



MEETING AGENDA

MEETING OF THE PLAN COMMISSION

Memorial Hall – Memorial Building
19 East Chicago Avenue, Hinsdale, Illinois 60521
Wednesday, August 11, 2021
7:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (Non-Agenda Items)

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

5. PUBLIC HEARINGS

- 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. PUBLIC MEETINGS

- a) Case A-27-2021 – 531 N. Oak Street – Tentative & Final Plat of Subdivision to allow for the subdivision of one (1) lot into two (2) code compliant lots in the R-4 Single Family Residential District

7. SIGN PERMIT REVIEW

- a) Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board [Continued from the July 14, 2021 Plan Commission meeting]

8. OTHER BUSINESS

9. 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
MEMORIAL HALL
19 E. CHICAGO AVENUE, HINSDALE, IL
July 14, 2021
7:30 P.M.**

Call to Order & Roll Call

The regularly scheduled meeting of the Plan Commission was called to order by Chairman Cashman on Wednesday, July 14, 2021 at 7:32 PM.

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

PRESENT: Steve Cashman, Julie Crnovich, Anna Fiascone, Patrick Hurley, Jim Krillenberger, Gerald Jablonski, Cynthia Curry

ABSENT: Jim Krillenberger, Troy Unell, Mark Willobee

ALSO PRESENT: Bethany Salmon, Village Planner

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 – May 12, 2021

A motion was made by Commissioner Crnovich, seconded by Commissioner Fiascone, to approve the April 12, 2021 draft minutes as submitted. The motion carried by the roll call vote as follows:

Ayes: Commissioner Crnovich, Fiascone, Hurley, and Chairman Cashman

Nays: None

Abstain: Commissioner Curry, Jablonski

Absent: Commissioner Krillenberger, Unell, Willobee

Signage

a) Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board

Matthew Klein, the applicant representing Union Church, presented the request for the proposed bulletin board sign to be located at the southwest corner of the property. The proposed sign will provide improved communication and announcements to residents, will be lighted similar to the current sign, and will be located in the same location as the current sign. Mr. Klein explained the proposed sign was designed to recognize the concerns of neighboring residents. It will be constructed of high quality materials that compliment the church building and features a similar size, shape, and color scheme.

Mr. Klein provided plans of the proposed and existing sign to the Plan Commission. Details such as the block base, internal lighting, masonry cap, and orientation of the bulletin board were discussed. Mr. Klein stated the proposed sign will be of similar design common to other Hinsdale church locations as well as those found around the nation.

Sharon Olsen, the head of Union Church Building and Grounds, provided further detail related to the lighting of the proposed sign. Ms. Olsen explained the proposed sign would be lower in height than the existing sign, thereby reducing the impact on neighbors. The light fixture is 12 watts compared to the existing 40 watts, will be close to the surface of the sign, and will emit 900 lumens, and produces a yellow light color at 2700K. Ms. Olsen shared a model of the proposed light fixture with the Plan Commission. Cut sheets were also offered to the Plan Commission to help provide additional details. Mr. Klein noted that the proposed sign would be less bright than the existing 60 year old sign and only visible to one home.

Some questions were asked from the Plan Commission for clarification on the proposed sign size and brightness of the light. Inconsistencies were noted in the documents submitted to the Plan Commission as part of the packet. In particular, it was determined that the light specification sheet did not correspond with the information and light fixture presented at the meeting.

Commissioner Curry asked why a modern block font was used on the proposed sign instead of the Old English font used on the current sign. Laurie McMahon, representing Union Church, stated that the modern block font was larger, more visible, and in line with the font the church uses currently on publications. Mr. Klein provided copies of examples of similar signs in Hinsdale to the Commission.

Commissioner Crnovich expressed concerns over the number of temporary signs on the property as well as existing lighting. It was noted that the church property is a highly visible location and perhaps the church should consider proposing a design that eliminates the need for the large amount of temporary signage to reduce visual clutter. The Commission felt that the size of the proposed sign would make it one of the largest in the area and therefore may not be compatible with the historic character of the neighborhood and the adjacent single family homes. It was requested that the church submit a proposal to better suit the area.

Mr. Klein stated the sign size was not large in relation to the building size, was shorter and slightly wider than the existing sign, and would be barely visible from nearby front porches or bedrooms. Mr. Klein further commented that a great deal of effort was put into the proposed sign design to meet church needs, Village requirements, and the neighborhood characteristics.

Further discussion took place about the 4 inch tall lettering, the opaque background, and the color of the bulletin board.

Chairman Cashman asked about the coping material at the top of the sign. Mr. Klein confirmed that it would be constructed of metal with a stone finish. Similar to the Historic Preservation Commission, Plan Commissioners suggested that an actual stone material should be used and would be an improvement over the metal coping. It was requested that a rendering of the proposed sign illuminated at night should be included as part of a revised resubmittal by the church.

In response to questions on if any surrounding landscaping was proposed, Mr. Klein explained the proposed sign would be grade level and existing plantings would remain.

Chairman Cashman opened the discussion up to public comments.

Jim Oles, a resident of 305 and 306 S. Garfield, spoke in opposition of the proposed sign. Mr. Oles stated that more than one house can see the sign and the proposed sign does not fit into the historic neighborhood. It was suggested the church keep the existing sign and the proposed sign might be better suited in a different location on the property closer to the business district. Mr. Oles asked if a photometric study was completed and it was noted that neighbor input was not part of the process. Mr.

Oles read into the record an email sent from Sharon Starkston to the Plan Commission prior to the meeting that provides further information on concerns and opposition to the sign.

Roseann Coyner, a resident at 310 S. Park, stated that despite being very neighborly to the church in regards to traffic, noise, crowds and activities, the neighbors were left out of the process. Ms. Coyner expressed concerns over the proposed sign and stated that she wished the church had reached out to nearby residents ahead of time. She also noted the lighted sign will be visible from her property and would impact them. Ms. Coyner felt the permit application should be very specific on the exact in lumens and light levels, noting that the Village should be aware of and responsive to the increasing problem of light pollution. The brightness of the existing lights in the parking lot is also a concern. Finally, clarification that the sign illumination would be turned off by 10 p.m. was provided.

Nancy Cox, a resident at 127 E. Third, addressed the Commission requesting, as she did at the Historic Preservation Commission meeting, that the sign be softened with landscaping and plantings around the base of the sign. Ms. Cox stated the lighting will be impactful to the neighbors and requested a neighbor meeting to address concerns.

Commissioner Crnovich asked about use of vinyl material on the logo portion of the sign and noted metal would be more appropriate. Mr. Klein stated vinyl letters have proven to be durable and cost effective.

Chairman Cashman suggested a dimmable light that can be adjusted be used on the bulletin board.

The Plan Commission continued the sign permit application to the following meeting on August 11, 2021. The applicant agreed to consider revisions and address the comments provided at the meeting. The comments discussed include: consider holding a neighborhood meeting to get feedback from the neighbors, provide a rendering of the sign illumination at night, provide updated cut sheets for the LED lighting that accurately shows the details for the proposed light fixture and reflect a maximum of 900 lumens and 2700K, provide details on permanent and temporary signage on elsewhere on the property, provide landscaping details on the sides of the sign, and use masonry instead of metal on the top caps of the sign.

A motion was made by Commissioner Jablonski and seconded by Commissioner Fiascone, to continue the sign permit for Case A-10-2021 for the installation of one (1) ground sign with a bulletin board for the Union Church of Hinsdale located at 137 S. Garfield Street to the August 11, 2021 Plan Commission meeting. The motion carried by a roll call vote of 6-0 as follows:

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

b) Case A-13-2021 – 28 E. Hinsdale Avenue – Marabella Home – Installation of One (1) Wall Sign

Anthony Alfano, the sign company representative, provided an overview of the proposed sign and stated it would be acrylic letters on a backer panel. Commissioner Curry asked why a backer was used and if the option of removing the backer was considered to be consistent with other signs on the block. Mr. Alfano said that with the thin font style, a backer provides a more stable mount and less drilling into the building. The color of the backer matches the logo used by the business.

Discussion of the location of the sign centered over the window or the door followed. The majority of the commissioners stated they preferred the sign centered over the window.

A motion was made by Commissioner Hurley and seconded by Commissioner Jablonski to approve Case A-13-2021 for the installation of one (1) wall sign with option 1 (where the sign is center over storefront window only) for Marabella Home located at 28 E. Hinsdale Avenue. The motion carried by a roll call vote of 6-0 as follows:

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

c) Case A-14-2021 – 110 S. Washington Street – County Line Home Design Center – Installation of One (1) wall sign

Patrick Fronz, representing the sign contractor company, stated that two sets of letters would be ordered to add depth to the sign and bring items to the same plane. It was stated the applicant did not have a preference as to color being either gold or black. Overall, the Plan Commission was supportive of the design.

A motion was made by Commissioner Crnovich and seconded by Commissioner Curry to approve Case A-14-2021 for the installation of one (1) wall sign for the County Line Home Design Center located at 110 S. Washington Street, as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

Adjournment

A motion was made by Commissioner Jablonski, seconded by Commissioner Crnovich, to adjourn the meeting. The meeting was adjourned at 9:19 PM after a unanimous voice vote of 6-0.

Respectfully Submitted,

Jennifer Spires, Community Development Office



MEMORANDUM

DATE: August 6, 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 – **Public Hearing**

FOR: August 11, 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:



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- 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. Notice of the public hearing was published in The Hinsdalean on July 22, 2021.

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:

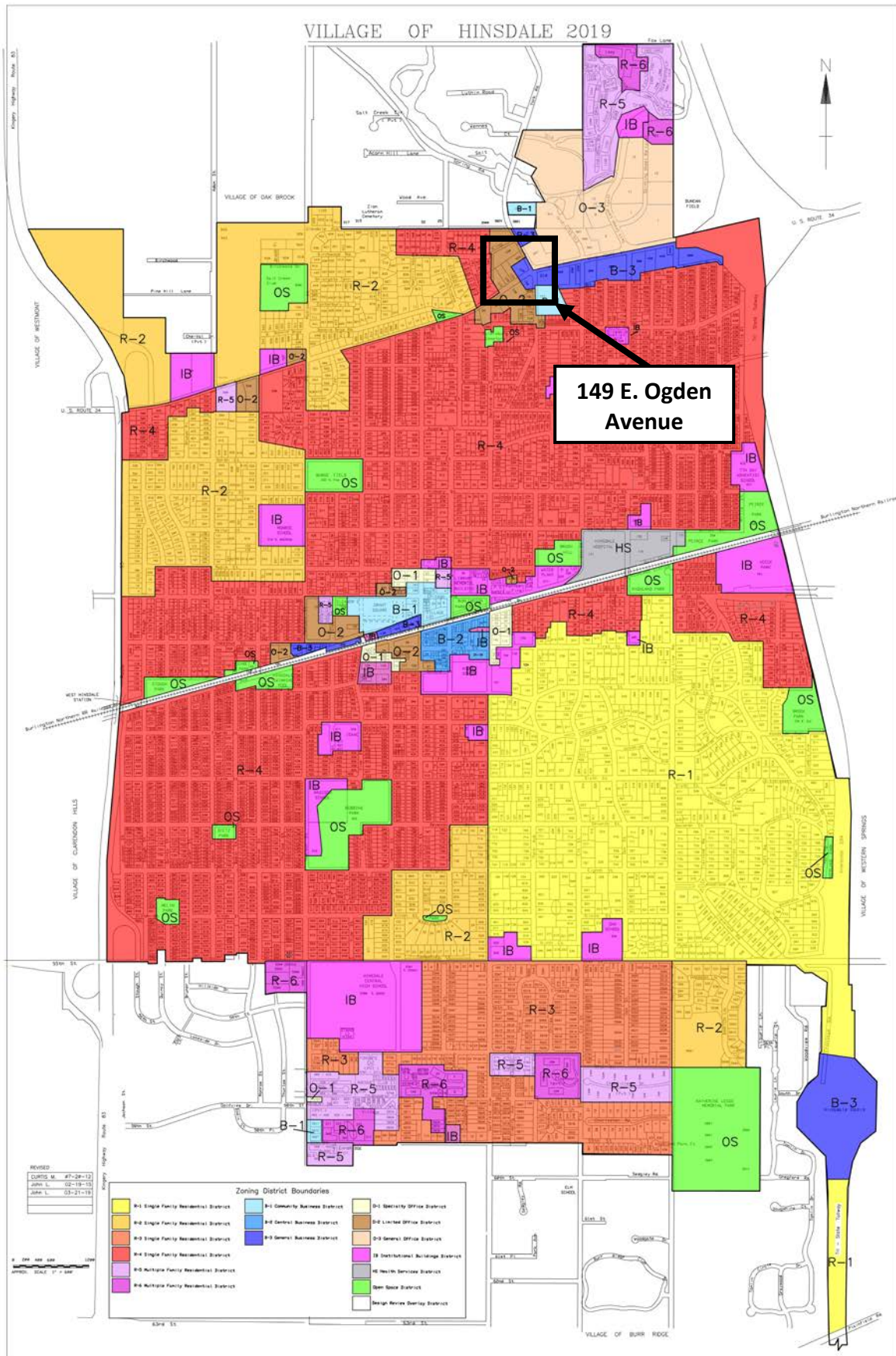
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The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

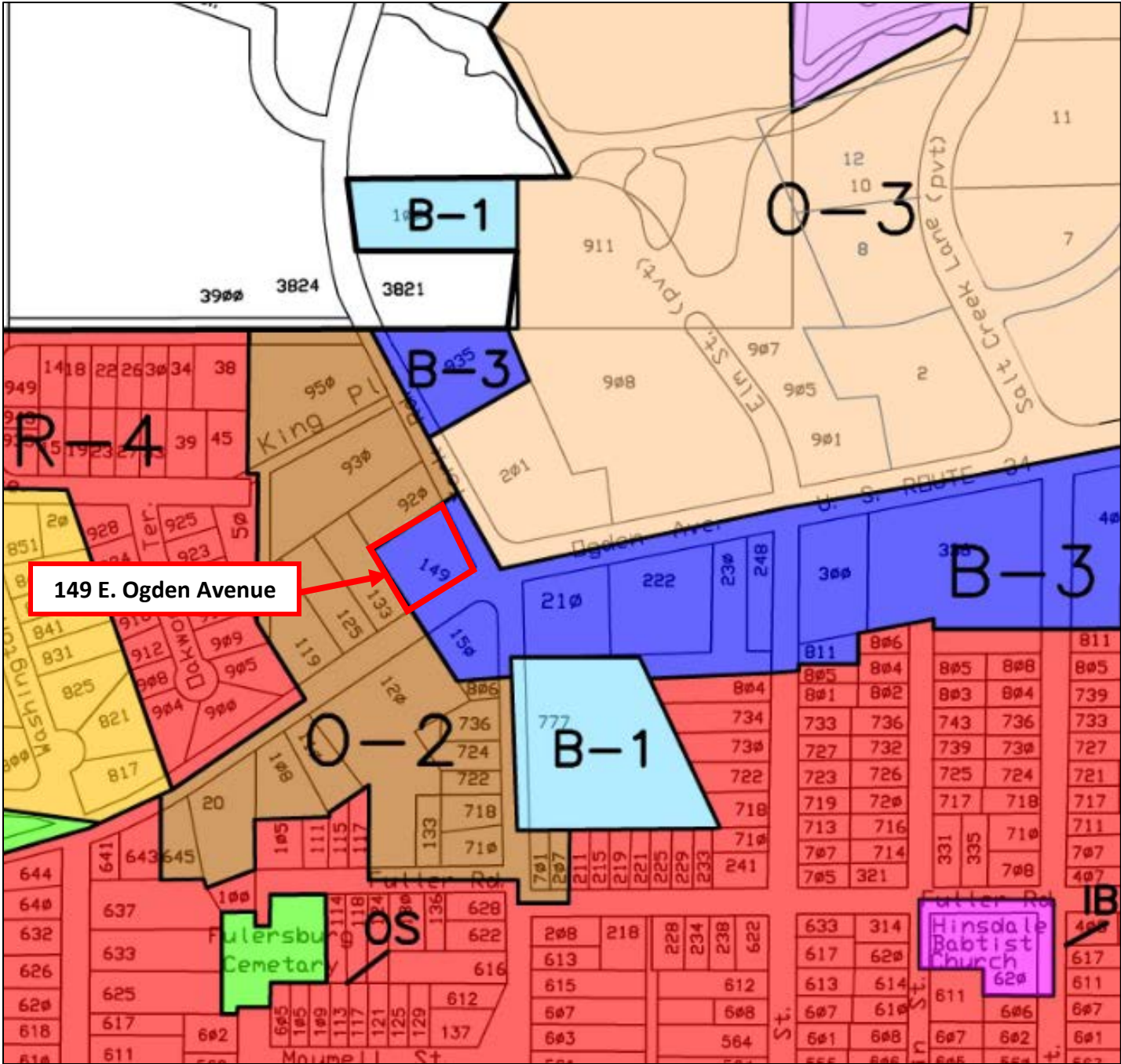
ATTACHMENTS

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



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



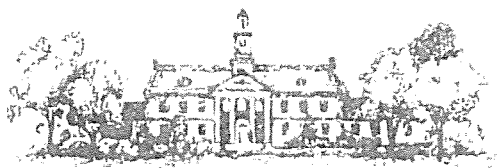
Looking West from York Road

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** FOUNDED IN 1871

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

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

Owner

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

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

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

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

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

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 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

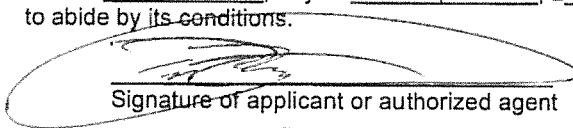
* EXISTING CALCULATIONS. NO CHANGES.

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.

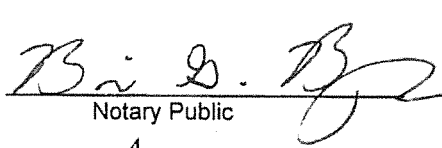

Signature of applicant or authorized agent

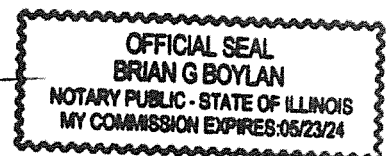
MANZO SPINA
Name of applicant or authorized agent

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
30 W 180 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.

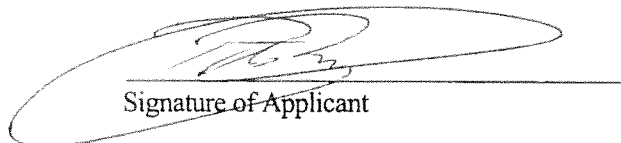
THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST THE SUBJECT PROPERTY 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
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 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):

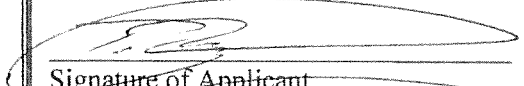
- ① Blue Black
- ② White
- ③ Green Yellow

Site Information:Lot/Street Frontage: 365.95Building/Tenant Frontage: 80

Existing Sign Information:

Business Name: BPSize of Sign: 27 Square FeetBusiness Name: Urban CounterSize 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 of Applicant5/20/21
Date
Signature of Building Owner5/20/21
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.

