



MEETING AGENDA

Due to the ongoing public health emergency related to COVID-19 and consistent with the Governor Pritzker's most recent emergency declaration, Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, the Village President has determined that an in-person meeting is not practical or prudent at this time, and this meeting will therefore be conducted electronically via Zoom.

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. While emailed or written comments are encouraged, **public comment may also be made using Zoom** following the instructions below:

To join from a computer or a mobile device (PC, Mac, Linux, iPad, iPhone, Android), click on the following link or copy and paste the link into your browser:

<https://zoom.us/j/93119128063?pwd=dU8vS3dqTVFkRXpNN1ZQM1dqY3o2QT09>

Meeting ID: 931 1912 8063

Passcode: 988346

To join by phone: Dial 1-312 -626-6799

Meeting ID: 931 1912 8063

Passcode: 988346

**MEETING OF THE
PLAN COMMISSION
Wednesday, May 12, 2021
7:30 P.M.**

This meeting will be conducted electronically. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website
(Tentative and Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (Non-Agenda Items)

4. APPROVAL OF MINUTES – April 14, 2021 Plan Commission Meeting

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-04-2021 – 110 E. Ogden Avenue – Major Adjustment to the Exterior Appearance and Site Plan Review to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District

6. SIGNAGE

- a) Case A-03-2021 – 29 E. 1st Street – Egg Harbor Cafe – Installation of One (1) Wall Sign
- b) Case A-06-2021 – 34 E. Hinsdale Avenue – Bake Homemade Pizza – Installation of One (1) Wall Sign
- c) Case A-07-2021 – 10 E. 1st Street – Expression Gallery of Final Art – Installation of One (1) Wall Sign
- d) Case A-09-2021 – 48 S. Washington Street Unit 2 – Meredith Jay – Installation of One (1) Wall Sign

7. OTHER BUSINESS

- a) June Plan Commission Meeting - The Plan Commission meeting schedule for June 9, 2021 has been cancelled. The next regular meeting is scheduled for July 14, 2021.

8. ADJOURNMENT

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 the ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
19 E. CHICAGO AVENUE, HINSDALE, IL
[CONDUCTED ELECTRONICALLY]
April 14, 2021
7:30 P.M.**

Call to Order & Roll Call

Chairman Cashman called the meeting to order at 7:32 PM. The meeting was conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

Roll call was taken and a quorum was present at the meeting.

PRESENT: Steve Cashman, Julie Crnovich, Anna Fiascone, Michelle Fisher, Patrick Hurley, Gerald Jablonski, Jim Krillenberger, Troy Unell

ABSENT: Mark Willobee

ALSO PRESENT: Robb McGinnis, Director of Community Development; Bethany Salmon, Village Planner

Chairman Cashman stated that due to the ongoing public health emergency, and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, the Village President has determined that an in-person meeting is not practical or prudent at this time, and this meeting will therefore be conducted electronically.

Public comment is permitted during the public hearing during that portion of the hearing. The Chairman asked persons wishing to make public comment to identify themselves before speaking, spelling their last name and stating their address.

Public Comment on Non-Agenda Items

Chairman Cashman asked for any public comments. There was no public comment pertaining to non-agenda items.

Approval of the Minutes – March 10, 2021

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to approve the March 10, 2021 draft minutes as submitted. The motion carried by a roll call vote of 8-0 as follows:

Ayes: Commissioners Crnovich, Fiascone, Fisher, Hurley, Jablonski, Krillenberger, Unell, and Chairman Cashman

Nays: None

Abstain: None

Absent: Commissioner Willobee

Findings and Recommendations

1. Case A-02-2021 – 5500 S. Grant Street – Hinsdale Township High School D86 – Exterior Appearance and Site Plan Review for various building and site improvements as part of Phase II referendum upgrades to Hinsdale Central High School

With no questions or comments, a motion was made by Commissioner Jablonski, seconded by Commissioner Fisher, to approve the Findings and Recommendations for Case A-02-2021 as submitted. The motion carried by a roll call vote of 8-0 as follows:

Ayes: Commissioners Crnovich, Fiascone, Fisher, Hurley, Jablonski, Krillenberger, Unell, and Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioner Willobee

Exterior Appearance and Site Plan Review

1. Case A-04-2021 – 110 E. Ogden Avenue – Major Adjustment to the Exterior Appearance and Site Plan Review to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District

The Commission, staff, and the applicant were present at the meeting.

Mike Zalud, the general contractor and consultant for the applicant, Dr. Cara VanWormer-Hartman, provided a brief overview of the proposed changes to the building elevations and site plan that were previously approved in March 2020. The applicant is proposing major changes to the north, east, and west building elevations. The approved elevations included a flat roof with a parapet wall, which have been revised to a pitched roof. There are no changes to the south elevation. Mr. Zalud stated that, due to final engineering and stormwater control issues, minor changes are proposed to the site plan, including the installation of a curb along the west side of the building.

Commissioner Jablonski stated that the previous Village Board approval included a condition that the color of the building be revised from bright white to ivory or another more muted color. Commissioner Jablonski noted that the submitted colored elevations show the building to be bright white and asked what the proposed exterior colors will be.

Mr. Zalud stated that primary color of the EFIS will be off-white and will not be as bright as the white shown on the colored elevations. The central projecting bay window will be a dark gray and the windows will be a dark gray or black color.

Commissioner Jablonski asked if the specific colors could be provided for the Village Board to review. Mr. Zalud stated that the applicant is working on selecting final colors and they can be provided to the Village for review.

Chairman Cashman and Commissioners Crnovich, Fiascone, and Fisher expressed overall support for the project and noted the proposed plans are an improvement to the existing building and site.

Commissioner Crnovich was in favor of the project utilizing green space in front of the building rather than parking.

Chairman Cashman asked the applicant when they anticipate the business will open. Dr. Cara VanWormer-Hartman stated that they are hoping to start demolition soon and anticipate opening in about a year.

No additional members of the public spoke at the meeting.

A motion was made by Commissioner Crnovich, seconded by Commissioner Hurley, to recommend approval of Case A-04-2021, a Major Adjustment to the Exterior Appearance and Site Plan Review for 110 E. Ogden Avenue to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District, subject to the condition that the applicant provides additional information on the proposed building color for the Village Board to review. The motion carried by a roll call vote of 8-0 as follows:

Ayes: Commissioners Crnovich, Fiascone, Fisher, Hurley, Jablonski, Krillenberger, Unell, and Chairman Cashman
Nays: None
Abstain: None
Absent: Commissioner Willobee

Other Business

Chairman Cashman and Village staff stated that the regularly scheduled Plan Commission meeting on June 9, 2021 will be cancelled.

The Commissioners congratulated Commissioner Fisher on the recent election to the Village Board.

Adjournment

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to adjourn the meeting. The meeting was adjourned at 7:45 PM after a unanimous voice vote of 8-0.

Respectfully Submitted,
Bethany Salmon, Village Planner

**HINSDALE PLAN COMMISSION
FINDINGS AND RECOMMENDATION**

APPLICATION: Case A-04-2021 – 110 E. Ogden Avenue – Major Adjustment to the Exterior Appearance and Site Plan Review to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District

APPLICANT: Dr. Cara VanWormer-Hartman

REQUEST: Major Adjustment to an Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION (PC) REVIEW: April 14, 2021

DATE OF BOARD OF TRUSTEES 1ST READING: May 4, 2021

SUMMARY OF REQUEST: The applicant, Dr. Cara VanWormer-Hartman, requests approval of a Major Adjustment to an Exterior Appearance and Site Plan Review to allow for changes to the previously approved building elevations, site plan, and landscape plan for a two-story medical office building located at 110 E. Ogden Avenue in the O-2 Limited Office District.

On March 16, 2020, the Board of Trustees approved an Exterior Appearance and Site Plan allowing for the expansion and redevelopment of the existing building at 110 E. Ogden Avenue by Ordinance No. O2020-07. The approved plans allowed for the construction of a second-story onto the existing one-story building, construction of a rear building addition, and improvements to the façade, parking lot, and site landscaping.

The applicant is proposing major changes to the exterior elevations of the building, including alterations to the roof line, architectural features, building materials, windows, and entrances. The approved building elevations originally included a flat roof with a parapet wall, which have been revised to a pitched roof.

As a result of final engineering and site design, minor changes are proposed to sidewalks, access ramps, and the landscape plan. There are no significant changes proposed to the building footprint or the parking lot configuration. As proposed, the plans meet the bulk requirements for the O-2 Limited Office District.

The building will be used as a medical office, which is permitted in the O-2 Limited Office District and was previously approved in plans by the Board of Trustees on March 16, 2020.

Prior to the public meeting, the applicant confirmed that all public notification requirements were completed in accordance with the Village's Zoning Code.

PUBLIC MEETING SUMMARY AND FINDINGS: On the April 14, 2021, the request for a Major Adjustment to an Exterior Appearance and Site Plan Review was reviewed at a public meeting at the Plan Commission.

Mike Zalud, the general contractor and consultant for the applicant, Dr. Cara VanWormer-Hartman, provided a brief overview of the proposed changes to the building elevations and site plan, which were previously approved by the Board of Trustees on March 16, 2020.

