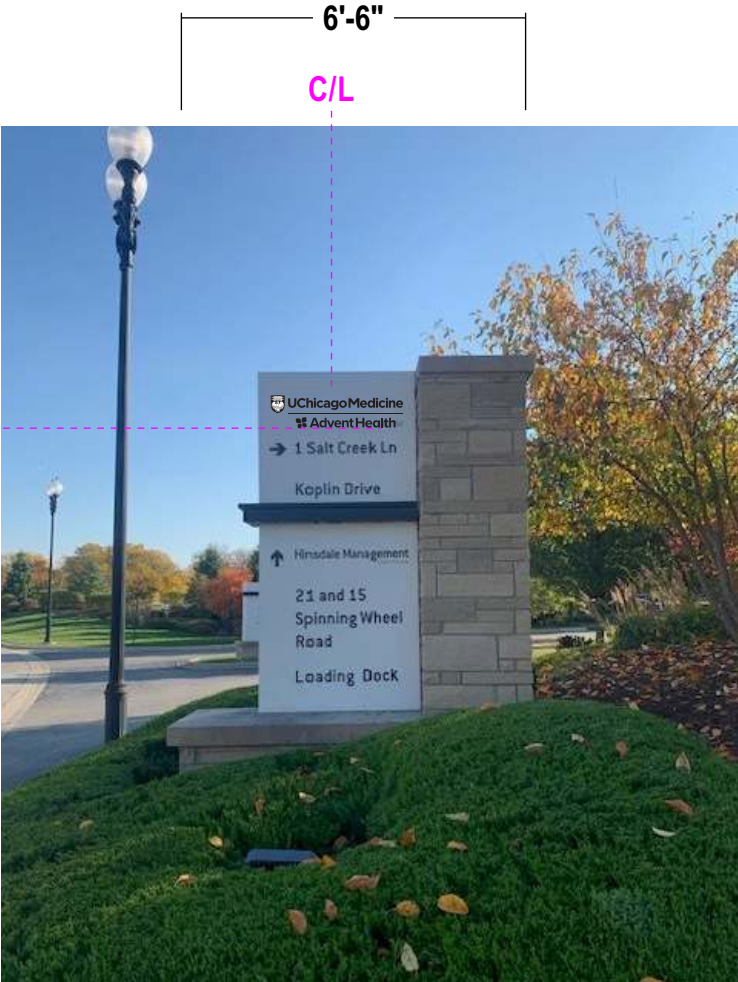
NEW VINYL
1.7 square feet

COLOR PALETTE

- 3M 7725-12 Black
- SW 7010 White Duck

- OVERLAY:** Surface applied opaque vinyl, Black
Shield to be direct printed white on black vinyl
- ILLUMINATION:** Exterior Illumination; Externally illuminated w/ existing ground lamps
- QUANTITY:** (2) TWO sets required for D/F Directional

EXISTING CONDITIONS



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PROPOSED SIGNAGE

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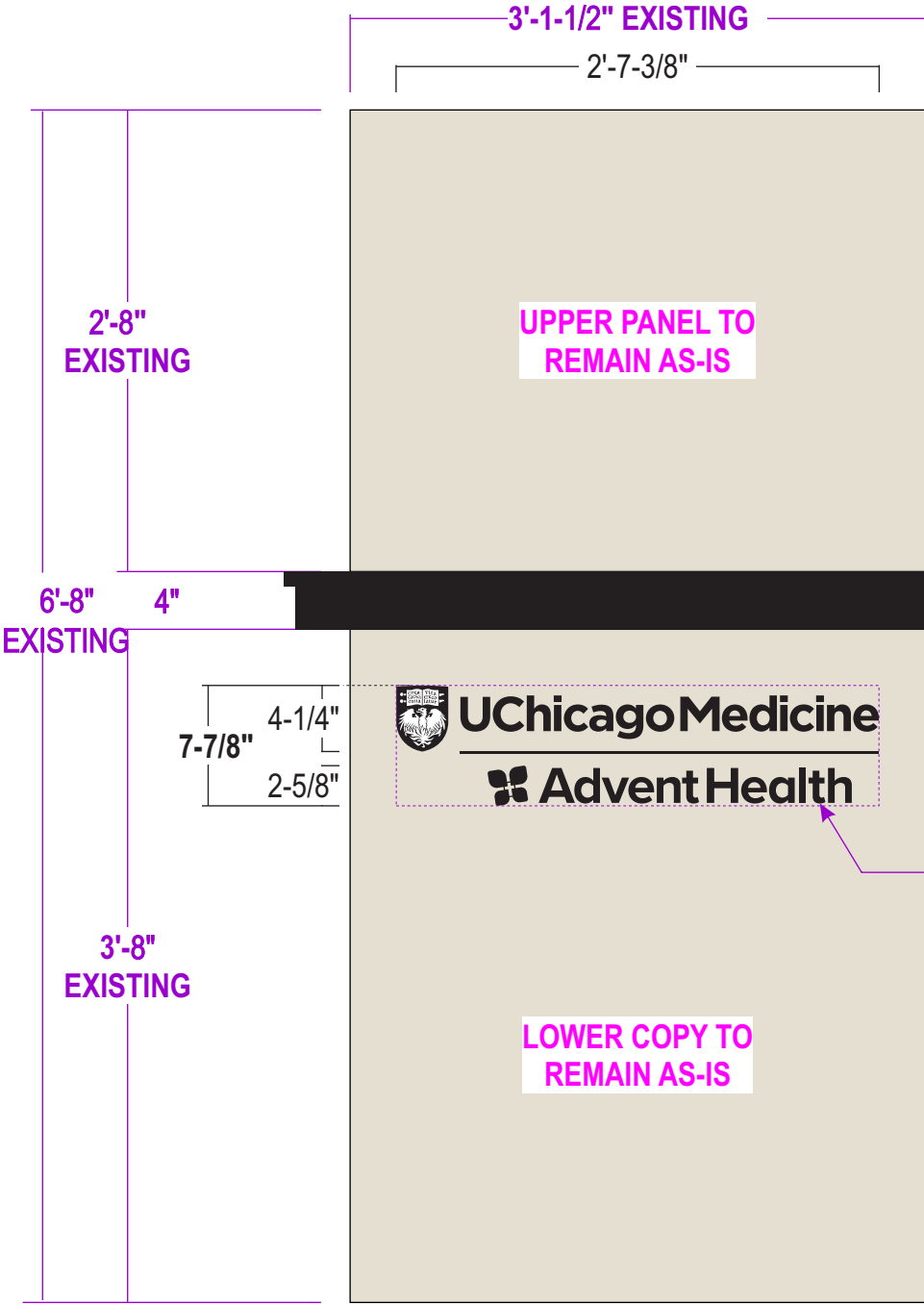
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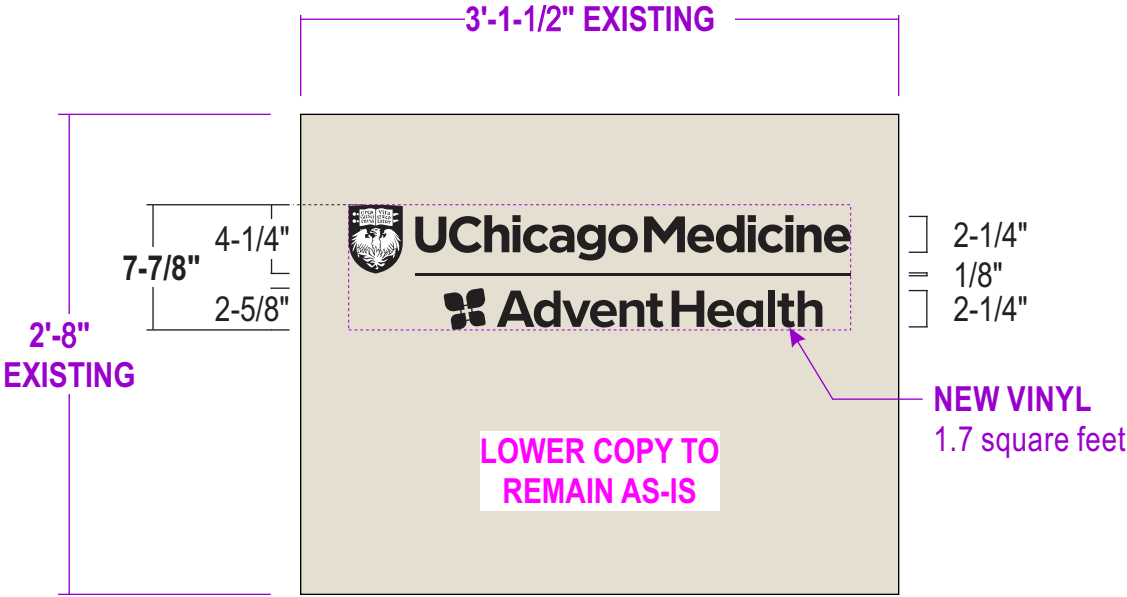
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SIDE A (Lower Panel)