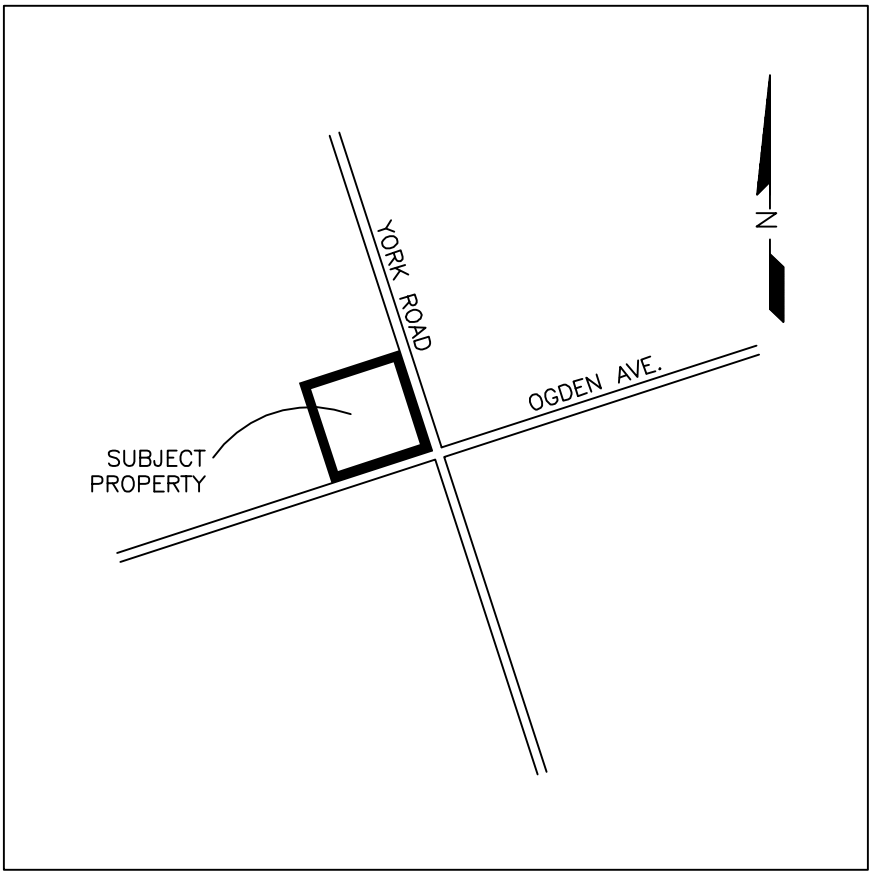
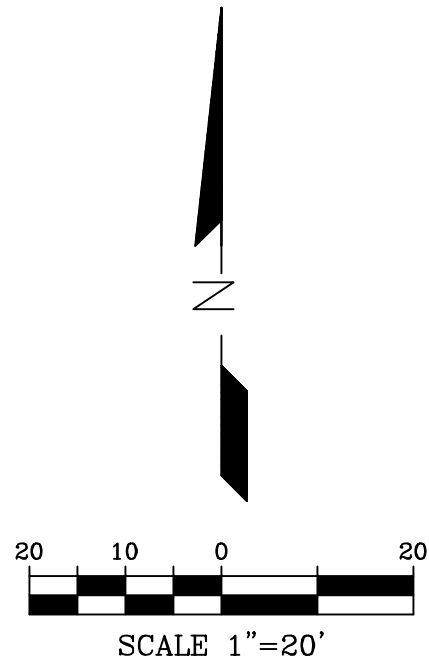
Thank you for your time.

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.



LEGEND:			
A	YARD LIGHT	—X—X—	FENCE
*	LIGHT POLE	—	GUARDRAIL
(SP)	SIGNAL POLE	—OHW—	OVERHEAD WIRES
—	UTILITY POLE	—USE—	UNDER ELEC.
—	GUY WIRE	—GAS—	GAS LINE
—	CATCH BASIN	—SAN—	SAN SEWER LINE
—	CURB INLET	—ST—	STORM SEWER LINE
(E)	ELECTRIC M.H.	—UT—	UNDER TELEPHONE
(MH)	MANHOLE	—H2O—	EXISTING WATER LINE
(PH)	PHONE M.H.	—CH.WAT—	CHILLED WATER LINE
(SA)	SANITARY M.H.	—	MONITORING WELL
(SC)	SIGNAL M.H.	B ₂	BOLLARD
(ST)	STORM M.H.	B ₃	BORE HOLE
(WM)	WATER M.H.	D ₂	DOWNSPOUT
(EM)	ELEC. METER	D ₃	GATE POST
(CO)	CLEANOUT	C ₂	POLE
(GM)	GAS METER	P ₂	PARKING METER
(GV)	GAS VALVE	S ₂	SPIGOT
(WV)	WATER VALVE	T ₂	T-POST
(FH)	FIRE HYDRANT	W ₂	WOOD POST
(SH)	SPR. HOOKUP	TR	TRANSFORMER
S	SPRINKLER	EV	ELEC. VAULT
		PH	PHONE VAULT
		ST	STEAM VAULT
		AC	AC UNIT
		PHB	PHONE BOOTH
		BF	BIRD FEEDER
		MB	MAILBOX
		PROP.	PROP. TANK
		PR	PARKING BLOCK
			FD AXEL
			FD BRASS DISK
			FD COT GIN SPDOLE
			FD CHISELED X
			SET CHISELED X
			SET DRILL HOLE
			FD HARISON MON.
			SET HUB/TACK
			FD REBAR
			FD MAG NAIL
			SET MAG NAIL
			FD NAIL
			FD PIPE
			FD RR SPIKE
			FD RR SPIKE
			FD STONE
			(R) RECORDED B&D
			(M) MEASURED B&D
			(C) CALCULATED B&D
			(PROP) PROPORTIONAL DIST.
			A.G. ABOVE GROUND
			B.G. BELOW GROUND
			CONF. TREE
			DECID. TREE
			SHRUB
			PHONE RISER-BOX
			TV RISER-BOX
			ELEC. RISER-BOX
			GAS RISER-BOX

- 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/CONVIANCIE 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

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

BP PRODUCTS NORTH AMERICA INC.

149 East Ogden At York
Hinsdale, IL

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

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.

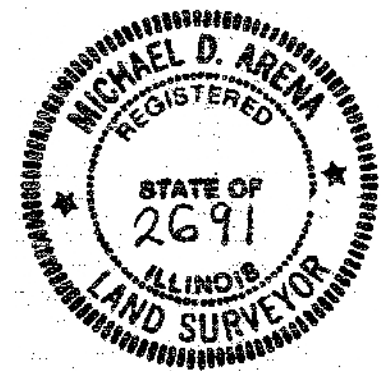
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8-10, and 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

Michael D. Aletia
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.

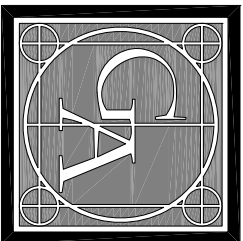
5. Easement for telephone lines as established by Grant from George H. Rhoades AND Julia Rhoades to Illinois Bell Telephone Co. recorded November 29, 1955 as document 782059; does not affect site.

(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

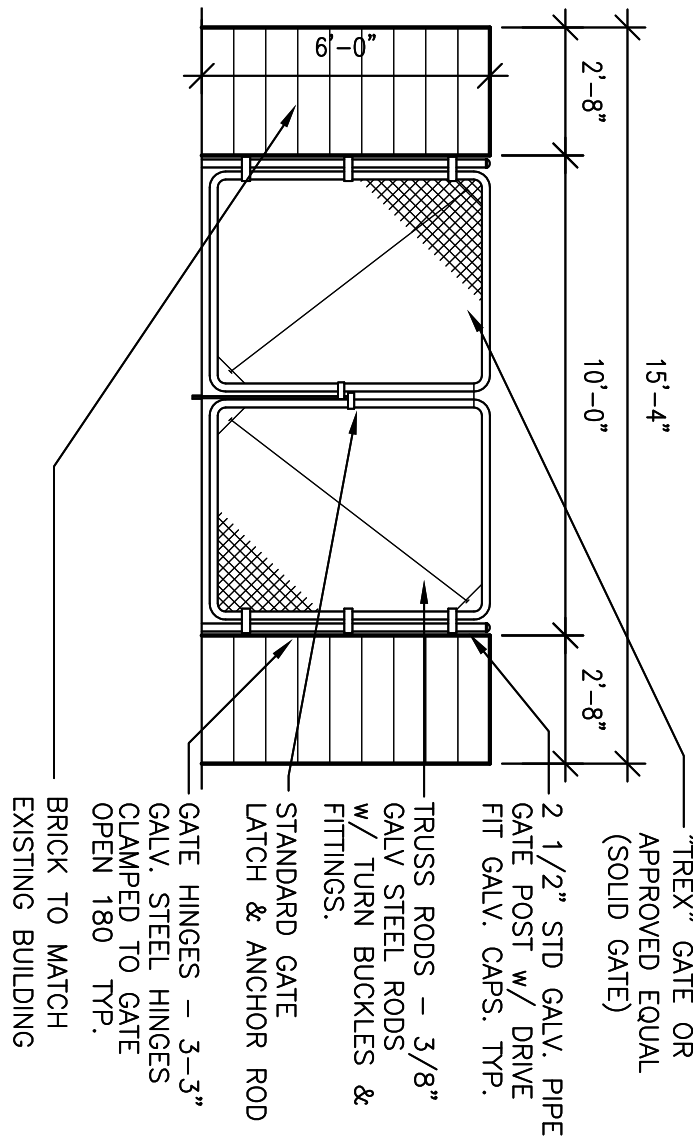
JOB NO. 10-095
DATE 12-14-10
FILE 01-40
PLOT SCALE 1:1

OWNER APPROVAL

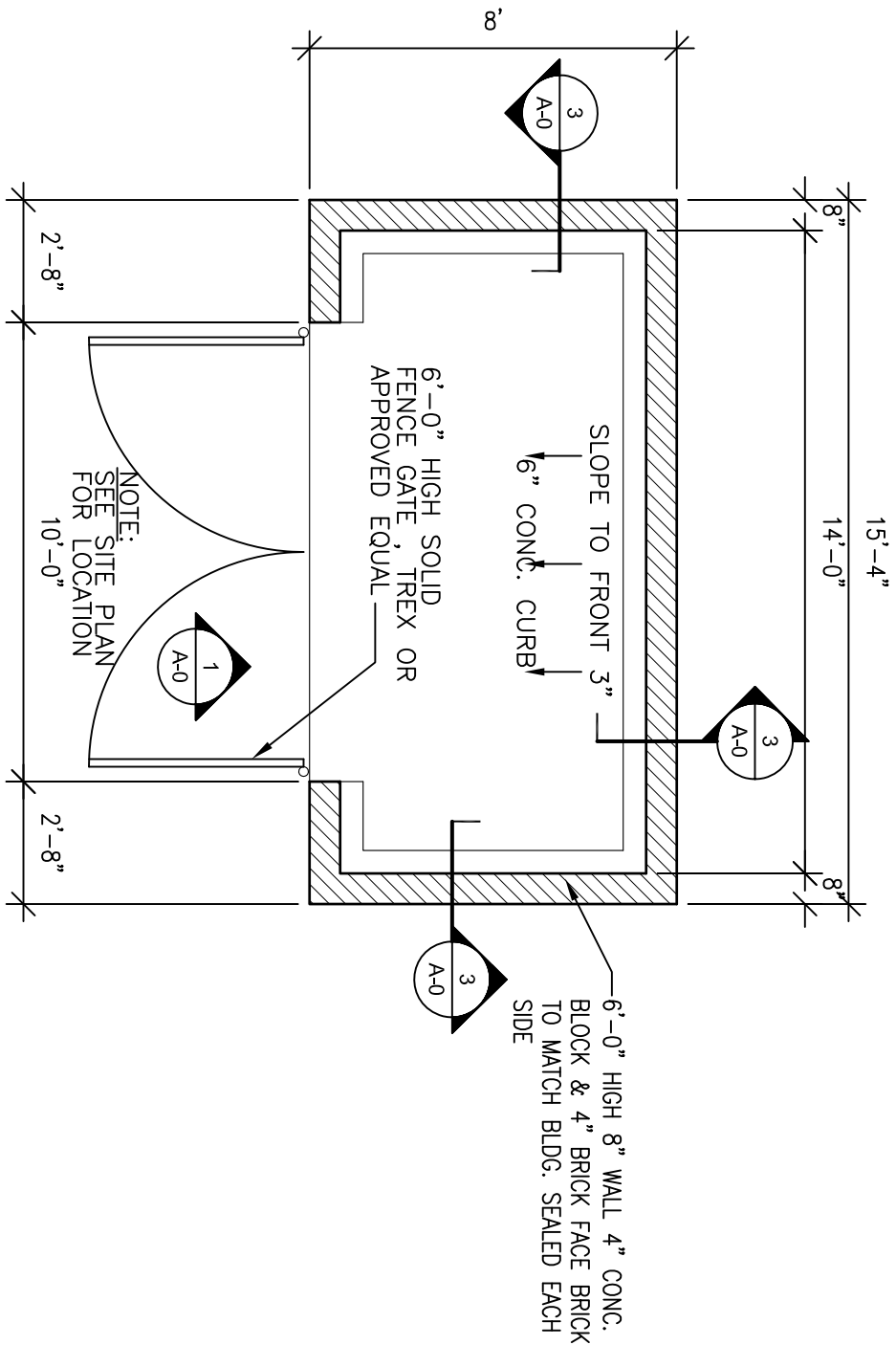
Signature _____
Title _____

SHEET TITLE
LANDSCAPING

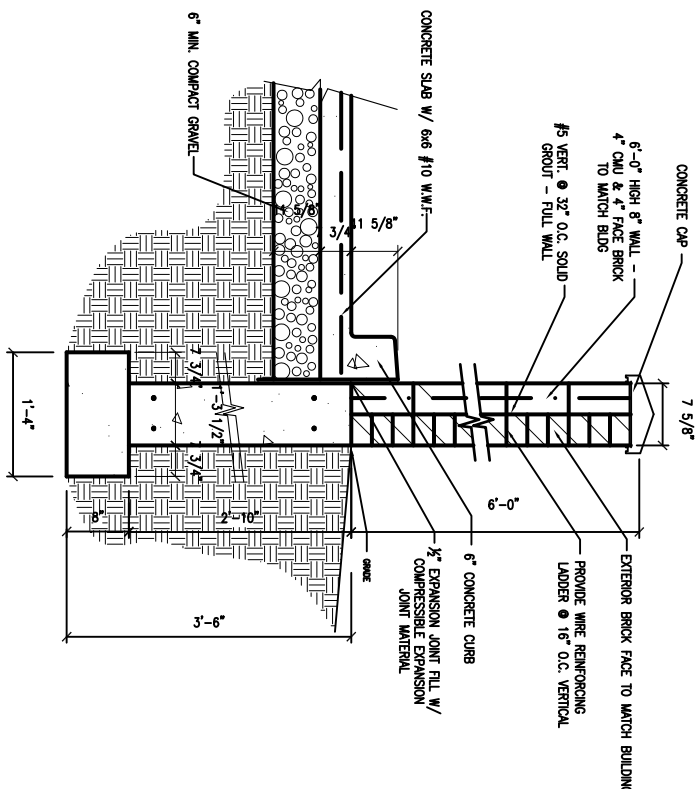
SHEET NUMBER
A0.1



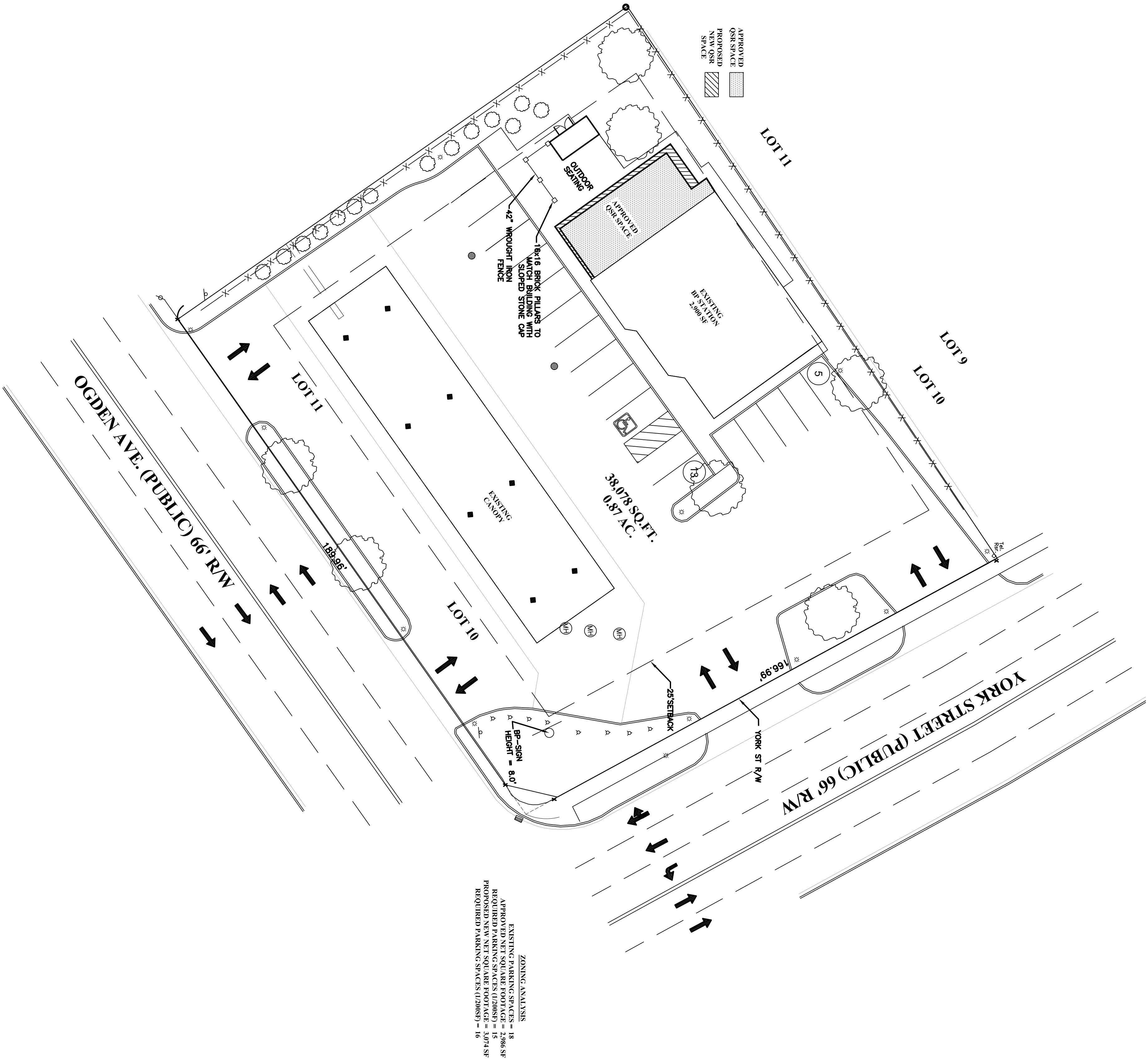
1 ENCLOSURE ELEVATION
A0 SCALE: 1/4"=1'-0"



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



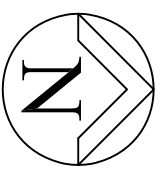
3 ENCLOSURE SECTION
A0 SCALE: 1/4"=1'-0"

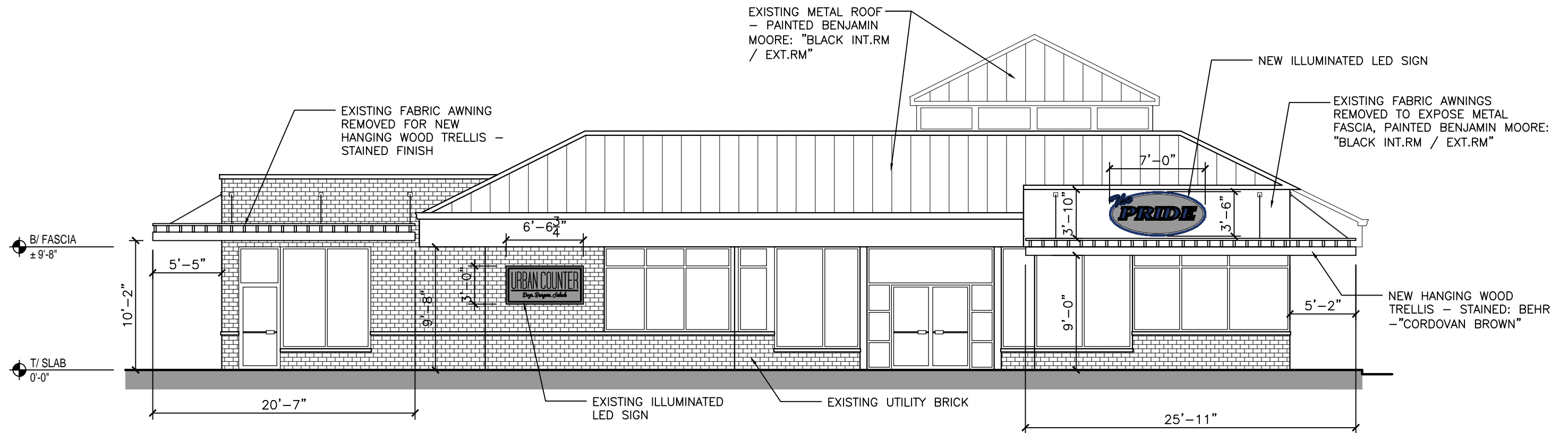


ZONING ANALYSIS
EXISTING PARKING SPACES = 18
APPROVED NET SQUARE FOOTAGE = 2,986 SF
REQUIRED PARKING SPACES (0.20MSF) = 15
EXISTING PARKING SPACES (0.20MSF) = 16

