



## MEETING AGENDA

**PLAN COMMISSION**  
**Wednesday, April 12, 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 – March 8, 2023**

**5. PUBLIC MEETINGS**

- a) Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade and a Sign Permit Review to allow for the installation of one (1) new wall sign on the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District

**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](http://www.villageofhinsdale.org)

**VILLAGE OF HINSDALE  
PLAN COMMISSION  
MINUTES OF THE MEETING  
Wednesday, March 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, March 8, 2023 at 7:33 p.m., roll call was taken.

**PRESENT:** Commissioners Cynthia Curry, Jim Krillenberger, Gerald Jablonski, Julie Crnovich, Anna Fiascone, and Chairman Steven Cashman

**ABSENT:** Commissioners Patrick Hurley, Mark Willobee and Scott Moore

**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 – February 8, 2023**

Hearing no comments, a motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve the February 8, 2023 draft minutes as submitted. The motion carried by the roll call vote of 4-0 as follows:

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

**Findings and Recommendations**

**a) Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane – Request by Mouse Automotive**

Hearing no questions, a motion was made by Commissioner Krillenberger, seconded by Commissioner Crnovich, to approve Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane – Request by Mouse Automotive as submitted. The motion carried by a vote of 6-0 as follows:

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

**b) Case A-4-2023 – 218 W. Ogden Avenue – Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates**

Hearing no questions, a motion was made by Commissioner Curry, seconded by Commissioner Crnovich, to approve Case A-4-2023 – 218 W. Ogden Avenue – Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates as submitted. The motion carried by a vote of 6-0 as follows:

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

### **Public Meetings**

#### **a) Case A-9-2023 – 11 Salt Creek Lane – MedProperties – Exterior Appearance and Site Plan Review to Allow for Changes to the Existing Building Elevation, Landscape Plan, and Site Plan at 11 Salt Creek Lane in the O03 General Office District**

The architect, John McDonald, was present to address the Plan Commission. Mr. McDonald explained the application includes alterations to the site, exterior elevations, and landscaping to improve the property. Mr. McDonald explained the current drop-off zone is too small and therefore cars are using the lot incorrectly and making dangerous turns near pedestrians. Mr. McDonald stated the application proposes to increase the drop-off space area.

Mr. McDonald stated the plans also include replacing the windows and doors, but with products that are thermally efficient and that are easier to maintain. It was noted that the front door would be changed from a pull door to an automatic sliding door to increase accessibility. Mr. McDonald shared some photos of the existing building and discussed the one-for-one replacement of the existing light fixtures.

The landscape architect, Michael Trippiedi, stated he has been involved the Office Park campus landscape design since 2012 to make the area brighter and more welcoming for visitors, patients and staff. Mr. Trippiedi met with the Village Forester to assess approximately seventy (70) trees with the primary goal to preserve as many landmark trees as possible but identify undesirable or declining trees for removal. Mr. Trippiedi pointed out a group of desirable oak trees in the southwest corner of the site that will be preserved and highlighted by removing some other trees blocking visibility and existing wayfinding signs.

In terms of the landscape design as a whole, Mr. Trippiedi explained the goal is to improve the sight aesthetically and bring it in line with other areas of the Office Park campus. The plantings would cover all sides of the building but the emphasis would be on making the east entrance more inviting with walkways to the south parking lot and ADA spaces. The current entry is overgrown and contains landscape screening for a transformer that will be replaced with a fence and new landscaping. Mr. Trippiedi shared some photos of nearby buildings to demonstrate how the proposed landscape would fit into the surrounding area.

Commissioner Crnovich asked about new signage. Mr. McDonnell confirmed that no new signage will be added.

Commissioner Fiascone stated the project looked great.

Commissioner Jablonski stated he appreciated the effort to update the building.

Commissioner Krillenberger did not have any questions or comments.

Commissioner Curry stated that it looked great and asked for confirmation of the color choice selected for the fence screening the transformer and that the fencing for the dumpster will be a different material.

Chairman Cashman stated that he liked the landscape plan and the way it updated the area. Chairman Cashman stated the window design is not similar to adjacent buildings in Office Park and the proposed windows are not in keeping with the Colonial design. It was pointed out that having a different style window from the building and surrounding area buildings breaks up the harmony of the area.

The applicant stated that the windows have already been ordered as they were unaware of the approval process. The property owner stated that he believed the change to the mullions made the windows more attractive and did not feel this building needed to match those across the street or nearby. He also pointed out that the windows are not terribly different from those of the other buildings.

Commissioner Cashman stated that removing the pilasters and trim around the doors in addition to the changes to the window mullions deviates from the Colonial design of the building, unnecessarily mixes architectural styles, and creates a design that is not similar to the near buildings or the building across the street.

The applicant stated the changes resulted from the desire to keep the property from looking like a 1960s building. Chairman Cashman stated they could better achieve that by making more extensive changes to unify the architectural features of the building.

Commissioner Crnovich added that the relationship to the neighborhood materials and adjacent structures is part of the approval criteria. It was added that now would be a good opportunity to make a complete change to a contemporary look with more extensive design elements if that was the desire of the applicant. A more robust design could be a catalyst for the re-design of nearby buildings.

A motion was made by Commissioner Curry, seconded by Commissioner Jablonski, to continue Case A-9-2023 – 11 Salt Creek Lane – MedProperties – Exterior Appearance and Site Plan Review to allow for Changes to the Existing Building Elevation, Landscape Plan, and Site Plan at 11 Salt Careek Lane in the O-3 General Office District to the April 12, 2023 Plan Commission Meeting. The motion carried with a 6-0 vote as follows:

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

### **Sign Permit Review**

#### **a) Case A-6-2023 – Sign Permit Review – 5837 S. Madison Street – Hinsdale Discount Tires and Automotive – Installation of One (1) Wall Sign and a New Sign Face on an Existing Ground Sign**

Arthur Hernandez, the sign installer, was present to address the Commission. Mr. Hernandez stated the wood for the old sign support will be removed and he shared a sample of the material to be used for the wall sign and panel of the ground sign.

Commissioner Jablonski stated he liked the font on the card advertising the business more than the font used on the sign. Mr. Hernandez stated the sign font was chosen because it would be easier to read than the font used on the business card.

Commissioner Krillenberger stated that the sign, although not the most attractive, is functional.

Chairman Cashman stated the sign would be an improvement over what is there now. He added that the sign could easily be changed in the future.

Commissioner Curry stated that she also liked the design of the business card and asked the business owner, Samir Sharabatee if the garage doors were painted. Mr. Sharabatee stated the doors were painted white. Commissioner Curry added that the building looks much better with the updated paint color and if the design on the business card was used for the wall sign, it would look better on the brick building than the red, white, blue color scheme proposed.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Fiascone, to approve Case A-6-2023 – Sign Permit Review – 5837 S. Madison Street – Hinsdale Discount Tires and Automotive – Installation of One (1) Wall Sign and a New Sign Face on an Existing Ground Sign as submitted. The motion carried with a vote of 5-1 as follows:

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

#### **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 March 8, 2023.

The meeting was adjourned at 8:18 PM after a unanimous voice vote of 6-0.

ATTEST: \_\_\_\_\_  
Jennifer Spires, Community Development Office



## MEMORANDUM

**DATE:** April 7, 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  
**SUBJECT:** Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade and a Sign Permit Review to allow for the installation of one (1) new wall sign on the existing building located at 36 E. Hinsdale Avenue in the B-2 Central Business District  
**FOR:** April 12, 2023 Plan Commission Meeting

---

### **GENERAL APPLICATION INFORMATION**

Applicant: Courtland, LLC

Subject Property: 36 E. Hinsdale Avenue (PIN: 09-12-129-005)

Existing Zoning & Land Use: B-2 Central Business District – Beauty Salon (Salon Lofts) on the First Floor / Performance Wealth Management on the Second Floor

Surrounding Zoning & Land Use:

North: OS Open Space District – (across Burlington Northern Railroad) Burlington Park

South: IB Institutional Buildings District – Village-Owned Parking Lot

East: B-2 Central Business District – Restaurant / Offices

West: B-2 Central Business District – Restaurant / Barbershop

### **APPLICATION SUMMARY**

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to the rear façade and a Sign Permit Review to allow for the installation of one (1) wall sign on the existing two-story, multi-tenant building for Performance Wealth Management located at 36 E. Hinsdale Avenue in the B-2 Central Business District.

### **BACKGROUND**

The first floor tenant space of the building is occupied by Salon Lofts, a beauty salon, and the second floor is occupied by Performance Wealth Management, which operates an office specializing in financial planning and wealth management.

The subject property is located in the Downtown Historic District. According to the 2006 National Register of Historic Places Nomination and the 2003 Architectural Resources in the Downtown Survey Area, the building is classified as a Contributing Structure in the Historic District. The building was constructed in 1924 and features Two-Part Commercial Block architecture. According to the 2003 Downtown Survey, the building was formerly used as a garage for a Ford Motor Dealership once located in the adjacent building at 40 E. Hinsdale Avenue and was later converted into a toy store.



## MEMORANDUM

The building has been altered over time. According to the 2003 Downtown Survey, the transom areas above the storefront windows have been bricked over. Additionally, on March 20, 2018, the Village Board approved an Exterior Appearance Plan to modify the front and rear façade by Ordinance No. O2018-12. On the front façade, a new alcove and entrance way were constructed for the second floor tenant space and modifications were made to the existing first floor storefront. At the rear of the building, an overhead door and awning were removed and replaced with new entrance doors and awnings. A new brick clad elevator tower was also constructed on the roof.

