



MEETING AGENDA

MEETING OF THE PLAN COMMISSION

Memorial Hall – Memorial Building
19 East Chicago Avenue, Hinsdale, Illinois 60521
Wednesday, July 14, 2021
7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT** (Non-Agenda Items)
4. **APPROVAL OF MINUTES** – May 12, 2021 Plan Commission Meeting
5. **SCHEDULING OF PUBLIC HEARINGS** – No discussion will take place regarding the requested application except to determine a time and date for the public hearing [The next regular Plan Commission meeting is scheduled on Wednesday, August 11, 2021]
 - a) Case A-12-2021 – 149 E. Ogden Avenue – Design Review Permit, Exterior Appearance and Site Plan Review, and Sign Permit Review to allow for exterior changes to the existing convenience store building and gas station canopy, and to allow for the installation of new signage for The Pride of Hinsdale located in the B-3 General Business District
6. **SIGNAGE**
 - a) Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board
 - b) Case A-13- 2021 – 28 E. Hinsdale Avenue – Marabella Home – Installation of One (1) Wall Sign
 - c) Case A-14-2021 – 110 S. Washington Street – County Line Home Design Center – Installation of One (1) Wall Sign
7. **OTHER BUSINESS**
8. **ADJOURNMENT**

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

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
19 E. CHICAGO AVENUE, HINSDALE, IL
[CONDUCTED ELECTRONICALLY]
May 12, 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, Patrick Hurley, *Jim Krillenberger, Mark Willobee

ABSENT: Gerald Jablonski, Troy Unell

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.

*Commissioner Krillenberger joined the meeting at 8:42 p.m.

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 – April 14, 2021

A motion was made by Commissioner Hurley, seconded by Commissioner Crnovich, to approve the April 14, 2021 draft minutes as submitted. The motion carried by the roll call vote as follows:

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

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

Commissioner Willobee noted that he was unable to attend the meeting but reviewed the plans and was in support. A motion was made by Commissioner Fiascone, seconded by Commissioner Willobee, to approve the Findings and Recommendations for Case A-02-2021, as submitted. The motion carried by a roll call vote of 5-0 as follows:

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

Signage

a) Case A-03-2021 – 29 E. 1st Street – Egg Harbor Cafe – Installation of One (1) Wall Sign

John Streetz, representing the sign contractor Doyle Signs, provided a brief overview of the proposed signage plans for Egg Harbor Café. Mr. Streetz noted that the Historic Preservation Commission approved the plans with the recommendation that the letters be made slightly smaller to increase spacing around the text.

The applicant provided two alternative layouts with smaller text. Because the applicant was calling in by phone, Ms. Salmon shared her screen with the Commissioner to show the original proposal and the two alternative options with the text to be 18 inches tall and the text 16 inches tall based on the Historic Preservation Commission's recommendation. The original text was 19 ½ inches tall. The two alternative options were not available to be included in the Plan Commission packet.

Commissioner Crnovich noted concern that the new red background of the sign would not match the sides of the canopy and preferred a white background. Commissioner Crnovich also stated a preference for the white background, that the original letters appeared too large, and concerns over the proposed font.

Mr. Streetz stated that the proposed font and colors are designed to match the current branding used by Egg Harbor Café at all of their locations. Mr. Streetz mentioned another location in Chicago in Streeterville where they used similar signage.

Commissioner Fiascone also agreed that the 16 inch smaller font size was preferred as more spacing was provided and was okay if the sign matches the business's current branding.

Commissioner Willobee was in support of the smaller 16 inch font size and noted that the font and colors were okay in regard to branding and it was on a different face than the sides of the canopy. He asked for additional information on if the existing light fixtures will be dimmed after hours and timing.

Commissioner Cashman noted that the website stated they are open 7:00am to 2:00pm. Mr. Streetz stated those hours sound correct and another sign he completed for a different location included those hours.

Commissioner Hurley was okay with the sign if it was consistent with their branding and the sign is distinctive.

Chairman Cashman supported the smaller 16 inch font size as it provides additional spacing from the lighting and trim. The red color ties into the brick on the building. Even though there may be a disconnect between the sides of the canopy and the red sign area, you will see these areas from two different viewing experiences from a car versus as a pedestrian.

Overall, the Commission recommended the smaller font size and that the existing exterior lighting be turned off by 10:00 p.m., which is consistent with the condition approved by the Plan Commission for other business in the downtown.

No public comment was made at the meeting regarding this request.

A motion was made by Commissioner Willobee, seconded by Commissioner Hurley, to approve the sign permit request for Case A-03-2021 for Egg Harbor Café located at 29 E. 1st Street, subject to the condition that the sign used 16 inches tall letters and that the lights be turned off by 10:00 p.m. The motion carried by a vote of 5-0 as follows:

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

Commissioner Krillenberger joined the meeting at 8:42 p.m.

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

Mike Hoffer, with Aubrey Sign Company, was present at the meeting and provided an overview of the proposed sign to the Commissioners. Mr. Hoffer stated that he was unable to be present at the previous Historic Preservation Commission meeting due to a personal emergency, but has worked to put alternative sign plans together based on the recommendations by the Commission.

It was noted that the Historic Preservation Commission tabled a vote on this sign due to concerns that the applicant was not present and about the design, scale, and location of the sign. The Historic Preservation Commission stated the proposed sign conflicted with the building's architecture due to its location in the brick area above the storefront window, which was never intended for signage and spacing near the centered brick rosette feature.

Mr. Hoffer shared his screen with the Commissioners to show them the original sign plan and the alternative sign plan, which was not able to be included in the Plan Commission packets. Mr. Hoffer stated that the background color has been changed from white to black, the tagline was removed, and the sign is now proposed to be mounted to the window mullions. The sign area will align with the dimensions of the transom area for the barber shop, the adjacent tenant space in the building.

Ms. Salmon provided an overview of alternative plans discussed with staff and limitations of installing other signage types on the building, such as the signs currently located at the Starbucks building in the downtown. The proposed plans will be referred back to the Historic Preservation Commission for review for a vote and staff will work with the applicant in the meantime on obtaining temporary

signage. The Plan Commission can make a final decision on the signage at the meeting, but it will ultimately be brought back to the Historic Preservation Commission for a vote.

Commissioner Crnovich expressed strong support for the new sign compared to the original sign, with the color change, new location, and removal of the tag line. There is also an opportunity for a projecting sign.

Commissioner Fiascone noted the new sign was a great improvement compared to the original sign.

Commissioner Willobee also was in support of the alternative sign plan and noted if there is a sign request for the adjacent tenant space in the future, the proposed signage would be better balanced.

Commissioner Hurley stated the black background color looks better than the white color and the new location may be more beneficial in terms of visibility from a pedestrian stand point.

Commissioner Krillenberger also supported the new sign in terms of appearance and placement.

The applicant confirmed that the sign would not be illuminated.

Commissioner Cashman also expressed support for the new sign and asked when the business intends to open. Staff noted that the business is currently getting final inspections through the Village. Staff noted that this option was sent to two Commissioners for preliminary discussion and they noted the proposed sign was a better alternative. It was recommended that staff could reach out to the Historic Preservation Commission if there is a way to administratively approve this versus hold it until July.

No public comment was made at the meeting regarding this request.

A motion was made by Commissioner Willobee, seconded by Commissioner Fiascone, to approve the sign permit request for Case A-06-2021 for Bake Homemade Pizza located at 34 E. Hinsdale Avenue, subject to the applicant installing the revised wall sign as presented at the Plan Commission meeting. The motion carried by a vote of 6-0 as follows:

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

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

Sue LaCroix with Concord Signs provided an overview of the proposed sign and noted the new sign will include a black metal background and gold vinyl text. It was confirmed that the sign is non-illuminated.

Overall, the Commissioners expressed support for the sign. No public comment was made at the meeting regarding this request.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Hurley, to approve the sign permit request for Case A-07-2021 for Expression Gallery of Fine Art located at 10 E. 1st Street, as submitted. The motion carried by a vote of 6-0 as follows:

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

d) Case A-09-2021 – 48 S. Washington Street Unit 2 – Meredith Jay – Installation of One (1) Wall Sign

Cullen Fuller provided an overview of the proposed signage. The proposed aluminum letters will be pin-mounted onto the black area above the storefront windows and will match the signage for the adjacent tenant in the building, My Sister Kate, in terms of height and width of letters.

The Commission stated strong support for the proposed sign, noting the sign and font is tasteful and will fit with the building and the downtown area.

It was noted that there was an error included in the staff report that the sign was non-illuminated. It was clarified that the sign will not be internally illuminated, but there is existing gooseneck lighting that will illuminate the sign. No new lighting is proposed.

Commissioner Krillenberger asked about the type of clothing and boutique store. Mr. Fuller stated there are two combined stores in downtown Glen Ellyn that they currently operate.

Overall, the Commissioners expressed support for the sign in terms of the font, size, color, and scale with the building.

A motion was made by Commissioner Hurley, seconded by Commissioner Crnovich, to approve the sign permit request for Case A-09-2021 for Meredith Jay located at 48 S. Washington Street Unit 2, as submitted. The motion carried by a vote of 6-0 as follows:

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

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. It is anticipated that the next meeting may be held in person.

b) Signage

Ms. Salmon brought up that there could be issues in regulating content based on a previous Supreme Court decision, Reed v. Town of Gilbert. The Village may want to look into if the Sign Code has any conflicts or issues, such as if regulations restricting items like a tagline might violate past court decisions.

It was noted that Historic Preservation Commissioner Prisby has been working on design guidelines for signage in the downtown and there will be a discussion on these in the future with the Plan Commission.

c) Title 14 - Historic Preservation Regulations

Ms. Salmon provided an overview of the progress on amendments to Title 14 and the meeting held at a joint Committee of the Whole & Historic Preservation Commission on May 4, 2021. The intent of the meeting was to provide an overview for the Board of Trustees on the existing historic preservation regulations and processes to set the stage for future discussions on amendments to Title 14. The next anticipated meetings are to be held before the regularly scheduled Board meetings. Ms. Salmon will keep the Plan Commission meeting updated on the progress for bringing any proposed changes forward through the formal process.

Adjournment

A motion was made by Commissioner Krillenberger, seconded by Commissioner Hurley, to adjourn the meeting. The meeting was adjourned at 8:42 PM after a unanimous voice vote of 6-0.

Respectfully Submitted,

Bethany Salmon, Village Planner



MEMORANDUM

DATE: July 9, 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

SUBJECT: Case A-12-2021 – 149 E. Ogden Avenue – Design Review Permit, Exterior Appearance and Site Plan Review, and Sign Permit Review to allow for exterior changes to the existing convenience store building and gas station canopy, and to allow for the installation of new signage for The Pride of Hinsdale located in the B-3 General Business District - **Scheduling of a Public Hearing**

FOR: July 14, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: The PRIDE Stores

Subject Property: 149 E. Ogden Avenue (PIN: 09-01-201-011)

Site Area: 0.87 acres (38,078 square feet)

Existing Zoning & Land Use: B-3 General Business District – Convenience Store (Pride of Hinsdale), Gasoline Service Station (BP), Restaurant (Urban Counter)

Surrounding Zoning & Land Use:

North: O-2 Limited Office District – Multi-tenant office building

South: B-3 General Business District – (across Ogden Avenue) Automotive repair / Restaurant

East: O-3 General Office District – (across York Road) Multi-tenant office building

West: O-2 Limited Office District – Multi-tenant office building

APPLICATION SUMMARY

The applicant requests approval of a Design Review Permit, Exterior Appearance and Site Plan Review, and Sign Permit Review to allow for exterior changes to the existing convenience store building and gas station canopy, and to allow for the installation of a new wall sign, canopy sign, and sign face on the existing ground sign located at 149 E. Ogden Avenue in the B-3 General Business District.

The subject property is located in the Design Review Overlay District and is subject to the requirements set forth in Article 8 and Section 11-605 of the Zoning Code. It is requested that the public hearing for this application request be scheduled for the next regular Plan Commission meeting on August 11, 2021.

BACKGROUND

Several uses currently operate on the subject property, including the Pride of Hinsdale convenience store, a BP gas station, and Urban Counter, a restaurant with an existing outdoor patio on the west side of the building. Various improvements have been previously approved by the Village:



MEMORANDUM

- Ordinance No. O2003-3: In 2003, the Village Board approved a Design Review Permit for signage and façade updates
- Ordinance No. O2005-29: On July 19, 2005, the Village Board approved a Design Review Permit for changes to signage
- Ordinance No. O2008-16: On April 15, 2008, the Village Board approved a Design Review Permit for changes to signage and the exterior elevations of the convenience store building
- Ordinance No. O2011-31: On June 21, 2011, the Village Board approved a Special Use Permit to allow for a carry-out eating facility in the B-3 District, a Design Review Permit, and Site Plan and Exterior Appearance Review to allow for the construction of an addition on the west side of the existing building as well as for changes to the site plan, gas station canopy, and wall signage
- Ordinance No. O2012-11: On March 6, 2021, the Village Board approved a Major Adjustment to the Site Plan and Exterior Appearance Plan to allow for an 88 square foot increase to the building to accommodate additional bathrooms required for the quick-serve restaurant approved by Ordinance No. O2011-31.

REQUEST AND ANALYSIS

The applicant is requesting several changes to signage as well as the exterior elevations of the convenience store and gas station canopy. The proposed changes are summarized below.

Exterior Changes to the Convenience Store Building

As shown on the proposed exterior elevations, the existing green fabric awnings located at the southeast and southwest corners of the building will be removed and replaced with wood trellis awnings featuring tie-back rods affixed to the building fascia. The wood will be stained a dark brown color ("Cordovan Brown" by Behr). At the southeast corner of the building, the awning will measure 9' from the adjacent grade and will extend 5'-2" horizontally from the building. At the southwest corner of the building near the outdoor patio area, the wood trellis will measure 10'-2" from the adjacent grade and will extend 5'-5" horizontally from the building. As proposed, the awnings meet the Village's code requirements. In addition to the installation of the new wood trellis awnings, the applicant proposes to repaint the existing light beige metal roof to a black color.

Wall Sign on the Convenience Store Building

There are currently two existing wall signs located on the south elevation of the convenience store building facing Ogden Avenue. The existing sign for Urban Counter located on the brick area between the storefront windows measures 3' tall and 6'-6 ¾" wide, with a sign face area of 19.68 square feet. There are no proposed changes to the existing wall sign for Urban Counter.

The existing sign for The Pride convenience store is currently mounted onto the storefront windows on the south elevation to the right of the main entrance doors. This sign will be removed and a new wall sign will be installed above the proposed wood trellis awning. As shown on the signage plans, the internally-illuminated wall sign will measure 7' wide and 3'-6" tall, with an overall sign face area of 24.5 square feet. The sign consists of white and blue letters and bordering on an oval black background.

Per Section 9-106(J), in the B-3 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user with a maximum gross surface area of one square foot per foot of building frontage, up to a maximum of 100 square feet for the entire building. It should be noted that the proposed sign may not be attached to the top of the wood trellis awning. If it was, the sign would be



MEMORANDUM

classified as an awning sign and signage is only allowed on the valance portion of an awning or canopy. Additionally, the sign may not extend above the eave line of the mansard roof, which for this case was interpreted to be the top of the vertical flat area where the fabric awnings are currently located. If the proposed sign extends above this eave line, it would be considered a roof sign, which is prohibited.

Gas Station Canopy Sign and Light Bar

The applicant is proposing to replace the existing canopy sign, the BP Helios logo, on the south elevation facing Ogden Avenue with a new internally-illuminated LED sign. The proposed circular logo will have a diameter of 36" and will have a sign face area of 7.06 square feet. Only one (1) sign is proposed on the gas station canopy. Per Section 9-106, no signs shall project above, below, or beyond the physical dimensions of an awning or canopy. The proposed sign is located within the entire canopy valance area.

The existing light bar on the south, east, and west elevations of the gas station canopy will be replaced with a new LED green light bar. The light bar will not be installed on the north elevation of the canopy to match the current configuration and instead new white aluminum composite material will be installed.

A general description of the proposed light bar was included in a memo from Blair Image Elements, which states "There is no visible difference, no illumination difference, and no electrical difference between the Blair Lightbar product currently installed at the subject site and the "new" LBe hybrid product proposed for installation. The difference is in a few of the materials and largely production labor thereby reducing the cost of the product to pass through savings to the end user." The existing and proposed light bar "does not exceed 0.3 footcandles above ambient as measured at 100' away from the light source."

Ground Sign

The existing brick ground sign located at the southeast corner of the site near the intersection of Ogden Avenue and York Road currently contains a sign face for each of the three business on site. The applicant is requesting to remove the existing sign face for Urban Counter, relocate the existing BP sign face toward the bottom of the ground sign, and install a new sign face for The Pride at the top of the ground sign.

As illustrated on the attached signage plans, the existing sign face for the BP gas station includes an internally-illuminated green and yellow Helios logo and text that measure 5'-7/8" inches wide and 4'-6" tall, for a total sign area of 22.8 square feet. The proposed sign face for The Pride will measure 6' wide and 2'-9" tall, with a signage area of 16.5 square feet. The new sign face will match the proposed wall sign on the convenience store building and features white and blue channel letters and bordering on an oval black background.

Per Section 9-106(J), in the B-3 District, ground signs shall not exceed 8' in height and may have a maximum gross surface area of a 50 square feet per sign face with no more than 2 faces per sign. When removing the brick background area and ground sign base, the overall sign area encompassing both the existing sign face for BP and the proposed sign face for The Pride measures 44.75 square feet (7.45' tall and 6' wide). The supporting structure and base of a ground sign are generally omitted from the sign face area calculations unless the structure is made part of the message or face of the sign. The applicant is proposing an overall height of 9' measured from the base of the sign to the top of sign face for The Pride, which exceeds the allowable 8' height.

Per Section 11-607, the Plan Commission has the authority to grant certain modifications to sign code provisions provided that the applicant establishes compliance with all of the standards listed in the code:

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- General Standard: Carrying out the strict letter of the provisions of Section 9-106 of this code would create a particular hardship or a practical difficulty not caused by an act or omission of the applicant.
- Unusual Physical Limitations: The subject property or the structure on which the sign is proposed to be located is burdened with an unusual physical limitation, such as an irregular shape, unusual geographic location, exceptional topographical feature, or other extraordinary physical condition, that is peculiar to the subject property and that is more than merely an inconvenience or cost consideration to the applicant.
- Adverse Impacts: The modification, if granted, would have no adverse impact on any abutting or adjacent property and no adverse impact on the essential character of any part of or all of the neighborhood of the subject property.
- Public Health and Safety: The modification, if granted, would have no adverse impact on, and would not endanger, the public health or safety.
- Compliance with Permit Standards: The application satisfies the standards of Section 11-607(E), Standards for Sign Permits.

In 2011, the Village approved an increase to the height of the sign from 8' to 9'-6" to allow for the BP Helios logo to extend above the top of the ground sign. Based on the sign permit issued in 2012, the overall area of the ground sign measured 6' wide and 9'-6" tall (57 square feet). Under the current application, the Plan Commission may approve an increase to the maximum allowable height from grade by not more than 20%. The proposed increase to the overall height of the ground sign from the allowable 8' to 9' represents a 12.5% increase to height, but would reduce the existing height by 6".

Lighting Standards

The applicant will be required to meet the Village's lighting standards. The illumination of any sign, resulting from any internal or external artificial light source, may not exceed 50 foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

REVIEW PROCESS

Design Permit Review - Per Section 11-605, a public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303. Within 35 days following the conclusion of the public hearing, the Plan Commission shall, in writing, recommend to the Board of Trustees to grant the Design Review Permit with or without modifications or subject to conditions, or deny the Design Review Permit. In reaching its recommendation, the Plan Commission shall be guided by the purposes for which the Design Review District is designated and by the particular standards and considerations set forth in the Zoning Code. The failure of the Plan Commission to act within 35 days, or such longer period of time as may be agreed to by the applicant, shall be deemed a recommendation to deny the Design Review Permit.

Within 35 days after receiving the recommendation of the Plan Commission, or, if the Plan Commission fails to act within 35 days following the conclusion of the public hearing, within 70 days following the conclusion of such public hearing, the Board shall, by ordinance duly adopted, grant the Design Review Permit with or without modifications or subject to conditions, or deny the Design Review Permit. The failure of the Board to act within the time limits, or such longer time as may be agreed to by the applicant, shall be deemed a denial of the Design Review Permit. In reaching its decision, the Board shall be guided



MEMORANDUM

by the purposes for which the Design Review District is designated and by the particular standards and considerations set forth in the Zoning Code.

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 on the application for an Exterior Appearance Review or Site Plan Review 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.

Any nonresidential property located within 250 feet from a single-family zoning district shall be subject to the notice requirements set forth in Section 11-604 and Section 11-303. The subject property is not located within 250 feet from a single-family zoning district and therefore is not required to provide notice via certified mail to the surrounding properties and by posting a sign. Public notice in the newspaper is the only form of notice required for the requested application.

