



MEETING AGENDA

PLAN COMMISSION
WEDNESDAY, DECEMBER 14, 2022
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 9, 2022
- 5. SIGN PERMIT REVIEW**
 - a. Case A-34-2022 – Sign Permit Review – 50 S. Washington Street – Virgil Catherine Galley – Installation of One (1) Projecting Sign and Permanent Window Signs
 - b. Case A-35-2022 – Sign Permit Review – 28 E. First Street – Visual Comfort & Co. – Installation of Permanent Window Signs
 - c. Case A-40-2022 – 5811-5815 Madison Street – Palgong Tea – Sign Permit Review – Installation of Permanent Window Signs
- 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 Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly 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 9, 2022**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, November 9, 2022 at 7:32 p.m., roll call was taken.

PRESENT: Commissioners Cynthia Curry, Jim Krillenber, Julie Crnovich, Anna Fiascone, Scott Moore and Chairman Steven Cashman

ABSENT: Commissioners Patrick Hurley, Gerald Jablonski, and Mark Willobee

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

Chairman Cashman asked for public comments. There were no public comments pertaining to non-agenda items.

Approval of Minutes – October 12, 2022

After a brief discussion, a motion was made by Commissioner Krillenberger, seconded by Commissioner Moore, to approve the October 12, 2022 draft minutes, as submitted. The motion carried by the roll call vote of 6-0 as follows:

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

Sign Permit Review

a) Case A-22-2022 – 110 E. Ogden Avenue – Therapeutic Health – Sign Permit Review – Installation of One (1) Ground Sign

Mike Zalud, of Courtland LLC, was present to address the Commission. Mr. Zalud stated the sign would have black letters on a stucco background and contain lpe wood accents to match the accent material on the building. Mr. Zalud stated the overall sign height is five (5) feet and seventeen (17) feet overall in length, would be perpendicular to Ogden Avenue, and illuminated by eight (8) total light fixtures, with four (4) on each side of the sign shining upward that emit 380 lumens. Mr. Zalud stated that low lying plantings would be installed around the sign and the sign would have larger letters in the upper area of the sign for Therapeutic Health and the bottom area of the sign would be utilized for a potential second tenant.

In response to Commissioner Curry's request for clarification on the size of the actual sign part of the structure, Mr. Zalud stated the stucco and letter portion of the sign would be four (4) feet by twelve (12) feet. Commissioner Curry stated she liked the size but had some concern about visibility with the curve of Ogden Avenue in that location. Mr. Zalud stated the sign would be installed ten (10) feet back from the property line, the same location as the existing sign.

Commissioner Krillenberger asked Mr. Zalud to clarify the portion of the sign that would be used for a potential second tenant. Commissioner Krillenberger asked what kind of services would be offered by the business. Mr. Zalud stated he would need to have the business owner provide specific descriptions of the services offered.

Ms. Salmon stated that the applicant would need to come back to the Plan Commission for approval of sign for a future second building tenant.

Commissioner Crnovich asked if eight (8) ground lights would be excessive. Mr. Zalud stated that the lights would be forty (40) watts and he felt it was in line with the brightness of other landscape fixtures. Mr. Zalud also stated the landscape and parking lot lights would either be dimmed or turned off at 8:00 p.m. Commissioner Crnovich stated that she was fine with the amount of ground lights after hearing the additional information.

Commissioners Moore and Fiascone did not have any comments.

Chairman Cashman stated that he thought the sign looked great and liked the idea that the sign is in the same location as the current sign.

A motion was made by Commissioner Curry, seconded by Commissioner Crnovich, to approve Case A-22-2022 – 110 E. Ogden Avenue – Therapeutic Health – Sign Permit Review – Installation of One (1) Ground Sign with the condition that the sign lights are dimmed at the same time as the parking lot lights (per the ordinances regulating the previous approvals for the property). The motion carried by a roll call vote of 6-0 as follows:

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

b) Case A-26-2022 – 101 W. Chestnut – Lane Veterinary (VetChart, LLC) – Sign Permit Review – Installation of Two (2) Wall Signs

Sarah Baker, the owner of the Lane Veterinary, was present to address the Plan Commission. Ms. Baker stated both signs would be acrylic, non-illuminated, contain pin mounted lettering, and utilize existing landscape lighting.

Commissioners Fiascone and Moore agreed that the sign looked great.

Commissioner Crnovich stated she liked the sign and the logo.

Commissioner Krillenberger had no concerns.

Commissioner Curry asked if the lettering on the east elevation could be a little smaller. Ms. Baker stated that the letters in “Lane” had to be that size to make the sign a perfect rectangle with the much longer word of “veterinary”. Commissioner Curry stated that she liked the logo.

Chairman Cashman stated that the sign looked nice and that he also liked the logo. Chairman Cashman asked when the clinic is expected to open. Ms. Baker stated that building permits are still in the process of plan approval and some equipment is on back order but she hoped to open in the spring of 2023.

A motion was made by Commissioner Fiascone, seconded by Commissioner Krillenberger to approve Case A-26-2022 – 101 W. Chestnut – Lane Veterinary (VetChart, LLC) – Sign Permit Review –Installation of Two (2) Wall Signs as submitted. The motion carried 6-0 by a roll call vote as follows:

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

Adjournment

Chairman Cashman asked for a motion to adjourn. A motion was made Commissioner Krillenberger, seconded by Commissioner Curry, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the November 9, 2022.

The meeting was adjourned at 7:48 PM after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office



MEMORANDUM

DATE: December 9, 2022

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-34-2022 – Sign Permit Review – 50 S. Washington Street – Virgil Catherine Galley – Installation of One (1) Projecting Sign and Permanent Window Signs

FOR: December 14, 2022 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Virgil Catherine Gallery requesting approval to install new permanent window signs and a projecting sign at 50 S. Washington Street. The signs were previously installed without a permit. The existing three-story building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install three (3) permanent window signs on the storefront window and entrance door of the tenant space. The proposed signs are adhesive decals with white text. The larger window sign measures 36" wide and 28" tall, with an overall sign face area of 7 square feet. Two smaller signs will be located within two of the door panes, which measure 8" wide and 10.75". Collectively, the window signs measure approximately 7.75 square feet in area.

A projecting sign is also proposed to the right of the entrance area underneath the existing awning. The proposed sign face measures 23" wide and 10" tall, with an overall sign face area of 1.6 square feet. The sign will be mounted onto a metal bracket that extends 24" from the building and provide an 8' clearance from the bottom of the sign to the adjacent sidewalk. Although the sign will be partly obscured from view underneath the awning, the applicant has already fabricated the sign and is requesting to mount it to provide visibility from pedestrian traffic.

Per Section 9-106(J), in the B-2 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 the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. One (1) non-illuminated projecting sign is allowed for the tenant and is counted toward the maximum number of signs allowed. Projecting signs are not to exceed three (3) square feet per sign face, with each face having a horizontal dimension of twenty-four inches (24") and a vertical dimension of eighteen inches (18"), nor more than two (2) faces per sign. The bottom edge of the sign shall not be less than eight feet (8') in height and the top edge of the sign shall not be higher than twenty feet (20') or the bottom of any second floor window, whichever



MEMORANDUM

is less. Projecting signs shall not extend a distance of more than three feet (3') from the face of the building on which they are located. Projecting signs shall be mounted on a supporting structure of a style, type and material approved by the Village and shall not be mounted on awnings, canopies, or marquees. The proposed signs meet the Village's sign code requirements.

