



MEETING AGENDA

MEETING OF THE PLAN COMMISSION

Memorial Hall – Memorial Building
19 East Chicago Avenue, Hinsdale, Illinois 60521
Wednesday, October 13, 2021
7:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (Non-Agenda Items)

4. APPROVAL OF MINUTES – September 8, 2021 Plan Commission Meeting

5. PUBLIC HEARINGS

- 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

6. PUBLIC MEETINGS

- a) Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

7. SIGN PERMIT REVIEW

- b) Case A-10-2021 – 137 S. Garfield Street – Union Church of Hinsdale – Installation of One (1) Ground Sign with a Bulletin Board [Continued from the September 8, 2021 Plan Commission meeting]

8. ADJOURNMENT

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

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

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MEMORIAL HALL
19 E. CHICAGO AVENUE, HINSDALE, IL
September 8, 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, September 8, 2021 at 7:30 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 Anna Fiascone, Commissioner Mark Willobee

ABSENT: Commissioner Troy Unell, Commissioner Patrick Hurley, Commissioner Cynthia Curry

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

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

Approval of the Minutes – August 11, 2021

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to approve the August 11, 2021 draft minutes as submitted. The motion carried by the roll call vote of 4-0 as follows:

Ayes: Commissioner Crnovich, Commissioner Krillenberger, Commissioner Jablonski, Chairman Cashman

Nays: None

Abstain: Commissioner Fiascone, Commissioner Willobee

Absent: Commissioner Curry, Commissioner Unell, Commissioner Hurley

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

Chairman Cashman asked for any comments. No comments were shared.

A motion was made by Commissioner Jablonski, seconded by Commissioner Crnovich, 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 6-0 as follows:

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

Scheduling of Public Hearings

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

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to schedule a public hearing meeting on October 13, 2021 for 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. The motion carried by a roll call vote of 6-0 as follows:

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

Sign Permit Review

a) Case A-20-2021 – 11 S. Lincoln Street – Silk Road Cleaners – Installation of One (1) Wall Sign

Casey Yun and Kwan Kim, representatives from the sign company, were present to address the Commission. Mr. Yun and Mr. Kim provided information to the Commission on the proposed aluminum and acrylic, non-illuminated sign.

Commissioners Krillenberger and Crnovich stated the sign was an improvement. Commissioner Crnovich also stated that she liked the awning.

Commissioner Crnovich asked for clarification on if the neon “open/closed” sign and other temporary signage displayed in the window is allowed. Mr. Kim stated the “open/closed” sign is not neon, it is a LED sign. Ms. Salmon will check into if that type of sign is allowed and work with the property owner to be code compliant with all signage.

Commissioner Willobee and Chairman Cashman stated they liked the awning and the proposed sign looked good. Commissioner Fiascone had no further comments.

A motion was made by Commissioner Fiascone, seconded by Commissioner Krillenberger to approve Case A-20-2021 – 11 S. Lincoln Street – Silk Road Cleaners – Installation of One (1) Wall Sign as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

b) Case A-21-2021 – 26-28 E. First Street – Circa Lighting – Installation of One (1) Wall Sign and Permanent Window Signage

Seung Park, representative from the sign company, was present to address the Commission. Mr. Park stated that Circa Lighting is proposing a channel letter, front-lit wall sign and permanent decal sign on the windows.

Chairman Cashman asked the Committee for comments.

Commissioner Fiascone asked if the sign would be internally lit. Mr. Park confirmed the sign will be internally lit and showed the Committee an example of the black in the day and white at night sign. Mr. Park also stated the design originally was back-lit, but due to the lack of space, the sign has to be internally lit. Commissioner Fiascone stated she is normally not a fan of internally illuminated signs but is okay with this sign because of the thin letters.

Chairman Cashman stated that he agreed with Commissioner Fiascone's comments. Chairman Cashman also stated that the thin letters resulted in an understated design.

Commissioner Willobee asked if the sign lighting would be consistent with signs of nearby buildings. Mr. Park stated the sign would be on sensors that could be turned off at 10 PM like others in the area. Commissioner Willobee asked for clarification from Ms. Salmon on the Historic Preservation Committee's discussion of the precedence set for door/window signs.

Chairman Cashman stated there had been a lot of recent communication on this topic and that few owners came to the Plan Commission for permission prior to installing permanent window signage. Chairman Cashman also stated that window signs are very difficult for staff to manage. The code is not clear on if window signs are temporary or permanent and if total square footage of signage is used in the calculation or each window sign measured individually. Chairman Cashman suggested a better way to calculate signage would be a total square footage of all signs because that method more closely follows the intent of the law.

Chairman Cashman also stated that the topics of window signs and timing of lit signs not across from residential areas be revisited when changes in the sign code are considered.

Commissioner Krillenberger asked if the display lighting fixtures sold in the store would be turned off at a specific time. Chairman Cashman stated that he believed the proposal did include a statement that display lighting would be turned off at a specific time. Ms. Salmon stated she will check into that concern.

Commissioner Jablonski asked for clarification on bracket and fixture size of the sign. Mr. Park responded the bracket will be three (3) inches with a two (2) inch wire way and confirmed the total sign protrusion would be five (5) inches.

Commissioner Krillenberger stated that he liked the design. Chairman Cashman added that he thought the sign was traditional and in keeping with the building. Chairman Cashman also stated that it was nice that the Historic Preservation Committee also liked the design.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee to approve Case A-21-2021 – 26-28 E. First Street – Circa Lighting – Installation of One (1) Wall Sign and Permanent Window Sign as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

Other Business

Chairman Cashman stated that at the last Plan Commission meeting the Union Church Ground Sign proposal was continued to this meeting. Union Church is still working on the resubmittal. Chairman Cashman proposed to continue the application to the October 13th Plan Commission meeting.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Fiascone, to continue the application for the ground sign at Union Church to the October 13, 2021 Plan Commission meeting. The motion carried by a roll call vote of 6-0 as follows:

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

Adjournment

A motion was made by Commissioner Krillenberger to adjourn the meeting. The meeting was adjourned at 7:48 PM after a unanimous voice vote of 6-0.

Respectfully Submitted,

Jennifer Spires, Community Development Office



MEMORANDUM

DATE: October 8, 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 a 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 - **Public Hearing**

FOR: October 13, 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. The public hearing for this application request was scheduled by the Plan Commission at the meeting on September 8, 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.

Public notice in the newspaper is the only form of notice required for the requested application. Notice of the public hearing was published in The Hinsdalean on September 16, 2021.

Sign Permit Review - Per Section 11-607, sign permit applications shall be reviewed and approved by the Plan Commission and do not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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



MEMORANDUM

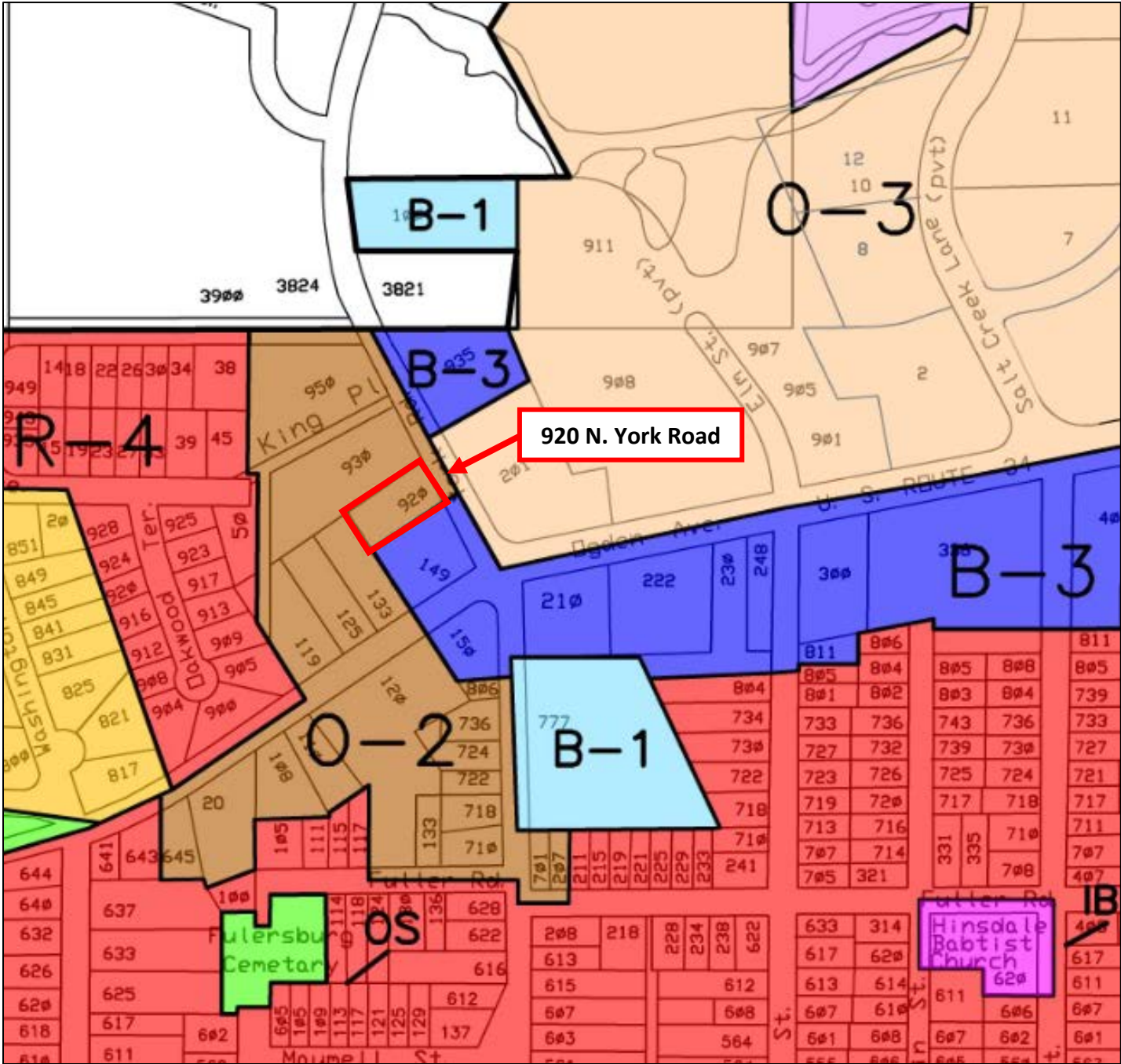
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

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

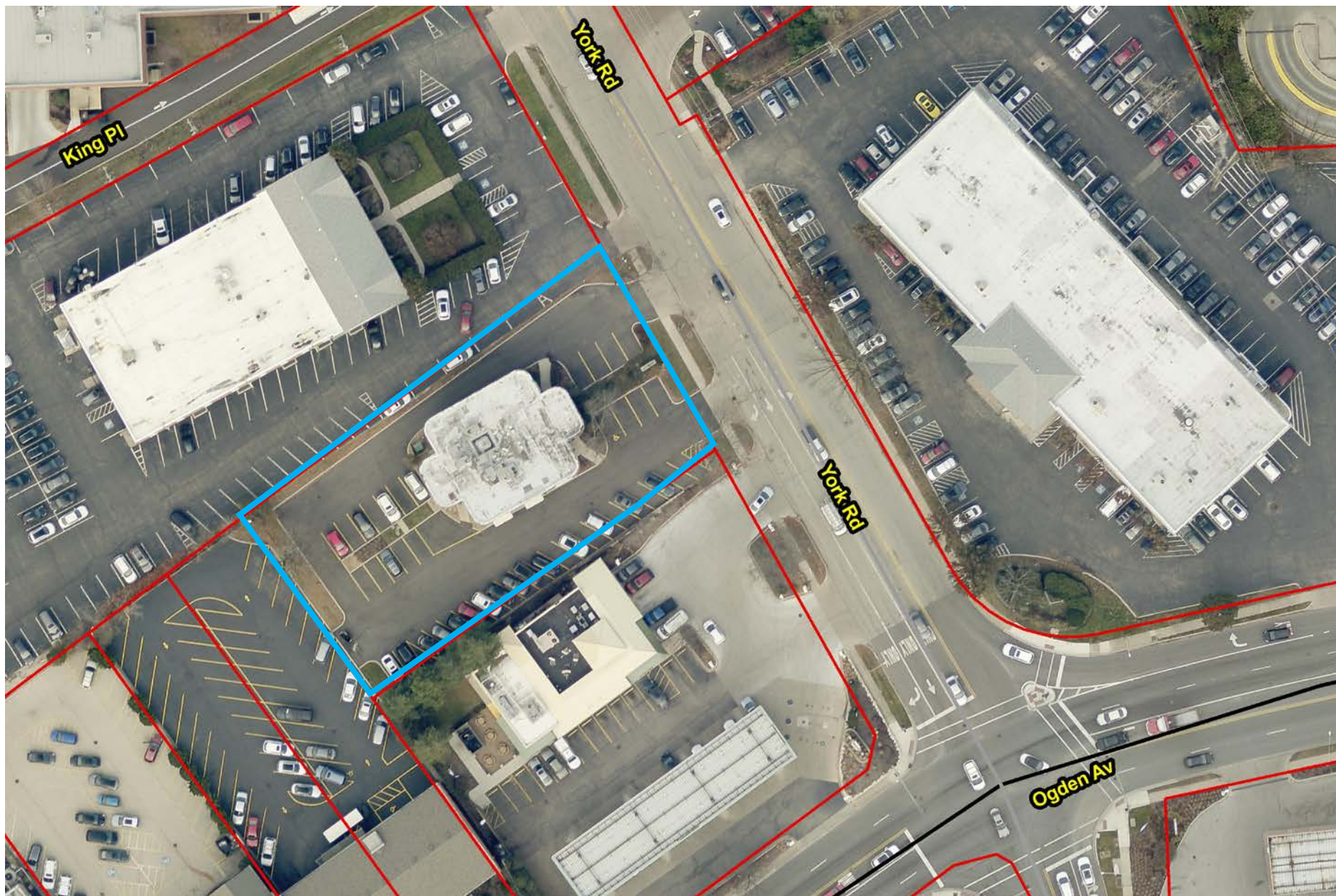
ATTACHMENTS

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

Owner

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

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

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

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

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

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

II. SITE INFORMATION

Address of subject property: 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):

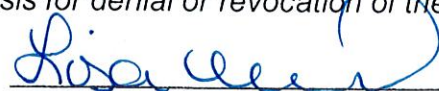
Number of off-street parking spaces required:

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 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