Sign Permit Review - Per Section 11-607, sign permit applications shall be reviewed and approved by the Plan Commission and do not require public notification. 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:

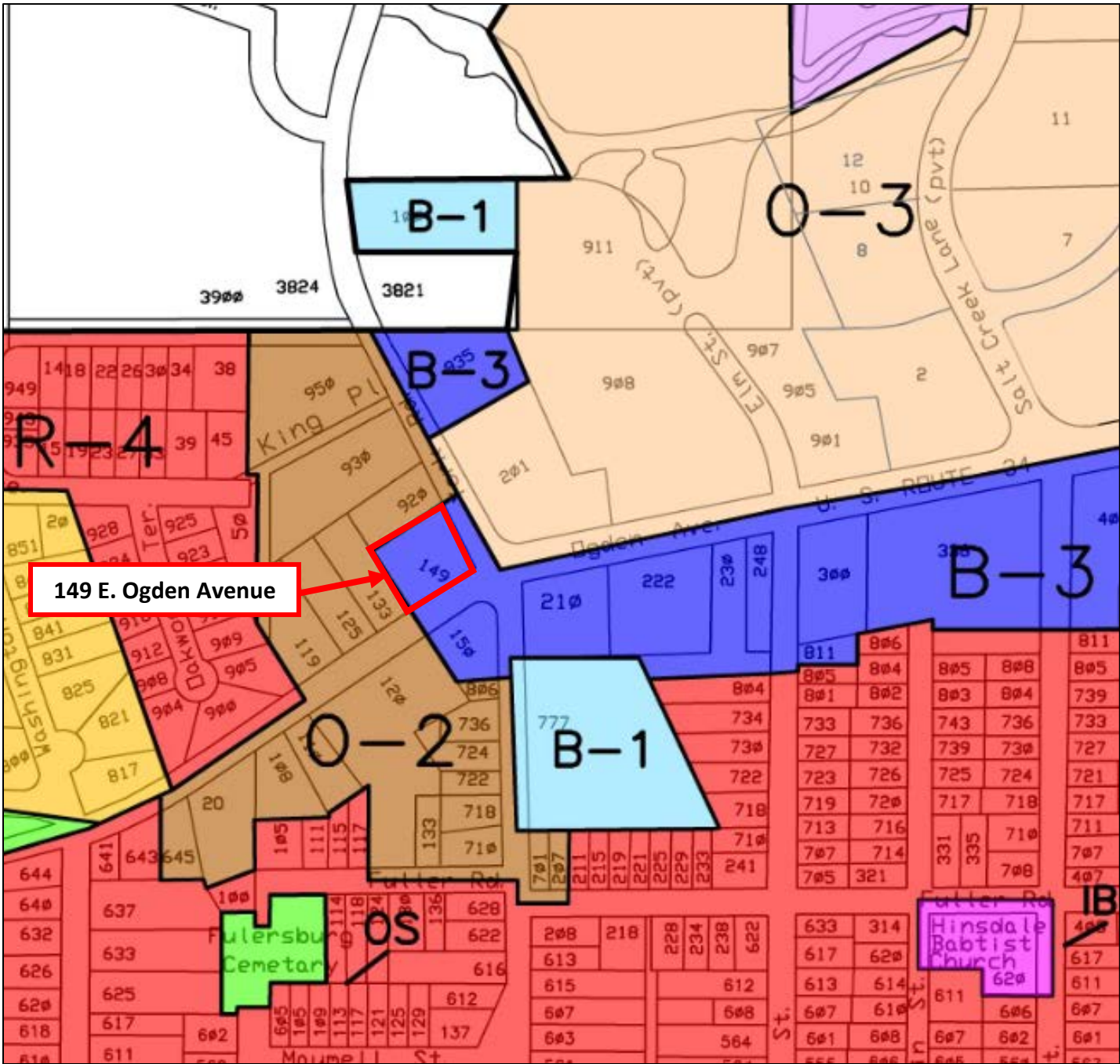
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The 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.

Because the subject property is located in the Design Review Overlay District, the more stringent review process applies. Therefore, in addition to the regulations Section 11-607 and Section 9-106, signs shall also subject to the standards and regulations for the Design Review Overlay District.

ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Birdseye View
4. Street View
5. Section 11-605(E) – Design Review Permit Standards and Considerations
6. Design Review Permit, Exterior Appearance/Site Plan, Sign Permit Applications and Exhibits

Village of Hinsdale Zoning Map and Project Location



Aerial View – 149 E. Ogden



Birds Eye View – 149 E. Ogden Avenue



View Looking to the Northwest

Street View – 110 S. Washington Street



Looking North from Ogden Avenue

Street View – 110 S. Washington Street



Looking West from York Road

Section 11-605(E) – Design Review Permit Standards and Considerations

E. Standards And Considerations For Design Review Permit: In passing upon applications for design review permits, the plan commission and the board of trustees shall consider and evaluate the propriety of issuing the design review permit in terms of its effect on the purposes for which the design review district is designated. In addition, the plan commission and the board of trustees shall be guided by the following standards and considerations:

1. Quality Of Design And Site Development: New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:
 - (a) Open Spaces: The quality of the open spaces between buildings and in setback spaces between street and façade
 - (b) Materials: The quality of materials and their relationship to those in existing adjacent structures.
 - (c) General Design: The quality of the design in general and its relationship to the overall character of neighborhood.
 - (d) General Site Development: The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile 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.
2. Visual Compatibility: New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:
 - (a) Height: The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
 - (b) Proportion Of Front Facade: 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.
 - (c) Proportion Of Openings: The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
 - (d) Rhythm Of Solids To Voids In Front Facades: The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
 - (e) 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.
 - (f) 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.
 - (g) Relationship Of Materials And Texture: The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

- (h) Roof Shapes: The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 - (i) 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.
 - (j) 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.
 - (k) Directional Expression Of Front Elevation: A building 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.
- 3. Special Considerations 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.
 - 4. Manuals And Guidelines: The plan commission may from time to time provide for specific manuals or guidelines for architectural styles or common occurring buildings or site features and elements to assist applicants for design review permits. Such manuals or guidelines shall be advisory only and shall bind neither the applicant nor the plan commission or the board of trustees with respect to any specific case.



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

| Applicant |
|---|
| Name: <u>The PRIDE Stores</u> |
| Address: <u>149 E Ogden Ave</u> |
| City/Zip: <u>Hinsdale 60521</u> |
| Phone/Fax: (<u>630</u>) <u>791-8282</u> / <u>791-8283</u> |
| E-Mail: <u>mspina@parentpetroleum.com</u> |

| Owner |
|---|
| Name: <u>The PRIDE Stores</u> |
| Address: <u>30W180 Butterfield Road</u> |
| City/Zip: <u>Warrenville, IL 60555</u> |
| Phone/Fax: (<u>630</u>) <u>7918282</u> / <u>7918283</u> |
| E-Mail: <u>mspina@parentpetroleum.com</u> |

| 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: 149 E Ogden Ave

Property identification number (P.I.N. or tax number): 09 - 01 - 201 - 011

Brief description of proposed project: Paint Roof Black, replace Awnings with Wood Pergolas, install new
wall sign over pergola, update image on canopy, modify street sign

General description or characteristics of the site: Gas Station, Convenience Store, Restaurant

Existing zoning and land use: B3 General Business District

Surrounding zoning and existing land uses:

North: O-2 Limited Office District

South: B-3 General Business District

East: O-3 General Office District

West: O-2 Limited Office District

Proposed zoning and land use: No Zoning Change Requested

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

☐ Site Plan Approval 11-604

☐ Map and Text Amendments 11-601E

☒ Design Review Permit 11-605E

Amendment Requested: _____

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 149 E. OLDEN AVE, HINSDALE, IL

The following table is based on the B3 Zoning District.

| | Minimum Code Requirements | Proposed/Existing Development |
|------------------------------------|----------------------------|-------------------------------|
| Minimum Lot Area (s.f.) | 6,250 SF | 31,722 SF - EXISTING |
| Minimum Lot Depth | 125' | 189.9' - EXISTING |
| Minimum Lot Width | 50' | 166.9' - EXISTING |
| Building Height | 30' | 18' - EXISTING |
| Number of Stories | 2 | 1 |
| Front Yard Setback | 25' | 86.1' - EXISTING |
| Corner Side Yard Setback | 25' (100' FROM OLDEN C.L.) | 120' - EXISTING |
| Interior Side Yard Setback | 10' | 8.3' - EXISTING |
| Rear Yard Setback | 20' | 45' - EXISTING |
| Maximum Floor Area Ratio (F.A.R.)* | .5 | — |
| Maximum Total Building Coverage* | N/A | N/A |
| Maximum Total Lot Coverage* | 90 | — |
| Parking Requirements | * NO CHANGE | 18 |
| Parking front yard setback | — | — |
| Parking corner side yard setback | — | — |
| Parking interior side yard setback | — | — |
| Parking rear yard setback | — | — |
| Loading Requirements | — | — |
| Accessory Structure Information | — | — |

* 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:

* NO PROPOSED CHANGES TO THE BULK REQUIREMENTS LISTED ABOVE

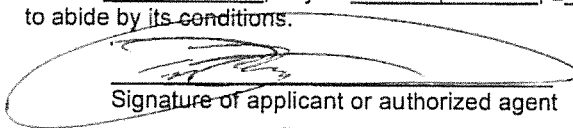
* EXISTING CALCULATIONS. NO CHANGES.

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 20TH day of May, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

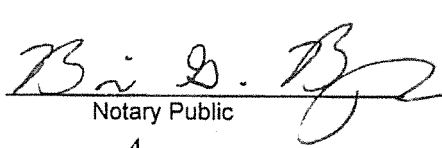

Signature of applicant or authorized agent

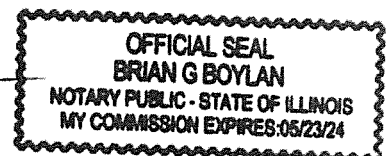
MANZO SPINA
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 20 day of
May, 2021.


Notary Public



VILLAGE OF HINSDALE
DESIGN REVIEW PERMIT APPLICATION

Name of Applicant:

THE PRIDE STORES

Address of Subject Property:

149 E. OLDEN AVE

If Applicant is not property owner, Applicant's relationship to property owner.

TENANT / SAME OWNERS, DIFFERENT COMPANIES

Name of Property Owner:

CIMA DEVELOPERS, LP

Brief description of what application requests:

EXTERIOR REMODEL, SIGN
MODIFICATION, CANOPY IMAGE UPGRADE

***** FOR OFFICE USE ONLY *****

Date application received: _____

Date application complete: _____

Assigned application number: _____

Date initially considered by Plan Commission: _____

Date of legal notice: _____

Date of public hearing: _____

Date of ZPS Committee review: _____

Date of Board of Trustees review: _____

Final Decision: ☐ Approved ☐ Denied _____ Date

Applicant must complete **all** sections of this application. Failure to complete any section of this application will result in a delay in the consideration of this application. A public hearing will not be scheduled until the application is complete and complies with all applicable sections of the Zoning Ordinance. If a section of this application is not applicable, please write "N/A" in the appropriate place.

I. APPLICANT INFORMATION

1. **Owner.** Name, address, and telephone number of owner: THE PRIDE STORES
30W180 BUTTERFIELD RD. WARRENVILLE, IL 60555 (630) 791-8282
2. **Trustee Disclosure.** In the case of a land trust, the name, address, and telephone number of all trustees and beneficiaries of the trust: _____
N/A
3. **Applicant:** Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: SAME AS OWNER
4. **Consultants.** Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: N/A
 - b. Engineer: _____
 - c. _____
 - d. _____
2. **Village Personnel.** Name and address of any officer or employee of the Village with an interest in the owner, the applicant, or the subject property, and the nature and extent of that interest:
 - a. N/A
 - b. _____

II. SUBJECT PROPERTY INFORMATION

5. **Subject Property.** Address of the subject property:

149 E. OLIVEN AVE
(Please attach the legal description of the property as Exhibit "A")

6. **Present zoning classification:** B3

7. **Current square footage of subject project:** 31,722

8. **Current use of subject property:**

Principal use: (i.e., residential, retail, service)

GAS STATION, CONVENIENCE STORE, RESTAURANT
Square footage devoted to this use: _____

Secondary use: _____

Square footage devoted to this use: _____

Additional Use: _____

(If more than three uses exist, please attach an additional sheet.)

9. **Proposed use of subject property; if different from current use:**

—

10. **Standard Industrial Classification (SIC) number of proposed use:**

(This number can be obtained at the Village's Public Services Office.)

—

11. **Square footage to be devoted to proposed use:** _____

12. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Subsection 11-302-B of the Hinsdale Zoning Code.

TABLE OF COMPLIANCE

Address of subject property: 149 E. OLDEN AVE, HINSDALE, IL

The following table is based on the B3 Zoning District.

| | Minimum Code Requirements | Proposed/Existing Development |
|------------------------------------|----------------------------|-------------------------------|
| Minimum Lot Area (s.f.) | 6,250 SF | 31,722 SF - EXISTING |
| Minimum Lot Depth | 125' | 189.9' - EXISTING |
| Minimum Lot Width | 50' | 166.9' - EXISTING |
| Building Height | 30' | 18' - EXISTING |
| Number of Stories | 2 | 1 - EXISTING |
| Front Yard Setback | 25' | 86.1' - EXISTING |
| Corner Side Yard Setback | 25' (100' FROM OLDEN C.L.) | 120' - EXISTING |
| Interior Side Yard Setback | 10' | 8.3' - EXISTING |
| Rear Yard Setback | 20' | 45' - EXISTING |
| Maximum Floor Area Ratio (F.A.R.)* | .5 | — |
| Maximum Total Building Coverage* | N/A | N/A |
| Maximum Total Lot Coverage* | 90 | — |
| Parking Requirements | * NO CHANGE | 18 - EXISTING |
| Parking front yard setback | — | — |
| Parking corner side yard setback | — | — |
| Parking interior side yard setback | — | — |
| Parking rear yard setback | — | — |
| Loading Requirements | — | — |
| Accessory Structure Information | — | — |

* 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: _____

* NO PROPOSED CHANGES TO THE BULK REQUIREMENTS LISTED ABOVE

* EXISTING CALCULATIONS. NO CHANGES.

III. CRITERIA FOR A DESIGN REVIEW PERMIT

The regulations of the Design Review Overlay District are intended to promote the historic and architectural qualities of the Village and thereby preserve the distinctive character of the Village. Below is a list of criteria which may be used in determining if a structure or use of a structure is consistent with the goals of this district. Please respond to each as it relates to this application.

14. Special Character. To effect and accomplish the protection, enhancement, perpetuation, and use of improvements and areas of special character or special historic and aesthetic interest or value which represent or reflect elements of the Village's cultural, social, economic, political, and architectural history or distinction. YES, THE PROPOSED CHANGES WILL ENHANCE THE BUILDING AND ADD TO THE SPECIAL CHARACTER AND AESTHETICS OF THE VILLAGE.
15. Local Atmosphere. To maintain the local, "small town" atmosphere of various residential and business areas within the Village. YES, THE PROPOSED CHANGES WILL CREATE MORE CHARM TO MAINTAIN AND ENHANCE THE VILLAGE'S SMALL TOWN ATMOSPHERE
16. Compatibility. To insure compatibility of new development with the existing characteristics of the area. THE IMPROVEMENTS WILL ENSURE COMPATIBILITY WITH THE EXISTING CHARACTERISTICS OF THE AREA
17. Transitional Areas. To protect sensitive areas of transition from one land use to another. THE IMPROVEMENTS WILL CONTINUE TO PROTECT AREAS OF TRANSITION
18. Attractiveness. To protect and enhance the Village's attractiveness to visitors and the support and stimulus to local business provided thereby. THE IMPROVEMENTS WILL SERVE TO PROTECT AND ENHANCE THE VILLAGE'S ATTRACTIVENESS TO VISITORS AND SUPPORT TO LOCAL BUSINESS.
19. Strong Economy. To strengthen the economy of the Village. THE IMPROVEMENTS ARE ANTICIPATED TO HELP INCREASE SALES
20. Education, Pleasure, and Welfare. To promote the use of areas within the Design Review District for the education, pleasure, and welfare of the residents of the Village. THE SITE WILL CONTINUE TO SERVE THE COMMUNITY AS AN EXISTING AMENITY

IV. NEW STRUCTURES

If the application requests a new structure, fill in this section completely. Please respond to each of the statements below as it relates to the proposed building. (If the application is for a change in use, disregard this section.)

21. Open Spaces. The quality of the open spaces between buildings and in setback spaces between street and facade.

THE OPEN SPACES AND SETBACKS WILL NOT BE AFFECTED

22. Materials. The quality of materials and their relationship to those in existing adjacent structures.

THE WOOD PERGOLAS WILL PROMOTE A NATURAL LOOK AND CREATE MORE CHARACTER AND CHARM TO THE BUILDING

23. General Design. The quality of the design in general and its relationship to the overall character of neighborhood.

THE ADDED ENHANCEMENTS TO THE BUILDING WILL BLEND IN MORE WITH THE VILLAGE'S SPECIAL CHARACTER

24. General Site Development. The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile 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.

THE PROPOSED IMPROVEMENTS WILL NOT AFFECT THE QUALITY OF THE SITE'S DEVELOPMENT FEATURES

25. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

THE HEIGHT OF THE EXISTING BUILDING WILL NOT BE ALTERED AND IS CURRENTLY VISUALLY COMPATIBLE WITH ADJACENT BUILDINGS

26. Proportion of Front Facade. The relationship of the width of the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

THE FRONT FACADE OF THE BUILDING WILL BE ENHANCED BY THE NEW WOOD PERLOLA AND WILL BE VISUALLY COMPATIBLE WITH BUILDINGS, PUBLIC WAYS, AND PLACES IT IS VISUALLY RELATED. NO MAJOR CHANGES TO BULK OF FACADE.

27. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

THE IMPROVEMENTS WILL NOT AFFECT THE CURRENT HEIGHT OR WIDTH OF THE WINDOWS AND WILL REMAIN VISUALLY COMPATIBLE WITH BUILDINGS, PUBLIC WAYS, AND PLACES TO WHICH THE BUILDING IS VISUALLY RELATED. NO MAJOR CHANGES TO BULK OF FACADE.

28. Rhythm of Solids to Voids in Front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

THE FRONT FACADE OF THE BUILDING WILL BE ENHANCED AND WILL NOT AFFECT THE RELATIONSHIP OF SOLIDS TO VOIDS IN THE FRONT FACADE AND WILL REMAIN VISUALLY COMPATIBLE WITH BUILDINGS, PUBLIC WAYS, AND PLACES IT IS VISUALLY RELATED.

29. 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.

THE NEW IMPROVEMENTS WILL NOT AFFECT THE RHYTHM OF SPACING AND BUILDINGS ON STREETS

30. 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.

THE NEW IMPROVEMENTS OF THE WOOD PERLOLA WILL BE VISUALLY COMPATIBLE WITH BUILDINGS, PUBLIC WAYS, AND PLACES TO WHICH IT IS VISUALLY RELATED. AND ARE INTENDED TO ENHANCE THE BUILDING.

31. Relationship of Materials and Texture. The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

QUALITY WOOD PERLOLA MATERIALS WILL BE USED FOR VISUAL COMPATIBILITY, AND THE PROPOSED CHANGES MEET THE BULK REQUIREMENTS OF THE VILLAGE

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

THE ROOF WILL BE PAINTED BLACK AND SHALL BE VISUALLY COMPATIBLE. NO OTHER PROPOSED CHANGES TO THE ROOF ARE BEING PROPOSED

33. 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 wall of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

THE PROPOSED IMPROVEMENTS WILL NOT AFFECT CONTINUITY
OF THE EXISTING DEVELOPMENT.

34. 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.

THE PROPOSED IMPROVEMENTS WILL NOT AFFECT THE SCALE OF
BUILDING

35. Directional Expression of Front Elevation. A building 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.

THE BUILDING WILL BE VISUALLY COMPATIBLE IN CHARACTER

V. CERTIFICATION

The applicant certifies that all of the information contained herein is correct to the best of the applicant's knowledge.

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.

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:

36. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
37. 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.
38. 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.
39. Location, size, and arrangements of all outdoor signs and lighting.
40. Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
41. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
42. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

If the applicant fails to provide any of the above information, or any other information requested by the Boards, Commissions, and/or Staff, then the application will not be considered.

The applicant understands that he/she is responsible for all application fees and any other fees which Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

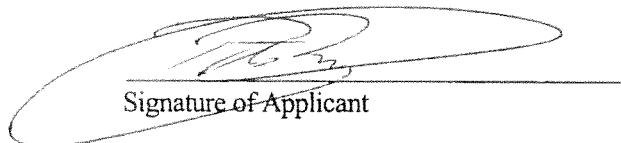
THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST THE SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN 30 DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

I, or we, have read the above certification, understand it, and agree to abide by its conditions.

CIMA DEVELOPERS, LP
Name of Owner


Signature of Owner

THE PRIDE STORES, INC
Name of Applicant


Signature of Applicant

5/20/21
Date

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: The PRIDE Stores

Owner's name (if different): _____

Property address: 149 E Ogden Ave

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 31,722

Lot area per dwelling: NA

Lot dimensions: 166' x 189

Current use of property: Gas Station, Convenience Store, Restaurant

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:

Exterior Building Upgrade, Modify Street Sign, Update Canopy Image

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: NA _____
interior side(s) _____ / _____ _____ / _____

TABLE OF COMPLIANCE

Address of subject property: 149 E. OLDEN AVE, HINSDALE, IL

The following table is based on the B3 Zoning District.

| | Minimum Code Requirements | Proposed/Existing Development |
|------------------------------------|---------------------------|-------------------------------|
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| Minimum Lot Depth | 125' | 189.9' - EXISTING |
| Minimum Lot Width | 50' | 166.9' - EXISTING |
| Building Height | 30' | 18' - EXISTING |
| Number of Stories | 2 | 1 |
| Front Yard Setback | 25' | 86.1' - EXISTING |
| Corner Side Yard Setback | 25' (100' FROM OLDEN CL) | 120' - EXISTING |
| Interior Side Yard Setback | 10' | 8.3' - EXISTING |
| Rear Yard Setback | 20' | 45' - EXISTING |
| Maximum Floor Area Ratio (F.A.R.)* | .5 | — |
| Maximum Total Building Coverage* | N/A | N/A |
| Maximum Total Lot Coverage* | 90 | — |
| Parking Requirements | * NO CHANGE | 18 |
| Parking front yard setback | — | — |
| Parking corner side yard setback | — | — |
| Parking interior side yard setback | — | — |
| Parking rear yard setback | — | — |
| Loading Requirements | — | — |
| Accessory Structure Information | — | — |

* 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: _____

* NO PROPOSED CHANGES TO THE BULK REQUIREMENTS LISTED ABOVE

* EXISTING CALCULATIONS. NO CHANGES.

Provided:

Required by Code:

corner side NA _____
rear _____ _____

Setbacks (businesses and offices):

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

Building heights:

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

Maximum Elevations:

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

Dwelling unit size(s): _____ _____

Total building coverage: _____ _____

Total lot coverage: _____ _____

Floor area ratio: _____ _____

Accessory building(s): _____

Spacing between buildings:[depict on attached plans]

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

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

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

Marco Spina
Applicant's printed name

Dated: May 20, 2021.