Meeting History

Historic Preservation Commission Meeting – December 7, 2022 - At the HPC meeting, Catherine Ponakala, the business owner, provided an overview of the proposed signage and answered questions from the Commissioners. There was a discussion on the proposed blade sign, which was previously installed without Village approval prior to the business moving in and did not meet the Village's required 8 foot mounting height. Ms. Ponakala stated that they are proposing to locate the projecting sign underneath the existing awning to help give their business additional visibility as the window signage on the storefront is recessed is not as visible from the street. There was a discussion on the sign location, code requirements, and alternative locations.

The Historic Preservation Commission, by a vote of six (6) ayes and zero (0) nays, with one (1) absent, recommended approval of Case A-34-2022, a Sign Permit to allow for the installation one (1) projecting sign and permanent window signs for Virgil Catherine Galley located at 50 S. Washington Street, as submitted.

Process

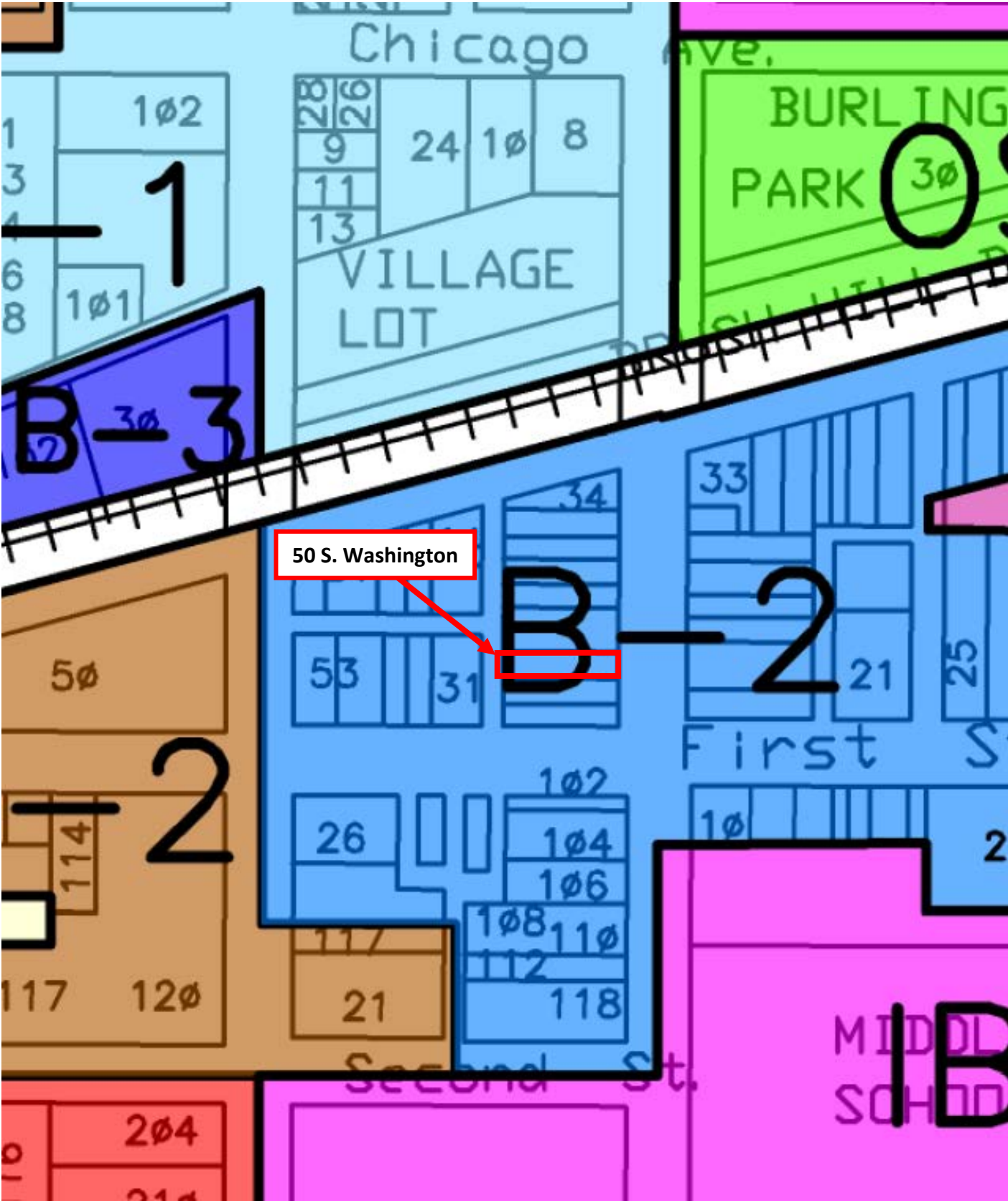
Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The 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. Birds Eye View
3. Street View
4. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 50 S. Washington



Street View – 50 S. Washington





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Catherine Ponakala
Address: 50 S Washington St #102
City/Zip: Hinsdale, IL 60521
Phone/Fax: (³¹²) 388-2100 / 708-912-4007
E-Mail: carol@westmonteyes.com
Contact Name: Carol Sabeckis

Contractor

Name: Integrity Sign
Address: 18770-A South 88th Avenue
City/Zip: Mokena, IL 60448
Phone/Fax: (⁷⁰⁸) 478-2700 / 708-478-5074
E-Mail: austin@integritysigncompany.com
Contact Name: Austin Davis

ADDRESS OF SIGN LOCATION: 50 S Washington St #102

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Window Sign

ILLUMINATION None

Sign Information: (2) .60 8 x 10-75

Overall Size (Square Feet): 7.25 (28 x 36)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

- ① white
- ② _____
- ③ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information: N/A

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]
Signature of Applicant

11/16/22
Date

[Signature]
Signature of Building Owner

11/16/2022
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: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Catherine Ponakala
Address: 50 S Washington St #102
City/Zip: Hinsdale, IL 60521
Phone/Fax: (312) 388-2100 / 708-912-4007
E-Mail: carol@westmonteyes.com
Contact Name: Carol Sabeckis

Contractor

Name: Integrity Sign
Address: 18770-A South 88th Avenue
City/Zip: Mokena, IL 60448
Phone/Fax: (708) 478-2700 / 708-478-5074
E-Mail: austin@integritysigncompany.com
Contact Name: Austin Davis

ADDRESS OF SIGN LOCATION: 50 S Washington St #102

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Projecting Blade Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 1.6 (10 x 23)

Overall Height from Grade: 8 Ft.

Proposed Colors (Maximum of Three Colors):

① white

② black

③ _____

*Bracket
10"x24"*

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information: N/A

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.

Catherine Ponakala
Signature of Applicant

11/16/22
Date

[Signature]
Signature of Building Owner

11/16/2022
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

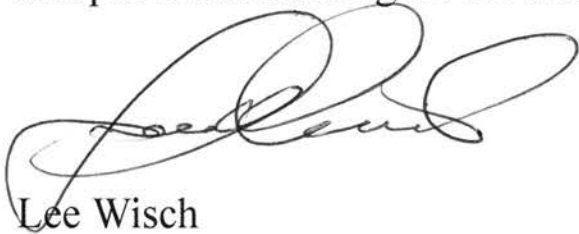
Total square footage: _____ x \$4.00 = _____ (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

10/24/2022

To: The Village of Hinsdale

I, Lee Wisch, owner of Wisch Rental Properties LLC give my tenant Catherine Ponakala, of Virgil Catherine Gallery at 50 S Washington ST #102, Hinsdale, IL 60521, permission to hang a sign outside the door on a bracket and put decal lettering on the front window and door.

A handwritten signature in black ink, appearing to read 'Lee Wisch', with a large, stylized flourish at the end.