EXISTING LANDSCAPE PLAN

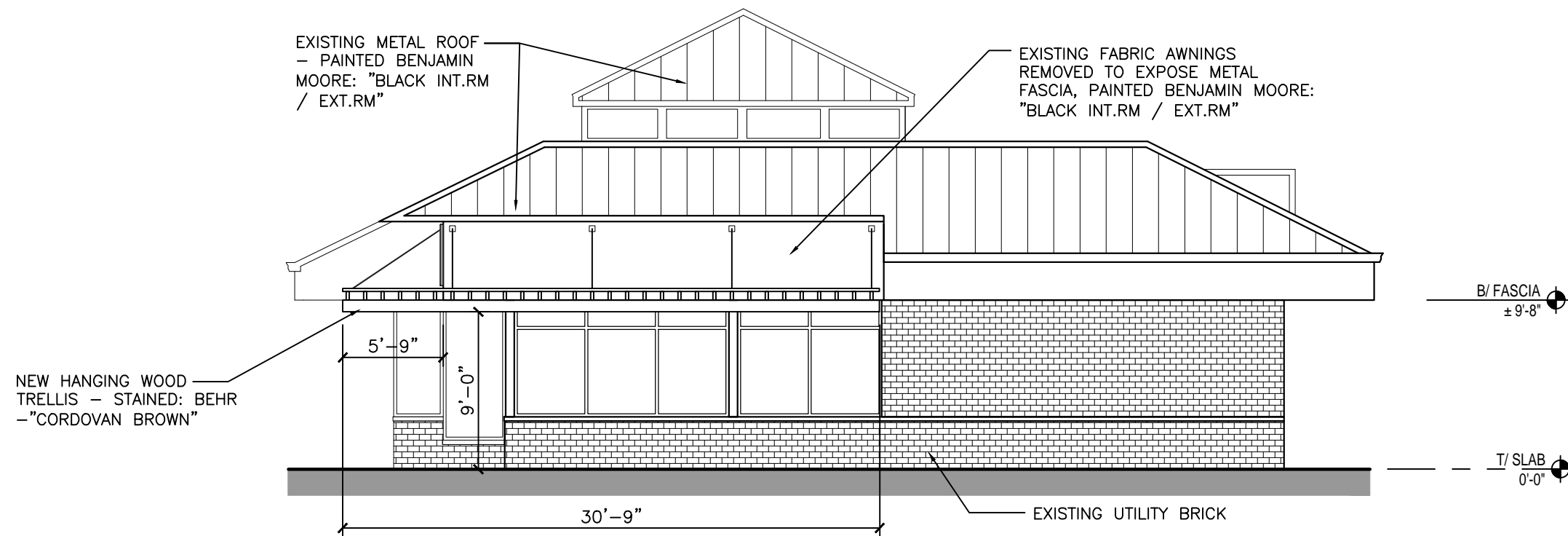
SCALE: 1:20





FRONT ELEVATION

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



SIDE ELEVATION

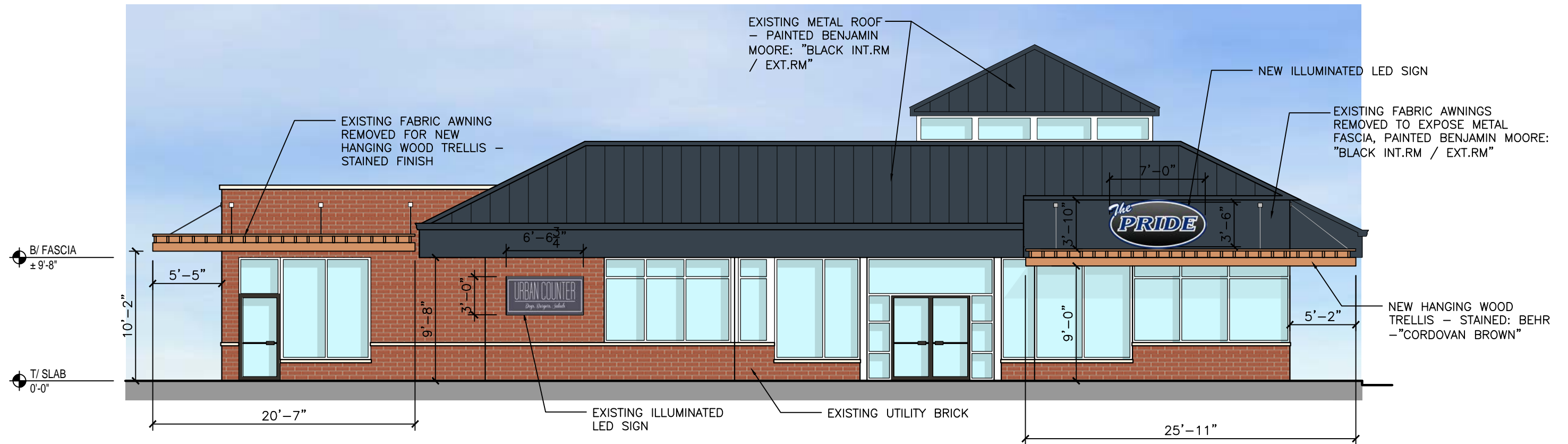
SCALE: 1/8" = 1'-0"



PRIDE OF HINDSDALE - SIGN EXHIBIT

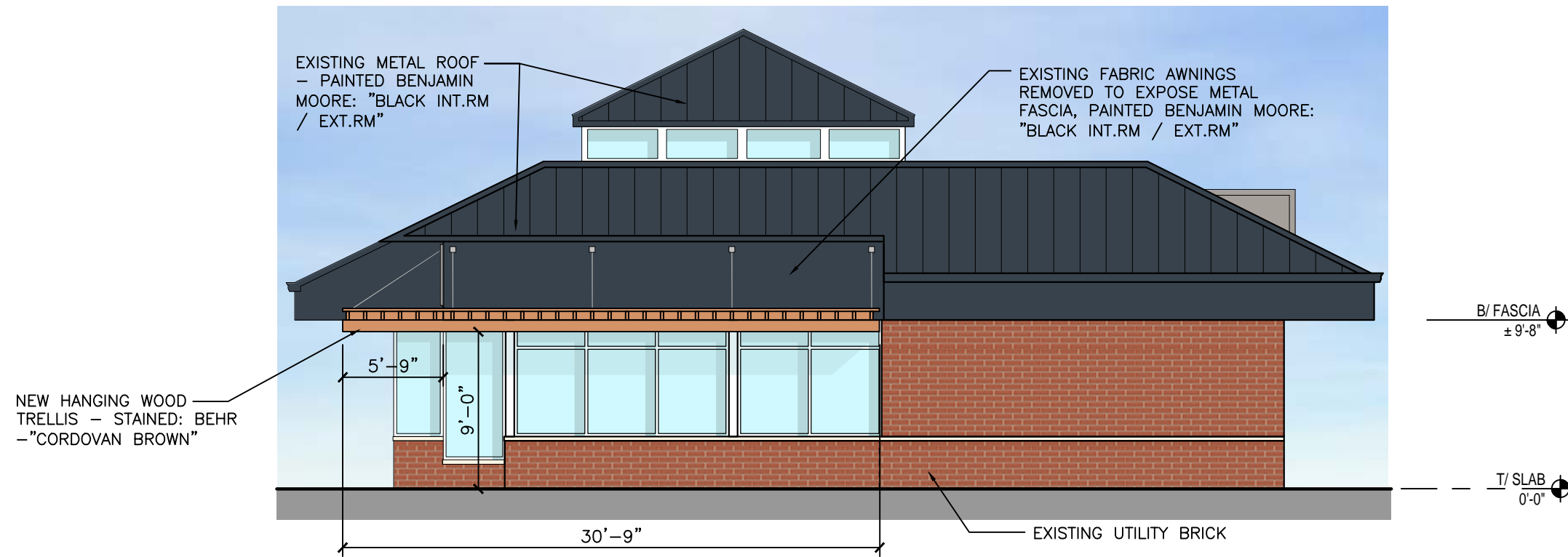
HINDSDALE, ILLINOIS





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

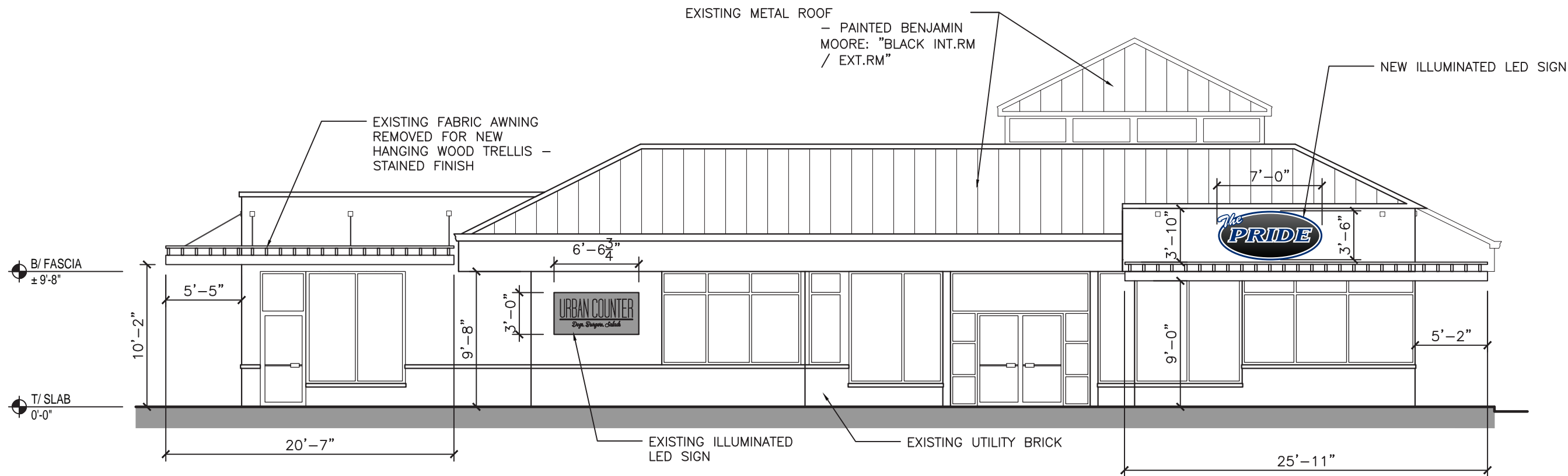
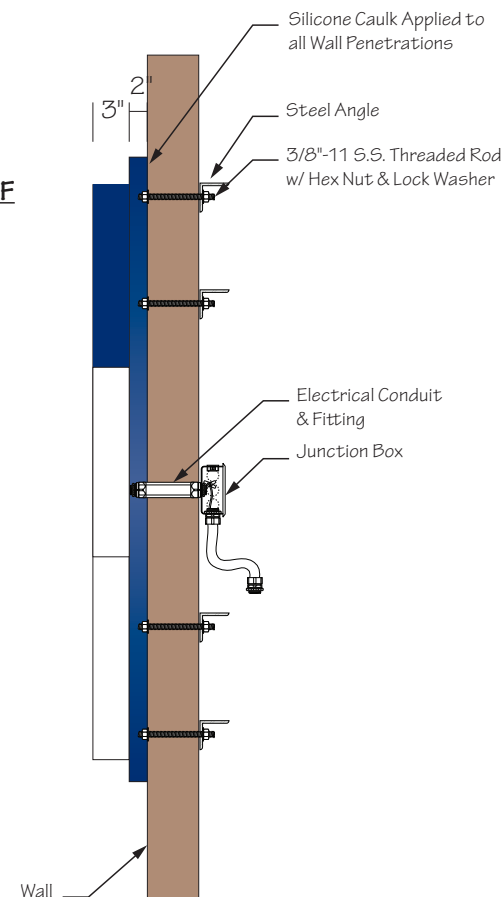
Vinyl Applied to Faces

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.

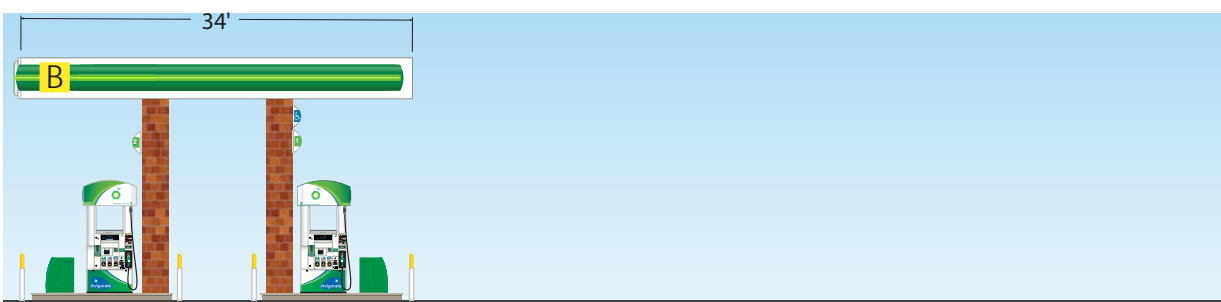
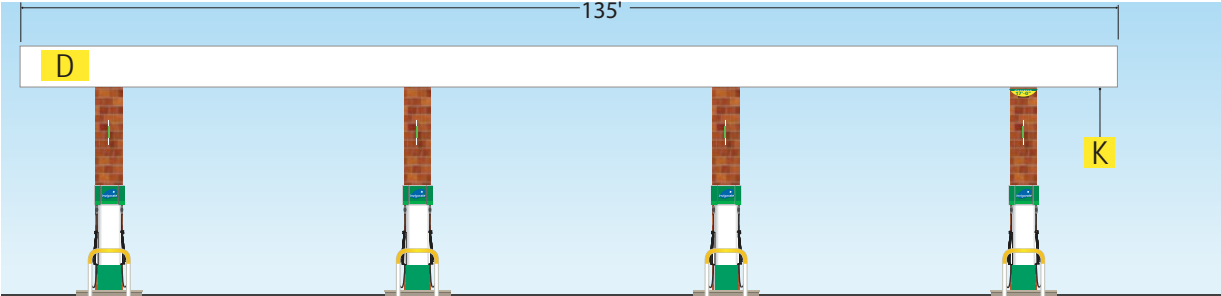
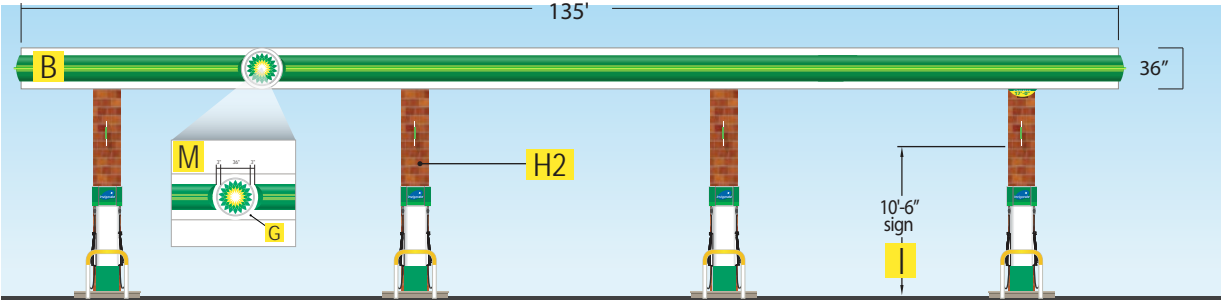


This sign is built to UL Standards for operation in North America.

"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.

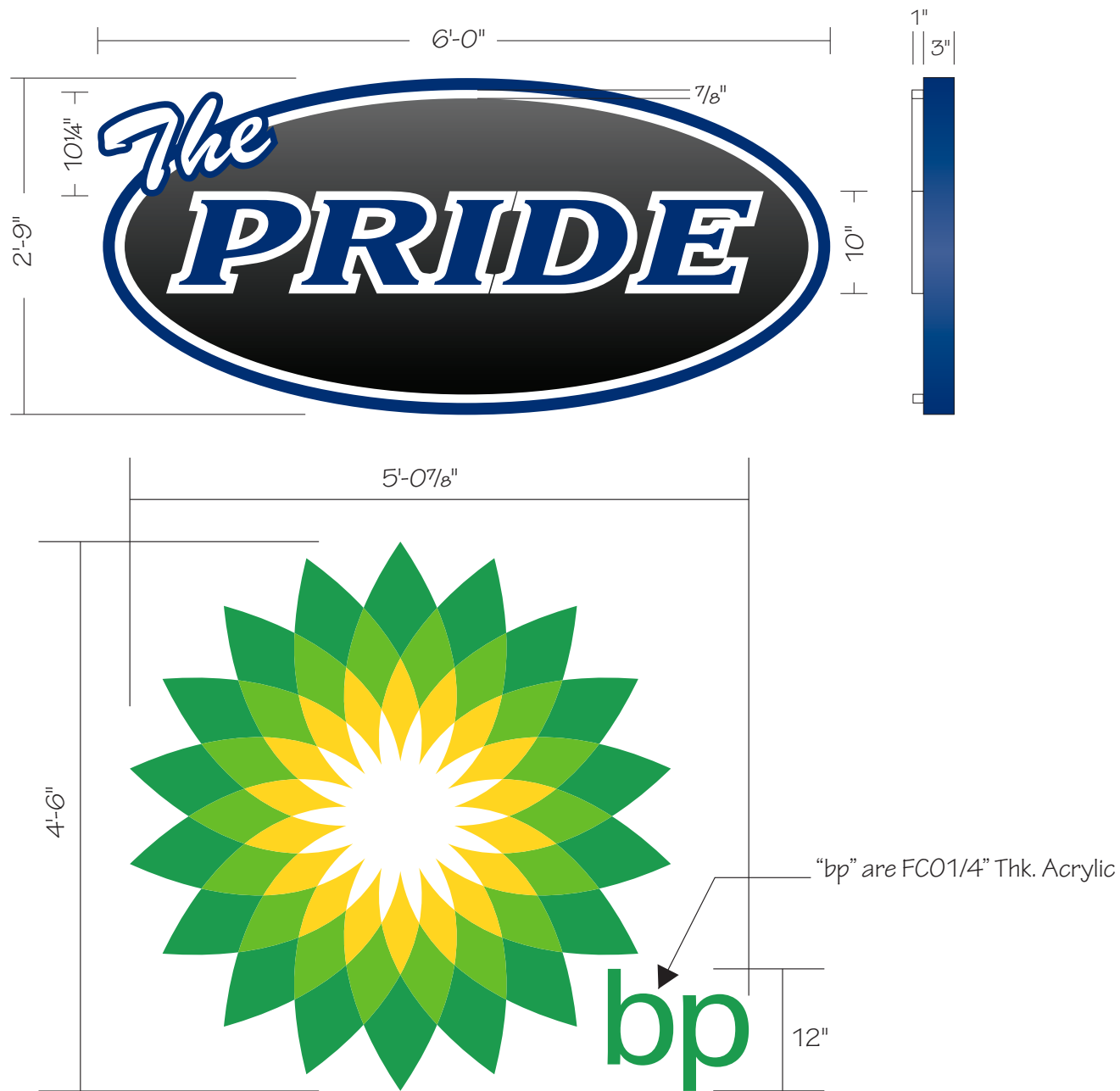
LightBar Selection Guide

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

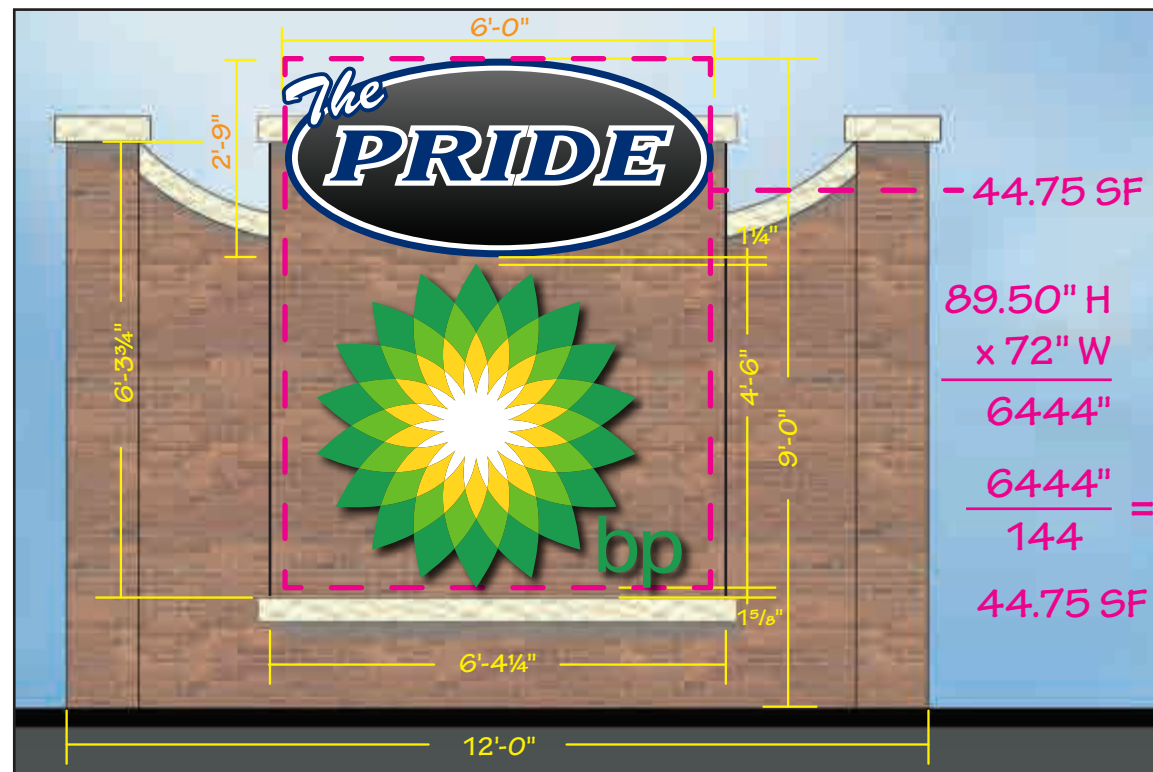
Letters & White In-line: Kalisigns Slimtek-F Face-lit 1" White Acrylic

"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. 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

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.

