



MEETING AGENDA

MEETING AGENDA PLAN COMMISSION

Memorial Hall – Memorial Building
19 East Chicago Avenue, Hinsdale, Illinois 60521
Wednesday, September 8, 2021
7:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT – Non-Agenda Items

4. APPROVAL OF MINUTES – August 11, 2021 Plan Commission Meeting

5. FINDINGS AND RECOMMENDATIONS

- 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. SCHEDULING OF PUBLIC HEARINGS – No discussion will take place regarding the requested application except to determine a time and date for the public hearing – The next regular Plan Commission meeting is scheduled to take place on Wednesday, October 13, 2021

- a) Case A-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District

7. SIGN PERMIT REVIEW

- a) Case A-20-2021 – 11 S. Lincoln Street – Silk Road Cleaners – Installation of One (1) Wall Sign
- b) Case A-21-2021 – 26-28 E. First Street – Circa Lighting – Installation of One (1) Wall Sign and Permanent Window Signage

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
August 11, 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, August 11, 2021 at 7:33 PM.

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

PRESENT: Chairman Steve Cashman, Commissioner Julie Crnovich, Commissioner Jim Krillenberger, Commissioner Gerald Jablonski, Commissioner Cynthia Curry

ABSENT: Commissioner Anna Fiascone, Commissioner Troy Unell, Commissioner Mark Willobee, Commissioner Patrick Hurley

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 – July 14, 2021

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

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

Public Hearings

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

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-12-2021.

Dan Soltis, the applicant representing The Pride of Hinsdale, provided an overview of the proposed changes, which include painting the roof, removing the awnings and replacing them with brown stained trellises/pergolas, removing the Pride sign in the window and adding a new wall sign, modifications to the corner sign, and re-imaging the canopy sign to BP's newest version. Mr. Soltis explained the new canopy sign was an improved housing design but would be the same green LED lighting as the existing. Mr. Soltis offered to provide photos of the proposed canopy sign installed at a different location.

Commissioner Crnovich asked about any changes to the landscaping around the ground sign. Mr. Soltis replied that the application does not contain any landscape changes and stated he would verify the landscape shown on the landscape plan is present on the site. It was suggested to add more landscape as needed. Commissioner Crnovich supported the simplified design of the ground sign.

Commissioner Jablonski had no questions for the applicant.

Commissioner Krillenberger asked if the number of colors on the sign was problematic. Commissioner Crnovich replied she felt the number of colors in the sign was acceptable in this case because both sign faces can be looked at separately, and contain under three (3) colors. Discussion followed and the Commission agreed the proposed colors met the village's code requirements.

Commissioner Curry asked if the black roof paint was going to be matte. Mr. Soltis believed it to be matte black but will confirm. In response to Commissioner Curry's question, if the pergola was going to be stained, Mr. Soltis replied the cedar would be stained in a semi-transparent brown color and showed an image to the Commission.

Chairman Cashman added that he believed the proposal would be an improvement and had no further questions.

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to approve 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 as submitted. The motion carried by a roll call vote of 5-0 as follows:

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

A motion was made by Commissioner Krillenberger and seconded by Commissioner Curry to close the public meeting. The motion carried by a roll call vote of 5-0 as follows:

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

Public Hearings

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

The applicant, Patricia Halikias representing 531 North Oak LLC, provided an overview of the project. At this time, the applicant is only proposing to subdivide the existing lot. There are currently no plans to redevelop either lot. The existing single-family detached home will remain on Lot 1. Lot 2 will

remain vacant and plans for new construction may be proposed in the future following the sale of the lot to a new owner. The two (2) code-compliant lots will be nearly equal in size. Lot 1 will measure 13,662.6 square feet and Lot 2 will measure 13,668.3 square feet. Detailed plans or engineering plans have not been prepared to meet the tentative and final plat and the Ms. Halikias requested this requirement be waived since there are no plans to redevelop either lot.

There were no questions from the Commissioners. Chairman Cashman commented there were very few of these types of lots left in town.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to approve 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 as submitted. The motion carried by a roll call vote of 5-0 as follows:

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

Sign Permit Review

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

Sharon Olsen, applicant representing Union Church, shared with the Commission that a neighbor meeting was held one week after the July 14th Plan Commission Meeting. Thirteen (13) neighbors were invited to the meeting and eight (8) property owners attended. Ms. Olsen stated much feedback was shared and learned at the meeting resulting in a design that meets Village requirements and better meets the needs of the neighbors.

Ms. Olsen described the revisions made to the sign since the July 14th Plan Commission meeting. The sign will have four (4) inch letters, be constructed of one (1) stone material for the base and the columns, with a solid limestone top cap and cornice. Ms. Olsen stated the Church logo will have a bronze finish over aluminum and a matte finish bulletin board.

Ms. Olsen stated the Church text and logo will be back-lit and the bulletin board was revised to be top-lit with graze lighting only with a 2700 Kelvin high output and a total of 915.42 lumens. Ms. Olsen noted the revised design has lower lumen levels that are stretched at the top and contains an additional 3.6 square feet of lit area.

Matt Klein, the applicant representing Union Church, provided further details of the revised sign design. A picture of the proposed sign was displayed and Mr. Klein stated the base and the column will be constructed of high quality true limestone, horizontally oriented, installed in the same location, and be compatible with the building and properties in the surrounding area.

Commissioner Crnovich attended the neighbor meeting to discuss concerns with proposed sign and concerns with the temporary signage. Commissioner Crnovich asked for clarification on allowable temporary signage.

Ms. Salmon provided a brief explanation on the calculations used for temporary signage. Mr. Klein stated the Church is working toward developing a policy to handle future temporary signage via internal Church discussions.

Commissioner Crnovich stated she still had concerns that the sign does not meet standards and requirements related to visual compatibility and value enjoyment of neighboring properties. The Commissioner stated the sign was too big and too commercial for a historic, residential neighborhood and can be seen by many neighboring properties and distracts from the design of the Church.

Mr. Klein stated the horizontal lines and materials are compatible with the church. The curves, arches, and bell tower were not able to be addressed in the proposed sign design due to sign height limitations.

Commissioner Jablonski stated the temporary signage remains a concern, specifically the very large, plywood sign installed by the Bible School Students. Commissioner Jablonski stated the importance of the Church having a policy in place to address temporary signage.

Commissioner Krillenberger stated that although he shared concerns about the temporary signage, he liked the cornice, orientation, and compatibility of the proposed ground sign.

Commissioner Curry commented she too was surprised to see the large temporary sign. She asked when the circular drive and the black light poles were added to the parking lot. Mr. Klein stated the drive was installed approximately in 2000 and the light fixtures were installed a few years ago.

Commissioner Curry asked about available green space. Mr. Klein pointed out that the Church has a Memorial Garden and an interior courtyard. Commissioner Curry stated she would like to see more garden space to gather and the location of the proposed sign detracted from the green space. Mr. Klein responded the location of the proposed and existing sign was the best location and distributed paper copies of sign examples of other churches to demonstrate common appropriate locations and designs.

Ms. Olsen stated the design was purposeful and the logo was more modern to reflect the changes in their Church. Ms. Olsen went on to state that it is the hope of the Church that temporary signage will not be necessary if the message space on the proposed sign is approved.

Commissioner Crnovich agreed with the idea of a garden gathering space suggested by Commissioner Curry and suggested the installation of the bench could be a nice fit.

Chairman Cashman asked about the masonry veneer on the sign and expressed concern about it impacting the quality of the sign. Mr. Klein provided information on the depth of the veneer. Chairman Cashman asked if the sign was sitting on a full foundation base. Mr. Klein replied the proposed sign would sit on two (2) pylon columns that would be unseen. Chairman Cashman added that all the examples of other Church signs provided to the Commission by the applicant were constructed with sign boxes supported on a true masonry structure, something he felt was an important part of the structure. Chairman Cashman added he remained concerned with the quality of the proposed sign.

Chairman Cashman asked how thick the coping on the base would be. Mr. Klein stated it appears to be about an inch and half of limestone. Chairman Cashman replied the proportions were not appropriate, a thicker band would look better aesthetically.

Chairman Cashman asked if the finish on the coping and cornice was a cut limestone. Mr. Klein replied it was rough cut. Further inaudible details about the finish was shared with the Commission.

Chairman Cashman expressed concern with the appearance of the cornice on top of the sign box. Chairman Cashman restated his concerns that the materials proposed negatively impacted the quality of the sign and was not appropriate for a building with a historically significant rating. He stated the Church is in the Robbins Park Historic District and it is a very important building to the Village. Chairman Cashman stated revision of some design details of the sign would result in a higher quality product similar to the example signs of other Churches the applicant shared with the Commission.

Chairman Cashman asked for clarification on graze lighting and recess of the bulletin board. Inaudible details were provided by the applicant to address these concerns.

Chairman Cashman asked for public comments.

The resident at 127 E. Third, Nancy Cox, was present to address the Commission. Ms. Cox stated she looked at many different sign options, and had evaluated the proposed line breaks, font, lay out, text, and the bulletin board. Ms. Cox asked Ms. Olsen to verify all the bulletin board letters will be four (4) inch. Ms. Cox stated she preferred the horizontal design, the modern font, and large text. Ms. Cox went on to state she was happy with the neighbor meeting and the ability to have a contact person from the Church to reach out to.

The resident at 306 S. Garfield Street, Jim Oles, was present to address the Commission. Mr. Oles stated the neighbor meeting was productive and the material upgrade to the sign was an improvement. Mr. Oles would like to see the sign move to the north to a safer location and away from the historic neighborhood. Mr. Oles also stated he was glad to see the banner signs removed. Chairman Cashman asked for any further public comment, none were noted. Chairman Cashman asked the Commissioners for any further comment.

Commissioner Crnovich asked if the sign lights could be shut off at 8:00 pm for the benefit of the neighbors.

Commissioner Jablonski stated his concerns remained with the overall quality of the sign.

Commissioner Krillenberger stated he would like to see the veneer be thicker and asked what could be done to move towards a vote rather than send the applicant back to re-design the sign and bring it back to a future meeting.

Chairman Cashman stated the masonry structure of the sign remains problematic because it does not match the architectural design of a significant historical building and the character of the historic district. Chairman Cashman stated he would be more comfortable to continue the application to allow for further changes to be made to the sign rather than voting.

Commissioner Curry asked if an architect had looked at the design of the sign. Ms. Olsen stated her husband and her, who are both architects, worked on the sign together. Ms. Olsen asked for clarification from Chairman Cashman about desired changes he would like to see. Discussion followed about construction details. Ms. Olsen requested to continue the application to address the remaining concerns.

A motion was made by Commissioner Curry, seconded by Commissioner Krillenberger to continue Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground

Sign with a Bulletin Board to the September 8th Plan Commission meeting. The motion carried by a roll call vote of 5-0 as follows:

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

Adjournment

A motion was made by Commissioner Jablonski, seconded by Commissioner Krillenberger, to adjourn the meeting. The meeting was adjourned at 9:21 PM after a unanimous voice vote of 5-0.

Respectfully Submitted,

Jennifer Spires, Community Development Office

STATE OF ILLINOIS)
) ss.
 COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
 PLAN COMMISSION