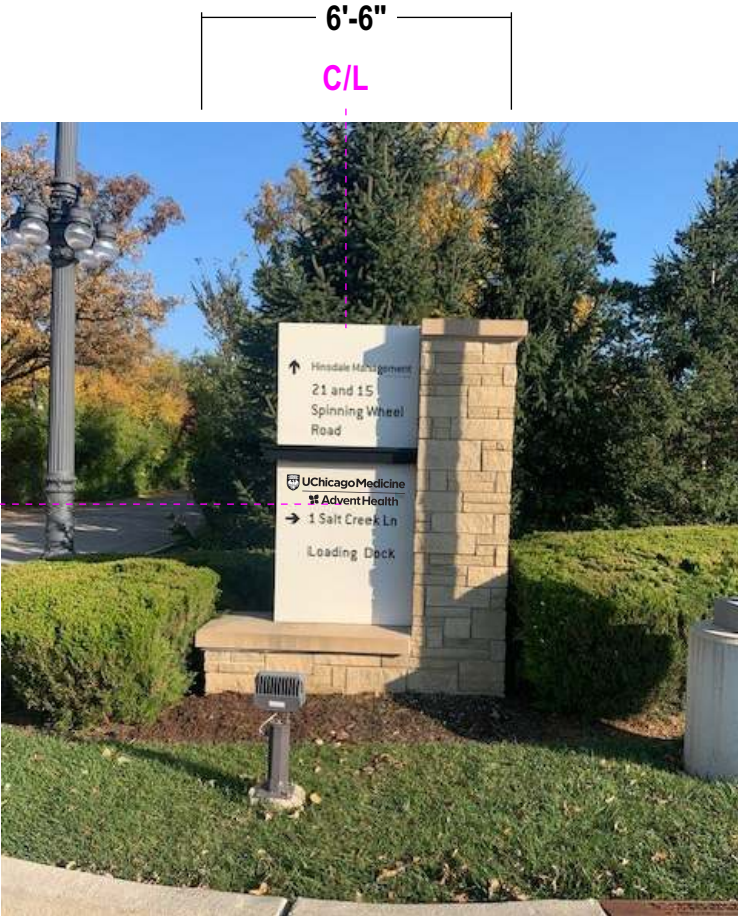
SIDE B (Upper Panel)

NEW VINYL
1.7 square feet

COLOR PALETTE

- 3M 7725-12 Black
- SW 7010 White Duck

- OVERLAY: Surface applied opaque vinyl, Black
Shield to be direct printed white on black vinyl
- ILLUMINATION: Exterior Illumination; Externally illuminated w/ existing ground lamps
- QUANTITY: (2) TWO sets required for D/F Directional



Scaled Proportionately PROPOSED SIGNAGE

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

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

Contractor

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT:

SIGN TYPE:

ILLUMINATION

Sign Information: sign 5

Overall Size (Square Feet): _____ (____ x ____)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

❶ _____

❷ _____

❸ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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Signature of Applicant

Date

Signature of Building Owner

Date

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Scale: N.T.S.



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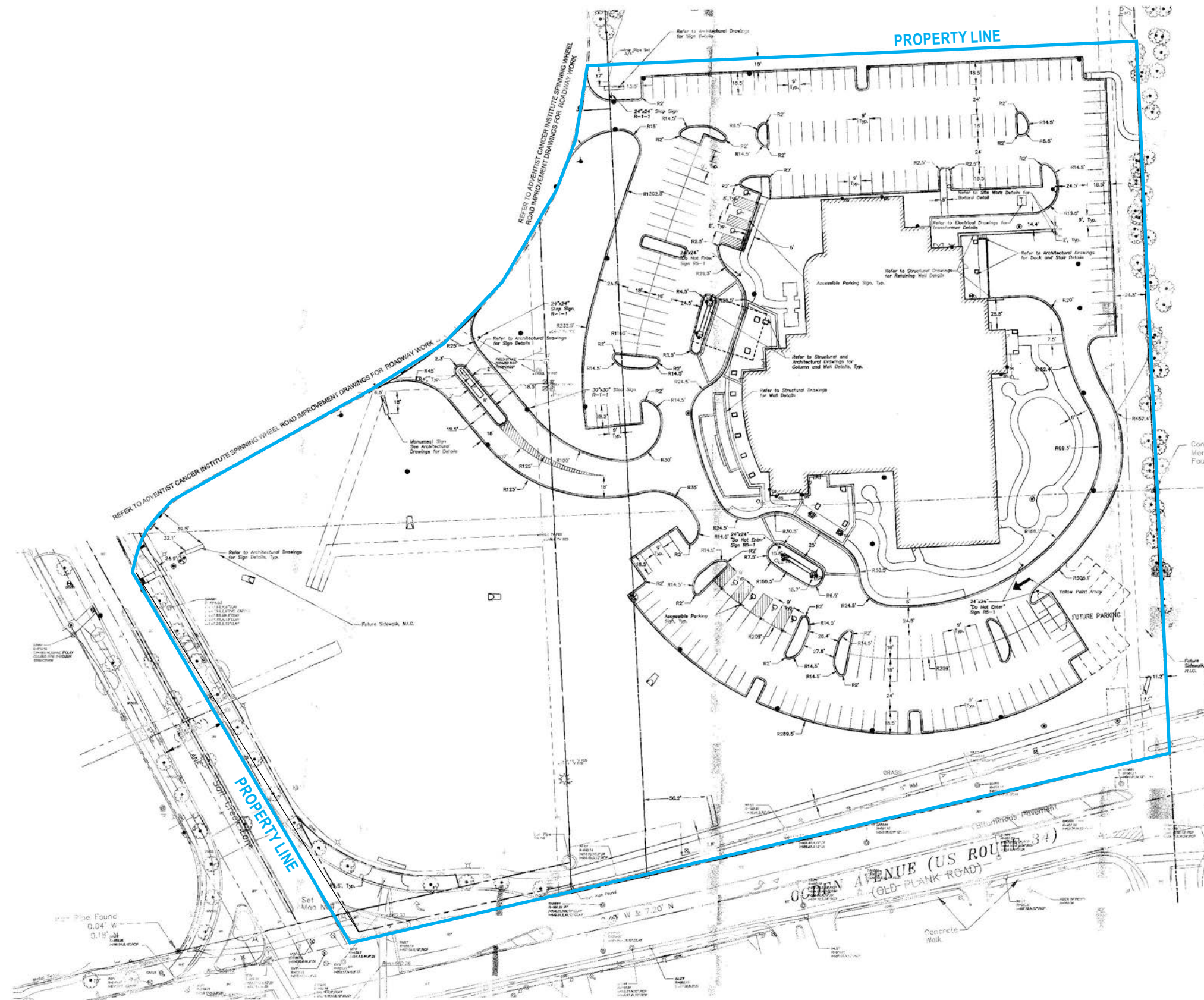
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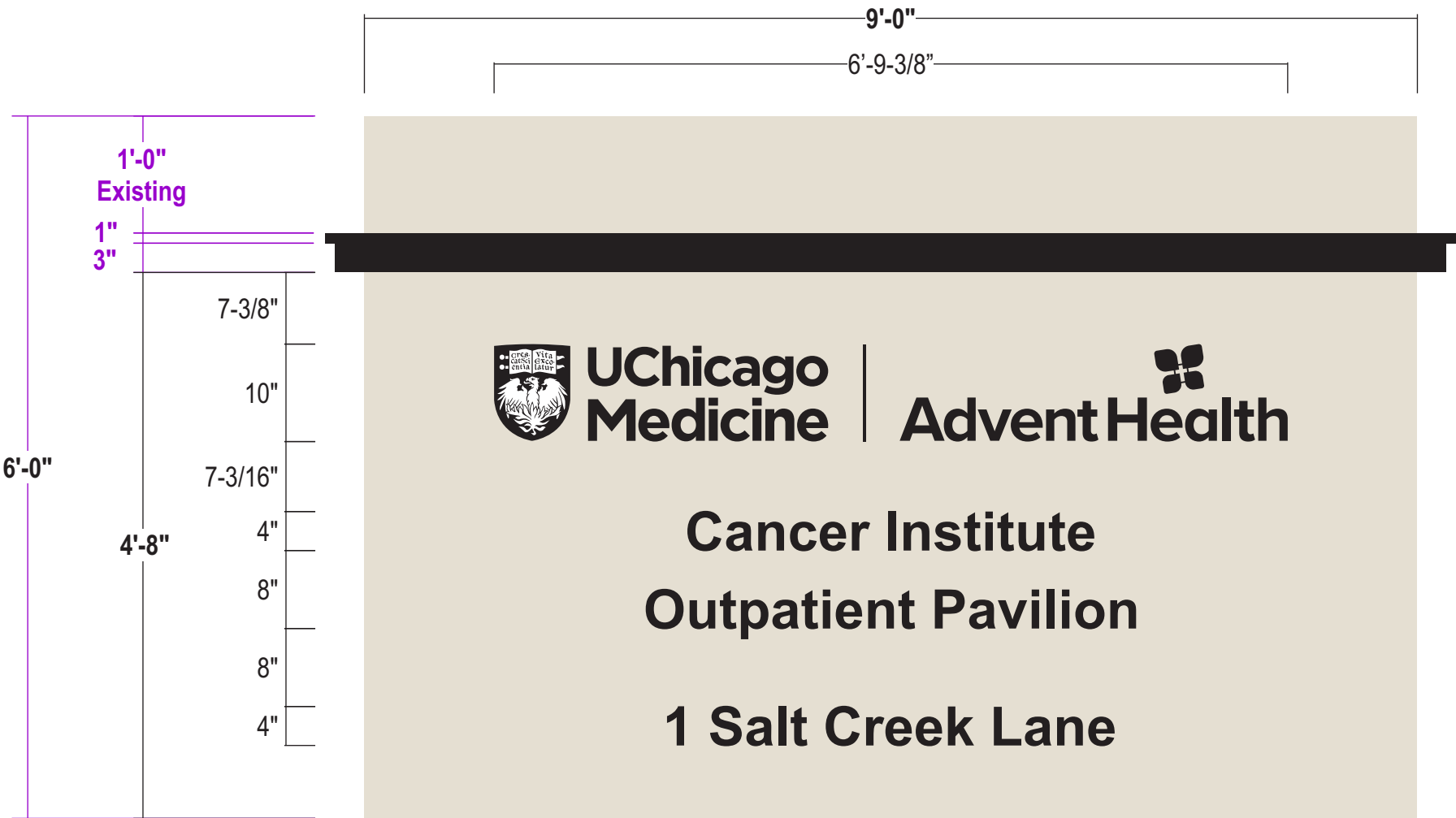
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Original	365852	01/20/22 LH		Rev 20	444557	09/01/23 CR	
Rev 14	434922	06/23/23 TC		Rev 21	444945	09/06/23 RH	
Rev 15	437234	07/11/23 CR		Rev 22	445473	09/11/23 IS	Updated / Added Dims
Rev 16	437713	07/14/23 CR		Rev 23	451736	10/25/23 CR	
Rev 17	438455	07/21/23 TC		Rev 11	428628	05/05/23 TC	
Rev 18	439522	07/27/23 CR		Rev 12	429452	05/11/23 TC	
Rev 19	441499	08/14/23 CR		Rev 13	432777	06/06/23 TC	Added Page