A. L. T. A. / A. C. S. M. LAND TITLE SURVEY

LEGAL DESCRIPTION

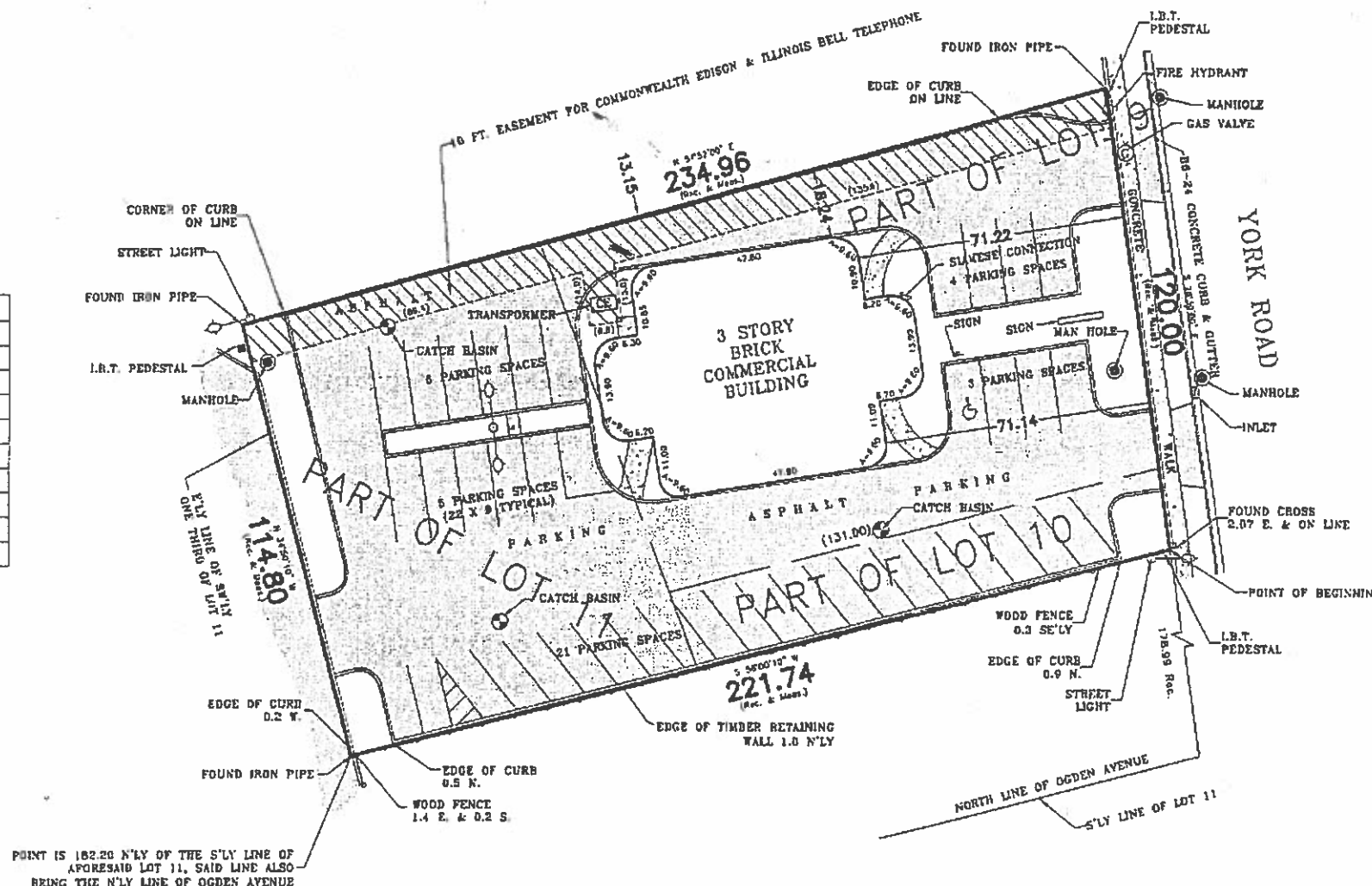
THAT PART OF LOTS 9, 10, AND 11 (EXCEPT THE SOUTHWESTERLY THIRD OF SAID LOT 11) ALL IN BLOCK 2 IN TOWN OF FULLERSBURGH, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1852, AS DOCUMENT 6172, AND RE-RECORDED APRIL 9, 1929, AS DOCUMENT 277264, (TAKEN AS TRACT) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 10; THENCE NORTH 28 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF AFORESAID LOTS 9 AND 10 (BEING THE WESTERLY LINE OF YORK ROAD) A DISTANCE OF 178.99 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 56 DEGREES 00 MINUTES 10 SECONDS WEST ALONG A LINE A DISTANCE OF 221.74 FEET TO A POINT IN THE EASTERLY LINE OF AFORESAID SOUTHWESTERLY THIRD OF LOT 11 THAT IS 182.20 FEET NORTHERLY OF THE SOUTHERLY LINE OF AFORESAID LOT 11 (BEING THE NORTHERLY LINE OF OGDEN AVENUE); THENCE NORTH 34 DEGREES 50 MINUTES 10 SECONDS WEST ALONG AFORESAID EASTERLY LINE OF THE SOUTHWESTERLY THIRD OF LOT 11 A DISTANCE OF 114.80 FEET TO A POINT IN THE NORTHERLY LINE OF AFORESAID LOT 11; THENCE NORTH 54 DEGREES 52 MINUTES 00 SECONDS EAST ALONG AFORESAID NORTHERLY LINE OF LOTS 9 AND 11, A DISTANCE OF 234.96 FEET TO THE NORTHEASTERLY CORNER OF AFORESAID LOT 9; THENCE SOUTH 28 DEGREES 30 MINUTES 00 SECONDS EAST IN THE AFORESAID WESTERLY LINE OF YORK ROAD A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, IN DuPAGE COUNTY, ILLINOIS.

ADDRESS: 920 YORK ROAD, HINSDALE, ILLINOIS



SCALE: 1"=40'

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



LOCATION MAP
NOT TO SCALE

TO: ZANK, COEN & WRIGHT, P.C.
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.

GENERAL NOTES:

- 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 #1400ST5096921 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.

Professional Design Registration #184-002795	
Field Work Completed	06/29/07
Land Area Surveyed	26,616.4 Sq. Ft.
Drawing Revised	



PREFERRED SURVEY, INC.

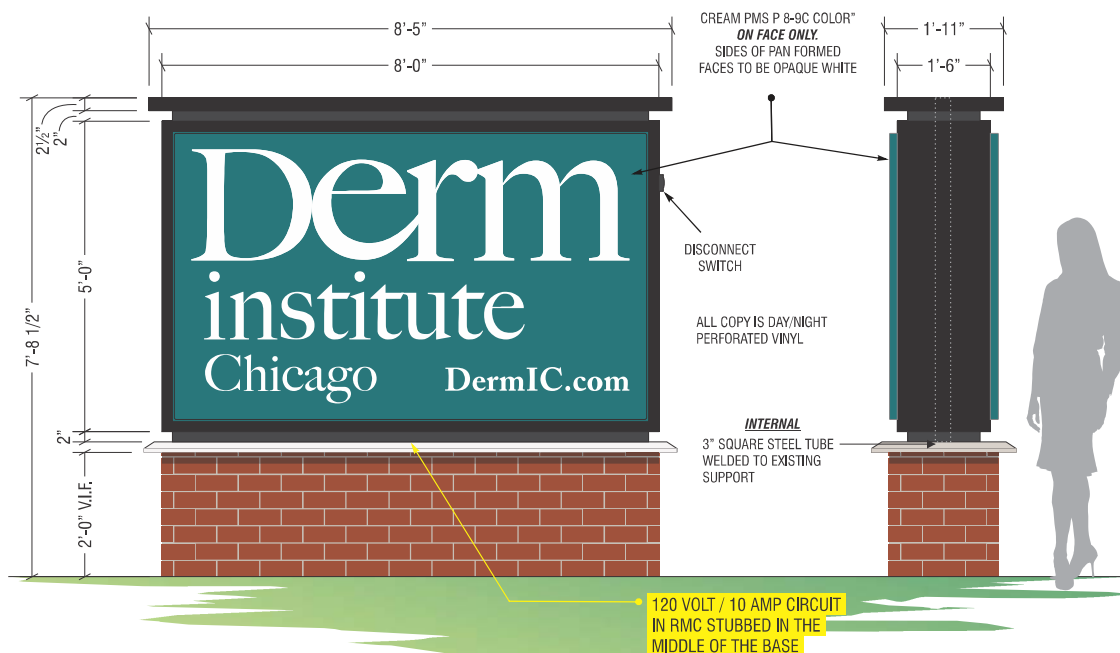
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

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

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116
NO. 3253

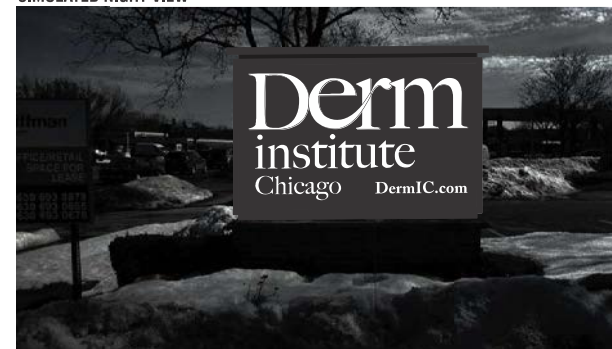
P.S.I. No. 0779662

CD/MB
SR



SCALE: 1/4" = 1'

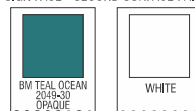
SIMULATED NIGHT VIEW



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



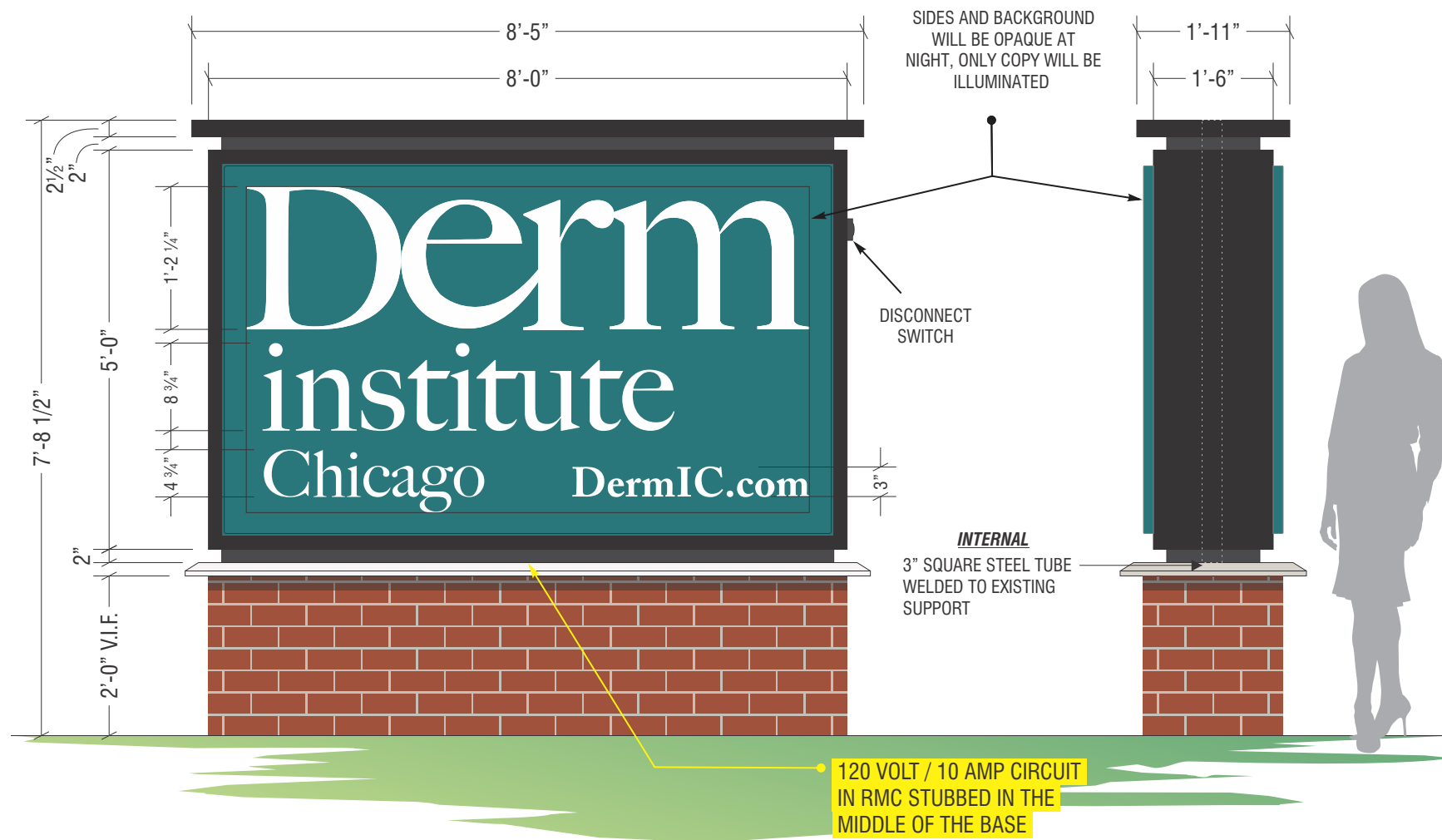
232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL. 60101 630-543-9490 FAX 630-543-9493

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

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

CLIENT	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



SCALE: 1/4"=1'

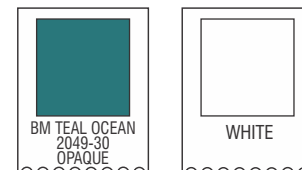
SIMULATED NIGHT VIEW



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 SEURFACE WHITE
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 - 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



DATE	REVISION
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 NAI 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
9.9.21	ADDING DIMENSIONS PER SH - KD

CUSTOMER APPROVAL _____ DATE _____

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

CLIENT	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: October 8, 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-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

FOR: October 13, 2021 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: TTS Granite, Inc. on behalf of Aaron Comes, owner of Frederick Lynn Haberdasshere

Subject Property: 33 E. First Street (PIN: 09-12-129-011)

Site Area: 0.08 acres (3,768.9 square feet)

Existing Zoning & Land Use: B-2 Central Business District – Vacant / Commercial Retail (Hinsdale Furriers)

Surrounding Zoning & Land Use:

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

South: B-2 Central Business District – (across First Street) Commercial Retail / Office

East: B-2 Central Business District – Restaurant

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

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade of the existing two-story building located at 33 E. First Street in the B-2 Central Business District. Frederick Lynn Haberdasshere will offer custom apparel, accessories, home décor and lifestyle merchandise to customers and intends to occupy the entire second floor and a small portion of the first floor (approximately 3,500 square feet of the building). The remainder of the first floor will be occupied by a separate tenant, which has not been determined yet.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and Potentially Significant according to the 2003 Architectural Resources in the Downtown Survey Area. The building features Two-Part Commercial Block architecture in the International style and was designed by architect Philip Duke West in 1950 for use as his office.

According to the 2003 Downtown Survey, alterations to the building including “the aluminum soffits and new face brick, lower this structure’s ranking to potentially significant.” In 2004, the Village Board approved a Site Plan and Exterior Appearance Plan to allow for exterior changes to the building, which

MEMORANDUM

included the replacement of the ground-floor storefront window and door, the replacement of the second-floor windows, removal of the cedar shake shingles in the sign band area, and installation of an aluminum sign panel, and aluminum cladding over the front column (Ordinance No. O2004-54). Based on review of the available past application and building permits, it appears these changes were intended to bring the building closer to its 1950s appearance. However, staff was unable to find a photograph of the building at or near the time of construction. The Hinsdale Historical Society was also unable to find an older photograph of the building. Therefore, the full scope of changes over time remain unclear.

REQUEST AND ANALYSIS

The applicant has presented two different options for review by the Village, each of which includes several changes to exterior elevations of the building. The primary difference between the two options is the removal and replacement of the face brick on the front façade as well as the painting of existing masonry. The proposed changes are summarized below based on the two different options and the associated elevation where work is proposed.

- **Option A** – Under this option, the applicant proposes to replace the existing brick on the front façade, paint the existing brick as well as the side and rear elevations, and complete other minor improvements.
- **Front (South) Elevation** – The existing red brick on the front façade will be replaced with new gray brick, Rock Ridge Cressida Gray Reclaimed Brick, and an 8" tall smooth faced Indiana Limestone band will be installed at the base of the wall. A specification sheet showing the appearance of the proposed brick and general information on the Indiana Limestone band been included in the application packet for review.