"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."

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MEMORANDUM

DATE: August 6, 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-27-2021 – 531 N. Oak Street – Tentative & Final Plat of Subdivision to allow for the subdivision of one (1) lot into two (2) code compliant lots in the R-4 Single Family Residential District

FOR: August 11, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Patricia Halikias, 531 Oak LLC

Subject Property: 531 N. Oak Street (PIN: 09-01-210-017)

Site Area: 0.62 acres (27,330.9 square feet)

Existing Zoning & Land Use: R-4 Single Family Residential District – Single-Family Detached Home

Surrounding Zoning & Land Use:

North: R-4 Single Family Residential District – Single-Family Detached Homes

South: R-4 Single Family Residential District – (across Minneola Street) Single-Family Detached Homes

East: R-4 Single Family Residential District – (across Jefferson Street) Single-Family Detached Homes

West: R-4 Single Family Residential District – (across Oak Street) Single-Family Detached Homes

APPLICATION SUMMARY

The applicant requests approval of a Tentative Plat and Final Plat of Subdivision to subdivide one (1) 27,330.9 square foot lot located at 531 N. Oak Street into two (2) code compliant lots in the R-4 Single Family Residential District.

The subject property is improved with a single-family detached home. Per the applicant, the existing house is to remain and could be redeveloped in the future. The new subdivided lot would remain vacant until sold to a new owner. There are currently no plans to redevelop the new lot.

REQUEST AND ANALYSIS

The applicant proposes to subdivide the existing lot 27,330.9 square foot lot into two (2) code-compliant lots that are nearly equal in size. Lot 1 will measure 13,662.6 square feet and Lot 2 will measure 13,668.3 square feet. An existing single-family home is proposed to remain on Lot 1. Lot 2 will remain vacant - plans for new construction will be proposed in the future. At this time, the applicant is only proposing to subdivide the existing lot. There are no plans to demolish the existing single-family home or develop either lot at this time.



MEMORANDUM

As shown on the submitted Table of Compliance, the proposed lots will meet the bulk requirements for the R-4 Single Family Residential District listed in Section 3-110 of the Zoning Code. Because detailed construction plans have not yet been prepared for any future development at this time, the applicant or future owner will need to verify that all bulk requirements are met at the time of building permit submittal. For example, exact calculations for floor area ratio, lot coverage, building height, and building elevation are not known at this time as these are calculated based on specific plans for construction. Any future development will be required to meet Village code requirements.

Per Title 11-7-7 of the Municipal Code, the applicant may request, and the Plan Commission may, at its discretion, waive any of the requirements for a tentative plat which it deems unnecessary or not pertinent to a particular subdivision. For final plats, the Plan Commission may also waive the requirements and supporting documents listed in Title 11-1-10 and Title 11-1-11. The full requirements outlined in Title 11-7-7 through Title 11-1-11 are attached for review.

The applicant has requested that several requirements be waived, which are identified and included in a written response in the application packet. At this time, the applicant is only proposing to subdivide the existing lot. There are no development plans for either lot at this time. Therefore, detailed plans or engineering plans have not been prepared to meet the tentative and final plat requirements in the Municipal Code.

PROCESS

Pursuant to the Title 11-1-8 of the Municipal Code, on submission of a tentative plat, the Plan Commission (PC) shall approve or disapprove the tentative plat within ninety (90) days of receipt thereof. If the tentative plat is not satisfactory in all details as presented, the PC may require the subdivider to make such corrections or changes as they may request before approval of said plat. Upon the approval of a tentative plat, such plat shall be forwarded to the Village Board for their approval or disapproval within thirty (30) days of receipt by said Board.

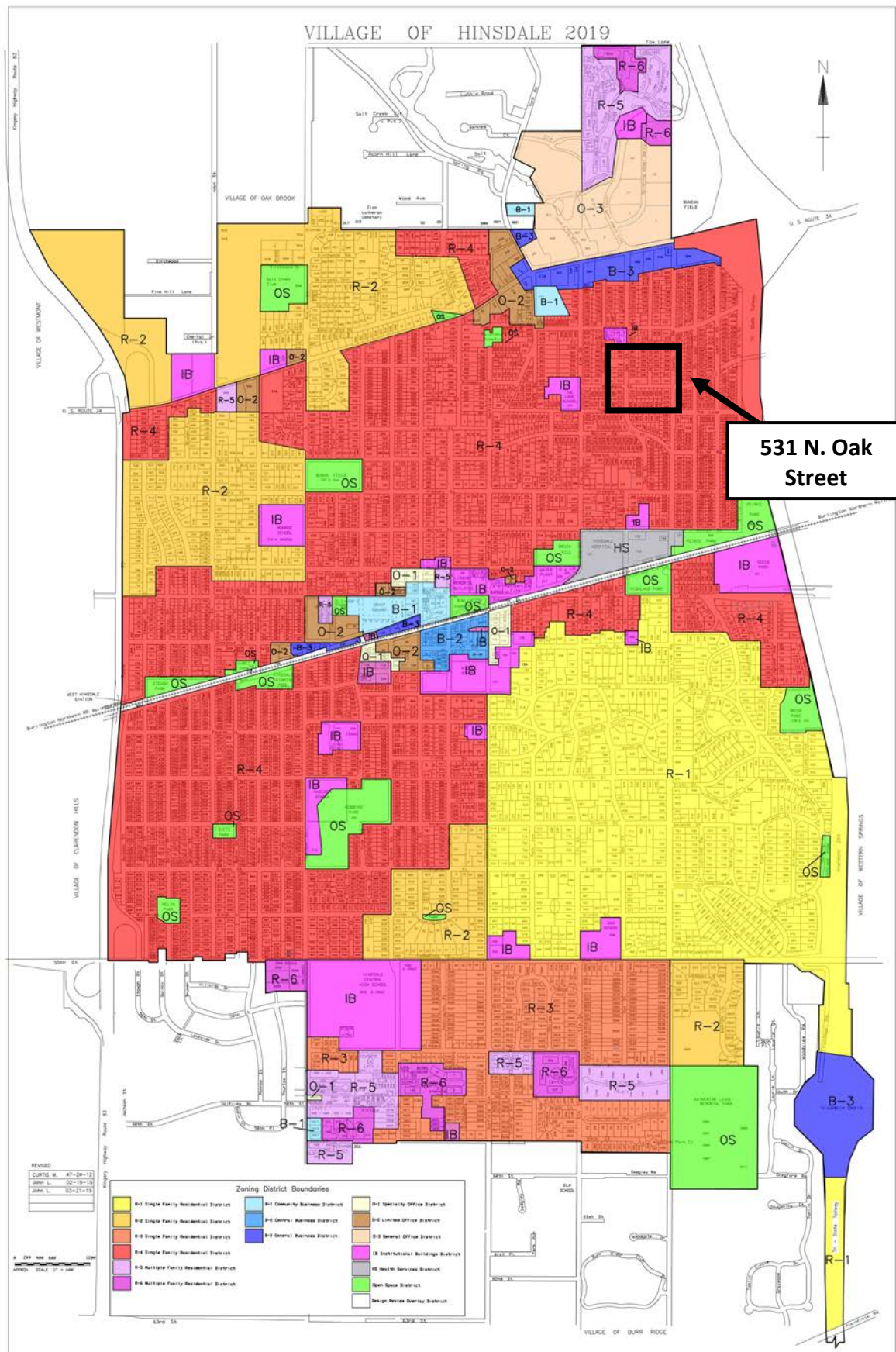
The applicant shall file application for final approval of a subdivision plat not later than one year after a tentative plat has been approved by the Village Board. Within 60 days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

Public notice is not required for a tentative and final plat. In accordance with Section 11-604(C)(3), a site plan review would not be required as the property does not exceed 30,000 square feet in size.

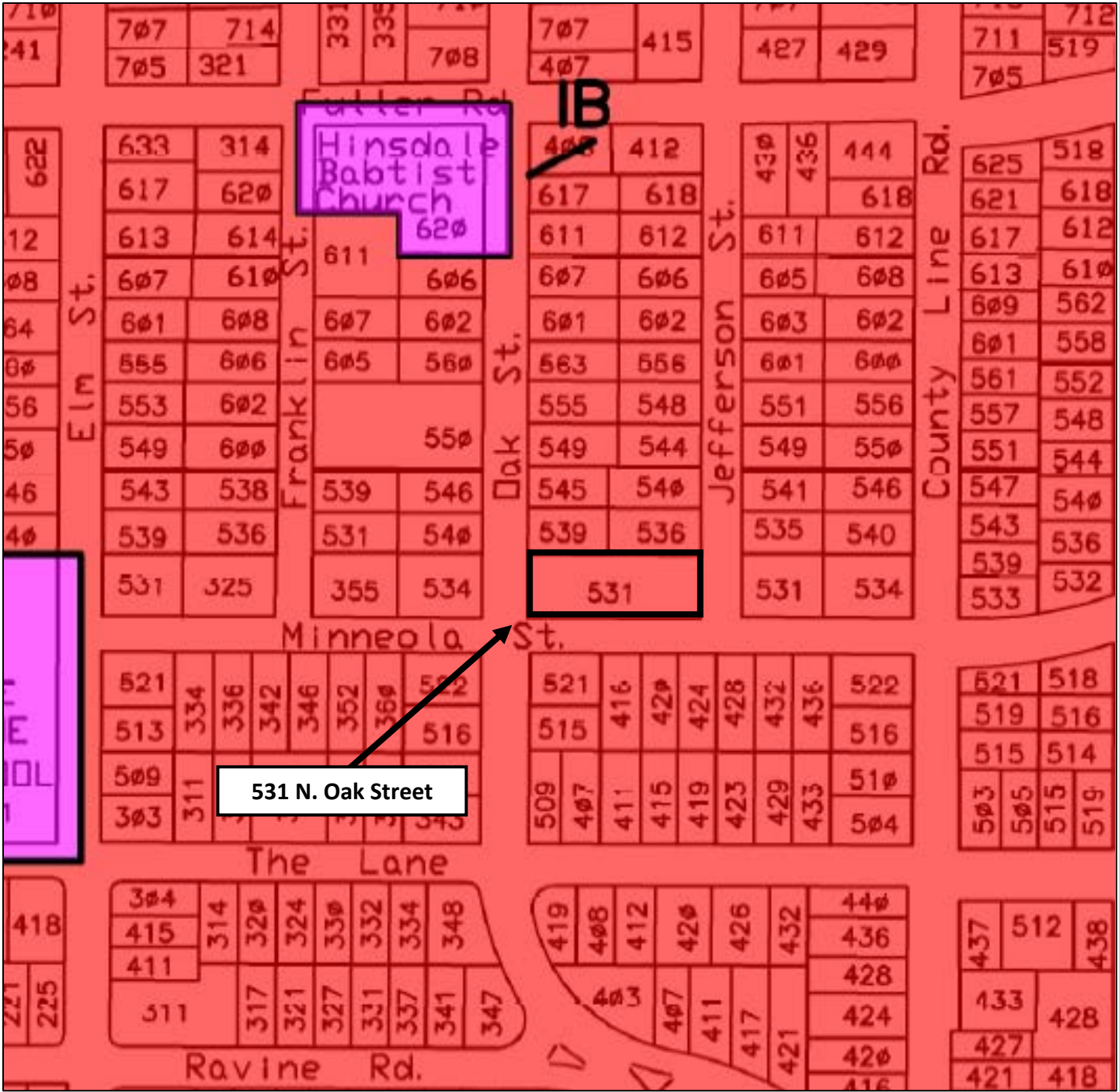
ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Street View
4. Birds Eye View
5. Title 11-1-7 through Title 11-1-11 of the Municipal Code – Tentative and Final Plat Requirements
6. Application and Exhibits

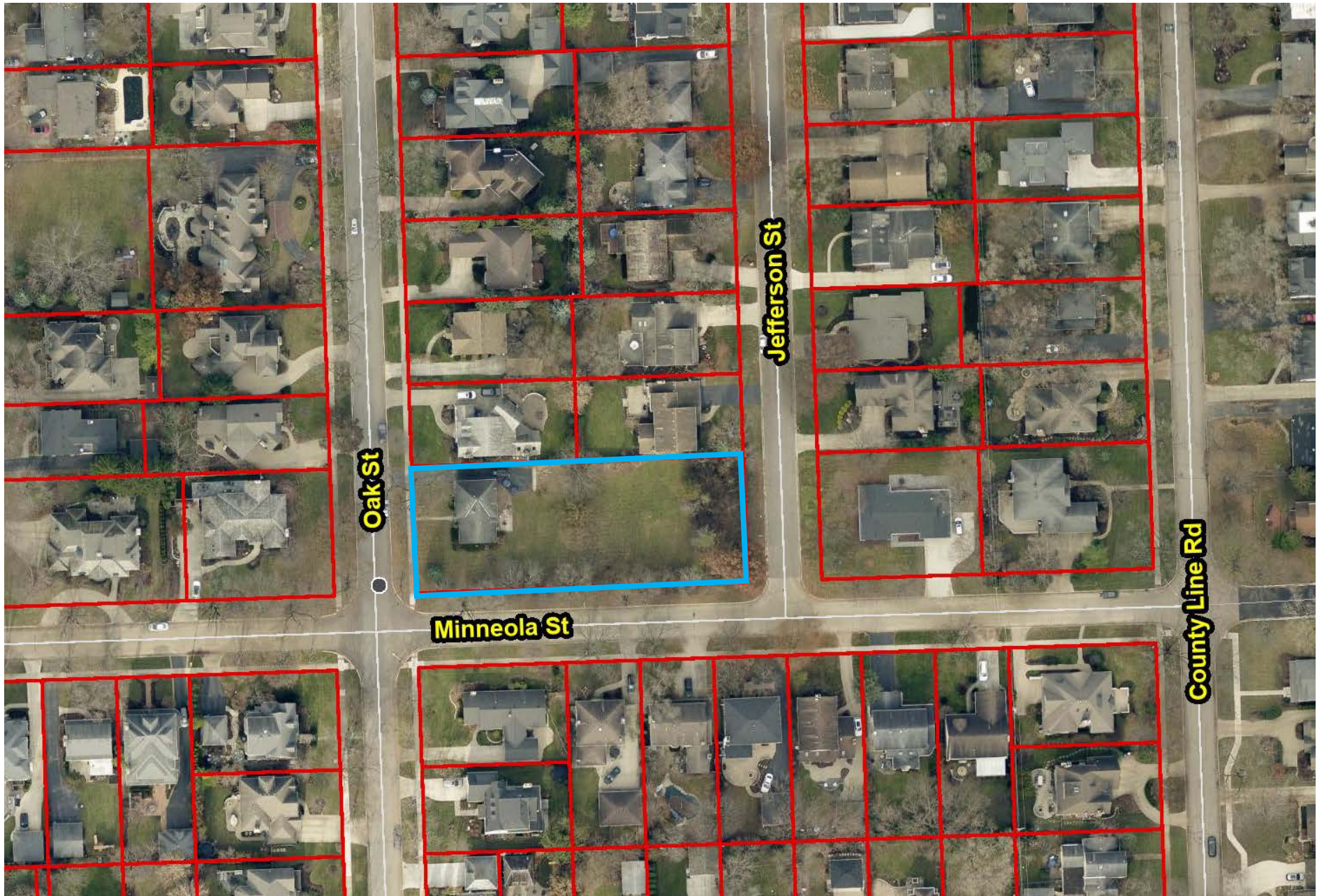
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



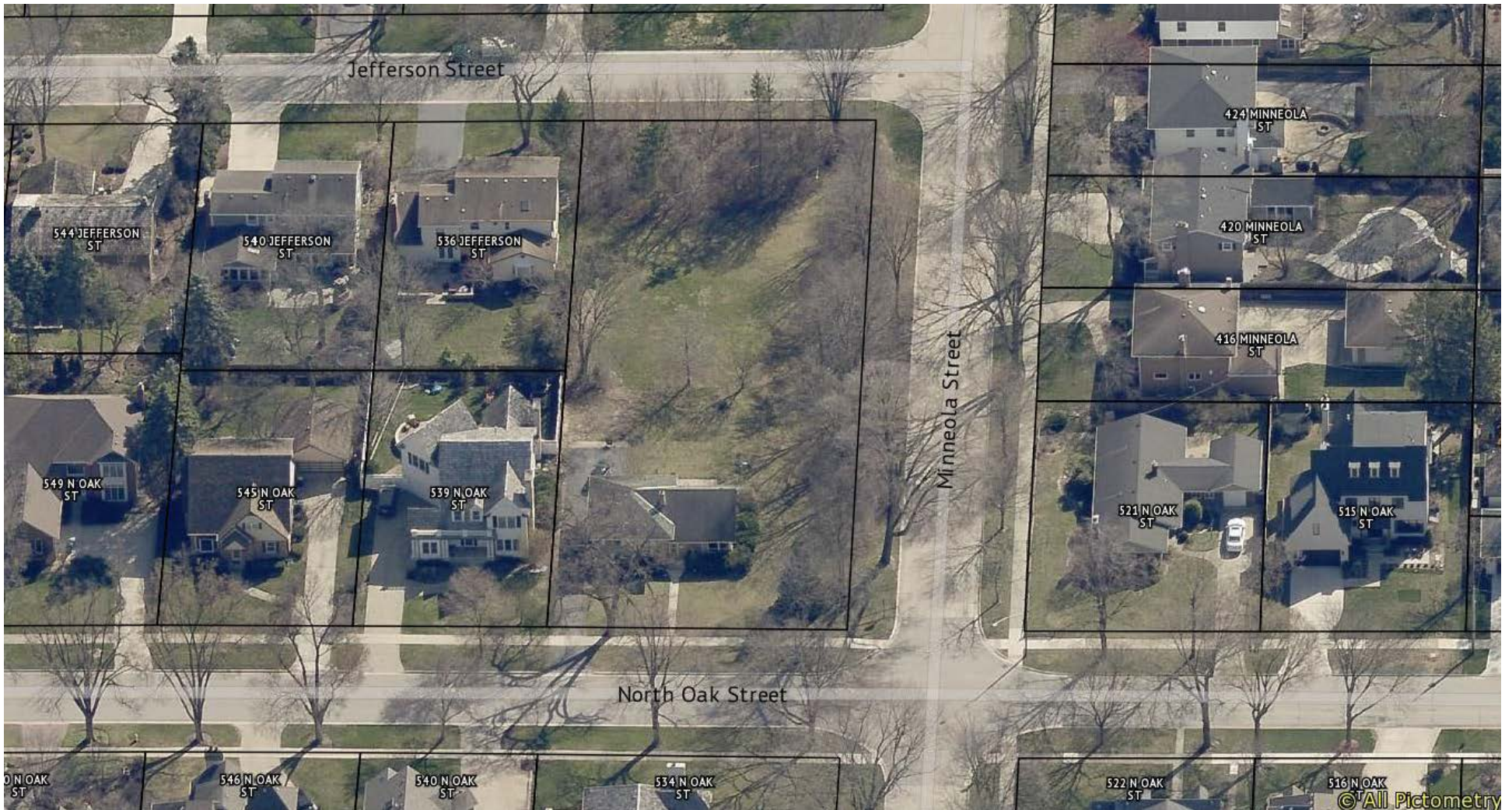
Aerial View – 531 N. Oak Street



Street View – 531 N. Oak Street



Birds Eye View – 531 N. Oak Street



View Looking to the East

Municipal Code – Title 11

11-1-7: TENTATIVE PLATS:

Except as modified by Sections [11-1-4](#) and [11-1-5](#) above, any owner of land within the corporate limits of the Village or within the review authority of the Plan Commission, set forth in section 10 of the Plan, wishing to divide or subdivide the same into lots (for the purpose of sale or assessment, or both) or wishing to dedicate streets, alleys or other lands for public use, shall first submit to the Plan Commission six (6) copies of a tentative plat of the proposed subdivision or dedication on a scale not less than one hundred feet to one inch (1" = 100'). Said tentative plat shall show the following:

- A. Title of proposed subdivision.
- B. Exact boundaries of property to be subdivided.
- C. Existing buildings, structures and improvements on the property together with and within fifty feet (50') thereof and a statement as to the proposed use or disposition thereof.
- D. Watercourses on or adjacent to the property.
- E. Contour lines or two foot (2') intervals.
- F. The name, width and location of existing roads or streets on, abutting or intersecting the property.
- G. The name, width and location of new roads, streets or alleys proposed to be dedicated for public use and the width and location of utility easements existing or proposed for public use. Also, private streets and easements must be shown.
- H. The layout and dimensions of lots and blocks on the property.
- I. Proposed setback lines in accordance with applicable zoning laws.
- J. Name of owner or sponsor of the subdivision.
- K. Location, size and description of existing water and sewer facilities, sidewalks, curbs and pavements on or immediately adjacent to the property.
- L. Location and area of lands, other than public streets or alleys, proposed to be set aside for public use such as park areas and school sites. (2-3-76)
- M. Location of special management areas and riparian areas.
- N. Such other information or features that the Plan Commission may request. (3-17-92)

The Plan Commission may, at its own discretion, waive such of the above requirements for a tentative plat which it deems unnecessary or not pertinent to a particular subdivision or dedication.