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

Applicant

Name: The PRIDE Stores
Address: 149 E Ogden Ave
City/Zip: Hinsdale 60521
Phone/Fax: (630) 791-8282 / 791-8283
E-Mail: mspina@parentpetroleum.com
Contact Name: Mario Spina

Contractor

Name: Parvin Clauss
Address: 165 Tubeway Drive
City/Zip: Carol Stream, 60188
Phone/Fax: (630) 510-2020 / 668-1802
E-Mail: kziegler@parvinclauss.com
Contact Name: Kim Ziegler

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One

SIGN TYPE: Monument Sign



ILLUMINATION Internally Illuminated



Sign Information:

Overall Size (Square Feet): 44.75 (6 x 6'3.75")

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Blue Black
- ② White
- ③ Green Yellow

Site Information:

Lot/Street Frontage: 365.95

Building/Tenant Frontage: 80

Existing Sign Information:

Business Name: BP

Size of Sign: 27 Square Feet

Business Name: Urban Counter

Size of Sign: 16.5 Square Feet

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

[Signature]
Signature of Applicant

5/20/21
Date

[Signature]
Signature of Building Owner

5/20/21
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: _____



CIMA DEVELOPERS

30W180 Butterfield Road
Warrenville, IL 60555
(630) 653-1700
Fax: (630) 791-8283

RE: The PRIDE of Hinsdale- 149 E. Odgen Ave.

Monument Sign – Compliance of Standards for proposed modification to existing monument sign

Section 11-607(F)

3. Standards For Modifications: No modification shall be granted pursuant to this subsection F unless the applicant properly applies for the specific relief required and the applicant establishes compliance with all of the following standards:

(a) General Standard: Carrying out the strict letter of the provisions of section 9-106 of this code would create a particular hardship or a practical difficulty not caused by an act or omission of the applicant.

The proposed changes to the sign will decrease the height of the sign from 9'6" to 9'0". The 9'6" height was approved by the Village several years ago. We are working within the constraints of the current SF area of the existing sign surface area. The proposed sign design will be consistent with the current sign design, and is consistent with what was approved originally.

(b) Unusual Physical Limitations: The subject property or the structure on which the sign is proposed to be located is burdened with an unusual physical limitation, such as an irregular shape, unusual geographic location, exceptional topographical feature, or other extraordinary physical condition, that is peculiar to the subject property and that is more than merely an inconvenience or cost consideration to the applicant.

As mentioned above, we are working within the constraints of the current SF area of the existing sign area. These changes will not affect the overall design of the sign and will remain consistent with current design. Also, the proposed changes will decrease the (previously approved) height of the sign by six inches (6") . The proposed changes are consistent with what was approved originally.

(c) Adverse Impacts: The modification, if granted, would have no adverse impact on any abutting or adjacent property and no adverse impact on the essential character of any part of or all of the neighborhood of the subject property.

The proposed changes will have no adverse affects or impacts on adjacent property, or on the essential character of the neighborhood or subject property.



CIMA DEVELOPERS

30W180 Butterfield Road
Warrenville, IL 60555
(630) 653-1700
Fax: (630) 791-8283

**The PRIDE of Hinsdale
149 E. Ogden Ave**

(d) Public Health And Safety: The modification, if granted, would have no adverse impact on, and would not endanger, the public health or safety.

The proposed sign modification will have no adverse impact and will not endanger the public health or safety.

(e) Compliance With Permit Standards: The application satisfies the standards of subsection E of this section.

The application satisfies the standards of Subsection E of this section.



The **PRIDE** Stores, Inc.

30W180 Butterfield Road
Warrenville, IL 60555
(630) 791-8280

Village of Hinsdale
19 E Chicago Ave
Hinsdale, IL 60521

RE: The PRIDE of Hinsdale 149 E Ogden Ave

Honorable Board Members,

We are proposing to make the following Improvements to The PRIDE of Hinsdale located on the North West Corner of Ogden Ave and York Road.

Canopy - Update the Canopy to the new BP Image which includes replacing current BP Helios with new LED Version plus replace current Green Light Bar with new LED Green Light Bar.

Monument Sign - Replace the current Urban Counter Sign with The PRIDE Sign, then place The PRIDE Sign on top of the Monument and move the existing BP Sign underneath. The Square Footage of Signage will remain the same plus the overall Height will decrease from 9' 6" to 9'.

Exterior of Store - Paint the existing Metal Roof Black, replace the current fabric awnings with Wood Pergolas, install The PRIDE Sign over the wall area above the East Pergola.

We believe these enhancements will greatly benefit the look of our Business that we have been Owners of for over 11 Years. We are looking forward to working with the Village and appreciate your continued support.

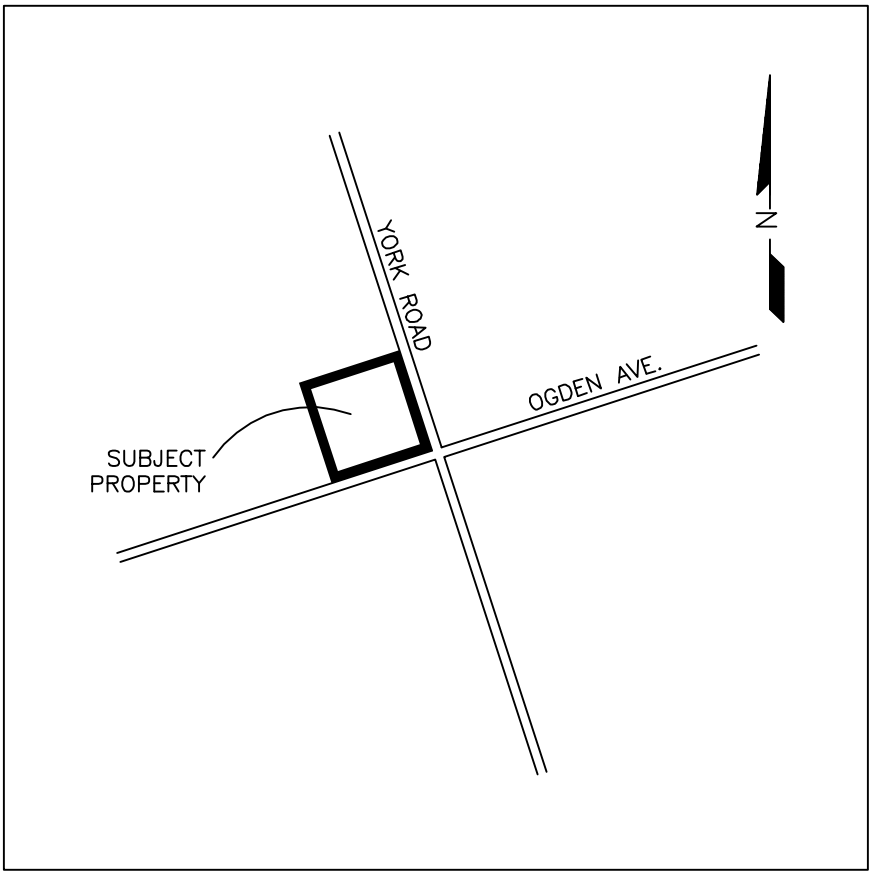
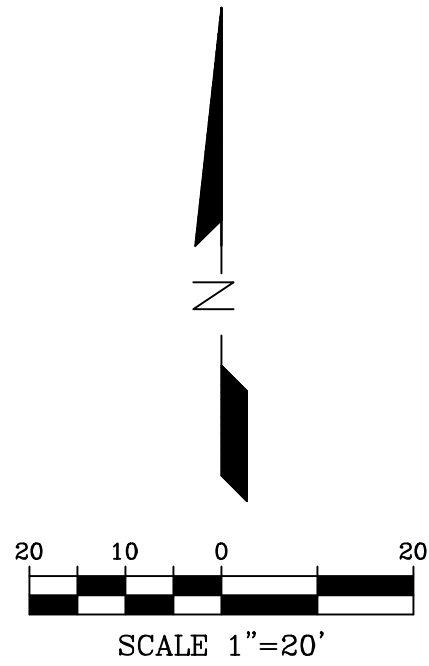
Thank you for your time.

Sincerely,

Mario Spina
CEO & Owner

Not Your Typical Convenience Store

ALTA / ACSM LAND TITLE SURVEY
A PART OF LOTS 10 & 11 (EXCEPT THE SOUTHWESTERLY 1/3 OF SAID LOT 11)
ALL IN BLOCK 2 IN THE TOWN OF FULLERSBURGH,
IN NE1/4 OF SECTION 1, T 38 N, R11E OF THE 3RD PRINCIPLE MERIDIAN
DUPAGE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

LEGEND:

| | | | | | |
|---|--------------|----------------|---------------------|---|--------------------|
| A | YARD LIGHT | —X—X— | FENCE | ⊗ | FD AXEL |
| * | LIGHT POLE | — | GUARDRAIL | ○ | FD BRASS DISK |
| ⊙ | SIGNAL POLE | —OHW— | OVERHEAD WIRES | ● | FD COT GIN SPDOLE |
| ⊕ | UTILITY POLE | —USE— | UNDER ELEC. | × | FD CHISELED X |
| ⊖ | GUY WIRE | —GAS— | GAS LINE | ⊗ | SET CHISELED X |
| ⊗ | CATCH BASIN | —SAN— | SAN SEWER LINE | ⊗ | SET DRILL HOLE |
| ⊗ | CURB INLET | —ST— | STORM SEWER LINE | ⊗ | FD HARISON MON. |
| ⊗ | ELECTRIC MH | —UT— | UNDER TELEPHONE | ⊗ | SET HUB/TACK |
| ⊗ | MANHOLE | —H2O— | EXISTING WATER LINE | ⊗ | FD REBAR |
| ⊗ | PHONE MH | —CH.WAT— | CHILLED WATER LINE | ⊗ | FD MAG NAIL |
| ⊗ | SANITARY MH | —R.O.W.— | R.O.W. MON. | ⊗ | SET MAG NAIL |
| ⊗ | SIGNAL MH | ⊗ | MONITORING WELL | ⊗ | FD NAIL |
| ⊗ | STEAM MH | B ₂ | BOLLARD | ⊗ | FD PIPE |
| ⊗ | STORM MH | B ₃ | BORE HOLE | ⊗ | FD RR SPIKE |
| ⊗ | WATER MH | D ₂ | DOWNSPROUT | ⊗ | FD STONE |
| ⊗ | ELEC. METER | D ₃ | GATE POST | ⊗ | RECORDED B&D |
| ⊗ | CLEANOUT | C ₂ | POLE | ⊗ | MEASURED B&D |
| ⊗ | GAS METER | P ₂ | PARKING METER | ⊗ | PROPORTIONAL DIST. |
| ⊗ | GAS VALVE | S ₂ | SPIGOT | ⊗ | BELOW GROUND |
| ⊗ | WATER VALVE | T ₂ | T-POST | ⊗ | CONF. TREE |
| ⊗ | FIRE HYDRANT | W ₂ | WOOD POST | ⊗ | DECID. TREE |
| ⊗ | SPR. HOOKUP | TR | TRANSFORMER | ⊗ | SHRUB |
| ⊗ | SPRINKLER | EV | ELEC. VAULT | ⊗ | PHONE RISER-BOX |
| | | GV | PHONE VAULT | ⊗ | TV RISER-BOX |
| | | GV | STEAM VAULT | ⊗ | ELEC. RISER-BOX |
| | | GV | VALVE VAULT | ⊗ | GAS RISER-BOX |
| | | GV | AC UNIT | | |
| | | GV | PHONE BOOTH | | |
| | | GV | BIRD FEEDER | | |
| | | GV | MAILBOX | | |
| | | GV | PROP. TANK | | |
| | | GV | PARKING BLOCK | | |

NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE "X" PER COMMUNITY NUMBER 17031C0458J, DATED 08/19/2008.
- PROPERTY IS ZONED B-3, CURRENT USE AS A GAS STATION/CONVIANCINE STORE IS ALLOWED.
- SETBACKS: PER VILLAGE OF HINSDALE ZONING OFFICE
FRONT = 25'
SIDE = 10'
REAR = 20'
MAX BUILDING HEIGHT = 30' OR 2 STORIES
PARKING: 1 SPACE PER 200 SQ. FT. + 3 PER SERVICE BAY + 1 PER EMPLOYEE;
16 MARKED SPACES, 1 OF WHICH IS HANDICAP.
- FIELD WORK PERFORMED OCTOBER 21, 2009.
- ALL 5/8" REBAR SET ARE 0.3' ABOVE GROUND UNLESS NOTED OTHERWISE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ACCESS IS PROVIDED VIA DIRECT ACCESS TO YORK STREET AND OGDEN AVENUE.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

| | | | |
|----------|----------------------|----------|----------|
| 12-10-09 | UPDATED PER COMMENTS | GSK | BEB |
| | | | |
| | | | |
| | | | |
| | | | |
| MARK | DATE | REVISION | BY AP'VD |

BP PRODUCTS NORTH
AMERICA INC.

149 East Ogden At York
Hinsdale, IL

| | |
|------------------------|----------------|
| SCALE: 1" = 20' | CHKD. / AP'VD: |
| DATE: OCTOBER 23, 2009 | APPROVED: |
| DWN. BY: S.P.P. | SS# 5874 |
| CHKD. BY: B.E.B. | |

J.N.: 33957

DESCRIPTION

Legal Description :

THAT PART OF LOTS 10 AND 11 (EXCEPT THE SOUTHWESTERLY 1/3 OF SAID LOT 11) ALL IN BLOCK 2 IN THE TOWN OF FULLERSBURG IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1852 AS DOCUMENT NO. 6172 AND RE-RECORDED APRIL 9, 1929 AS DOCUMENT NO. 277264, TAKEN AS A TRACT DESCRIBED AS FOLLOWS: (THE EASTERLY LINE OF THE AFORESAID LOT 10 IS CONSIDERED AS BEARING NORTH 28 DEGREES 30 MINUTES 00 SECONDS WEST) COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID LOT 10, DISTANT 12.00 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF (SAID POINT BEING THE NORTHERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED DATED JANUARY 3, 1979 AND RECORDED JUNE 20, 1979 AS DOCUMENT R79-51900); THENCE CONTINUING NORTH 28 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 10 (SAID LINE BEING ALSO THE WESTERLY LINE OF YORK ROAD), FOR A DISTANCE OF 166.99 FEET TO A POINT; THENCE SOUTH 56 DEGREES 00 MINUTES 10 SECONDS WEST ALONG A LINE, FOR A DISTANCE OF 221.74 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWESTERLY 1/3 OF SAID LOT 11 THAT IS 182.20 FEET NORTHERLY OF THE SOUTHERLY LINE OF THE AFORESAID LOT 11 (BEING THE NORTHERLY LINE OF OGDEN AVENUE); THENCE SOUTH 34 DEGREES 50 MINUTES 10 SECONDS EAST ALONG THE AFORESAID EASTERLY LINE OF THE SOUTHWESTERLY 1/3 OF LOT 11 A DISTANCE 182.20 FEET TO A POINT IN THE NORTHERLY LINE OF THE AFORESAID OGDEN AVENUE; THENCE NORTH 54 DEGREES 52 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE AFORESAID LOTS 10 AND 11) BEING THE NORTHERLY LINE OF THE AFORESAID OGDEN AVENUE), FOR A DISTANCE OF 189.96 FEET TO A POINT DISTANT 12.00 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 13 DEGREES 11 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR A DISTANCE OF 17.92 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

CERTIFICATION

TO: BP Products North America Inc., Parent Petroleum, an Illinois corporation, Angel Associates Limited Partnership, an Illinois limited partnership, Parent Petroleum Retail, Inc., an Illinois corporation, Harris N.A., and First American Title Insurance Company.

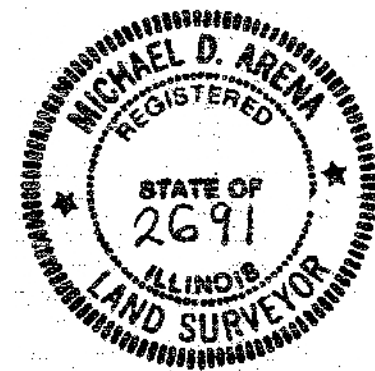
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8-10, and 11(a), 13, 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

This map or plat of survey of the premises shown hereon is the same as that described in First American Title Insurance Company title commitment number 331460-014, November 18, 2009.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Date: October 23, 2009

Registration No.2691



EASEMENT NOTES:

PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT 331460-014, DATED NOV. 18, 2009.

3. Premises in question are located within the Hinsdale Sanitary District which is accepting federal grants for pollution control pursuant to public law 92-500, the district must charge a user charge separate from Ad Valorem taxes, which charges may be a continuing lien on the property, attention is directed to Ordinance recorded as document R75-19171, affects site, blanket in nature, not shown.

4. Easement for telephone lines as established by Grant from Otto Huber to Illinois Bank Telephone Co. recorded November 29, 1955 as document 782058, (affects the West 35 feet of the North 2 feet of the South 46 feet of the Easterly 1/3 of Lot 11), as shown hereon.

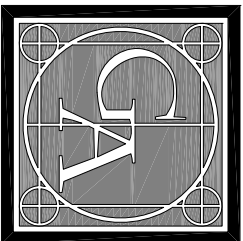
5. Easement for telephone lines as established by Grant from George H. Rhoades AND Julia Rhoades to Illinois Bell Telephone Co. recorded November 29, 1955 as document 782059; does not affect site.

(Lot 10 is 106 feet wide along Main Street. Lot 11 is 300 feet wide along Main Street. Therefore the east line of the middle 1/3 of Lot 11 would be 206 feet west of lot 10 (106 + 100). Our west line is 190.04 + 12 = 202.04 west of Lot 10, does not affect site.)

ENCROACHMENT NOTES:

(A) BUILDING OVER SETBACK AS SHOWN

Bledsoe Riggert Guerrettaz
LAND SURVEYING
1351 West Tapp Road
Bloomington, Indiana 47403
P: 812-336-8277
F: 812-336-0817
BRG Project No. 6394-I



GLEASON
ARCHITECTS, P.C.

769 Highland Drive, Unit A
Sugar Grove, Illinois 60054
Phone: 630-466-8740
Fax: 630-466-8760

E-mail: hgleason@gleasonarchitects.com
THESE DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS, AND CONDITIONS OF CONTRACT, ARE THE SOLE PROPERTY OF GLEASON ARCHITECTS, P.C. AND SHALL NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GLEASON ARCHITECTS, P.C.

| ISSUED | DATE |
|------------------|------|
| FOR APPROVAL | |
| FOR PERMIT | |
| FOR BID | |
| FOR CONSTRUCTION | |

| REVISIONS | DATE |
|---------------|----------|
| City Comments | 11-17-11 |
| City Comments | 12-15-11 |
| City Comments | 02-24-12 |
| City Comments | 03-08-12 |

PROJECT:
Hinsdale BP
149 East Ogden Avenue
Hinsdale, IL

CLIENT:
Parent Petroleum
381 East St. Charles
Carol Stream, Illinois

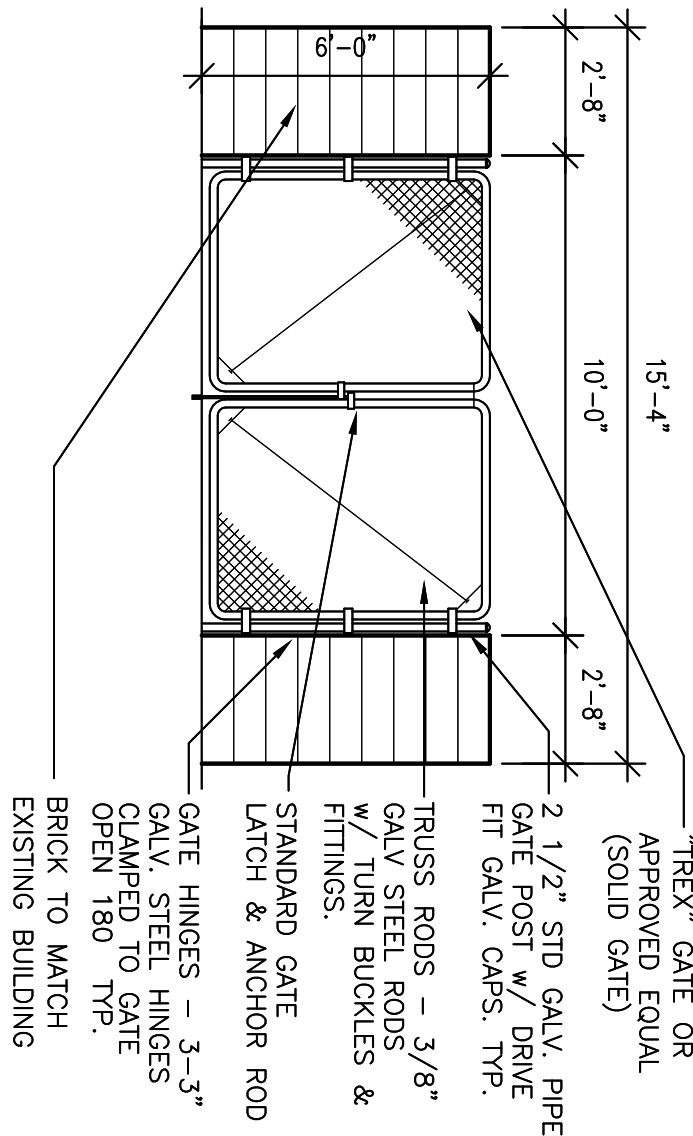
JOB NO. 10-095
DATE 12-14-10
FILE 01-40
PLOT SCALE 1:1