In the Matter of:)
)
 Case A-12-2021)
 149 East Ogden Avenue.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Public Hearing of the above-
 entitled matter before the Hinsdale Plan
 Commission at 19 East Chicago Avenue, Hinsdale,
 Illinois, on the 11th day of August, 2021, at
 the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MS. JULIE CRNOVICH, Member;
 MS. CYNTHIA CURRY, Member;
 MR. GERALD JABLONSKI, Member; and
 MR. JIM KRILLENBERGER, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. DAN SOLTIS, Applicant.</p> <p>4</p> <hr/> <p>5</p> <p>6 CHAIRMAN CASHMAN: Next order of</p> <p>7 business is our Public Hearing, Case A-12-2021</p> <p>8 for 149 East Ogden Avenue, the design and use</p> <p>9 permit, exterior appearance and site plan review</p> <p>10 and sign permit review to allow exterior changes</p> <p>11 to the existing convenience store building and</p> <p>12 gas station canopy and to allow for the</p> <p>13 installation of new signage for The Pride of</p> <p>14 Hinsdale located in the B-3 general business</p> <p>15 district.</p> <p>16 Is someone here representing the</p> <p>17 applicant? Welcome. You need to come up here.</p> <p>18 (WHEREUPON, Mr. Dan Soltis was</p> <p>19 administered the oath.)</p> <p>20 MR. SOLTIS: Dan Soltis, S-o-l-t-i-s,</p> <p>21 30W180 Butterfield Road, Warrenville.</p> <p>22 CHAIRMAN CASHMAN: Welcome. Give us an</p>	<p style="text-align: right;">4</p> <p>1 modification to the MID sign, the corner sign.</p> <p>2 In many of our sites, and probably all of them</p> <p>3 in the last six months, were -- BP allowed us to</p> <p>4 actually change some of the hierarchy and now we</p> <p>5 want to promote The PRIDE signs, the brand. So</p> <p>6 we are flip flopping the hierarchy on those on</p> <p>7 many of our sites, including the proposal of the</p> <p>8 one tonight. So I can go into that a little bit</p> <p>9 more as we get into some of the exhibits.</p> <p>10 And the third item is the -- we are</p> <p>11 also reimaging the canopy fascias to BP's newest</p> <p>12 version. That includes basically just an</p> <p>13 improvement. It's the exact same green LED</p> <p>14 lighting. It's just made a little differently</p> <p>15 from the housing and things like that, but</p> <p>16 there's no change in the ambient light. There's</p> <p>17 no change in the amperage on the new lighting.</p> <p>18 There's no change to the illumination. There's</p> <p>19 no change to any of those features of the new</p> <p>20 lighting. But I do have a photo of that new</p> <p>21 lighting.</p> <p>22 We just finished our site in St.</p>
<p style="text-align: right;">3</p> <p>1 overview of the project.</p> <p>2 MR. SOLTIS: Sure. My name is Dan</p> <p>3 Soltis, I'm with CIMA Developers. CIMA</p> <p>4 Developers is a real estate development on The</p> <p>5 PRIDE Stores so I report to ownership. We are</p> <p>6 part of Parent Petroleum. We have owned this</p> <p>7 site for over ten years now. So if you are</p> <p>8 familiar with it, you have seen we have been in</p> <p>9 front of this commission probably three or four</p> <p>10 times now with some of the expansion and</p> <p>11 improvements we have done over there.</p> <p>12 Tonight's presentation is basically</p> <p>13 to continue that. We would like to make</p> <p>14 building improvements on the exterior, which</p> <p>15 would include painting of the existing</p> <p>16 convenient store roof to black, removing the</p> <p>17 green old faded awnings and putting in new wood</p> <p>18 cedar pergola trellis stained cordova brown and</p> <p>19 removing The PRIDE sign in our front window and</p> <p>20 then adding a new one on the fascia on that side</p> <p>21 of the building.</p> <p>22 We also are proposing the</p>	<p style="text-align: right;">5</p> <p>1 Charles, Illinois. With that we reimaged</p> <p>2 Cicero, Lake County, our PRIDE of Lake County</p> <p>3 site, so we are doing those all in the next year</p> <p>4 so this one is on the docket as well. So I'm</p> <p>5 here to answer any questions and hopefully, make</p> <p>6 it as clear as we can.</p> <p>7 CHAIRMAN CASHMAN: Julie, any questions</p> <p>8 for the applicant?</p> <p>9 MS. CRNOVICH: I have a question.</p> <p>10 Well, first of all, the logo, I like how that's</p> <p>11 going to be further down on the sign. I think</p> <p>12 that looks nicer.</p> <p>13 Is there any plans for landscaping.</p> <p>14 MR. SOLTIS: For the MID sign?</p> <p>15 MS. CRNOVICH: Yes, for the ground</p> <p>16 sign.</p> <p>17 MR. SOLTIS: We aren't changing any of</p> <p>18 that sign. We didn't propose anything. I don't</p> <p>19 believe I included anything additional on that.</p> <p>20 I know I have a landscape plan somewhere in</p> <p>21 here. I can make sure what's on the current</p> <p>22 landscape plan is in.</p>

<p style="text-align: center;">6</p> <p>1 MS. CRNOVICH: Just maybe something to</p> <p>2 the sign. Other than that, you are just</p> <p>3 replacing a lot of the other signs?</p> <p>4 MR. SOLTIS: Yes. So for the MID sign</p> <p>5 all we are doing is taking the BP from the top,</p> <p>6 moving it down and we are bringing in a new</p> <p>7 PRIDE sign in that location.</p> <p>8 MS. CRNOVICH: I think that looks</p> <p>9 better and the ground sign will be a little</p> <p>10 lower; correct?</p> <p>11 MR. SOLTIS: Correct.</p> <p>12 MS. CRNOVICH: So how tall will the</p> <p>13 ground sign be?</p> <p>14 CHAIRMAN CASHMAN: It's reduced about 6</p> <p>15 inches in height.</p> <p>16 MR. SOLTIS: Let me head over to the</p> <p>17 MID sign. So right now it's currently 9'6" and</p> <p>18 we are going to be reducing the height to 9</p> <p>19 feet.</p> <p>20 So the 9'6" was approved back in</p> <p>21 2011, I believe. So we are removing the small</p> <p>22 PRIDE oval and then simplifying the sign with</p>	<p style="text-align: center;">8</p> <p>1 What's the guidance about colors on</p> <p>2 signage, number of colors on it? Black and</p> <p>3 white don't count, and maybe this was</p> <p>4 grandfathered, but you have the blue in the</p> <p>5 PRIDE and the green and the yellow and then a</p> <p>6 second shade of green. Is that something that's</p> <p>7 under consideration? I think it looks fine but</p> <p>8 I want to make sure that we are not setting a</p> <p>9 precedent.</p> <p>10 MS. CRNOVICH: I consider it two</p> <p>11 different signs. I consider The PRIDE one sign</p> <p>12 and the logo a second sign. White does not</p> <p>13 count, black does not count, so I think we are</p> <p>14 okay.</p> <p>15 MR. KRILLENBERGER: That's fine with</p> <p>16 me.</p> <p>17 MS. CRNOVICH: That's just how I looked</p> <p>18 at it.</p> <p>19 CHAIRMAN CASHMAN: When I saw it, I</p> <p>20 thought it's just three plus white.</p> <p>21 MS. CRNOVICH: Correct.</p> <p>22 MR. KRILLENBERGER: Well, the Amita</p>
<p style="text-align: center;">7</p> <p>1 the two-branded panels that we are showing</p> <p>2 there, the one new one and the one in the</p> <p>3 drawing.</p> <p>4 MS. CRNOVICH: I like the new sign much</p> <p>5 better, it's simplified and I like the logo in</p> <p>6 the middle.</p> <p>7 MR. SOLTIS: Right. So like I said,</p> <p>8 the push has been really promote the PRIDE as a</p> <p>9 brand, the urban counter is doing great, we are</p> <p>10 really proud of that. So I think we have</p> <p>11 established ourselves there. So I think that</p> <p>12 was some of the thinking behind that.</p> <p>13 CHAIRMAN CASHMAN: Any more?</p> <p>14 MS. CRNOVICH: No, that's it.</p> <p>15 CHAIRMAN CASHMAN: Jerry?</p> <p>16 MR. JABLONSKI: I don't have anything.</p> <p>17 It's about as attractive as a convenient store</p> <p>18 can be.</p> <p>19 MR. SOLTIS: Have you been to some of</p> <p>20 our newer built ones?</p> <p>21 MR. KRILLENBERGER: I do have a</p> <p>22 question.</p>	<p style="text-align: center;">9</p> <p>1 sign we gave them a lot of grief because they</p> <p>2 had shades of colors.</p> <p>3 CHAIRMAN CASHMAN: That was a whole</p> <p>4 spectrum and that was eliminated to the three</p> <p>5 colors.</p> <p>6 MR. KRILLENBERGER: Right. So I just</p> <p>7 don't want someone to come along and say BP has</p> <p>8 four, we should have five.</p> <p>9 CHAIRMAN CASHMAN: All I see is three.</p> <p>10 MR. KRILLENBERGER: And then do you</p> <p>11 consider this one sign, it's the same square</p> <p>12 footage as the existing layout and all the</p> <p>13 square footage are taken together we asked about</p> <p>14 the total height of the sign. I don't want to</p> <p>15 be over-persnickety, that's really not my way.</p> <p>16 MS. SALMON: I don't know how this has</p> <p>17 been handled in the past. It does say -- the</p> <p>18 code says the three color per sign, but it</p> <p>19 clearly was approved in the past, as you can see</p> <p>20 the existing sign, so there must have been an</p> <p>21 interpretation in the past to allow those sign</p> <p>22 faces to have different colors and I think</p>

<p style="text-align: right;">10</p> <p>1 there's under three within each sign face. The</p> <p>2 question is: Is that one sign? I don't think</p> <p>3 the code necessarily specifies.</p> <p>4 MS. CRNOVICH: I would consider it to</p> <p>5 be like the brick to be like background which</p> <p>6 isn't counted. Just like technically in the</p> <p>7 church, it's kind of like they have three signs</p> <p>8 on their structure, three different signs.</p> <p>9 MR. KRILLENBERGER: Okay. Well, I</p> <p>07:44:28PM 10 think it looks great. The best looking</p> <p>11 convenient store sign we have ever seen, but</p> <p>12 just wanted to make sure that the next people</p> <p>13 that come along.</p> <p>14 MS. CRNOVICH: Well, I believe it's</p> <p>15 two.</p> <p>16 MR. KRILLENBERGER: I think we came to</p> <p>17 the conclusion they --</p> <p>18 CHAIRMAN CASHMAN: There's been other</p> <p>19 signs that have come to the village that were</p> <p>07:44:54PM 20 done with a rainbow and we basically pointed out</p> <p>21 to them, that doesn't fly.</p> <p>22 MR. KRILLENBERGER: Okay. If we can</p>	<p style="text-align: right;">12</p> <p>1 MS. CURRY: I just hate to see a shiny</p> <p>2 black.</p> <p>3 MR. KRILLENBERGER: Agree.</p> <p>4 MS. CURRY: My other question is about</p> <p>5 the wood. Is there a treated lumber painted</p> <p>6 pergola? It looks to be a wood color, stained</p> <p>7 wood.</p> <p>8 MR. SOLTIS: Yes. It's a cedar semi-</p> <p>9 transparent stain Behr cordova brown. I do have</p> <p>07:46:53PM 10 the color. I can just look for it real quick.</p> <p>11 MS. CURRY: That's all right. You can</p> <p>12 kind of see it in the drawing.</p> <p>13 MR. SOLTIS: Yes. I tried to match it</p> <p>14 up in there. It's the middle one. I don't know</p> <p>15 if anybody can see that. (Indicating.)</p> <p>16 MS. CURRY: Okay. Good. Nice.</p> <p>17 CHAIRMAN CASHMAN: Any other questions?</p> <p>18 MR. KRILLENBERGER: There's going to be</p> <p>19 seating area, right?</p> <p>07:47:27PM 20 MR. SOLTIS: We already do have the</p> <p>21 seating area along the west side. So I'll pull</p> <p>22 up what we are talking about, the elevations</p>
<p style="text-align: right;">11</p> <p>1 acknowledge or recognize so it doesn't come up</p> <p>2 in the future that this appears to be two</p> <p>3 separate signs. Again, this is not my role to</p> <p>4 be persnickety but I do know that other people</p> <p>5 will come up and say, look at that sign. But</p> <p>6 it's lovely.</p> <p>7 MR. SOLTIS: Thank you.</p> <p>8 CHAIRMAN CASHMAN: Cynthia?</p> <p>9 MS. CURRY: I agree. I think it's much</p> <p>07:45:31PM 10 improved. I think being a gateway between our</p> <p>11 two communities (Inaudible). Two quick</p> <p>12 questions.</p> <p>13 The black on the roofing, is that a</p> <p>14 dull black? It's not going to be shiny black,</p> <p>15 is it, the metal roofing? I know it's black and</p> <p>16 I saw the paint color and it seems in the</p> <p>17 drawing to be a matte.</p> <p>18 MR. SOLTIS: Yes, it is a matte. It is</p> <p>19 a matte. I'll confirm that. It's a Benjamin</p> <p>07:45:57PM 20 Moore black matte. It doesn't have matte</p> <p>21 clarified on the drawing. I can -- ownership --</p> <p>22 I can text them while I'm here right now.</p>	<p style="text-align: right;">13</p> <p>1 here.</p> <p>2 CHAIRMAN CASHMAN: While you are</p> <p>3 pulling that up, it's interesting, I never</p> <p>4 realized that PRIDE was on that original sign,</p> <p>5 it's very small.</p> <p>6 MR. SOLTIS: Oh, on the MID sign, on</p> <p>7 the corner sign?</p> <p>8 CHAIRMAN CASHMAN: Yes. I didn't even</p> <p>9 know it was there. It's tucked in there.</p> <p>07:48:07PM 10 MR. SOLTIS: As I mention, we have that</p> <p>11 same oval in many of our locations and we are</p> <p>12 changing all of them.</p> <p>13 CHAIRMAN CASHMAN: Okay. I can see</p> <p>14 why. I think it's an improvement. It was an</p> <p>15 improvement back when this was originally done</p> <p>16 and now we are taking it another step and I</p> <p>17 think it looks really nice.</p> <p>18 MR. SOLTIS: Thank you.</p> <p>19 MS. CRNOVICH: Thank you for such a</p> <p>07:48:35PM 20 thorough application. You gave us more than</p> <p>21 what we needed and usually, otherwise we would</p> <p>22 be asking a lot of questions. This was very</p>

1 well done. Thank you.

2 MR. SOLTIS: Okay. Fine. Thank you.

3 CHAIRMAN CASHMAN: Thank you.

4 Do I have a motion to approve Case

5 A-12-2021 for 149 East Ogden Avenue, design

6 review permit, exterior appearance and site

7 permit review and sign permit review as

8 submitted?

9 MS. CRNOVICH: So moved.

10 MR. JABLONSKI: Second.

11 CHAIRMAN CASHMAN: Can we take a roll

12 call vote, please, Bethany?