11-1-8: PROCEDURE ON TENTATIVE PLATS:

On submission of a tentative plat, the Plan Commission shall approve or disapprove said plat within ninety (90) days of receipt thereof. If the tentative plat is not satisfactory in all details as presented, the Plan Commission may require the subdivider to make such corrections or changes as they may request before approval of said plat. Upon the approval of a tentative plat, such plat shall be forwarded to the Village Board for their approval or disapproval within thirty (30) days of receipt by said Board.

11-1-9: FINAL PLATS:

The subdivider shall file application for final approval of a subdivision plat not later than one year after a tentative plat has been approved by the Village Board. Within sixty (60) days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

11-1-10: FINAL PLAT REQUIREMENTS:

The final plat, as submitted to the Plan Commission, shall be in strict accordance with approved tentative plat and shall be drawn on tracing cloth or other approved materials to a scale of not less than one hundred feet to the inch (1" = 100'). Three (3) white prints of the final plat shall accompany the original tracing. The final plat shall show or otherwise satisfy the following requirements:

- A. All items listed in Section [11-1-7](#) hereof, as required for the tentative plat, except such of said items specifically waived by the Plan Commission.
- B. Certificate of licensed surveyor or engineer that property has been surveyed and the plat submitted is a correct presentation of the property as it is proposed to be divided or subdivided or dedicated and date of said certificate.
- C. Certificate of owner or owners in a form satisfactory to the Plan Commission.
- D. Proper certificates to provide for the approving signatures of the proper officers of the Plan Commission and the Village Board and for recording or registering signatures of the proper officials of DuPage or Cook Counties.
- E. That all streets have been named in conformance with existing naming plan of the Village or other adjoining roads or streets where possible.
- F. All lot lines shall be shown and all lots and blocks shall be numbered by progressive numbers.
- G. Easements of any nature shall be shown and designated by measurements as to width and length.
- H. Sufficient dimensions, both linear and angular, in accordance with standard surveying practice shall be shown, so as to permit retracement of any part of the subdivision in the future without difficulty including curve data and coordinates of boundary corners. Linear measurements shall be in feet and decimals thereof, and angular measurements in degrees and minutes. All curved lines in the subdivision shall have fixed radii which shall be indicated thereon and all starting and ending points of curved lines shall be suitably designated on the plat.
- I. Evidence that suitable monuments, consisting of Portland cement concrete four and one-half inches by four and one-half inches by forty two inches ($4\frac{1}{2}" \times 4\frac{1}{2}" \times 42"$) or approved equal have been installed at the direction of the enforcing officer. Iron pipes or monuments are required at block corners, at changes in direction of exterior boundaries, at angle points in street lines exclusive of block corners and such other points as the enforcing officer may direct. Iron pipe stakes shall not be less than three-quarters inch ($\frac{3}{4}"$) in diameter and thirty inches (30") long and shall be installed at all corners and the beginning and ending of each fixed radius curve except where larger stakes are required as above. The use of wooden stakes to mark any of the above named points shall not be permitted. The surveyor or engineer shall indicate on the plat by suitable symbol the location and nature of all stakes or monuments in place.
- J. That provision has been made for direct street or alley connections with existing public streets and alleys in adjacent and abutting areas or subdivisions that if extended would intersect this subdivision, unless specifically waived by the Plan Commission.
- K. The owner's certificate specified in subsection C above shall contain a statement of dedication properly conveying for public use all streets, alleys, school sites, parks, playgrounds, easements or other public purpose.
- L. Any other certificates, seals and signatures or dates not enumerated herein as required by law.
- M. Legal description of property.

11-1-11: SUPPORTING DOCUMENTS WITH FINAL PLAT:

The final plat shall be accompanied by the following supporting documents, except that the Plan Commission may, in its own discretion, waive submission of such of the supporting documents or parts thereof which it deems unnecessary at that time for final approval or which are not pertinent to a particular subdivision: (2-3-76)

- A. A general grading plan of the entire subdivision by means of finished grade contours of one foot (1') intervals. (2-3-76; amd. 3-17-92)
- B. Profiles showing existing ground levels and proposed top of finished surface along the center line of all streets and alleys within the subdivision.
- C. A statement signed by the subdivider setting forth in detail the public improvements he agrees to construct at his own expense in the subdivision or adjacent thereto, together with plans and specifications for same, prepared by a civil engineer licensed in the State of Illinois.
- D. A statement by the enforcing officer certifying that the improvements proposed by the subdivider in items A, B and C noted above meet the minimum requirements of this Chapter and all applicable regulations of the Village.
- E. Cash deposited in escrow with the Village by the subdivider in an amount equal to the estimated cost of the public improvements as prepared by the engineer referred to in C above.
- F. An affidavit certifying that the name or names of the person or persons of said subdivision are the true, lawful and sole owners of all the land included in the subdivision. When such an affidavit appears on the final plat in a form satisfactory to the Plan Commission, the provisions of this subsection may be waived.
- G. Certificate evidence on the final plat evidencing that all real estate taxes and special assessments currently due on all the property within the subdivision have been paid. (2-3-76)
- H. A storm water management permit application including developments security and long term maintenance agreements. (3-17-92)



PLAN COMMISSION APPLICATION

Applicant

Name: Patricia Halikias
Address: 2221 Camden Ct. Suite 200
City/Zip: Oak Brook, IL 60523
Phone/Fax: (708) 906-0269 / _____
E-Mail: phalikias@icred.com

Name: 531 Oak LLC
Address: 7320 S Madison Street Suite 100
City/Zip: Wilowbrook 60527
Phone/Fax: (708) 906-0269 / _____
E-Mail: phalikias@icred.com

Name: Sam Polena/Lambert & Associates
Title: Manager
Address: 933 W. Liberty Dr
City/Zip: Weaton IL
Phone/Fax: (630) 653-6331 /
E-Mail: spolena@lt-pe.com

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: () _____ / _____

E-Mail: _____

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 531 Oak Hinsdale IL

Property identification number (P.I.N. or tax number): 09 - 01 - 219 - 017

Brief description of proposed project: Subdivide existing R-4 single family lot into (2) complying single family lots within

the current R-4 Zoning. At this time we are only proposing to subdivide the lots. There are no plans to demo or develop the lots at this time.

At any point when there are plans to develop the lots, builder/developer will submit for all required approvals.

General description or characteristics of the site: Existing single family R-4 double lot on the corner bordered by Oak on the west,

Minneola Street on the south, and Jefferson Street on the east.

The property is flat and there is an existing structure loading on Oak, that will remain.

Existing zoning and land use: R-4

Surrounding zoning and existing land uses:

North: R-4

South: R-4

East: R-4

West: R-4

Proposed zoning and land use: R-4

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E
Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

531 N. OAK STREET
ZONING DISTRICT R-4

	ZONING CODE	EXISTING (Lots 1&2)	LOT 1*	LOT 2
MINIMUM LOT AREA	10,000	27,330.90	13,662.9	13,668.0
MINIMUM LOT DEPTH	125.0	267.95	133.95	134.0
MINIMUM LOT WIDTH	80.0	102.0	102.0	102.0
BUILDING HEIGHT				
NUMBER OF STORIES	3	1.5	1.5	3
FRONT YARD SETBACK	35	35.22	35.22	35
CORNER LOT SIDE YARD SETBACK (INTERIOR MIN)	11.2	14.89	14.89	11.2
CORNER LOT SIDE YARD SETBACK (CORNER SIDE)	35	40.19	40.19	37.59
REAR YARD SETBACK	25	203.63	69.72	25
MAXIMUM FLOOR AREA RATIO (FAR) Subdivided	.24+1,200	NA	1303.39	4480.32
MAXIMUM FLOOR AREA RATIO (FAR) Existing*	.20+2,000	7,466.18	.095	.328
		.27	NA	NA
MAXIMUM TOTAL BUILDING COVERAGE	25%	5%	10%	25%
MAXIMUM LOT COVERAGE	50%	12.68%	25.38%	50%
PARKING REQUIRMENTS	3	3	3	3
PARKING FRONT YARD SETBACK	NA		NA	NA
PARKING CORNER SIDE YARD SETBACK	NA		NA	NA
PARKING INTERIOR SIDE YARD SETBACK	NA		NA	NA
PARKING REAR YARD SETBACK	NA		NA	NA
LOADING REQUIRMENTS	NA		NA	NA
ACCESSORY STRUCTURE INFORMATION	NA		NA	NA

* LOT 1 - represents condicions with existing home after subdivision

* MAXIMUM FLOOR AREA RATIO (FAR) Existing* - Represents Maximum Calculated

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 14, day of APRIL, 2024, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

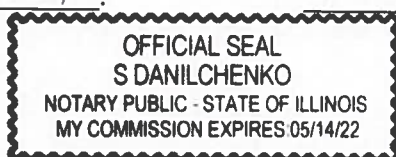
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 14th day of
April, 2021.

S. Duvitchenko

Notary Public

4



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: Patricia Halikias

Owner's name (if different): 531 Oak LLC

Property address: 531 Oak Street

Property legal description: [attach to this form]

Present zoning classification: R-4, Single Family Residential

Square footage of property: 27,330 sf/ Lot 1-13,662sf, Lot 2-13,668sf after subdivision

Lot area per dwelling: 27,330sf/ Lot 1- 13,662sf, Lot 2-13,668sf after subdivision

Lot dimensions: 267.95 x 102 Existing/Lot 1-133.95 x 102, Lot 2-134 x 102

Current use of property: Single family detached dwelling

Proposed use: ☒ Single-family detached dwelling
☐ Other: _____

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

Brief description of request and proposal:

Seeking to subdivide existing double lot into (2) Conforming Single Family lots

Plans & Specifications: [submit with this form]

	Provided:	Required by Code:
Yards:	Lot1/ Lot2	
front:	35.22/35	<u>35</u>
interior side(s)	14.89/11.2	<u>11.2</u>

Provided: Required by Code:

corner side	<u>40.19/37.59</u>	<u>37.59</u>
rear	<u>69.72/25</u>	<u>25</u>

Setbacks (businesses and offices):

front:	<u>NA</u>	<u></u>
interior side(s)	<u>/</u>	<u>/</u>
corner side	<u></u>	<u></u>
rear	<u></u>	<u></u>
others:	<u></u>	<u></u>
Ogden Ave. Center:	<u></u>	<u></u>
York Rd. Center:	<u></u>	<u></u>
Forest Preserve:	<u></u>	<u></u>

Building heights:

principal building(s):	<u>1.5 stories</u>	<u>3 stories</u>
accessory building(s):	<u>NA</u>	<u></u>

Maximum Elevations:

principal building(s):	<u>NA</u>	<u>36.4 ft</u>
accessory building(s):	<u>NA</u>	<u></u>

Dwelling unit size(s):	<u>1303sf/NA</u>	<u>NA</u>
------------------------	------------------	-----------

Total building coverage:	<u>10%/NA</u>	<u>25%</u>
--------------------------	---------------	------------

Total lot coverage:	<u>25.38%/NA</u>	<u>50%</u>
---------------------	------------------	------------

Floor area ratio:	<u>1303.3/NA</u>	<u>4480.32</u>
-------------------	------------------	----------------

Accessory building(s): N/A

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>NA</u>	<u></u>	<u></u>
accessory building(s):	<u></u>	<u></u>	<u></u>

Number of off-street parking spaces required: 3

Number of loading spaces required: NA

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

Patricia Halikias
Applicant's printed name

Dated: 7/2, 2021.

531 Oak LLC
7320 S Madison Street, Suite 100
Willowbrook, IL 60527

7/6/2021

Bethany Salmon
Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, Illinois 60521

Dear Bethany,

I am writing to establish that Patricia Halikias is acting as manager on behalf of 531 Oak LLC and has the authority to act on behalf of the of 531 Oak LLC and the property at 531 Oak, Hinsdale Illinois.

Sincerely

A handwritten signature in black ink, appearing to read 'Patricia Halikias', with a large, stylized initial 'P'.

Patricia Halikias

Memo

Date: 7/1/2021

To: Bethany Salmon

From: Patricia Halikias

Re: 531 Oak Subdivision
Request for waiver of requirements of Tentative Plat and Final Plat

Below is a summary of the any Waivers being requested for the Plat approval process:

11-1-7: TENTATIVE PLATS:

A. Title of proposed subdivision. - **Provided**

B. Exact boundaries of property to be subdivided. - **Provided**

C. Existing buildings, structures and improvements on the property together with and within fifty feet (50') thereof and a statement as to the proposed use or disposition thereof. – **All Existing Structures on the site are shown on plat of survey Provided**

D. Watercourses on or adjacent to the property. – **None**

E. Contour lines or two foot (2') intervals. –**DuPage County GIS topography has been Provided**

F. The name, width and location of existing roads or streets on, abutting or intersecting the property.- **Provided**

G. The name, width and location of new roads, streets or alleys proposed to be dedicated for public use and the width and location of utility easements existing or proposed for public use. Also, private streets and easements must be shown. – **5 ft Drainage Easements provided**

H. The layout and dimensions of lots and blocks on the property. – **Provided**

I. Proposed setback lines in accordance with applicable zoning laws.- **Provided**

J. Name of owner or sponsor of the subdivision.- **Provided**

K. Location, size and description of existing water and sewer facilities, sidewalks, curbs and pavements on or immediately adjacent to the property. **Provided**

L. Location and area of lands, other than public streets or alleys, proposed to be set aside for public use such as park areas and school sites. (2-3-76) – **None**

M. Location of special management areas and riparian areas.- **None**

The Plan Commission may, at its own discretion, waive such of the above requirements for a tentative plat which it deems unnecessary or not pertinent to a particular subdivision or dedication.

11-1-10: FINAL PLAT REQUIREMENTS:

A. All items listed in Section 11-1-7 hereof, as required for the tentative plat, except such of said items specifically waived by the Plan Commission.

B. Certificate of licensed surveyor or engineer that property has been surveyed and the plat submitted is a correct presentation of the property as it is proposed to be divided or subdivided or dedicated and date of said certificate. – **Provided**

C. Certificate of owner or owners in a form satisfactory to the Plan Commission. **Provided**

D. Proper certificates to provide for the approving signatures of the proper officers of the Plan Commission and the Village Board and for recording or registering signatures of the proper officials of DuPage or Cook Counties. **Provided**

E. That all streets have been named in conformance with existing naming plan of the Village or other adjoining roads or streets where possible. **Provided**

F. All lot lines shall be shown and all lots and blocks shall be numbered by progressive numbers. **Provided**

G. Easements of any nature shall be shown and designated by measurements as to width and length.- **Provided**

H. Sufficient dimensions, both linear and angular, in accordance with standard surveying practice shall be shown, so as to permit retracement of any part of the subdivision in the future without including curve data and coordinates of boundary corners. Linear measurements shall be in feet and decimals thereof, and angular measurements in degrees and minutes. All curved lines in the subdivision shall have fixed radii which shall be indicated thereon and all starting and ending points of curved lines shall be suitably designated on the plat.- **Provided**

I. Evidence that suitable monuments, consisting of Portland cement concrete four and one-half inches by four and one-half inches by forty two inches (4 1/2" x 4 1/2" x 42") or approved equal have been installed at the direction of the enforcing officer. Iron pipes or monuments are required at block corners, at changes in direction of exterior boundaries, at angle points in street lines exclusive of block corners and such other points as the enforcing officer may direct. Iron pipe stakes shall not be less than three-quarters inch (3/4") in diameter and thirty inches (30") long and shall be installed at all corners and the beginning and ending of each fixed radius curve except where larger stakes are required as above. The use of wooden stakes to mark any of the above named points shall not be permitted. The surveyor or engineer shall indicate on the plat by suitable symbol the location and nature of all stakes or monuments in place.- **Provided to be set when subdivision is recorded.**

J. That provision has been made for direct street or alley connections with existing public streets and alleys in adjacent and abutting areas or subdivisions that if extended would intersect this subdivision, unless specifically waived by the Plan Commission. **Not Applicable/ Existing**

K. The owner's certificate specified in subsection C above shall contain a statement of dedication properly conveying for public use all streets, alleys, school sites, parks, playgrounds, easements, or other public purpose. **Provided**

L. Any other certificates, seals and signatures or dates not enumerated herein as required by law. **Provided**

M. Legal description of property.- **Provided**

11-1-11: SUPPORTING DOCUMENTS WITH FINAL PLAT:

A. A general grading plan of the entire subdivision by means of finished grade contours of one foot(1') intervals. (2-3-76; and. 3-17-92) - **Request waiver of requirement for grading plan, Lot 1 has an existing home (survey provided), and Lot 2 will require submission of grading plan for any new construction.**

B. Profiles showing existing ground levels and proposed top of finished surface along the centerline of all streets and alleys within the subdivision. **Request waiver of requirement, for profiles of existing ground levels, Streets are existing. Lot 1 has an existing home (survey provided), and Lot 2 will require submission of grading plan for any new construction.**

C. A statement signed by the subdivider setting forth in detail the public improvements he agrees to construct at his own expense in the subdivision or adjacent thereto, together with plans and specifications for same, prepared by a civil engineer licensed in the State of Illinois. **Not Applicable**

D. A statement by the enforcing officer certifying that the improvements proposed by the subdivider in items A, B and C noted above meet the minimum requirements of this Chapter and all applicable regulations of the Village. – **Not Applicable**

E. Cash deposited in escrow with the Village by the subdivider in an amount equal to the estimated cost of the public improvements as prepared by the engineer referred to in C above. - **Not Applicable**

F. An affidavit certifying that the name or names of the person or persons of said subdivision are the true, lawful and sole owners of all the land included in the subdivision. When such an affidavit appears on the final plat in a form satisfactory to the Plan Commission, the provisions of this subsection may be waived. – **Provided**

G. Certificate evidence on the final plat evidencing that all real estate taxes and special assessments currently due on all the property within the subdivision have been paid. (2-3-76) **Provided**

H. A storm water management permit application including developments security and long term maintenance agreements. (3-17-92). **Request Waiver -To be provided with the grading plan for any new construction**

11-1-12: GENERAL RULES FOR SUBDIVISIONS:

A. Street And Alley Location And Width: For all subdivisions located within the Village limits, the streets and alleys shown thereon and the width thereof shall conform to the pattern of streets and alleys as set forth in the Plan. Street right-of-way widths shall not be less than the following dimensions: (Ord., 2-3-1976) – **Provided**