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

FACE REPLACEMENT

Scale: 3/4"=1'-0"

54.0 square feet



- CABINET:** Existing 12" deep Non-Illum cabinet to remain
- FACE:** .125 flat alum. faces - painted grey to match color shown
- GRAPHICS:** First Surface die-cut vinyl logo & lettering; Black
Shield to be direct printed white on black vinyl
- FONT:** Arial Bold
- ILLUMINATION:** Exterior Illumination; Externally illuminated w/ existing ground lamps
- INSTALL:** Secured through face into existing framework using C/S fasteners to suit.
Fasteners painted grey to match face.
- QUANTITY:** (2) TWO Faces required for D/F Monument

COLOR PALETTE

- GRAPHICS**
3M 7725-12
Black
- PANEL**
SW 7010
White Duck

EXISTING CONDITIONS



Scaled Proportionately

PROPOSED SIGNAGE

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:



ADDRESS:

1 Salt Creek Ln
Hinsdale, IL
60521-2936

PAGE NO.:

9

ORDER NUMBER:

1166329

SITE NUMBER:

1

ELECTRONIC FILE NAME:

K:\ACCOUNTS\ADVENT HEALTH\LOCATIONS\2022\IL\1_Hinsdale\1_Hinsdale_R22.cdr

PROJECT NUMBER:

86414

PROJECT MANAGER:

DAN NGUYEN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	365852	01/20/22 LH		Rev 20	444557	09/01/23 CR	Changed red notes to black, per request
Rev 14	434922	06/23/23 TC	Added red dimensions	Rev 21	444945	09/06/23 RH	
Rev 15	437234	07/11/23 CR		Rev 22	445473	09/11/23 IS	
Rev 16	437713	07/14/23 CR		Rev 23	451736	10/25/23 CR	
Rev 17	438455	07/21/23 TC	Revised sizes per original drawing files	Rev 11	428628	05/05/23 TC	
Rev 18	439522	07/27/23 CR	Called out ±8'-0" OAH of sign	Rev 12	429452	05/11/23 TC	
Rev 19	441499	08/14/23 CR	Added OA Monument Dimensions / Illumination note	Rev 13	432777	06/06/23 TC	Added sq. ft

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

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

Contractor

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT:

SIGN TYPE:

ILLUMINATION

Sign Information: sign 7

Overall Size (Square Feet): _____ (____ x ____)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

❶ _____

❷ _____

❸ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ 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.

Signature of Applicant

Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: _____ x \$4.00 = _____ (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

SITE PLAN

Scale: N.T.S.



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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
 

ADDRESS:
1 Salt Creek Ln
Hinsdale, IL
60521-2936

PAGE NO.:
3

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1166329

SITE NUMBER:
1

ELECTRONIC FILE NAME:
K:\ACCOUNTS\ADVENT HEALTH\LOCATIONS\2022\IL\1_Hinsdale\1_Hinsdale_R25.cdr

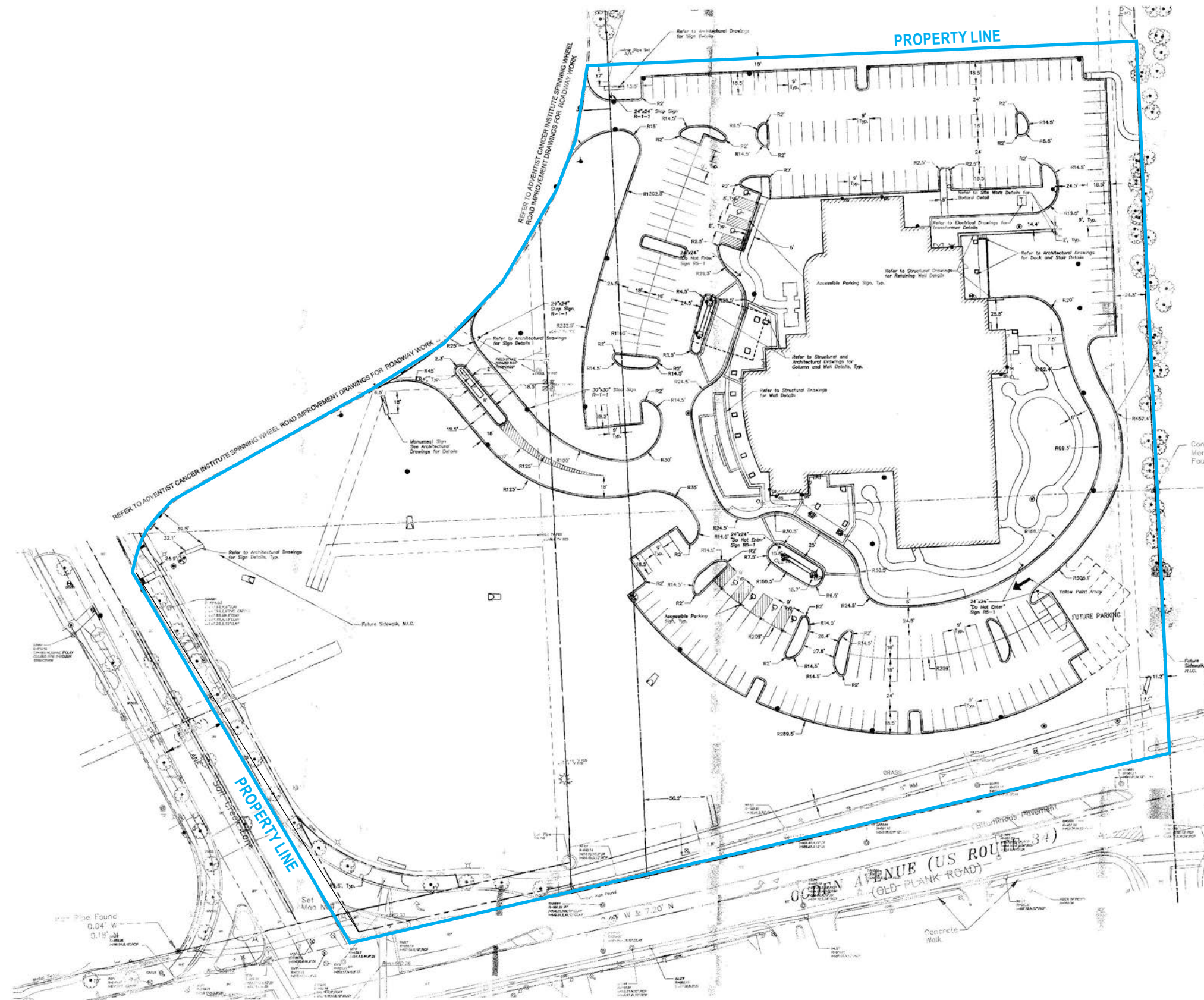
PROJECT NUMBER:
86414

PROJECT MANAGER:
DAN NGUYEN

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Rev 17	438455	07/21/23 TC		Rev 24	452151	10/27/23 CR	Fixed typo
Rev 18	439522	07/27/23 CR		Rev 25	453182	11/03/23 CR	Added Sign 3 back to site plan (got lost in a prior update)
Rev 19	441499	08/14/23 CR		Rev 13	432777	06/06/23 TC	

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Scale: N.T.S.