13 MS. SALMON: Commissioner Curry?

14 MS. CURRY: Aye.

15 MS. SALMON: Commissioner Krillenberger?

16 MR. KRILLENBERGER: Aye.

17 MS. SALMON: Commissioner Jablonski?

18 MR. JABLONSKI: Aye.

19 MS. SALMON: Commissioner Crnovich?

20 MS. CRNOVICH: Aye.

21 MS. SALMON: Chairman Cashman?

22 CHAIRMAN CASHMAN: Aye.

07:49:10PM

07:49:16PM

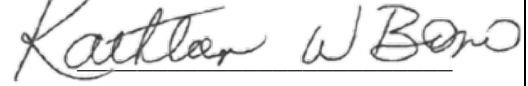
STATE OF ILLINOIS)

) ss:

COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified
Shorthand Reporter, Notary Public in and for the
County DuPage, State of Illinois, do hereby
certify that previous to the commencement of the
examination and testimony of the various
witnesses herein, they were duly sworn by me to
testify the truth in relation to the matters
pertaining hereto; that the testimony given by
said witnesses was reduced to writing by means
of shorthand and thereafter transcribed into
typewritten form; and that the foregoing is a
true, correct and complete transcript of my
shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have
hereunto set my hand and affix my electronic
signature this 23rd day of August, A.D. 2021.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

1 Thank you very much. Good luck.

2 MR. SOLTIS: Thank you.

3 CHAIRMAN CASHMAN: What's the time

4 frame on getting the work done?

5 MR. SOLTIS: I think as soon as

6 possible. So hopefully if the process goes as

7 planned, we will have everything ordered up and

8 hopefully starting.

9 CHAIRMAN CASHMAN: Great. Look forward

10 to it. Good luck.

11 MR. KRILLENBERGER: Lower gas prices.

12 MR. SOLTIS: I can't control that.

13 CHAIRMAN CASHMAN: Do I hear a motion

14 to close the Public Hearing?

15 MR. KRILLENBERGER: So moved.

16 MS. CURRY: Second.

17 CHAIRMAN CASHMAN: All in favor, say aye.

18 (All aye.)

19 Motion carried.

20 (WHICH, were all of the proceedings

21 had, evidence offered or received

22 in the above entitled cause.)

07:49:41PM

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**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: 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

PROPERTY: 149 E. Ogden Avenue, Hinsdale, Illinois

APPLICANT: The PRIDE Stores

REQUEST: Design Review Permit, Exterior Appearance and Site Plan Review, Sign Permit Review

PLAN COMMISSION (PC) REVIEW: August 11, 2021

BOARD OF TRUSTEES 1ST READING: September 7, 2021

SUMMARY OF REQUEST: The Village of Hinsdale received an application request from The PRIDE Stores requesting 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 public hearing notice, application and exhibits, other materials before the Plan Commission are included in Exhibit B.

On August 11, 2021, following the conclusion of the public hearing on this matter, the Plan Commission recommended approval of the Design Review Permit, Exterior Appearance and Site Plan Review, Sign Permit Review by a vote of five (5) in favor, zero (0) opposed, and four (4) absent.

PUBLIC HEARING SUMMARY AND FINDINGS: At the public hearing held on August 11, 2021, Dan Soltis with CIMA Developers was present at the meeting to represent the applicant, The PRIDE Stores. Mr. Soltis provided a brief overview of the proposed changes to the building elevations and signage. The proposed changes include repainting the metal roof to a black color, removing the existing green fabric awnings and installing new wood cedar pergola awnings, completing upgrades to the existing gas station canopy structure and light band, installing new wall signage, and modifying the existing monument sign.

The Commissioners asked several questions, including questions related to any changes to landscaping on site, the type of paint proposed for the roof, and the design of the monument sign.

The Commission asked for clarification if any changes were proposed to the landscaping around the monument sign. Mr. Soltis stated that no changes were proposed at this time. It was suggested that more landscaping could be added around the base of the sign.

The Commission expressed support for the reduction to the height of the monument sign and simplified design with fewer sign faces. The proposed changes were considered consistent with what is existing and improves upon it. It was confirmed that the monument sign will be 9 feet tall, which is 6 inches shorter than the existing sign.

There was a discussion on the number of colors allowed on the monument sign. Per the sign code, no sign can use more than three colors, excluding white and black. For this case, it was determined that the number of colors proposed meets code and each of the sign faces were looked at individually.

The Commission asked for additional details on the type of paint proposed for the roof, noting concerns over if the paint would be glossy instead of a matte finish. Mr. Soltis confirmed the paint would be matte, which will not have a shiny appearance.

The Commission asked for additional details on the color of the wood pergola trellis awnings. Mr. Soltis stated the awnings would be a brown, semi-transparent, stained wood color and showed an image of the color to the Commission.

In recommending approval of the Design Review Permit, Exterior Appearance and Site Plan Review, and Sign Permit, the Plan Commission determined the standards set forth in Section 11-604(F), Section 11-605(E), Section 11-606(F), and Section 11-607(E) of the Village's Zoning Code have been met. Overall, the Commission expressed overall support for the project, noting that the proposed changes would be an improvement to the existing conditions and are visually compatible with the building and the surrounding area.

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

A motion to approve the Design Review Permit, Exterior Appearance and Site Plan Review, and Sign Permit was made by Commissioner Crnovich and seconded by Commissioner Krillenberger. The vote carried by a roll call vote as follows:

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

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes, zero (0) nays, and four (4) absent, recommended to the President and Board of Trustees approval of Case A-12-2021, for 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, as submitted.

Signed: _____
Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

**VILLAGE OF HINSDALE
NOTICE OF PLAN COMMISSION
PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, August 11, 2021 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from The PRIDE Stores for a Design Review Permit in conjunction with an Exterior Appearance / 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 at 149 E. Ogden Avenue in the B-3 General Business District. This request is known as Case A-12-2021.

Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 149 E. Ogden Avenue, Hinsdale IL, 60521 (PIN: 09-01-202-002) and legally described as follows:

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 R79-51990); 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.

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: July 19, 2021

Christine M. Bruton, Village Clerk

To be published in the Hinsdalean on July 22, 2021



MEMORANDUM

DATE: September 3, 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-23-2021 – 920 N. York Road – Design Review Permit and Sign Permit Review to allow for the installation of new sign cabinet on the existing ground sign base for The Derm Institute located at 920 N. York Road in the O-2 Limited Office District - **Scheduling of a Public Hearing**

FOR: September 8, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Doyle Signs, Inc.

Subject Property: 920 N. York Road (PIN: 09-01-201-010)

Site Area: 0.6 acres (26,516.4 square feet)

Existing Zoning & Land Use: O-2 Limited Office District – Multi-tenant office building

Surrounding Zoning & Land Use:

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

South: B-3 General Business District – Gas station / Convenience store / 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 and Sign Permit Review to allow for the installation of a new internally-illuminated sign cabinet on the existing ground sign located at 920 N. York Road in the O-2 Limited Office District. The new sign cabinet will be utilized for The Derm Institute, a dermatologist office, which is occupying the first floor of the multi-tenant office building.

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 October 13, 2021.

REQUEST AND ANALYSIS

The existing monument sign is located within a parking lot landscape island and is setback 10 feet from the front lot line off of York Road. The former sign cabinet was previously removed from the brick base.

The applicant is proposing to install a double-sided, internally-illuminated sign cabinet on the existing brick base. Per Section 9-106(J), in the O-2 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.



MEMORANDUM

The proposed ground sign will measure 7' 8-½" tall and 8' 5" wide, with a sign face area of 40 square feet, which meets the code requirements listed in Section 9-106.

As illustrated on the attached plans, the sign will consist of a black aluminum cabinet, a teal background color, and white text. The teal background will be opaque to meet the Village's code requirements, which prohibit translucent backgrounds in internally illuminated signs so that only the sign message allows the transmission of any light through the sign face. The applicant has submitted a rendering to show how the sign will look and be illuminated at night.

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.

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

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.



MEMORANDUM

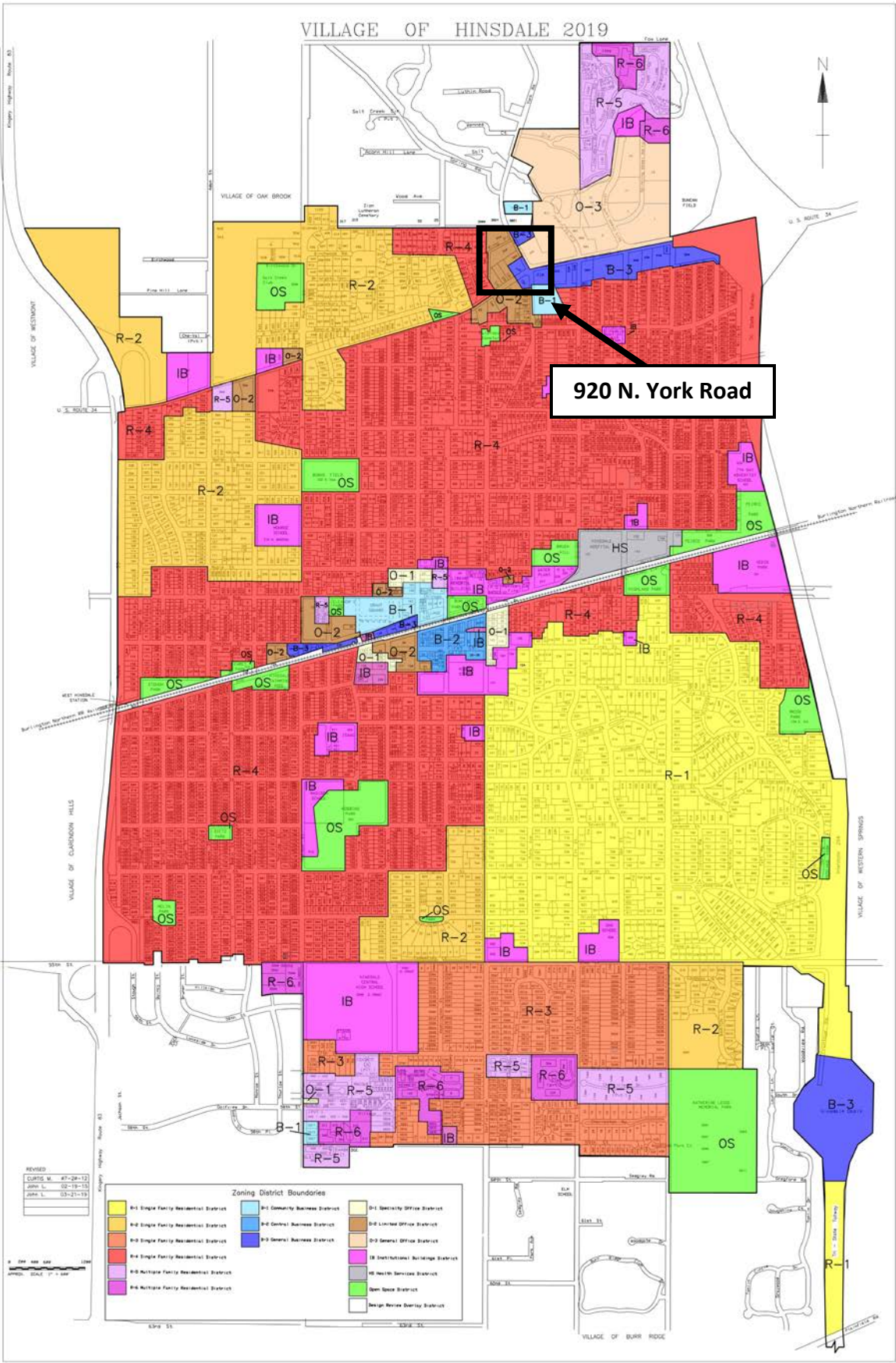
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian 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 of Section 9-106, this sign 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 / Sign Permit Applications and Exhibits

Village of Hinsdale Zoning Map and Project Location



Aerial View – 920 N. York Road



Birds Eye View – 920 N. York Road



Street View – 920 N. 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**

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: <u>Doyle Signs, Inc</u>
Address: <u>232 W Interstate Road</u>
City/Zip: <u>Addison, IL 60101</u>
Phone/Fax: (<u>630</u>) <u>543-9490</u> / <u>543-9493</u>
E-Mail: <u>Permits@Doylesigns.com</u>

Owner
Name: <u>York & Ogden LLC</u>
Address: <u>One Oakbrook Terrace, Suite 600</u>
City/Zip: <u>Oakbrook Terrace, IL 60181</u>
Phone/Fax: (<u>630</u>) <u>543-3955</u> /
E-Mail: <u>rick@Napleton.com</u>

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

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

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

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

II. SITE INFORMATION

Address of subject property: 920 N York Road

Property identification number (P.I.N. or tax number): 09 - 01 - 201 - 010

Brief description of proposed project: Installation of (1) double faced internally illuminated sign cabinet to be installed on the existing sign base. Sign to have an opaque background with translucent copy. Existing sign base is setback 10' from property line.

Proposed sign is code compliant.