OWNER APPROVAL

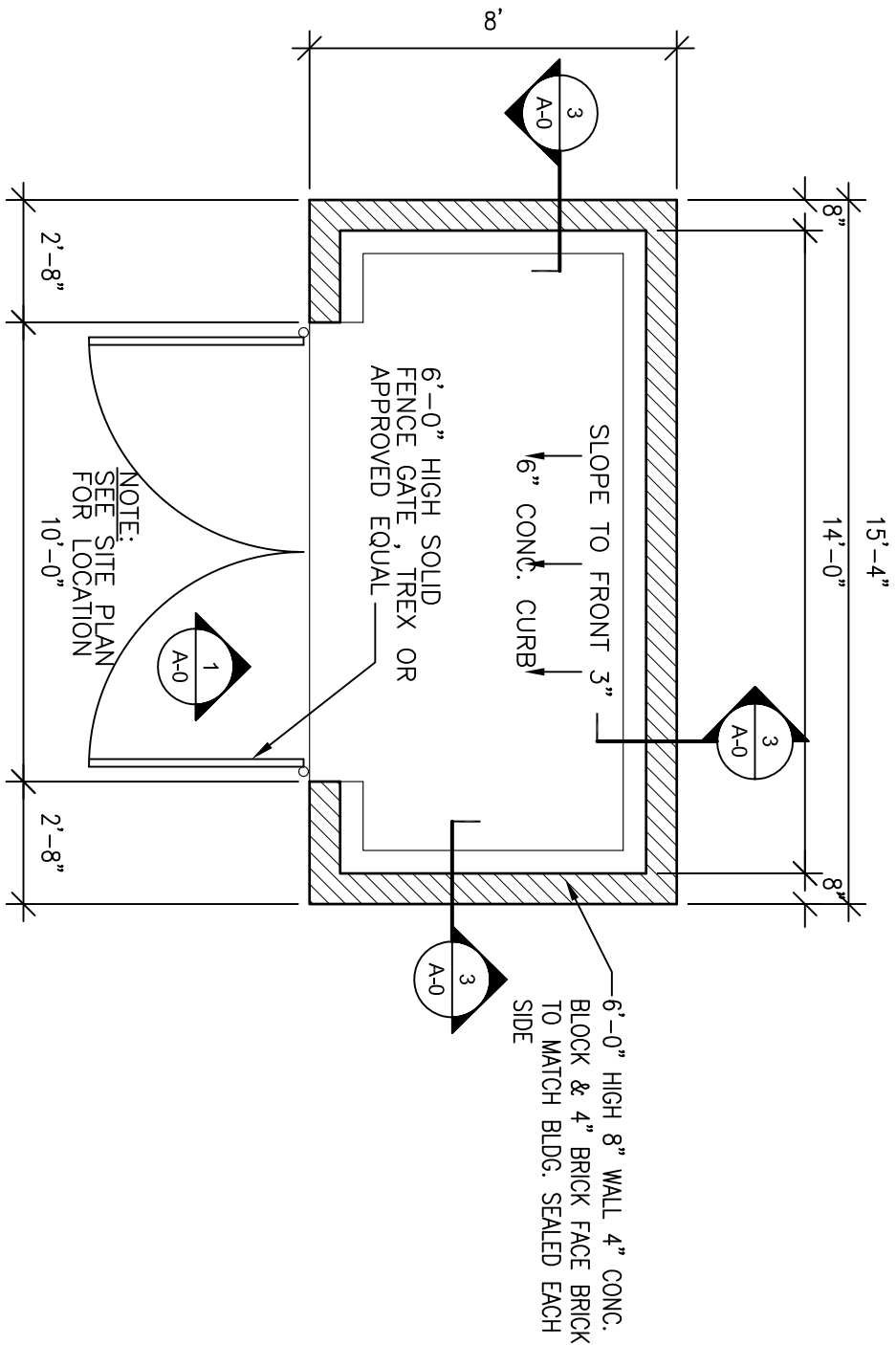
Signature _____
Title _____

SHEET TITLE
LANDSCAPING

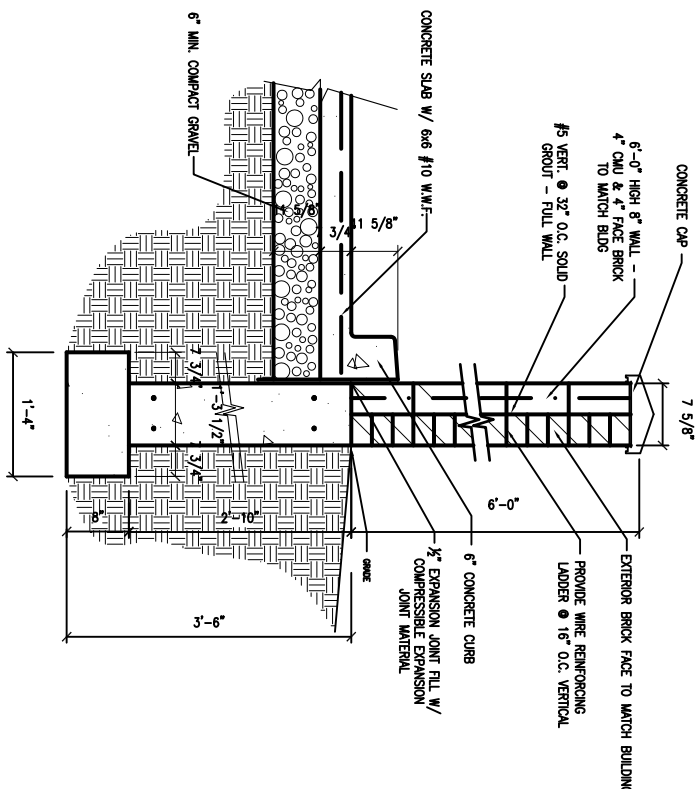
SHEET NUMBER
A0.1



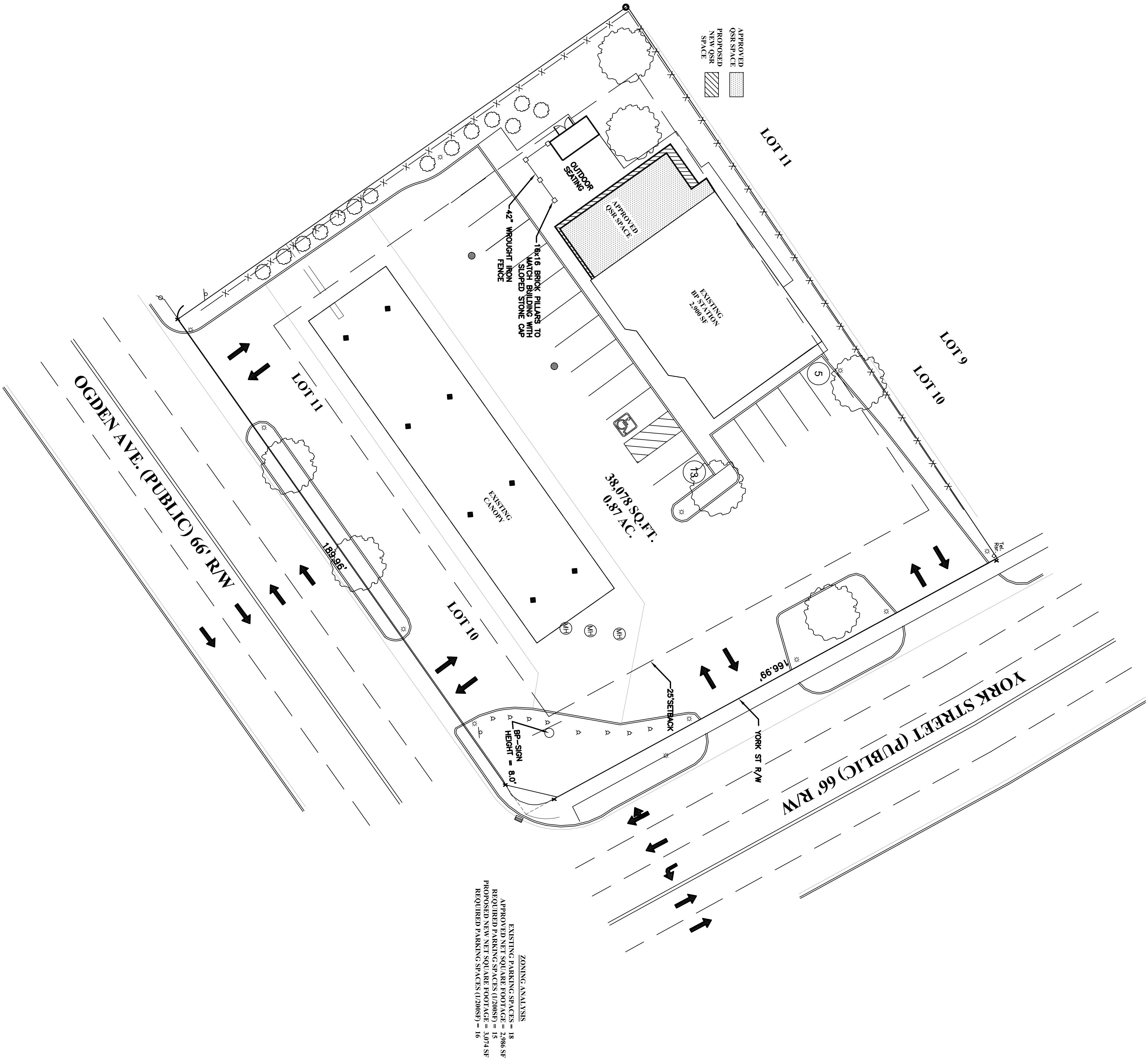
1 ENCLOSURE ELEVATION
A0 SCALE: 1/4"=1'-0"



2 ENCLOSURE PLAN
A0 SCALE: 1/4"=1'-0"



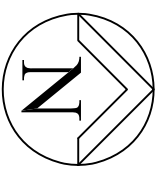
3 ENCLOSURE SECTION
A0 SCALE: 1/4"=1'-0"

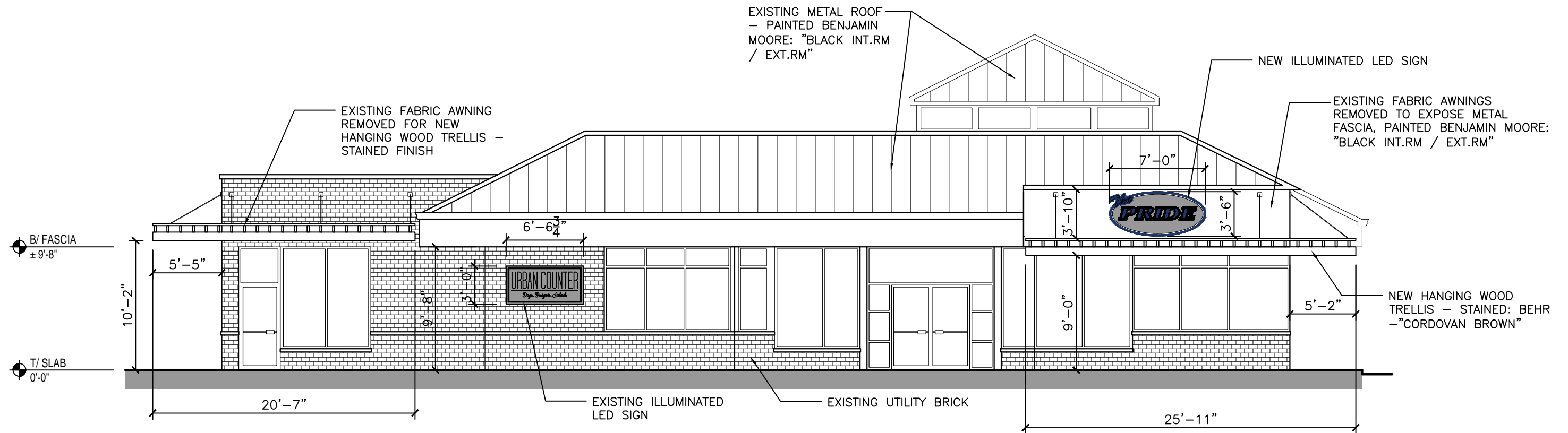


ZONING ANALYSIS
EXISTING PARKING SPACES = 18
APPROVED NET SQUARE FOOTAGE = 2,986 SF
REQUIRED PARKING SPACES (0.2085) = 15
EXISTING PARKING SPACES (0.2085) = 16

EXISTING LANDSCAPE PLAN

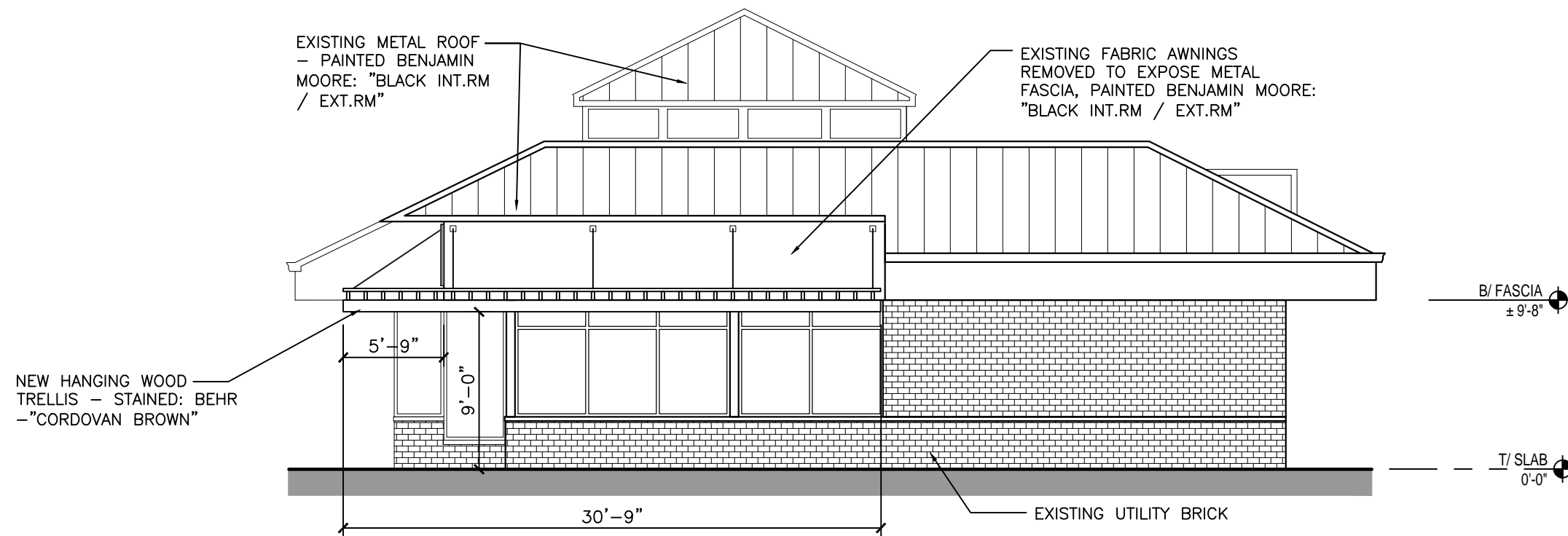
SCALE: 1:20





FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

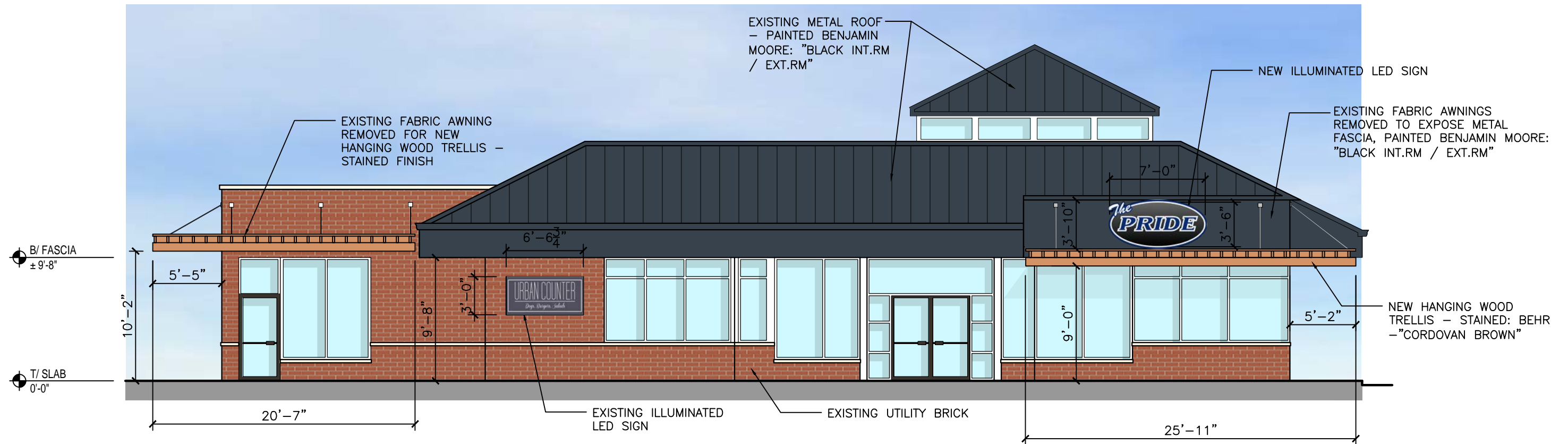
SCALE: 1/8" = 1'-0"



PRIDE OF HINDSDALE - SIGN EXHIBIT

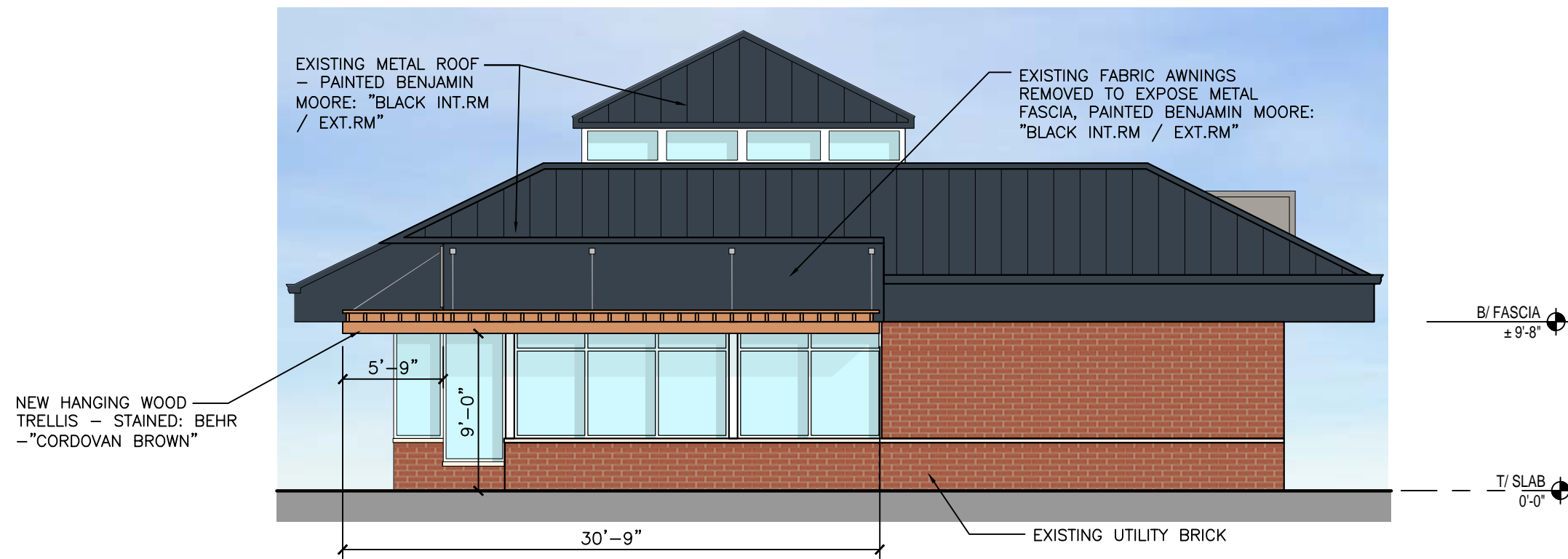
HINDSDALE, ILLINOIS





FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"



PRIDE OF HINDSDALE - SIGN EXHIBIT

HINDSDALE, ILLINOIS





No more than 30 foot-candles

(1) 3'-6" x 7'-0" x 2" Deep Single Face Wall Sign w/ Illuminated Channel Letters - 24.50 SF

Panel: 2" Deep Fabricated Aluminum Painted PMS 288 Blue - Smooth Satin Finish

Faces: .125" Aluminum Painted PMS 288 Blue

Inline Strip: 3M 7725-10 White Vinyl

Black/Grey Gradient: Digitally Printed on White Vinyl Applied to Face

Letters & White In-line: Fabricated 3" Deep Channel Letters

"The" Returns: .040" Pre-finished White Aluminum - 3/4" White Trimcap

"PRIDE" * & In-line Returns: .040" Pre-finished White Aluminum

Painted PMS 288 Blue - 3/4" White Trimcap

Faces: White Acrylic w/ Avery UC 900-684T PMS 288 Blue Translucent

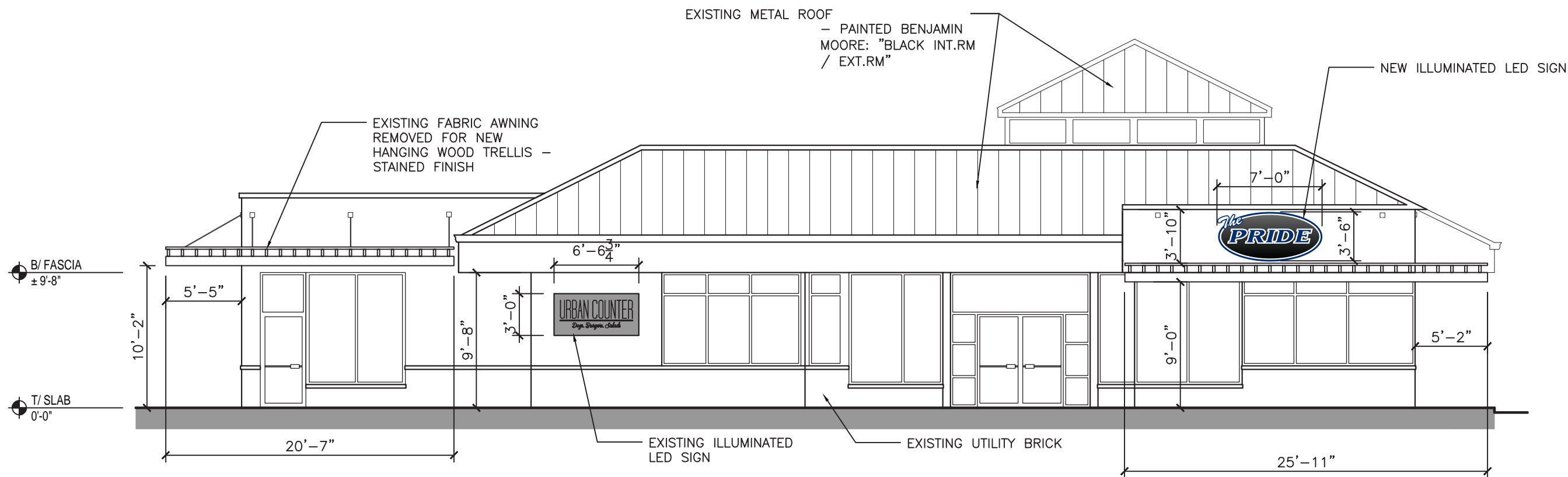
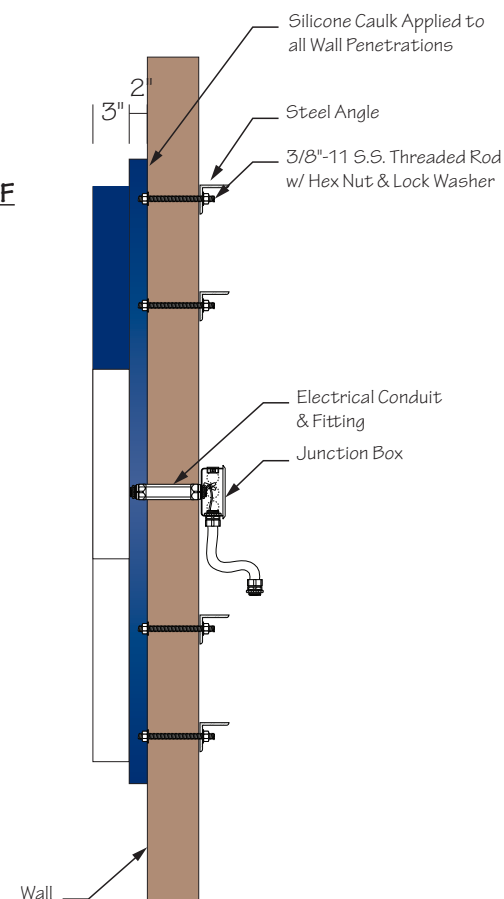
Vinyl Applied to Faces

Illumination: White LEDs with Remote 60Watt Power Supplies

Power: Use Existing at Site

Mounting: Attach with Mechanical Anchors Appropriate for Construction - T.B.D.