TABLE OF COMPLIANCE

531 N. OAK STREET

ZONING DISTRICT R-4

	ZONING CODE	EXISTING (Lots 1&2)	LOT 1*	LOT 2
MINIMUM LOT AREA	10,000	27,330.90	13,662.9	13,668.0
MINIMUM LOT DEPTH	125.0	267.95	133.95	134.0
MINIMUM LOT WIDTH	80.0	102.0	102.0	102.0
BUILDING HEIGHT				
NUMBER OF STORIES	3	1.5	1.5	3
FRONT YARD SETBACK	35	35.22	35.22	35
CORNER LOT SIDE YARD SETBACK (INTERIOR MIN)	11.2	14.89	14.89	11.2
CORNER LOT SIDE YARD SETBACK (CORNER SIDE)	35	40.19	40.19	37.59
REAR YARD SETBACK	25	203.63	69.72	25
MAXIMUM FLOOR AREA RATIO (FAR) Subdivided	.24+1,200	NA	1303.39	4480.32
			.095	.328
MAXIMUM FLOOR AREA RATIO (FAR) Existing*	.20+2,000	7,466.18	NA	NA
		.27		
MAXIMUM TOTAL BUILDING COVERAGE	25%	5%	10%	25%
MAXIMUM LOT COVERAGE	50%	12.68%	25.38%	50%
PARKING REQUIRMENTS	3	3	3	3
PARKING FRONT YARD SETBACK	NA		NA	NA
PARKING CORNER SIDE YARD SETBACK	NA		NA	NA
PARKING INTERIOR SIDE YARD SETBACK	NA		NA	NA
PARKING REAR YARD SETBACK	NA		NA	NA
LOADING REQUIRMENTS	NA		NA	NA
ACCESSORY STRUCTURE INFORMATION	NA		NA	NA
<p>* LOT 1 - Represents conditions with existing home after subdivision</p> <p>* MAXIMUM FLOOR AREA RATIO (FAR) Existing* - Represents Maximum Calculated</p>				

531 Oak Average Setback

BLOCK AVG. ALONG JEFFERSON

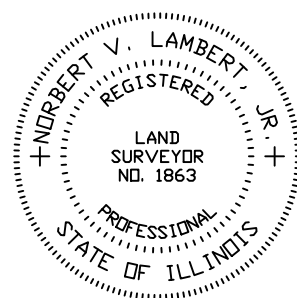
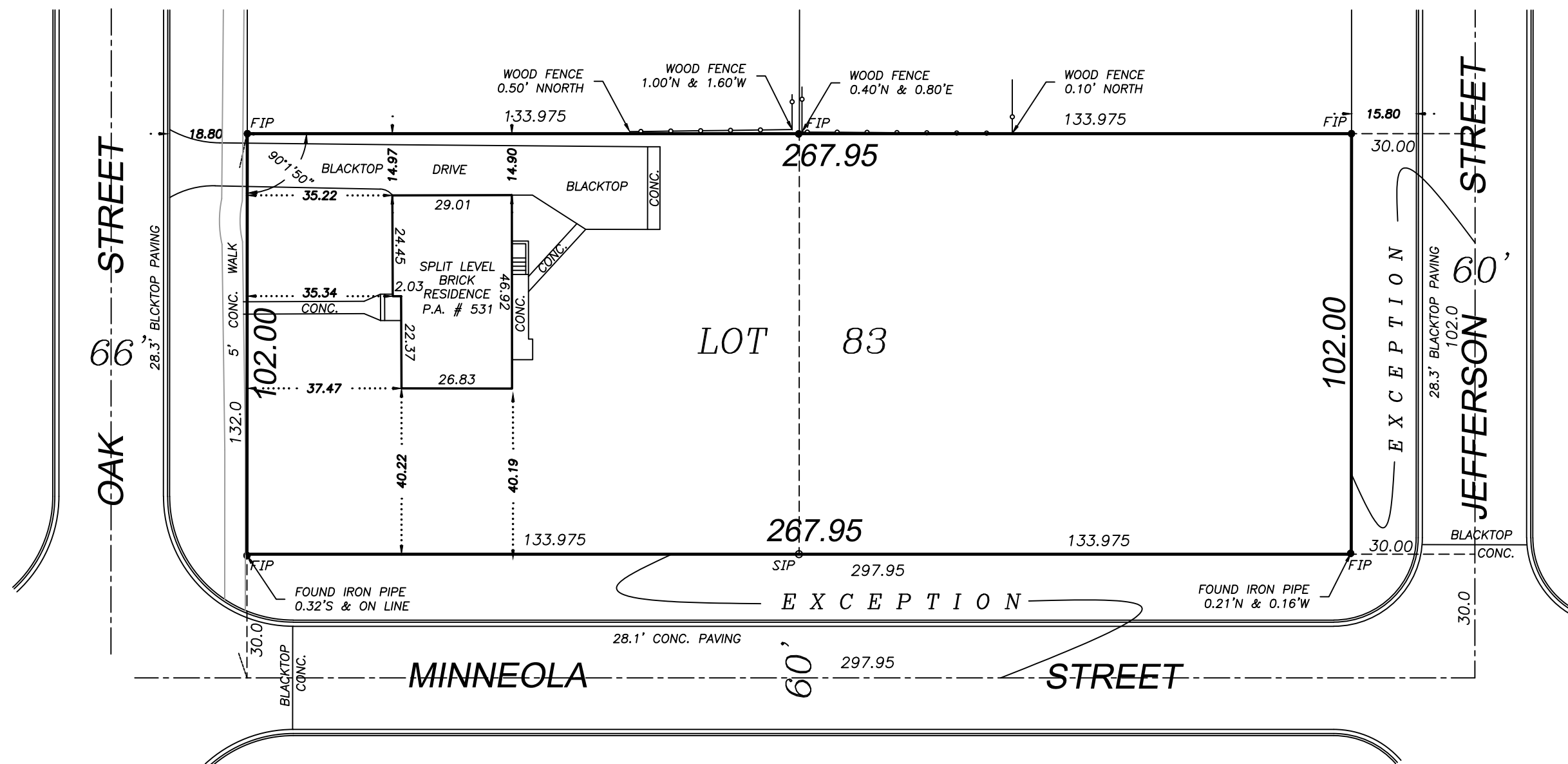
Property	Setback	
412 Fuller	35.25	
618 Jefferson	44.45	<i>exclude</i>
612 Jefferson	39.47	
606 Jefferson	36.85	
602 Jefferson	37.18	
556 Jefferson	35.38	
548 Jefferson	39.58	
544 Jefferson	34.68	
540 Jefferson	35.53	
536 Jefferson	34.61	<i>exclude</i>
Average	36.74	

BLOCK AVG. ALONG OAK

Property	Setback	
408 Fuller	24.83	<i>exclude</i>
617 Oak	35.03	
611 Oak	35.16	
607 Oak	35.47	
601 Oak	35.77	
563 Oak	36.93	
555 Oak	35.40	
549 Oak	36.24	<i>exclude</i>
545 Oak	35.76	
535 Oak	36.07	
531 Oak	35.22	
Average	35.65	

PLAT OF SURVEY

LOT 83 (EXCEPT THE SOUTH 30 FEET THEREOF AND EXCEPT THE EAST 30 FEET THEREOF) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION A PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000 IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR,
HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT
THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID
SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS,
THIS 26TH DAY OF JANUARY, A.D., 2016. UPDATED 5/2/2021.

Norbert W. Lambrecht
ILLINOIS LAND SURVEYOR NO. 1863

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN
ON SURVEY.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT
DISCREPANCIES TO THE SURVEYOR.

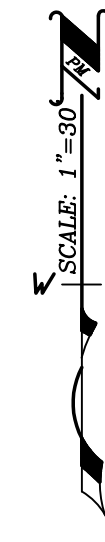
● = found iron stake
○ = set iron stake

LAMBERT & ASSOCIATES
LAND SURVEYORS

955 WEST LIBERTY DR., WHEATON, IL. 60187
PHONE: (630) 653-6331 FAX: (630) 653-6396

ORDERED BY: REMIAS, JOHN

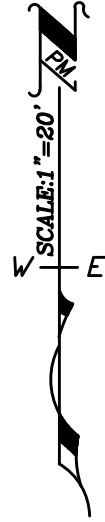
ORDER NO. 121016 FILE NO. 120519



FINAL PLAT OF
OAK SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-01-219-017



TAX BILL RECIPIENT.

531 N OAK ST LLC
ATTN CHRIS RIMBOS
7320 S MADISON ST NO 100
WILLOWBROOK IL 60527-3600

UTILITY & DRAINAGE EASEMENT PROVISIONS:

ALL EASEMENTS INDICATED AS "PUBLIC UTILITY/DRAINAGE" EASEMENT ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF HINSDALE, THEIR SUCCESSORS AND ASSIGNS(COLLECTIVELY "GRANTEES") FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT MAINTAIN AND OPERATE THE PUBLIC UTILITY TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF HINSDALE UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE "PUBLIC UTILITY". THE GRANTEE OR GRANTEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT SHALL NOT BE LIABLE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE. THE GRANTEE SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF HINSDALE.

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT, TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT:

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 181 (100 S GARFIELD ST., HINSDALE IL 60521)
HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86 (5500 SOUTH GRANT S., HINSDALE IL 60521)
COLLEGE OF DUPAGE 502 (425 FAWELL BLVD., GLEN ELLYN, 60137 IL)

OWNER OWNER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS(ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS(HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DOES(DO) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, 20__

(OWNER) (OWNER)

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE IS(ARE) KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__

NOTARY PUBLIC COMMISSION EXPIRES

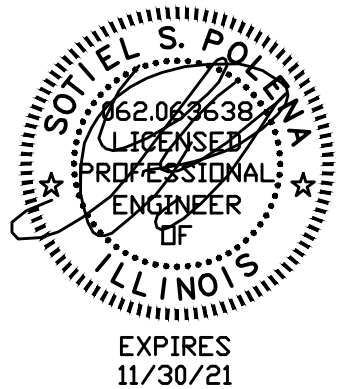
DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF; OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS, WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 27TH DAY OF MAY, A.D. 2021.

OWNER OR ATTORNEY DESIGN ENGINEER



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, NORBERT V. LAMBERT JR., LICENSED ILLINOIS LAND SURVEYOR NO. 1863, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

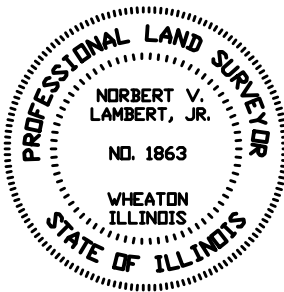
LOT 83 (EXCEPT THE SOUTH 30 FEET THEREOF AND EXCEPT THE EAST 30 FEET THEREOF) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION A PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000 IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HINSDALE, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREINAFTER AMENDED AND THAT BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17043C0089J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS MY OPINION THAT THE PROPERTY PLATTED HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF HINSDALE TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF MAY, A.D. 2021.

ILLINOIS DESIGN FIRM NO.: 184-007287



DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____, A.D. 20__, AT ____ O'CLOCK ____ M. AS

COUNTY CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ TREASURER FOR THE VILLAGE OF HINSDALE DO CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENT OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND DESCRIBED IN THIS PLAT.

DATED AT HINSDALE, ILLINOIS THIS ____ DAY OF _____, A.D. 20__

BY _____ VILLAGE TREASURER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED BY THE PRESIDENT AND THE BOARD OF THE VILLAGE OF HINSDALE, DUPAGE COUNTY, ILLINOIS,

THIS ____ DAY OF _____, A.D. 20__

BY _____ PRESIDENT ATTEST: _____ VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF HINSDALE, DUPAGE COUNTY, ILLINOIS,

THIS ____ DAY OF _____, A.D. 20__

BY _____ CHAIRMAN ATTEST: _____ SECRETARY

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF HINSDALE, DUPAGE COUNTY, ILLINOIS,

THIS ____ DAY OF _____, A.D. 2021.

BY _____ VILLAGE ENGINEER

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID

ON THE ____ DAY OF _____, A.D. 20__, AT ____ O'CLOCK ____ M.

RECORDER

ORDERED BY: PATRICIA HALKIAS.

FILE NO. 210255

LAND SURVEYING AND CIVIL ENGINEERING

LAMBERT & ASSOCIATES

933 W. LIBERTY DR
WHEATON, IL 60187

P: (630)653-6331

F: (630)653-6396

E: INFO@LAMBERTSURVEY.COM

LAND TECHNOLOGY

980 EAST OAK ST #3
LAKE IN THE HILLS, IL 60156

P: (815)363-9200

F: (815)363-9223

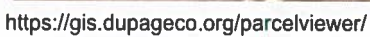
E: LANDTECH@LT-PE.COM

● = FOUND IRON STAKE
○ = SET IRON STAKE



Scale 1" = 20'

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
VILLAGE OF HINSDALE
19 E. CHICAGO AVE.
HINSDALE, IL 60521





MEMORANDUM

DATE: August 6, 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: August 11, 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. The ground sign will be located 14 feet from both the west property line along Garfield Avenue and the south property line along Third Street, which exceeds the setback and clear sight triangle area requirements.

Original Sign Permit Application – The original sign permit application package was presented at the Historic Preservation Commission meeting on July 7, 2021 and at the Plan Commission meeting on July 14, 2021. The proposed ground sign consists of three separate sign areas:

1. UCH Logo on Limestone Column – The UCH 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" when not including the cabinet frame. Per the Village's Zoning Code, bulletin board signs are allowed on one wall or ground sign per zoning lot, are limited to 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 no 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.

MEMORANDUM

Per Section 9-106(J), in the IB District, ground signs shall not exceed 8 feet in height and are permitted a maximum gross surface area of 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 UHC logo and the internally-illuminated push-through letters is 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 proposed sign is 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. 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.

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

MEMORANDUM

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.

Plan Commission Meeting – July 14, 2021 - The applicant, Matt Klein, and several representatives from Union Church were present at the meeting and provided an overview of the proposed sign. Several residents that live nearby the church attended the meeting and expressed concerns over the proposed ground sign. The following items and concerns discussed at the meeting:

- Lighting: Sharon Olsen, a lighting consultant and church member, provided an overview of the proposed lighting. An example of the LED light fixture was displayed to show what the graze lighting would look like. Although it was stated at the HPC meeting that the LED light fixtures would be installed around all edges of the bulletin board cabinet, the applicant clarified that the LED light strip would only be installed within the inside of the top of the cabinet to shine light down onto the changeable text in the bulletin board sign area. Ms. Olsen stated that the proposed LED lights will emit 150 lumens per foot, which spread across 6 feet will provide 900 lumens total. The existing sign emits 2400 lumens. Since the HPC meeting, the applicant stated they now propose to use a yellow warm light at 2700K instead of the previously selected bright light white color.

The Commission and several residents that spoke at the meeting expressed concern over the proposed lighting. The lighting specification sheet included in the Plan Commission packet did not match the LED strip light shown at the meeting or the details presented by the applicant. The Commission noted that an updated cut sheet showing the correct lighting information should be submitted for review. There was concern that the proposed lighting may negatively impact neighboring residential properties, which would not meeting the standards of Section 11-607. The Commission requested that the applicant provide a rendering of what the sign looks like at night, which has been provided for other sign permit application.

- Location: Due to lighting concerns and the impacts to the adjacent single-family homes, it was suggested that the applicant see if the ground sign could be relocated to the northwest corner of the property, further north on Garfield Street. Only businesses and the Middle School would be directly adjacent to the ground sign in this location.
- Design / Size: Several residents and a Commissioner noted that the ground sign is too large and does not fit in with the historic context of the neighborhood or the buffer zone to single-family residential. At the meeting, there was also a discussion on the use of modern block font compared to the existing traditional Old English font, the bright white background of the bulletin board area compared to the neutral tones on the rest of the sign, the use of vinyl instead of metal for the sign letters, and landscaping options on the sides of the sign. Additionally, there was a discussion on providing a master plan for all permanent and temporary signage on site to reduce visual clutter and provide a unified appearance.

MEMORANDUM

- Masonry Materials: Several Commissioners noted that the use of a stone, cast stone, or masonry cap instead of the proposed metal cap would be more appropriate on the top and the top of the base.
- Neighbor Feedback: Several nearby residents noted that they wished Union Church had reached out to the neighbors prior to submitting a sign permit application. It was suggested that the applicant hold a neighborhood meeting to receive feedback from the neighbors.

By a vote of 6-0, the Plan Commission continued the sign permit application to the following meeting on August 11, 2021. The applicant agreed to consider revisions and address the comments provided at the meeting, including: consider holding a neighborhood meeting to get feedback from the neighbors, provide a rendering of the sign illumination at night, provide updated cut sheets for the LED lighting that accurately shows the details for the proposed light fixture and reflect a maximum of 900 lumens and 2700K, provide details on permanent and temporary signage on elsewhere on the property, provide landscaping details on the sides of the sign, and use masonry instead of metal on the top caps of the sign.

Revised Sign Permit Application – Union Church held a neighborhood meeting on July 22, 2021 to obtain feedback from the neighbors. Based on the feedback from the Historic Preservation Commission and the Plan Commission meeting, the applicant has submitted revised plans with the following changes for review at the August 11, 2021 Plan Commission meeting:

- Limestone Base and Column – Two different block sizes of limestone veneer were originally proposed on the base and the left column of the sign. Only one size of block is now proposed. Both the sign base and the left column will be constructed of a gray-colored stone veneer, “Indiana Limestone Berkshire Split Face Thin Veneer”, with 5 inch by 2.25 inch sized blocks. The building materials are intended to match the church building.
- Masonry Cap Material – The applicant now proposes to use a limestone cap along the top of the sign cabinet, left column, and sign base instead of the originally proposed metal cap.
- UCH Logo Material – The UCH Logo was originally proposed to be constructed of a bronze-colored vinyl. The applicant now proposes to construct the logo of a polished bronze material.
- Lighting – The applicant has provided a rendering of the sign illuminated at night and new specification cut sheets that accurately identifies the proposed LED light fixture. As shown on the light specification sheet, “Kendo M Wet Linear Illumination System” manufactured by Luminii is now proposed and will be installed along only top edge of the bulletin board cabinet. The LED lights will emit 209 lumens per foot, but will only produce a total of 915.4 lumens over the 6 foot width of sign area. The lights will emit a yellow warm light at 2700K instead of the previously selected bright light white color. According to the applicant, the lights can also be dimmed.

There are no proposed changes to the location or size of the sign. Per the applicant, landscaping will be provided around the base of the sign, but the Church does not have a landscape plan available for review at this time.

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



MEMORANDUM

shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

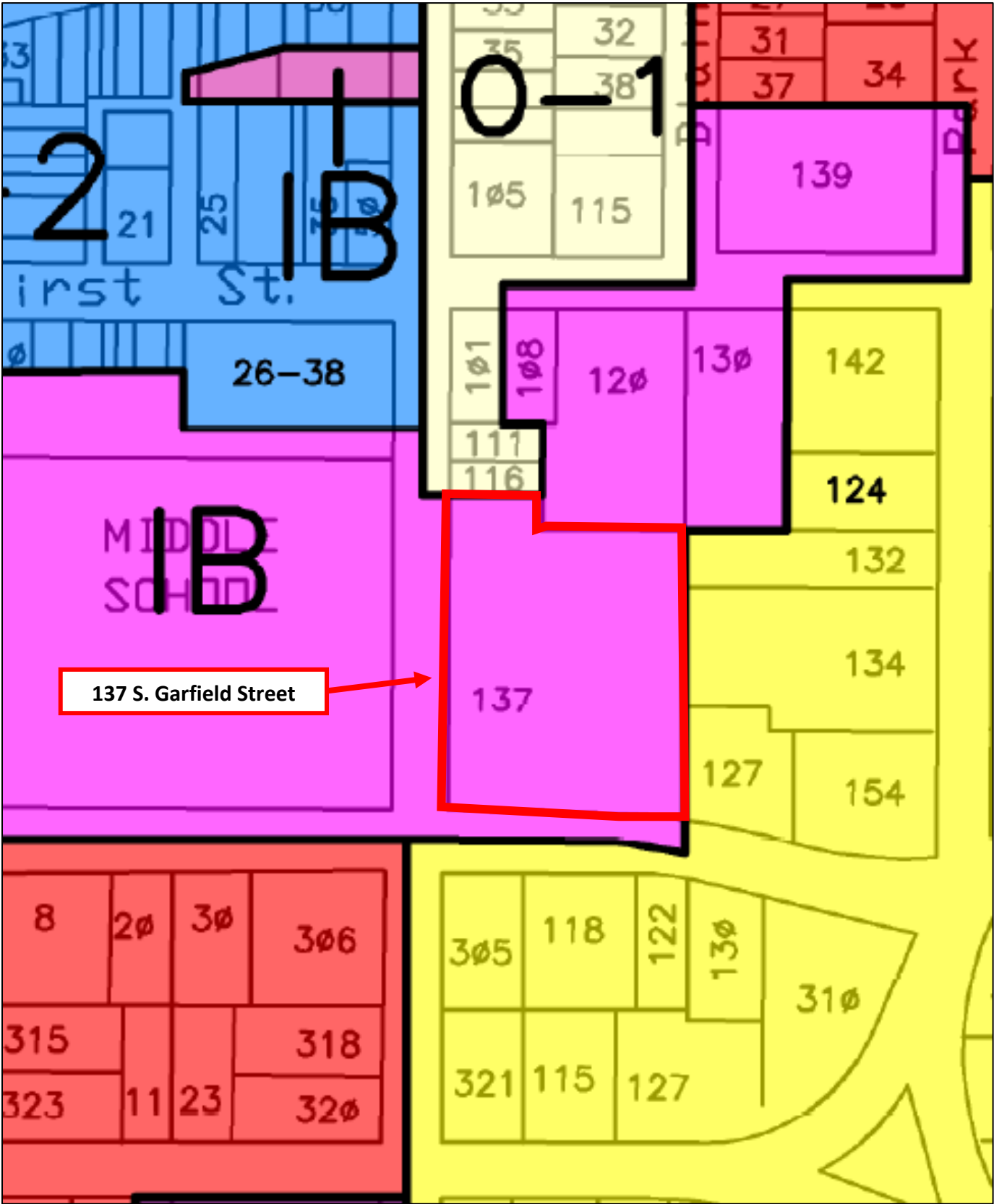
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.