General description or characteristics of the site: The site is an existing medical office that will house a new dermatologist office. The sign will identify The Derm, the new Dermatologist office.

Existing zoning and land use: O-2

Surrounding zoning and existing land uses:

North: O-2

South: B-3

East: O-2 & B-3

West: O-2

Proposed zoning and land use: O-2

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

☐ Site Plan Approval 11-604

☒ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

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

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 920 N York Road

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
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: _____


This section is not applicable due to the fact that we are strictly proposing to install a new sign cabinet on ex existing base that conforms to code. No changes will be made to building or site

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 11th, day of August, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent


Lisa Neal (agent)

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 11th day of
August, 2021.


Notary Public

4



VILLAGE OF HINSDALE
DESIGN REVIEW PERMIT APPLICATION

Name of Applicant:

Doyle Signs Inc

Address of Subject Property: 920 N York Road

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

Sign Contractor

Name of Property Owner: York & Ogden LLC

Brief description of what application requests: Installation of (1) internally illuminated
monument sign to be mounted to the existing sign base at site.

***** 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: _____
York & Ogden LLC One Oakbrook Terrace Suite 600 Oakbrook Terrace, IL 60181
2. **Trustee Disclosure.** In the case of a land trust, the name, address, and telephone number of all trustees and beneficiaries of the trust: _____

This site is not held in a trust. _____
3. **Applicant:** Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: _____
Doyle Signs, Inc
232 W Interstate Road Addison, IL 60101
630-543-9490 / Permits@Doylesigns.com
4. **Consultants.** Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: N/A
 - b. Engineer: N/A
 - 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:
920 N York Road
(Please attach the legal description of the property as Exhibit "A")
6. **Present zoning classification:** O-2
7. **Current square footage of subject project:** 28,195
8. **Current use of subject property:**
Principal use: (i.e., residential, retail, service)

Dermatologist office
Square footage devoted to this use: 28,195
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:**

Dermatologist office
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.

13. Please complete the following table.

Table of Compliance

Requirements	Code Section	Minimum Code Regulation	Proposed Development
Height			
Lot area			
Intensity of use			
Frontage			
Building area			
Setback			
Side yard			
Rear yard			
Parking requirements			
Loading requirements			

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: _____

This section is not applicable as we are only proposing to install _____

a code compliant monument sign cabinet on an existing base at the _____

site. No work will be completed on the building nor the site. _____

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.

- The sign will conform to the Historic and aesthetic interest of the site by being installed on a brick base that matches the masonry of the building construction. The sign will also have an opaque background so as to minimize the illumination at night to surrounding properties.

15. Local Atmosphere. To maintain the local, "small town" atmosphere of various residential and business areas within the Village.

- The sign will maintain "Small Town" atmosphere of various business areas within the Village as it will be internally illuminated with an opaque background and translucent copy. The copy will be the only aspect of the sign that illuminates at night.

16. Compatibility. To insure compatibility of new development with the existing characteristics of the area.

- To ensure compatibility of the sign with the existing characteristics of the area the sign will be installed on an existing base made from the same masonry materials to match the building.

17. Transitional Areas. To protect sensitive areas of transition from one land use to another.

- The sign will protect the sensitive areas of transition from one land use to another as it will be mounted to an existing base approximately 100 feet from each of the neighboring properties.

18. Attractiveness. To protect and enhance the Village's attractiveness to visitors and the support and stimulus to local business provided thereby.

- The sign would protect and enhance the Village's attractiveness to visitor's by utilizing the existing sign base that is made from the same masonry materials as the building.

19. Strong Economy. To strengthen the economy of the Village.

- The sign will strengthen the economy of the Village by identifying a new business to the Village so that the business may succeed.

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 sign will promote the welfare of the Village by identifying a new dermatologist in the Village and directing new patients to their location.

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 sign cabinet will be mounted to the existing sign base. The existing sign base conforms to the setback set forth in the zoning code.

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

- The sign will be mounted on an existing base that consists of the same masonry materials as the building façade.

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

- The new sign will be fabricated with an opaque background and translucent copy on an existing masonry base and will match the other approved signs in the neighborhood.

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.

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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.

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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.

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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.

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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.

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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.

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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.

- The masonry base the sign will be mounted to is made from predominantly the same materials as the building façade.

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

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing 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.

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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.

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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.

- This question is not applicable as the building is existing and a new sign cabinet mounted to the existing sign base is the only thing being proposed.

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.

Richard Brandstatter

Name of Owner

Please see attached letter

Signature of Owner

Lisa Neal (agent)

Name of Applicant



Signature of Applicant

8/11/2021

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: Doyle Signs, Inc

Owner's name (if different): York & Ogden LLC

Property address: 920 N York Road

Property legal description: [attach to this form]

Present zoning classification: O-2, Limited Office District ▼

Square footage of property: 28,195

Lot area per dwelling: _____

Lot dimensions: 120 x 235

Current use of property: Dermatologist Office

Proposed use: ☐ Single-family detached dwelling
☒ Other: Dermatologist Office

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

Brief description of request and proposal:

Installation of (1) double sided internally illuminated cabinet to be mounted to the existing base at the site.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____

interior side(s) _____ / _____

Provided:

Required by Code:

corner side

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):

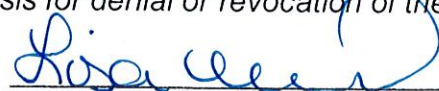
Number of off-street parking spaces required:

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

Lisa Neal (agent)

Applicant's printed name

Dated: 8/11, 2021.



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

Applicant

Name: The Derm Institute
Address: 920 N York Road
City/Zip: Hinsdale, IL 60521
Phone/Fax: (³¹²) 319-1978 / _____
E-Mail: mrw@dermic.com
Contact Name: Marc Wezowski

Contractor

Name: Doyle Signs, Inc
Address: 232 W Interstate Road
City/Zip: Addison, IL 60101
Phone/Fax: (⁶³⁰) 543-9490 / 630-543-9493
E-Mail: Permits@Doylesigns.com
Contact Name: Lisa Neal

ADDRESS OF SIGN LOCATION:**ZONING DISTRICT:** O-2 Limited Office District**SIGN TYPE:** Monument Sign**ILLUMINATION** Internally Illuminated**Sign Information:**Overall Size (Square Feet): 45 (5' x 8')Overall Height from Grade: 7' 8-1/2" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Teal Ocean
- ② White
- ③ _____

Site Information:Lot/Street Frontage: 120'Building/Tenant Frontage: 70'

Existing Sign Information:

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

08/11/2021

Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINETotal square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

York and Ogden, LLC
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, Illinois 60181
P: (630) 530-3955


July 28, 2021

To Whom it may concern,

York and Ogden, LLC has approved signage for the Derm Institute at 920 N York Road and allows Doyle Signs to apply for all needed permits to complete. If you have any questions, please call or email Rick Brandstatter at 630-455-2945 or rick@napleton.com.











Thank you.

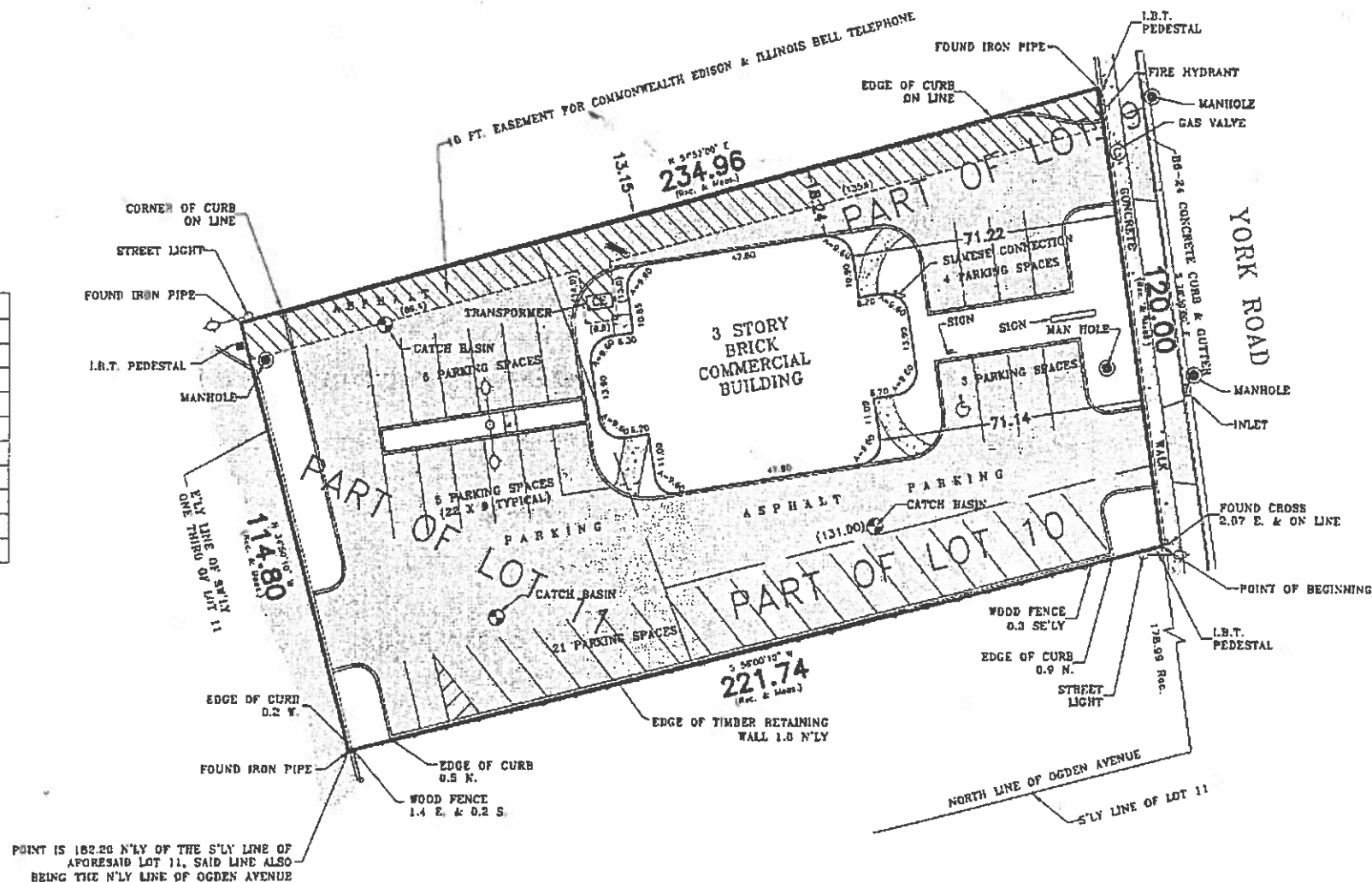
York and Ogden, LLC

A handwritten signature in black ink that reads "Richard P. Brandstatter". The signature is written in a cursive, flowing style.

Richard P Brandstatter
Director of Real Estate

SCALE: 1"=40'

LEGEND	
	MANHOLE
	CATCH BASIN
	INLET
	GAS VALVE
	STREET LIGHT
	I.B.T. PEDESTAL
	FIRE HYDRANT
	TRANSFORMER
	SIAMESE CONNECTION
	SIGN (TYPICAL)



SITE LOCATION MAP
NOT TO SCALE

CHICAGO TITLE INSURANCE COMPANY

MIDWEST TRUST COMPANY, N.A. UNDER TRUST No. 4714

YORK & ODGEN, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 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 MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.07 FEET.

1) UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES, FOR ACTUAL LOCATION OF UTILITIES, SHOWN OR NOT SHOWN, CALL J.U.L.I.E. AT 1-800-892-0123.

2) ADJOINING OWNERSHIP NOT FURNISHED BY CLIENT.

3) THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY KNOWN AS ORDER #1409ST5096921 WITH AN EFFECTIVE DATE OF MARCH 14, 2007.

4) PROPERTY INDEX NUMBER FOR THIS PROPERTY IS: 09-01-201-010

5) TOTAL AREA SURVEYED 26,616.4 SQUARE FEET OR .611 ACRES.

GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS
3RD DAY OF JULY OF 1907 A.D. 2007

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO. 0779662

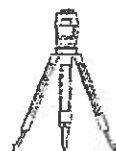
CD/MB
SR

Professional Design Registration #184-002795

Field Work Completed	06/29/07
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Land Area Surveyed	26,516.4 Sq. Ft.
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Drawing Revised

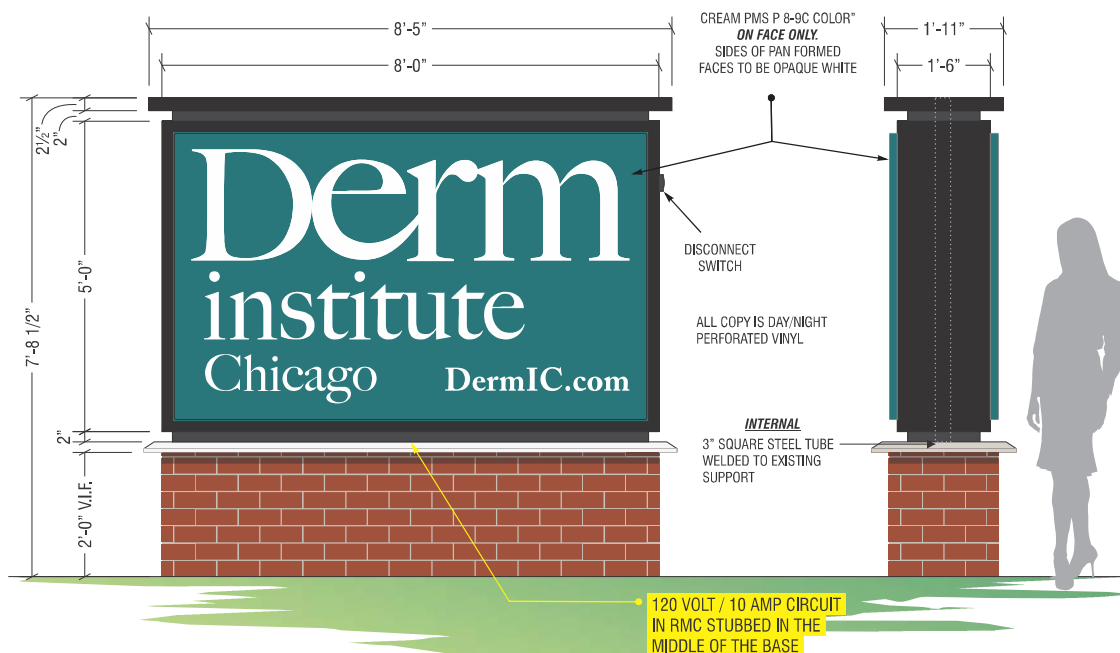


PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

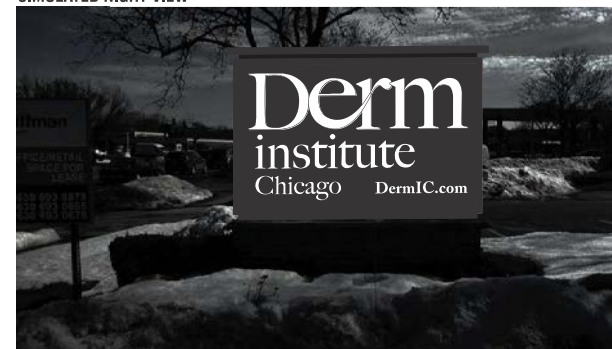
Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com



SCALE: 1/4" = 1'

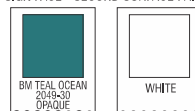
SIMULATED NIGHT VIEW



A DOUBLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN • FRONT & SIDE ELEVATIONS
SCALE: 1/2" = 1'

- ALUM. SIGN CABINET & RETAINERS PAINTED BLACK
 - 1 1/2" DEEP CLEAR POLYCARBONATE PAN FORMED FACES w/ SECOND SURFACE PAINTED BM TEAL OCEAN 2049-30
 - ALL COPY PAINTED SECOND SURFACE WHITE
 - INTERNALLY ILLUMINATED w/ WHITE LED & 120v POWER SUPPLY
 - 2" REVEALS PAINTED "DELUX FOREST BLACK"
 - 2 1/2" TALL ALUM. CAP PAINTED SATIN BLACK
 - MOUNTED EXISTING BRICK BASE w/ STL. PIPE SLEEVED INTO EXISTING(V.I.F.)
- NOTE:** ADDITIONAL STL. & CONCRETE MAY BE REQUIRED

SIGN FACE - SECOND SURFACE PAINT



PAINTED SIGN CABINET AND REVEALS



232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL. 60101 630-543-9490 FAX 630-543-9493

DATE	REVISION
5-11-21	REVERT TO PREVIOUS BACKGROUND COLOR -
	SHOW 2 OPTIONS FOR COLOR OF WEB ADDRESS - DT
5-19-21	REMOVED OPTION & WINDOW VINYL. ADDED SIGN B PHOTO
5-20-21	REMOVED OPTION & ADDED SITE PLAN
5-24-21	SET BACK OF SIGNS - EXISTING N/A HIFFMAN SHOWN
6-15-21	REVISE TO OPAQUE BACKGROUND PER SH - KD
7-23-21	REVISE PER SH - KD
7-26-21	ADD 3 OPTIONS TO SIGN A & COLOR LOGO FOR SIGN C - km
7-28-21	REMOVE OPTIONS. UPDATE TEMP SIGN & SITE PLAN - km

CUSTOMER APPROVAL DATE

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CLIENT	THE DERM INSTITUTE OF CHICAGO				
ADDRESS	920 N YORK, RD.				
CITY	HINSDALE	STATE	IL	DESIGNER	KM SALESPERSON SH
DRWG. NO.	90253	SCALE:	NOTED	DATE:	03.03.2021 SHEET NO. 1



MEMORANDUM

DATE: September 3, 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-20-2021 – 11 S. Lincoln Street – Silk Road Cleaners – Installation of One (1) Wall Sign

FOR: September 8, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from SM Deluxe Sign to install one (1) new wall sign for Silk Road Cleaners located at 11 S. Lincoln Street. The existing building is located in the B-1 Community Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install one (1) new wall sign for Silk Road Cleaners, an existing dry cleaning and tailor business. The proposed wall sign measures 1'4" tall and 11' wide, with an overall sign face area of 14.6 square feet. The wall sign consists of non-illuminated white channel letters that will be individually mounted onto the brick façade. A small oval logo with an orange background and white and green text will be located on the left side of the white channel letters. As shown on the proposed plans, the sign will be constructed of aluminum and acrylic.

A new awning is also proposed above the storefront window and door. The proposed awning be covered in black fabric and measures 20' wide, 3' tall, and 3' deep. No signage is proposed on the awning.

Per Section 9-106(l), in the B-1 District, one (1) awning valance, canopy valance, wall, or permanent window sign is allowed per user having a separate entrance, except a user with more than one exterior wall that fronts on a public street or a public parking lot is permitted one sign per such wall. For a multiple-tenant building, the maximum gross surface area is not to exceed 5% of the square footage of the wall to which the sign is attached to. In this case, the maximum size allowed is 15.75 square feet (5% of the 315 square feet of wall surface area of the tenant space). The maximum allowable height is 20' or no higher than the bottom of any second floor window, whichever is less. As proposed, the wall sign meets the sign code requirements listed in Section 9-106.

Meeting History

Historic Preservation Commission Meeting – September 1, 2021 - At the Historic Preservation Commission meeting, two representatives from SM Deluxe Signs, the sign contractor, provided an overview of the proposed signage and answered questions from the Commissioners.



MEMORANDUM

Several Commissioners expressed support for the proposed sign and noted that the addition of the black fabric awning greatly improved the appearance of the building. The sign contractor confirmed that the sides of the awning will be closed and covered in fabric. The Commission specifically noted that the non-illuminated sign is a great improvement over the existing internally-illuminated box sign. There was also a brief discussion on the existing neon sign and temporary signage in the window, which do not appear to meet the Village's sign code requirements.

The Historic Preservation Commission recommended approval of the sign permit request, Case A-20-2021, to install one (1) wall sign for Silk Road Cleaners located at 11 S. Lincoln Street, by a vote of 5-0 (2 absent).

Process

Per Section 11-607(D), sign permit applications 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 Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

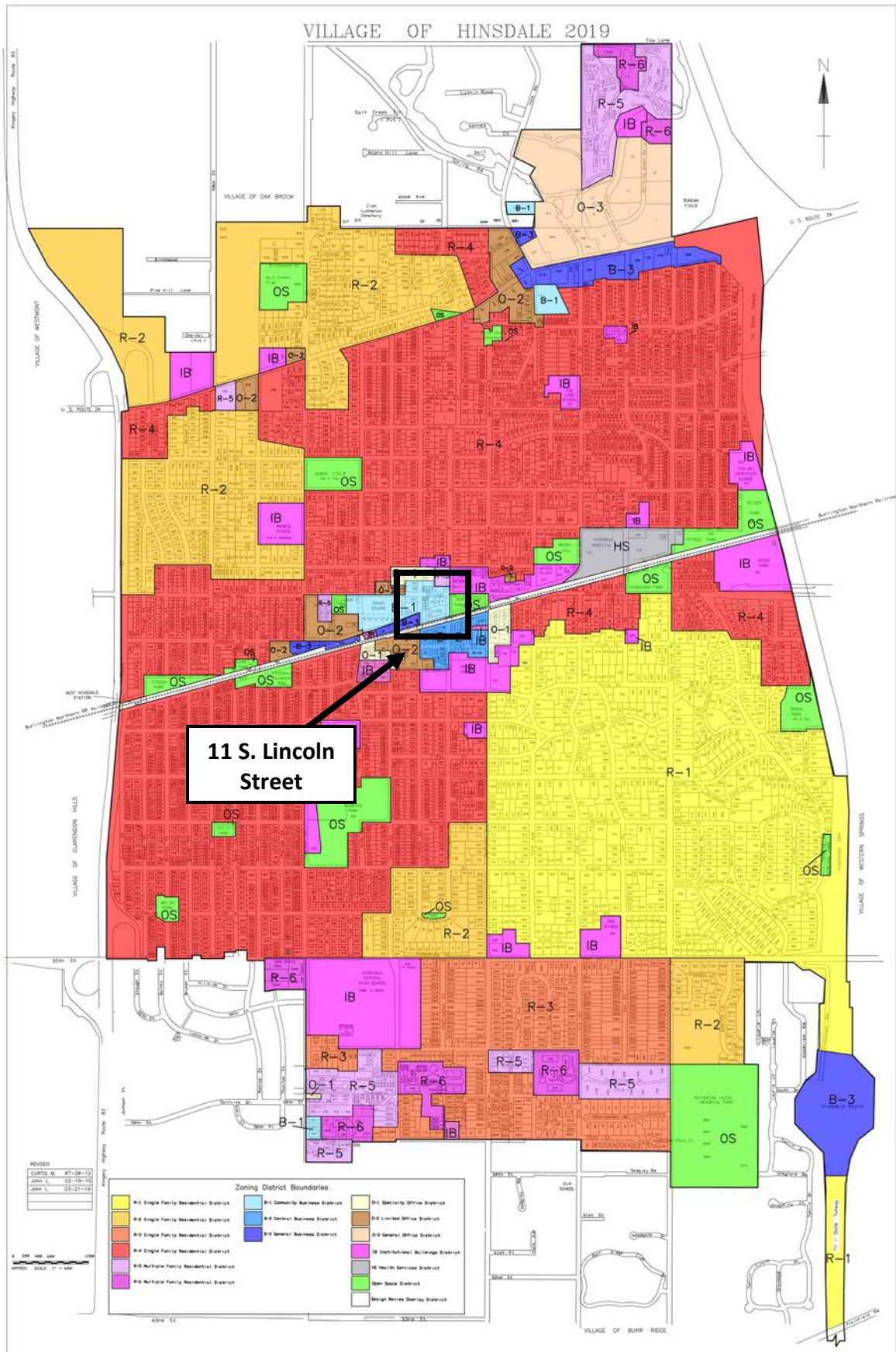
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

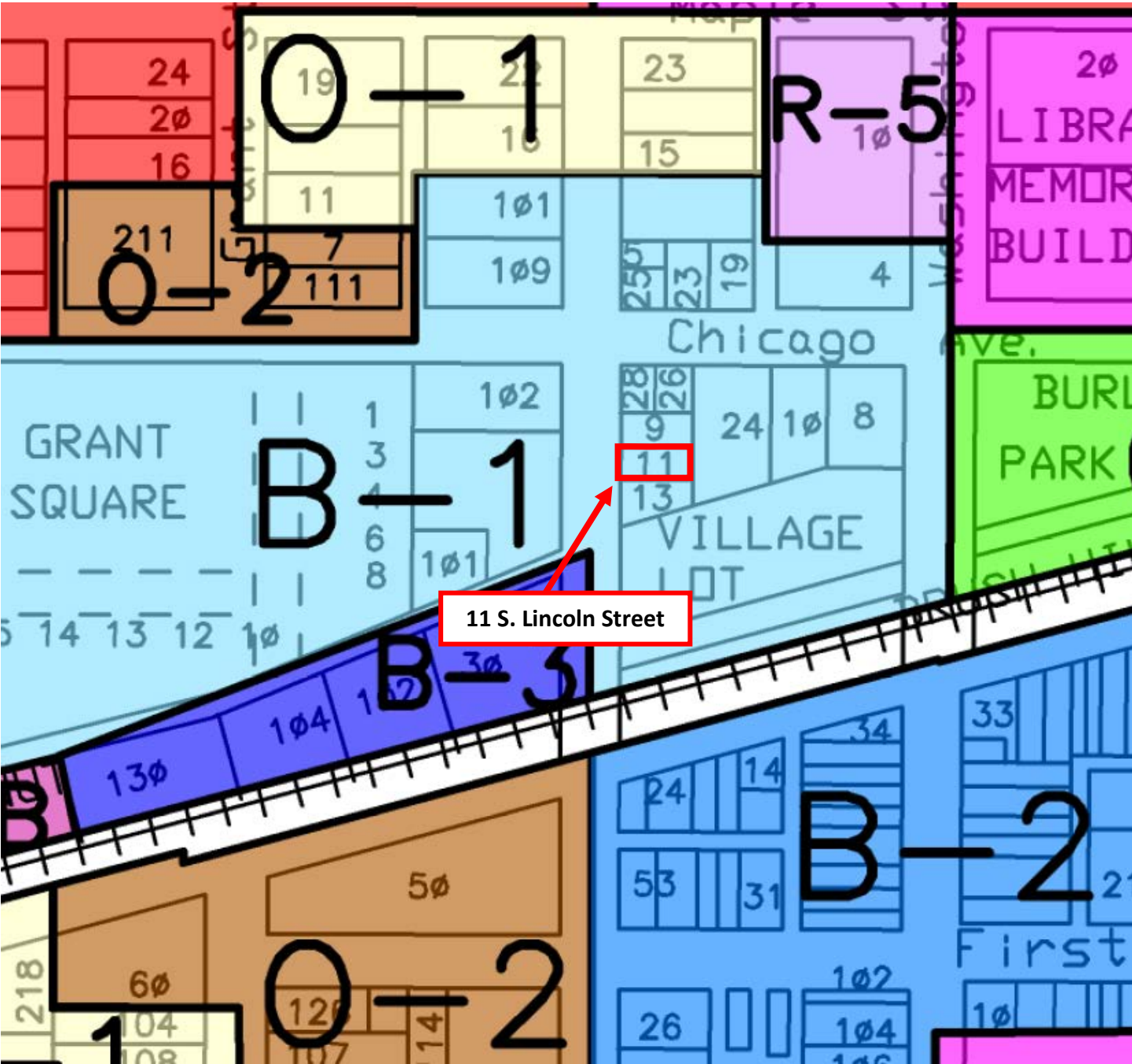
Attachments

1. Zoning Map and Project Location
2. Birds Eye View – 11 S. Lincoln Street
3. Street View – 11 S. Lincoln Street
4. Sign Application and Exhibits