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Parvin-Clauss
SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive ■ CarolStream ■ Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



149 E. Ogden Avenue
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

House / KZ

DRAWN BY

Bill Marlow

DATE

2.10.21

SCALE

3/4" = 1'

SHEET NO.

1 of 1

ESTIMATE / JOB NUMBER

6742

FILE NAME

PRD6742

REVISIONS:

¹ 2.12.21- placement

² 2.19.21- channel construction

³ 4.14.21- new elevation

4

5

6

7

8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

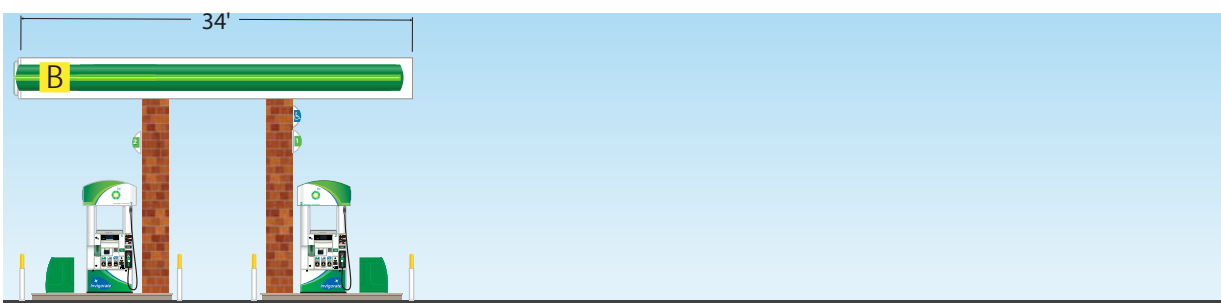
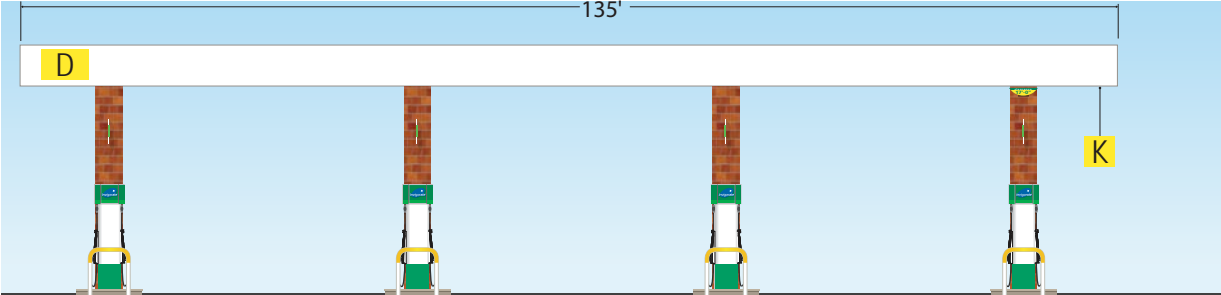
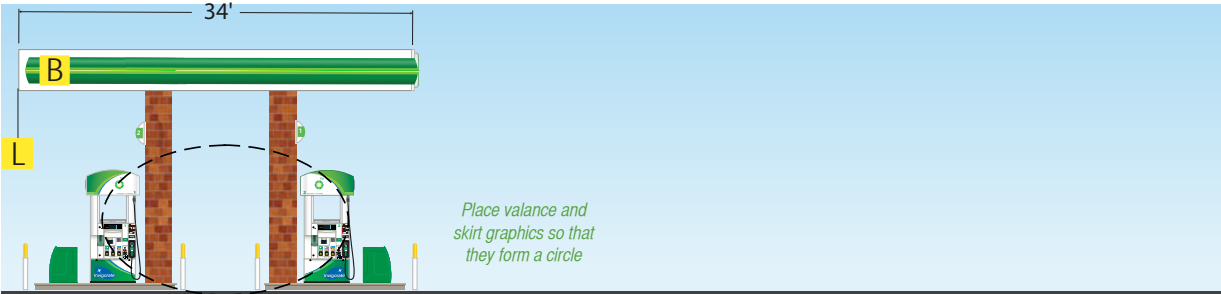
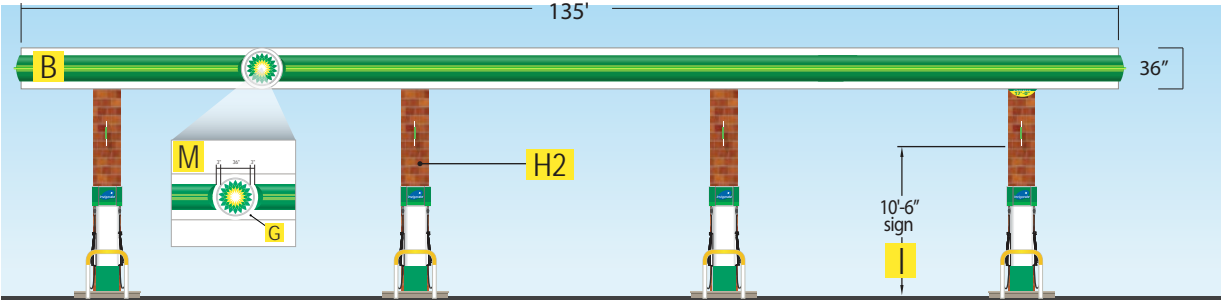


This sign is built to UL Standards for operation in North America.

"This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company."

© Copyright 2021 by Parvin-Clauss Sign Co.





See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE

- B

☒ Install Dimensional Bullnose Fascia With Light Bar
- ~~C1~~

~~☐ Install Dimensional Bullnose Fascia With No Lightbar~~
- ~~C2~~

~~☐ Install BGD Flat ACM With Decal Applied With No Lightbar~~
- D

☒ Install New White ACM

☐ Jobber Supplied ☒ Federal Heath Supplied
- ~~E~~

~~☐ Paint Existing Flat ACM White~~

~~☐ Install Bullnose Decal ☐ Leave White~~
- ~~F~~

~~☐ Install Helios With Arc Kit~~

~~☐ 39" Helios ☐ 30" Helios (restricted P&Z only)~~

~~☐ 44" Helios ☐ 36" Helios (restricted P&Z only)~~
- G

☒ Install Helios Without Arc Kit

☐ 39" Helios ☐ 30" Helios (restricted P&Z only)

☐ 44" Helios ☒ 36" Helios (restricted P&Z only)
- ~~H1~~

~~☐ Paint Canopy Columns White/BP Green, & Install Column Decal~~

~~(Per Standards Shown on Note Page)~~
- ~~H2~~

~~☒ Paint As Shown In Guide~~
- ~~I~~

~~☒ Install Flag Signs 10'6" From The Ground~~
- ~~J~~

~~☐ Apply BP Light Green Stripe 10'0" From The Ground~~
- K

☒ Canopy Deck To Be BP White
- L

☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M

☒ Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:









For a two tier fascia, please remove all layers of fascia and take it back to the deck. Then build the fascia height to 36".









MAP:

Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the product will be manufactured to these specifications.

Approved By: _____

Date: _____

| | | |
|-------------------------------|---|---|
| EXTERIOR PAINT SPECIFICATIONS |  | 01 BP Pearl <ul style="list-style-type: none">- Glidden Professional, Order #A0083, Spec #38YY 72/117, "Indian Legend"- Sherwin Williams, SW6119, "Antique White"- Benjamin Moore, OC-8, "Elephant Tusk" - P28 DTM (Gallon)- Anchor Paint, BP Pearl - CC3065 (Acrylic), CC3112 (Oil) |
| |  | 02 BP Warm Gray <ul style="list-style-type: none">- Glidden Professional, Order #A1860, Spec #40YY 25/074, "Grey Mountain"- Sherwin Williams, SW7053, "Adaptive Shade"- Benjamin Moore, 2137-40, "Desert Twilight" - P28 DTM (Gallon)- Anchor Paint, BP Warm Gray - CC3068 (Acrylic), CC3115 (Oil) |
| |  | 03 BP Yellow (Paint) <ul style="list-style-type: none">- Glidden Professional, Order #A0775, Spec #37YY 61/867, "Omega Yellow"- Sherwin Williams, SW6903, "Cheerful"- Benjamin Moore, 2022-10, "Yellow" - P28 DTM (Gallon)- Anchor Paint, BP Yellow - CC3066 (Acrylic), CC3113 (Oil) BP Yellow (ACM) - Reynobond, "Program Yellow" |
| |  | 04 White (Canopy Deck, Canopy Columns) <ul style="list-style-type: none">- Glidden Professional, Order #A0128, Spec #50GY 83/010, "White Wing"- Sherwin Williams, SW7006, "Extra White"- Benjamin Moore, OC-67, "Ice Mist" - P28 DTM (Gallon)- Anchor Paint, BP White - 4900 (Acrylic), 900 (Oil) |
| |  | 05 BP Dark Pearl <ul style="list-style-type: none">- Glidden Professional, Order #A0767, Spec #30YY 52/207, "Desert Valley"- Sherwin Williams, SW6121, "Whole Wheat"- Benjamin Moore, HC-24, "Pittsfield Buff" - P28 DTM (Gallon) |
| |  | 06 BP Bright Green (to go fascia paint) <ul style="list-style-type: none">- Benjamin Moore, 2030-10, "Lizard Green"- Anchor Paint, BP White - CC3107 (Acrylic), CC3116 (Oil) BP Bright Green (to go ACM) <ul style="list-style-type: none">- Duragloss 3000, CMR# 071013-D, 497G11281 H/G SR Green |
| ADA BLUE |  | 09 BP Retail Green <ul style="list-style-type: none">- Glidden Professional, Custom Color "BP Retail Green"- Sherwin Williams, Hydrogloss B65GW180, Custom Color- Benjamin Moore, BP Retail Green - PMS 348c, Custom Color- Anchor Paint, BP Retail Green - CC3067 (Acrylic), CC3114 (Oil) |
| |  | 10 ADA/Handicap Blue~ <ul style="list-style-type: none">- Glidden Professional, "Handicap Blue", 25524 traffic paint- Sherwin Williams, TM2133, "Setfast Blue", Setfast marking latex- Benjamin Moore, P58-30, "Handicap Blue", Safety/Zone marking latex <div>~Handicap Blue paint is used for pavement striping and marking on site (as required).</div> |

| | | |
|---------------------|---|--|
| BP EXTERIOR SIGNAGE |  | BP Yellow - PMS 109 |
| |  | BP Super Bright Green (to go) - PMS 382 |
| |  | BP Extra Light Green (to go) - PMS 376 |
| |  | BP Light Green - PMS 368 |
| |  | BP Bright Green (to go) - PMS 361 |
| |  | BP Green - PMS 355 |
| |  | BP Retail Green - PMS 348 |
| |  | BP Dark Green (to go) - PMS 356 |

For all paint inquiries, contact:

| | |
|---|--|
| Benjamin Moore 855-724-6802 www.benjaminmoore.com | Glidden Professional 888-615-8169 www.gliddenprofessional.com |
| Sherwin Williams 800-474-3794 www.sherwin-williams.com | Anchor Paint 405-831-9446 www.anchorpaint.com |

DATE: May 20, 2021
TO: Parent Petroleum
 Jacklyn Bundy, Senior Project Manager
FROM: Christie Woods, Senior Program Manager *C Woods*
SUBJECT: 149 E Ogden, Hinsdale, IL60521 – SVB 9178526

There is no visible difference, no illumination difference, and no electrical difference between the Blair Lightbar product currently installed at the subject site and and the "new" LBe hybrid product proposed for installation. The difference is in a few of the materials and largely production labor thereby reducing the cost of the product to pass through savings to the end user.

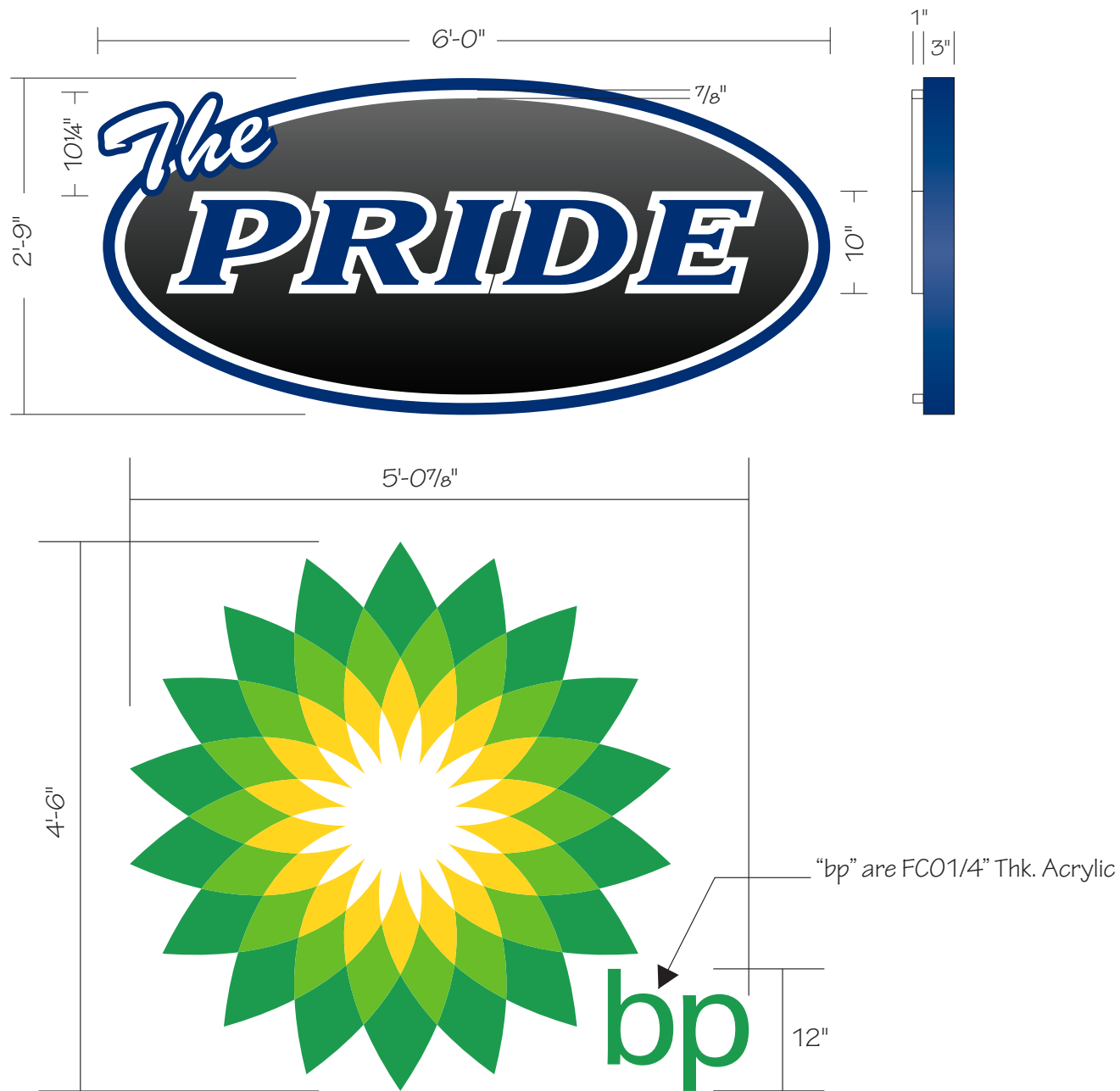
LightBar Selection Guide

| Features | LightBar | LightBar-e |
|-----------------------------|----------|---------------|
| Low Power Consumption | ✓ | ✓ |
| Moisture Protection | IP67 | IP66 |
| Burn Rating | V-0 | V-0 |
| Housing | Aluminum | Polycarbonate |
| UL Certified | ✓ | ✓ |
| Premium Cree LED | ✓ | ✓ |
| Field Cuttable | ✓ | |
| Fully Potted Electronics* | ✓ | |
| Vertical Applications (MID) | ✓ | |

*Potting fully encapsulates the LEDs and circuit board to allow for IP67 protection. Recommended applications include where field cutting is necessary.

Regarding the bleed, i.e. how much light would be cast on the street, Blair can say that the LightBar product (both LightBar and LightBar-e) does not exceed 0.3 footcandles above ambient as measured at 100' away from the light source

If you have any questions please feel free to contact Blair Image Elements at 814-949-8287.



Refurbish Existing Double Face Monument Sign

Move (2) Existing BP/Helios Logos: Mount onto lower Area of Monument

Illumination: White LEDs - **No more than 30 foot-candles**

New (2) "The Pride" Panels w/ Channel Constructed Graphics:

Panel: 3" Deep Fabricated Aluminum Painted PMS 288 Blue - Smooth Satin Finish

Faces: .125" Aluminum Painted PMS 288 Blue

Black/Grey Gradient: Digitally Printed on White Vinyl Applied to Face

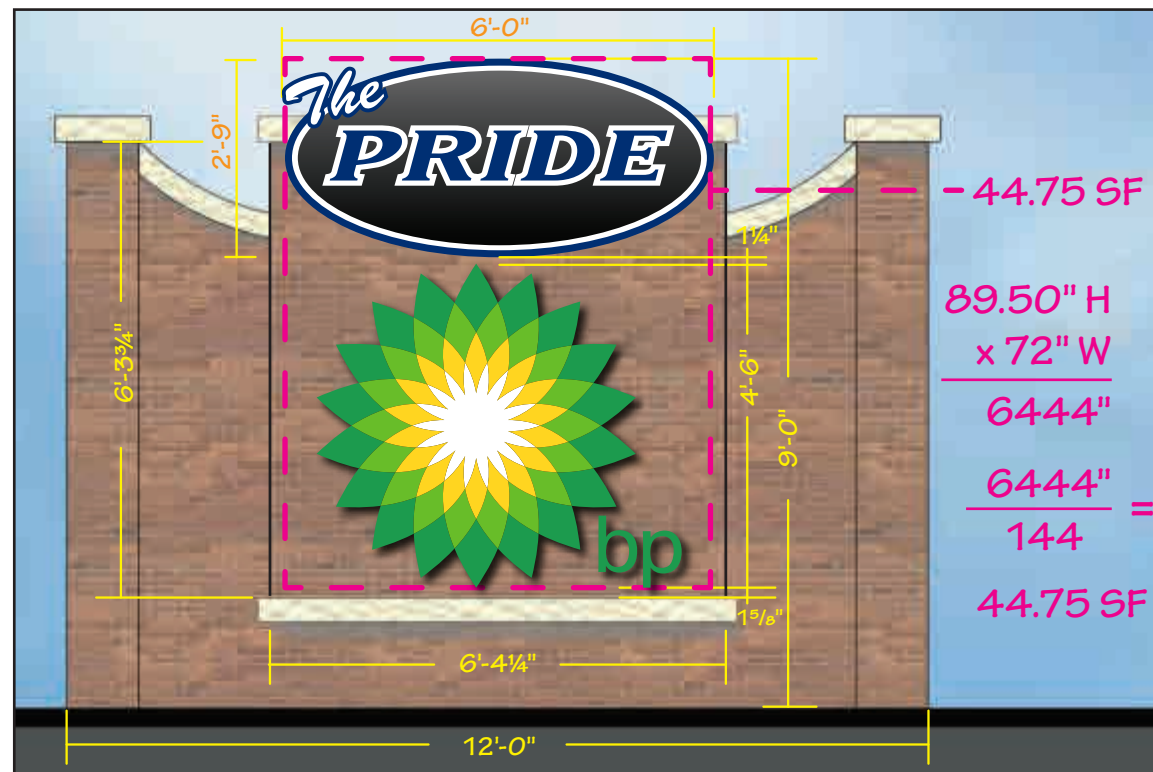
Letters & White In-line: Kalisigns Slimtek-F Face-lit 1" White Acrylic

"The" Faces: White Acrylic w/ 3M 3630-157 Sultan Blue Translucent Vinyl Applied

"PRIDE" Faces: White Acrylic w/ 3M 3630-157 Sultan Blue Translucent Vinyl Applied

Illumination: White LEDs with Remote 60Watt Power Supplies - **No more than 30 foot-candles**

Mounting: Flush to Existing Masonry Base - Masonry Anchors



proposed layout is the same square footage as the existing layout. $\frac{3}{8}'' = 1'$

Parvin-Clauss SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive ■ CarolStream ■ Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



149 E. Ogden Avenue
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

House / KZ

DRAWN BY

Bill Marlow

DATE

1.25.21

SCALE

$\frac{3}{4}'' = 1'$

SHEET NO.

1 of 1

ESTIMATE / JOB NUMBER

6591

FILE NAME

PRD6591

REVISIONS:

- 1.28.21 - reduce size of logo
- 2.11.21 - Helios size
- 3.10.21 - Helios install only
- New Pride Logo - Channel Letters
- New Urban Counter - Channel Letters
- 4.13.21 - SF
- 4.29.21 - Placement
- 5.10.21 - New Layout
- 5.11.21 - add note
- 5.19.21 - add OAH to existing

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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MEMORANDUM

DATE: July 9, 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-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board

FOR: July 14, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign application from Union Church of Hinsdale seeking approval to install one (1) new ground sign with a bulletin board at 137 S. Garfield Street. The existing building is located in the IB Institutional Buildings District and the Robbins Park Historic District.