On January 4, 2022, by Ordinance No. O2022-02, the Village Board approved an Exterior Appearance and Site Plan Review to allow for changes to the front and rear façade for Performance Wealth Management. A Sign Permit Review was also approved to allow for the installation of one (1) wall sign on the front of the building. On the front façade, exterior changes included the installation of new trim around the entrance to the second floor tenant space and three (3) black gooseneck lights above the new door header to illuminate the sign area. On the rear façade, one of the two black awnings were to be recovered with a dark navy blue fabric to match Performance Wealth Management's branding colors. The awning fabric was not changed due to the current request to install new trim around the doorway, described below.

### **REQUEST AND ANALYSIS**

The applicant previously proposed a different design and configuration for the rear wall sign and entrance door surround at the Historic Preservation Commission Meeting on August 3, 2022. Please refer to the Meeting History section below for additional information on the original proposal and recommendations provided to the applicant. Under the revised proposal for review by the Plan Commission, the applicant is proposing the following changes to the rear façade of the building:

Rear Entrance Door Surround for the Second Floor Tenant Space – On the rear façade, one of the two awnings will be removed and new decorative trim will be installed around the entrance doors for Performance Wealth Management. The design is intended to match the entrance trim installed in 2022 on the front facade for Performance Wealth Management. The trim will be constructed of wood and painted white. Based on the recommendation from the Historic Preservation Commission, the design of the pilasters, bases of the pilasters, header, and trim was revised so that the proposed entrance surround would be proportioned and scaled appropriately, in addition to removing the exposed brick area between the pilasters and the doorway. The applicant has also revised the plans to include three (3) black gooseneck lights above the entrance to illuminate the proposed wall sign below. The overall height of the door surround from grade to the top trim will be 10'-7", which is shown to align with the height of the adjacent awning.

Wall Sign – The existing Salon Lofts sign on the rear elevation will be removed. Based on the recommendation from the Historic Preservation Commission, the applicant is no longer proposing to install one (1) internally-illuminated wall sign in the same location as the existing Salon Lofts sign. Instead, the applicant is requesting to install one (1) wall sign within the header area (frieze) above the entrance doors that will be illuminated by three (3) gooseneck lights.

The proposed sign consists of aluminum pin-mounted blue letters and a gold logo measuring 1'-8 ½" tall by 5'-6" wide, with an overall sign area of 9.4 square feet. The proposed sign will be smaller than the existing Salon Lofts sign, which measures 1'-6" tall and 9' wide, with a sign face area of 13.5 square feet.

## MEMORANDUM

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. Salon Lofts was previously afforded more signage than the standard 25 square feet allowed for each business in a multi-tenant building with a separate entrance. Per Section 9-106(E)(11), when more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among its tenants.

As proposed, the existing and proposed signs comply with the Village's code requirements, subject to the condition that existing permanent window signage for Performance Wealth Management be removed. The code allows for two (2) awning valance, canopy valance, wall, or permanent window signs per user. Permanent window and doors signs are considered collectively as one sign. With the installation of a second rear wall sign, Performance Wealth would have three (3) signs, exceeding the two (2) allowed per user. Collectively, all building signs will measure 49.58 square feet in size, which includes the following:

Business Name	Location	Sign Type	Size
Salon Lofts	Front Façade (Hinsdale Avenue)	Wall Sign	27 square feet
Salon Lofts	Front Façade (Hinsdale Avenue) and Rear Façade (Alley)	Permanent Window Signs - Circle Logo Only (x2)	0.88 square feet
Salon Lofts	Front Façade (Hinsdale Avenue)	Permanent Window Signs - Circle Logo and Business Name (x2)	3.88 square feet
Performance Wealth Management	Front Façade (Hinsdale Avenue)	Wall Sign	8.42 square feet
Performance Wealth Management	Rear Façade (Alley)	Wall Sign	9.4 square feet
		<b>Total</b>	<b>49.58 square feet</b>

### **MEETING HISTORY**

Historic Preservation Commission Meeting – August 3, 2022 – Mike Zalud Jr., representing Courtland, LLC, provided an overview of the proposed changes and answered questions from the Commissioners. No public comments were made at the meeting.

The Commission expressed concern that the design of the proposed surround and trim around the rear entrance doors was not proportional and recommended that the design be altered to match the scale of the front design. It was noted that the plinths / bases of the pilasters appeared too wide and did not match the scale of the surround, the top trim (cornice) appeared too narrow in comparison to the header / frieze, and the pilasters were too narrow leaving exposed brick areas between the pilaster and door frame.





## MEMORANDUM

The applicant proposed to install one (1) new internally-illuminated wall sign for Performance Wealth Management in the same location as the existing Salon Lofts sign on the rear of the building. The proposed wall sign measured 2' tall and 7' wide, with an overall sign face area of 14 square feet. The wall sign consists of a white aluminum backer panel with blue push-thru acrylic letters and a gold logo. The proposed sign will be slightly larger in size than the existing Salon Lofts sign.

The Commission expressed concern on the design of the sign, noting that internally illuminated cabinet signs were not preferred or appropriate in the historic downtown, which has been discussed for other recent sign permit applications presented to the HPC review.

There was a discussion on the chosen location of the sign and the entrance doors on the rear of the building. Mr. Zalud confirmed that both the double doors for Performance Wealth Management and the door for Salon Lofts lead into the same interior entrance vestibule. Several Commissioners noted the location is confusing as the sign for Performance Wealth Management should be placed closer to the Salon Lofts entrance, which had branding via door signage.

Mr. Zalud confirmed that Salon Lofts has agreed that the existing wall sign will be removed. Mr. Zalud noted they chose this design due to the square footage available and wished for something illuminated in the rear as the business has a lot of evening appointments. The appearance of the alley, truck traffic, and dumpsters was also discussed in relation to the proposed design.

Commissioners recommended that the sign should be relocated to the header / frieze of the door surround, which was a more logical for indicating the entrance of the business instead of the location where the existing Salon Lofts is located. The Commission recommended that the applicant install a sign that is similar to the sign on the front of the building facing Hinsdale Avenue, where the sign is mounted to the header of the surround and illuminated externally by gooseneck lights. There was a discussion if there would be issues with installing gooseneck lights on the rear of the building and interference with truck traffic in the alley, but it was noted that the adjacent door for Salon Lofts has an existing awning that will remain and projects into the alley.

The Historic Preservation Commission recommended approval of Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Exterior Appearance and Site Plan Review to allow for exterior changes to the rear façade, by a vote of 4-0 (3 absent), subject to the condition that the applicant take into account the comments at the meeting, including making the door surround proportional and eliminating the exposed brick area between the pilasters and door opening.

The Historic Preservation Commission recommended denial of Case A-17-2022 – 36 E. Hinsdale Avenue – Performance Wealth Management – Sign Permit Review to allow for the installation of one (1) new wall sign on the rear façade of the building, by a vote of 4-0 (3 absent). The Commission recommended that the wall sign be relocated to the trim area above the double doors and that the sign be illuminated with gooseneck lighting, similar to the design utilized on the front façade.

Following the meeting, the applicant submitted revised plans for the Plan Commission to review that address the comments of the Historic Preservation Commission. Both the original plans presented at the Historic Preservation Commission and the revised plans are attached for review.



## MEMORANDUM

### **REVIEW PROCESS**

Exterior Appearance & Site Plan Review - Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval. The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

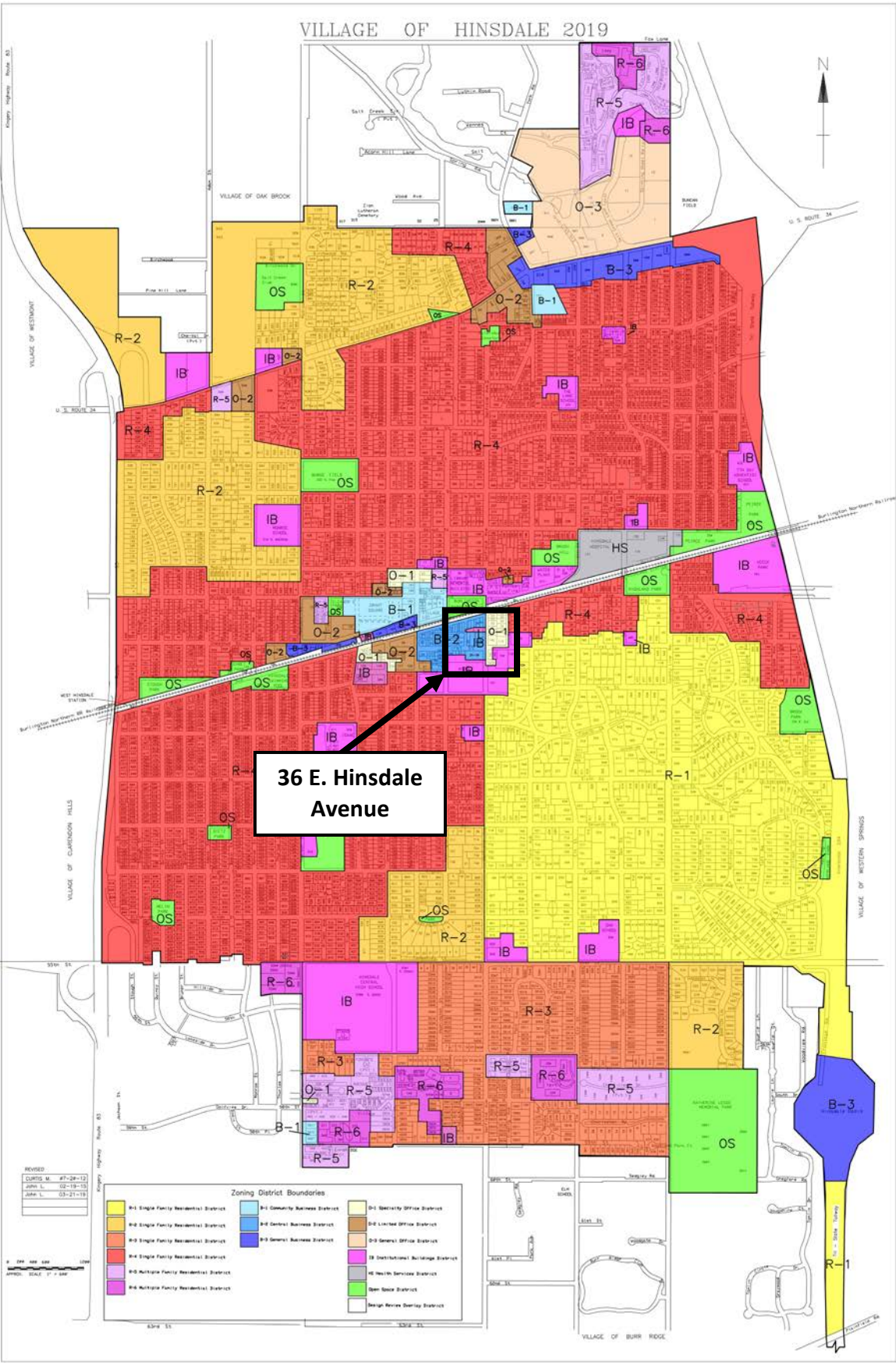
Sign Permit Review - Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision 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. Birdseye View
3. Street View
4. National Register of Historic Places Nomination Sheet (2006)
5. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
6. Original Plans Presented to the Historic Preservation Commission on August 3, 2022
7. Exterior Appearance & Site Plan Review / Sign Permit Review Applications and Exhibits