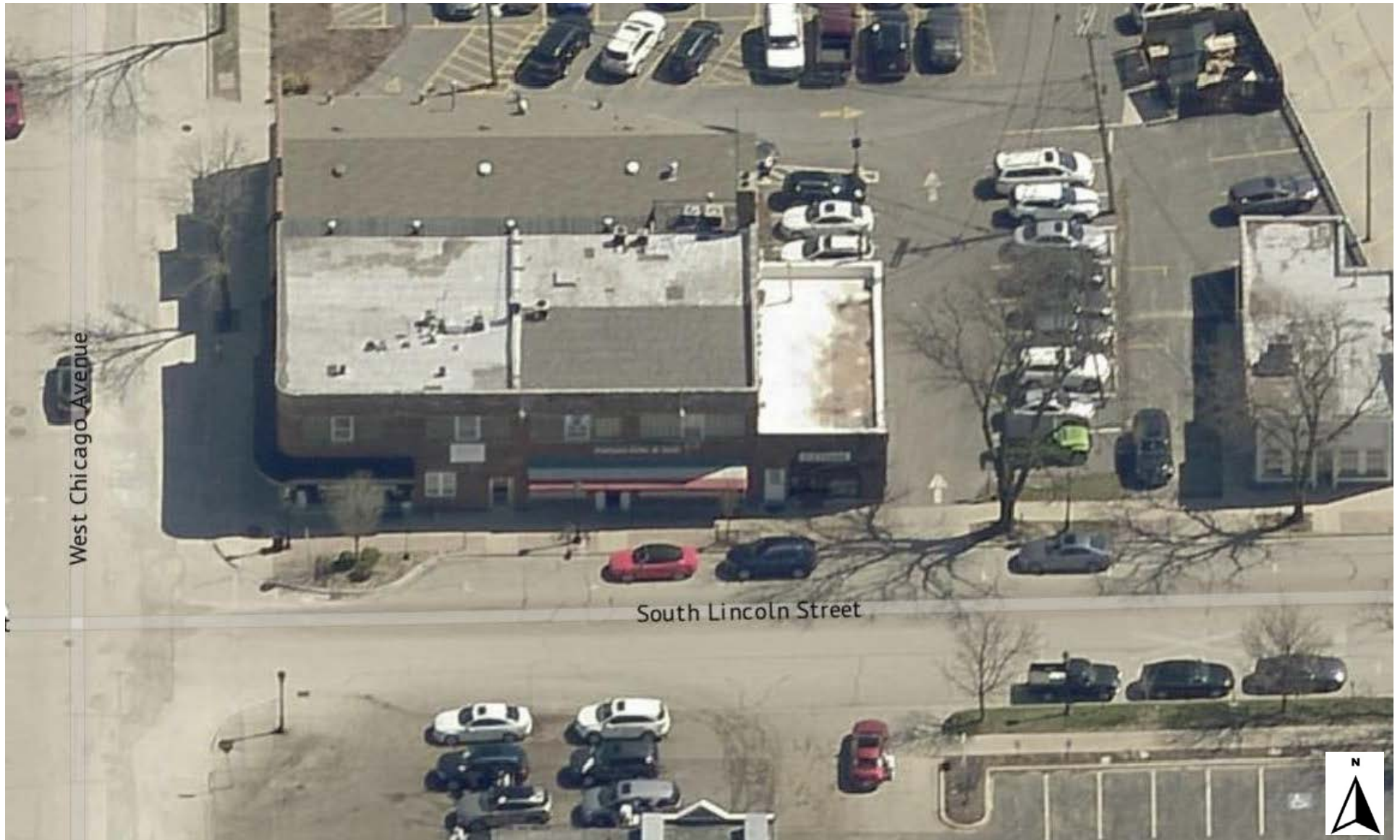
Village of Hinsdale Zoning Map and Project Location



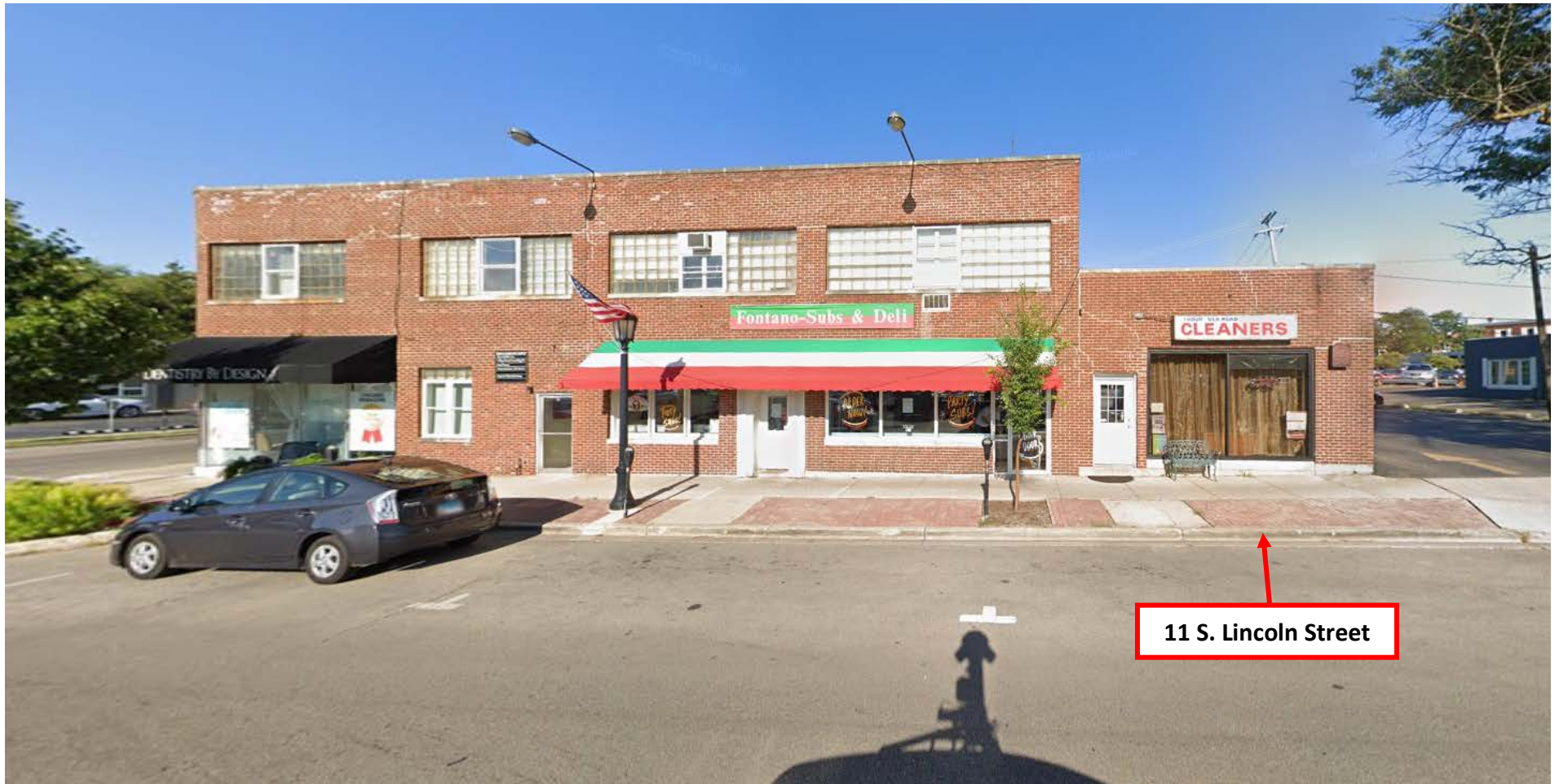
Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 11 S. Lincoln Street



Street View – 11 S. Lincoln Street



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

Applicant

Name: SM Deluxe Sign
Address: 750 Bonnie lane
City/Zip: Elk Grove Village, 60007
Phone/Fax: (847) 293-9204 / 847-806-7741
E-Mail: smdeluxesign@sbcglobal.net
Contact Name: Kwan Kim

Contractor

Name: SM Deluxe Sign
Address: 750 Bonnie lane
City/Zip: Elk Grove Village, 60007
Phone/Fax: (847) 293-9204 / 847-806-7741
E-Mail: smdeluxesign@sbcglobal.net
Contact Name: Kwan Kim

ADDRESS OF SIGN LOCATION : 11 s. Lincoln

ZONING DISTRICT: B-2

SIGN TYPE: Non-illuminated individual channel letter

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 14.63 (1'4" x 11'0")

Overall Height from Grade: 11' 4" Ft.

Proposed Colors (Maximum of Three Colors):

White

Orange

Green

Site Information:

Lot/Street Frontage: 21'

Building/Tenant Frontage: 21'

Existing Sign Information: None

Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

7/28/2021
Date

[Signature]
Signature of Building Owner

07/09/2021
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

11' 0"



CLEANERS

1' 4"

Sign area: 1'4"(h) x 11'0"(w) = 14.63 sq.ft.

- *Non-illuminated individual channel letter
- *Location : front of the store
- *Logo: orange vinyl background with white & green vinyl letter
- *Material : aluminum & acrylic.

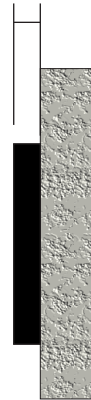


SIGN TYPE	IND. CHANNEL LETTER	IND. CHANNEL LETTER
FACE	ORANGE VINYL BACK W/ WHITE & GREEN LETTER LOGO	WHITE
RETURNS	BLACK	BLACK
TRIM CAP	BLACK	BLACK
ILLUMINATION	NONE	NONE

After



4"



SIDE VIEW

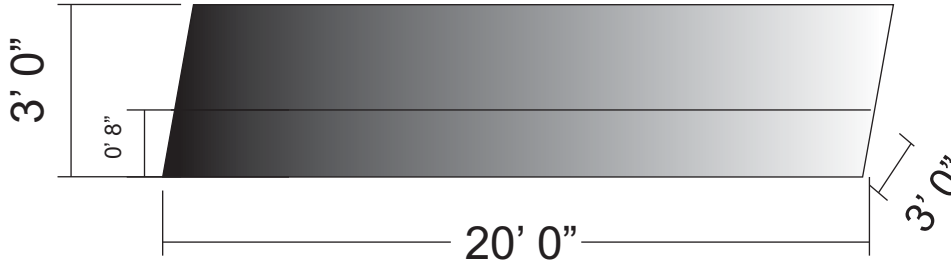
Before



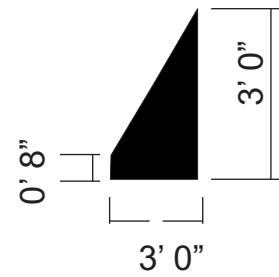
Customer	
Project	SILK ROAD CLEANERS
Address	11 S. LINCOLN, HINSDALE, IL



750 BONNIE LN ELK GROVE VILLAGE IL 60007
847-806-7740 FAX 847-806-7741 SMDLUXESIGN@SBCGLOBAL.NET



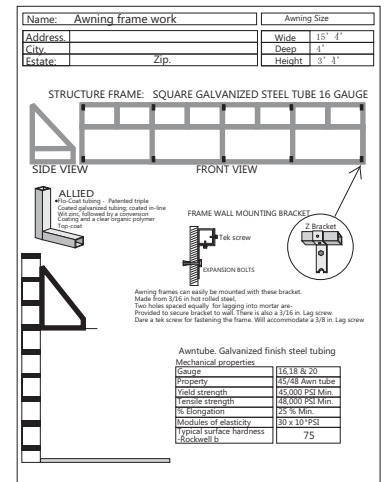
Awning area: 3'0"(h) x 20'0"(w) = 60 sq.ft.



side view

- * Non-illuminated black fabric awning
- * Location : front of the store
- * Material : black fabric

After



Before



Customer	
Project	SILK ROAD CLEANERS
Address	11 S. LINCOLN, HINSDALE, IL

750 BONNIE LN ELK GROVE VILLAGE IL 60007

847-806-7740 FAX 847-806-7741 SMDLUXESIGN@SBCGLOBAL.NET



MEMORANDUM

DATE: September 3, 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-21-2021 – 26-28 E. First Street – Circa Lighting – Installation of One (1) Wall Sign and Permanent Window Signage

FOR: September 8, 2021 Plan Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Circa Lighting LLC to install one (1) new wall sign and permanent window signage for Circa Lighting located at 26-28 E. First Street. The existing two-story building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install one (1) new wall sign for a new commercial tenant, Circa Lighting, on the front façade of the existing two-story, multi-tenant building. The proposed wall sign measures 21.75" tall and 152.36" wide, with an overall sign face area of 23.01 square feet. The sign consists of black internally-illuminated channel letters mounted to a wireway, which will be installed in the decorative brick banded area above the entrance doors. The wireway will be painted to match the color of the brick façade behind the sign.