Mr. Zalud noted that changes are proposed to the north, east, and west building elevations. The most notable change is that the building no longer features a flat roof with a parapet wall and a pitched roof is now proposed. There are no changes to the south elevation. Additionally, due to final engineering and stormwater improvements, minor changes are proposed to the site plan, such as the installation of a curb along the west side of the building.

Commissioner Jablonski stated that the previous Village Board approval included a condition that the color of the building be revised from bright white to ivory or another more muted color, however, the submitted colored elevations show the building to be bright white and asked for clarification on the proposed exterior colors. Mr. Zalud stated that primary color of the EFIS will be off-white and will not be as bright as the white shown on the colored elevations. The central projecting bay window will be a dark gray and the windows will be a dark gray or black color. Commissioner Jablonski asked if the specific colors could be provided for the Village Board to review. Mr. Zalud stated that the applicant is working on selecting final colors and they can be provided to the Village for review.

Commissioner Crnovich was in favor of the project utilizing green space in front of the building rather than parking. The proposed improvements to the site include the removal of parking lot pavement and the installation of new landscape buffer areas, which will effectively reduce lot coverage.

No members of the public provided comment at the meeting. Staff did not received complaints or negative feedback from members of the public prior to the meeting.

Overall, the Commission expressed overall support for the project, noting the proposed building elevations and site plan are a significant improvement to the existing one-story vacant building.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission found the standards set forth in Section 11-604(F) and Section 11-605(E) of the Village's Zoning Code to be met.

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of eight (8) ayes, zero (0) nays, and one (1) absent, recommended to the President and Board of Trustees approval of Case A-04-2021, a Major Adjustment to the Exterior Appearance and Site Plan Review for 110 E. Ogden Avenue to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District, subject to the following condition:

1. The applicant shall provide additional information on the proposed building color for the Village Board to review.

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____



MEMORANDUM

DATE: May 7, 2021

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-03-2021 – 29 E. 1st Street – Egg Harbor Café – Installation of One (1) Wall Sign

FOR: May 12, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign application from Doyle Signs, Inc., on behalf of Egg Harbor Cafe, to install one (1) new wall sign at 29 E. 1st Street. The existing two-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 one (1) new wall sign on the existing canopy feature of the building located at 29 E. 1st Street. The tenant space was previously occupied by Harry & Eddie's restaurant, which was approved for a 30 square foot sign with solid black text on a white background.

The proposed wall sign for Egg Harbor Café will measure 22'-½" tall and 15'-7" wide, with an overall sign face area of 29.2 square feet. The wall sign will consist of solid white text on a dark red background. The flat cut out letters will measure 19'-½" tall and 12'-2 ¾" wide.

As shown on the submitted plans, the existing black trim on the top and bottom of the canopy will remain as is and will not be repainted. The decorative black detail and white background on the sides of the canopy feature will also remain as is. The sign is currently illuminated by exterior light fixtures, which will be utilized to light the new sign.

Per Section 9-106(J), in the B-2 District, 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 wall sign is comparable in size to the former sign for Harry & Eddie's and meets the sign code requirements listed in Section 9-106.

Historic Preservation Commission Recommendation

The sign permit was reviewed at the Historic Preservation Commission meeting on May 5, 2021. During the meeting, the applicant answered questions from the Commissioners. A discussion took place on the burgundy color and font used as part of the company branding, the existing lighting and illumination of the sign, and size of the lettering. The HPC expressed concern that the lettering appeared taller than the



MEMORANDUM

previous letters used for Harry and Eddie's and, as a result, the proposed sign appeared squeezed and lacked appropriate spacing around the text. No public comment was made at the meeting.

The Historic Preservation Commission recommended approval of the sign permit request, Case A-03-2021 for Egg Harbor Café located at 29 E. 1st Street, by a vote of 6-0 (1 absent), subject to the condition that the letters be made slightly smaller to increase spacing around the text.

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 municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC 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. Sign Application and Exhibits
2. Zoning Map and Project Location
3. Birds Eye View of 29 E. 1st Street
4. Street View of 29 E. 1st Street



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

RECEIVED

APR 02 2021

Applicant

Name: Egg Harbor Cafe
Address: 29 E 1st Ave
City/Zip: Hinsdale, IL
Phone/Fax: (847) 475-5100 /
E-Mail: Ghallen@egggharborcafe.com
Contact Name: Graham Hallen

Contractor

Name: Doyle Signs, Inc
Address: 232 W Interstate Road
City/Zip: Addison, IL
Phone/Fax: (630) 543-9490 / 543-9493
E-Mail: Permits@Doylesigns.com
Contact Name: Lisa Neal

ADDRESS OF SIGN LOCATION: 29 E 1st Street

ZONING DISTRICT: IB Institutional Buildings

SIGN TYPE: Wall Sign

ILLUMINATION Down Lit

Sign Information:

Overall Size (Square Feet): 19.9 (12' 2-3/4" x 19-1/2")

Overall Height from Grade: 13.42 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Bronze background
- ② White Letters
- ③ _____

Site Information:

Lot/Street Frontage: 52'

Building/Tenant Frontage: 30'

Existing Sign Information:

Business Name: Harry & Eddies

Size of Sign: 20 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.

Lisa Hallen
Signature of Applicant

3/30/21
Date

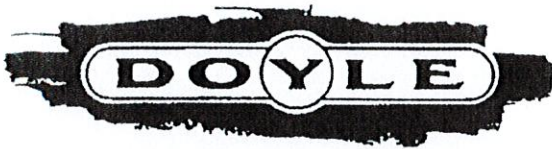
Please see attached
Signature of Building Owner

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: _____



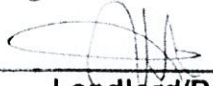
Doyle Signs, Inc., General Sign Contractors
232 Interstate Road, P.O. Box 1068
Addison, IL 60101
Office: (630)543-9490 Fax: (630)543-9493
e-mail address: info@doylesigns.com

2/16/2021

RE: Egg Harbor Cafe
29 East 1st Avenue
Hinsdale, IL

We are proposing to pull permits and do the sign work shown in the attached drawings. We require landlord/property owner approval to permit this work and perform the work.

Can you please review the attached drawings and if approved, sign this letter in the area provided below? Your signature on this letter confirms your approval as landlord or property owner for the above property for Doyle Signs, Inc. to perform and permit the sign work shown in the drawings attached.

29 East 1st, LLC
X 

Landlord/Property Owner Signature
J. Javors, Manager 2/16/2021

Printed Name and date
c/o Midwest Property Group, LLC

520 West Erie #130

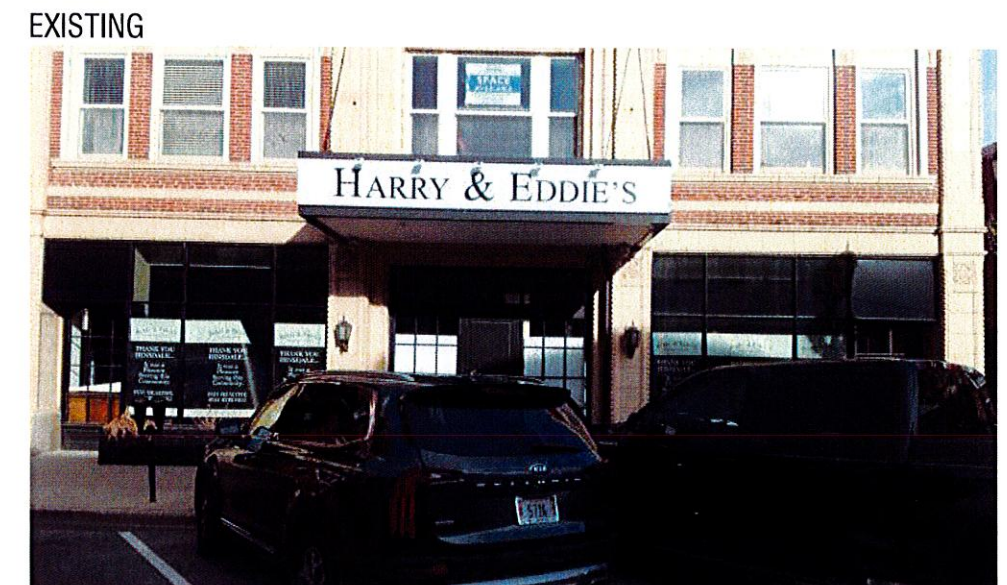
Chicago, IL 60657

Company Name, Address and Phone 312-337-3700, 112

Alternate forms of approval include a letter on your letterhead saying the same and referencing the attached drawings or a formal stamp and signature on the drawings attached. Thank you in advance for your help with this. My contact information is below in case you need anything additional to review this request.