The existing support column, aluminum trim on the windows and doors, three (3) existing gooseneck lights, aluminum sign band between the first and second floors, and the aluminum paneling surrounding the second floor windows will all be painted black (Pantone Pirate Black). There are no proposed changes to the existing windows and doors on the front façade, with the exception of painting the existing aluminum trim. Additionally, new treated wood soffit paneling will be installed on the underside of the overhanging roof eave and three (3) new recessed lights will be installed underneath the storefront overhang.

- **Side (West) Elevation** – To match the changes on the front elevation, the existing red brick that continues around the corner of the building from the front elevation will be replaced with the new Rock Ridge Cressida Gray Reclaimed Brick and a band of Indiana Limestone will be installed at the base of the wall.

The applicant also proposes to paint all of the existing masonry block and brick on the side elevation in a dark gray color (Pantone Charcoal Gray). An existing side entrance door will be removed and new infill brick will be installed. Other doors will be painted Pantone Pirate Black. A total of six (6) new windows will be installed, with three (3) on the first floor and three (3) on the second floor. All of the existing and proposed window trim will be painted Pantone Pirate Black.

- **Rear (North) Elevation** – The existing brick will be painted Pantone Charcoal Gray and a new rear entrance door with a concrete landing pad will be installed on the north elevation facing the Village-owned parking lot. A black dome fabric awning with a valance and two (2) new gooseneck lights painted black will be installed above the new door. Three windows will be installed on the second floor. The abandoned wood utility pole at the rear of the property will also be removed.

MEMORANDUM

- Option B – Under this option, the applicant would not remove or replace the existing brick on the front façade, but would utilize the existing brick. Only the existing masonry block located in the central portion of the side elevation would be painted and other minor improvements would be completed.
 - Front (South) Elevation – As shown on the proposed elevations, the existing support column, aluminum trim on the windows and doors, three (3) existing gooseneck lights, aluminum sign band between the first and second floors, and the aluminum paneling surrounding the second floor windows will all be painted Pantone Pirate Black. New treated wood soffit paneling will also be installed on the underside of the overhang. No changes are proposed to the existing masonry. Three (3) new recessed lights will be installed underneath the storefront overhang.
 - Side (West) Elevation – All existing window trim, door trim, and aluminum panel areas will be painted Pantone Pirate Black. Similar to Option A, a total of six (6) new windows with black trim will be installed, with three (3) on the first floor and three (3) on the second floor.

The applicant proposes to paint only the existing masonry block on the central portion of the side elevation, which was previously painted, in a white color. An existing side entrance door will be removed and filled with infill brick. The other doors will be painted Pantone Pirate Black.
 - Rear (North) Elevation – Under this option, the existing red brick will not be painted. Similar to Option A, a new rear entrance door with a concrete landing pad, second-floor windows, a black dome fabric awning with a valance, and two (2) new gooseneck lights painted black are proposed. The abandoned wood utility pole at the rear of the property will also be removed.

At this time, the applicant has not submitted sign plans and be required to submit a sign permit application for review by the Historic Preservation Commission and Plan Commission at a later date.

MEETING HISTORY

Historic Preservation Commission Meeting – October 7, 2021 – Aaron Comes, the property owner and owner of Frederick Lynn Haberdasshere, and the project architects provided an overview of the proposed changes to the building, presented material samples, and answered questions from the Commissioners. No public comment was made at the meeting. Items discussed at the meeting are summarized below:

- Existing Pedestrian Walkway – There were several discussions on the shared walkway with the building to the west, 29 E. 1st Street, currently occupied by Egg Harbor Cafe and Levato Salon on the first floor. It was noted that the majority of this walkway is located on the adjacent property and any improvements would require approval by the property owner. Mr. Comes stated that he intends to improve the appearance of the pedestrian walkway by painting the side block wall. In the future, he will look at addressing lighting, drainage, and grading issues. There was also a discussion on potentially using gates to block off public access if smoking, trash, and graffiti are a continual issue.
- Removal of the Red Brick – The Commission strongly supported retaining and preserving the existing red brick in Option B and was opposed to installing new gray brick on the façade shown in Option A. Several Commissioners noted that the removal of the red brick would negatively impact the historic nature of the building and the proposed charcoal brick does not match the character of the Downtown Historic District. The architect of the building was well known for constructing other buildings in Hinsdale and was considered important to the Village's history. Painting of the face brick was also opposed, however, the Commission supported painting the secondary concrete block on the side

MEMORANDUM

elevation along the pedestrian walkway that had already been painted in the past. It was recommended that the applicant look at using a matching color used on the front sign band area.

- Painting of Trim / Sign Banding – The Commission supported painting the trim dark gray / black as this is more easily reversible than painting brick. A Commissioner recommended that a lighter shade of gray or complementary color be used on the sign band area between the first and second floors to accentuate the architectural feature and future signage. The applicant stated that the charcoal gray appearance was in line with the branding of his business and the design that old haberdasheries typically utilized.
- Signage – The Commission asked for additional details on signage. The applicant will be required to bring signage plans back to the Historic Preservation Commission and Plan Commission for review and approval in the future.

The Historic Preservation Commission recommended approval of Case A-10-2021, the Exterior Appearance and Site Plan Review for 33 E. First Street, by a vote of 6-0 (1 absent), subject to the applicant constructing Option B and retaining the original red brick, using a lighter medium gray color on the intermediate architectural projection (sign band) to complement the black windows, and allowing the block wall on the side elevation to be painted.

REVIEW PROCESS

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

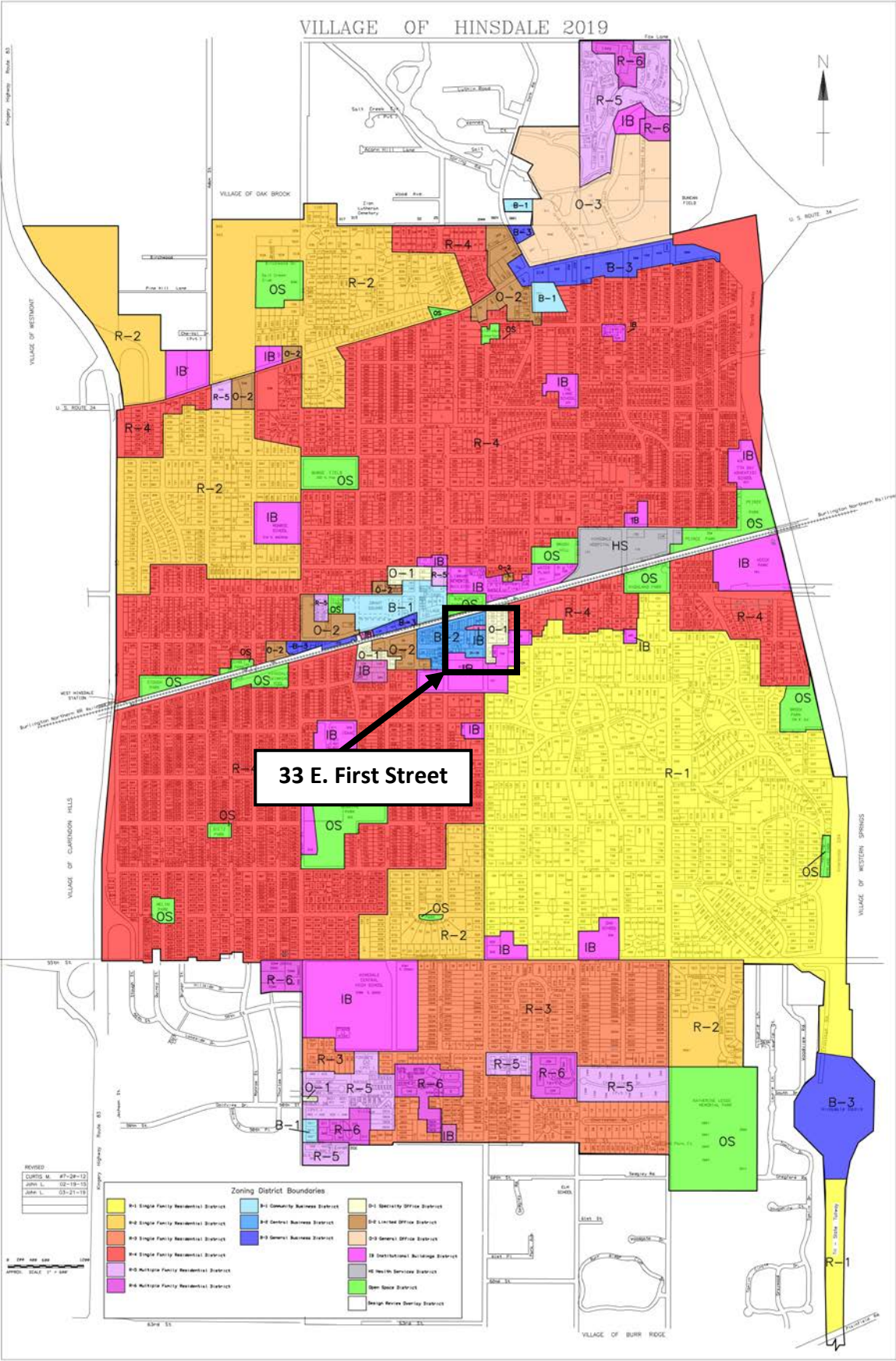
Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

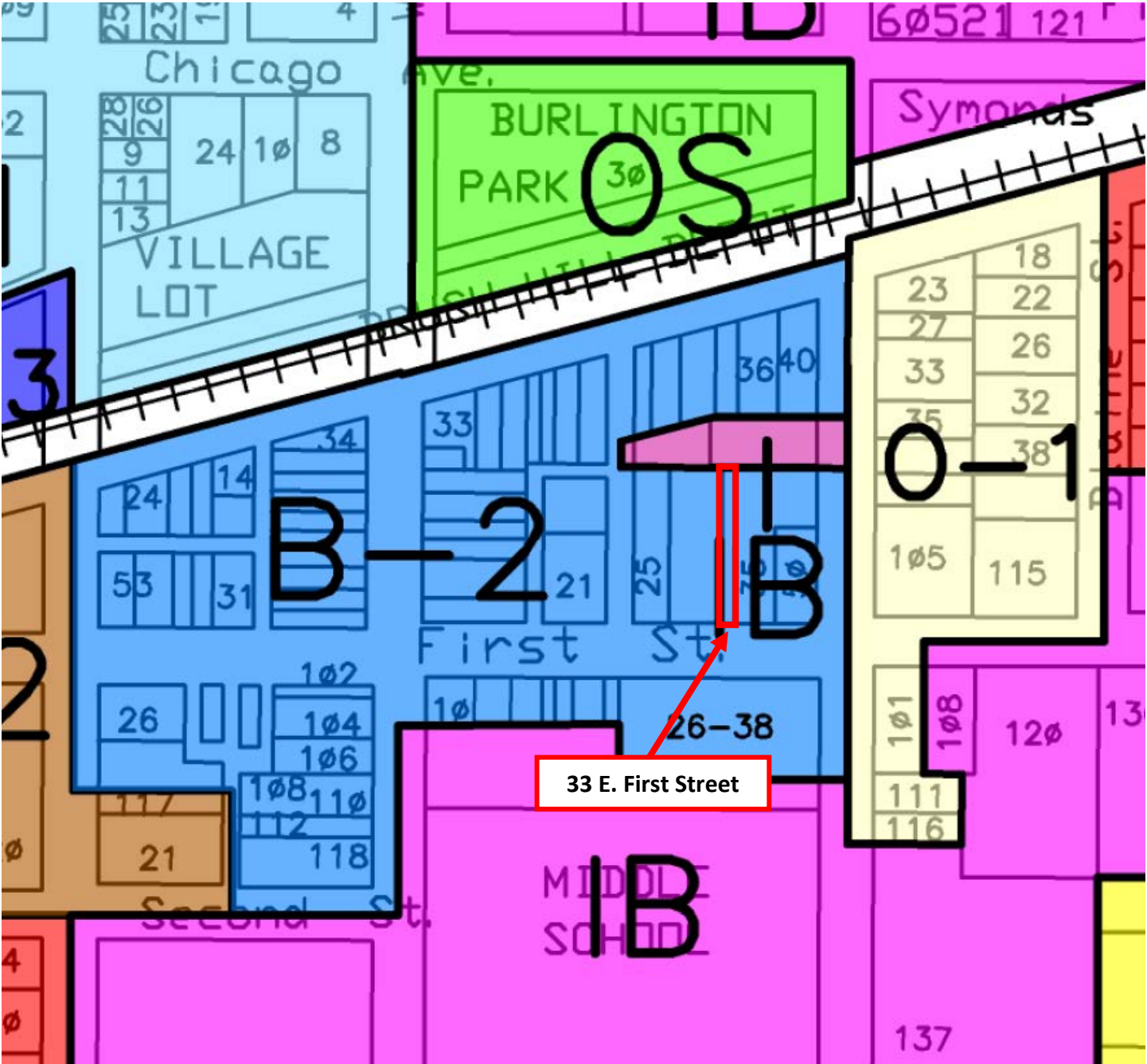
ATTACHMENTS

1. Zoning Map and Project Location
2. Birdseye View
3. Street View
4. National Register of Historic Places Nomination Sheet (2006)
5. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
6. Exterior Appearance & Site Plan Review Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 33 E. First Street



Birds Eye View – 33 E. First Street



Street View – 33 E. First Street



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Downtown Hinsdale Historic District
Hinsdale, DuPage County, IL

INVENTORY OF BUILDINGS

NO		STREET		STYLE/TYPE	DETAILS	DATE	RATING	HIST. NAME	ARCHITECT	BUILDER
19	E	CHICAGO	AV	City Hall/Library	Georgian Revival	1927	C	Hinsdale Memorial Building	Clark, Edwin H.	
20	E	CHICAGO	AV	Park		1877	C	Railroad Park		
8	W	CHICAGO	AV	Gas Station	Colonial Revival	c. 1950	C			
10	W	CHICAGO	AV	One Part Commercial Block	Classical Revival	1926	C			
24	W	CHICAGO	AV	Garage		1915	C			
26-28	W	CHICAGO	AV	Two Part Commercial Block	Art Moderne	c. 1940	C			
8	E	FIRST	ST	One Part Commercial Block	Classical Revival	1944	C	Schweidler & Mewherter Building	Zook, R. Harold	Brainer & Loehman
9	E	FIRST	ST	Two Part Commercial Block	Colonial Revival	1904	C			
10-12	E	FIRST	ST	One Part Commercial Block	Commercial style	c. 1912	C			
11-21	E	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1925	C	Ostrum Building		
14-16	E	FIRST	ST	One Part Commercial Block		c. 1912	C	212-214 First Street Building		
18-20	E	FIRST	ST	One Part Commercial Block		1910	NC	Merrill, John C. F. Building		
22	E	FIRST	ST	Two Part Commercial Block		1978	NC	Hinsdale Chamber of Commerce	West, Phillip Duke	Pierson, Dave
25	E	FIRST	ST	Police Station/Fire Station	Georgian Revival	1935	C	Police and Fire Station	West, Philip Duke	
29	E	FIRST	ST	Theater	Renaissance Revival	1925	C	Hinsdale Theater	Barfield, William Gibson	
33	E	FIRST	ST	Two Part Commercial Block	International Style	1950	C	Philip D. West Office	West, Philip Duke	West, Philip D.
35	E	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1929	C	Ray J. Soukup Building		Ewert, Walter

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	33
DIRECTION	E
STREET	FIRST
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	PS
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Commerce/Trade - business
CONDITION	good	HISTORIC FUNCTION	Commerce/Trade
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	Notable International style/50s modern commercial building in Hinsdale
STOREFRONT INTEGRITY	not altered		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Two Part Commercial Block	PLAN	rectangular
DETAILS	International Style	NO OF STORIES	2
BEGINYEAR	1950	ROOF TYPE	Flat
OTHER YEAR		ROOF MATERIAL	Not visible
DATESOURCE	building plans, permit #3302	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)	Concrete - block	WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	plate glass
WALL MATERIAL 2 (original)	Concrete - block	WINDOW TYPE	double hung; display
		WINDOW CONFIG	
SIGNIFICANT FEATURES	Asymmetrical fenestration; ribbon windows that wrap the corner on 2nd floor; broad overhang; stacked brickwork		
ALTERATIONS	Aluminum soffits; 1953 addition permit (\$2000); 1956 addition permit (\$10,000); 1957 alteration permit (\$10,000); 1986 permit for addition (\$20,000) to include new face brick on second story, relocated west door, built up roof, gutters and downspout.		