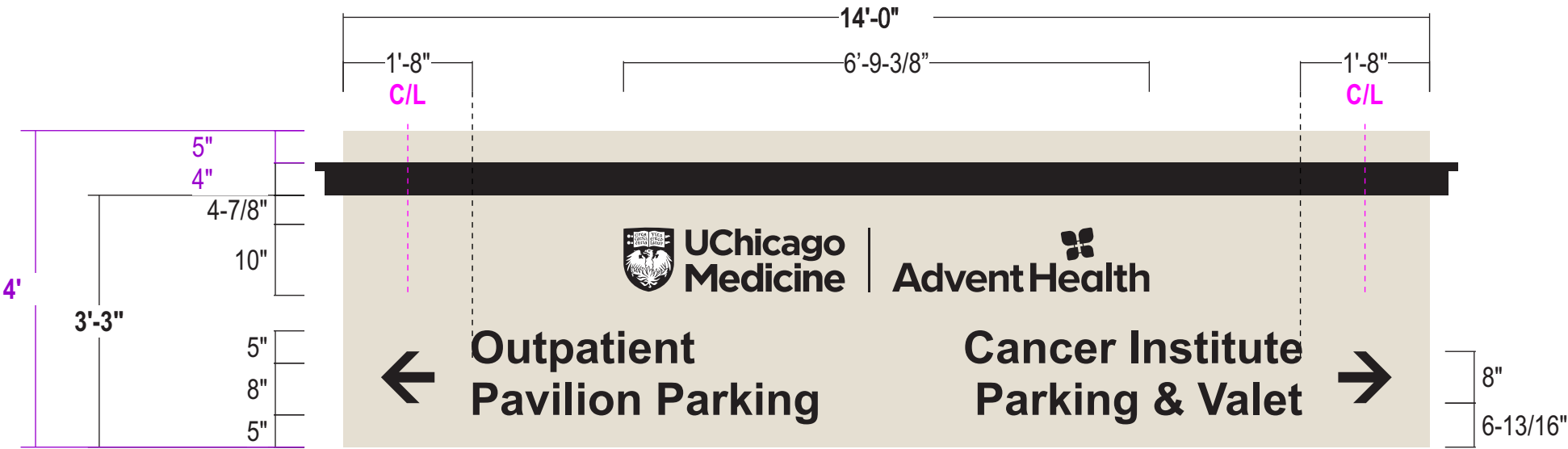
888.503.1569

4

DAN NGUYEN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	365852	01/20/22 LH		Rev 20	444557	09/01/23 CR	
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Rev 19	441499	08/14/23 CR		Rev 13	432777	06/06/23 TC	Added Page

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.



REMOVE & REPLACE EXISTING MONUMENT FRONT SIGN FACE. REAR TO REMAIN AS-IS.

- CABINET:** Existing Non-Illum. Cabinet to Remain
- FACE:** .125 flat alum. faces - painted grey to match color shown
- GRAPHICS:** First Surface die-cut vinyl logo & lettering; Black Shield to be direct printed white on black vinyl
- FONT:** Arial Bold
- ILLUMINATION:** Exterior Illumination; Externally illuminated w/ existing ground lamps
- INSTALL:** Secured through face into existing framework using C/S fasteners to suit. Fasteners painted grey to match face.
- QUANTITY:** (1) ONE Face required for S/F Monument

COLOR PALETTE

- GRAPHICS**
3M 7725-12
Black
- PANEL**
SW 7010
White Duck



Scaled Proportionately

PROPOSED SIGNAGE

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:



ADDRESS:

1 Salt Creek Ln
Hinsdale, IL
60521-2936

PAGE NO.:

11

ORDER NUMBER:

1166329

SITE NUMBER:

1

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K:\ACCOUNTS\ADVENT HEALTH\LOCATIONS\2022\IL\1_Hinsdale\1_Hinsdale_R22.cdr

PROJECT NUMBER:

86414

PROJECT MANAGER:

DAN NGUYEN

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Original	365852	01/20/22 LH		Rev 20	444557	09/01/23 CR	Changed red notes to black, per request
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Rev 17	438455	07/21/23 TC		Rev 11	428628	05/05/23 TC	
Rev 18	439522	07/27/23 CR		Rev 12	429452	05/11/23 TC	Removed Options
Rev 19	441499	08/14/23 CR	Added OA Monument Dimensions / Illumination note	Rev 13	432777	06/06/23 TC	Added sq. ft

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

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

Contractor

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT:

SIGN TYPE:

ILLUMINATION

Sign Information: sign 8

Overall Size (Square Feet): _____ (____ x ____)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

❶ _____

❷ _____

❸ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ 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.

Signature of Applicant

Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: _____ x \$4.00 = _____ (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

SITE PLAN

Scale: N.T.S.



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888.503.1569

CLIENT:



UChicago
Medicine



AdventHealth

ADDRESS:

1 Salt Creek Ln
Hinsdale, IL
60521-2936

PAGE NO.:

3

ORDER NUMBER:

1166329

PROJECT NUMBER:

86414

SITE NUMBER:

1

PROJECT MANAGER:

DAN NGUYEN

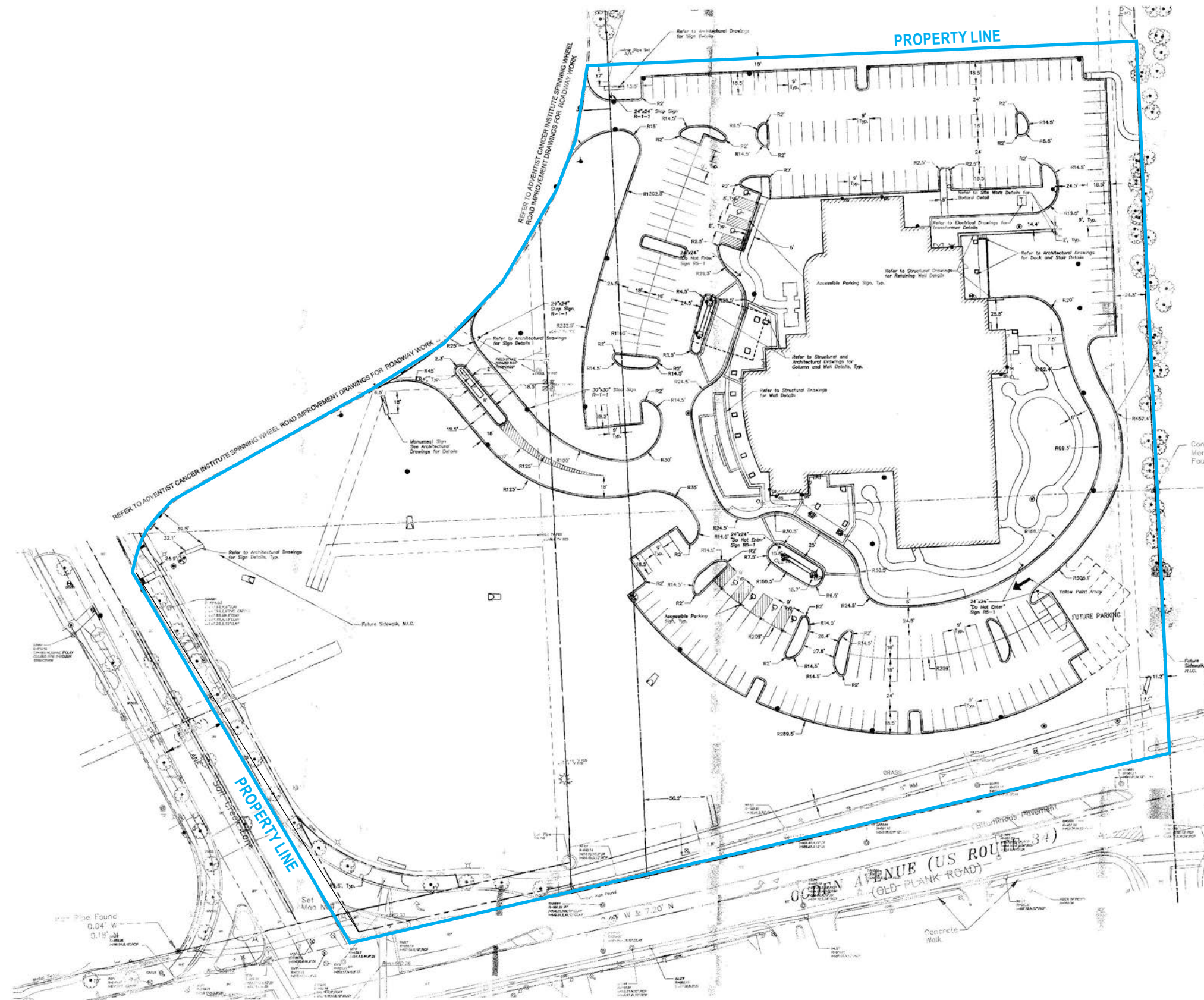
ELECTRONIC FILE NAME:

K:\ACCOUNTS\ADVENT HEALTH\LOCATIONS\2022\IL\1_Hinsdale\1_Hinsdale_R25.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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Rev 18	439522	07/27/23 CR		Rev 25	453182	11/03/23 CR	Added Sign 3 back to site plan (got lost in a prior update)
Rev 19	441499	08/14/23 CR		Rev 13	432777	06/06/23 TC	

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Scale: N.T.S.



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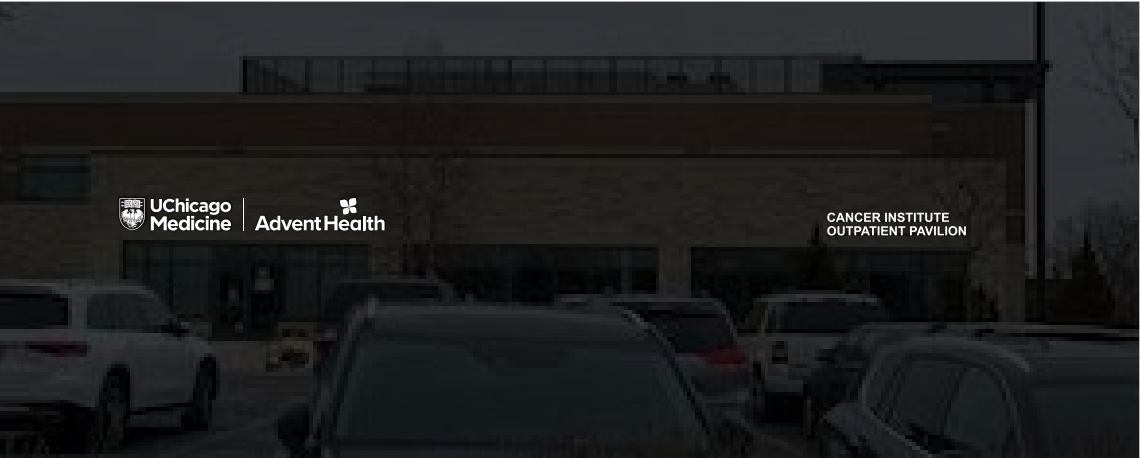
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	100 total



NONE EXISTING



SIMULATED NIGHT VIEW

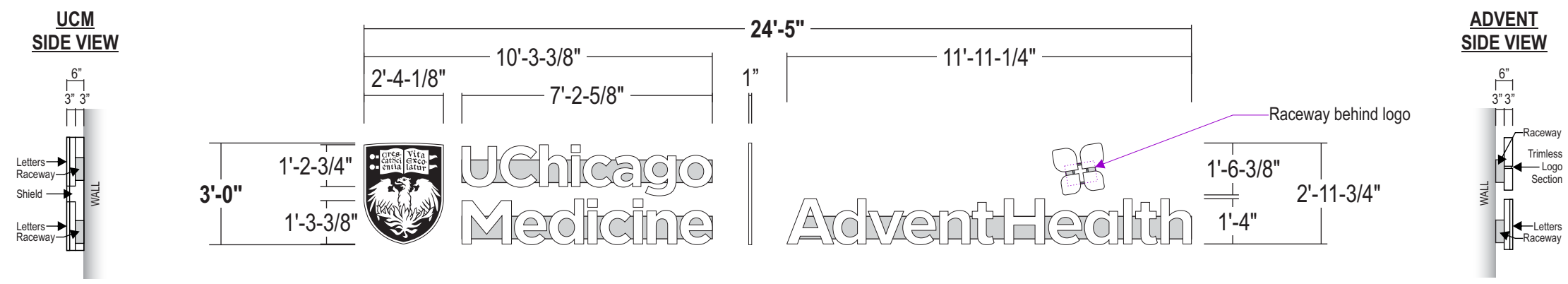


SIMULATED NIGHT VIEW

SIMULATED NIGHT VIEW



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	365852	01/20/22 LH		Rev 20	444557	09/01/23 CR	
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Rev 19	441499	08/14/23 CR	Added Night View	Rev 13	432777	06/06/23 TC	Revised per notes

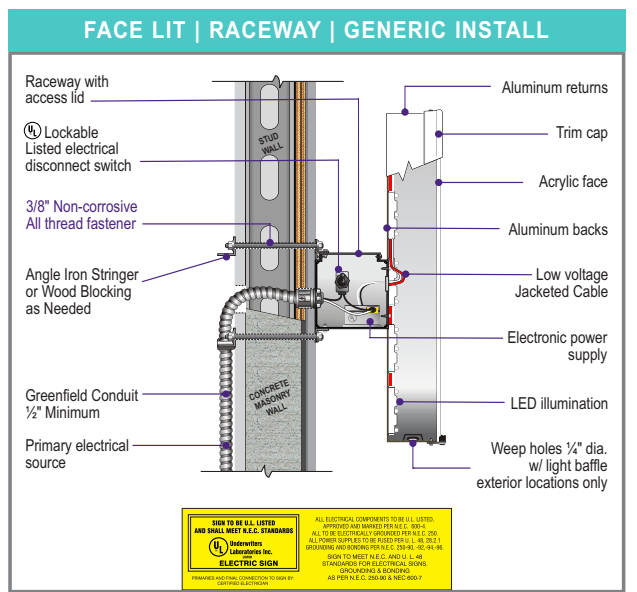
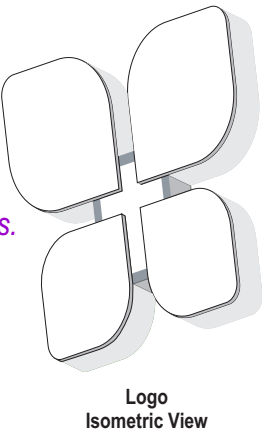


- FACES:** UCM Shield: .177 #7328 white acrylic with reverse weeded black opaque vinyl
Advent Logo: 1/2" Thick #7328 white acrylic; Center cross section to have dark gray translucent vinyl stroke and white cross
Faces to have 3/8" routed back flange & will drop into returns & secure with C/S screws; Faces are trimless
Letter Faces / Rule Line: .177 #7328 white acrylic
- TRIMCAP:** 1" White Jewelite (Note: Advent Butterfly Logo is Trimless)
- RETURNS:** UCM Shield / Rule Line: 6" Deep .050 aluminum coil painted white SG finish. Additional baffle to be added for extended can depth
Advent Logo: Advent Logo sections to be created separately as single pieces and pop-riveted together using cross section as joining piece
Letters: 3" Deep .050 aluminum coil painted white SG finish. Interior painted with light enhancement paint
- BACKS:** .063 Alum inside painted with light enhancement paint
- ILLUMINATION:** Agilight 6500K White LED's as required by manufacturer
UCM Shield and Rule line will have self contained power supplies
Letters and Advent logo will have power housed within raceways
- RACEWAYS:** 8"h x 3"d Extruded .125" Alum. Raceways;
All raceways Painted to match existing wall surface
- INSTALL:** Thru bolted using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted. 3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (1) ONE Set of Letters required

ILLUMINATION NOTE:
Signs may be illuminated only by indirect or internal white light not exceeding 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.
All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

COLOR PALETTE

- 7328 white
- 3M 7725-12 Black Opaque
- RACEWAY:** to match existing wall



SIMULATED NIGHT VIEW



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

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

Contractor

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Contact Name: _____

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT:

SIGN TYPE:

ILLUMINATION

Sign Information: sign 9

Overall Size (Square Feet): _____ (____ x ____)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

❶ _____

❷ _____

❸ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ 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.