Request and Analysis

The applicant is requesting to install one (1) new ground sign with a bulletin board for the Union Church of Hinsdale located at 137 S. Garfield Street. The proposed sign will replace the existing ground sign located at the northeast corner of Garfield Street and Third Street.

As shown on the proposed plans, the ground sign will be located 14 feet from both the west property line along Garfield Avenue and from the south property line along Third Street. Per Section 9-106 of the Zoning Code, all ground signs must be located outside of the clear sight triangle area and must be setback at least 10 feet from front and corner side lot lines.

Per Section 9-106(J), in the IB District, ground signs shall not exceed 8 feet in height and may have a maximum gross surface area of a 50 square feet per sign face with no more than 2 faces per sign. The proposed ground sign measures 6 feet tall and 8 feet 10 inches wide. The combined sign face area of the non-illuminated logo and the internally-illuminated push-through letters will be 6.2 square feet. The bulletin board sign, which measures 13.3 square feet, is technically considered a permit-exempt sign and is counted separately from the overall square footage of the ground sign.

The base of the ground sign will be constructed of a gray-colored stone veneer labeled “Indiana Limestone Berkshire Split Face Thin Veneer” that has 5” by 2.25” sized blocks. A different gray-colored stone veneer labeled “Indiana Limestone Vanderbilt Thin Veneer Smooth” with a larger 9” by 4” block size will be used on the left column. Both building materials are intended to match the church building. The sign cabinet will be constructed of a dark bronze aluminum sign case in a satin finish.

The three separate sign areas within the ground sign are explained in further detail below:

MEMORANDUM

1. UCH Logo on Limestone Column – A bronze-colored vinyl logo for the church will be mounted on the decorative stone column to the left of the bronze sign cabinet. The sign area measures 18" tall and 10 5/8" wide, for a sign face area of 1.32 square feet. The letters for the logo will not be illuminated.
2. Push-Through Letters within Bronze Aluminum Sign Cabinet – Internally-illuminated acrylic push-through letters will be located within the dark bronze sign cabinet area above the bulletin board sign. The text and logo will be light beige in color. The sign area measures 4.8 square feet, with a width of 6' 3-1/2" and height of 9-1/4".
3. Bulletin Board Sign - The proposed bulletin board sign will be located below the push-through letters within the dark bronze sign cabinet area. The sign measures 13.3 square feet in size, with a height of 2' 2-1/2" and width of 6'-1/2". Per the Village's Zoning Code, bulletin board signs are allowed on no more than one wall or ground sign per zoning lot, are limited a maximum sign face area of 15 square feet, and are permitted only in connection with public, religious, and civic institutions. Bulletin board sign shall be more than 4 feet in height and the supporting structure on which a bulletin board sign is located shall be no more than 8 feet in height.

Because the Zoning Code does not allow the backgrounds of bulletin board signs to be transparent or internally illuminated, the proposed bulletin board area will be lit with graze lighting installed inside the cover frame. TETRA MAX lights manufactured by GE Current are similar to LED strip lights. The applicant has provided lighting specification sheets for review. A sample photo of the lights from the manufacturer's website is also included below:



Lighting Standards - The applicant will be required to meet the Village's lighting standards. The illumination of any sign, resulting from any internal or external artificial light source, may not exceed 50 foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

MEMORANDUM

Additionally, single-family homes are located to the south of the subject property in the R-1 Residential District and to the southwest in the R-4 Residential District. Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of 10:00 P.M. and 7:00 A.M. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance.

Meeting History

Historic Preservation Commission Meeting – July 7, 2021 - The sign permit was reviewed at the Historic Preservation Commission meeting on July 7, 2021. The applicant, Matt Klein, provided an overview of the proposed sign and answered questions from the Commissioners. Several items were discussed at the meeting and are summarized below:

- Lighting: The Commission expressed concerns over the proposed LED lighting. The applicant confirmed that the logo located in the column on the left side of the ground sign would not be illuminated, the text above the bulletin board would be internally illuminated, and LED string lights would be installed around the inside of the frame of bulletin board. One resident that lives nearby Union Church spoke at the meeting, requested the applicant provide a rendering of what the ground sign would look like illuminated at night, asked if the applicant explored natural landscaping options to help the sign fit in with the historic homes nearby, and expressed concern for the proposed lighting levels. Several Commissioners recommended that the applicant provide additional lighting information, a rendering of the illumination and brightness of the sign at night, and explore using the LED light with a warm white color and less lumens compared to the selected bright white color with the highest level of lumens shown on the specification sheet.
- Limestone Block Size / Masonry Materials: At the meeting, there was a discussion on the proposed building materials selected. Several Commissioners commented that the limestone block size proposed for the base of the ground sign may be too small and doesn't appear to match the stone used on the church building. There was a discussion on why brick was not chosen, which may better match the brick used on the building. Laurie McMahon stated that Union Church changed the building material from brick to limestone during the design process to better match the entrance area on the south side of the building. It was noted that the rendering may not accurately represent the true appearance of the limestone blocks.
- Aluminum Base Cap: Several Commissioners recommended that the proposed aluminum base cap should be switched to a limestone base cap to match the limestone cap used at the top of the sign. It was noted that a limestone cap would enhance the visual appearance of the sign and at the same time tie utilized additional stone that better ties into the aesthetics of the Robbins Park Historic District. It was noted that the ground sign for Grace Episcopal Church nearby in the Historic District utilized all stone that fit into the context of the surrounding area and building.

The Historic Preservation Commission recommended approval of the sign permit request, Case A-10-2021 for Union Church of Hinsdale located at 137 S. Garfield Street, by a vote of 6-0 (1 absent). The Commission recommended that the applicant consider replacing the aluminum base cap with a limestone cap, using a different limestone block size on the base of the sign, providing a rendering and additional details on the proposed LED lighting, and exploring changes to the intensity and warm white color of the proposed lights.



MEMORANDUM

The applicant stated at the meeting that additional information will be brought to the Plan Commission meeting on July 14 for review.

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.

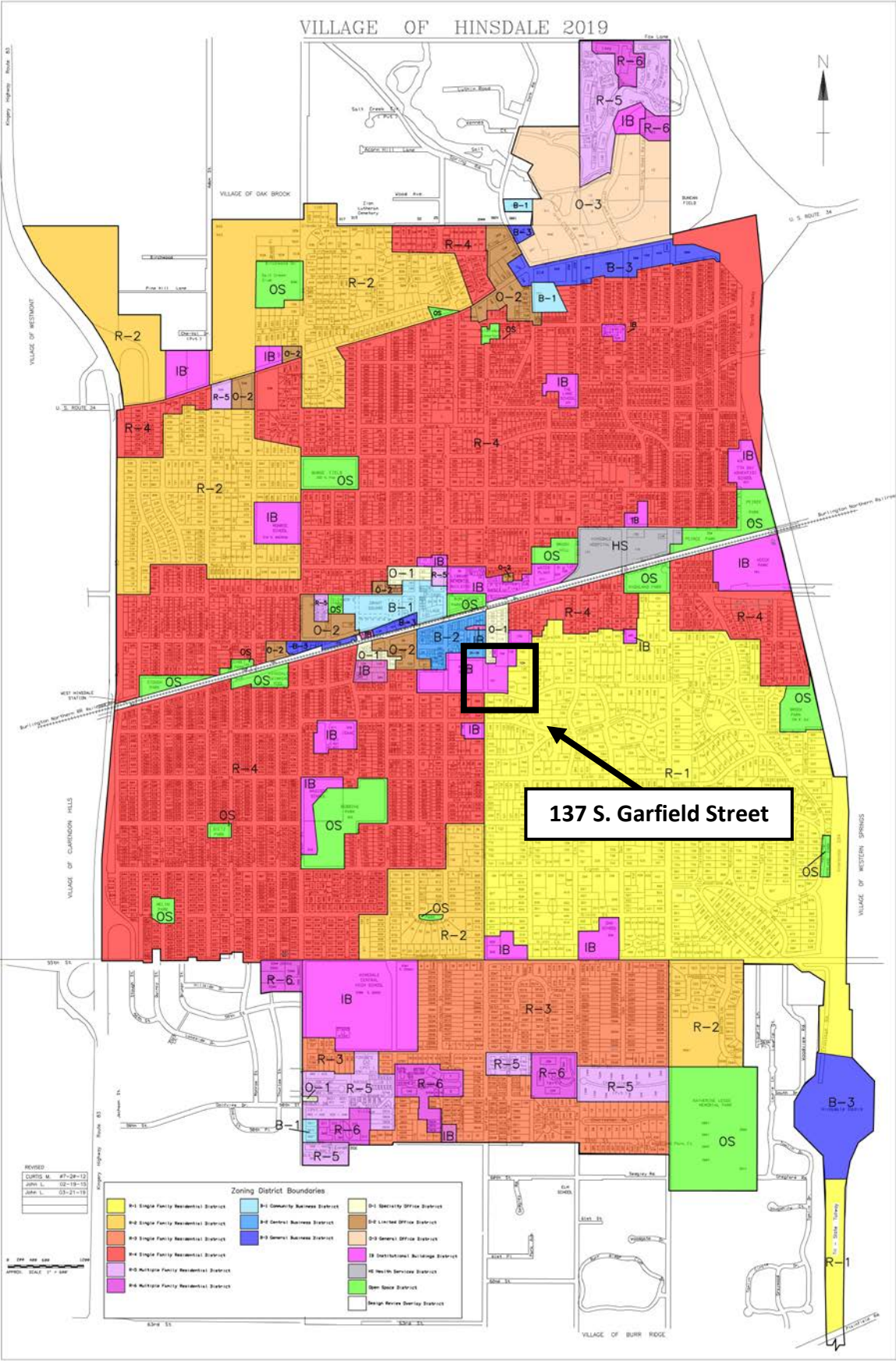
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.

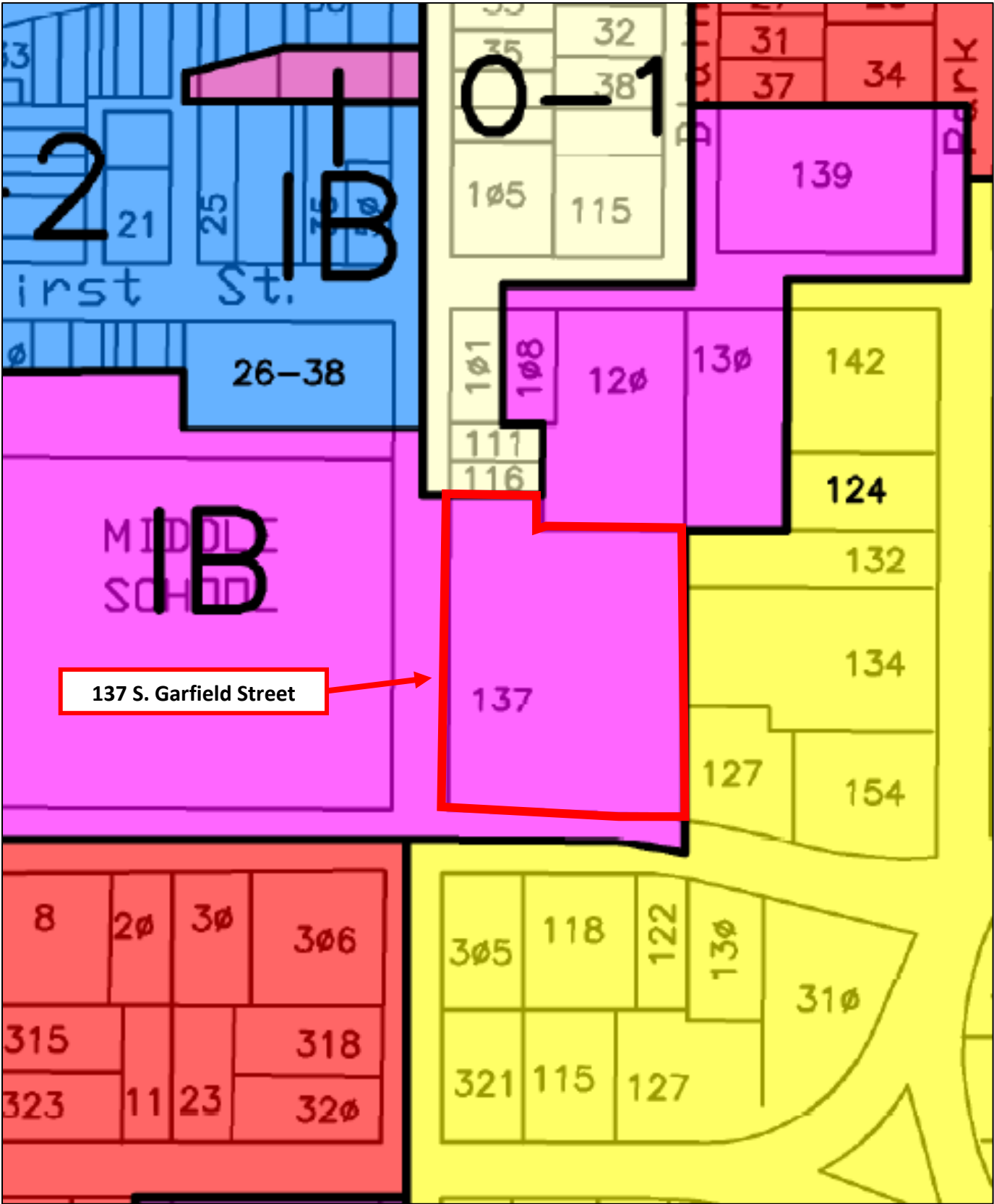
Attachments

1. Zoning Map and Project Location
2. Birds Eye View – 137 S. Garfield Street
3. Street View – 137 S. Garfield Street
4. Sign Application and Exhibits

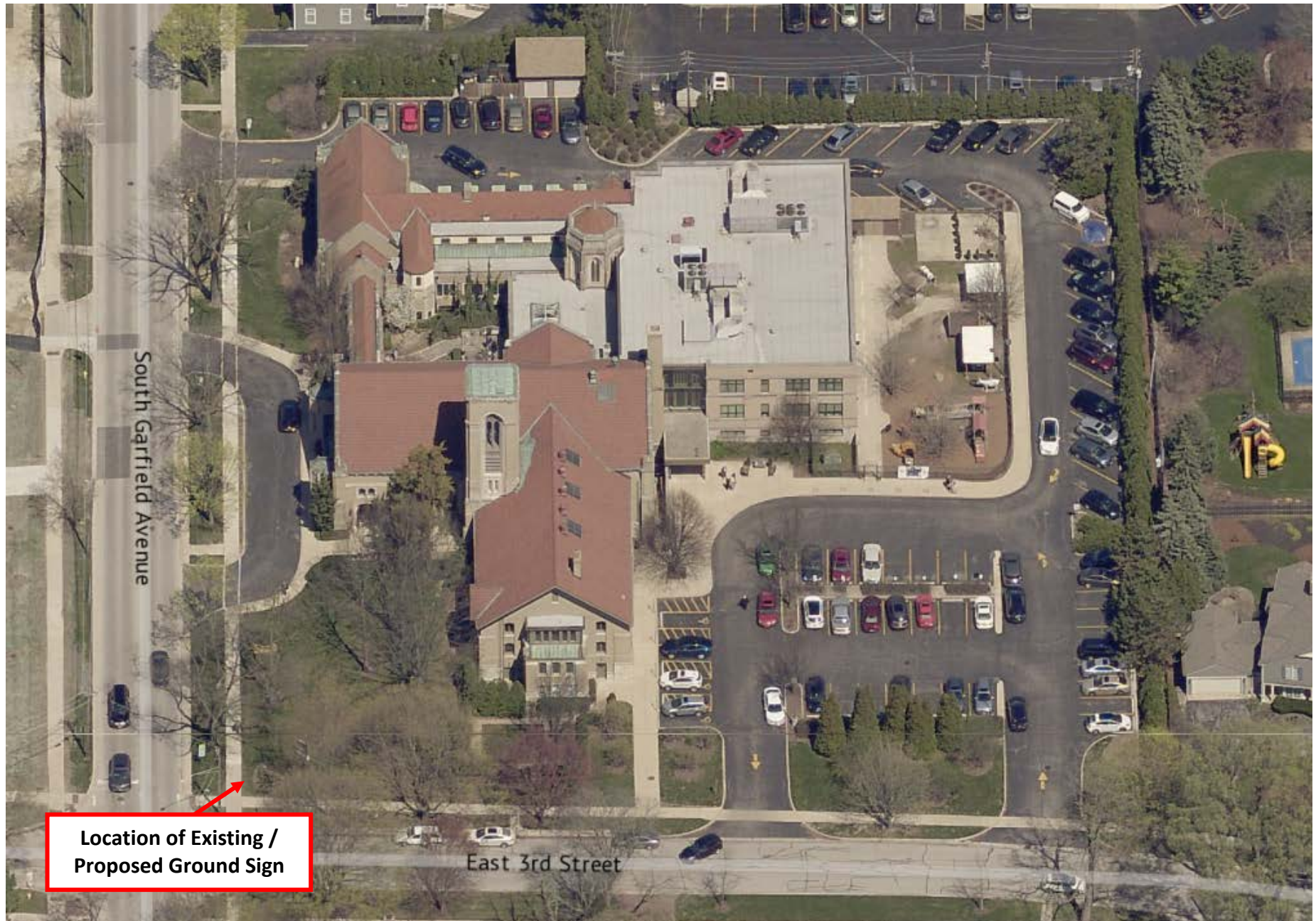
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 137 S. Garfield Street



Street View – 137 S. Garfield



Northeast Corner of Garfield Street and Third Street

Street View – 137 S. Garfield



Existing Ground Sign - Northeast Corner of Garfield Street and Third Street



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Union Church of Hinsdale
Address: 137 S Garfield
City/Zip: Hinsdale
Phone/Fax: (630) 323 / 4303
E-Mail: union@uchinsdale.org
Contact Name: Sharon Olsen / Matthew Klein
708 354 8840

Contractor

Name: Legacy Sign Group
Address: 7933 W Hwy 6
City/Zip: Westville IN 46391
Phone/Fax: (219) 508 / 7495
E-Mail: john@legacysigngroup.com
Contact Name: John Miller

ADDRESS OF SIGN LOCATION: 137 S Garfield

ZONING DISTRICT: IB Institutional Buildings

SIGN TYPE: Other - Bulletin Board Sign / Base

ILLUMINATION Internally Illuminated / Downlit

Sign Information:

Overall Size (Square Feet): 13.35 (2'2 1/2" x 6' 1/2")

Overall Height from Grade: 6'0" Ft.

Proposed Colors (Maximum of Three Colors):

- ① White background
- ② Black
- ③ _____

Site Information:

Lot/Street Frontage: 322' Garfield 225' Third

Building/Tenant Frontage: Approx 250' Garfield

Existing Sign Information:

Business Name: Union Church of Hinsdale

Size of Sign: 32"x38" 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.