Lee Wisch
Wisch Rental Properties LLC
P.O. Box 269
Hinsdale, IL 60523-0269

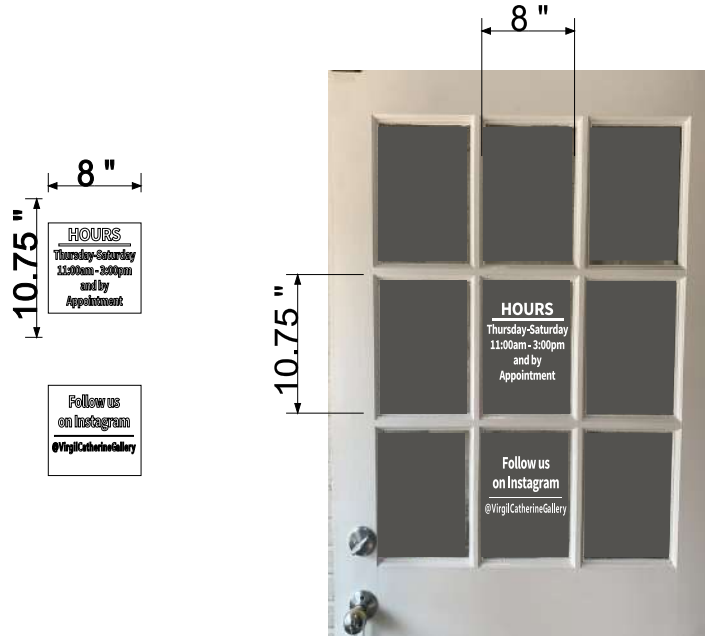
TOTAL SQ FT
7.25 SQ FT

651-070
MATTE WHITE

POSTER



WINDOW DECALS - MATTE WHITE



EXISTING

PROPOSED

These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © Integrity Sign Company The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: \\Com4\integrity sign2\VIRGIL CATHERINE GALLERY

Address:

Date: 10/19/2022

Drawn By: HC

Approved By:

Job Name: VIRGIL CATHERINE GALLERY 2022-HINSDALE,fs

Salesperson:

Date:

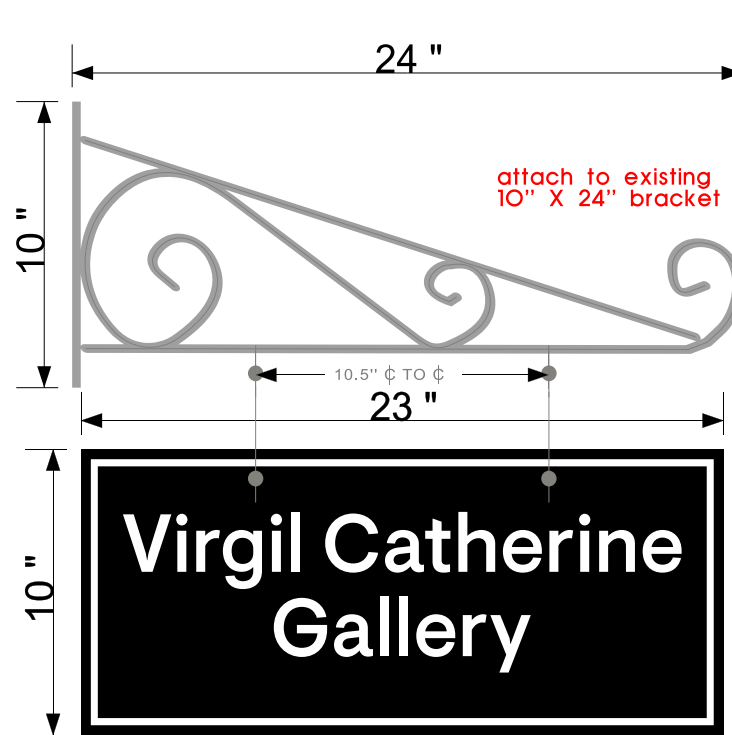
INTEGRITY SIGN

18770-A S. 88th Ave. Mokena, IL 60448
708-478-2700 office / 708-478-5074 fax

NON-ILLUMINATED 1/8" ALUMINUM SIGN DF

TOTAL SQ FT
1.6 SQ FT

PAINTED BLACK
651-070
MATTE WHITE



EXISTING



These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © Integrity Sign Company The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: \\Com4\integrity sign2\VIRGIL CATHERINE GALLERY

Address:

Date: 11/8/2022

Job Name: VIRGIL CATHERINE GALLERY 2022-HINSDALE.fs

Drawn By: HC

Salesperson:

Approved By:

Date:

INTEGRITY SIGN

18770-A S. 88th Ave. Mokena, IL 60448
708-478-2700 office / 708-478-5074 fax



MEMORANDUM

DATE: December 9, 2022

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-35-2022 – Sign Permit Review – 28 E. First Street – Visual Comfort & Co. – Installation of Permanent Window Signs

FOR: December 14, 2022 Plan Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Visual Comfort & Co. requesting approval to install window signs for the tenant space located at 28 E. First Street. The existing two-story, multi-tenant building is located in the B-2 Central Business District and the Downtown Historic District.

Background

The existing tenant, Circa Lighting, is changing its name to Visual Comfort & Co. As a result, the applicant is looking to update its signage to reflect its new branding.

On September 14, 2022, the Plan Commission approved the installation of one (1) wall sign for Visual Comfort & Co. (Case A-20-2022). The approved wall sign measures 12.25" tall and 152.375" wide, with an overall sign face area of 12.96 square feet. The sign consists of dark gray face-lit illuminated channel letters mounted to a raceway, which will be installed in the decorative brick banded area above the entrance doors. The raceway will be painted to match the color of the brick façade behind the sign.

Request and Analysis

The applicant is requesting to install window signage on the storefront windows on the south (front) and north (rear) elevations. The existing window signage for Circa Lighting will be removed as part of this project. As shown on the proposed plans, eight (8) signs are proposed on the front and rear windows and doors with a combined area of 10.45 square feet. The adhesive decal letters will be a light gray color to create an etched glass appearance. Collectively, the window signs and the approved wall sign will have a combined area of 23.41 square feet.

Per Section 9-106(J), in the B-2 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 the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed signs meet the Village's code requirements.



MEMORANDUM

Meeting History

Historic Preservation Commission Meeting – December 7, 2022 – At the HPC meeting, Jeri Flood, representing Visual Comfort & Co, provided an overview of the proposed signage and answered questions from the Commissioners. Ms. Flood presented a sample of the proposed window sign lettering to the Commission, showing that the letters will have an etched glass look. Overall, the Commissioners expressed general support of the proposed window signs.

The Historic Preservation Commission, by a vote of six (6) ayes and zero (0) nays, with one (1) absent, recommended approval of Case A-35-2022, a Sign Permit to allow for the installation of Permanent Window Signs for Visual Comfort & Co. located at 28 E. First Street, as submitted.

Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

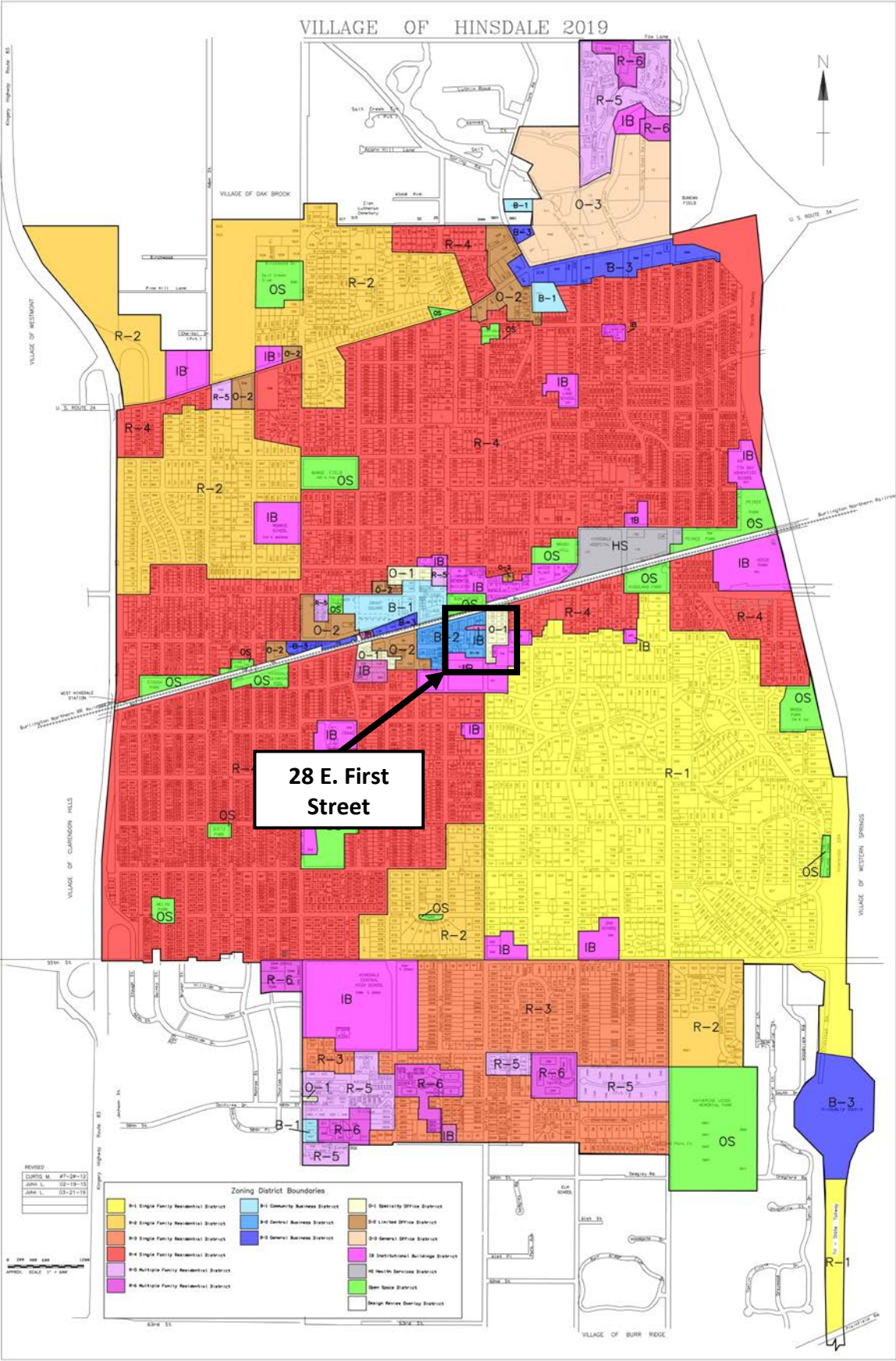
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.