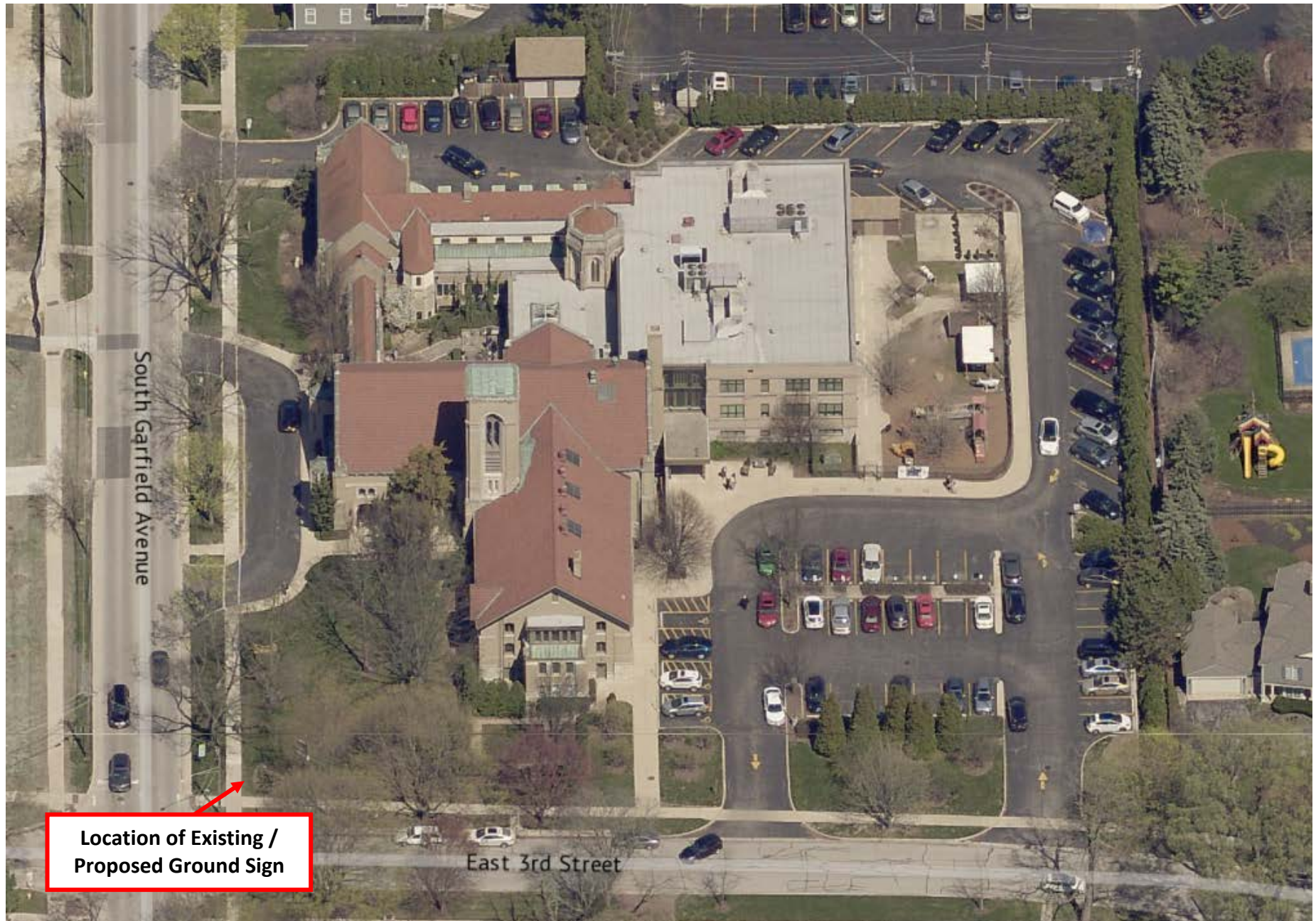
Attachments

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



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

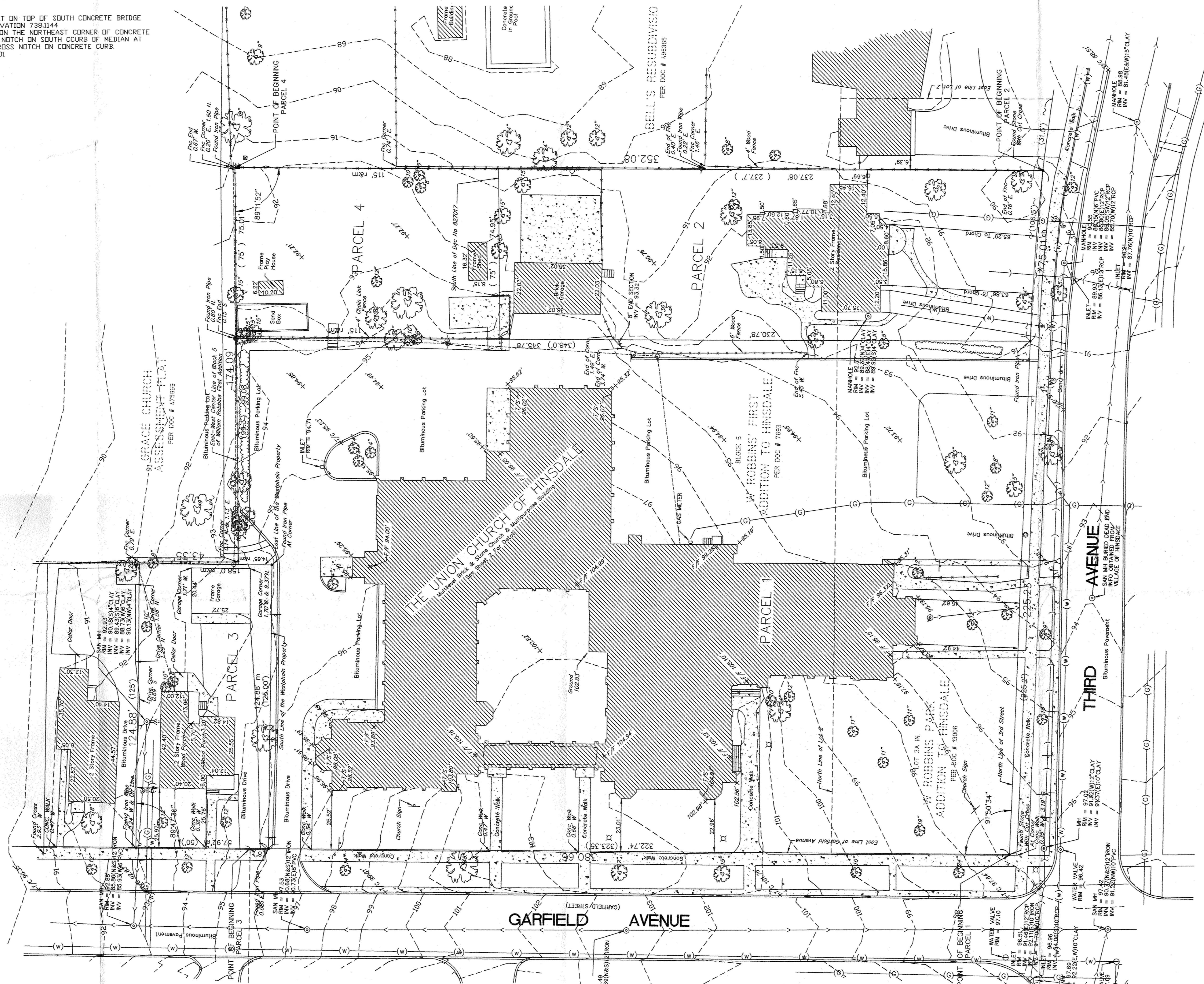
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

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

©2002

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

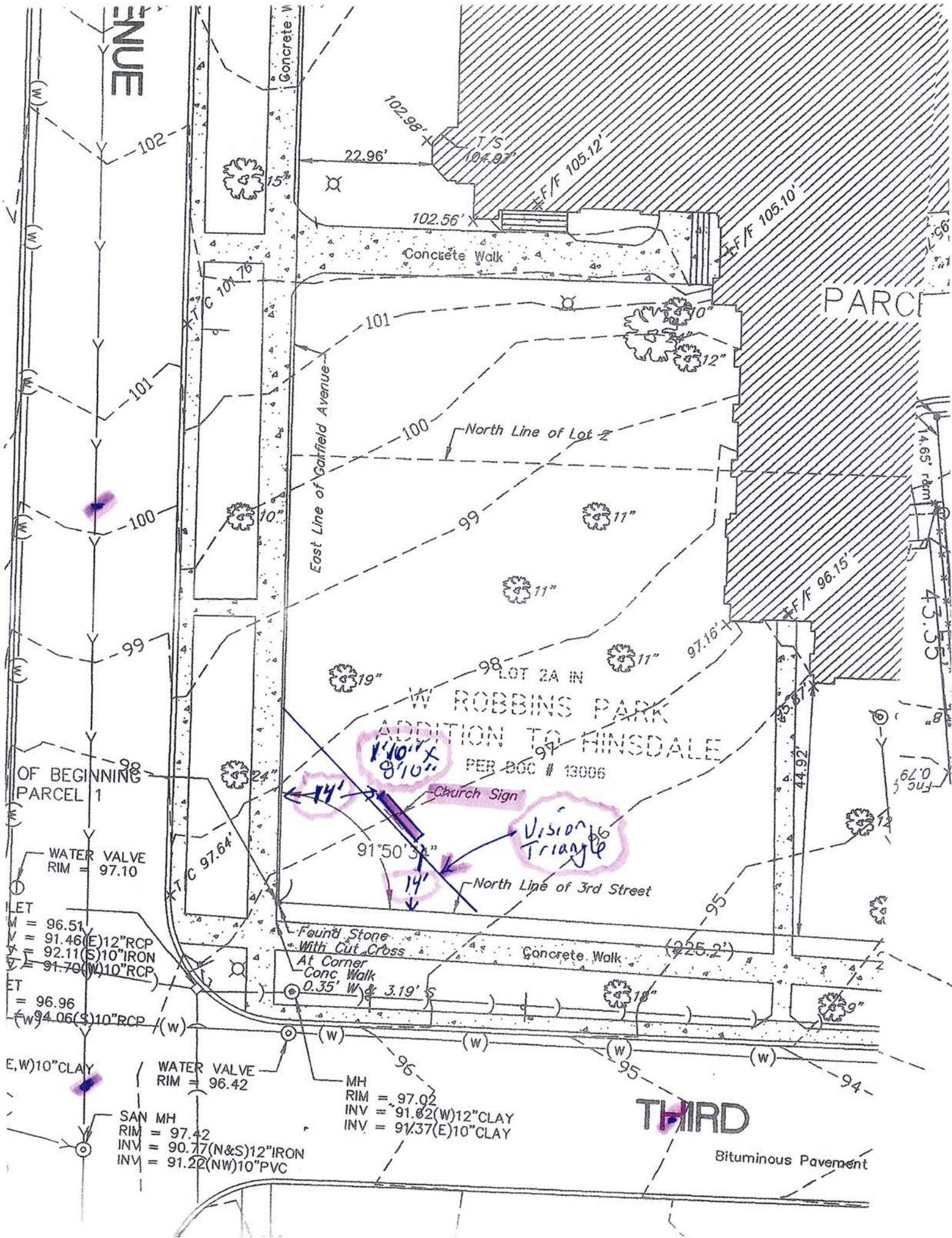
MH
RIM = 97.02
INV = 91.82(W)12"CLAY
INV = 91.37(E)10"CLAY

THIRD

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

Church Sign

Vision Triangle





Hinsdale's
Heritage

SPEED
LIMIT
20

STOP
ALL WAY

The Union Church
OF HINSDALE

JOIN US IN PERSON
SUNDAY

WORSHIP OUTSIDE

9:07AM AND 10AM

JOIN US ON LINE

HTTPS://

HINSDALE - CHURCH

The Union Church

OF HINSDALE

JOIN US IN PERSON
SUNDAY

WORSHIP OUTSIDE

9:07AM AND 10AM

JOIN US ON LINE 3'-5"

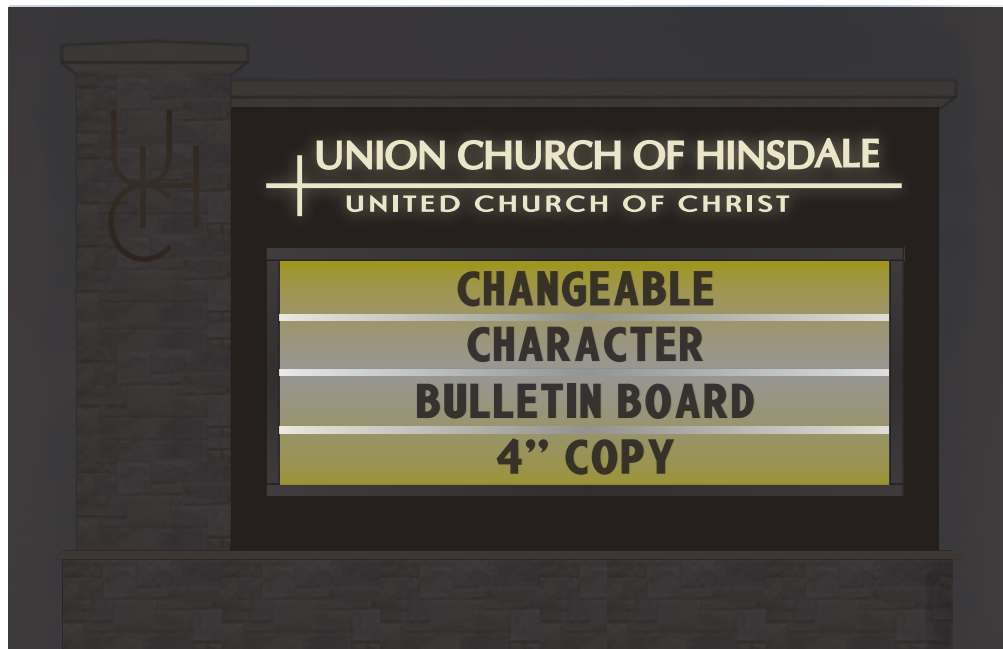
HTTPS://

HINSDALE-CHURCH

2'-9"

5'-4"

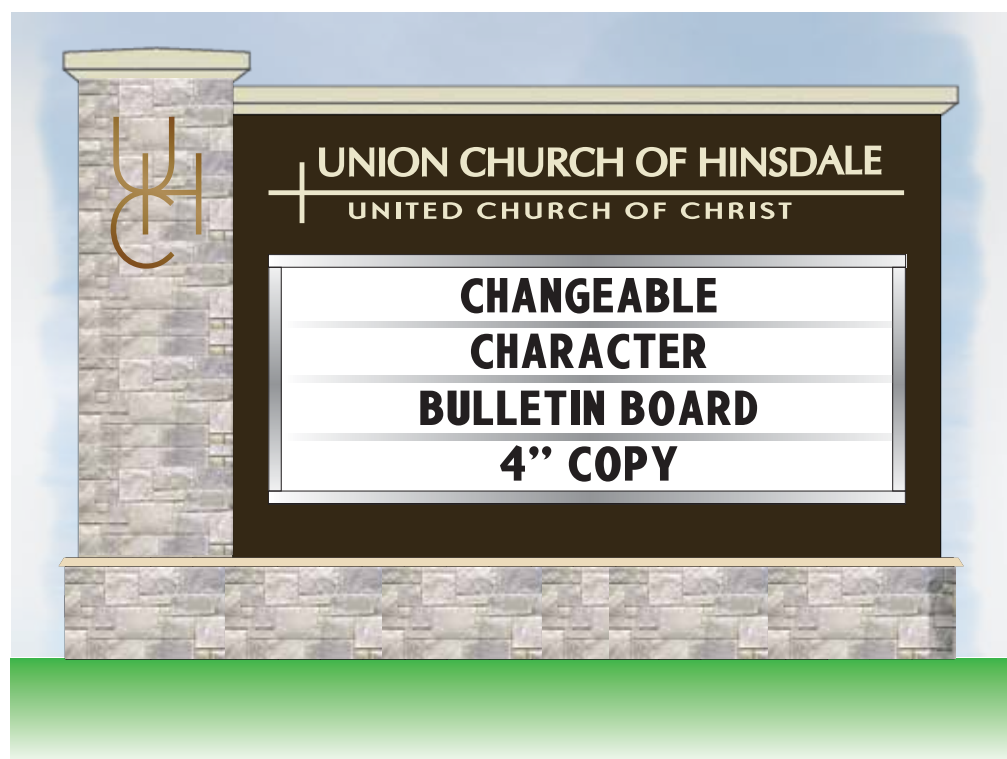
7'-8"



Night view



Proposed



SCALE: 3/4" = 1'



7933 W Hwy 6, Westville, IN 46391

PROJECT: Union Church of Hinsdale
137 S Garfield Street
Hinsdale, IL

REP: John Miller 219-508-7495

DATE: 7-22-2021

DRAWING #: JM-0012-1J

DESIGNER: *James Bowling*

REVISIONS:

1.

CLIENT APPROVAL: _____

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.



Demonstration of new proposed signage, with old sign visible behind

SCALE: 3/4" = 1'



7933 W Hwy 6, Westville, IN 46391

PROJECT: Union Church of Hinsdale
137 S Garfield Street
Hinsdale, IL

REP: John Miller 219-508-7495

DATE: 7-28-2021

DRAWING #: JM-0012-1K

DESIGNER: *James Bowling*

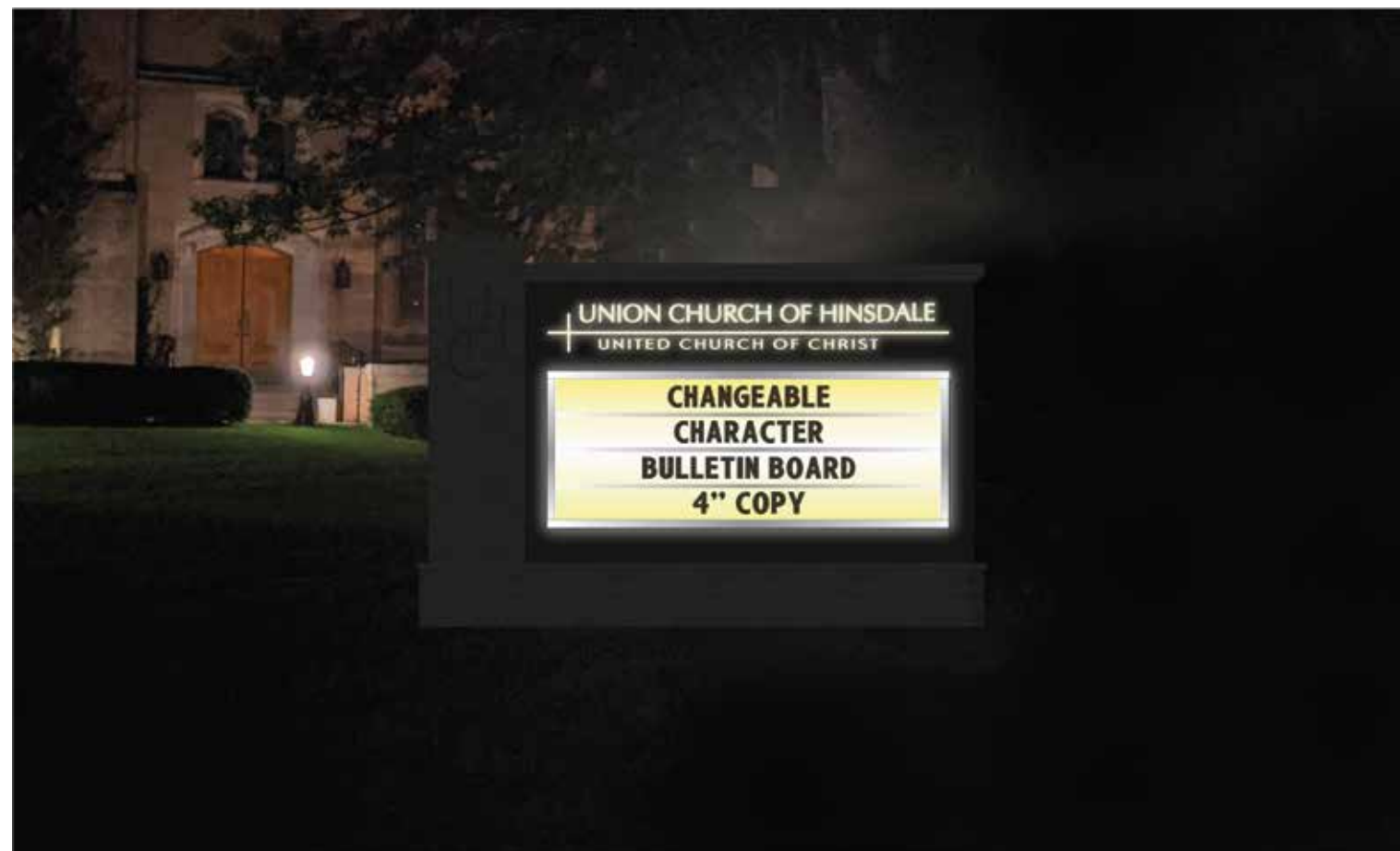
REVISIONS:
1.