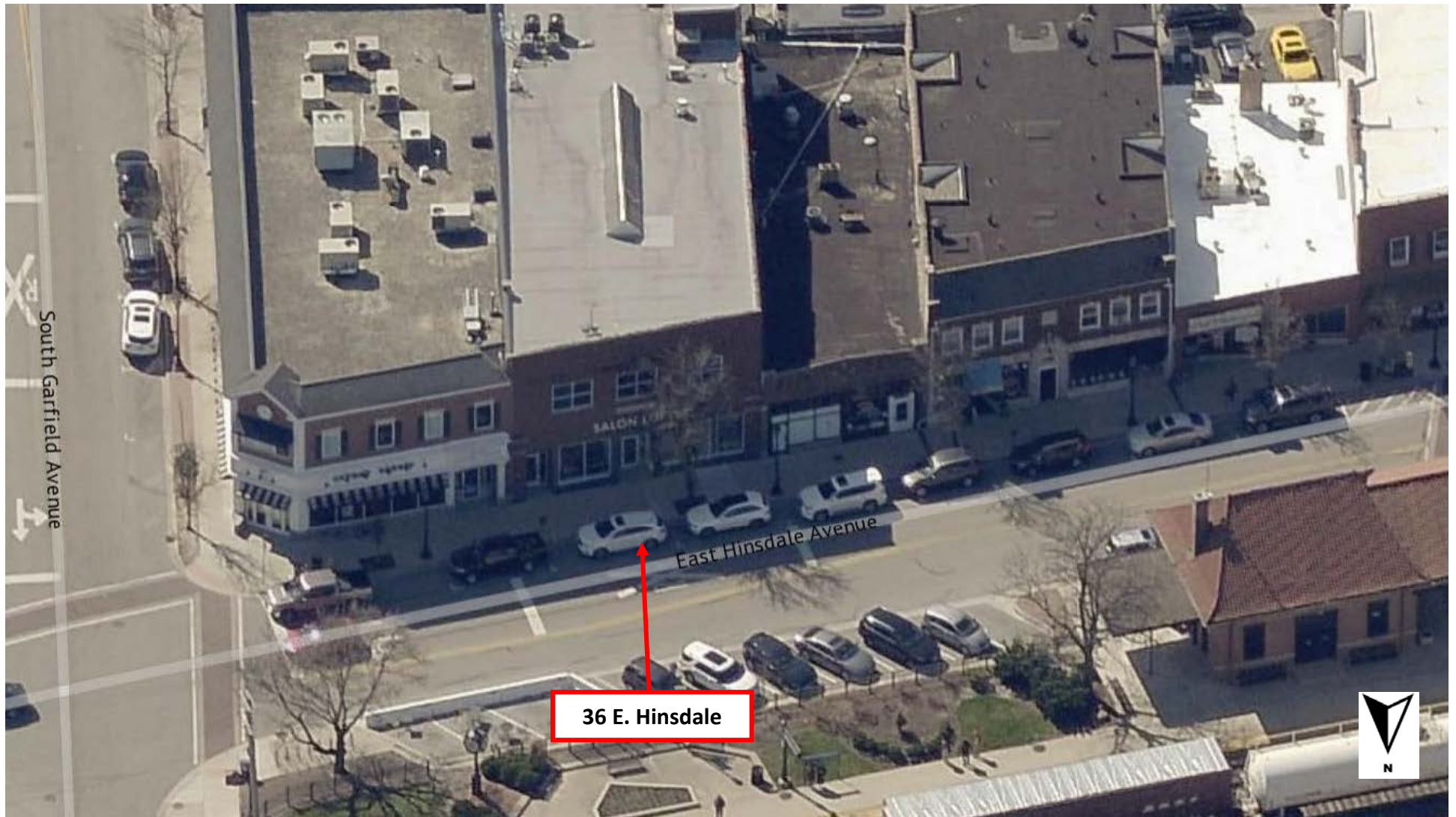
# Village of Hinsdale Zoning Map and Project Location