**STOREFRONT
FEATURES**

Entire storefront is recessed with corner support; historic storefront materials including display and transoms; entry to 2nd floor in corner; signage

**STOREFRONT
ALTERATIONS****HISTORIC INFORMATION**

HISTORIC NAME	Philip D. West Office
COMMON NAME	Hinsdale Furriers
COST	\$18,000
ARCHITECT	West, Philip Duke
ARCHITECT2	
BUILDER	West, Philip D.
ARCHITECT SOURCE	building permit



HISTORIC INFO In 1950, Philip Duke West designed and built this building for his own architectural office. Tenants through the years have included the Hinsdale Shoe Tree and the Hinsdale Furriers.

LANDSCAPE Midblock on commercial street; building faces south; no setback; sidewalks and diagonal parking at front

PHOTO INFORMATION

ROLL1	8
FRAMES1	1
ROLL2	6
FRAMES2	25
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	d:\first033e.jpg

SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	6/25/03
SURVEYAREA	DOWNTOWN



33 EAST FIRST STREET Hinsdale Furriers

This building was erected in 1949 for architect Philip Duke West and continues to house, on the second floor, the offices of the architectural firm founded by him and now carried on by his partner, Don Bergstrom, who owns the building.

Over the years the building has housed, among other tenants, the Hinsdale Shoe Tree and the Hinsdale Furriers.

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**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: TTS GRANITE, INC
Address: 3225 LOUIS SHERMAN DR
City/Zip: STEGER, IL 60475
Phone/Fax: (708) 755 / 5200
E-Mail: JNICOLAZZI@TTSGRANITE.COM

Owner

Name: GREEN CANDLE,LLC(AARON COMES
Address: 33 E 1ST ST
City/Zip: HINSDALE, IL 60521
Phone/Fax: (312) 399 / 1379
E-Mail: AARON@FREDRICKLYNN.COM

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

Name: IAN MCDONNELL
Title: IJM GROUP ARCHITECTS
Address: 608 HILLGROVE AVE
City/Zip: WESTERN SPRINGS,IL,60558
Phone/Fax: (708) 469 / 7674
E-Mail: IAN.IJMGROUP@GMAIL.COM

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: 33 E 1ST ST

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 011

Brief description of proposed project: REFACING OF EXTERIOR MASONRY WITH GREY-TONE FACE BRICK.
EXISTING FACADE TRIM TO BE PAINTED BLACK AND NEW LIMESTONE BAND AT WALL BASE. NEW REAR ACCESS WITH
LANDING. ADDITIONAL TRANSOM WINDOWS ON SIDE AND REAR.

General description or characteristics of the site: TWO-STORY BRICK BUILDING WITH STREET ACCESS AND
SIDEWALK TO THE SOUTH. PARKING LOT WITH NEW REAR ACCESS TO THE NORTH. EASTERN PARTY WALL WITH FULLER
HOUSE. A WESTERN ALLEYWAY SEPARATES THE ADJACENT STRUCTURE.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: IB DISTRICT

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: B-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: 33 e First Street Hinsdale il 60521

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	2,500sf	3768.70sf
Minimum Lot Depth	125'-0"	198.00'
Minimum Lot Width	20'-0"	18.91'
Building Height	30'-0"	20'-7.5"-NO CHANGE
Number of Stories	2	2- NO CHANGE
Front Yard Setback	0'-0"	0'-0"-NO CHANGE
Corner Side Yard Setback	N/A	N/A
Interior Side Yard Setback	0'-0"/0'-0"	0'-7.5"/0'-0"-NO CHANGE
Rear Yard Setback	20'-0"	8'-7"-NO CHANGE
Maximum Floor Area Ratio (F.A.R.)*	2.5	1.76-NO CHANGE <small>*6561sf</small>
Maximum Total Building Coverage*	80%	87.6%- NO CHANGE <small>*3357.6sf</small>
Maximum Total Lot Coverage*	100%	100%- NO CHANGE <small>*3768.7sf</small>
Parking Requirements		EXISTING STRUCTURE IS SERVED BY A PUBLIC PARKING LOT. NO ADDITIONAL PARKING IS REQUIRED
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 14 day of July, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Laurie M Nicolazzi

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 14 day of July, 2021.

Laurie M Nicolazzi
Notary Public



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: TTS Granite, Inc

Owner's name (if different): Green Candle, LLC (Aaron Comes)

Property address: 33 East First Street, Hinsdale

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 3767.6sf

Lot area per dwelling: n/a

Lot dimensions: 18.91'x 198'

Current use of property: Vacant

Proposed use: ☐ Single-family detached dwelling
☒ Other: Commercial Retail

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

Brief description of request and proposal:

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:	0'	0'
interior side(s)	0'-7.5" / 0'	0' / 0'
corner side	n/a	n/a
rear	8'-7"	20'
others:	n/a	0'
Ogden Ave. Center:	n/a	n/a
York Rd. Center:	n/a	n/a
Forest Preserve:	n/a	n/a

Building heights:

principal building(s):	20'-7.5"	30'
accessory building(s):	n/a	n/a

Maximum Elevations:

principal building(s):	n/a	n/a
accessory building(s):	n/a	n/a

Dwelling unit size(s):	n/a	n/a
------------------------	-----	-----

Total building coverage:	87.6%	80%
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Total lot coverage:	100%	100%
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Floor area ratio:	1.76	2.5
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Accessory building(s):	n/a	
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Spacing between buildings: [depict on attached plans]

principal building(s):	n/a		
accessory building(s):	n/a		

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

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

Joe NicolAZZI
Applicant's printed name

Dated: 7-22 2021

Aaron Comes
524 S Spring Ave
LaGrange, IL 60525
312-399-1379

7/20/2021

To Whom it May Concern:

I Aaron Comes, owner of the building located at 33 E 1st Street, Hinsdale, IL, hereby authorize Joe Nicolazzi of TTS Granite, Inc. to complete and sign any necessary applications and forms regarding the development of the aforementioned property on my behalf. Please the attached deed as Proof of Ownership.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Aaron Comes', written over a horizontal line.

Aaron Comes



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

Address of proposed request: 33 E 1ST STREET

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

SEE ATTACHED RESPONSES FOR ALL CRITERIA

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

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

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

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

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

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

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

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

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
2. The proposed site plan interferes with easements and rights-of-way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
11. The proposed site plan does not provide for required public uses designated on the Official Map.
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

COMMUNITY DEVELOPMENT DEPARTMENT
REVIEW CRITERIA:
August 26, 2021

Re: Commercial Renovation
33 East 1st Street
Hinsdale IL 60521

1. **Open Spaces.** The quality of the open space between buildings and in setback spaces between street and facades

The changes proposed for 33 East 1st street will minimally impact the existing spacial conditions of the building. The existing recessed entrance will remain, the existing passage between it and its neighboring structure will remain as is. The only alteration is to create a rear entrance and landing to the public parking behind the structure to create a safer passage for the building's clients. The area in the rear is currently under-utilized and the proposed changes will direct clients away from traversing the utility and delivery area for the adjacent structure

2. **Materials.** The quality of materials and their relationship to those in existing adjacent structures
The overall material character of 33 East 1st Street will not be changed from the context it shares with its neighboring buildings.

In option A: The existing masonry on the sides and the rear will remain and be refinished with a coating of Pantone Charcoal Gray colored paint. Along the streetface the existing brick will be removed and be replaced by a smooth faced Indiana Limestone border along the base, and a 2x9 profile reclaimed gray tone brick. The material scale will remain consistent with the existing condition

In Option B: The existing materiality will remain as is. The existing paint coat on the side masonry will be refreshed, and the existing window and door trim shall be repainted Pantone Pirate Black

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

The aim of the proposed changes is to breathe new life into the small and recessed building by redesigning it in the fashion of an old English Haberdashery. Both the dark colored masonry along the sides and the more monolithic limestone are a historically well established aesthetic for such businesses, and it will not detract from the overall design of the neighborhood. Several storefronts along the same street utilize high-contrasting shades in their streetface, and the dark storefront facade of Fuller House will blend well with our proposals. Due to the scale and proportion of the existing conditions, it will not provide a visual blight on the existing streetscape, and the new rear access will be an improvement over the alleyway entry condition..

If Option B is pursued, the general design will remain as is, with minor refinishing of window and door trim, and the addition of the rear entry.

4. **General site development.** The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible
In the proposed design changes, the general site qualities shall not be altered from the existing condition. No landscaping, recreation, auto access, parking, property service, or vehicular traffic patterns will be affected by the proposed changes.
5. **Height.** The height of the proposed buildings and structures shall be visually compatible with adjacent buildings
The existing height relationship between this structure and its neighbors will not be affected by any of the proposed changes.
6. **Proportion of the 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
The proportions of the front facade of 33 East 1st Street will not be impacted by our proposed changes. The overall structural massing will not be changed, just refinished. Pedestrian views of the building will largely remain the same.
7. **Proportion of Openings.** The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related
The proportions of the openings along the front facade of the structure will not be altered by our designs. At the rear, the addition of a rear access with covered awning and the windows above will not greatly impact the visual to the public parking lot as there is a large variety of glazing amounts represented on the adjacent building faces. Along the side alley, the inclusion of new windows will match the existing proportions of openings on the structure, including the uncovered windows entombed in the existing structure.
8. **Rhythm of solids to voids in the front facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings public ways, and places to which it is visually related
The predominant massing of solids and voids shall not be affected by our revisions. At the structure's rear, the addition of the new access point and windows will provide a small void in what is currently a massive masonry face, but there is currently little prevailing rhythm to the facades that share the public parking lot.
9. **Rhythm of spacing and buildings on streets.** The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with buildings public ways, and places to which it is visually related
The Rhythm and Spacing of 33 East 1st Street will not be impacted by our proposals. The existing adjacencies will remain.
10. **Rhythm of entrance porch and other projections.** The relationship of entrances and other projections to sidewalks shall be visually compatible with buildings public ways, and places to which it is visually related.

The rhythm of the entry condition and the overhead projections shall not be altered in the course of our design along the street face.

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

The textural relationship and the proportion of the property shall not be changed by the proposed work. Care will be taken to match all infill brick to the scale and texture of the existing masonry of the neighborhood context

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

The flat roof condition of 33 East 1st Street shall remain as is.

13. **Walls of Continuity.** Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristics of the areas, 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

The continuity of wall conditions along East 1st Street will not be affected by our proposed designs. The existing public way will not experience changes to the existing enclosure of wall massing

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

The scale, size, and mass of the building shall not be changed with respect to the public ways in which they are visually related.

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

The directional expression of 33 East 1st Street will not be changed in a way meaningful to the existing street face. The overall massing of the structure will remain the same in all circumstances.

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

No special considerations are anticipated in the pursuit of our design. Any masonry infill shall match the texture and proportion of the existing masonry and be painted uniformly.

Site Plan Review

1. **The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable**

The proposed use of 33 East 1st Street is in line with the specified standards and uses of the B-2 district. Clothing retail and tailoring is allowed within the use

district. All ancillary uses proposed for clientele usage shall compose less than 10% of the structures usage

2. The proposed site plan interferes with easements and rights-of-way

No easements and rights-of-way will be adversely impacted by the proposed building changes

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site

No proposed changes will destroy, damage, interfere with, or detrimentally modify physical features of the site

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property

The proposed revision to the Site Plan will have no impact on the relationship of the existing building to the surrounding properties

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site.

The proposed addition of a rear entry to 33 East 1st Street will divert customers from the use of the passage between the structure and its Western neighbor. All proposed changes will improve the condition of foot traffic and have no impact on vehicular circulation

6. The screening of the site does not provide adequate shielding from or for nearby uses

No screening of the site will be altered in the proposed plans.

7. The proposed structure or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

The amenities provided by the existing structure and landscaping will not be affected by the suggested building renovation

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance

The amount of open space and its maintenance will not be affected by the proposed revisions to 33 East 1st Street

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community

No on-site drainage will be affected by the proposed changes to the site

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

No proposed changes will affect the function of utilities serving the area

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

No designated public uses will be adversely affected by the changes to 33 East 1st Street

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

The minor changes proposed to the Site Plan will, in fact ,improve the public safety by directing clients for 33 East 1st Street to a rear entrance from the public parking lot as opposed to directing them up a dark, narrow, and steeply graded passage.

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIVING TRUST

FIRST AMERICAN TITLE
FILE # AF 1002717

Preparer File: AF1002717
FATIC No.: AF1002717

THE GRANTOR, Susie Duboe-Bryant, Trustee of the Susie Duboe-Bryant Trust, dated January 29, 2004, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Green Candle, LLC, an Illinois Limited Liability Company, of the Village of Hinsdale, of the County of DuPage, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, general real estate taxes not yet due or payable

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-12-129-011

Address(es) of Real Estate: 33 E 1st St
Hinsdale, Illinois 60521

Dated this 8th day of April, 2021

Susie Duboe-Bryant, Trustee
SUSIE DUBOE-BRYANT, AS TRUSTEE OF THE SUSIE DUBOE-
BRYANT TRUST DATED JANUARY 29, 2004



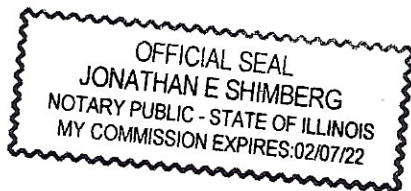
First American
Title Insurance Company

Special Warranty Deed - Individual

STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Susie Duboe-Bryant, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 2th day of April, 20 21.



Jonathan E Shimberg
Notary Public

Prepared by:
Shimberg & Crohn, P.C.
9003 Lincolnwood Dr.
Evanston, IL 60203

Mail to:

Jodi Pacer, Esq
824 S. Scoville
Oak Park IL 60304

Name and Address of Taxpayer:

GREEN CANDLE, LLC
524 S. Spring Ave.
La Grange IL 60525-2749



First American
Title Insurance Company

Special Warranty Deed - Individual

Frederick Lynn Haberdasshere was established in 2010 as a home based custom apparel company. As business grew, I leased and redesigned a showroom in Chicago where I met with clients on a by-appointment basis, specializing in custom apparel, accessories, and lifestyle merchandise. The events of 2020 led me to the decision to relocate my business to the suburbs with the intent of owning the building from which Frederick Lynn is run.

The overall business model of Frederick Lynn Haberdasshere will remain the same as it was when located in Chicago. I have a private clientele that I meet with on a one-on-one basis, consulting on their wardrobe needs. In addition to custom apparel, Frederick Lynn offers accessories such as belts, socks, jewelry, leather goods, etc. Lifestyle merchandise, including coffee makers, collectibles, lighting, barware, and home decor are also available.