Sincerely,


John E. Streetz
Doyle Signs, Inc.
232 W Interstate Road
Addison, IL 60101
630-543-9490 office
630-543-9493 fax



DATE	REVISION
1-31-20	CHANGE QTY PER JST - KD
1.21.21	REVISED SCOPE OF WORK - km
1.21.21	REVISED PER JST - km
2.4.21	UPDATE PANEL AND TEXT SIZE PER JST - KD
2.12.21	UPDATE SQ FT PER JST - KD
3.25.21	REVISED PER JST - km

CUSTOMER APPROVAL _____ DATE _____

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT EGG HARBOR CAFÉ (VINYL)

ADDRESS HINSDALE

CITY CHICAGO

DRWG. NO. 21010

STATE IL

SCALE: NOTED

DESIGNER KD

DATE: 12-29-20

SALESPERSON JST

SHEET NO. 1

The map shows a neighborhood in Burlington, Vermont. A red box highlights a location on First Street, labeled '29 E. 1st Street'. The map includes various colored areas: a green area at the top labeled 'BURLINGTON PARK', a blue area in the center labeled 'First St.', and a pink area at the bottom labeled 'MIDDLE SCHOOL'. A yellow area on the right contains a grid of numbers. A red arrow points from the label '29 E. 1st Street' to the highlighted location.

Birds Eye View – 29 E. 1st Street



Street View – 29 E. 1st Street





MEMORANDUM

DATE: May 7, 2021

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-06-2021 – 34 E. Hinsdale Avenue – Bake Homemade Pizza – Installation of One (1) Wall Sign

FOR: May 12, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign application from Aubrey Sign Company to install one (1) new wall sign for Bake Homemade Pizza located at 34 E. Hinsdale Avenue. The existing one-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 one (1) new wall sign for a new restaurant tenant, Bake Homemade Pizza, located at 34 E. Hinsdale Avenue. The proposed non-illuminated wall sign measures 27.5" tall and 120" wide, with an overall sign face area of 22.9 square feet. The wall sign consists of red and black router cut acrylic letters on a solid white aluminum background. The logo, graphics, and accessory text will be applied adhesive vinyl.

Per Section 9-106(J), in the B-2 District, 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 wall sign meets the sign code requirements listed in Section 9-106.

Historic Preservation Commission Recommendation

The sign permit request was reviewed by the Historic Preservation Commission meeting on May 5, 2021. The applicant was not present at the meeting. The Commissioners expressed concern about the design, scale, and location of the sign. It was noted that the proposed sign conflicts with the building's architecture as the brick area, which was not intended for signage and the center brick rosette feature. Other options discussed include permanent window signage, a sign in front of the window similar to that used at the nearby Starbucks, or a sign incorporated into a canopy/awning. The Commission also expressed concern regarding the proposed tagline. No public comment was made at the meeting.

The Historic Preservation Commission recommended tabling the vote for the sign permit request, Case A-06-2021 for Bake Homemade Pizza at 34 E. Hinsdale Avenue, to the next meeting scheduled for July 7, by a vote of 6-0 (1 absent), where the applicant is present to discuss the signage plans. Please note that the regular meeting on June 2 has been cancelled.



MEMORANDUM

Based on discussions with staff after the Historic Preservation Commission meeting, the applicant stated that different design options will be brought forward to the Plan Commission for discussion at the meeting scheduled on May 12, 2021. The proposed plans were not able to be prepared prior to staff sending out the application packets.

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 municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC 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. Sign Application and Exhibits
2. Zoning Map and Project Location
3. Birds Eye View – 34 E. Hinsdale Avenue
4. Street View – 34 E. Hinsdale Avenue



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

RECEIVED

APR 02 2021

Applicant

Name: Aubrey Sign Company
Address: 1847 Suncoast Lane
City/Zip: Batavia, IL 60510
Phone/Fax: (630) 482-9901
E-Mail: mike@aubreysigns.com
Contact Name: Mike Hoffer

Contractor

Name: Aubrey Sign Company
Address: 1847 Suncoast Lane
City/Zip: Batavia, IL 60510
Phone/Fax: (630) 482-9901
E-Mail: mike@aubreysigns.com
Contact Name: Mike Hoffer

ADDRESS OF SIGN LOCATION: 34 East Hinsdale Ave

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One wall flat panel

ILLUMINATION Please Select One NONE

Sign Information:

Overall Size (Square Feet): 23 (27.5" x 120")

Overall Height from Grade: 14 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Red
- ② Black
- ③ Gold

Site Information:

Lot/Street Frontage: 18 feet

Building/Tenant Frontage: 18 feet

Existing Sign Information: NONE

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.

Mike Hoffer
Signature of Applicant

3-29-2021
Date

see attached for signature
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: _____



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

Applicant

Name: Aubrey Sign Company
 Address: 1847 Suncoast Lane
 City/Zip: BATAVIA, IL 60510
 Phone/Fax: 630 482-9901
 E-Mail: mike@aubreysigns.com
 Contact Name: Mike Hoffer

Contractor

Name: Aubrey Sign Company
 Address: 1847 Suncoast Lane
 City/Zip: BATAVIA, IL 60510
 Phone/Fax: 630 482 9901
 E-Mail: mike@aubreysigns.com
 Contact Name: Mike Hoffer

ADDRESS OF SIGN LOCATION: 34 East Hinsdale Ave

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One wall - flat panel

ILLUMINATION Please Select One NONE

Sign Information:

Overall Size (Square Feet): 23 (27.5" x 126")

Overall Height from Grade: 14 Ft.

Proposed Colors (Maximum of Three Colors):

- ☒ Red
- ☒ Black
- ☒ Gold

Site Information:

Lot/Street Frontage: 18 feet

Building/Tenant Frontage: _____

Existing Sign Information: NONE

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Signature of Applicant

Date

3-29-2021

Signature of Building Owner

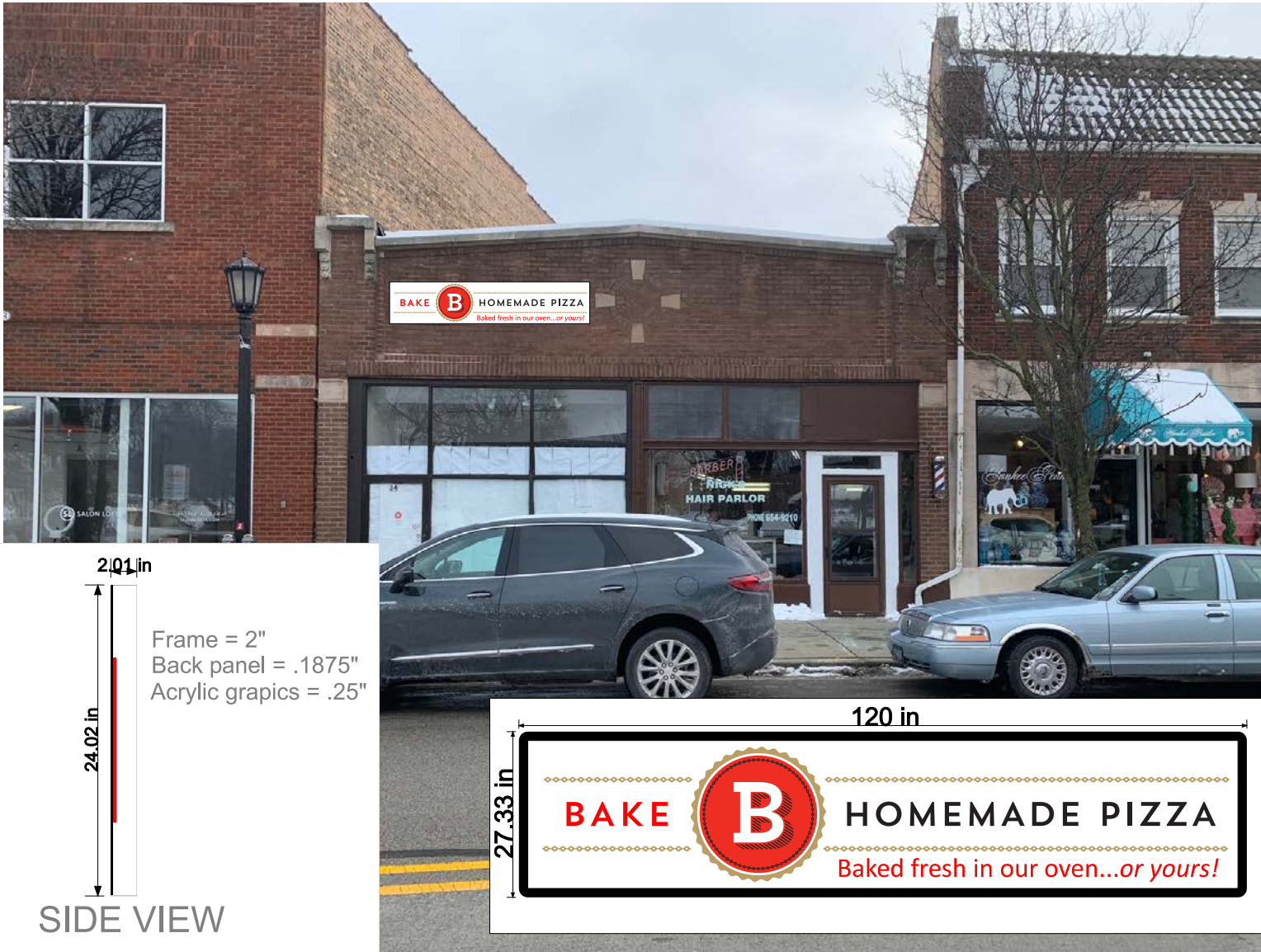
Date

3-29-2021

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: _____



SIDE VIEW

Sign details: Non-illuminated, flat, aluminum, sign with extruded aluminum frame. 1/4" router cut acrylic letters, "BAKE HOMEMADE PIZZA." Other lettering and graphics are applied adhesive vinyl.
 Dimensions: 27.5" H x 120" W = 23 sq. ft.
 Allowable sign limit: 25 sq. ft.
 Special Notes: Sign cannot overlap decorative medallion on building signband.