Signature of Applicant

Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: _____ x \$4.00 = _____ (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

SITE PLAN

Scale: N.T.S.



Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:



UChicago
Medicine



AdventHealth

ADDRESS:

1 Salt Creek Ln
Hinsdale, IL
60521-2936

PAGE NO.:

3

ORDER NUMBER:

1166329

PROJECT NUMBER:

86414

SITE NUMBER:

1

PROJECT MANAGER:

DAN NGUYEN

ELECTRONIC FILE NAME:

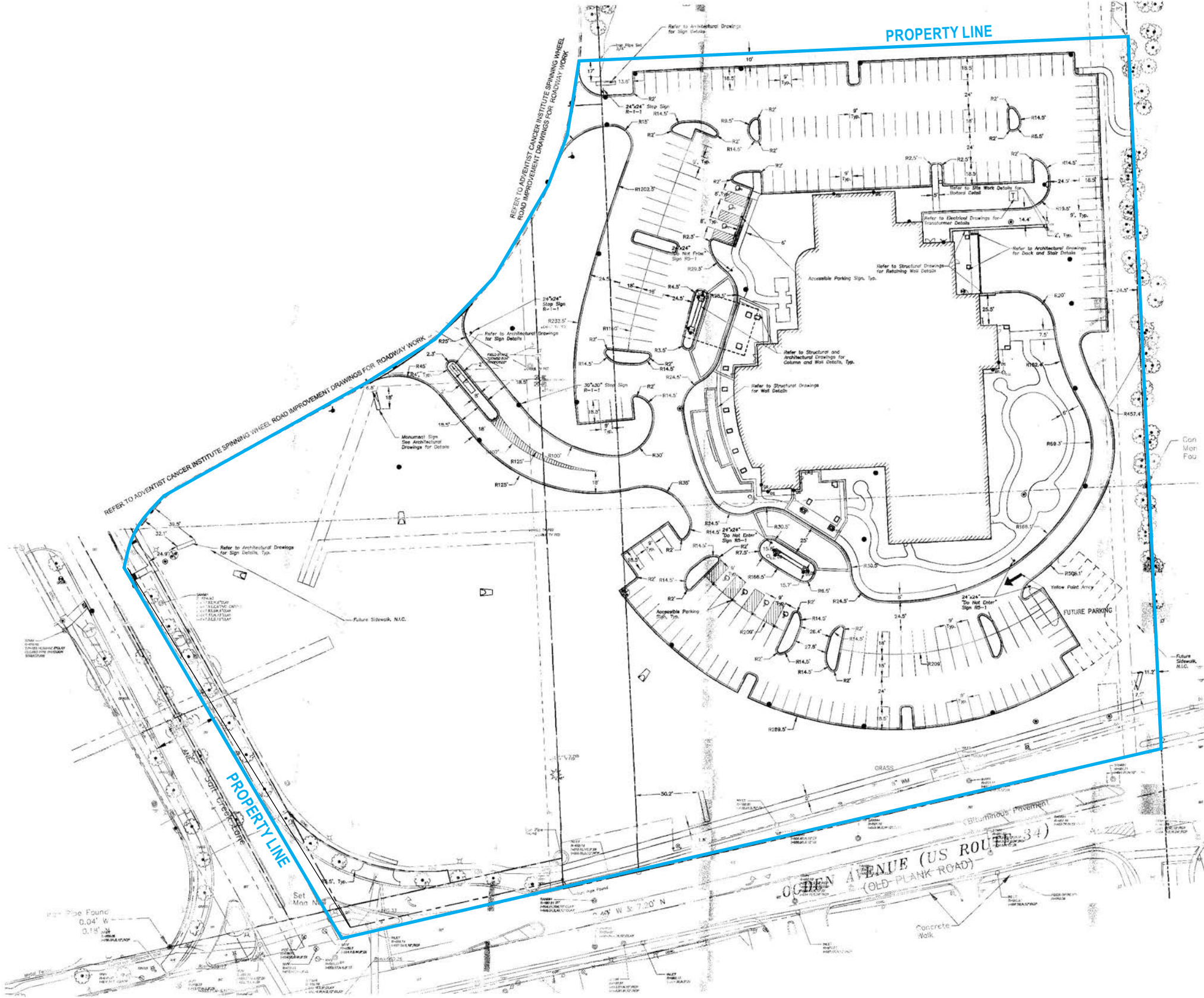
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Rev 19	441499	08/14/23 CR		Rev 13	432777	06/06/23 TC	

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SIGN PLAT

Scale: N.T.S.





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CLIENT:

UChicago
Medicine

AdventHealth

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DAN NGUYEN

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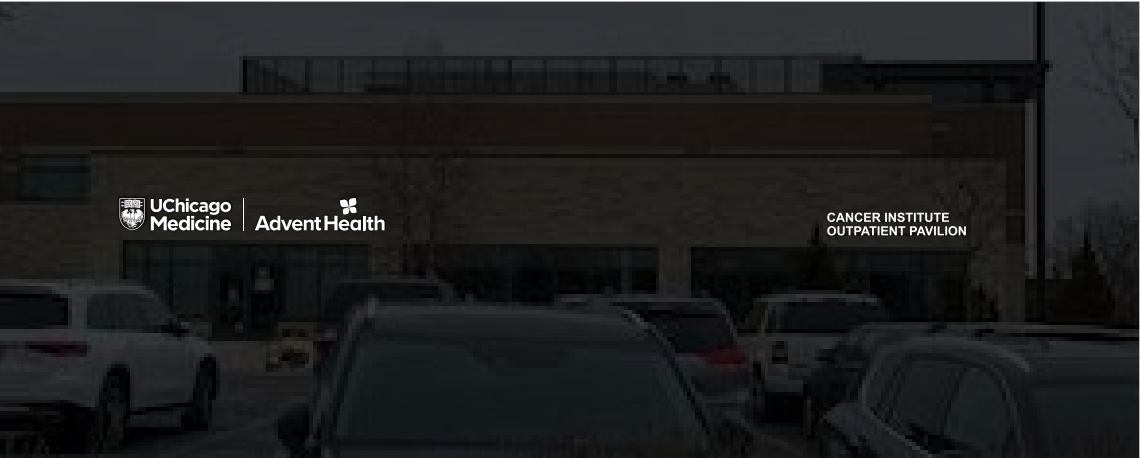
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EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	100 total



NONE EXISTING



SIMULATED NIGHT VIEW



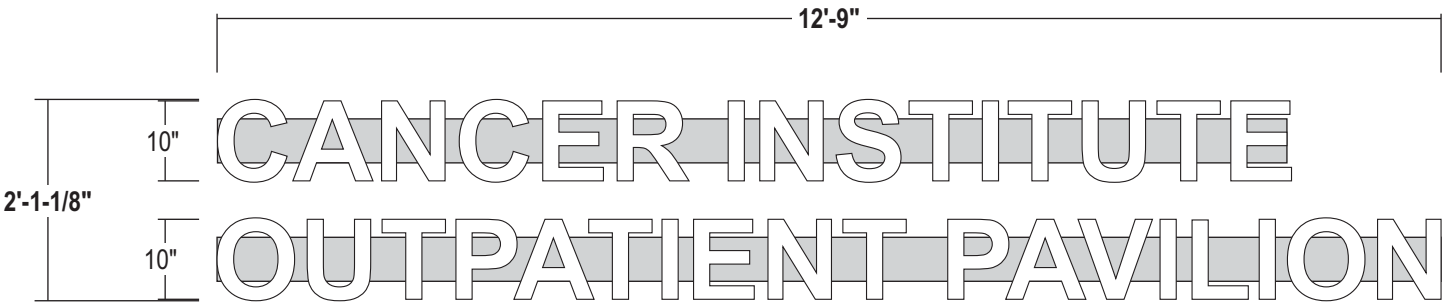
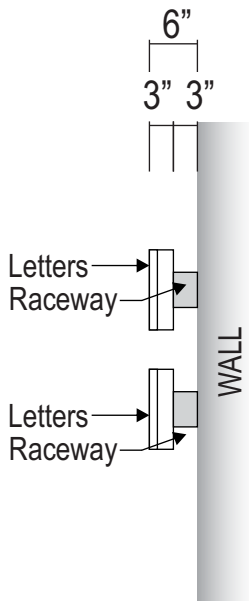
SIMULATED NIGHT VIEW

SIMULATED NIGHT VIEW



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Rev 19	441499	08/14/23 CR	Added Night View	Rev 13	432777	06/06/23 TC	Revised per notes

SIDE VIEW



ILLUMINATION NOTE:
Signs may be illuminated only by indirect or internal white light not exceeding 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.
All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