Additionally, permanent window signage is proposed on the glass entrance doors, which collectively have a sign face area of 1.55 square feet. With the wall signage included, a total sign face surface area of 24.56 square feet is proposed.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot.

The code does not specify what constitutes a permanent window sign, specifically if signage should be looked at separately or collectively. The applicant is requesting signs on the panes of the two glass entrance doors, which can collectively be viewed together or separately, subject to the Plan Commission's interpretation. Overall, the combined sign face area of the permanent window signage and the proposed wall sign is under the maximum 25 square feet of total sign face area allowed for the tenant space.



MEMORANDUM

Per Section 9-106, in no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (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. A rendering has been provided to show what the sign will look like illuminated at night. Per the sign permit application, the channel letters will be internally lit and emit 50 foot-candles.

Meeting History

Historic Preservation Commission Meeting – September 1, 2021 - At the Historic Preservation Commission meeting, the sign contractor, Seung Park from TFA Signs, provided an overview of the proposed signage and answered questions from the Commissioners. Mr. Park stated that the wall sign letters will appear black during the day and white at night, then showed a sample of the proposed material to the Commission. There was a discussion on the proposed appearance and material. The Commission also discussed the proposed lighting, raceway, and decorative brick sign background. The sign will be illuminated with LEDs and will meet the Village's lighting requirements. Several Commissioners expressed support for the proposed wall sign and noted that it was scaled correctly and proposed location.

There was also a discussion on proposed permanent window signage, which will be of etched vinyl on the doors. The signage includes the business name, address, and hours of operation. Staff stated that the code is vague about how to calculate permanent window signage, so the Plan Commission will review the plans at the next meeting to determine how to proceed. Other issues with the existing sign code regulations were discussed.

It was noted that there are other businesses in the downtown and in this building with door signage that includes the business name, address, and hours of operation, but it is suspected that many businesses do not obtain official approval by the Plan Commission for permanent window signage. Staff stated that these types of signs are difficult for municipalities to permit and many have classified them as permit-exempt subject to conditions of approval. The Historic Preservation Commission noted concerns for recommending approval not knowing if the Plan Commission would approve the signs and that approval could create issues for other doors signs that were not previously approved. Several Commissioners noted that the proposed signage is discreet.

The Historic Preservation Commission recommended approval of the sign permit request, Case A-21-2021, to install one (1) wall sign for Circa Lighting located at 26-28 E. First Street, by a vote of 5-0 (2 absent). The Historic Preservation Commission recommended approval of the sign permit request, Case A-21-2021, to install permanent window signage for Circa Lighting located at 26-28 E. First Street, subject to the review and approval of the Plan Commission, by a vote of 5-0 (2 absent).

Process

Per Section 11-607(D), sign permit applications 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 Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.



MEMORANDUM

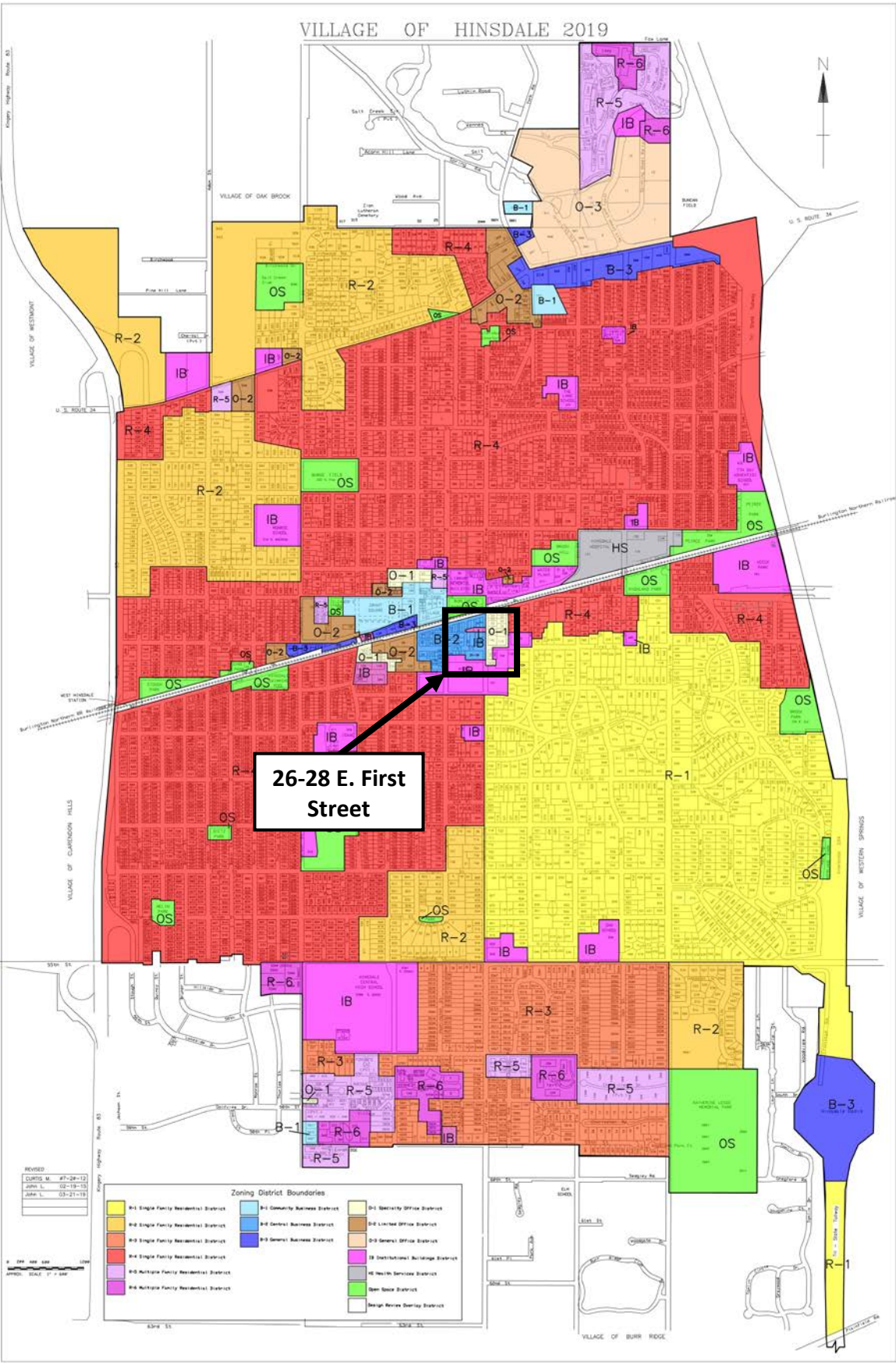
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.
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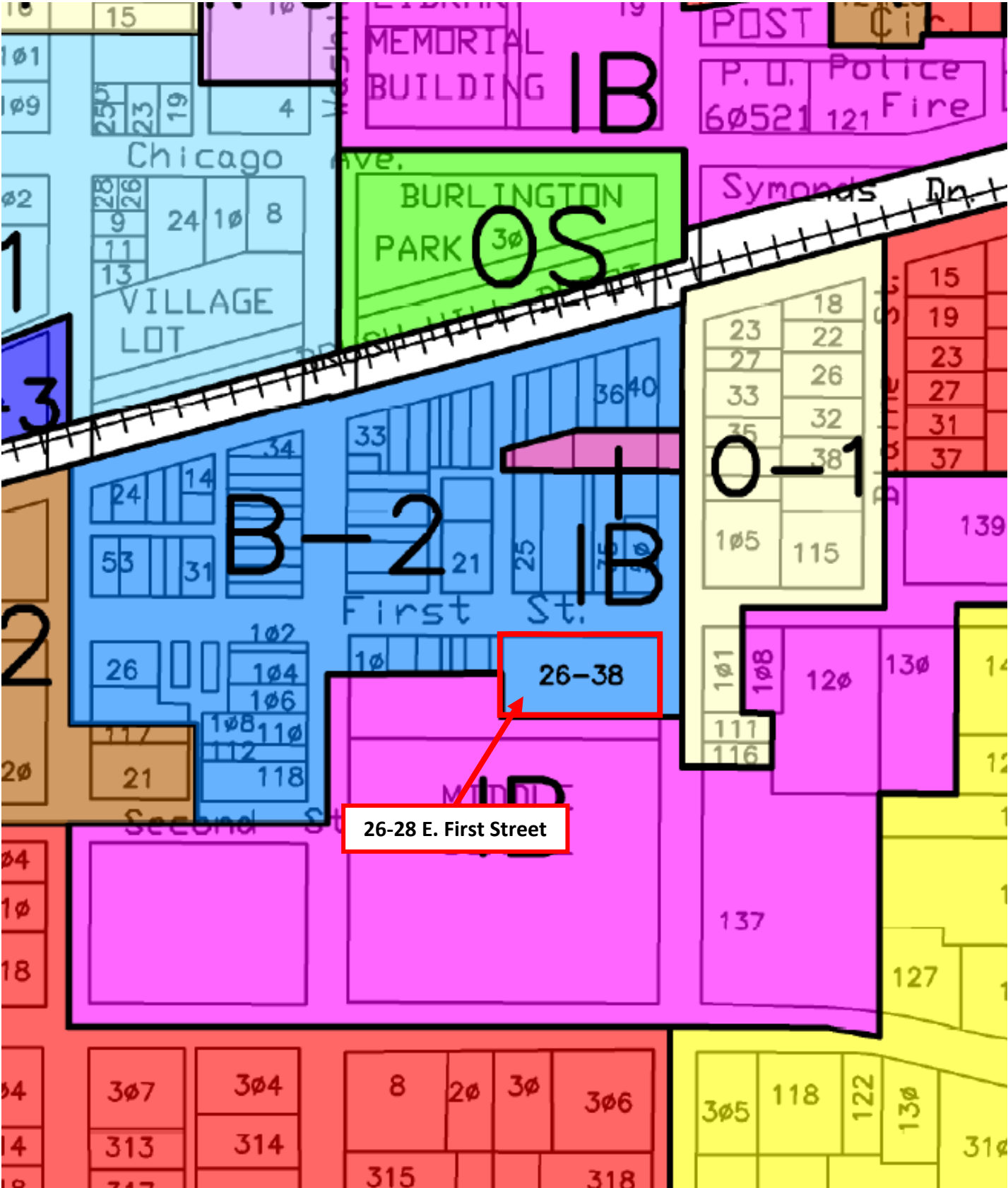
Attachments

1. Zoning Map and Project Location
2. Birds Eye View – 26-28 E. First Street
3. Street View – 26-28 E. First Street
4. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 26-28 E. First Street



Street View – 26-28 E. First Street



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

Scope of Work:

☒ Fabricate **Signage Package**
Quantity: 2 Code (if applicable): _____

☐ Pickup _____ Quantity: _____

- ☒ Pull out Permits
- ☒ Install all signage
- ☒ Wireway Paint to match existing facade
- ☒ Electric work must be provided by customer.