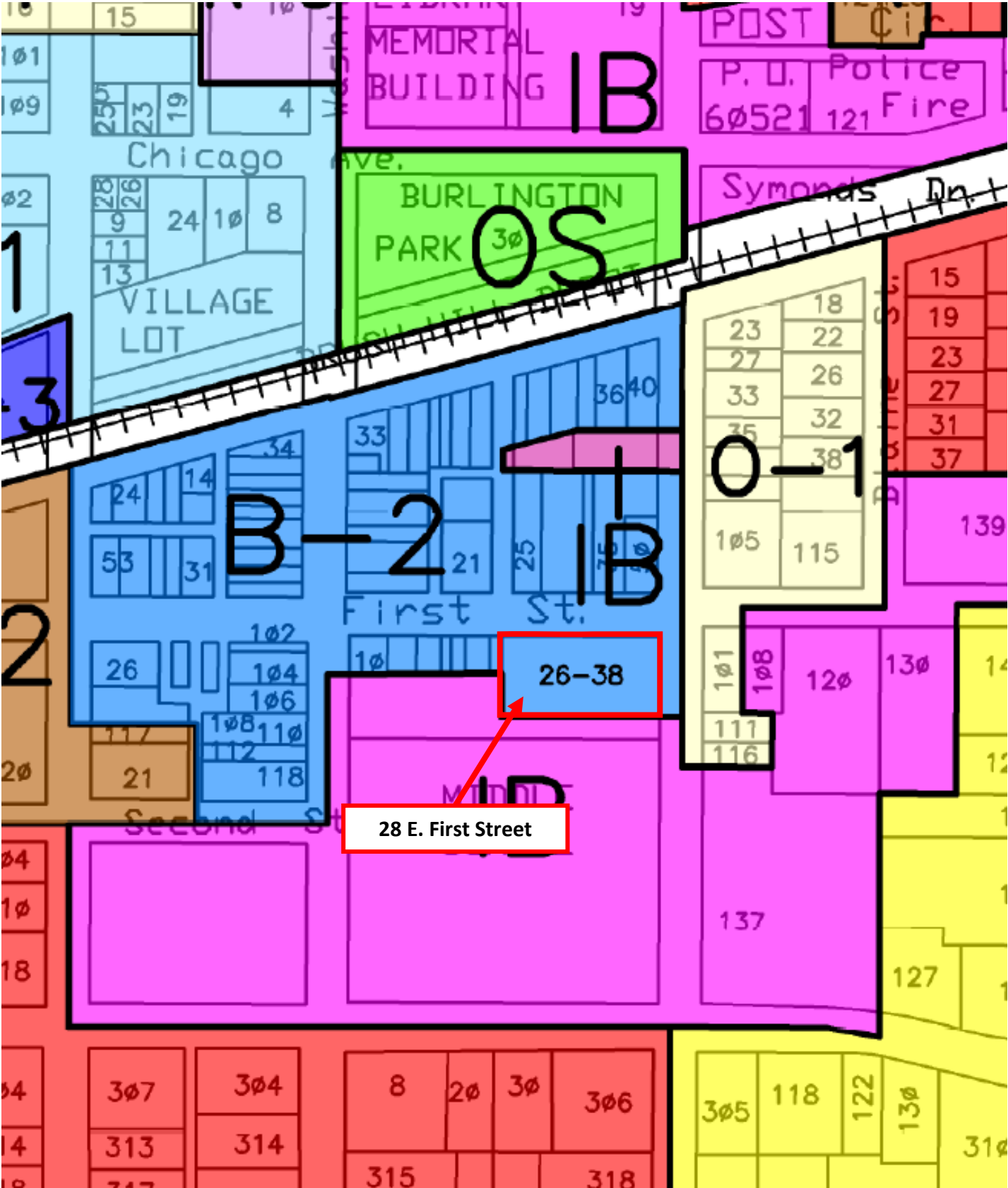
Attachments

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

Village of Hinsdale Zoning Map and Project Location



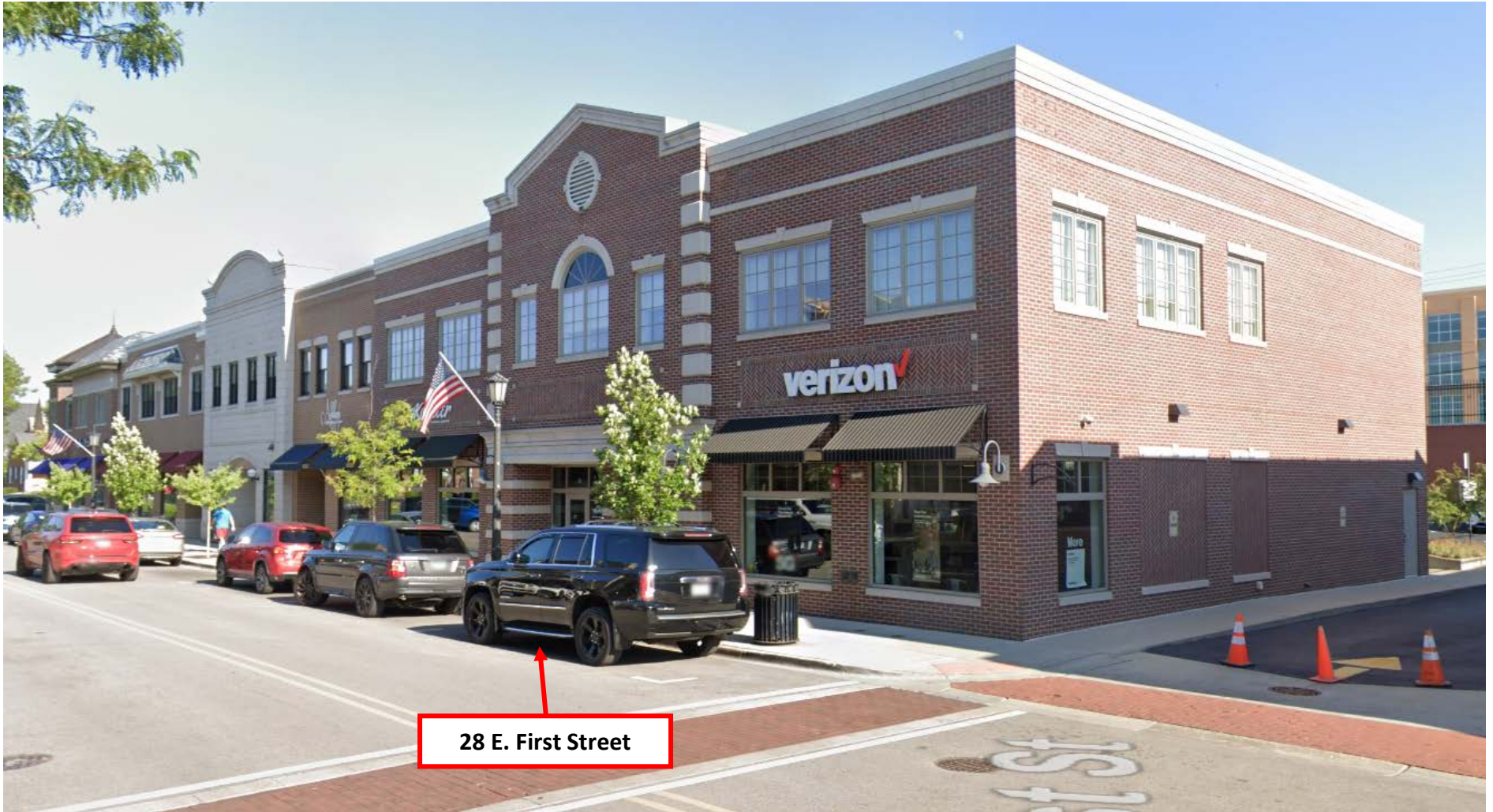
Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 28 E. First Street



Street View – 28 E. First Street

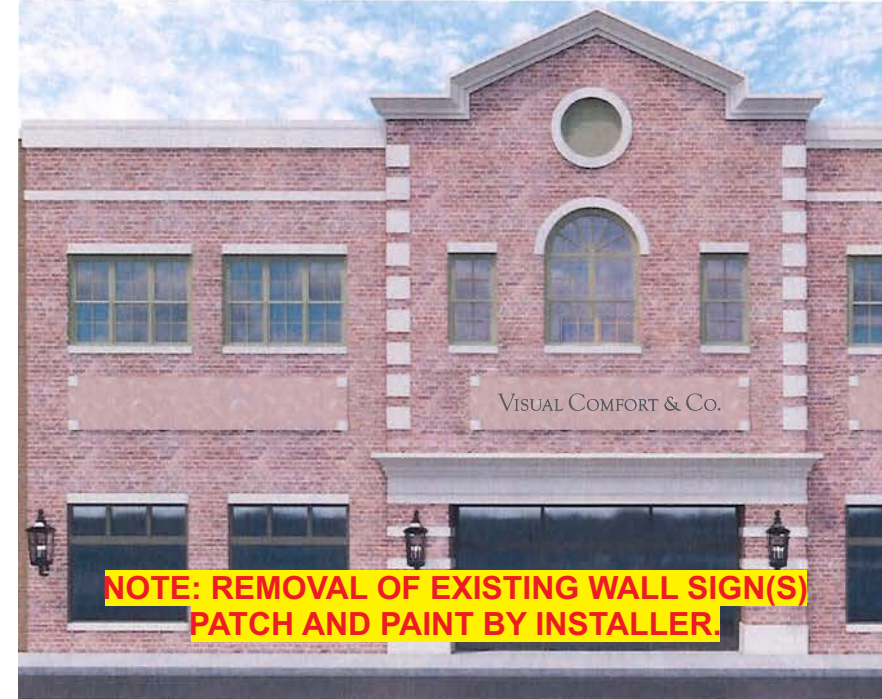


Street View – 28 E. First Street

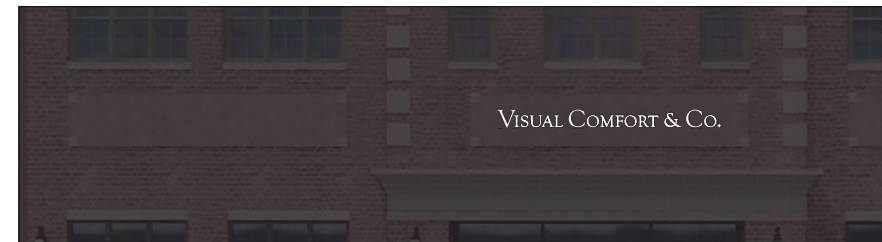




EXISTING



PROPOSED



NIGHT ILLUMINATION

Sign Permit Plans
Approved 9/14/2022
(Case A-20-2022)

TRIMLESS FACE-LIT CHANNEL LETTERS ON RACEWAY



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

12.250 x 152.375 = 12.962SF
6.712 Foot Candles

QTY.: ONE (1)

Sign Permit Plans
Approved 9/14/2022
(Case A-20-2022)



LEFT S. VIEW

FRONT VIEW

RIGHT S. VIEW



NIGHT ILLUMINATION





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

Applicant

Name: Circa Lighting/Visual Comfort & Co.

Address: 513 W. Jones Street

City/Zip: Savannah, GA 31411

Phone/Fax: (912) 358 / 7572

E-Mail: jflood@circalighting.com

Contact Name: Jeri Flood

Contractor

Name: Duggal Visual Solutions

Address: Brooklyn Navy Yard Bldg. 25 63 Flushing Avenue

City/Zip: Brooklyn, NY 11205

Phone/Fax: (917) 817 / 2518

E-Mail: Tim.Stoenner@duggal.com

Contact Name: Tim Stoenner

ADDRESS OF SIGN LOCATION: 28 E. First Street, Hinsdale, IL 60521

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Window Sign

ILLUMINATION None



Sign Information: 10.45 sq. ft.

Overall Size (Square Feet): 10.05 (x)

Overall Height from Grade: Varies by Sign Ft.

Proposed Colors (Maximum of Three Colors):

① Etched Glass Effect

② Grey

③

Site Information:

Lot/Street Frontage: 17,280 sq ft

Building/Tenant Frontage: 4,096 sq ft

Existing Sign Information:

Business Name: Circa Lighting

Size of Sign: 1.55 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.