Frederick Lynn's existing clientele is 90% male/10% female. The largest percentile of those customers currently live in Hinsdale. Historically, only 35% of my sales have been in-store, due to the fact that the Chicago location was open by appointment only. In Hinsdale, I plan to have regular business hours Tuesday-Friday, 10am-6pm and Saturday 10am-4pm. I will continue to have custom appointments Monday-Sunday.

Part of my business model is to provide a one-of-a-kind experience for customers while shopping. This is a main focus when designing the flow of the interior of the store. The design of the buildout will be similar to that of a Gold Coast Home. The front 1st floor will be the main sales showroom to showcase the merchandise to any walk-in business. It will contain storage areas for merchandise and sales related equipment. The back ½ of the first floor will be a private area where custom appointments will be held. It will also house the higher end merchandise that won't be available to the general public. This area will also be used to host small networking groups (2-15 people) consisting of clients and prospective clients in a relaxed and comfortable setting.

The front ½ of the second floor will be an additional office area with the tailor shop. The back half of the second floor is for additional storage and auxiliary work space. The second floor is not available to the general public.

When considering the exterior ambiance of the building, it is important to preserve the historic aesthetic that is valuable to downtown Hinsdale. This will be achieved by heaping the overall profile of the building the same, and keeping the overall materiality of the structure. To create the look of an "old-world" haberdashery(much like Saville Row in London) my goal is to reface the existing face brick with grey-tone brick, to paint the exterior masonry on the sides and the rear a charcoal gray, and to paint the existing window trim and sign board in black. Additional banks of windows will be added on the second floor on the alley face and the rear, to make the interior more habitable, and a rear entrance is being added for safer egress. Existing entombed transom windows along the alleyway will be reopened as well to add to the natural lighting of the space.

Any masonry infill will contain the same texture and profile as the existing brick, and the existing damaged brick along the base of the storefront will be replaced by an Indiana Limestone band. At the rear entrance, 2 goose-neck sconce lights and a half dome, black fabric, awning will be added at the doorway. The reasoning behind these design choices is to maintain the integrity of the Frederick Lynn Haberdasshere branding. In addition, the abandoned light/utility pole will be removed from the rear of the building adjacent to the parking.

In the eventuality that we cannot pursue our desired aesthetic, Option B is presented to maintain all the existing red brick work, to repaint the existing white-washed concrete block in the alley, repaint the existing trimwork, and to provide for the new proposed window openings. In situation

Once the building renovations are complete, this will be a one-of-a-kind experience for anyone who walks in. It will become a destination place to which people will travel. It is important that the building represents the branding of the business, while still keeping the desired aesthetic within Hinsdale.

Respectfully,

Aaton Comes

ALTA/NSPS Land Title Survey

CDK & PRIMARY SURVEY LTD.
4313 N. NEW ENGLAND HARWOOD HTS. ILLINOIS 60706
Creating ALTA, As-Built, Boundary, Condominium & Topographic Surveys
[708] 867-1770 [FAX] 867-1770



THE WEST 18.31 FEET OF THE EAST 118.31 FEET OF LOTS 7, 8 AND 11 [EXCEPT ANY PART THEREOF THAT MAY FALL WITHIN THE WEST 115 FEET OF SAID LOTS] IN BLOCK 2 IN THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST 1/4 [EXCEPT RAILROAD LANDS] OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866, AS DOCUMENT 7738 IN DUPAGE COUNTY ILLINOIS.

COMMONLY KNOWN AS
E. 33 1ST St.

LOT 7 LOT 8
[IN LAKE'S SUBDIVISION OF LOTS 1, 3 & 4 IN BLOCK 2 RECORDED 11/4/1871]

INGRESS EGRESS & PUBLIC PARKING ON & OVER LOTS 7 AND 8 IN LAKE'S SUBDIVISION
SHOWN HEREON PER VILLAGE OF HINSDALE & JUNE 21 1960 TRUST NO. 24522 RECORDED
MAY 18, 2004 AS DOCUMENT 132581

SURVEYOR'S NOTE:

W. ROBBINS GRANTS WARRANTY DEED TO VILLAGE OF HINSDALE APRIL 9, 1887
DOC. NO. 37312 [W. 50' OF LOTS 7, 8 AND 11 IN BLK 2 IN THE PLAT OF TOWN OF
HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]

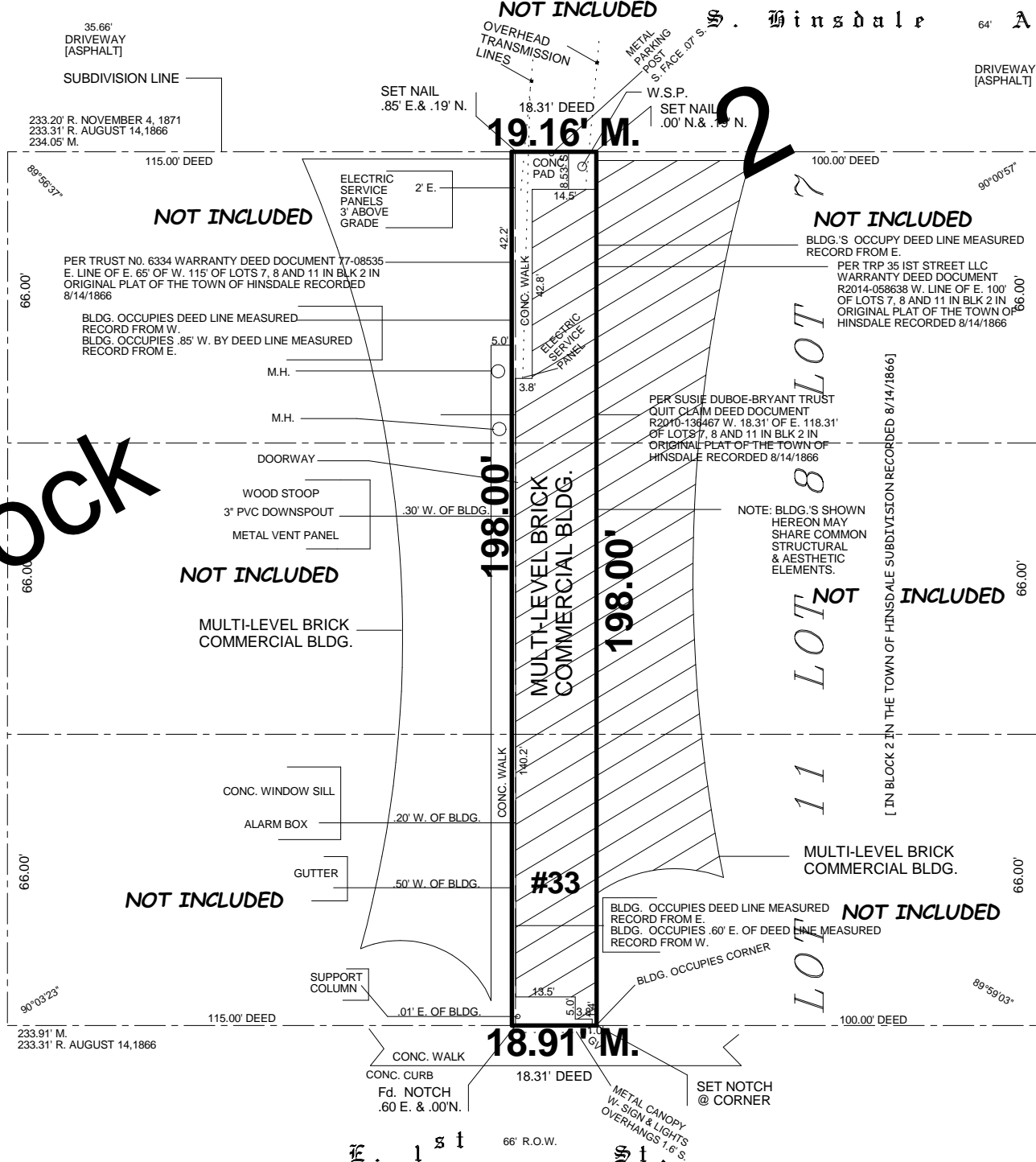
J. ROBBINS GRANTS WARRANTY DEED TO G. ROBBINS JULY 27, 1892
DOC. NO. 49288 [LOTS 7, 8 AND 11 IN BLK 2 IN THE PLAT OF TOWN OF
HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]

G. ROBBINS GRANTS WARRANTY DEED TO J. WOODS DECEMBER 24, 1920
DOC. NO. 143805 [LOTS 7, 8 AND 11 [EXCEPT THE W. 50' THEREOF] IN BLK 2
IN THE PLAT OF TOWN OF HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]

J. WOODS GRANTS WARRANTY DEED TO HINSDALE THEATER BUILDING
CORPORATION JANUARY 22, 1925 DOC. NO. 187507 [E. 65' OF W. 115' LOTS
7, 8 AND 11 IN BLK 2 IN THE PLAT OF TOWN OF HINSDALE, AUGUST 14, 1866
DOC. NO. 7738]

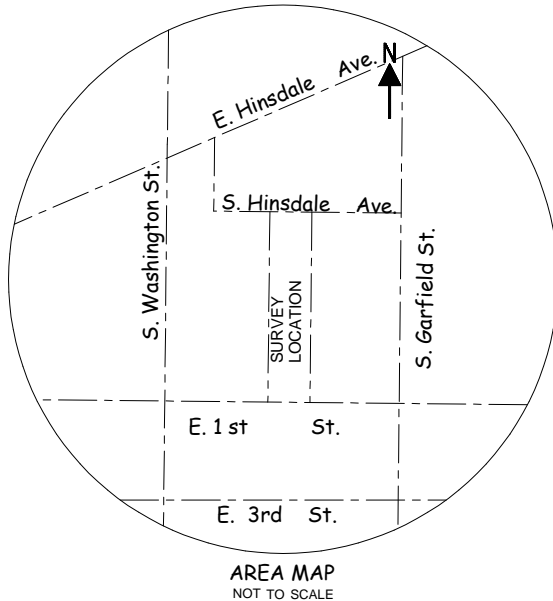
J. WOODS GRANTS WARRANTY DEED TO R. SOUKUP SEPTEMBER 28, 1929
DOC. NO. 287028 [E. 100' OF LOTS 7, 8 AND 11 IN BLK 2 IN THE PLAT OF TOWN
OF HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]

J. WOODS GRANTS EXECUTOR'S DEED TO P. WEST MARCH 10, 1950
DOC. NO. 588008 [W. 18.31' OF E. 118.31' OF LOTS 7, 8 AND 11 [EXCEPT
ANY IN W. 115' OF SAID LOTS] IN BLK 2 IN THE PLAT OF TOWN OF
HINSDALE, AUGUST 14, 1866 DOC. NO. 7738]



LEGEND:

AC= AIR CONDITIONER
CB= CATCH BASIN
CONC.= CONCRETE
EB= ELECTIC BOX
FHY= FIRE HYDRANT
GV= GAS VALVE
LP= LIGHT POLE
MH= MANHOLE
PIN= PROPERTY INDEX NUMBER
TBM= TEMPORARY BENCHMARK
WB= WATER BOX
WV= WATER VALVE



Graphic Scale ; 1" = 35'

Scaling From Reproduction Not Recommended
Distances are marked in feet and decimal parts thereof

To: GREEN CANDLE LLC, Wintrust Commercial Banking
6262 S. Route 83 Suite 100 Willowbrook, IL 60527, First
American Title file: AF1002717, AARON COMES, CHICAGO
TITLE & TRUST CO. & BUSEY BANK 100 W. University Ave.
Champaign, IL 61824-4028

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
"2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS
LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED
BY ALTA AND NSPS, AND INCLUDES ITEMS [] OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON DECEMBER 23, 2020.

Order No. 991-6905A

Ordered by: LTD

Surveyed by: Kevin P. Duffy

IL P.L.S. #3228
EXPIRES 11/30/2022

NOTE: CORNERS, OFFSETS, IF SHOWN HEREON
MAY HAVE BEEN REQUESTED ARE IN WGS84,
ELEVATIONS ARE NAVD88 GEOID 12A OR
MONUMENTED. FENCES SHOWN HEREON
MEANDER ALONG & ACROSS LOT LINES.
ALL GRADE LEVEL MATERIAL
[i.e. CONC. ASPHALT etc.] SHOWN
HEREON AS AMALGAMATED.