Account:
 BAKE HOMEMADE
 PIZZA

Location:
 34 HINSDALE AVE
 HINSDALE, IL

Date: 3/29/21
 43REVISED

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR, IN FULL, BY CUSTOMER. USE OF THIS ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY.

PLEASE REVIEW, SIGN AND DATE THIS -- INDICATING YOUR APPROVAL.

approved by _____

date _____

Aubrey
 SIGN CO.

1847 Suncast Lane
 Batavia, IL 60510

Ph: 630-482-9901
 Fax: 630-482-9906

www.aubreysigns.com

Email:
mike@aubreysigns.com

VILLAGE OF HINSDALE 2019

34 E. Hinsdale Avenue

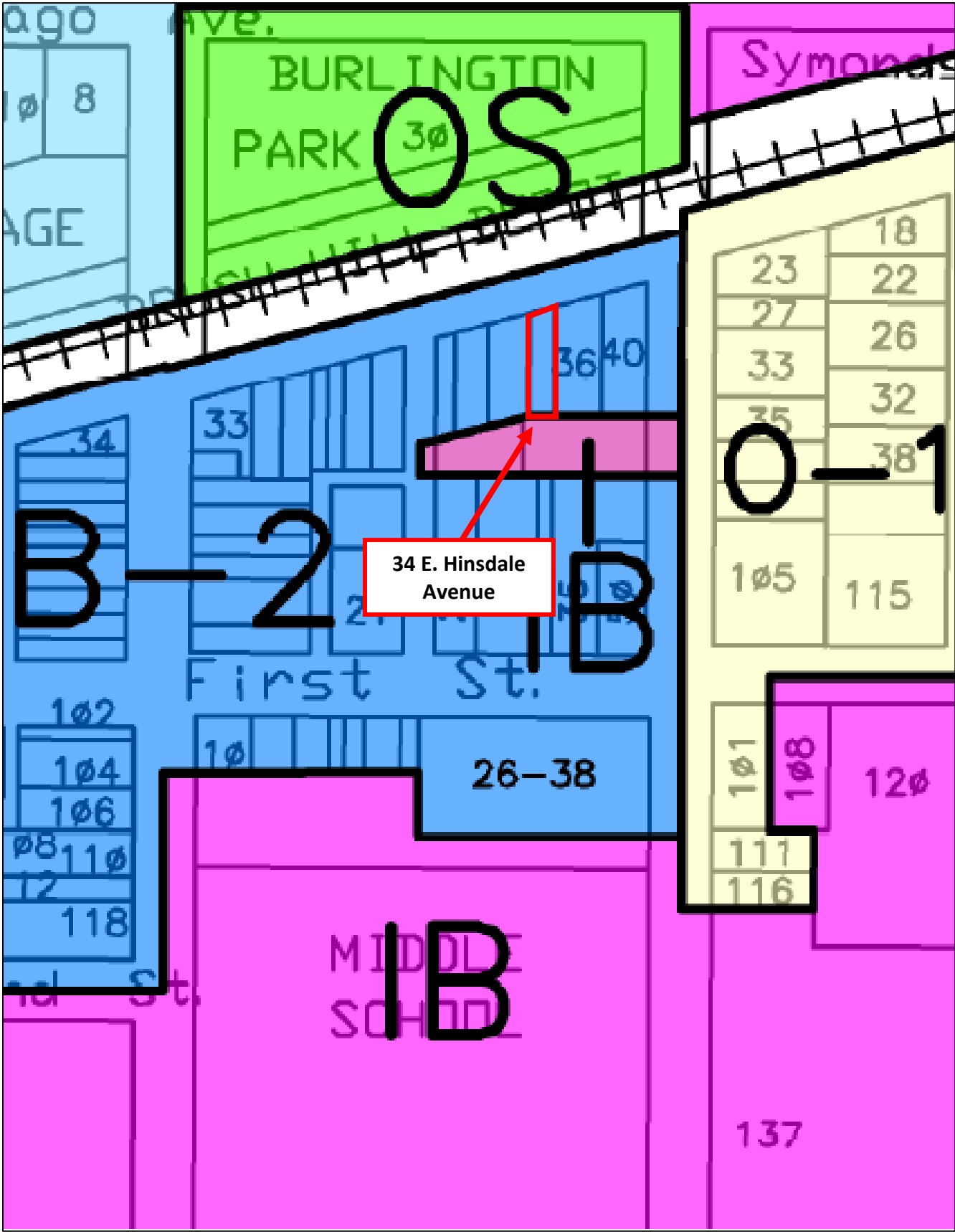
Revised: 07-20-12, 02-19-13, 03-21-15

Scale: 1" = 100'

Legend:

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- R-6 Single Family Residential District
- IB Institutional Business District
- OS Office District
- B-1 Community Business District
- B-2 Central Business District
- B-3 General Business District
- B-6 General Business District
- HS Health Services District
- O-1 Office District
- O-2 Office District
- O-3 Office District
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- O-99 Office District
- O-100 Office District

Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 34 E. Hinsdale Avenue



Street View – 34 E. Hinsdale Avenue





MEMORANDUM

DATE: May 7, 2021

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-07-2021 – 10 E. 1st Street – Expression Gallery of Fine Art – Installation of One (1) Wall Sign

FOR: May 12, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign application from Concorde Signs, LLC to install one (1) new wall sign for Expression Gallery of Fine Art at 10 E. 1st Street. The existing one-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 one (1) new wall sign for a new tenant, Expression Gallery of Fine Art, located at 10 E. 1st Street. The proposed non-illuminated wall sign measures 28" tall and 96" wide, with an overall sign face area of 18.6 square feet. The wall sign consists of gold vinyl text on a solid black metal background.

Per Section 9-106(J), in the B-2 District, 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 wall sign meets the sign code requirements listed in Section 9-106.

Historic Preservation Commission Recommendation

The sign permit was reviewed at the Historic Preservation Commission meeting on May 5, 2021. During the meeting, the applicant provided an overview of the proposed sign and answered questions from the Commissioners. There was a discussion regarding the proposed vinyl and weathering. The applicant stated that vinyl holds up well to weathering, even though there may be discoloration over long periods of time due to the sun. No public comment was made at the meeting. It was also clarified that the facade background behind the sign was previously painted white and the applicant was not proposing to repaint the façade.

The Historic Preservation Commission recommended approval of the sign permit request, Case A-07-2021 for Expression Gallery of Fine Art located at 10 E. 1st Street, as submitted, by a vote of 6-0 (1 absent).



MEMORANDUM

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 municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC 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. Sign Permit Application and Exhibits
2. Zoning Map and Project Location
3. Birds Eye View of 10 E. 1st Street
4. Street View of 10 E. 1st Street



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Expression Gallery of Fine Art
Address: 10 E First St
City/Zip: Hinsdale IL 60521
Phone/Fax: (630) 986 / 9848
E-Mail: expressionfineart@sbcglobal.net
Contact Name: Eva Jaroszewicz

Contractor

Name: Concorde Signs LLC
Address: 483 W. Wrightwood Ave
City/Zip: Elmhurst IL 60126
Phone/Fax: (630) 530 / 9019
E-Mail: concorde@ameritech.net
Contact Name: Sue

ADDRESS OF SIGN LOCATION: 10 E. FIRST STREET

ZONING DISTRICT: Please Select One : B2 - Central Business District

SIGN TYPE: Please Select One wall sign

ILLUMINATION Please Select One None

Sign Information:

Overall Size (Square Feet): 18.4 (96in x 28in)

Overall Height from Grade: 8.5 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black background
- ② Gold lettering
- ③ _____

Site Information:

Lot/Street Frontage: 20 FEET BY 60 FEET

Building/Tenant Frontage: " "

Existing Sign Information:

Business Name: Turquoise

Size of Sign: unknown Square Feet

Business Name: Expression Gallery of Fine Art

Size of Sign: 18.4 (96x28in) 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.