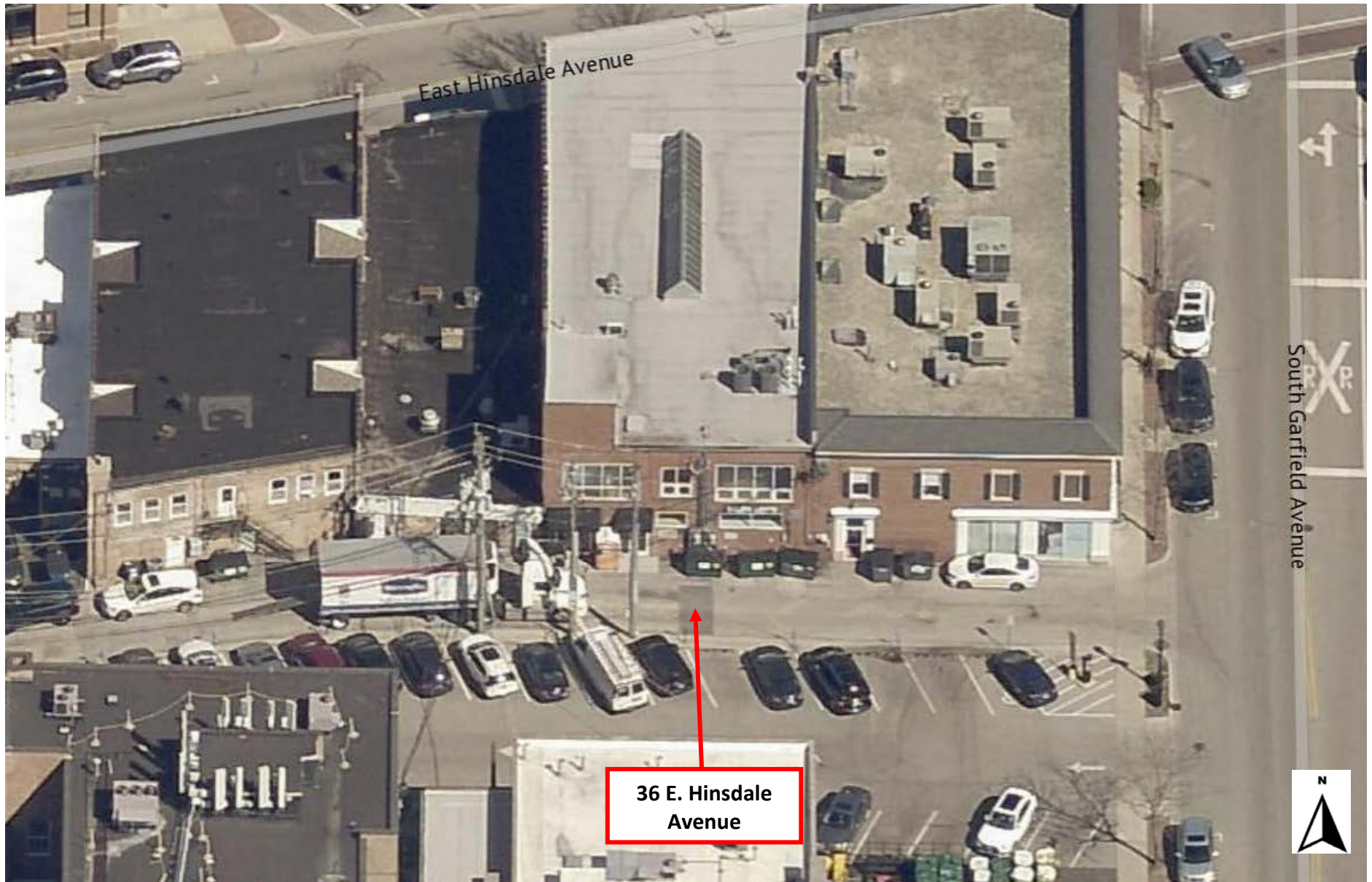
36 E. Hinsdale Avenue



## Birds Eye View – 36 E. Hinsdale Avenue



## Birds Eye View – 36 E. Hinsdale Avenue





## Street View – 36 E. Hinsdale Avenue





Street View – 36 E. Hinsdale Avenue





United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 8

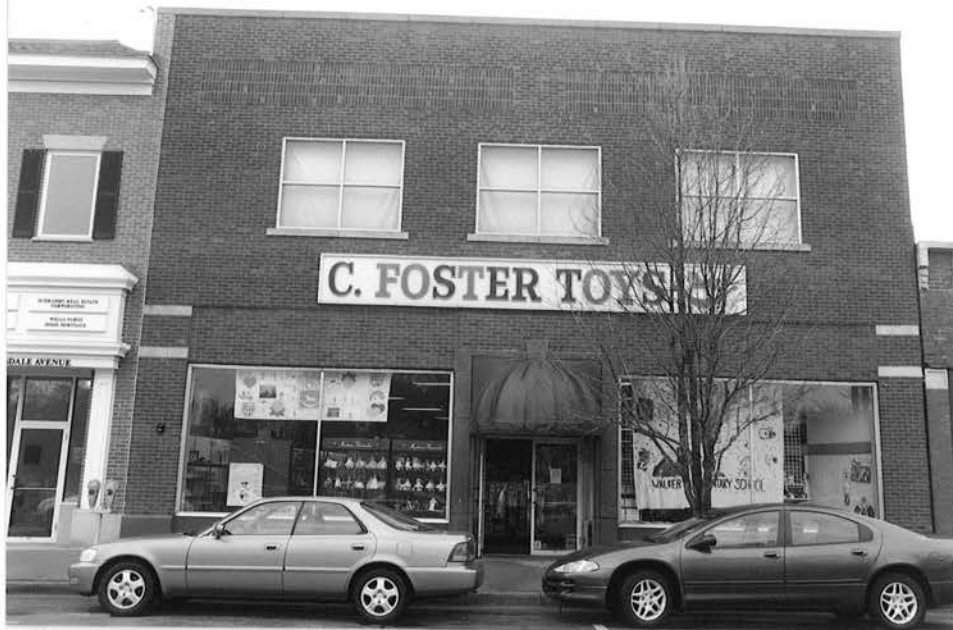
Downtown Hinsdale Historic District  
Hinsdale, DuPage County, IL

24	E	HINSDALE	AV	Two Part Commercial Block	Commercial style	1909	C	Mohr Building		
26-26.5	E	HINSDALE	AV	One Part Commercial Block		1957	NC			
28-30	E	HINSDALE	AV	Two Part Commercial Block	Classical; Renaissance Revival	1928-30	C	Clineff's Home Restaurant Building	Flaks, Francis A.	
32-34	E	HINSDALE	AV	One Part Commercial Block	Commercial Style	1912	C			
36	E	HINSDALE	AV	Two Part Commercial Block		1924	C			Brown & Loehman
40	E	HINSDALE	AV	Two Part Commercial Block	Neo-Traditional	1998	NC			
8	W	HINSDALE	AV	Two Part Commercial Block	Colonial Revival	c. 1927	C			
14-16	W	HINSDALE	AV	Two Part Commercial Block	Colonial Revival	1926	C	Old Post Office	Zook, R. Harold	William Soltwisch and Sons
18	W	HINSDALE	AV	One Part Commercial Block		c. 1902	C			
20	W	HINSDALE	AV	Two Part Commercial Block		1894	C			
24	W	HINSDALE	AV	One Part Commercial Block	Commercial style	1923	C	Fleck Automobile Building		
28	W	HINSDALE	AV	One Part Commercial Block		1922	C	McClintock Building/Auto Dealership		
13	S	LINCOLN	ST	One Part Commercial Block		c. 1920	NC			
53	S	LINCOLN	ST	Freestanding	Colonial Revival	c. 1935	C			
109		SYMONDS	DR	Post Office	Georgian Revival	1939-40	C	United States Post Office - Hinsdale, IL	Simon, Louis A.	
40-46		VILLAGE	CT	Strip Mall	Colonial Revival	1908, 1960s	NOC			
33-35	S	WASHINGTON	ST	Two Part Commercial Block	Queen Anne; Classical	1900	C			Frosher, Adolph

# Village of HINSDALE - COMMERCIAL

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	36
DIRECTION	E
STREET	HINSDALE
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Commerce/Trade - business
CONDITION	good	HISTORIC FUNCTION	Commerce/Trade
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	
STOREFRONT INTEGRITY	minor alterations		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS		NO OF STORIES	2
BEGINYEAR	1924	ROOF TYPE	Flat
OTHER YEAR		ROOF MATERIAL	Not visible
DATESOURCE	Building permit #583	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	metal
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	plate glass
WALL MATERIAL 2 (original)		WINDOW TYPE	awning; display
		WINDOW CONFIG	grouped
SIGNIFICANT FEATURES	Three bay façade; grouped metal windows at 2nd floor with stone sills below; 2 rectangular brick panels at top with stacked bond (4 rows)		
ALTERATIONS	Brick appears to have been sandblasted		

**STOREFRONT  
FEATURES**

Flushed, central entry configuration; stone entry surround (Art Deco) and bulkhead; plate glass display windows; simple corner piers with simple limestone capitals

**STOREFRONT  
ALTERATIONS**

Transom has been bricked in above display windows with similar brick as the façade

**HISTORIC INFORMATION****HISTORIC  
NAME****COMMON  
NAME**

C. Foster Toys

**COST**

\$15,000

**ARCHITECT****ARCHITECT2****BUILDER**

Brown & Loehman

**ARCHITECT  
SOURCE****HISTORIC  
INFO**

Built by owner, the Buchholz brothers operated a Ford dealership next door for many years (sources: building permits and Ziegweid)..

**LANDSCAPE**

Midblock on busy commercial street; sidewalks at front; tree in front of store; railroad tracks across the street; parallel parking at front

**PHOTO INFORMATION****ROLL1**

5

**FRAMES1**

6

**ROLL2**

8

**FRAMES2**

10a

**ROLL3****FRAMES3****DIGITAL  
PHOTO ID**

d:\hinsdale036e.j  
pg

**SURVEY INFORMATION****PREPARER**

Jennifer Kenny

**PREPARER  
ORGANIZATION**

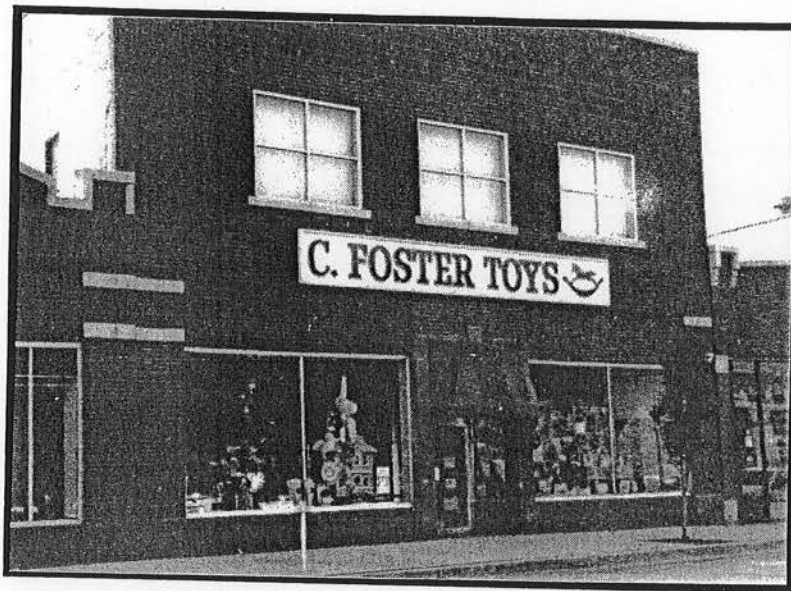
Historic Certification  
Consultants

**SURVEYDATE**

6/25/03

**SURVEYAREA**

DOWNTOWN



**36 EAST HINSDALE AVENUE**  
**Foster Toys**

The Buchholz brothers had this building built in 1924-25 for their Ford-Lincoln dealership which began next door, at 40 East Hinsdale Avenue, in 1917.

The Buchholz brothers continued their dealership here for many years until Charles J. Foster bought the building and the business and continued to carry on the Ford dealership until the business was converted to a toy store now operated by Mr. Foster's son, Charles O. Foster.

Later owners of the building were Henry Bosse and Mr. and Mrs. Charles O. Foster, the current owners.