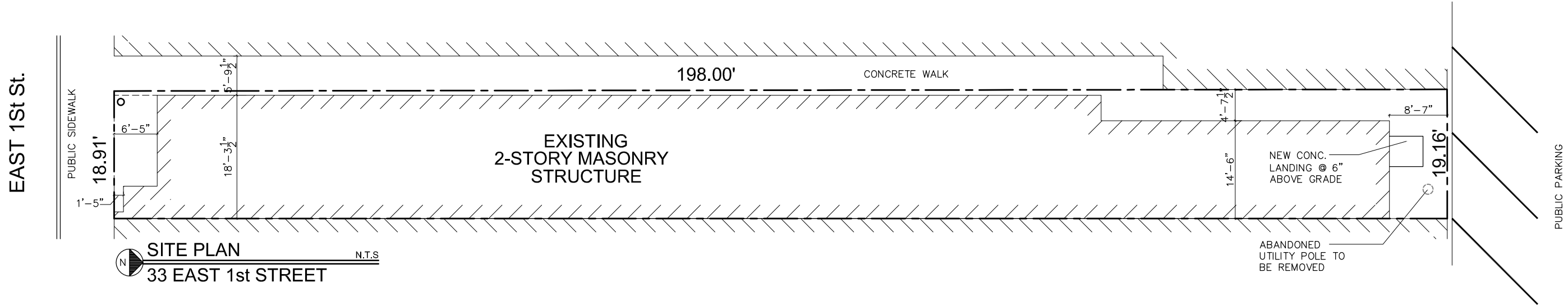
State of Illinois }
County of Cook }

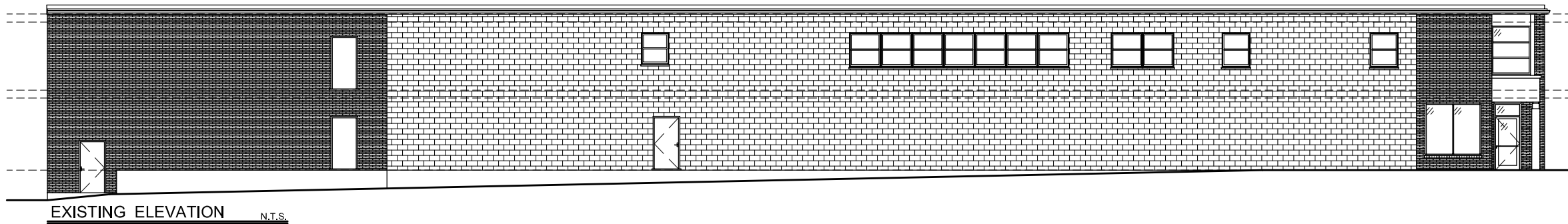
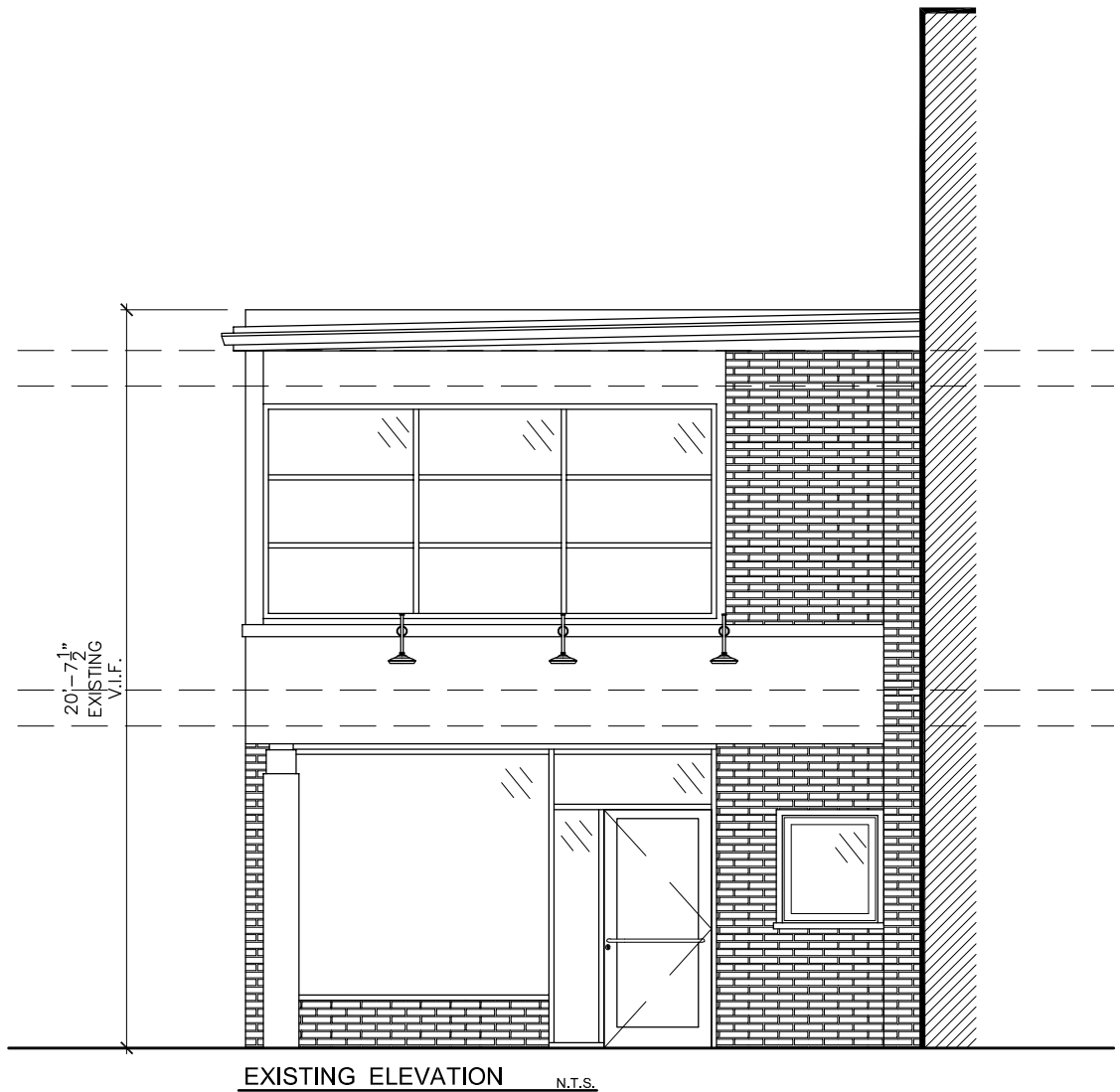
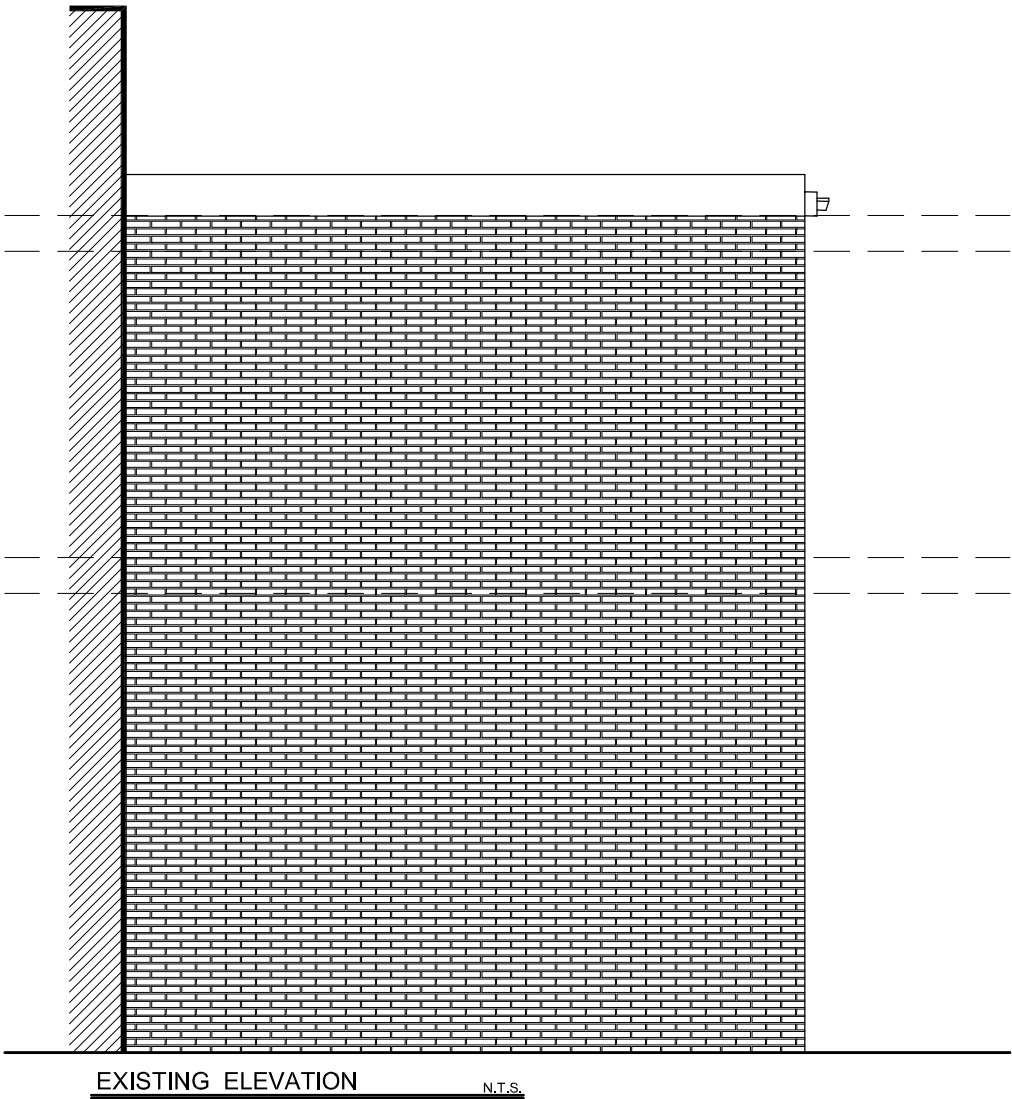
CDK & PRIMARY SURVEY LTD. hereby
certifies that a survey has been made
at and under our direction of the
property described above, and that the
plat hereon shown is a correct representation
of said survey. L.P.D.F. #2812
CHICAGO, ILL. DECEMBER 23, 2020

by: Kevin P. Duffy
IL PROFESSIONAL LAND SURVEYOR #3228

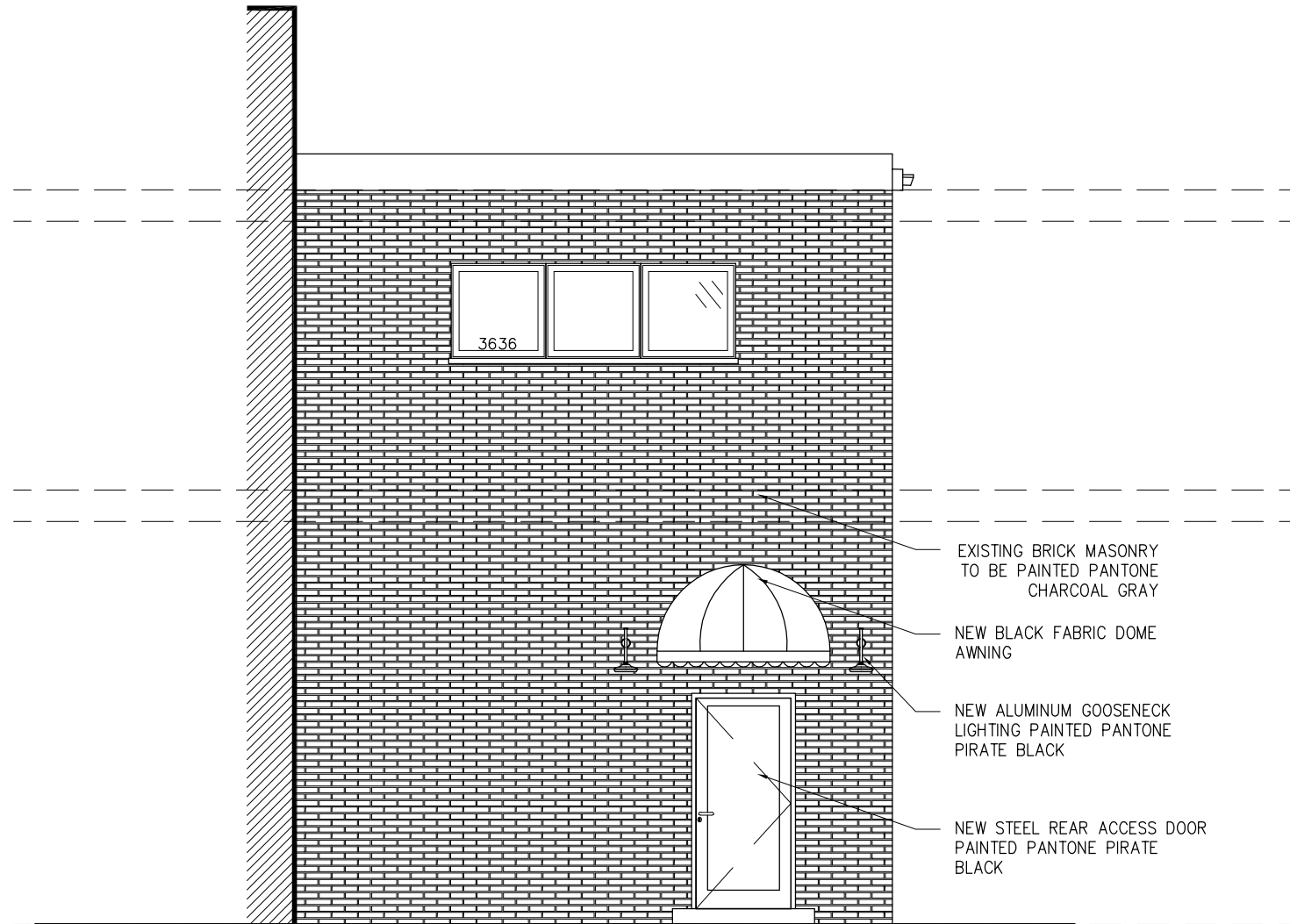
Building Design Elements

Design Use Group Classification (B 302.1):	GROUP B 908 SQ. FT. GROUP M 393 SQ. FT. GROUP S1 2175 SQ. FT.
Construction Type (B 602):	BUILDING: IIIB
Building/Horizontal Projection Area (B 503.1):	BUILDING: 6561 Sq.Ft.
Building Height in Feet (B 503.1):	EXISTING TO REMAIN
Number of Stories (B 503.1):	EXISTING TO REMAIN
Required Number of Exits for Unit, (B 1003):	2 Exits Required
Number of Exits for Unit.	3 (TOTAL IN BUILDING)
Fire Protection Per NFPA 13, 72 (B 903):	Existing to Remain
OCCUPANCY LOAD:	36 OCCUPANTS
BUILDING SPRINKLERED:	NO

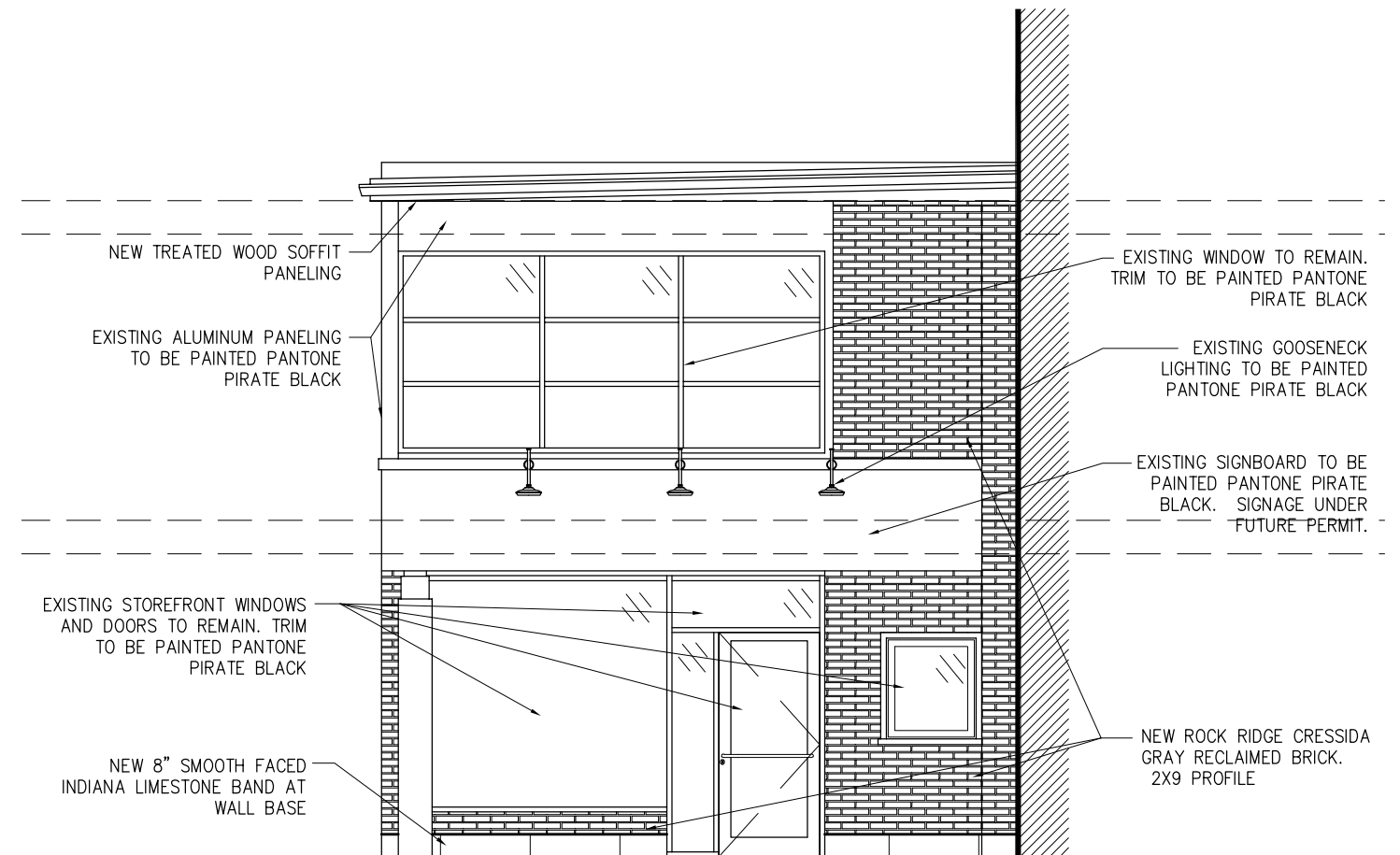




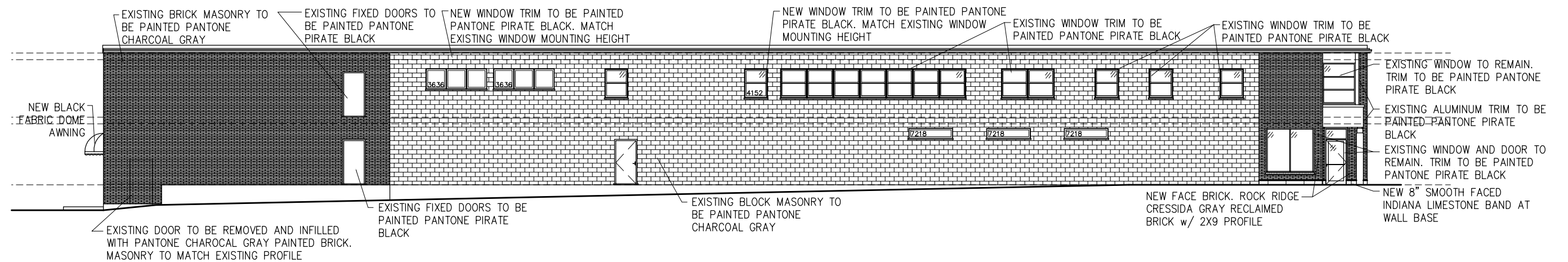
EXISTING ELEVATIONS



PROPOSED ELEVATION N.T.S.