Jeri Flood
Signature of Applicant

11/4/22
Date

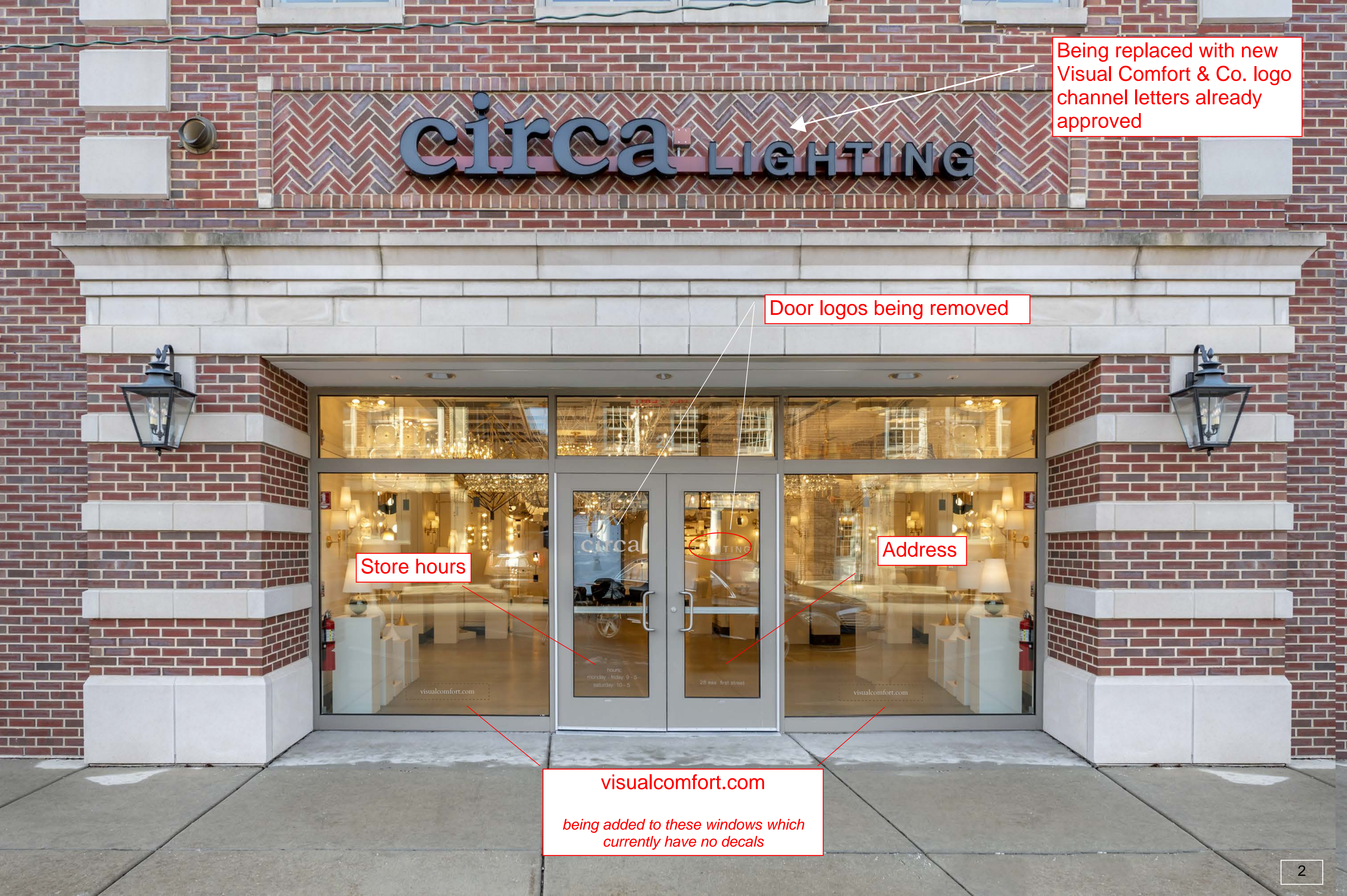
Corey Geringer
Corey Geringer (Nov 7, 2022 14:15 CST)
Signature of Building Owner

11/7/22
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: Administrative Approval Date:



Being replaced with new Visual Comfort & Co. logo channel letters already approved

Door logos being removed

Store hours

Address

visualcomfort.com

being added to these windows which currently have no decals



Store
Hours

Address

Rear entrance
doors will mirror
the front entrance



please use other door
←

VISUAL COMFORT
&Co.

Decal Text:
please use other door
Visual Comfort & Co. logo

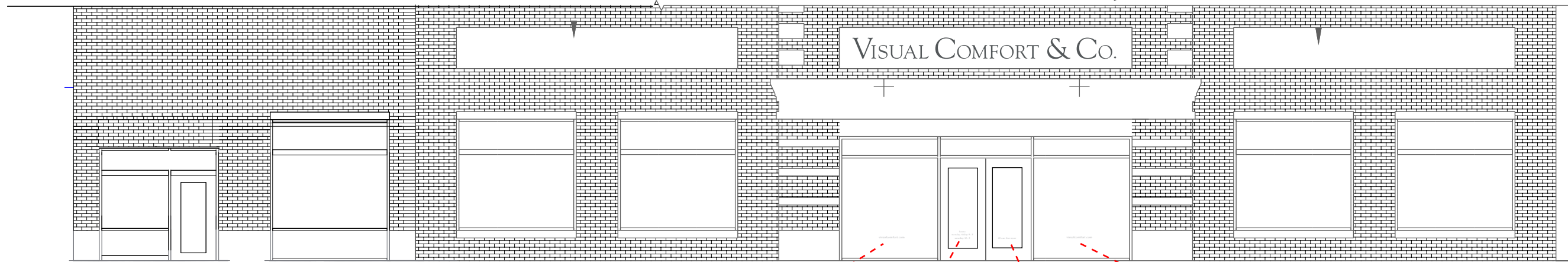
Hinsdale Door & Window Signs Square Footage

Graphic	graphic size	width	height	sq. inches	sq. ft.	sq. ft. total
visualcomfort.com x3 (2 front & 1 rear)	16.8781 in x 1.6956 in	16.9	1.7	28.6	0.20	0.60
hours x2 (front & rear)	18.8687 in x 8.2925 in	18.9	8.3	156.5	1.09	2.17
address x2 (front & rear)	15.8 in x 1.6473 in	15.8	1.7	26.1	0.18	0.36
space on rear right door between address & visualcomfort.com	16.9 in x 1.69 in	16.9	1.7	28.6	0.20	0.20
please use other door	19.1351 in x 6.0709 in	19.1	6.1	116.2	0.81	0.81
VC Logo	49.3279 in x 18.4259 in	49.3	18.4	908.9	6.31	6.31
Total Square Footage						10.45

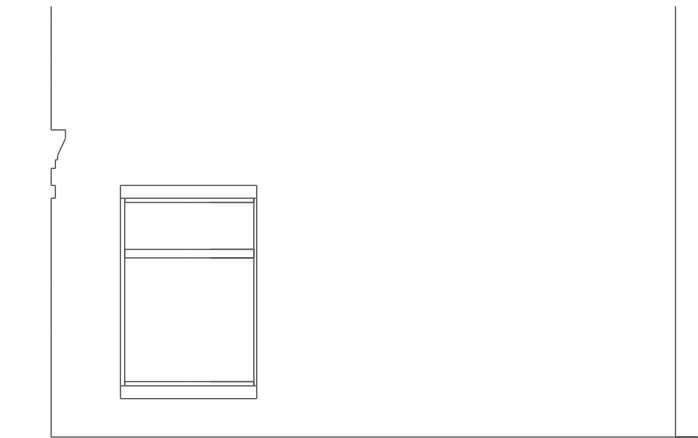
Visual Comfort & Co. Hinsdale

Window and Door Signage Layout

Front View



Side View



Color is dusted crystal which gives the effect of etched glass

1.7" | visualcomfort.com 8.3" | hours: monday - friday: 9 - 5 28 east first street visualcomfort.com | 1.7" 16.9" 18.9" 15.8" 16.9"

Signage Square Footage:

Wall Sign:	12.96 sq. ft.
Window/Door Signs:	10.45 sq. ft.
Total	23.41 sq. ft

Square footage allowed = 25 sq. ft.