Eva Jaroszewicz
Signature of Applicant

3/16/2021
Date

[Signature]
Signature of Building Owner

03/16/2021
Date

RECEIVED

APR 06 2021

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: _____

Firsdale LLC
c/o Midwest Property Group, Ltd.
520 W. Erie Street, Suite 430
Chicago, IL 60654

312/337-3700
Fax: 312/337-3710

April 6, 2021


Re: EXPRESSION FINE ART
 10 E. FIRST STREET, HINSDALE, IL

To whom it may concern -

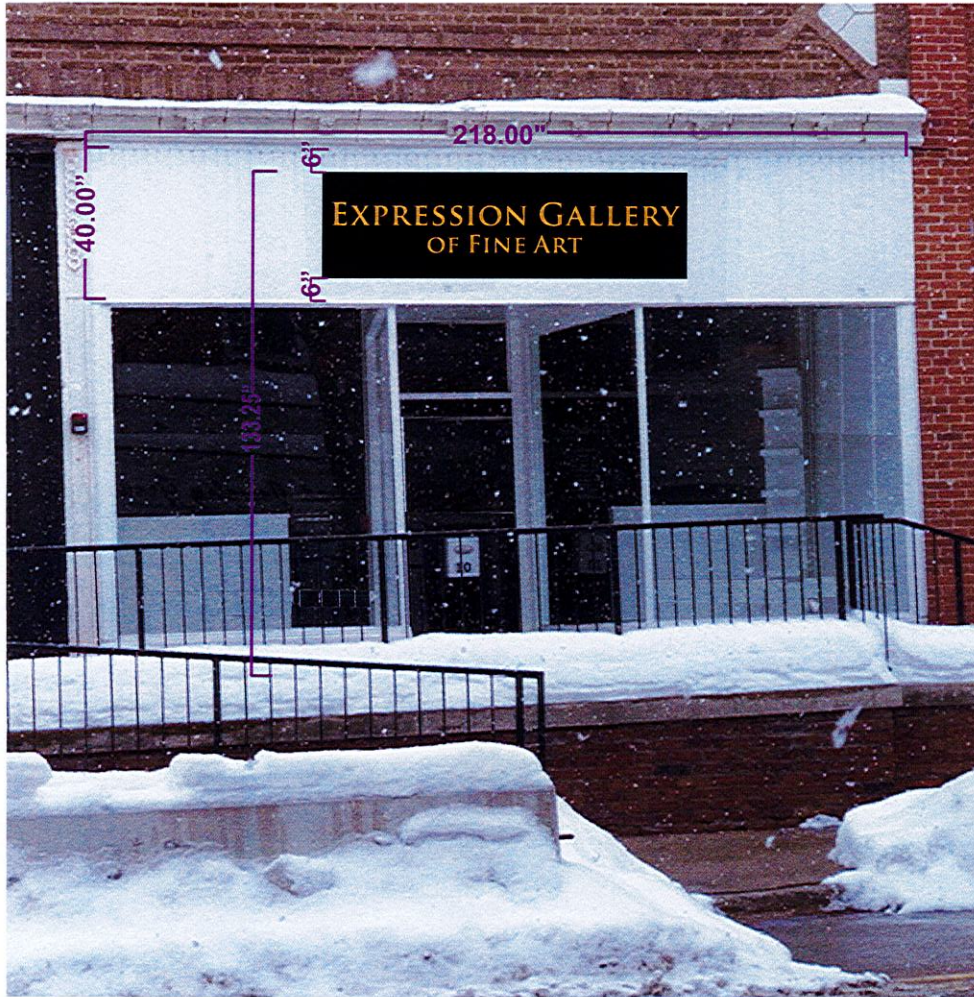
This is to confirm that the subject property is owned by Firsdale LLC whose authorized agent is Midwest Property Group, Ltd. Both Firsdale LLC and/or Midwest Property Group, Ltd. can sign for and approve drawings signs, and permit applications.

Please contact the undersigned if you have questions.

Firsdale LLC.


J. Javors, Manager

96.00"



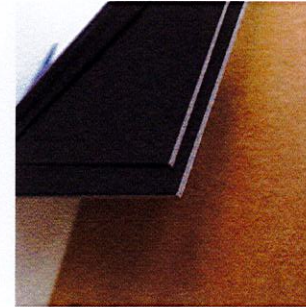
Sign Area Measures: 218.00"w x 40"h
(Area of space above door/windows)

Area of Space above and below proposed sign: 6"
(within area of 'sign area')

Top of Proposed Sign from Grade: 133.25" approx.

Overall Proposed Sign Size: 96"w x 28"h

Proposed Material for Sign Backer -
3mm Maxmetal



3mm Thick
(approx 1/8")

Date: 4/1/2021

CUSTOMER INFORMATION

Company Name:
Expression Gallery of Fine Art

Contact: Eva Jaroszewicz

Job Name: Exterior Building Sign

Phone #: 630.986.9848

E-Mail:
expressionfineart@sbcglobal.net

Job Location: 10 E. First St., Hinsdale

SIGN INFORMATION

MATERIAL: Black Maxmetal Backer
w/ Gold Vinyl Applied to Face

Non-Illuminated Sign

BACKGROUND COLOR: Black

COPY COLOR: Gold Vinyl

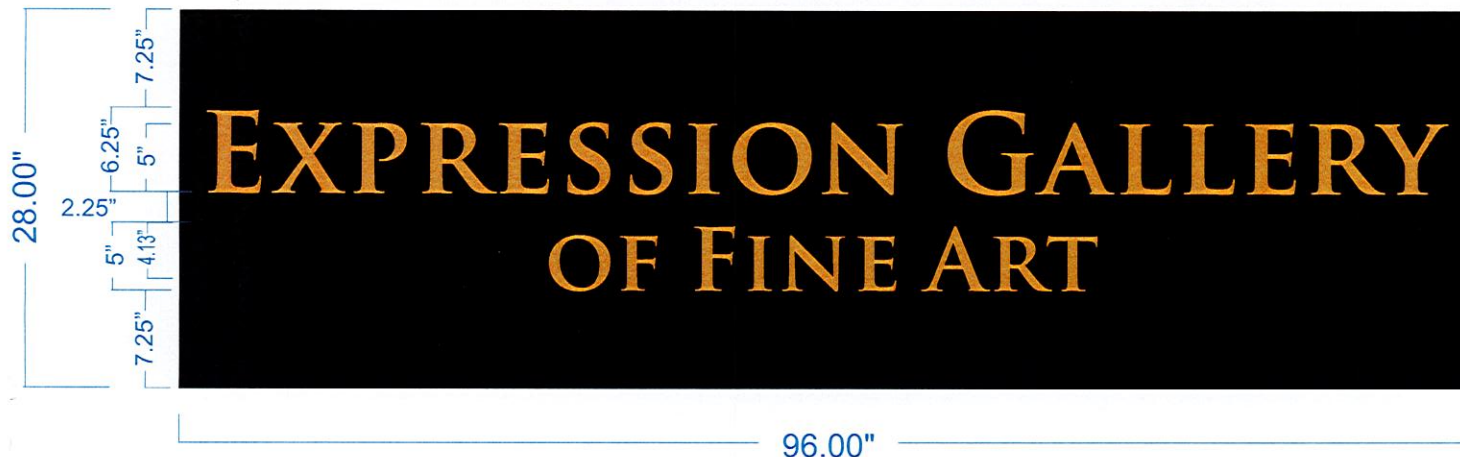
TEXT: Per Layout

MOUNT: Mechanical Fasteners

QTY: One (1)