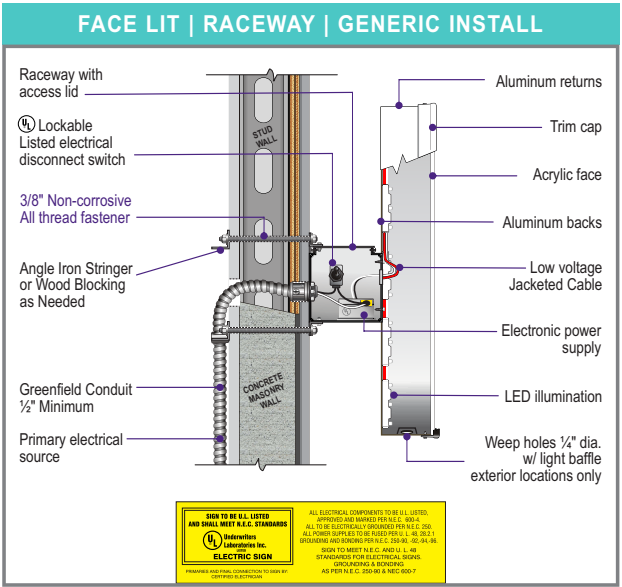
- LETTER FACES:** .177 #7328 white acrylic
- TRIMCAP:** 1" White Jewelite
- RETURNS:** 3" Deep .050 aluminum coil painted white SG finish.
Interior painted with light enhancement paint
- BACKS:** .063 Alum inside painted with light enhancement paint
- ILLUMINATION:** Agilight 6500K White LED's as required by manufacturer
Power Supplies housed within raceways
- RACEWAYS:** 5-1/2"h x 3"d Extruded .125" Alum. Raceways;
All raceways Painted to match existing wall surface.
- INSTALL:** Thru bolted using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted. 3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (1) ONE Set of Letters required

COLOR PALETTE

○ #7328 white

● **RACEWAY:**
to match existing wall

SIMULATED NIGHT VIEW



AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a permits(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

DocuSigned by:
I Benjamin Layman 9DBD27EF8D444F4... "owner of the property listed below certify that I have granted, Stratus Unlimited and their permit expeditor Professional Permits, my duly authorized agent, permission to obtain the sign permits and area variance application as well as any related documents necessary for the construction (or installation) of signs at the following address:

1 Salt Creek Ln.
Hinsdale, IL 60521-2936
Address of permit location

I understand that I am authorizing them to apply for permit related documents of various types for sign approvals and any related area variance documents. This is limited to what is necessary for sign permit projects to be completed.

DocuSigned by:
Benjamin Layman 9DBD27EF8D444F4... Signature of Property Owner 6/20/2023 Date



**PLAN COMMISSION
MEMORANDUM**

DATE: December 8, 2023

TO: Chairman Cashman and Plan Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-41-2023 – 5817 S. Madison Street – Nourished – Sign Permit Review – Installation of One (1) Permanent Window Sign

FOR: December 13, 2023 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Nourished seeking approval to install one (1) permanent window sign for the future tenant space at 5817 S. Madison Street. The tenant space is located within an existing multi-tenant strip mall at 5811-5827 S. Madison Street in the B-1 General Business District.

Request and Analysis

The applicant is requesting to install one (1) permanent window sign on the storefront window for the future tenant space facing Madison Street. The proposed sign consists of white vinyl lettering measuring 57” wide and 14.8” tall, with a sign face area of 5.8 square feet.

New matching sign faces on the existing multi-tenant ground sign were approved administratively in April 2023, which included a sign face for Nourished.

In the B-1 District, one awning valance, canopy valance, wall, or permanent window sign is allowed per user having a separate entrance. The maximum gross surface area for awning valance, canopy valance, wall, and window signs is not to exceed five percent (5%) of the square footage of the wall to which the sign or signs are affixed for a multiple-tenant building, minus any square footage devoted to a ground sign unless such ground sign is limited to a joint identification sign. Permanent window signs are considered collectively. The permanent window sign measures 5.8 square feet and is under the 5% of the tenant’s wall area. A maximum of 7.2 square feet is allowed for this business based on the tenant surface area. As proposed, the window sign is compliant with the code requirements.

Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:



MEMORANDUM

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

1. Zoning Map and Project Location
2. Aerial View
3. Street View
4. Sign Application and Exhibits

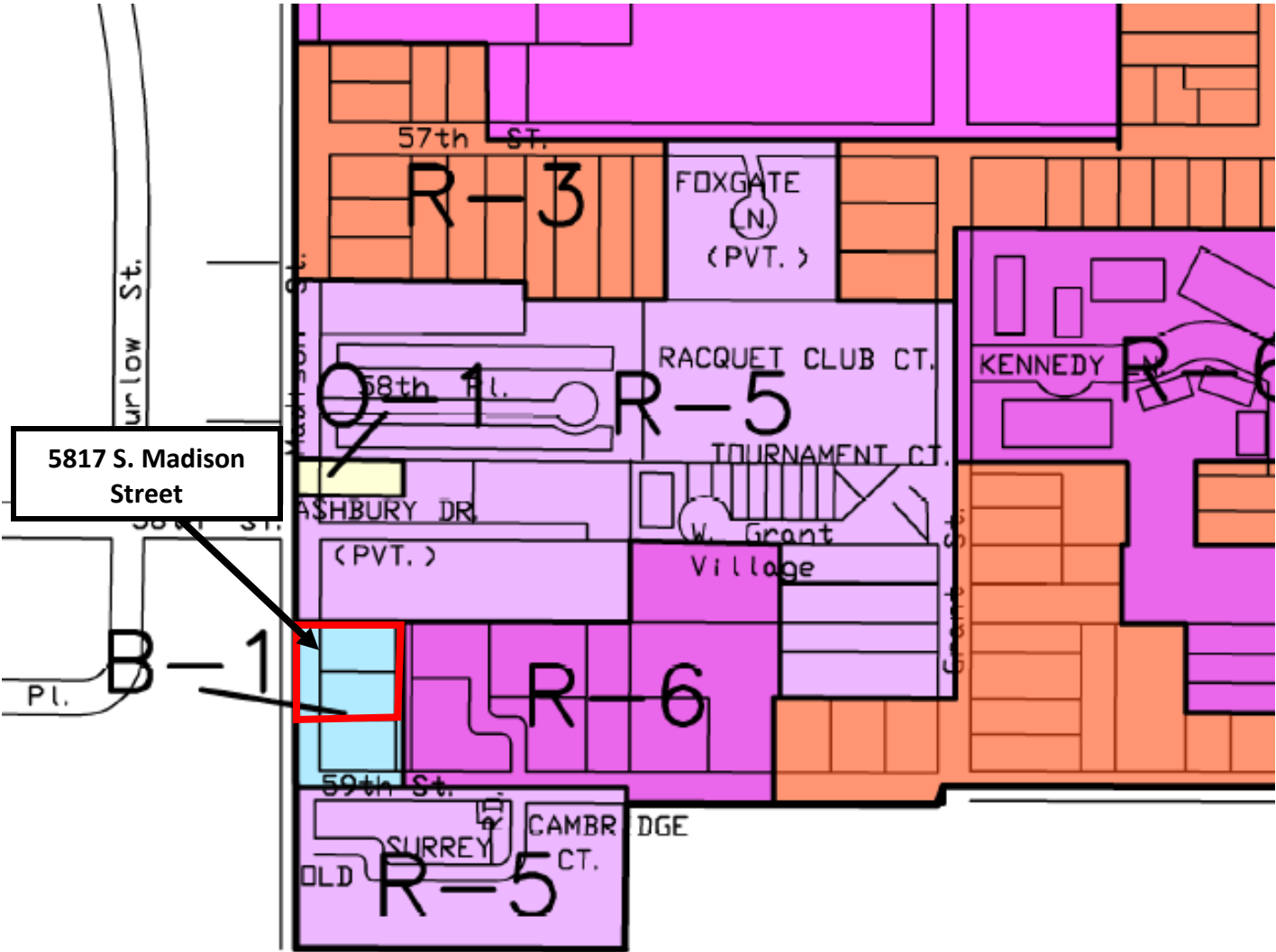
VILLAGE OF HINSDALE 2021

5817 S. Madison Street

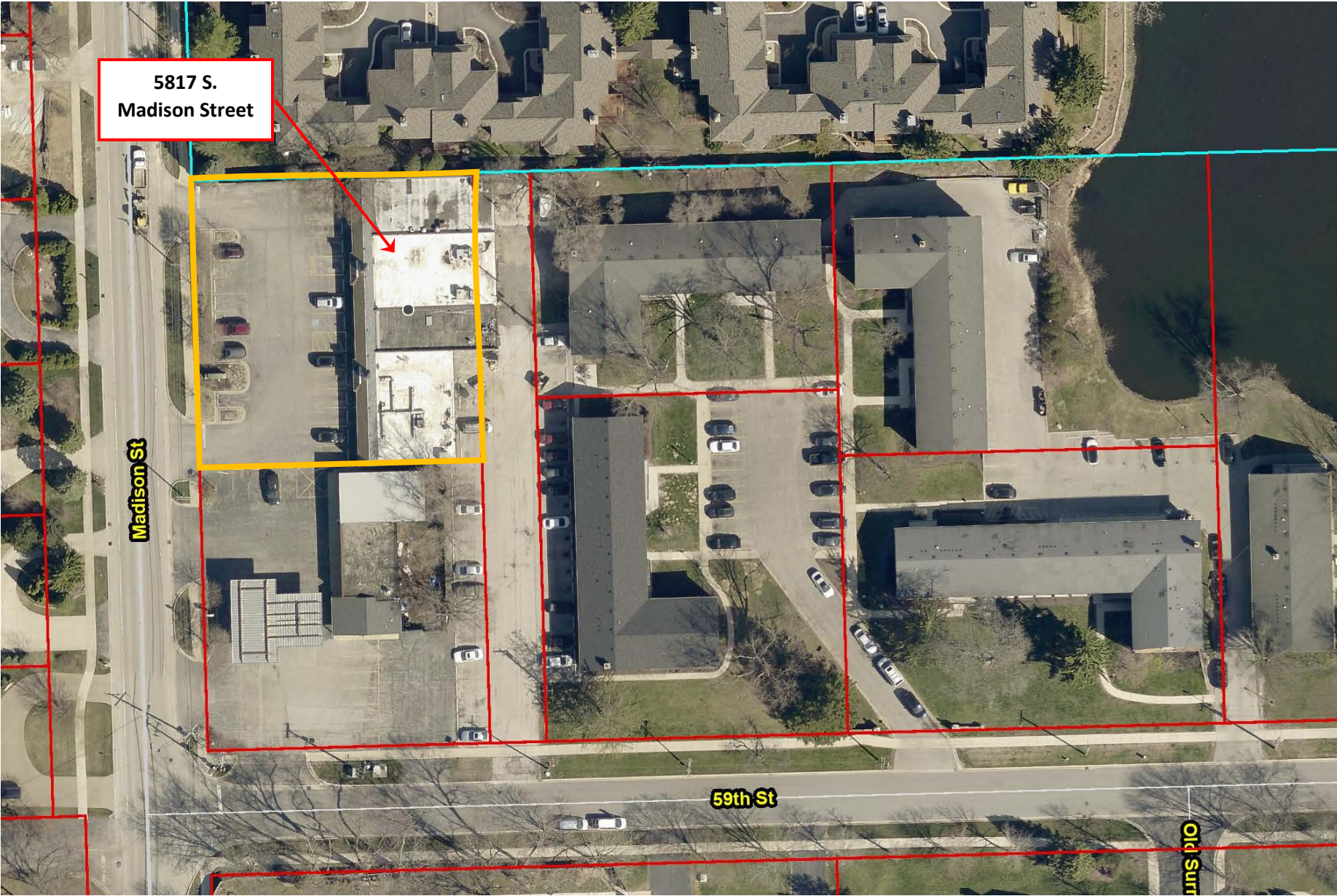
Zoning District Boundaries

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- R-6 Single Family Residential District
- IB Institutional Business District
- OS Open Space District
- B-1 Community Business District
- B-2 General Business District
- B-3 General Business District
- O-1 Limited Office District
- O-2 Limited Office District
- O-3 Limited Office District
- HS Health Services District
- Design Review Overlay District

Village of Hinsdale Zoning Map and Project Location



Aerial View – 5817 S. Madison Street



Street View – 5817 S. Madison Street





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

Applicant

Name: Nourished
Address: 5817 S Madison
City/Zip: Hinsdle, 60521
Phone/Fax: (630) 968-9355 /
E-Mail: KNapleton@nourished.com
Contact Name: Kathleen Napleton

Contractor

Name: Signs Now
Address: 1548 Ogden Ave
City/Zip: Downers Grove, 60515
Phone/Fax: (630) 515-1085 /
E-Mail: info@signsnowdownersgrove.com
Contact Name: Tracy Hodge

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One B1
SIGN TYPE: Please Select One Vinyl Lettering
ILLUMINATION Please Select One None

Sign Information:

Overall Size (Square Feet): 5.84 (1.23' x 4.75')
Overall Height from Grade: 89" to baseline
104" to top Ft.
Proposed Colors (Maximum of Three Colors):
① White
②
③

Site Information:

Lot/Street Frontage:
Building/Tenant Frontage:
Existing Sign Information:
Business Name: None
Size of Sign: 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.

K. Napleton
Signature of Applicant

11/14/23
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x 4 \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: Administrative Approval Date:

November 3, 2022

Ms. Bethany Salmon
Village Planner
VILLAGE OF HINSDALE
19 E. Chicago Avenue
Hinsdale, IL: 60521

RE: Nourished
5817 S. Madison Street
Hinsdale, Illinois

Dear Ms. Salmon:

I am the property manager of the above noted property. I hereby give permission to the above noted tenant to install lettering/design on the front windows.

If you have any questions or need further information please contact the undersigned.

Very truly yours,



James M. Ehrlich
Managing Broker
jehrllich@priceassocinc.com



NOURISHED | 5817 S MADISON ST HINSDALE, IL

Pre-Production Proof

These proofs are designed to reduce your final cost. Please examine carefully for any errors. Do not approve these proofs on general appearance alone. Please check punctuation and spelling of all copy. These proofs show exact type styles and sizes.

Mark changes or corrections on this proof: sign and date. Additional charges will be added for any changes after this approval.

This artwork is property of Signs Now, Downers Grove, IL. It cannot be duplicated.

1548 Ogden Ave.
Downers Grove, IL 60515

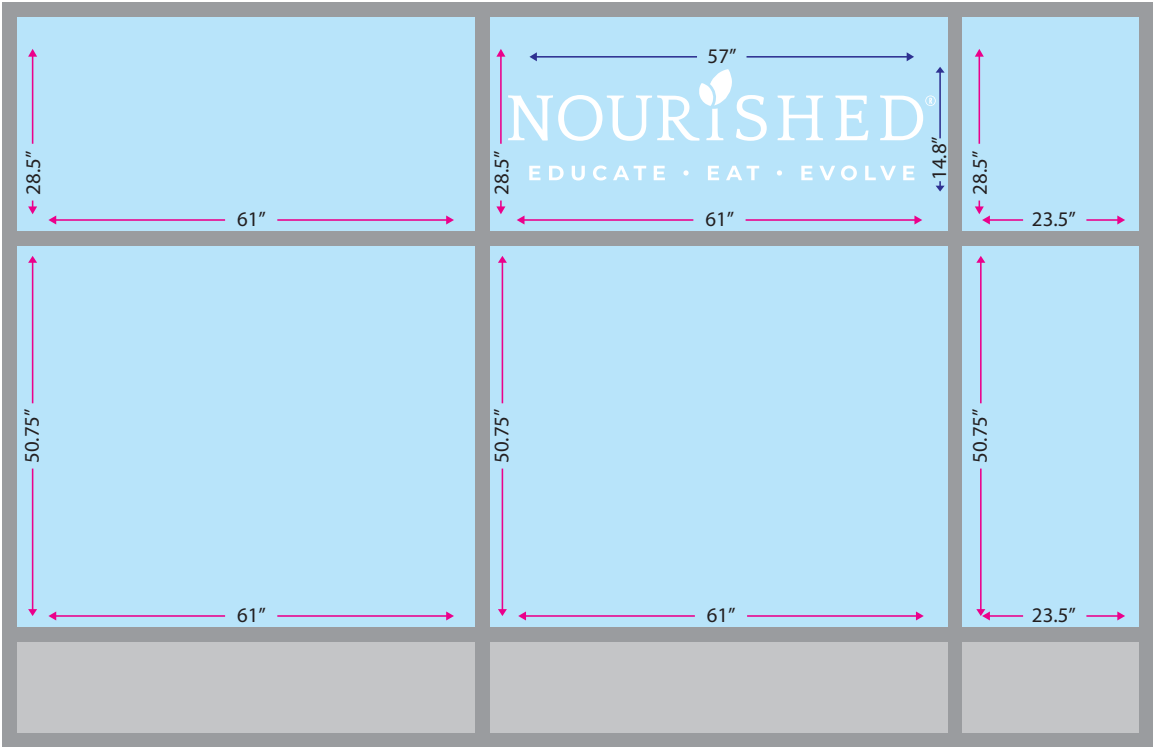
p. 630-515-1085
f. 630-515-1087

info@signsnowdownersgrove.com

design | service | solutions



high performance white vinyl
overall size: 5.8sqft (14.8" x 57")
overall height from grade: 89" to baseline / 104" to top



*detailed window area



*enlarged artwork

Approval: _____ Date: _____

Comments: _____