- ☐ Remove existing signs
- ☐ Repair
- ☐ Installation only
- ☐ Customer will pick up

Additional notes: _____

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

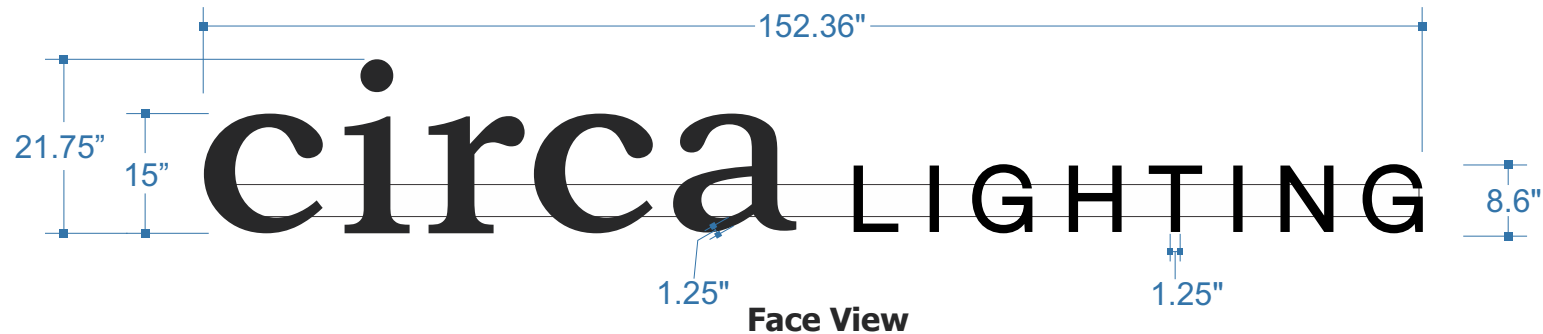
Start Date: 07/27/2021
Last Revision: 08/04/2021
Revision No.: R-3
Page: **1 of 6**

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:
Seung Park
Designer:
Joshua Melchi Gubal





1.0

Front-Lit, Plex-Face Channel Letters w/ LED • Wireway Mounted

SCALE: 1/2"=1' 0" • For Production / For Presentation

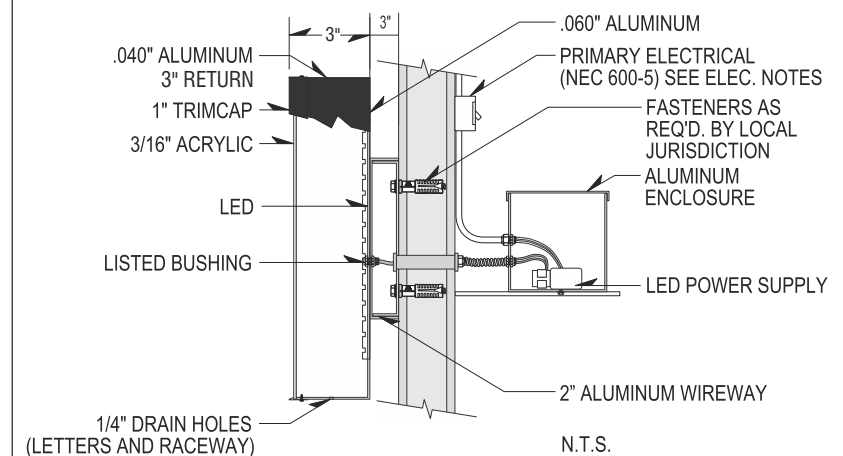
INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY:	One (1)
Overall Height:	21.75"
Overall Length:	152.36"
Total Sq.Ft.:	23.01
Returns:	Matte Black
Backs:	Matte Black
Trimcap:	Matte Black
Face:	#7328 White Acrylic
First-surface translucent vinyl:	3M Day and Night Black Vinyl
Illumination:	50 Footcandles is for circa 50 Footcandles is for lighting
Wireway:	Match the color to the brick facade behind the sign.

NOTE:

- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic
- Wall sign square footage include the dot in the "i" in circa

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT

tfasigns

5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

Page: 2 of 6

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:

Seung Park

Designer:

Joshua Melchi Gubal





STOREFRONT ELEVATION VIEW

Scale: 3/32" = 1'



ZOOM VIEW

LED LIGHTS DESCRIPTION:

50 Footcandles is for circa
50 Footcandles is for lighting

Black at Day & White at Night with
3M Day and Night Black Vinyl applied.



NIGHT VIEW

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

Page: 3 of 6

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

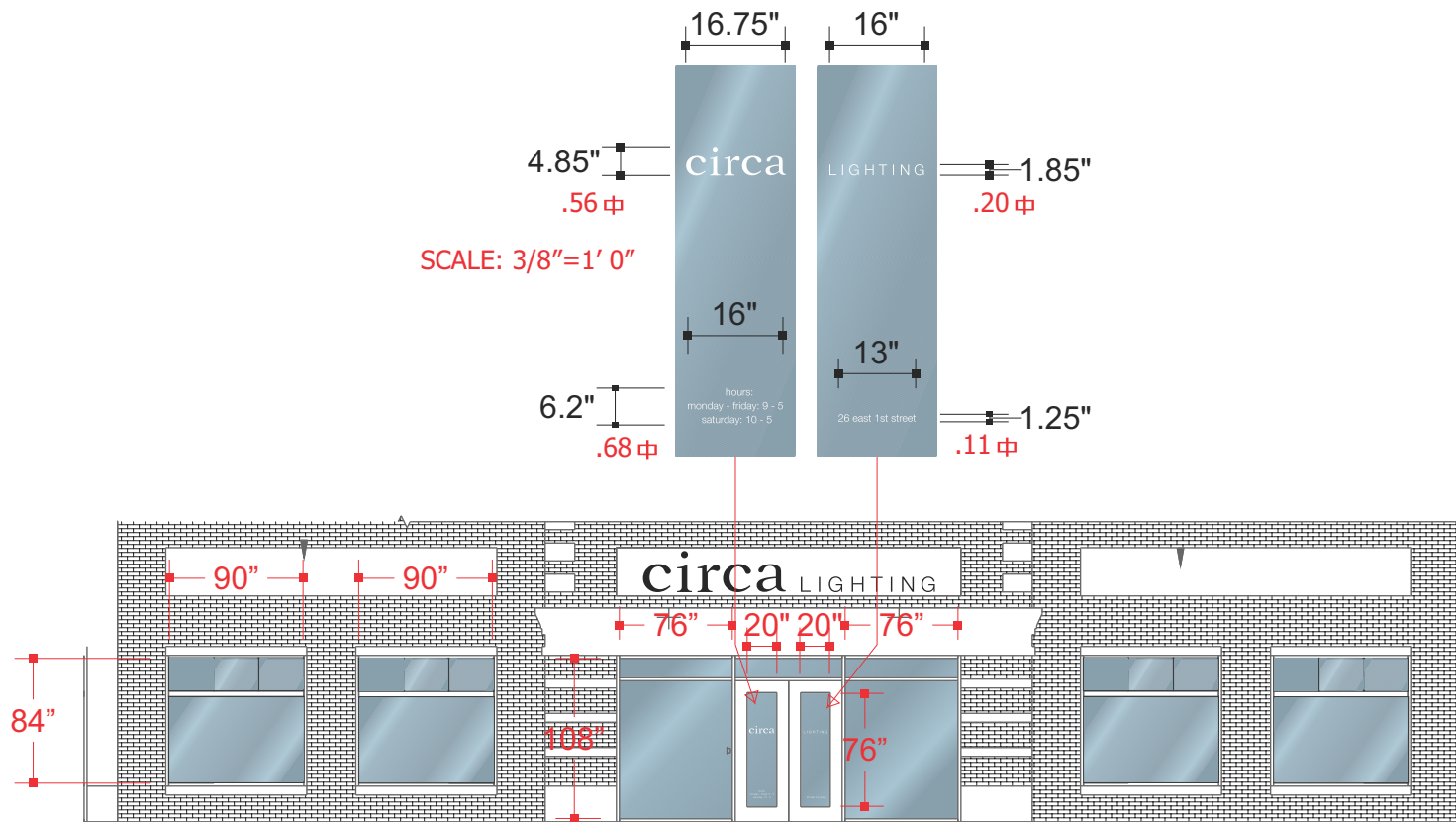
Sales Rep:

Seung Park

Designer:

Joshua Melchi Gubal





Front View

25 - Hinsdale - Perm Graphics

SCALE: 3/32"=1' 0"

Wall sign square footage include the dot in the "i" in circa

NOTE: Combined Signage Square footage

Building Wall Sign:	23.01 中
Door/Window Vinyl Sign:	1.55 中
TOTAL SQ.FT.	24.56 中

VINYL MATRIX	
VINYL	: AVERY SC 900 ETCHMARK
FINISH	: SEMI-OPAQUE
APPLIES	: 1ST SURFACE

AVERY SC 900 ETCHMARK VINYL

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

Page: 4 of 6

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:
Seung Park
Designer:
Joshua Melchi Gubal





NOTE: We will remove the bracket on the side of the building



NOTE:

Photos of window/door graphics installed at other locations

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



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773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

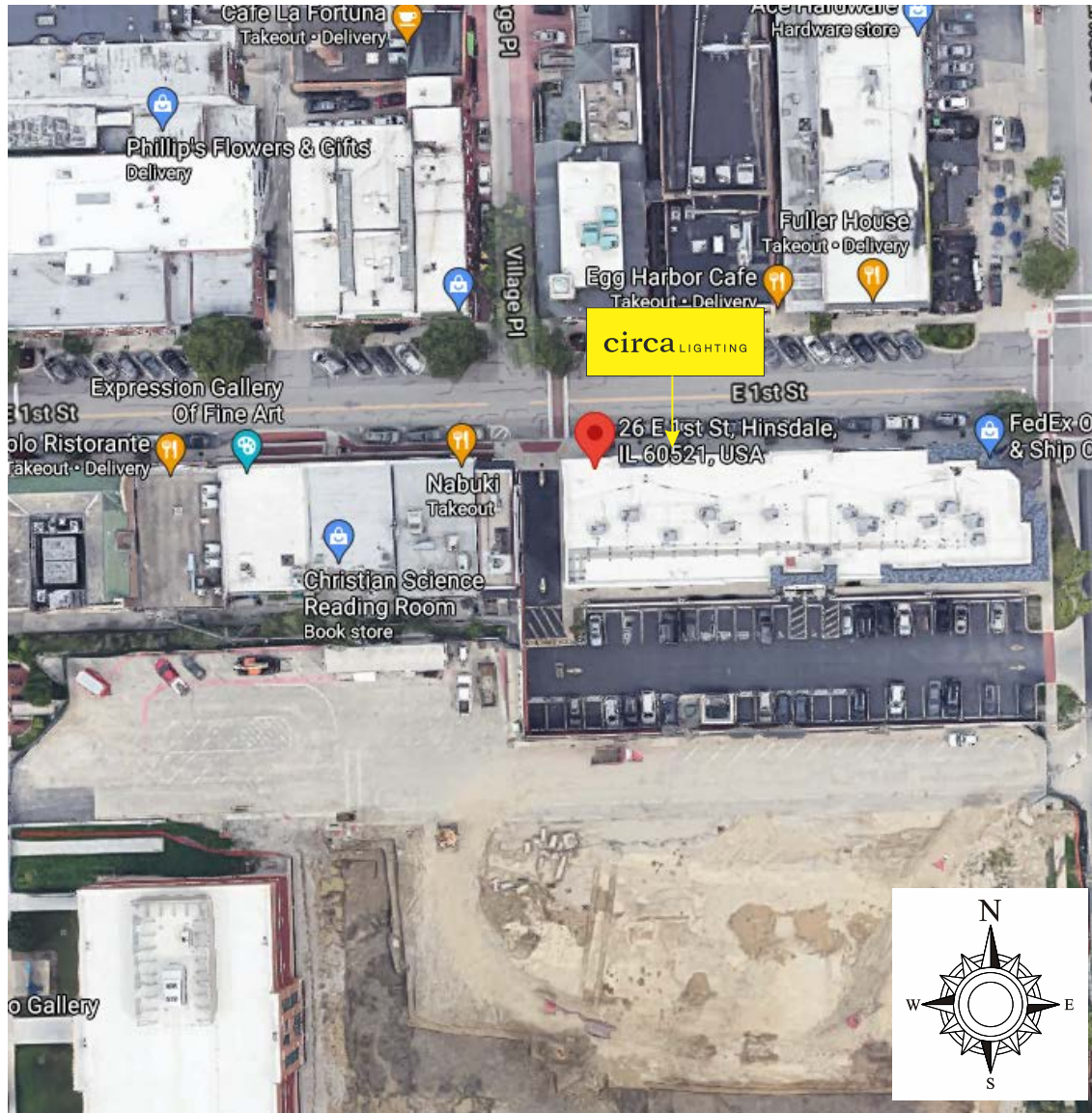
Page: **5 of 6**

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:
Seung Park
Designer:
Joshua Melchi Gubal





All Signs combined cannot exceed a maximum of 25 square feet.

PLEASE REVIEW DRAWINGS FOR ACCURACY IN COLOR LAYOUT SPELLING APPROVAL STATES ALL CONTENT REPRESENTED IN THIS PROOF IS CORRECT



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

Client Name:
Circa Lighting

Location:
26 & 28 E. First Street,
Hinsdale, IL

Start Date: 07/27/2021

Last Revision: 08/04/2021

Revision No.: R-3

Page: 6 of 6

• Client Approval **Approved by Jeri Flood 8/6/21**

• Landlord Approval

Sales Rep:
Seung Park
Designer:
Joshua Melchi Gubal