FONT: Trajan Pro Bold

SIZE: 96"w x 28"h



Aaa: Expression Gallery:10 E 1st:"Village Info 4-1-2021

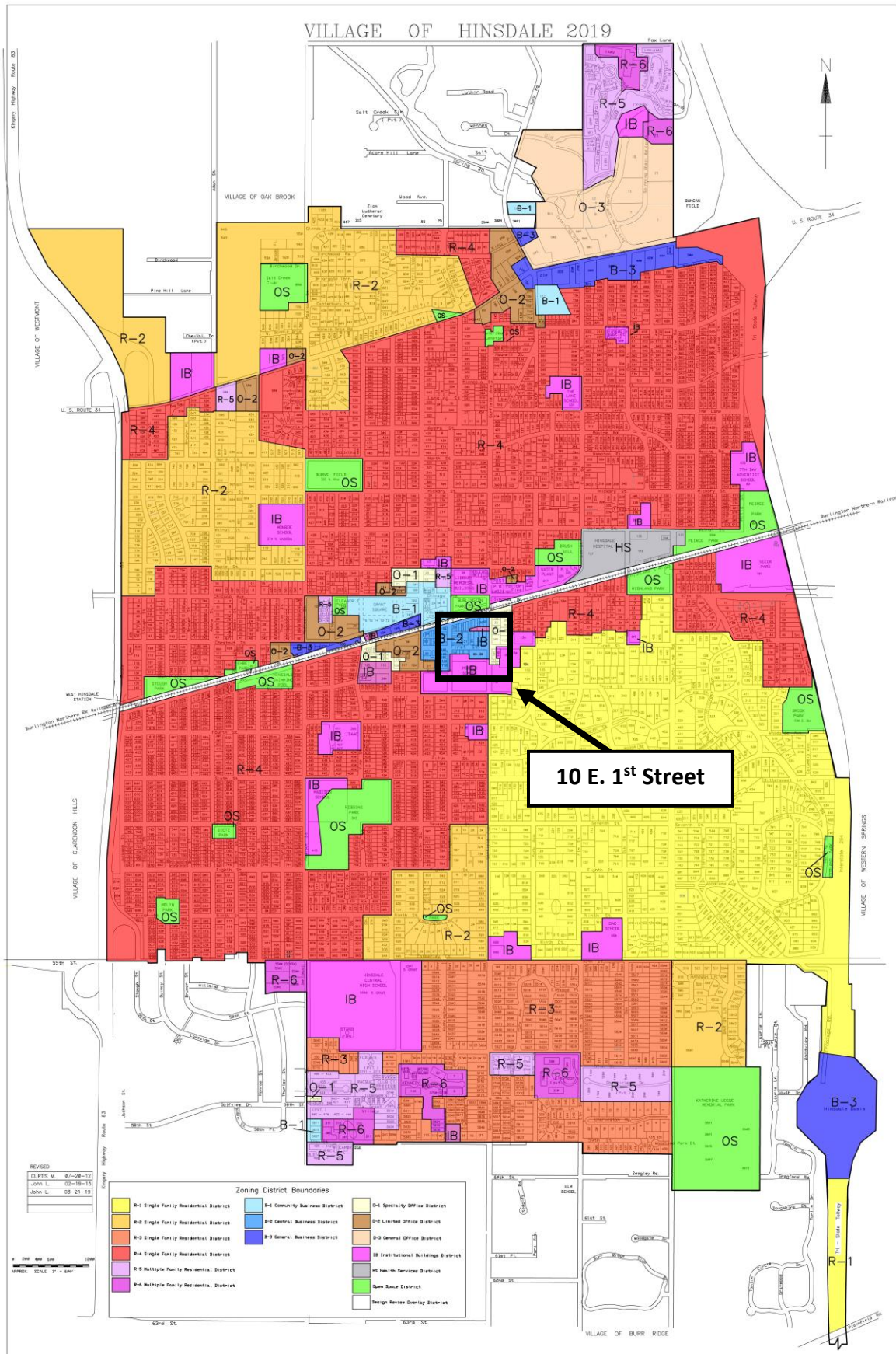
CONCORDE
Signs LLC

483 W. Wrightwood Ave., Elmhurst, IL 60126

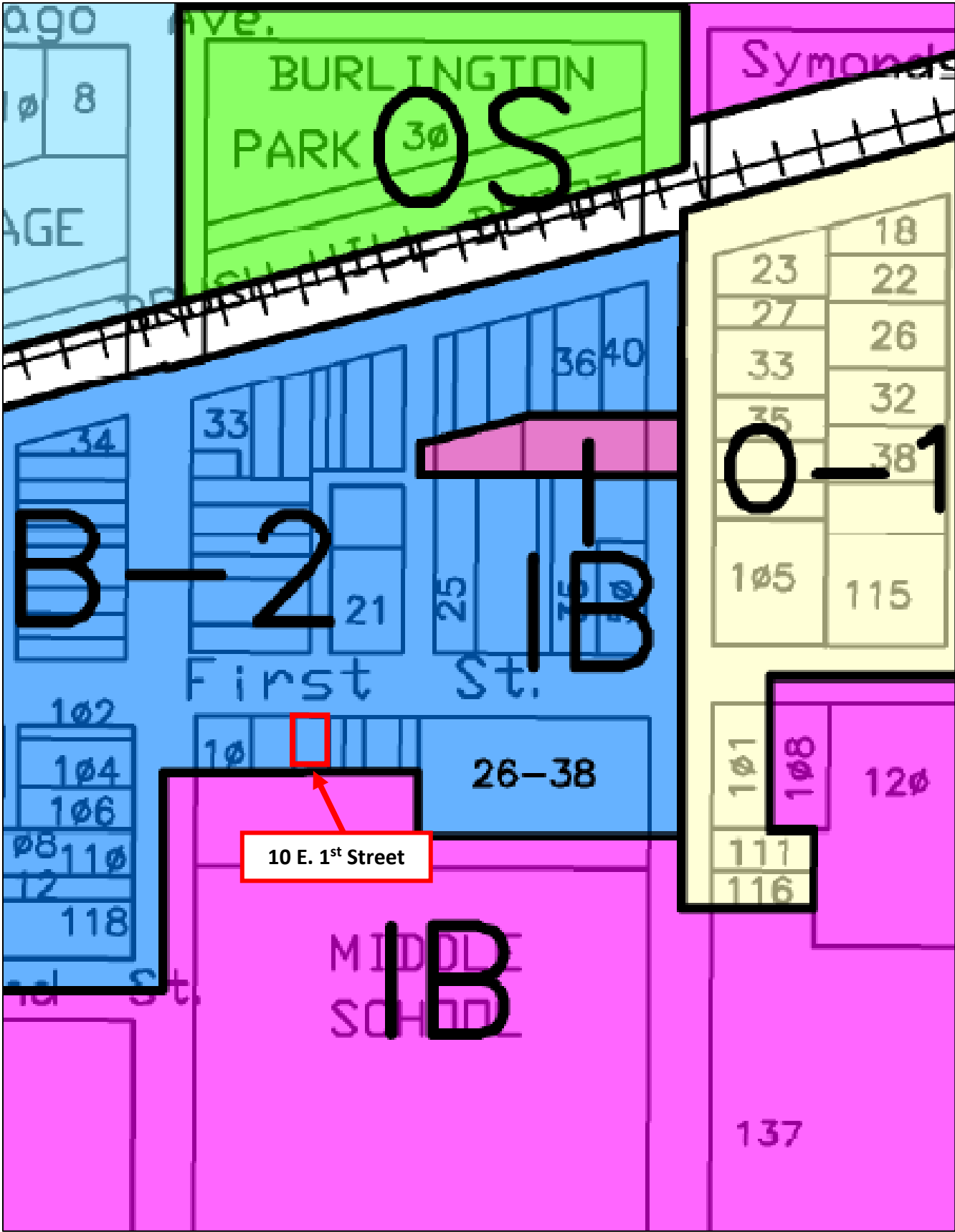
630-530-9019 FAX: 630-530-9015

EMAIL: CONCORDE@AMERITECH.NET

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 10 E. 1st Street



Street View – 10 E. 1st Street





MEMORANDUM

DATE: May 7, 2021

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-09-2021 – 48 S. Washington Street, Unit 2 – Meredith Jaye – Installation of One (1) Wall Sign

FOR: May 12, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign application from Meredith Jaye seeking approval to install one (1) new wall sign for Meredith Jaye located at 48 S. Washington Street, Unit 2. The existing one-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 one (1) new wall sign for a new a clothing and gift boutique store, Meredith Jay, located at 48 S. Washington Street, Unit 2. The proposed non-illuminated wall sign measures 13" tall and 65" wide, with an overall sign face area of 5.8 square feet. The wall sign consists of white aluminum channel letters that will be directly mounted on to the black painted wood area above the storefront window.

Per Section 9-106(J), in the B-2 District, 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 wall sign meets the sign code requirements listed in Section 9-106.

Historic Preservation Commission Recommendation

The sign permit was reviewed at the Historic Preservation Commission meeting on May 5, 2021. During the meeting, the applicant provided an overview of the proposed sign and answered questions from the Commissioners. The applicant confirmed that the letters will be pin-mounted and applied directly to the fascia of the building, and the area behind the sign would be painted the same black/charcoal color now. The Commission noted that the proposed font, colors, and location are appropriate.

The Historic Preservation Commission recommended approval of the sign permit request, Case A-09-2021 for Meredith Jaye located at 48 S. Washington Street, Unit 2, as submitted, by a vote of 6-0 (1 absent).



MEMORANDUM

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 municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC 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. Sign Permit Application and Exhibits
2. Zoning Map and Project Location
3. Birds Eye View - 48 S. Washington Street
4. Street View - 48 S. Washington Street



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

Applicant

Name: MEREDITH JAYE
Address: 48 S WASHINGTON ST #2
City/Zip: HINSDALE, 60521
Phone/Fax: (630) 363 / 8245
E-Mail: DFSINC490@GMAIL.COM
Contact Name: CULLEN FULLER

Contractor

Name: AFF
Address: 460 N MAIN ST #301
City/Zip: GLEN ELLYN, 60137
Phone/Fax: (630) 363 / 8245
E-Mail: CFULLER@AFFINTERIOR.COM
Contact Name: CJ FULLER

ADDRESS OF SIGN LOCATION: 48 S WASHINGTON ST #2

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 2.70 SQ.FT. (65" W x 6" H)

Overall Height from Grade: 112" - 9.33 Ft.