Back View





MEMORANDUM

DATE: December 9, 2022

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-40-2022 – 5811-5815 Madison Street – Palgong Tea – Sign Permit Review – Installation of Permanent Window Signs

FOR: December 14, 2022 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Palgong Tea seeking approval to install two (2) permanent window signs for the future tenant space located in the existing strip mall at 5811-5815 Madison Street in the B-1 General Business District.

Request and Analysis

The applicant is requesting to install two (2) permanent window signs on the storefront window and entrance door of the future tenant space facing Madison Street. The proposed signs are white adhesive opaque vinyl decals. The permanent window sign on the door measures 17" wide and 20" tall. The proposed sign on the storefront window measures 34.5" tall and 30" wide. Collectively, the window signs measure 9.6 square feet in area. The applicant has confirmed that they are not installing a sign face on the existing ground sign at this time and future approval of a separate sign permit would be required.

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 combined sign area of the two window signs at 9.6 square feet is under the 5% of the tenant's wall area (a maximum of 14.5 square feet is allowed for this business). As proposed, the window signs are 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:



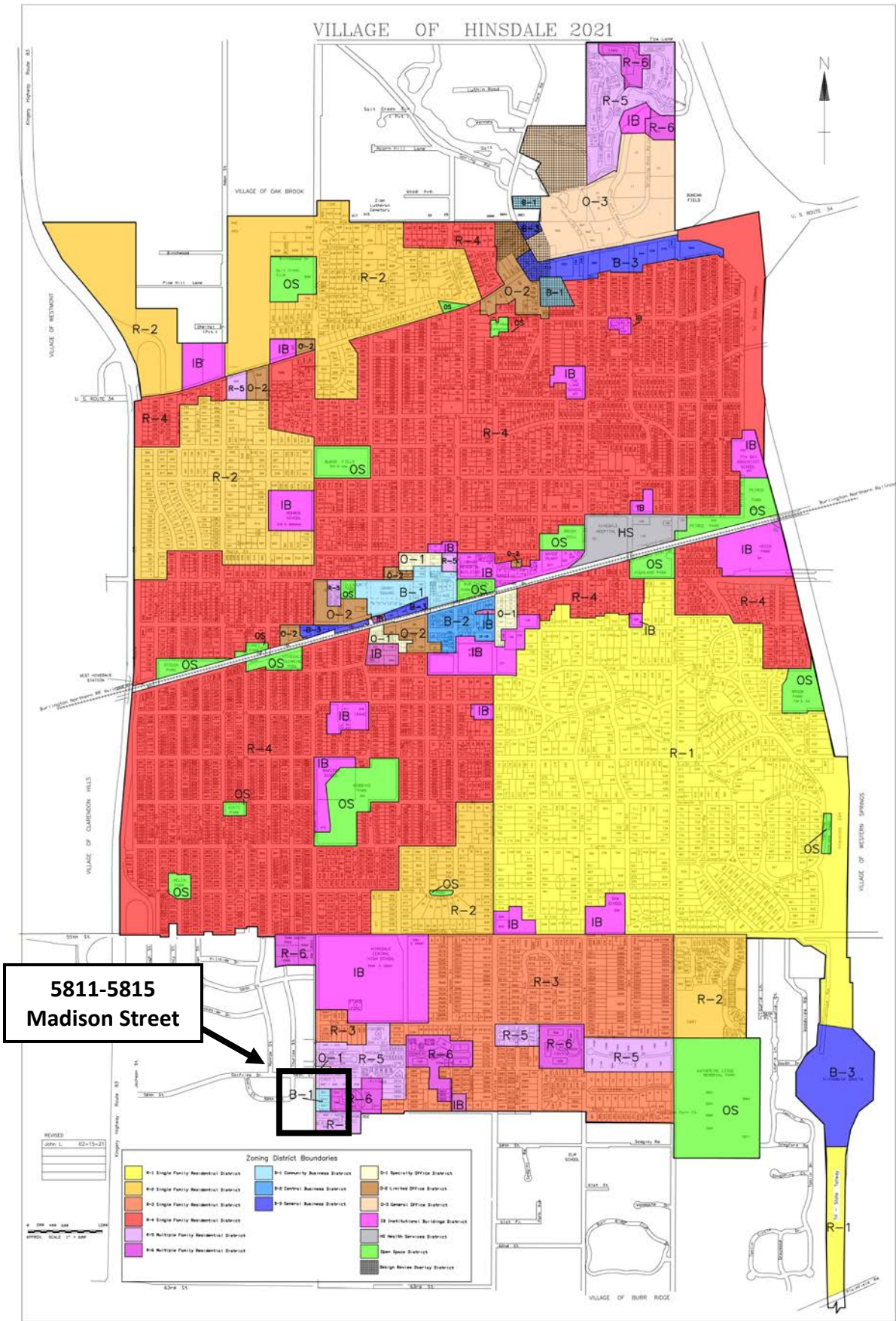
MEMORANDUM

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.