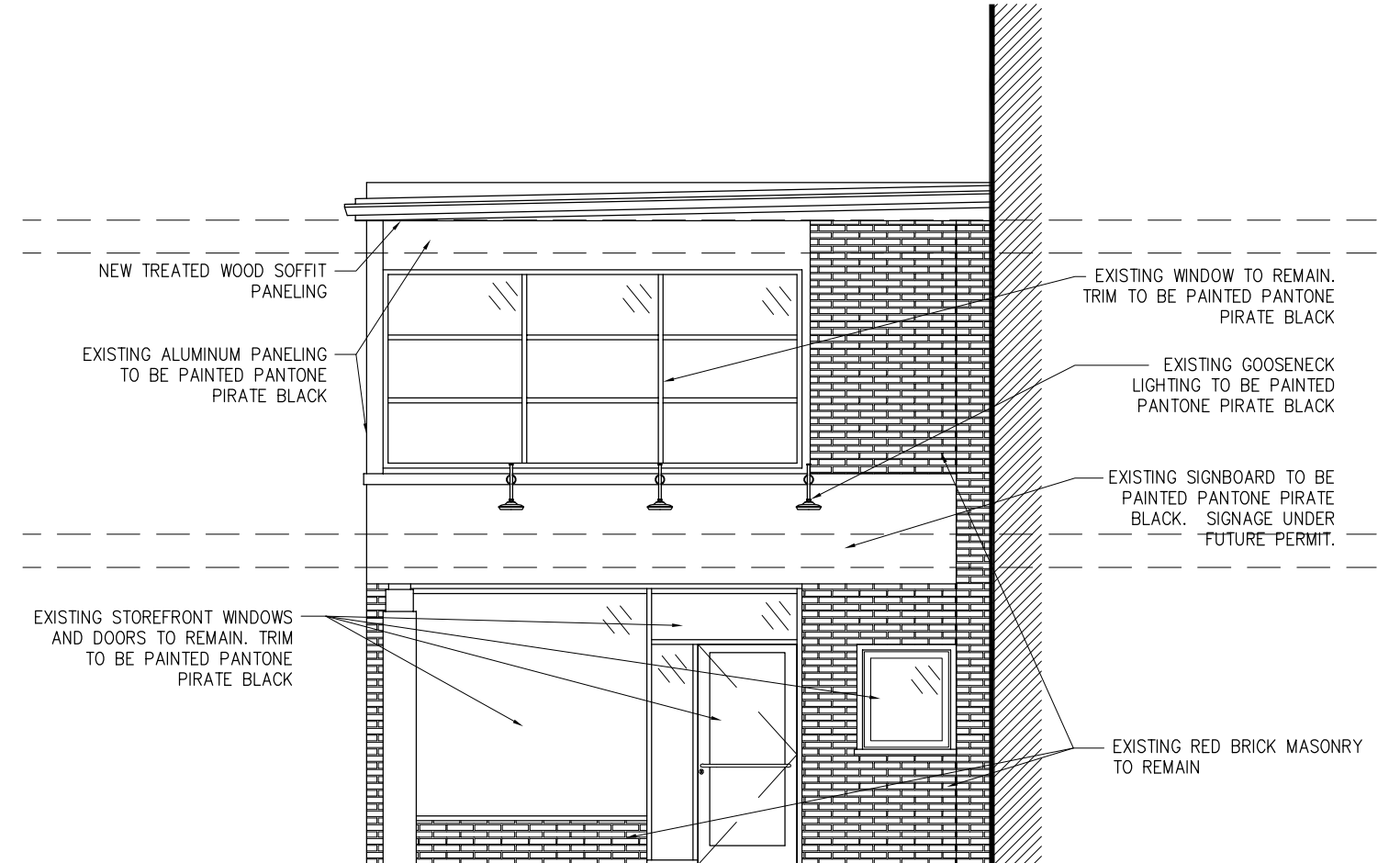
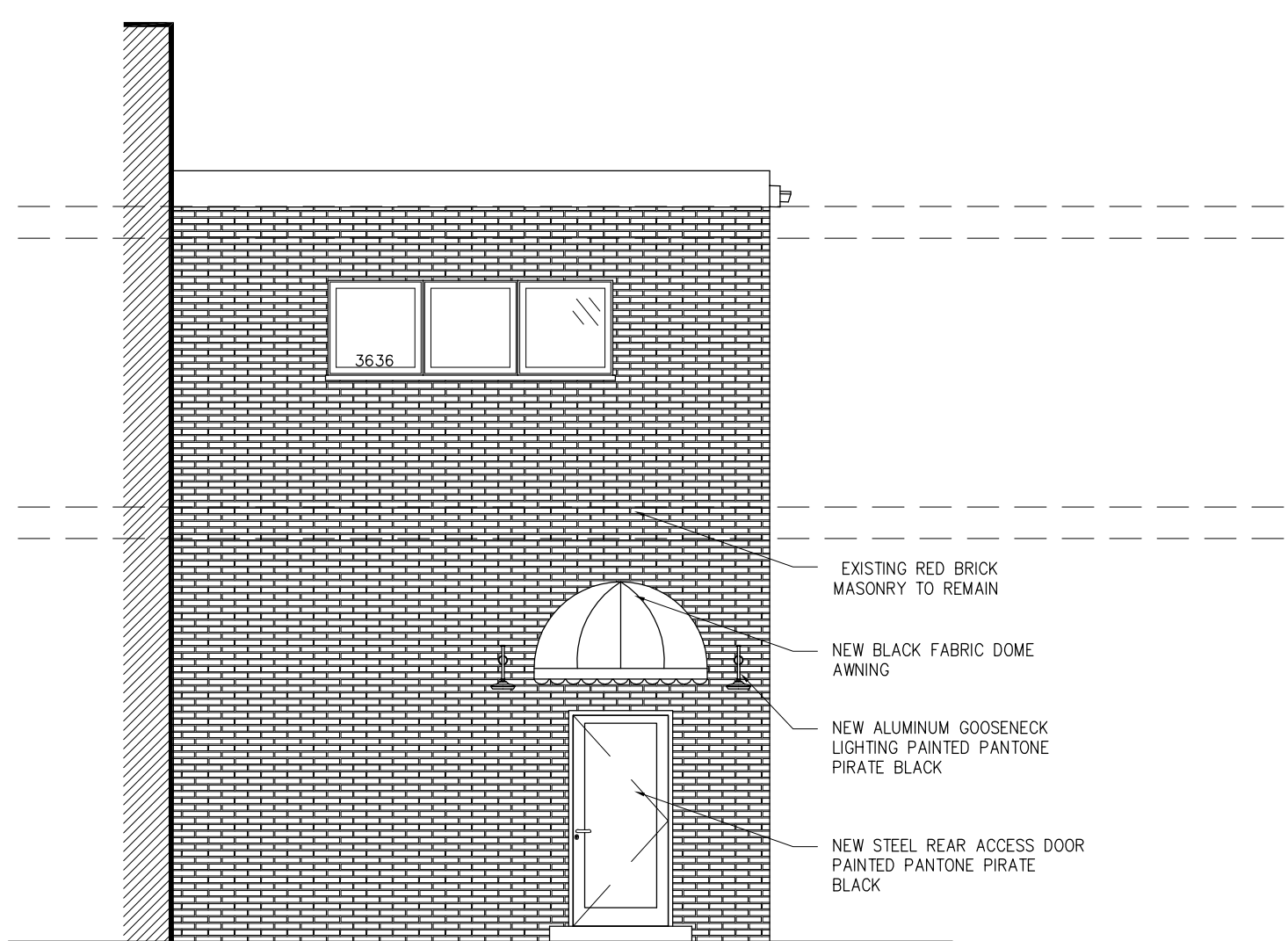


PROPOSED ELEVATION N.T.S.

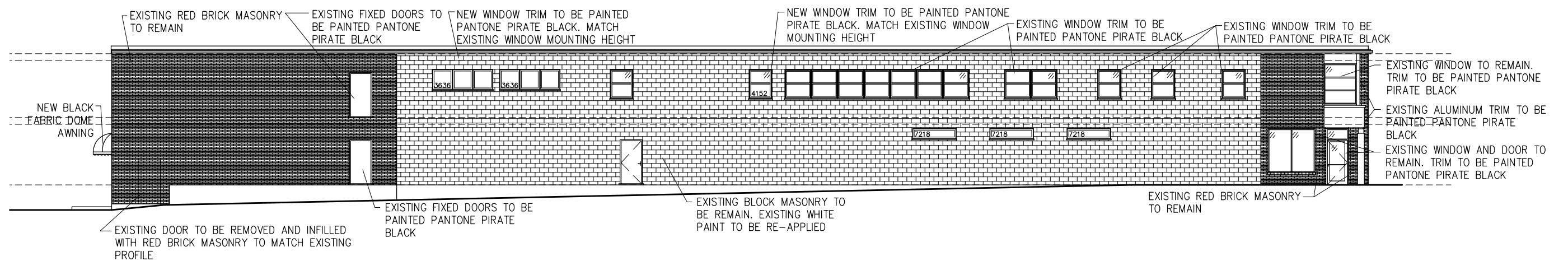


PROPOSED ELEVATION N.T.S.

PROPOSED ELEVATIONS
OPTION A



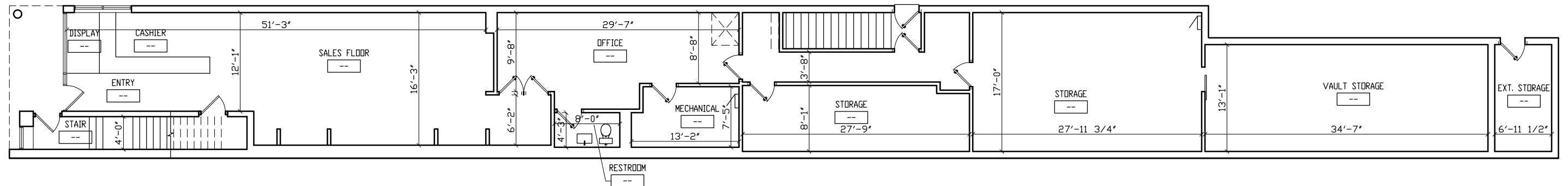
PROPOSED ELEVATION N.T.S.



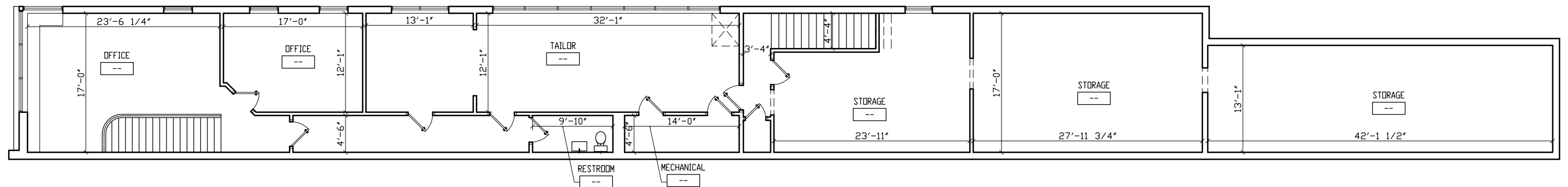
PROPOSED ELEVATION N.T.S.

OPTION B

PROPOSED ELEVATIONS
OPTION B

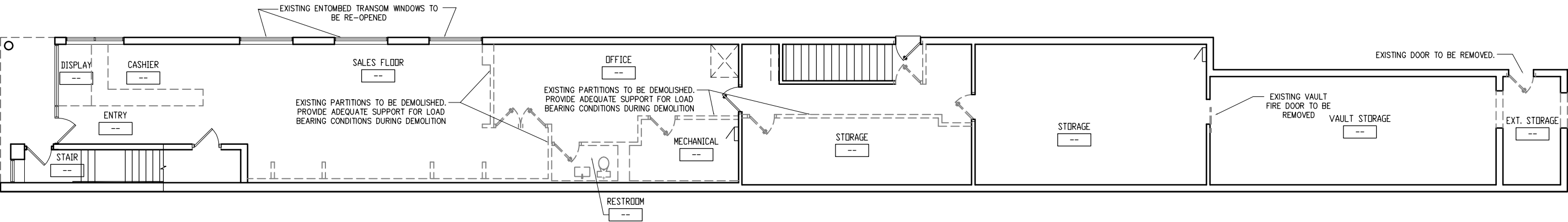



EXISTING FIRST FLOOR PLAN N.T.S.

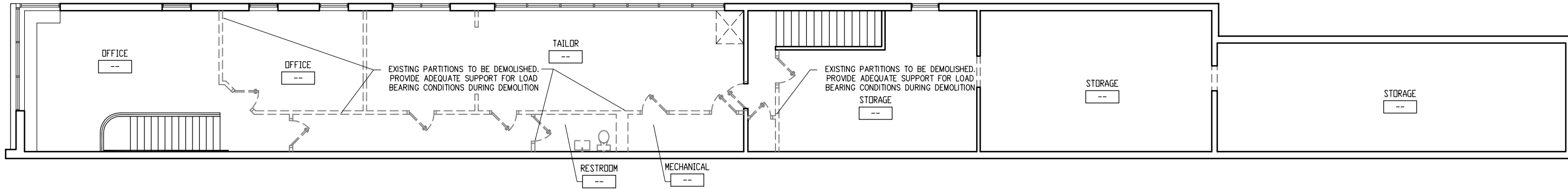


EXISTING SECOND FLOOR PLAN N.T.S.