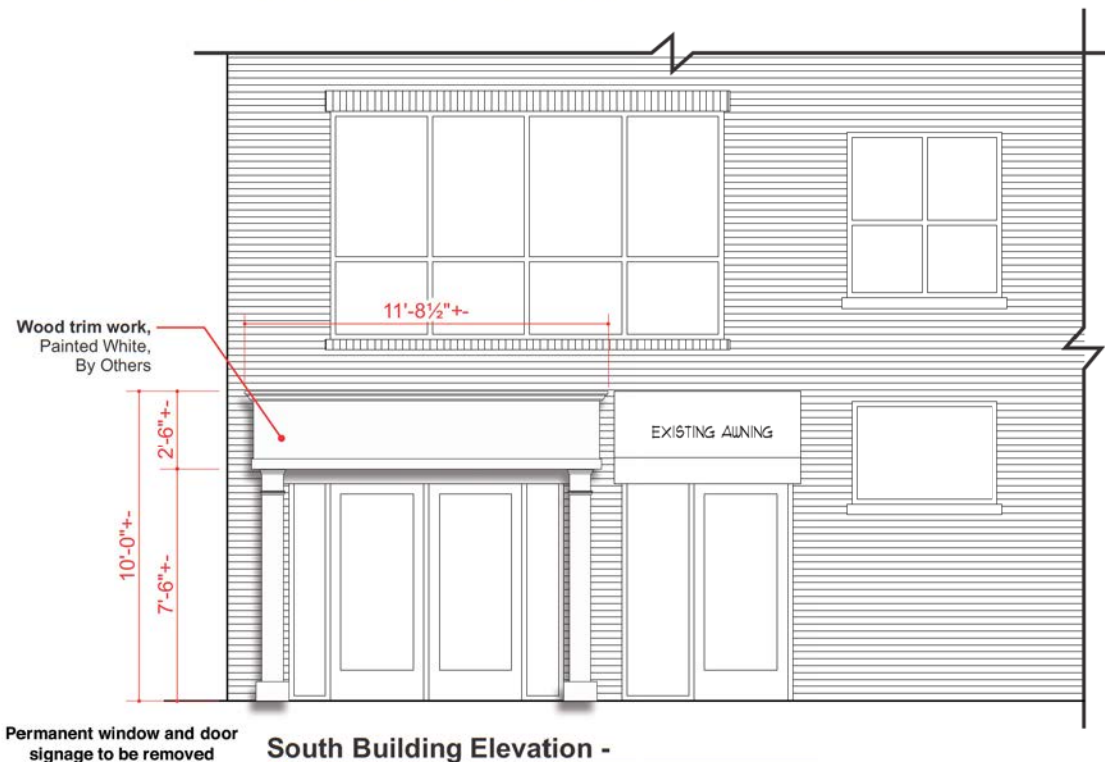
**South Building Elevation - Before**



**South Building Elevation - AFTER**

**Trim Work Around Doorway -**

Trim work around rear building entrance - By Others



**South Building Elevation -**

Scale 1/4" = 1'-0"



**PERFORMANCE  
WEALTH**

36 E Hinsdale Avenue  
Hinsdale, IL 60521

drawn by  
PAMELA F

• job#: 21-8746  
• 06-10-21  
• rev.# 05-18-22

Comments:

**SIGN LAYOUT**

**OLYMPIK  
SIGNS**

account representative / client  
ROB WHITEHEAD

1130 N. Garfield  
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

**WWW.OLYSIGNS.COM**

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

page 2 of 4

Original Plans Submitted at the  
Historic Preservation Commission  
Meeting on 8/3/2022





Street Views of Site -



**PERFORMANCE  
WEALTH**

36 E Hinsdale Avenue  
Hinsdale, IL 60521

drawn by  
PAMELA F

• job#: 21-8956  
• 12-10-21  
• rev.# 05-18-22

Comments:

**OLYMPIK  
SIGNS**

account representative / client  
ROB WHITEHEAD

1130 N. Garfield  
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

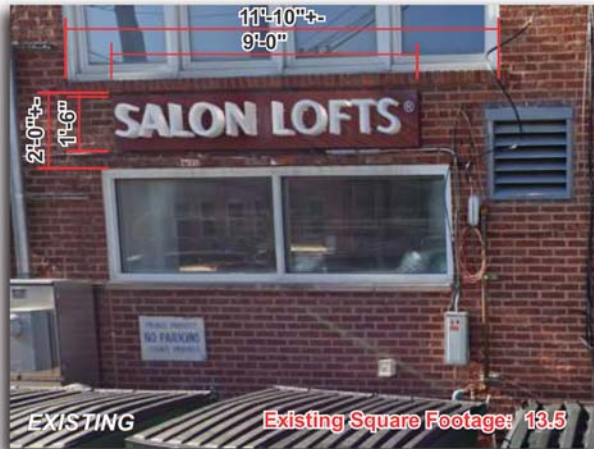
**WWW.OLYSIGNS.COM**

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

page 3 of 4

Original Plans Submitted at the  
Historic Preservation Commission  
Meeting on 8/3/2022

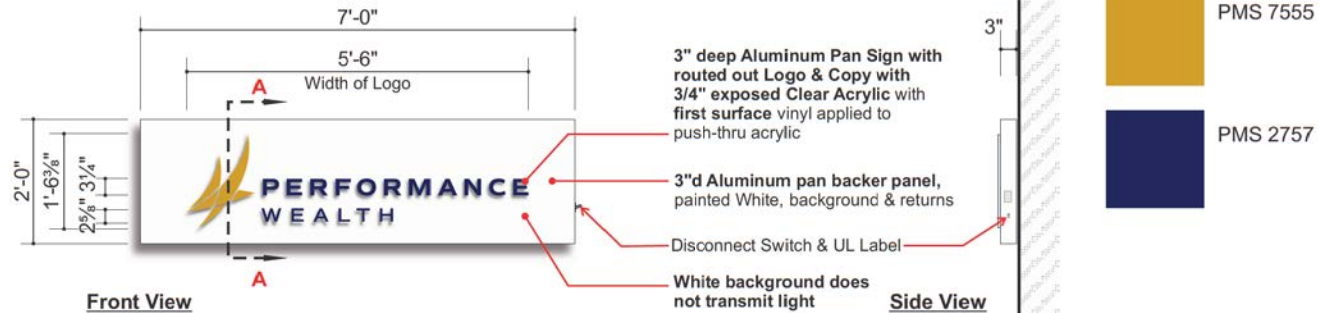




North Building Elevation - Before



North Building Elevation - AFTER



### S/F Illuminated Wall Sign - Routed Out Face with Push-Thru

Scale 1/2" = 1'-0"

Qty: (1) Required

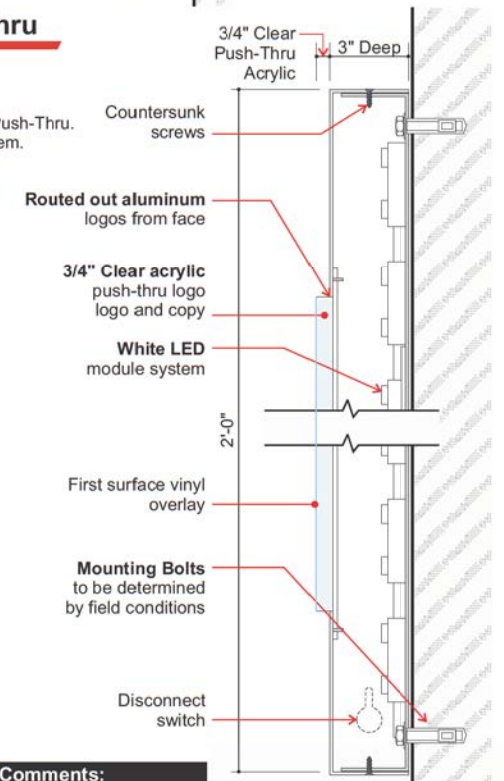
Square Footage: 14.0

3" deep Aluminum pan sign cabinet, routed out logo and copy with 3/4" exposed Clear Acrylic Push-Thru. First surface applied cut vinyl to exposed acrylic. Sign to illuminated with White LED lighting system. Sign to use existing electrical service from existing sign.

Field survey required prior to fabrication. Drawing for concept purposes only.



PROPOSED - NIGHT



Comments:

### Section A -

Scale 3" = 1'-0"

**OLYMPIK**  
**SIGNS**

account representative / client  
ROB WHITEHEAD

36 E Hinsdale Avenue  
Hinsdale, IL 60521

drawn by  
PAMELA F

job#: 21-8956  
12-10-21  
rev.# 05-18-22

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

page 4 of 4

Original Plans Submitted at the  
Historic Preservation Commission  
Meeting on 8/3/2022



**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Courtland, LLC  
Address: PO Box 9332  
Naperville, IL 60567  
City/Zip: \_\_\_\_\_  
Phone/Fax: ( 630 ) 854 / 6300  
E-Mail: mikejr@courtlandgc.com

**Owner**

Name: Performance Wealth Management  
Address: 36 E Hinsdale Ave - 2nd Floor  
Hinsdale, IL 60521  
City/Zip: \_\_\_\_\_  
Phone/Fax: ( 630 ) 686 / 5715  
E-Mail: rgough@performancewealthpartners.com

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

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

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

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

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_



## II. SITE INFORMATION

Address of subject property: 36 E. Hinsdale Avenue

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 005

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

**Install trim surround sign to mimic front entrance sign**

General description or characteristics of the site: Existing downtown brick building with direct access

Existing zoning and land use: B-2 - Storage

Surrounding zoning and existing land uses:

North: OS

South: IB

East: B-2

West: B-2

Proposed zoning and land use: B-2 Office - Wealth Management

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

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

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

## TABLE OF COMPLIANCE

Address of subject property: 36 E Hinsdale

The following table is based on the B-2 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	2500	6975 / 6975
Minimum Lot Depth	125	142.5 / 142.5
Minimum Lot Width	20	45.2 / 45.2
Building Height	30	34.5 / 34.5*
Number of Stories	2	2 / 2
Front Yard Setback	0	0 / 0
Corner Side Yard Setback	0	0 / 0
Interior Side Yard Setback	0	0 / 0
Rear Yard Setback	20	21 / 21
Maximum Floor Area Ratio (F.A.R.)*	2.5 X	1.33 / 1.33 9315 SF
Maximum Total Building Coverage*	80%	83% 5768 / 83% 5768*
Maximum Total Lot Coverage*	100%	100% / 100%
Parking Requirements	N/A	N/A
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	N/A	N/A

\* Must provide actual square footage number and percentage.