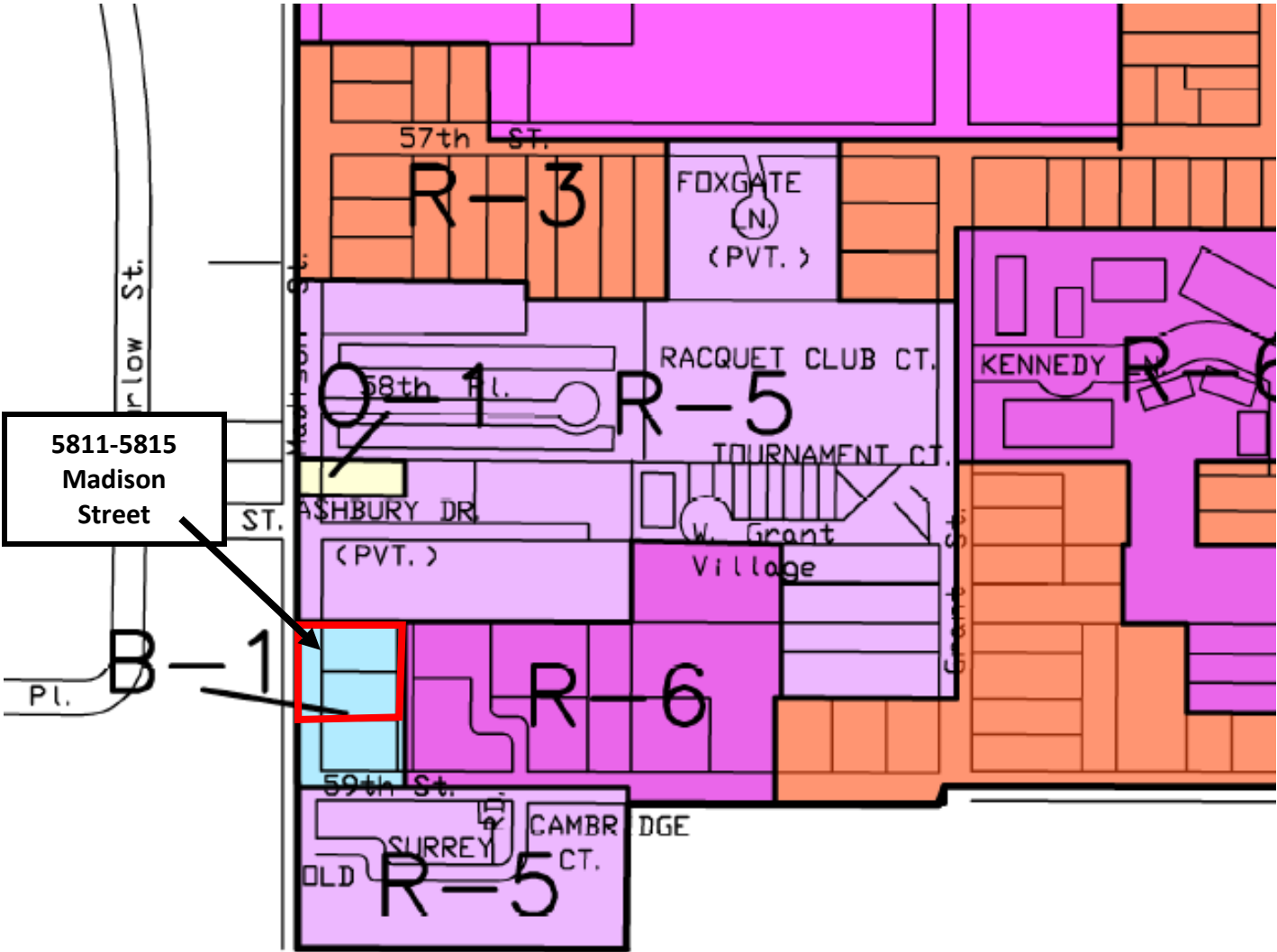
Attachments

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

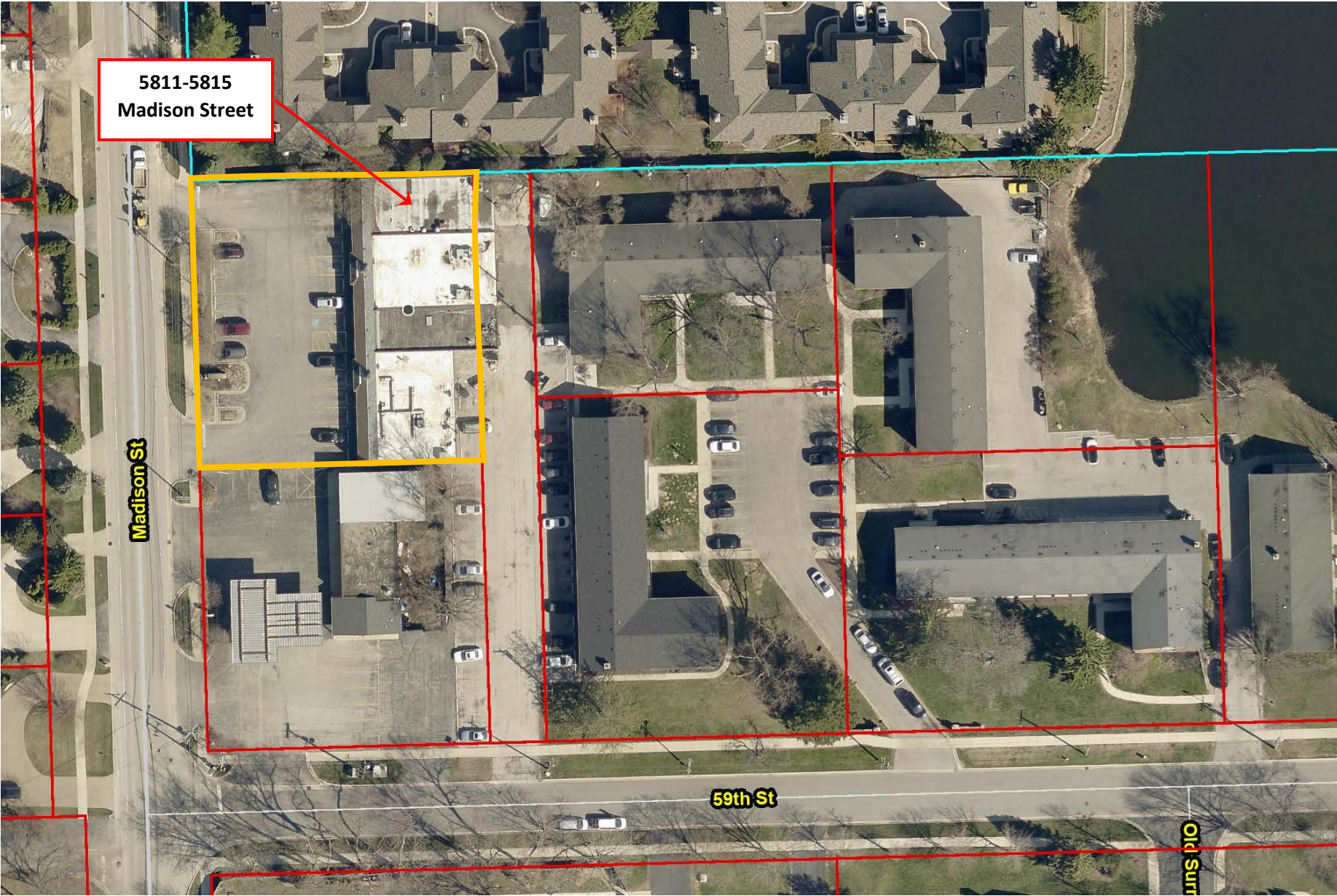
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – 5811-5815 Madison Street



Street View – 5811-5815 Madison Street



Street View – 5811-5815 Madison Street





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

Applicant

Name: Palgong Tea
Address: 5811 - Madison
City/Zip: Hinsdale
Phone/Fax: (847) 274 1263 /
E-Mail: palgong@kapakmanagement.com
Contact Name: Premal Patel

Contractor

Name: Signarama
Address: 7540 Janes Ave.
City/Zip: Woodridge IL 60517
Phone/Fax: (630) 739 - 0110 /
E-Mail: johnr@sarbb.com
Contact Name: John Reynolds

ADDRESS OF SIGN LOCATION: 5811 - 5815 Madison Hinsdale IL

ZONING DISTRICT: B-1 Community Business District

SIGN TYPE: Window Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 9.6 (x),
Overall Height from Grade: 3 Ft.
Proposed Colors (Maximum of Three Colors):
① white opaque vinyl
② window 34.5"h x 30"w
③ door 20"h x 17"w

Site Information:

Lot/Street Frontage:
Building/Tenant Frontage: 10 ft high x 29 ft wide 290sf
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.

Premal Patel
Signature of Applicant

11/16/2022
Date

James Ehrlich
Signature of Building Owner

11/16/22
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: Administrative Approval Date:

October 3, 2022

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

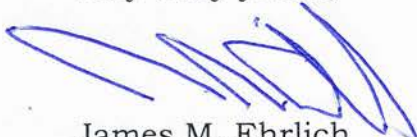
RE: Kapak Tea
5811-5815 S. Madison Street
Hinsdale, Illinois

Dear Ms. Salmon:

I am the property manager of the above noted property. I hereby give permission to the above noted tenant to install signs in the front windows.

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

Very truly yours,



James M. Ehrlich
Managing Broker
jehrich@priceassocinc.com

Window Graphic and Door Graphic = white vinyl (opaque)

Window Graphic	34.5" H x 30" W =	1035 / 144 = 7.2 sf	} Total 9.6 sf.
Door Graphic	20" H x 17" W =	340 / 144 = 2.4 sf	



Total Unit Frontage = 290 sf. So graphics = 3.3% of total unit frontage

Unit Dimensions = 10'H x 29'W = 290'sq.

Graphics shown on door and window at correct scale.