The Union Church of Hinsdale

by Matthew Klein
Signature of Applicant Trustee

4/28/21
Date

The Union Church of Hinsdale

Sharon Olsen / Matthew Klein
Signature of Building Owner

4/28/21
Date

in Building / Trustee

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

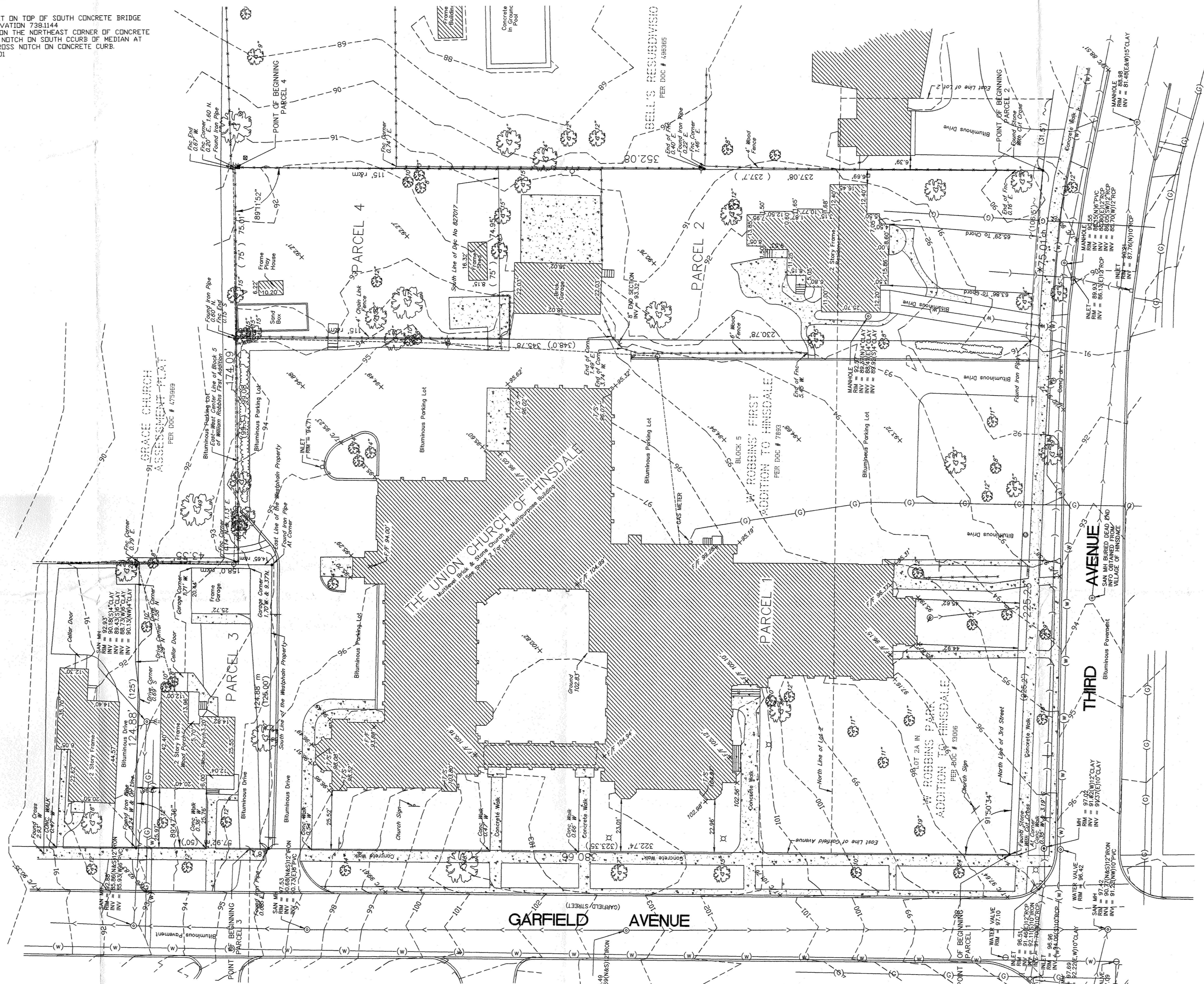
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

BENCHMARKS:

1.) TYPE: A BRONZE DISC SET IN CONCRETE BY THE FORMER UNITED STATES COAST AND GEODETIC SURVEY. (NDN NATIONAL GEODETIC SURVEY)
LOCATION: AT THE SOUTHEAST CORNER OF CHICAGO AVENUE AND OAK STREET IN HINSDALE, ILLINOIS BEING 2.57 FEET EAST OF THE CONCRETE SIDEWALK, 2.33 FEET SOUTH OF A CONCRETE SIDEWALK, 99.05 FEET NORTHWEST OF THE NORTHWEST CONCRETE HOUSE FOUNDATION AT #7 OAK ST. AND 95.93 FEET EASTERLY OF THE NORTHEAST CORNER OF THE CONCRETE HOUSE FOUNDATION AT #4 OAK ST.
DUPAGE COUNTY BENCHMARK IDENTIFICATION # DGN12001

2.) TYPE: A PUNCH HOLE ON BRONZE DISC (NO I.D.) SET ON TOP OF SOUTH CONCRETE BRIDGE WALL OVER KINGERY HWY. (RTE. 83). PUBLISHED ELEVATION 738.1144.
LOCATION: 14.25 FT. NORTHEAST OF CROSS NOTCH ON THE NORTHEAST CORNER OF CONCRETE BASE OF TRAFFIC LIGHT, 51.50 FT. SOUTH OF CROSS NOTCH ON SOUTH CURB OF MEDIAN AT THE CENTER LINE OF 55TH ST. 9.50 FT. WEST OF CROSS NOTCH ON CONCRETE CURB.
DUPAGE COUNTY BENCHMARK IDENTIFICATION # DGN14001



X EXISTING TOPOGRAPHY
SCALE: 1" = 20'

| | | |
|----------|----------|-------------------------------|
| 5 | 08/05/02 | RE-ASSUED WITH PERMIT COMMENT |
| 4 | 08/15/02 | REVIEW |
| 3 | 07/10/02 | ISSUE FOR BID |
| 2 | 06/28/01 | ISSUE FOR PERMIT |
| 1 | 04/18/01 | 100% DESIGN DEVELOPMENT |
| no. date | | FOR REVIEW |
| | | ISSUE |

UNION CHURCH
103 Garfield
Hinsdale, IL

EXISTING
TOPOGRAPHY

CONSULTING
ENGINEERS
& LAND
SURVEYORS
B
Bollinger, Lach,
& Associates
1010 JORIE BLVD
OAK BROOK, IL 60453
TEL: (830) 950-1385
FAX: (830) 950-0038
EMAIL: BLA1010@BOLLINGERLACH.COM

drawn by: JVK
checked by: ERO

approved
owner:

Job No.
99-103

C1

ENUE

PARCE

East Line of Garfield Avenue

North Line of Lot 2

North Line of 3rd Street

W ROBBINS PARK
ADDITION TO HINSDALE
PER DOC # 13006

Concrete Walk

Bituminous Pavement

OF BEGINNING
PARCEL 1

WATER VALVE
RIM = 97.10

LET
W = 96.51
V = 91.46(E)12"RCP
Y = 92.11(S)10"IRON
Z = 91.70(W)10"RCP
ET
= 96.96
W 94.06(S)10"RCP

E,W)10"CLAY

WATER VALVE
RIM = 96.42

SAN MH
RIM = 97.42
INV = 90.77(N&S)12"IRON
INV = 91.22(NW)10"PVC

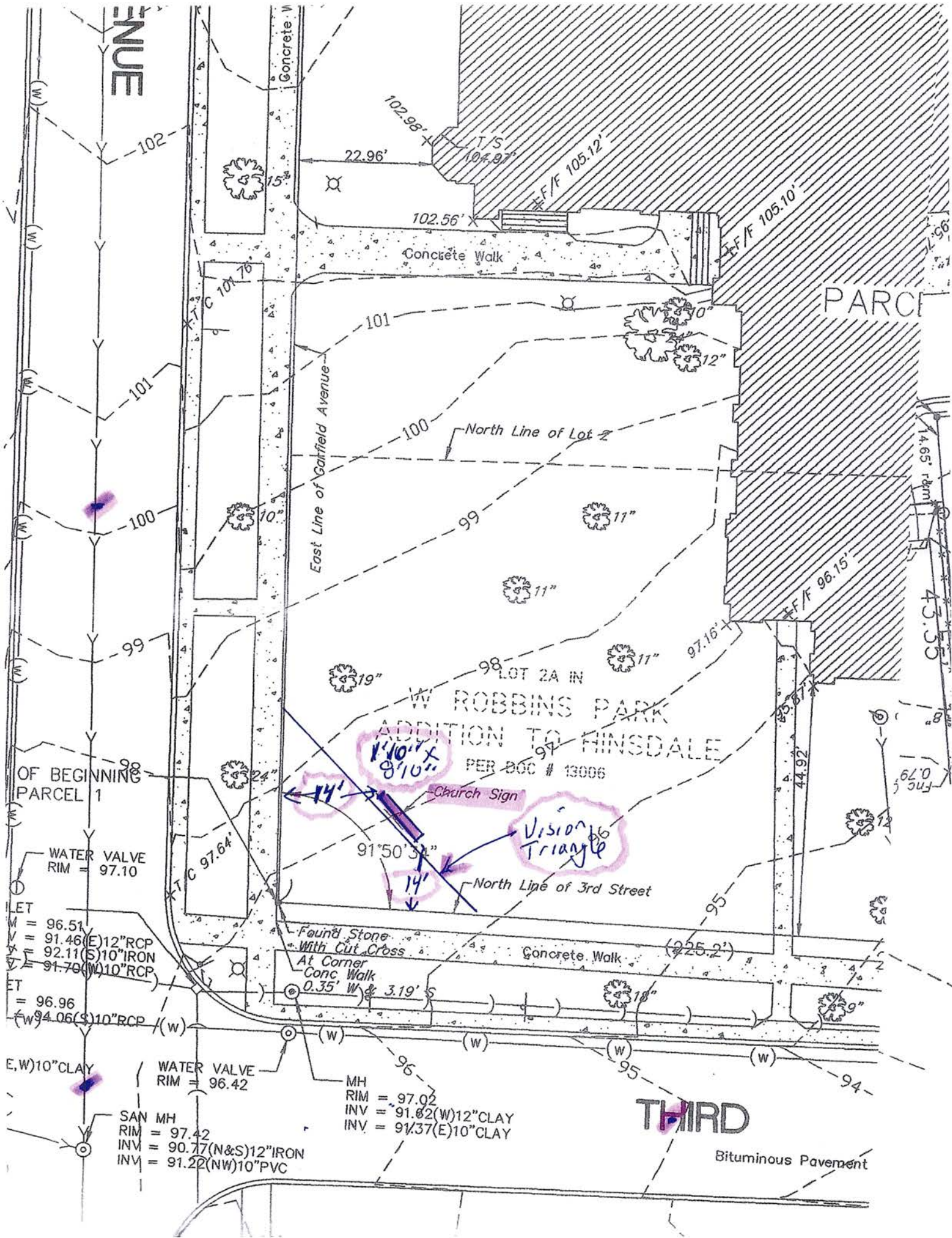
MH
RIM = 97.02
INV = 91.82(W)12"CLAY
INV = 91.37(E)10"CLAY

THIRD

Found Stone
With Cut Cross
At Corner
Conc Walk
0.35' W & 3.19' S

Church Sign

Vision Triangle



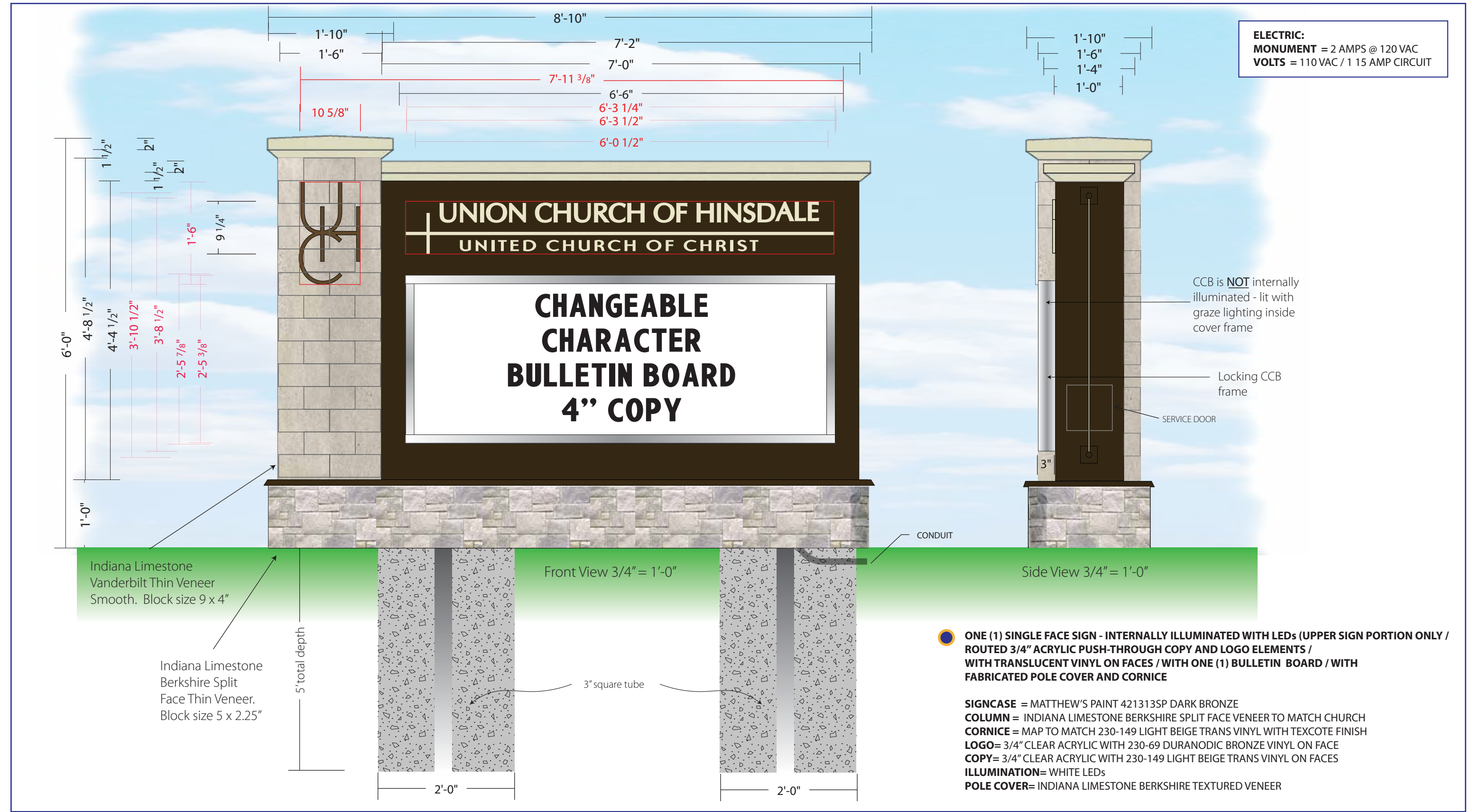
The Union Church
OF HINSDALE

SUNDAY

9:10 10:00AM

HOW DOES GOD
WORK? PART 2

THE UCCOF
2019-2020



Components

| SKU | Description | Details | Color | Order Unit | Pkg. Quantity | Additional Information Stretched Wire |
|----------|--------------|-----------------------------------|------------|------------|---------------|---------------------------------------|
| 93098199 | GEMX2471-W1S | Tetra® MAX 24V 7100K | White | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93118645 | GEMX2465-W1S | Tetra® MAX 24V 6500K | Warm White | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93118726 | GEMX2457-W1S | Tetra® MAX 24V 5700K | Warm White | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93098200 | GEMX2450-W1S | Tetra® MAX 24V 5000K | Warm White | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93098201 | GEMX2441-W1S | Tetra® MAX 24V 4100K | Warm White | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93098202 | GEMX2432-W1S | Tetra® MAX 24V 3200K | Warm White | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93069935 | GEMX24RD-W1 | Tetra® MAX colors 24V – 625 nm | Red | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93070026 | GEMXH24RD-W1 | Tetra® MAX colors 24V HO – 625 nm | Red | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93070027 | GEMX24GL-W1 | Tetra® MAX colors 24V – 530 nm | Green | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93070028 | GEMX24BL-W1 | Tetra® MAX colors 24V – 470 nm | Blue | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |
| 93070029 | GEMX24YG-W1 | Tetra® MAX colors 24V – 589 nm | Amber | Box | 5 Strips/Box | 30 modules/strip (20 ft/strip) |

Technical Specifications

| Description | Wavelength/ CCT | Typical Brightness (Lumens/ module) | Typical Brightness Lumen/ft (Lumen/m) | Energy Consumption (Strip/ Module) | Energy Consumption (System/Module) | Power Supply Loading | Viewing Angle |
|--------------|-----------------|-------------------------------------|---------------------------------------|------------------------------------|------------------------------------|-------------------------|---------------|
| GEMX2471-W1S | 7100K | 100 | 150 (492) | 0.62 W/module | 0.73 W/module | 87 ft (26.5 m) /100WPS | 170 |
| GEMX2465-W1S | 6500K | 100 | 150 (492) | 0.62 W/module | 0.73 W/module | 87 ft (26.5 m) /100WPS | 170 |
| GEMX2457-W1S | 5700K | 100 | 150 (492) | 0.62 W/module | 0.73 W/module | 87 ft (26.5 m) /100WPS | 170 |
| GEMX2450-W1S | 5000K | 100 | 150 (492) | 0.62 W/module | 0.73 W/module | 87 ft (26.5 m) /100WPS | 170 |
| GEMX2441-W1S | 4100K | 100 | 150 (492) | 0.62 W/module | 0.73 W/module | 87 ft (26.5 m) /100WPS | 170 |
| GEMX2432-W1S | 3200K | 90 | 135 (443) | 0.62 W/module | 0.73 W/module | 87 ft (26.5 m) /100WPS | 170 |
| GEMX24RD-W1 | 625nm | 20 | 30 (98) | 0.46 W/module | 0.54 W/module | 120 ft (36.5 m) /100WPS | 170 |
| GEMXH24RD-W1 | 625nm | 32 | 48 (158) | 0.74 W/module | 0.87 W/module | 73 ft (22.3 m) /100WPS | 170 |
| GEMX24GL-W1 | 530nm | 44 | 66 (217) | 0.77 W/module | 0.91 W/module | 71 ft (21.7 m) /100WPS | 170 |
| GEMX24BL-W1 | 470nm | 15 | 23 (74) | 0.70 W/module | 0.82 W/module | 79 ft (23.9 m) /100WPS | 170 |
| GEMX24YG-W1 | 589nm | 14 | 23 (74) | 0.38 W/module | 0.45 W/module | 140 ft (42.6 m) /100WPS | 170 |

Technical Specifications

| Specification Item | White Modules | Colored Modules | | | |
|-------------------------------|---|---|-----------------------------|-----------------------------|-----------------------------|
| LEDs/Module | 4 | 2 | | | |
| LEDs/ft (LEDs/m) | 6 (19.7) | 3 (9.8) | | | |
| Modules/ ft. (Modules/m) | 1.5 (4.9) | 1.5 (4.9) | | | |
| Module Dimensions (h x l x w) | 0.41 in x 2.4 in x 0.54 in (10.46 mm x 61 mm x 13.6 mm) | 0.45 in x 3.45 in x 0.63 in (11.41 mm x 87.6 mm x 16.1 mm) | | | |
| Cutting Resolution | Cut on wire between every module | | | | |
| Power Supply | GEPS24-25-NA Input: 100-305VAC; Output: 24VDC GEPS24D-80U Input: 90-305VAC; Output: 24VDC GEPS24-100U Input: 108-305VAC; Output: 24VDC GEPS24-180U Input: 90-305VAC; Output: 24VDC GEPS24-300U Input: 108-305VAC; Output: 24VDC | | | | |
| Maximum Supply Wire Limits | | 18 AWG/0.82 mm2 Supply Wire | 16 AWG/1.31 mm2 Supply Wire | 14 AWG/2.08 mm2 Supply Wire | 12 AWG/3.31 mm2 Supply Wire |
| | 25W Power Supply | 120 ft./36.6 m | - | - | - |
| | 80W Power Supply | 20 ft./6.1 m | 25 ft./7.6 m | 35 ft./10.6 m | 40 ft./12.1 m |
| | 100W Power Supply | 20 ft./6.1 m | 25 ft./7.6 m | 35 ft./10.6 m | 40 ft./12.1 m |
| | 180W Power Supply | 20 ft./6.1 m | 25 ft./7.6 m | 35 ft./10.6 m | 40 ft./12.1 m |
| | 300W Power Supply | 20 ft./6.1 m | 25 ft./7.6 m | 35 ft./10.6 m | 40 ft./12.1 m |
| Operating Environment | -40 °C to +60 °C | | | | |
| Warranty | Limited system warranty of up to five (5) years | | | | |
| System Certifications | UL Recognized (C-US) #E219167, UL Classified (C-US) #E229508, CE, ROHS • IP66 rated: for dry, damp or wet location. | | | | |

Total Reliability

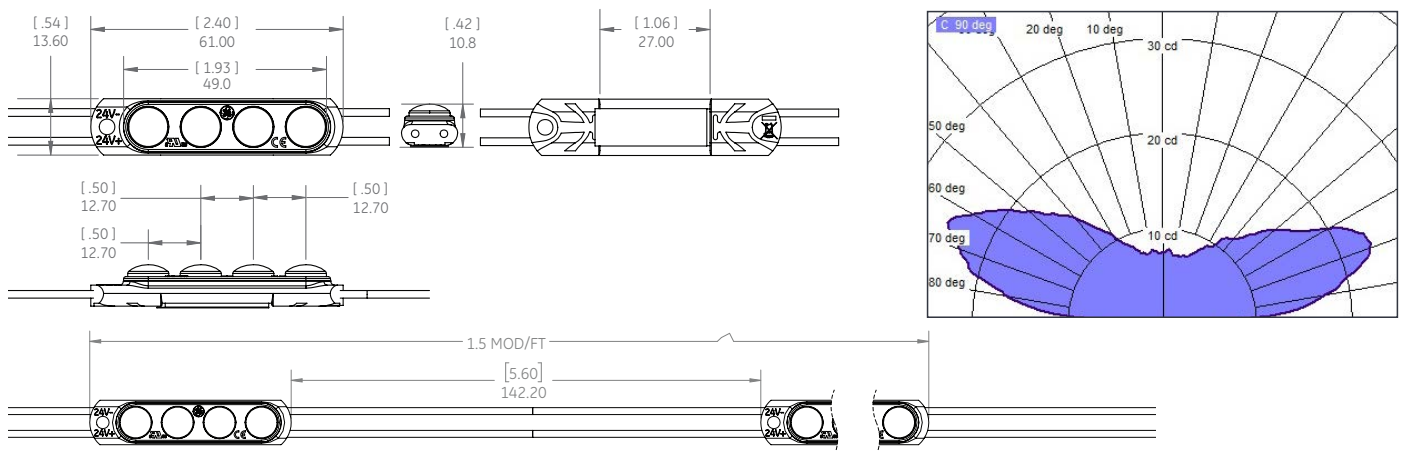
To ensure every Tetra® MAX installation will operate brilliantly for years, we perform the most extensive, stringent testing in the industry. We test the LED, water and dust ingress protection, sub-system and complete system at our in-house and independent laboratories around the world. Validation of our designs, components, products and processes include high temperature, high humidity and accelerated life testing.



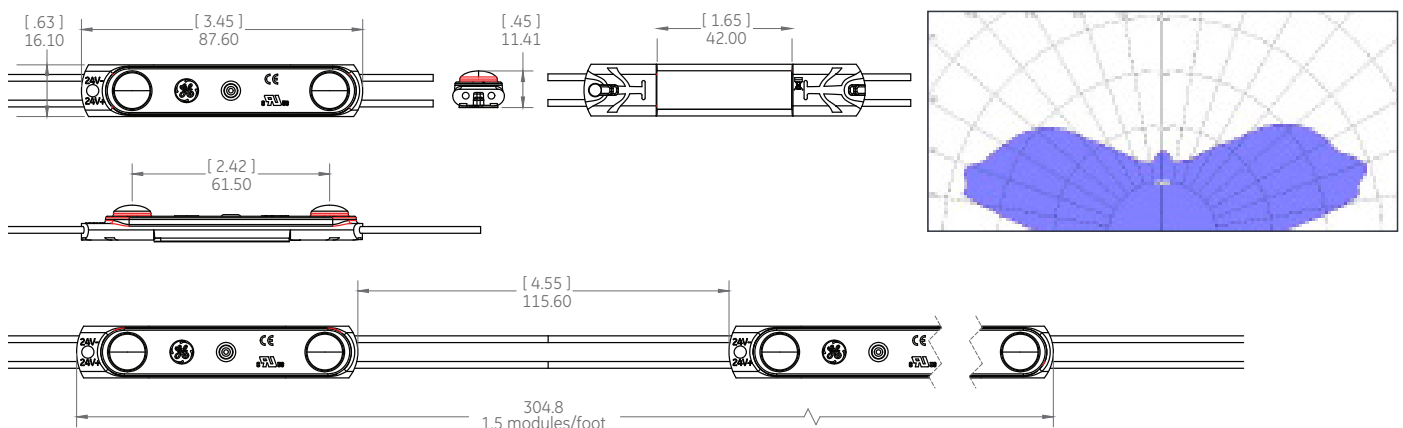
Mechanical Outline & Viewing Angle

Dimensions in (inches). Metric equivalent mm.