CLIENT APPROVAL: _____

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.



Alternate view - proposed



Night view - proposed

SCALE: N/A



7933 W Hwy 6, Westville, IN 46391

PROJECT: Union Church of Hinsdale
137 S Garfield Street
Hinsdale, IL

REP: John Miller 219-508-7495

DATE: 7-30-2021

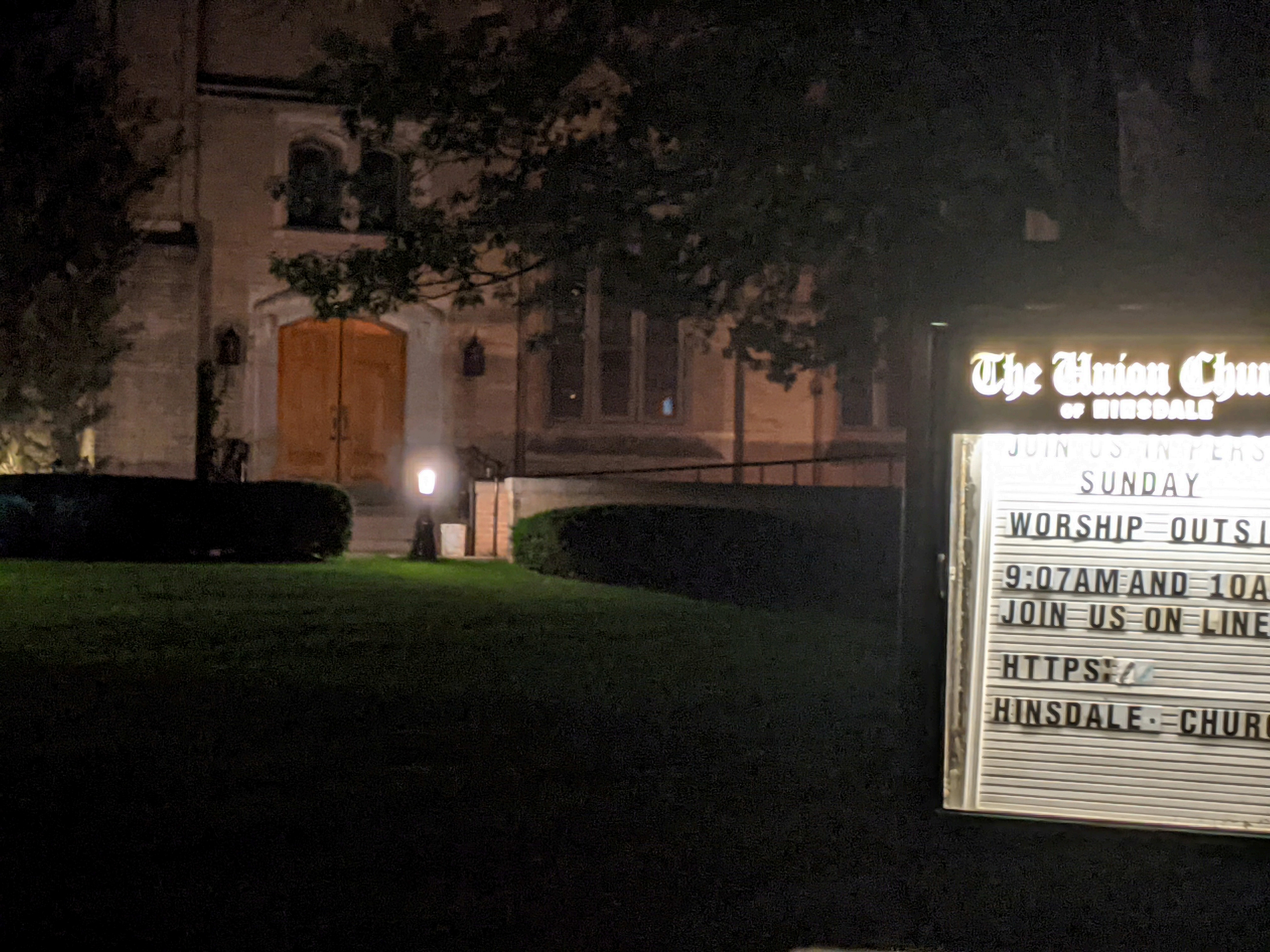
DRAWING #: JM-0012-1M

DESIGNER: *James Bowling*

REVISIONS:
1.

CLIENT APPROVAL: _____

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.



The Union Church
OF HINSDALE

JOIN US IN PERSON
SUNDAY

WORSHIP OUTSIDE

9:07AM AND 10AM

JOIN US ON LINE

HTTPS://

HINSDALE-CHURCH

A photograph of a church at night. The church has a large arched wooden door and is partially obscured by dark trees. A small light is on the ground near the door. In the foreground, a sign is visible with text about a bulletin board.

The Union Ch

UNION CHURCH OF HINSDALE
UNITED CHURCH OF CHRIST

CHANGEABLE
CHARACTER
BULLETIN BOARD
4" COPY



Features

- 24VDC Class 2 for wet locations fixtures made to order up to 144". Fixtures can be linked up to 35' depending on output
- Dot free even illumination achievable with frosted lens
- Vibrant colors with R9 values up to 98
- Single micro binned LEDs +/- 30 CCT
- Dims with minimal color shift
- Class 2 listed for wet locations
- 3 Year warranty



Finish options

IP68

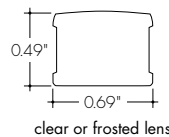


IC RATED

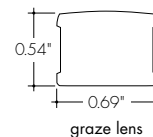
RoHS

Silver
anodizedBlack
powder coatedBronze
powder coatedWhite
powder coated

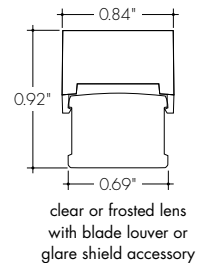
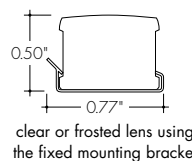
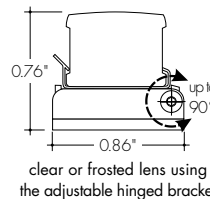
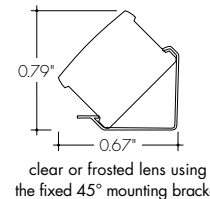
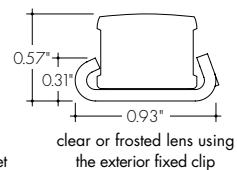
Profile dimensions



clear or frosted lens



graze lens

clear or frosted lens
with blade lower or
glare shield accessoryclear or frosted lens using
the fixed mounting bracketclear or frosted lens using
the adjustable hinged bracketclear or frosted lens using
the fixed 45° mounting bracketclear or frosted lens using
the exterior fixed clip

Technical information

OUTPUT OPTIONS

Output	Lumens at 4000K (with clear lens)	Average power consumption at 4'	Lumens / Watt (with clear lens)	Maximum system length In series
LO (LL18)	74	1.6 W/ft	46 lm/W	80'
SO (LL36)	149	3.2 W/ft	47 lm/W	35'
HO (LL54)	209	5.2 W/ft	40 lm/W	26'
VHO (LL72)	291	6.5 W/ft	45 lm/W	18'

CCT INFO/LUMEN MULTIPLIER

TM-30-15

Color temperature	Multiplier (reference - 4000K)	CRI	R _f	R _g
2700K	0.73	97	95	101
3000K	0.81	91	89	98
3500K	0.86	94	90	102
4000K	1.00	94	86	96

Ordering code

209 lm/ft x 6ft x 0.73 = 152.57 x 6' = 915.42 total lumens

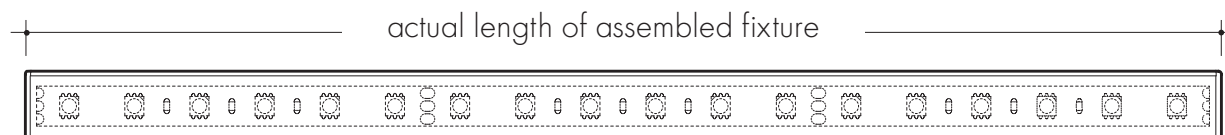
MODEL	LENGTH	CCT	OUTPUT	LENS	MOUNTING	FINISH	POWER FEED POSITION / TYPE		ACCESSORIES
KMW	12	27K	LO	C	FC	SA	E	1	BLS
KMW Kendo M Wet	12" - 144 " 4" increments	27K - 2700 K 30K - 3000 K 35K - 3500 K 40K - 4000 K	LO - Low SO - Standard HO - High VHO - Very High	C - Clear F - Frosted G - Graze	FC - Fixed clip AH - Adjustable hinge mounting FC45 - Fixed clip 45 degree EFC - Exterior fixed clip	SA - Silver BK - Black BZ - Bronze WH - White [BK,BZ,WH finishes will have an upcharge and require longer lead times]	E - End B - Back S - Side	1 - 72" wire leads 1X2 - 72" wire leads at both ends 2 - 72" wire leads at one end and quick connect at other 3 - Single quick connect 4 - Dual quick connect	N/A, leave blank BLS - Blade lower, Silver BLBK - Blade lower, Black BLWH - Blade lower, White GSS - Glare shield, Silver GSBK - Glare shield, Black GSWH - Glare shield, White

KMW -72" -27K -HO - G -AH - BZ - E - 1 - PDCU- W- 96 - 24

Power consumption per fixture length

Based on operation with PSD series of power supplies

Nominal Length	Actual Length	LO		Actual Length	SO		Actual Length	HO		Actual Length	VHO	
		W/ft	Total wattage		W/ft	Total wattage		W/ft	Total wattage		W/ft	Total wattage
12"	12-12/16"	1.65	1.65	12-12/16"	3.25	3.25	12-11/16"	5.35	5.30	12-11/16"	6.75	6.75
16"	16-11/16"	1.65	2.00	16-10/16"	3.25	4.00	16-10/16"	5.33	7.06	16-9/16"	6.75	9.00
20"	20-10/16"	1.65	2.80	20-10/16"	3.25	5.25	20-10/16"	5.31	8.82	20-9/16"	6.75	11.25
24"	24-8/16"	1.65	3.00	24-8/16"	3.25	6.50	24-9/16"	5.30	10.60	24-8/16"	6.75	13.50
28"	28-7/16"	1.65	3.90	28-7/16"	3.25	7.75	28-7/16"	5.28	12.33	28-7/16"	6.75	16.75
32"	32-6/16"	1.65	4.00	32-7/16"	3.25	8.50	32-7/16"	5.26	14.06	32-6/16"	6.75	19.00
36"	36-6/16"	1.65	5.00	36-5/16"	3.25	9.75	36-6/16"	5.25	15.80	36-5/16"	6.65	19.95
40"	40-4/16"	1.64	5.50	40-4/16"	3.25	10.25	40-5/16"	5.23	17.40	41-4/16"	6.65	22.20
44"	44-3/16"	1.64	6.00	44-4/16"	3.20	11.75	44-4/16"	5.21	19.00	45-3/16"	6.65	24.40
48"	48-2/16"	1.63	6.60	48-3/16"	3.20	12.80	48-3/16"	5.20	20.60	49-2/16"	6.55	26.20
52"	52-1/16"	1.63	7.10	52-2/16"	3.20	13.30	53-7/16"	5.18	22.40	53-1/16"	6.55	28.50
56"	56-1/16"	1.63	7.70	56-1/16"	3.20	14.80	57-6/16"	5.16	24.20	57 "	6.55	30.50
60"	59-15/16"	1.63	8.20	60 "	3.20	16.00	61-5/16"	5.15	26.00	60-15/16"	6.45	32.25
64"	63-14/16"	1.63	8.80	63-15/16"	3.20	17.00	65-4/16"	5.13	27.60	64-14/16"	6.45	34.40
68"	67-13/16"	1.62	9.30	69-13/16"	3.15	18.00	69-3/16"	5.11	29.20	68-13/16"	6.45	36.55
72"	71-12/16"	1.62	9.80	73-12/16"	3.15	18.90	73-2/16"	5.10	30.80	72-12/16"	6.40	38.40
76"	75-12/16"	1.62	10.40	77-11/16"	3.15	19.00	77-1/16"	5.08	32.40	76-11/16"	6.40	40.50
80"	79-10/16"	1.62	10.90	81-11/16"	3.15	21.50	81-1/16"	5.06	34.00	80-10/16"	6.40	43.00
84"	83-9/16"	1.62	11.50	85-9/16"	3.15	22.05	85"	5.05	35.70	84-9/16"	6.25	43.75
88"	87-8/16"	1.62	12.00	89-8/16"	3.15	23.00	88-14/16"	5.03	37.10	88-8/16"	6.25	46.00
92"	91-7/16"	1.62	12.50	93-7/16"	3.10	24.00	92-13/16"	5.01	38.50	92-7/16"	6.25	48.00
96"	95-7/16"	1.62	13.10	97-6/16"	3.10	24.80	96-13/16"	5.00	40.00	97-6/16"	6.15	49.20
100"	99-5/16"	1.61	13.50	101-6/16"	3.10	26.30	100-12/16"	4.98	41.60	101-5/16"	6.15	51.25
104"	103-4/16"	1.61	14.00	105-4/16"	3.05	27.10	104-11/16"	4.96	43.20	105-3/16"	6.15	53.00
108"	111-2/16"	1.60	14.50	109-4/16"	3.05	28.00	108-10/16"	4.95	44.80	109-3/16"	6.00	54.00
112"	115-2/16"	1.60	15.00	113-3/16"	3.05	28.50	112-9/16"	4.93	46.20	113-2/16"	6.00	56.00
116"	119"	1.59	15.50	117-1/16"	3.05	30.00	116-8/16"	4.91	47.60	117-1/16"	6.00	58.00
120"	122-15/16"	1.59	16.50	121-1/16"	3.00	30.50	120-8/16"	4.90	48.90	121 "	5.90	59.00
124"	126-14/16"	1.59	17.00	125 "	3.00	31.50	124-7/16"	4.88	50.40	124-15/16"	5.90	60.60
128"	130-13/16"	1.59	17.50	128-14/16"	3.00	32.50	128-6/16"	4.86	51.90	128-14/16"	5.90	62.20
132"	134-13/16"	1.59	18.10	132-14/16"	2.95	33.50	132-5/16"	4.85	53.30	132-13/16"	5.80	63.80
136"	138-11/16"	1.59	18.60	136-13/16"	2.95	34.30	136-4/16"	4.83	54.70	136-12/16"	5.80	65.30
140"	142-10/16"	1.59	19.10	140-12/16"	2.95	35.20	140-3/16"	4.81	56.10	140-11/16"	5.80	66.80
144"	146-10/16"	1.58	19.64	144-11/16"	2.90	36.00	145-7/16"	4.80	57.40	144-10/16"	5.70	68.40



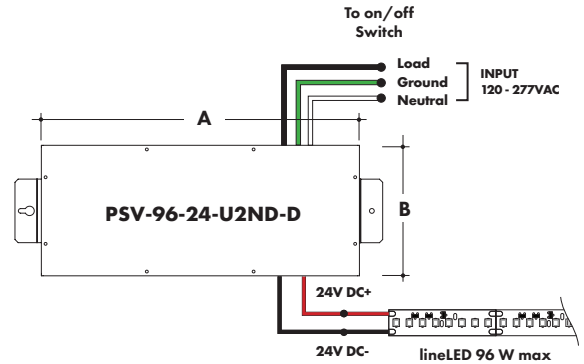
Power Supply

See fixture and power supply instructions & spec sheet for wiring information. Dimming possible in select models - view luminii website for list of compatible dimmers.

Non-Dimming Power Supply

MODEL	POWER	OUTPUT	DIMMING	LOCATION
PSV	96	24	U2ND	D
PSV - PSV Series	96 - 96 Watt	24 - 24 VDC	U2ND - Non Dimming	D - Damp

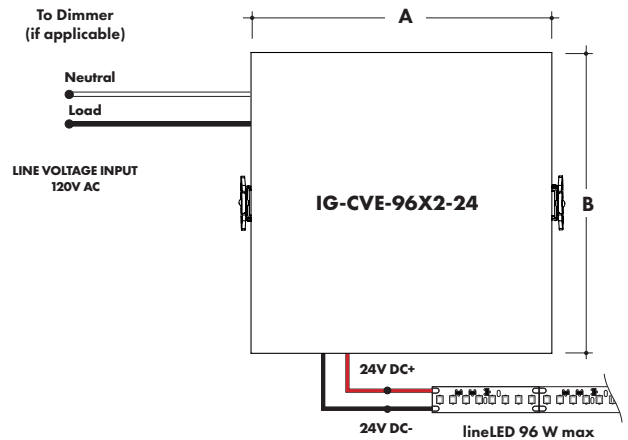
MODELS	96W
A Length	14.40"
B Width	5.20"
Depth	2.60"



In ground, Electronic Low Voltage Dimming Power Supplies

MODEL	POWER	OUTPUT	INPUT
IG	CVE	96X2	24
IG - In ground CVE Series	CVE - ELV Dimming DALI - eldoLED Dali dimming Both dims down to 0.1%	96X2 - 2 X 96 Watt	24 - 24 VDC
			Blank - 120 V 277 - 240/277 V

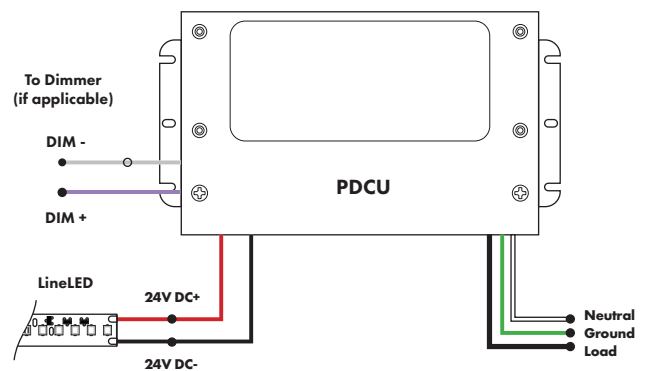
MODELS	Dual Circuit
A Length	8.40"
B Width	8.30"
Depth	8.10"



Universal Power Supply

MODEL	POWER	OUTPUT
PDCU	30	24
PDCU - PDCU Series	30 - 30 Watt	24 - 24 VDC
PDCUe - PDCUe Series	60 - 60 Watt	
	96 - 96 Watt	
	3X96 - 3x96 Watt	

- 0-10V - 1% dimming
- MLV/ELV/TRIAC - 1% dimming



MODELS	PDCU 30W	PDCUe 30W	PDCU 60W	PDCUe 60W	PDCU 96W	PDCUe 96W	PDCU 3X96W	PDCUe 3X96W
A Length	6.50"	6.10"	7.40"	7.93"	8.66"	8.25"	11.85"	9.57"
B Width	3.73"	3.35"	3.73"	3.35"	3.73"	4.10"	4.32"	5.94"
Depth	1.61"	1.33"	1.61"	1.32"	1.61"	1.56"	1.81"	1.13"