Proposed Colors (Maximum of Three Colors):

- ① PURE WHITE SW 7005
- ② _____
- ③ _____

Site Information:

Lot/Street Frontage: PLEASE SEE SITE PLAN

Building/Tenant Frontage: SEE FIELD REPORT

Existing Sign Information:

Business Name: NA

Size of Sign: NA Square Feet

Business Name: NA

Size of Sign: NA 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

4-10-21

Signature of Building Owner

Date

04-19-21

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: _____



25% STRETCHED VERSION
ELEVATION

1
1

3 = 1-0

Client: AFF INTERIORS meredith jaye HINSDALE, IL		Revision(s): revise o.a. height to 13" 04/08/21 stretched art 25% in x direction	
Approved as is <input type="checkbox"/>	Approved as noted corrections <input type="checkbox"/>	Update and resubmit for approval <input type="checkbox"/>	Approved by and date: _____
Original Drawing Date: 04/09/2021		File Name: meredith jaye	
Rebechini Studios, Inc. - 690 Fargo Avenue, Elk Grove, IL 60007 - p: 847.437.9030 - f: 847.437.9031			
This drawing is EXCLUSIVE property of Rebechini Studios, Inc. - ALL RIGHTS RESERVED - Written permission is required for reproduction			



**40% STRETCHED VERSION
STOREFRONT**



3/4 = 1-0

Client: AFF INTERIORS meredith jaye HINSDALE, IL		Revision(s): revise o.a. height to 13" 04/08/20 stretched art 25% in x direction stretched art 40% in x direction	
Approved as is <input type="checkbox"/>	Approved as noted corrections <input type="checkbox"/>	Update and resubmit for approval <input type="checkbox"/>	Approved by and date: _____
Original Drawing Date: 04/14/2021		File Name: meredith jaye	
Rebechini Studios, Inc. - 580 Fargo Avenue, Elk Grove, IL 60007 - p: 847.437.9030 - f: 847.437.9031			
This drawing is EXCLUSIVE property of Rebechini Studios, Inc. - ALL RIGHTS RESERVED - Written permission is required for reproduction			

SITE PLAN

Space
for
Lease
(630) 986-9400



SCHRAMKO
REAL ESTATE
www.schramko.com

***Project:** 48 S Washington #2

Date: 14/04/21

Contact:

Country:

Meredith Jaye Boutique
48 S Washington St
60521 Hinsdale, IL

Phone:

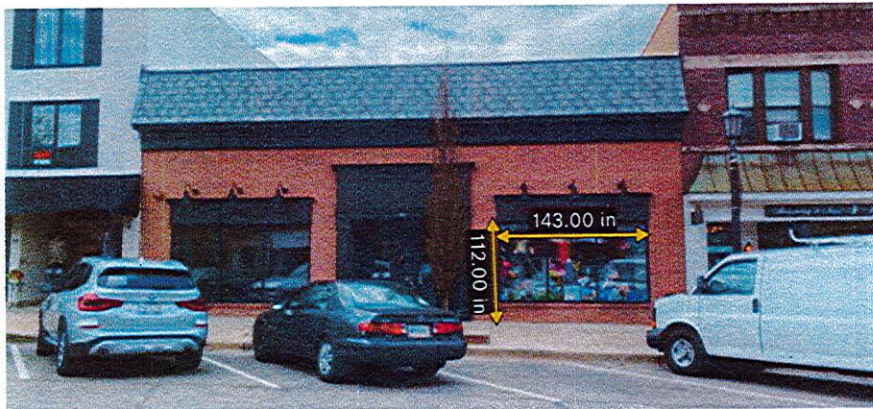
Table of Content



1. Picture

1.1 3
1.2 4
1.3 1
1.4 2

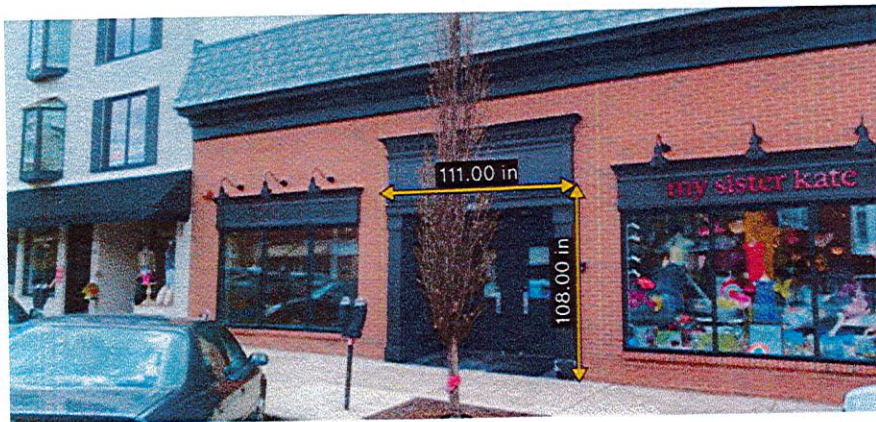
1
2
3
4



Picture : 1



 143.00 in	Length	14/04/21 1:59 PM
 112.00 in	Length	14/04/21 2:00 PM

Picture : 2



 111.00 in	Length	14/04/21 1:53 PM
 108.00 in	Length	14/04/21 1:53 PM

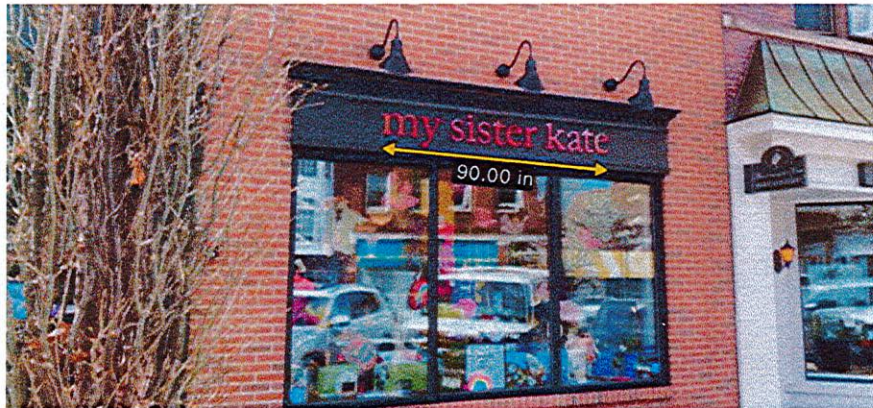
Picture : 3



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↑ 93.00 in	Length	14/04/21 1:52 PM
↑ 44.50 in	Length	14/04/21 1:55 PM
↑ 15.00 in	Length	14/04/21 1:54 PM
↑ 143.00 in	Length	14/04/21 1:56 PM
↑ 106.00 in	Length	14/04/21 2:04 PM

Note 1: The lights stay as shown.