Tetra MAX 24V whites



Tetra MAX 24V colors





MEMORANDUM

DATE: July 9, 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-13-2021 – 28 E. Hinsdale Avenue – Marabella Home – Installation of One (1) Wall Sign

FOR: July 14, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign application from Anthony Perna with Signco Inc. to install one (1) new wall sign for Marabella Home located at 28 E. Hinsdale Avenue. 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 for a new retail tenant, Marabella Home, located at 28 E. Hinsdale Avenue. The sign is proposed within the header located above the storefront windows. The applicant has presented two possible locations within the header area where the sign can either be centered over the storefront window only or can be centered over both the storefront window and the entrance doors.

As shown on the signage plans, the proposed non-illuminated wall sign measures 22.5" tall and 96.5" wide, with an overall sign face area of 15.07 square feet. The wall sign consists of black acrylic flat cut out letters on a solid white aluminum background. No window signage is proposed.

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.

Meeting History

Historic Preservation Commission Meeting – July 7, 2021 – The applicant was not present at the July 7, 2021 meeting. The Commission noted that they preferred the signage be centered over both the storefront window and the entrance doors rather than be mounted to the left over just the storefront window. By a vote of 6-0, the Historic Preservation Commission recommended tabling the vote to the next meeting scheduled on August 4 where the applicant would be present to discuss the signage plans.



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. Zoning Map and Project Location
2. Birds Eye View – 28 E. Hinsdale Avenue
3. Street View – 28 E. Hinsdale Avenue
4. Sign Permit Application and Exhibits

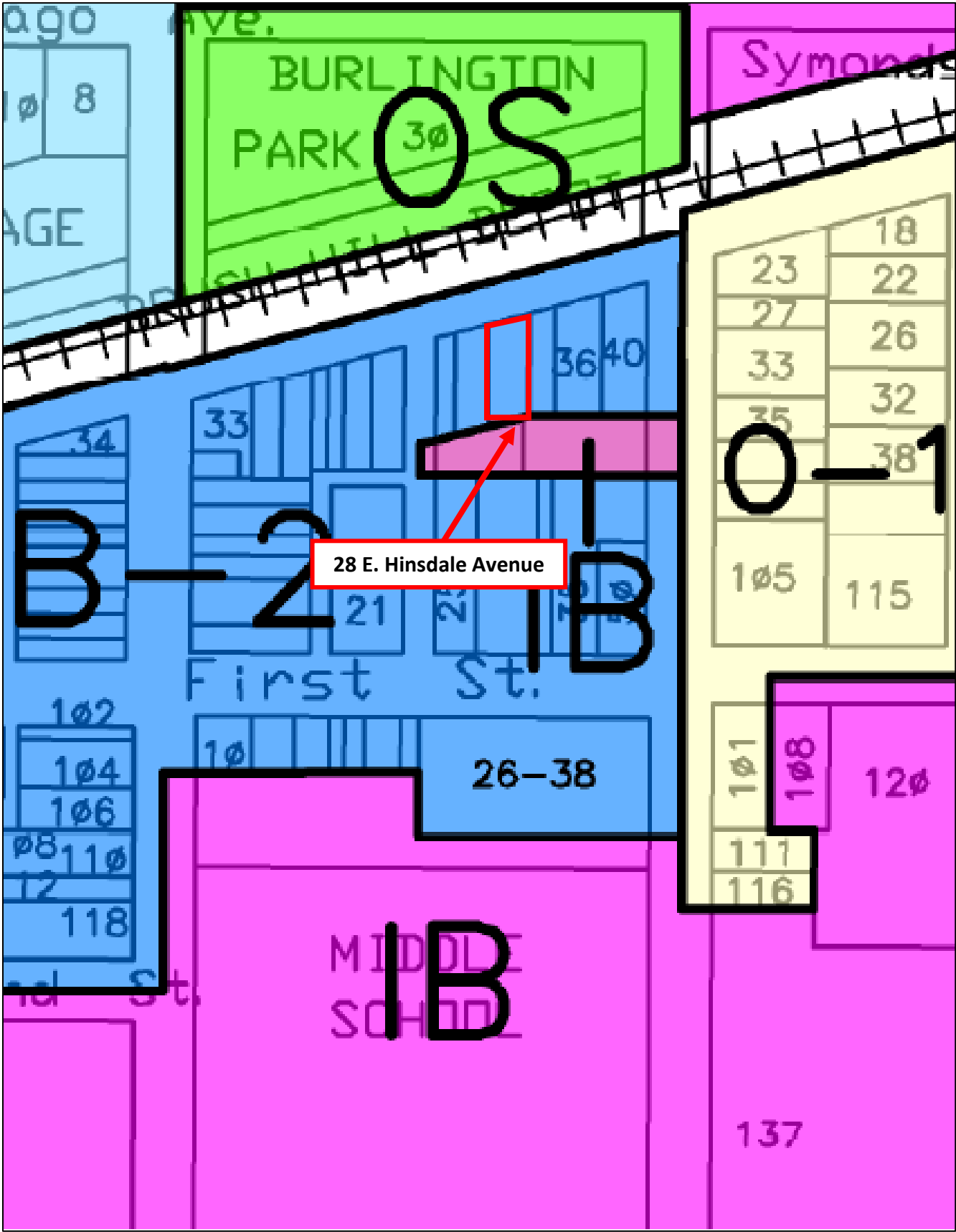
VILLAGE OF HINSDALE 2019

Map showing Zoning District Boundaries for the Village of Hinsdale, 2019. The map includes surrounding areas like Village of Oak Brook, Village of Westmont, Village of Burr Ridge, and Village of Western Springs. A specific location is highlighted with a black box and labeled **28 E. Hinsdale Avenue**.

Zoning District Boundaries 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 Single Family Residential District
- OS Open Space District
- B-1 Community Business District
- B-2 General Business District
- B-3 General Business District
- O-1 Office District
- O-2 Office District
- O-3 Office District
- HS Health Services District
- 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 Single Family Residential District
- OS Open Space District
- B-1 Community Business District
- B-2 General Business District
- B-3 General Business District
- O-1 Office District
- O-2 Office District
- O-3 Office District
- HS Health Services District

Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 28 E. Hinsdale Avenue



Street View – 28 E. Hinsdale Avenue





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

RECEIVED

JUN 10 2021

Applicant

Name: Anthony PERNA
Address: 28 E. Hinsdale Ave
City/Zip: Hinsdale IL 60521
Phone/Fax: (708) 865-1717 / 865-1728
E-Mail: anthony@signcochicago.com
Contact Name: Anthony PERNA

Contractor

Name: Anthony PERNA
Address: 1955 Cornell Ave
City/Zip: Melrose Park, IL 60160
Phone/Fax: (708) 865-1717 / 865-1728
E-Mail: anthony@signcochicago.com
Contact Name: Signco Inc

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One B2

SIGN TYPE: Please Select One FCO Letters on Backer panel

ILLUMINATION Please Select One NO

Sign Information:

Overall Size (Square Feet): 150 (22.5" x 96.5")

Overall Height from Grade: 13' Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③ _____

Site Information:

Lot/Street Frontage: 27'

Building/Tenant Frontage: 27'

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

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

[Signature]
Signature of Applicant

5-6-21
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

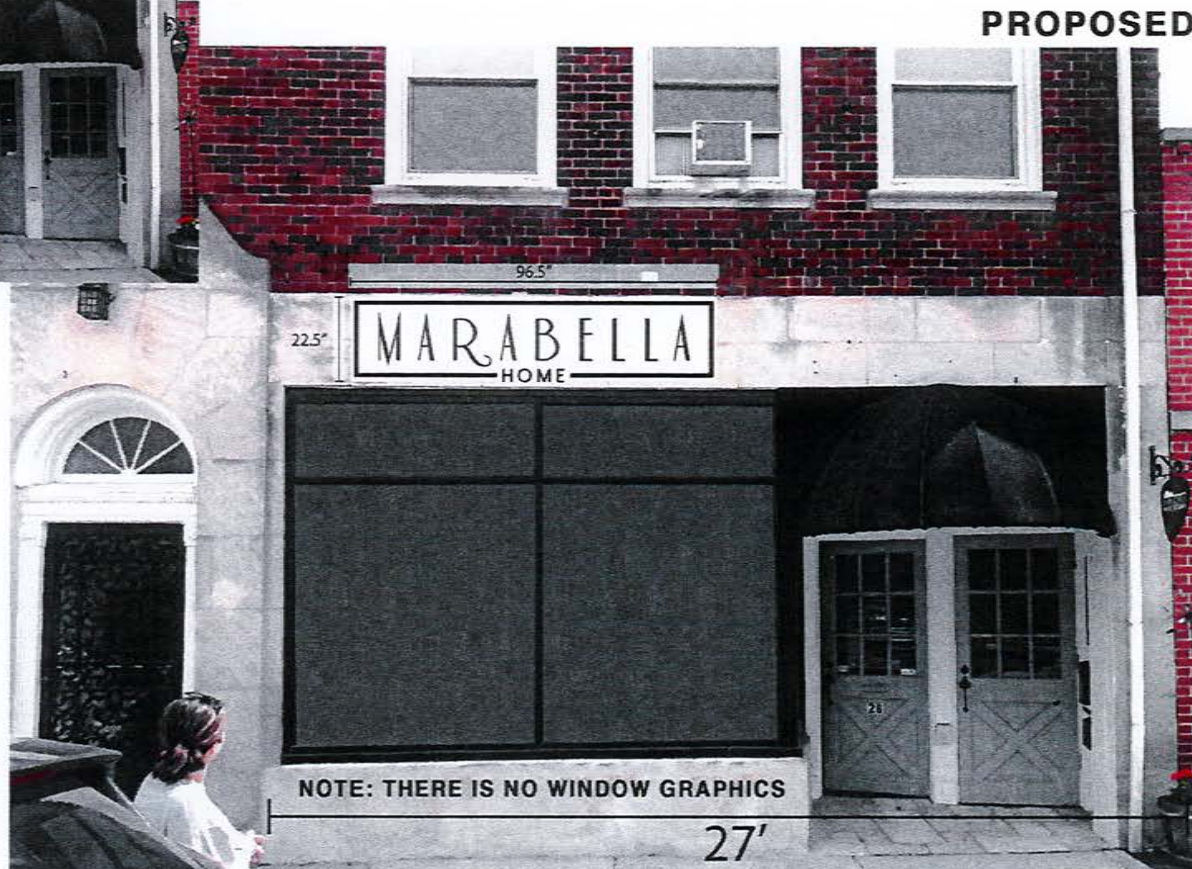
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

MARABELLA HOME



EXISTING



PROPOSED

- NON ILLUMINATED ACRYLIC FCO LETTERS
- PAINTED ALUMINUM BACKER



ARTWORK APPROVED

Signco Inc, Melrose Park, IL

Phone: 708-865-1717

signcochicago.com

FAX: 708-865-1728

This is an original drawing, submitted for your personal use in connection with a project being planned for you by Signco. It is not to be reproduced in any fashion without permission by Signco Incorporated.

MARABELLA HOME



EXISTING



- NON ILLUMINATED ACRYLIC FCO LETTERS
- PAINTED ALUMINUM BACKER



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MARABELLA HOME



- NON ILLUMINATED ACRYLIC FCO LETTERS
- PAINTED ALUMINUM BACKER



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MEMORANDUM

DATE: July 9, 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-14-2021 – 110 S. Washington Street – County Line Home Design Center – Installation of One (1) Wall Sign

FOR: July 14, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign application from County Line Home Design Center seeking approval to install one (1) new wall sign for County Line Home Design Center located at 110 S. Washington 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 for County Line Home Design Center, the existing business located at 110 S. Washington Street. The sign consists of gold colored wood letters that will be stud mounted onto the header above the storefront windows and entrance. The proposed non-illuminated wall sign measures 10" tall and 162.6" wide, with an overall sign face area of 11.3 square feet.

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.

Meeting History

Historic Preservation Commission Meeting – July 7, 2021 - The sign permit was reviewed at the Historic Preservation Commission meeting on July 7, 2021. The sign contractor, Pat Franz, provided an overview of the proposed sign and answered questions from the Commissioners. A sample of one of the individual letters was also shown to the Commissioners at the meeting.

There was a discussion over the existing pilaster / column located within the proposed signage area at the upper left side of the storefront windows. Several Commissioners noted that the proposed "S" letter appeared to be mounted on the pilaster, which extends forward and therefore would place the "S" on a different plane than the other letters. Due to visual concerns over the appearance, the Commission recommended that all of the letters be located on the same horizontal plane.



MEMORANDUM

Several options were discussed, including mounting the letters on different individual stem lengths or all letters on a backer ground. It was determined that individual letters will be made thicker to create the appearance that all are located on the same plane.

The Historic Preservation Commission recommended approval of the sign permit request, Case A-14-2021 for County Line Home Design Center located at 110 S. Washington Street, subject to the letters be mounted on the same linear plane, by a vote of 5-0 (1 absent, 1 recused). Chairman Bohnen recused himself from the vote as he is associated with the business.

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.

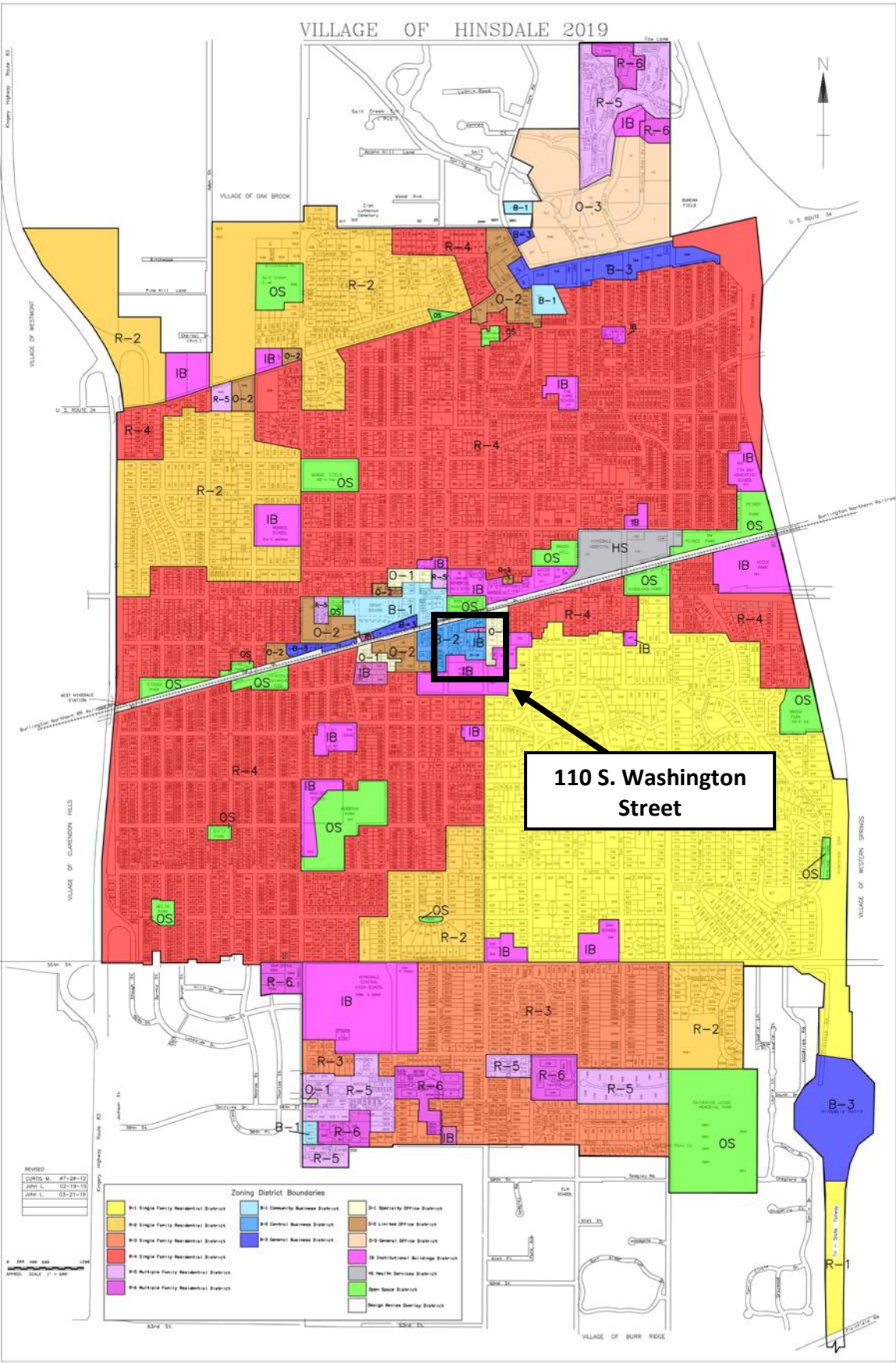
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.

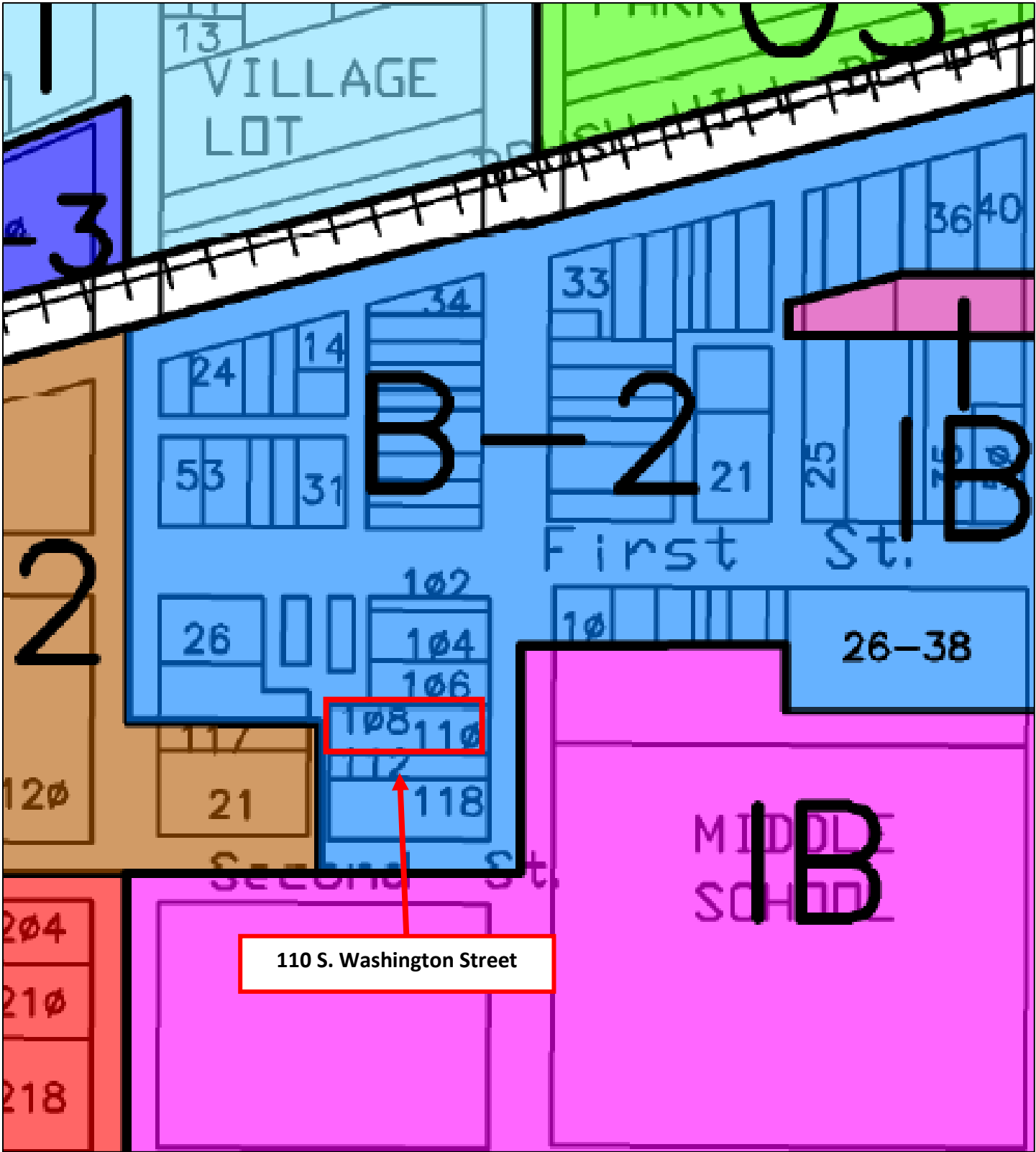
Attachments

1. Zoning Map and Project Location
2. Birds Eye View – 110 S. Washington Street
3. Street View – 110 S. Washington Street
4. Sign Permit Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 110 S. Washington Street



Street View – 110 S. Washington Street



* Please note the storefront and trim was previously painted black since this Google StreetView photo was taken



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

Applicant

Name: County Line Home Design Center
Address: 110 S. Washington Street
City/Zip: Hinsdale 60521
Phone/Fax: (630) 272-8916 / N/A
E-Mail: penny.bohnen@clphomes.com
Contact Name: Penny Bohnen

Contractor

Name: Pat Franz - Clairmont
Address: 110 S. Washington Street
City/Zip: Hinsdale 60521
Phone/Fax: (630) 325-5058 / N/A
E-Mail: pat@clairmontltd.com
Contact Name: Pat Franz

ADDRESS OF SIGN LOCATION: 110 S. Washington Street

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Other

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 11.3 (162.5" x 10")

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Dark Green (background)
- ② Gold (letters)
- ③ _____

Site Information:

Lot/Street Frontage: 18'

Building/Tenant Frontage: 18'

Existing Sign Information:

Business Name: County Line Home Design Center

Size of Sign: See attached 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.

Penny Bohnen
Signature of Applicant

06/15/2021

Date

Chris Calayard
Signature of Building Owner

06/15/21

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: _____

HOME DESIGN CENTER

110



★★★★★ 31 Reviews (4.9 stars)



HOME DESIGN CENTER

HOME DESIGN CENTER

Choose Font

TRAJAN GOUDY



Height

10 inch



Thickness

3/4 inch

Color

Brilliant Gold Metallic



Finish

High Gloss (+10%)



Mounting Hardware

Flush Stud Mount (\$4.50 per letter)



Approx. Width: 162.6"

Total Letter Count: 16

+ Add Line of Text

☐ Comments

\$17.60Qty:

Add to Cart

1

Manufacturing Time: 10 business days

(OLD SIGN)