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

\* EXISTING - NON CONFORMING



## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
  2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
  3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
  4. Location, size, and arrangement of all outdoor signs and lighting.
  5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
  6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
  7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 11<sup>th</sup> day of March, 2022, I/We have read the above certification, understand it, and agree to abide by its conditions.

\_\_\_\_\_  
Signature of applicant or authorized agent

Mike Zahner  
Name of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 11<sup>th</sup> day of  
March, 2022.

Cathy Dybas-Kesek  
Notary Public

CATHERINE DYBAS KESEK  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Apr 9, 2026



**COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA**

36 E Hinsdale Ave, Hinsdale, IL 60521 - Back Alley Facade

**Address of proposed request:** \_\_\_\_\_

**REVIEW CRITERIA**

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

**\*\*\*PLEASE NOTE\*\*\* If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

**Within 250 feet of a Single-Family Residential District: \$800**

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.  
Yes
  
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.  
Yes, rear door surround mimic front facade surround.
  
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.  
Yes, quality to match front facade sign.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.  
No impact
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.  
Yes, it is visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.  
N/A - Rear facade, no impact on front elevation.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.  
Yes, comparable to adjacent properties and previously installed front facade signage.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.  
N/A - Rear facade
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.  
Yes it is visually compatible.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.  
Yes, it is visually compatible.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.  
Yes, the predominant materials are consistent with adjacent buildings.

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

N/A

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

Yes

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

Yes, it matches front facade signage.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

Yes

16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

Yes

## **REVIEW CRITERIA – Site Plan Review**

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.  
Meets all standards
2. The proposed site plan interferes with easements and rights-of-way.  
Proposed site plan does not interfere
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.  
Proposed plan appropriately fits existing building facade
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.  
No effect to usage or enjoyment.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.  
No impact on traffic congestion.
6. The screening of the site does not provide adequate shielding from or for nearby uses.  
No impact.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.  
No, proposed site plan mimics previously approved designs.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.  
N/A
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.  
No impact on drainage and erosion.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

No

11. The proposed site plan does not provide for required public uses designated on the Official Map.

No impact on required public uses.

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

No impact on general welfare.



**VILLAGE OF HINSDALE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
19 East Chicago Avenue  
Hinsdale, Illinois 60521-3489  
630.789.7030

**Application for Certificate of Zoning Compliance**

*You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.*

**Applicant's name:** Courtland, LLC

**Owner's name (if different):** Performance Wealth

**Property address:** 36 E. Hinsdale, Avenue

**Property legal description:** [attach to this form]

**Present zoning classification:** B-2, Central Business District ☐

**Square footage of property:** 6975 SF

**Lot area per dwelling:** \_\_\_\_\_

**Lot dimensions:** 45.2 x 142.5

**Current use of property:** Salon Lofts 1st floor

**Proposed use:** ☐ Single-family detached dwelling  
☐ Other: \_\_\_\_\_

**Approval sought:** ☐ Building Permit ☐ Variation  
☐ Special Use Permit ☐ Planned Development  
☒ Site Plan ☒ Exterior Appearance  
☐ Design Review  
☐ Other: \_\_\_\_\_

**Brief description of request and proposal:**  
Change letter wall sign on backer panel in rear alley

**Plans & Specifications:** [submit with this form]

	<b>Provided:</b>	<b>Required by Code:</b>
<b>Yards:</b>		
<b>front:</b>	<u>46.77</u>	<u>20</u>
<b>interior side(s)</b>	<u>0</u> / <u>0</u>	<u>0</u> / <u>0</u>

Provided:

Required by Code:

corner side	0	0
rear	0	0

**Setbacks (businesses and offices):**

front:	0	0
interior side(s)	0 / 0	0 /
corner side	0	0
rear	21	20
others:		
Ogden Ave. Center:		
York Rd. Center:		
Forest Preserve:		

**Building heights:**

principal building(s):	34.5*	30
accessory building(s):		

**Maximum Elevations:**

principal building(s):	34.5*	30
accessory building(s):		

**Dwelling unit size(s):**

Total building coverage:	83%*	80%
--------------------------	------	-----

Total lot coverage:	100%	100%
---------------------	------	------

Floor area ratio:	1.33	2.5X
-------------------	------	------

Accessory building(s):	None
------------------------	------

**Spacing between buildings:** [depict on attached plans]

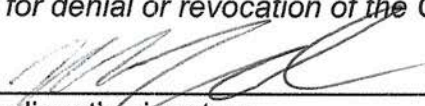
principal building(s):			
accessory building(s):			

Number of off-street parking spaces required: N/A

Number of loading spaces required: N/A

**Statement of applicant:**

*I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.*

By:   
Applicant's signature

Mike Zalud  
Applicant's printed name

Dated: March 11<sup>th</sup>, 2022.



March 21, 2022

**Property Address:**

36 E. Hinsdale, Avenue  
Hinsdale, IL 60521

**RE: Letter of Authorization**

To Whom it May Concern:

As owner / owners representative of the above referenced property, I grant permission for Courtland, LLC and it's authorized agents to install signage and entrance trim at this location. Courtland, LLC and its authorized agents may also secure all necessary permits as required by the Village of Hinsdale.

Signed: Jane M. Foster  
Printed Name: Jane Foster  
Title: owner



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

**Applicant**

Name: Courtland, LLC  
Address: PO Box 9332  
City/Zip: Naperville, IL 60567  
Phone/Fax: ( 630-854-6300 ) / \_\_\_\_\_  
E-Mail: mikejr@courtlandgc.com  
Contact Name: Mike Zalud Jr.

**Contractor**

Name: Courtland, LLC  
Address: PO Box 9332  
City/Zip: Naperville, IL 60567  
Phone/Fax: ( 630-854-6300 ) / \_\_\_\_\_  
E-Mail: mikejr@courtlandgc.com  
Contact Name: Mike Zalud Jr.

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-2 Central Business District

**SIGN TYPE:** Other

**ILLUMINATION** Down Lit

**Sign Information:**

**9.4 SF**

Overall Size (Square Feet): ~~8.92 SF~~ 7'-9"5/8 x 1'-8"1/2

Overall Height from Grade: 10'-7" Ft.

Proposed Colors (Maximum of Three Colors):

- ① PMS 7555
- ② PMS 2757
- ③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 46'-4"

Building/Tenant Frontage: 46'-4"

Existing Sign Information:

Business Name: Performance Wealth

Size of Sign: 8.92 SF 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: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



# PROLOGUE

AVE

HINSDALE

AVE.  
Northerly line of Lots 1, 2 and 3.  
The wall is 8 1/2 feet

### Cement Walk

~~46-914~~

8/16/18

50:0

## Story Brick Buildings

2 Story Brick Building

Brick Building

Brick is 0.5 cent

and is 3% and 17.0% each.

105-39230-790M7

Center line of 1922 wall is 1' east  
Depth face of brick is 8" nominal

45' 23/8"

STATE OF ILLINOIS }  
COUNTY OF COOK } ss  
CHICAGO GUARANTEE  
certifies that a survey has been  
of the property described ab  
drawn is a correct representat  
drawn by a duly licensed surveyor





## **EXHIBIT: 36 E Hinsdale - Summary of Signage Changes**

### **Removal of Existing Signage:**

- Wall Mounted / illuminated “Salon Loft” South Side of building (alley)
- Temporary Entrance Door Signage Performance Wealth South Door - Alley

### **Installation of New Signage:**

- Wall Mounted architectural surround with lettering and goose neck fixtures to match North side architectural surround with lettering and goose neck fixtures

### **Summary Overall Signage:**

- Existing Salon Lofts Wall Sign North - 27SF
- Existing Performance Wealth Wall Sign North - 8.42SF
- Existing Salon Lofts Window Signage North and South Entrance Doors - 0.88SF
- Existing Salon Lofts Window Signage North Only on two windows with Logo & Business Name 3.94SF
- New Performance Wealth Wall Sign South - 9.40SF