Picture : 4

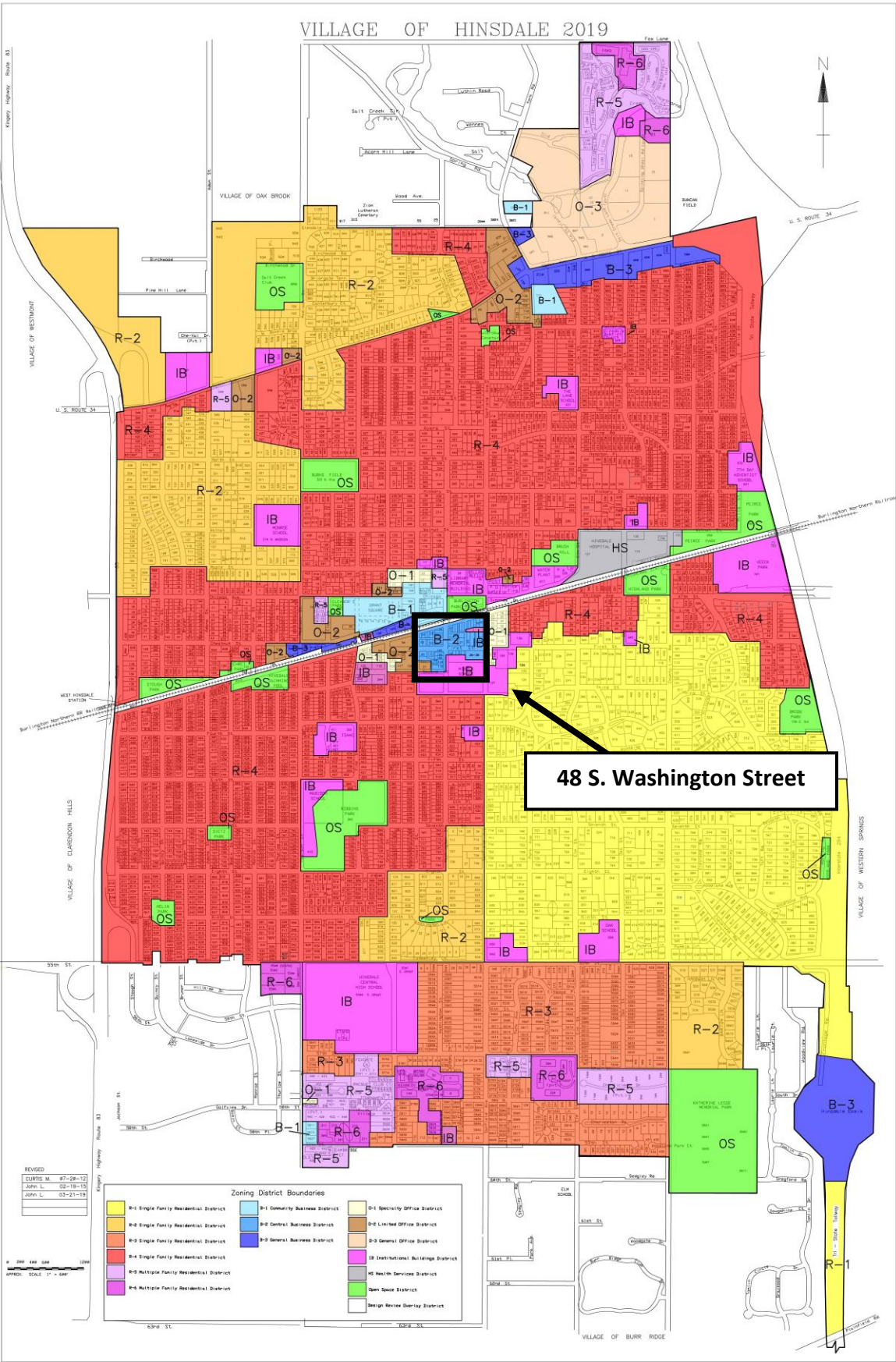


↑ 90.00 in

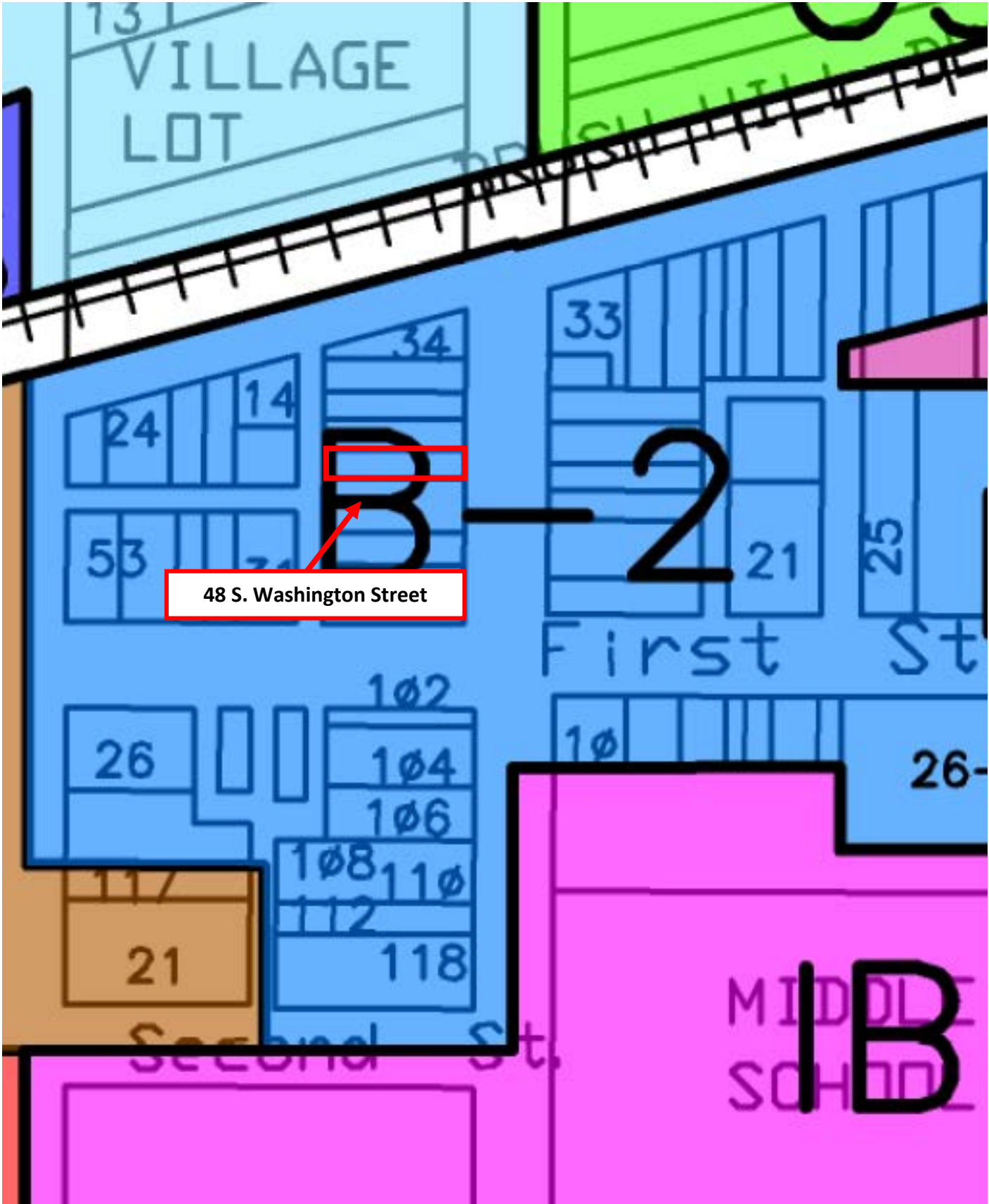
Length

14/04/21 2:02 PM

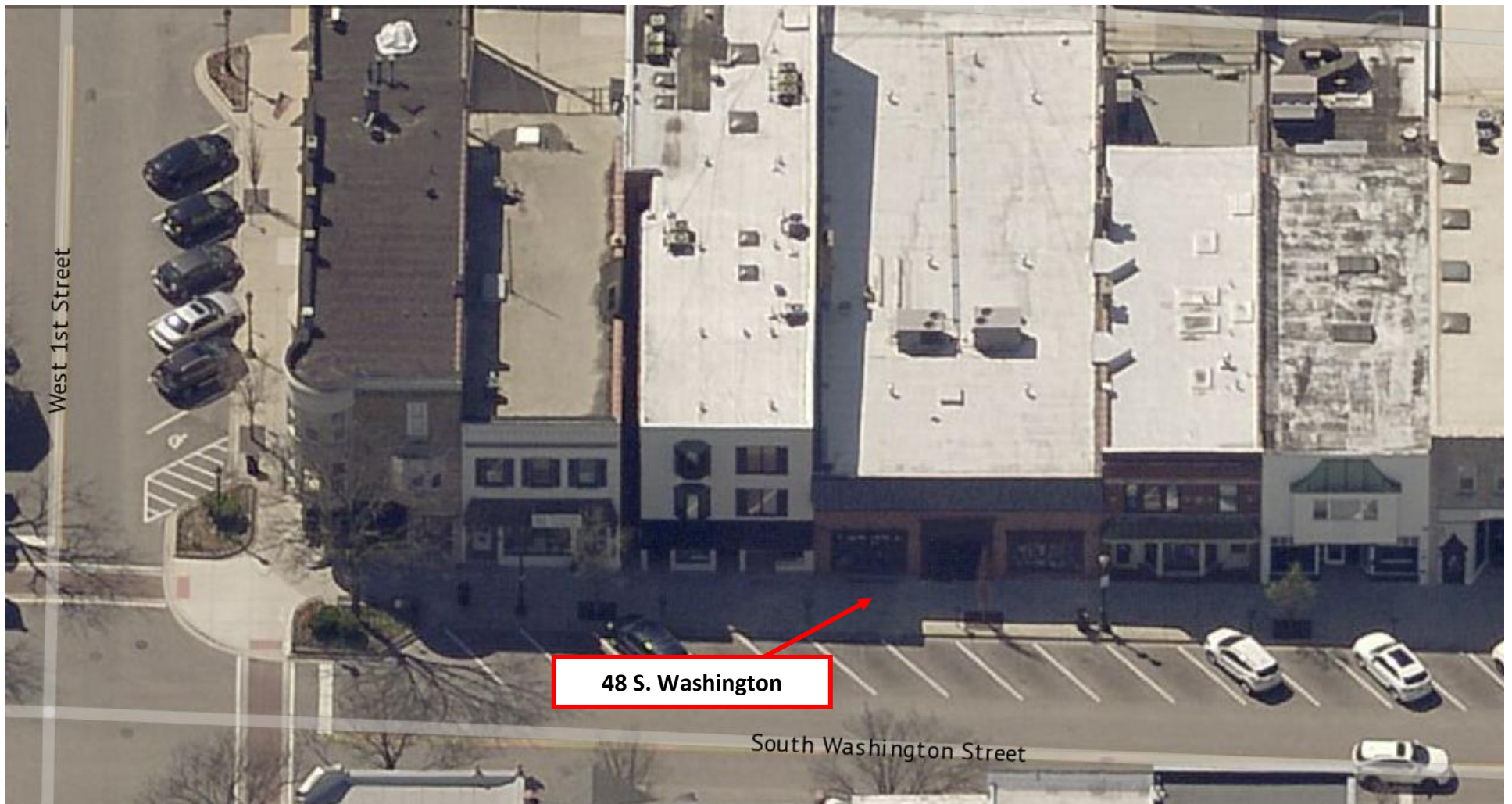
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 48 S. Washington Street



Street View – 48 S. Washington Street