**TOTAL SIGNAGE AREA 49.58SF**



**PERFORMANCE  
WEALTH**

***36 E Hinsdale Avenue  
Hinsdale, IL 60521***

Rear Building Sign

**OLYMPIK  
SIGNS**

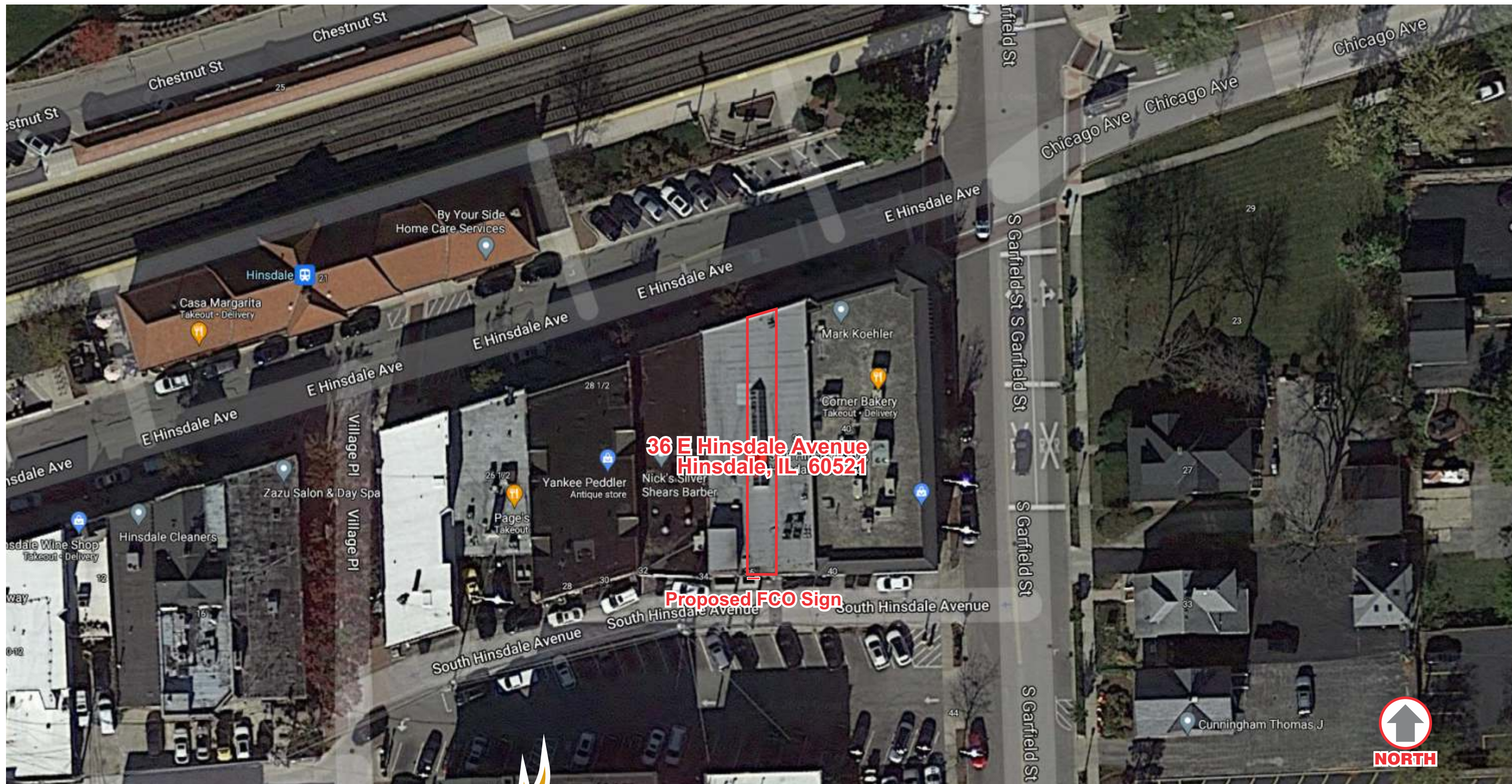
1130 N. Garfield  
Lombard, IL 60148 Ph.# **630.424.6100** Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED,  
EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

job#: 21-8746

● 09-06-22





Site Plan -



PERFORMANCE  
WEALTH

36 E Hinsdale Avenue  
Hinsdale, IL 60521

drawn by  
PAMELA F

• job#: 21-8746  
• 06-10-21  
• rev.# 09-06-22

Comments:

**OLYMPIK**  
**SIGNS**

1130 N. Garfield  
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

**WWW.OLYSIGNS.COM**

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

page 1 of 4

**SITE PLAN**

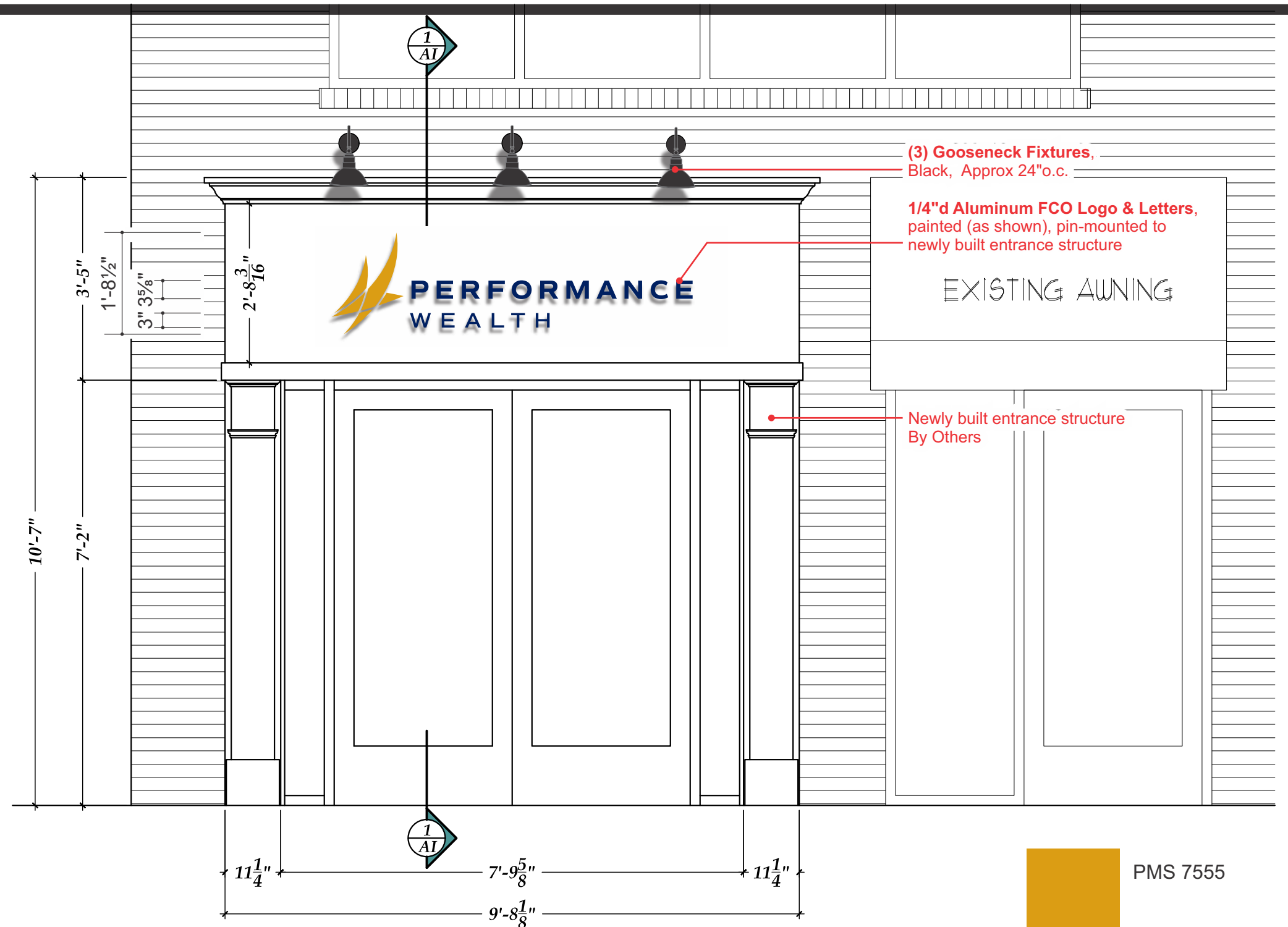




South Building Elevation - Before



South Building Elevation - **AFTER**



South Building Elevation - Rear Entrance



36 E Hinsdale Avenue  
Hinsdale, IL 60521

drawn by  
PAMELA F

• job#: 21-8746  
• 06-10-21  
• rev.# 09-06-22

Comments:

SIGN LAYOUT

**OLYMPIK**  
**SIGNS**

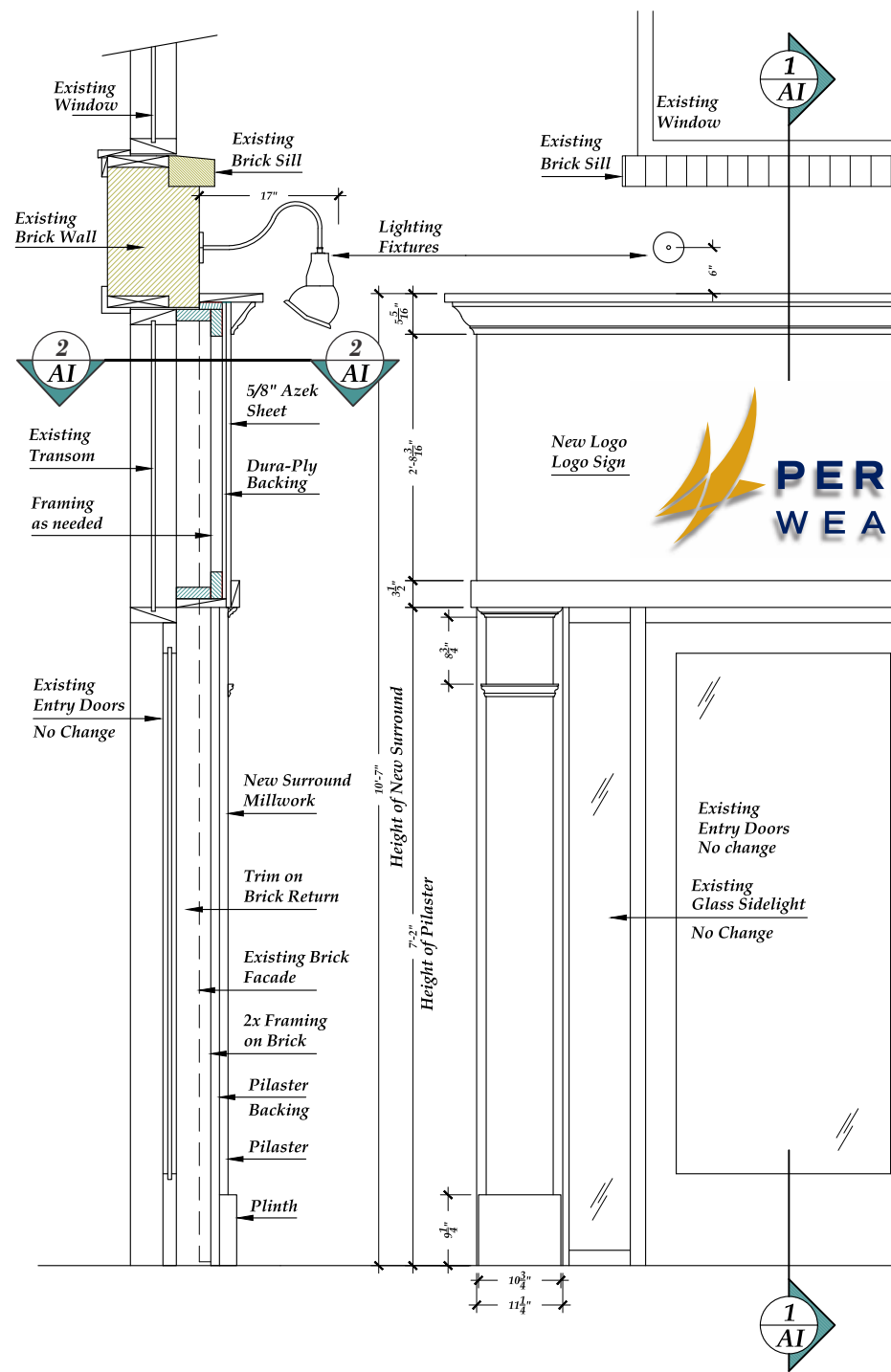
1130 N. Garfield  
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

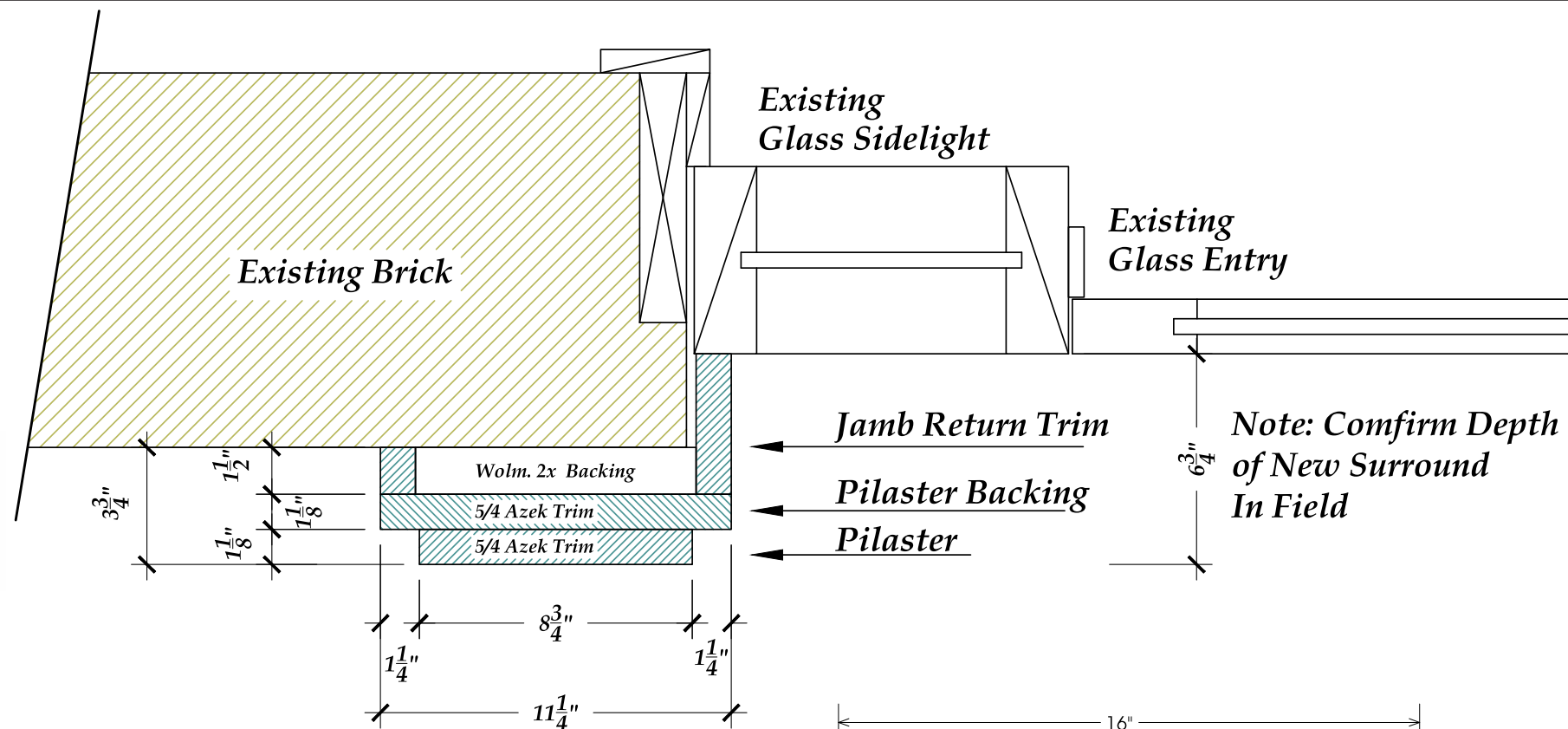
**WWW.OLYSIGNS.COM**

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.



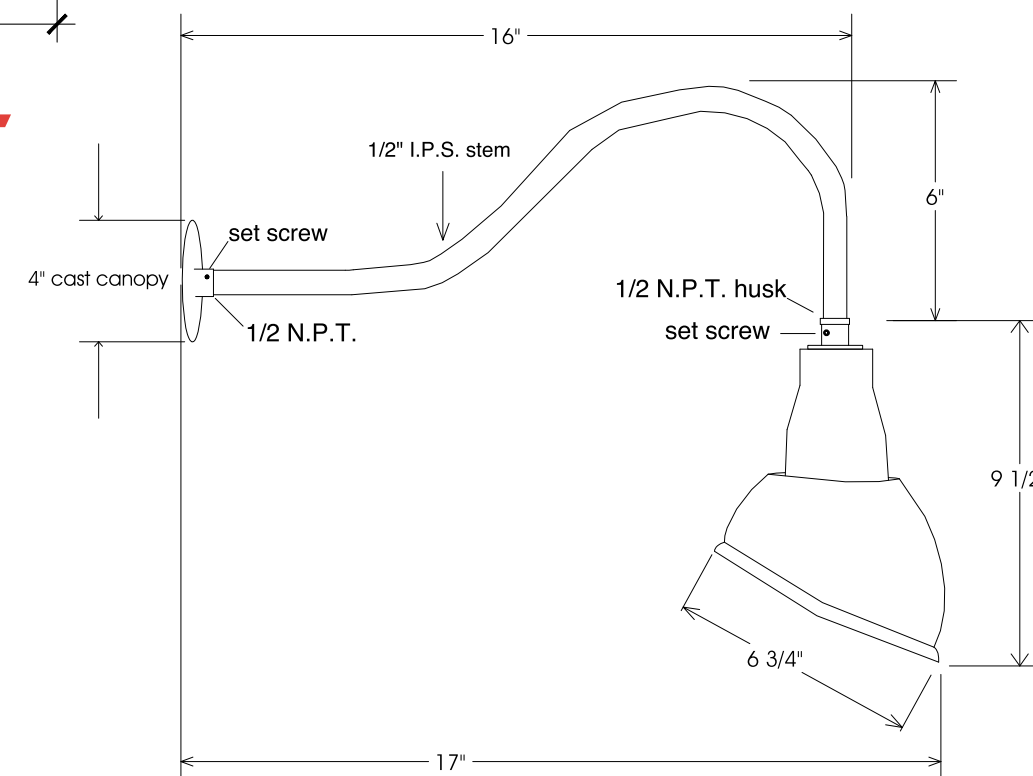
**1 - AI Surround - Section Detail**

Scale 1/2" = 1'-0"



**2 - AI - Section Detail**

Scale 3/4" = 1'-0"



**Lighting Detail**

Scale N.T.S.



**PERFORMANCE  
WEALTH**

36 E Hinsdale Avenue  
Hinsdale, IL 60521

drawn by  
PAMELA F

• job#: 21-8956  
• 12-10-21  
• rev.# 09-06-22

**OLYMPIK  
SIGNS**

1130 N. Garfield  
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

**WWW.OLYSIGNS.COM**

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

Comments:

**DETAILS**





PROPOSED - DAY



PROPOSED - NIGHT



**PERFORMANCE  
WEALTH**

36 E Hinsdale Avenue  
Hinsdale, IL 60521

**OLYMPIK  
SIGNS**

1130 N. Garfield  
Lombard, IL 60148

account representative  
ROB WHITEHEAD

client

Ph.# **630.424.6100** Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

drawn by  
PAMELA F

• job#: 21-8746  
• 06-10-21  
• rev.# 09-06-22

Comments:

**SIGN CONCEPTS**

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.



8" Diameter x 35" Width  
1.94 SF



8" Diameter = .44SF