NOTE:
1. GENERAL CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS PRIOR TO START OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES



 FIRST DEMO PLAN N.T.S



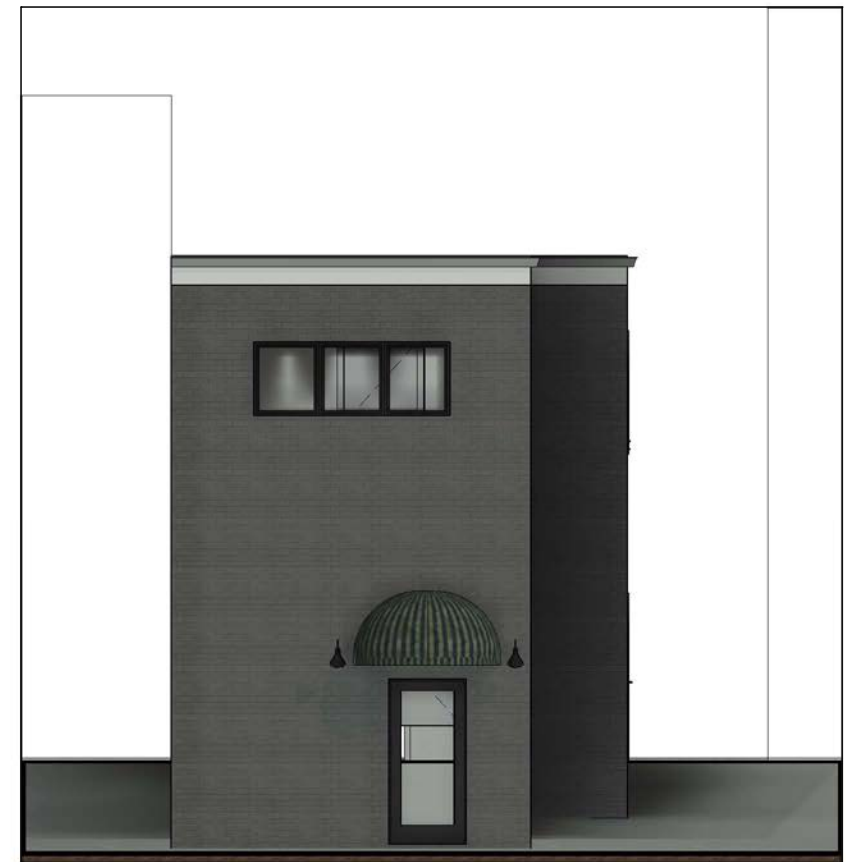
 SECOND DEMO PLAN 1/8" = 1'-0"



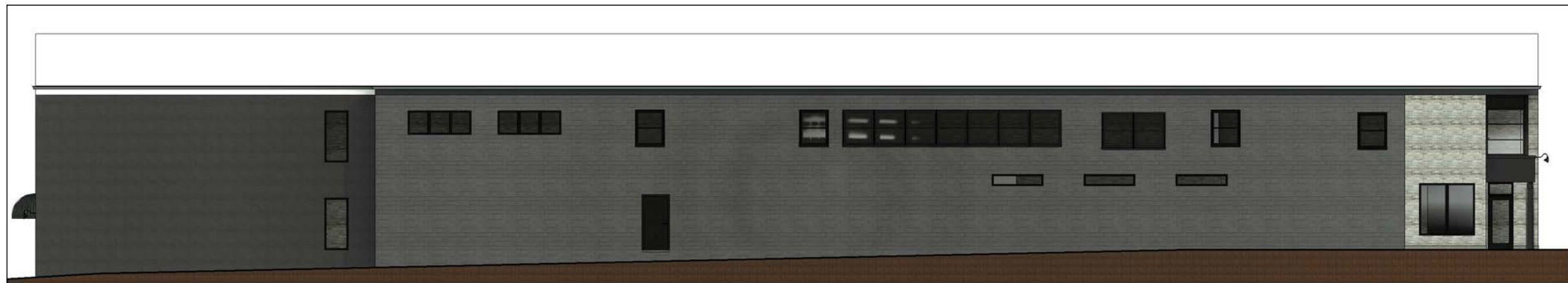
FRONT ELEVATION RENDERED



FRONT



REAR



LEFT

ELEVATIONS



OPTION B

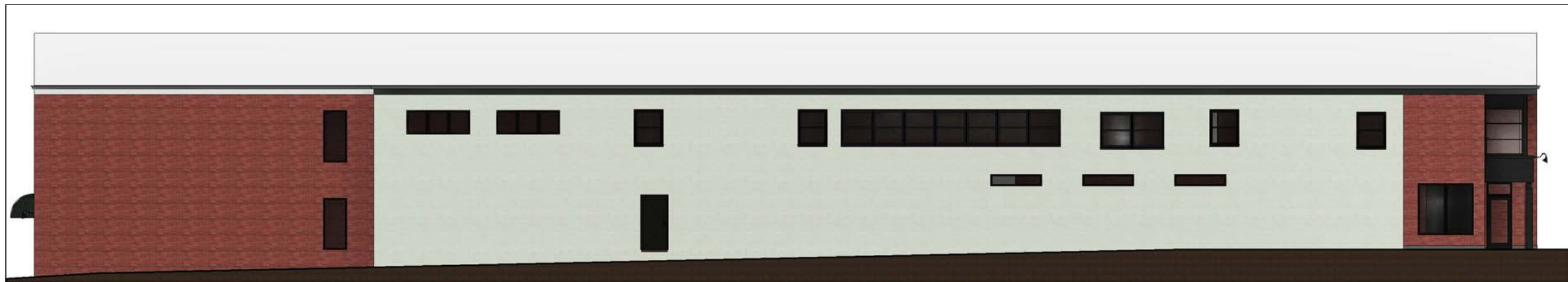
FRONT ELEVATION RENDERED



FRONT



REAR



LEFT

OPTION B
ELEVATIONS



[Home](#) / [Residential Lighting](#) / [Decorative Lighting](#) / [LED Gooseneck Light | E-WDG Series | 10-inch Angled Shroud | 3000K | Black](#)

LED Gooseneck Light | E-WDG Series | 10-inch Angled Shroud | 3000K | Black

★★★★★ 4.0 (2)

\$167.99

Knock this price down to \$151.19. Join e-cono+ for free today [SIGN UP](#)



[LED Gooseneck Light | E-WDG Series | 10-inch Straight Shroud | 3000K | Black](#)

\$167.99



[LED Gooseneck Light | E-WDG Series | 14-inch Angled Shroud | 3000K | Black](#)

\$167.99



[LED Gooseneck Light | E-WDG Series | 14-inch Straight Shroud | 3000K | Black](#)

\$167.99



[LED Gooseneck Light | E-WDG Series | 10-inch Angled Shroud | 3000K | White](#)

\$99.99 WAS \$114.99

CLEARANCE



[LED Gooseneck Light | E-WDG Series | 10-inch Straight Shroud | 3000K | White](#)

\$99.99

Product Overview

Replaces 100-watt Incandescent. 20-watt LED Gooseneck Light with 10-inch angled shroud delivering 1300 lumens. 3000K, black, cULus Listed, 5-year limited warranty.

FEATURES

RECOMMENDED USE

[Home](#) › [Indoor Lighting](#) › [Recessed Lighting](#) › [New Construction / Remodel](#)

Lotus 7.5 Watt 3" Square
Regressed LED Gimbal - 15°
Beam Angle - 3000K - 600
Lumens - Black



★★★★★ 1 review

SKU: LSG3-30K-BK-15D

[View Q&A](#)

Lead Time: Normally Ships in 3-5 Business Days

Need it Sooner? [Contact Us](#)**\$58.80**/ea

1




ADD TO CART

ADD TO PROJECT

ADD TO QUOTE

Recommended Accessories

Select the accessories you would like to add **before** clicking "ADD TO CART" above.


<input type="checkbox"/>	Name	SKU	Price	QTY
<input type="checkbox"/>	 Lotus Flanged Rough-In Plate with Expandable Bars for LRG3/LSG3 Models	FRP312	\$11.04/ea	<input type="text" value="1"/>
<input type="checkbox"/>	 Lotus 6' Extension Cord	EXC6	\$8.32/ea	<input type="text" value="1"/>
<input type="checkbox"/>	 Lotus 20' Extension Cord	EXC20	\$12.45/ea	<input type="text" value="1"/>

Product Overview

Save on labor with the Lotus 3" square regressed LED gimbal downlight. Installation is simple, just cut a hole in the ceiling and the attached spring clips snap the fixture into place - no housing required! These slim recessed fixtures are air-tight, IC-rated for direct contact with insulation, and suitable for damp or wet locations. A high CRI provides true color rendering in area of illumination as well. Ideal applications include sloped ceilings and highlighting artwork or other features.

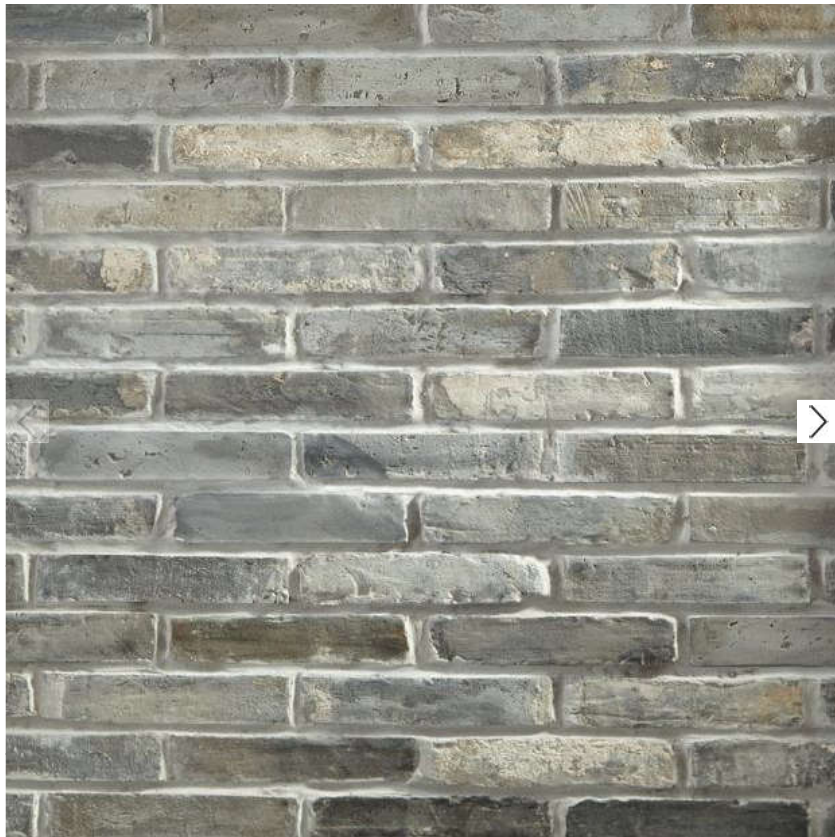
The LSG3-30K-BK-15D is a 3" square 7.5 watt regressed LED gimbal downlight in a black finish that provides 600 lumens of 3000K warm white light and the following features:

Downloads

Specification Sheet: [DOWNLOAD PDF](#) Brochure: [DOWNLOAD PDF](#) Dimmer Compatibility: [DOWNLOAD PDF](#) Photometrics: [DOWNLOAD IES](#) 

Color Temperature

Rock Ridge Cressida Gray Reclaimed Brick



Size	2 x 9	Product Length	9.0	Product Width	
Product Thickness	0.78	Box Length	12.800	Box Width	1
Box Weight (lbs)	22.00	Box Quantity	42	Coverage (sqft/pc)	
Color	Gray	Edge ⓘ	Chiseled or Tumbled	Suggested Grout Line Size ⓘ	1/
Texture/Surface ⓘ	Textured	Sealant ⓘ	Recommended	Installation Type	Grou
	Indoor/ Outdoor	Installation Options ⓘ	Floor/Wall		

PRODUCT DETAILS

Natural stone like this beautiful Cressida Gray Reclaimed Brick can create a high-value look in any living space. The 2 x 9 clay ledger features gray hues with a textured finish create a focal point, or use it to elevate the look of your design.

The Cressida Gray Reclaimed Brick is versatile for any space with its natural look, making it a stylish addition.



BLOCKS & SLABS

For over a century, Indiana Limestone Company has been a leading supplier of the world's finest limestone to fabricators of all sizes. For consistent high quality and immediate delivery, turn to Indiana Limestone Company for select blocks and slabs. Discover more about the benefits at IndianaLimestoneCompany.com.



To order or for Dealer information, call **800.457.4026** or visit IndianaLimestoneCompany.com



SPECIFICATION & TECHNICAL INFORMATION

Indiana Limestone is a desirable choice for masons, installers, and contractors for residential, commercial, and institutional projects. If you need an installation detail, please contact your Regional Sales Manager IndianaLimestoneCompany.com.

Indiana Limestone Blocks and Slabs

Indiana Limestone Company provides you with the most consistent, high quality, select Indiana Limestone blocks in the widest range of sizes, colors, and grades for immediate delivery.

Benefits

As a customer, you can count on these outstanding benefits when ordering your raw material from Indiana Limestone Company:

- Immediate availability of inventory on Indiana Limestone block orders.
- Huge inventory of Indiana Limestone available in all grades and colors. A reliable supply of over 10,000 blocks on 90 acres.
- Consistent quality of our Indiana Limestone from 4,500 acres of reserves.
- Marketing materials that support the quality of Indiana Limestone to your end customer.
- New Microsoft Dynamix ERP with computerized block and slab inventory database

Color

Buff: Traditional buff color ranging from cream to light brown with some veining and grain movement visible in the face and fine to medium grained stone.

Silver Buff: Clean buff color with subtle silver colored veining in the foreground and fine to medium grained stone.

Rustic Buff: Traditional buff color ranging from cream to light brown with visible veining in the face and medium to coarse grained stone.

Full Color Blend: A natural compilation of the full range of buff to medium gray shades with the same great subtle veining. All of our full color blend is standard grade.

Gray: Light to medium shades of gray with some veining and grain movement visible in the face and fine to medium grained stone.

Old Gothic: Wide variation of grain density and movement from piece to piece. Within the piece, visible shells, frequent voids and pits (pea to penny size, sometimes larger), some rust, pronounced calcium beds and veining.

Mavise Stone: Contains the characteristics and structural integrity of a high-density material with a unique colorization.

Grade

Select: Fine grained stone having a controlled minimum of inclusions and veining.

Standard: Average to large grained stone permitting an average amount of inclusions and veining.

Rustic: Large to coarse grained stone permitting an above average amount of inclusions and veining.

Please Note:

- Full color blend material is always standard grade unless otherwise noted.
- Mavise is not a graded material.
- Slabs come with a belt sawn finish only.



Indiana Limestone

Specification and Technical Information

Properties of Indiana Limestone

Most building designs that incorporate Indiana Limestone consider these properties:

Ultimate compressive strength of dry specimens

Value: 4,000 psi min.* Test STD: ASTM C170

Modulus of rupture of dry specimens

Value: 700 psi min.** Test STD: ASTM C99

Absorption

Value: 7.5 % max. Test STD: ASTM C97

**Most Indiana Limestone products indicate min. values in excess of 4,000 psi, but this value is listed as an engineering reference.*

***Wind load and other bending forces are typically calculated at 1,000 psi for modulus of rupture.*

NOTE: All Indiana Limestone meets or exceeds the strength requirements set forth in ASTM C568 for Type II Dimension Limestone.

Abrasion Resistance

When used in flooring, paving, or steps, the abrasion resistance should be specified.

Value Range: (Abrasive Hardness)

6 min. to 17 max.† Test STD: ASTM C241

†Stone preparation and installation details are important in assuring hardness of 8 for heavy traffic areas. Specify abrasive hardness of 6 for light traffic areas such as patios, plazas, and wide sidewalks.

Dampproofing

- Where limestone is to be used at or below grade, dampproofing must be applied.
- Dampproofing the face of backup or structural concrete is helpful, but is not a substitute for back painting the stone.
- In cases where limestone is to be covered by soil or paving at grade and where the stones will present an evaporation surface above grade, the dampproofing must be carried up the partially exposed face at least to grade level.
- Indiana Limestone Company recommends a cementitious based waterproof coating.

Delivery, Storage, and Handling

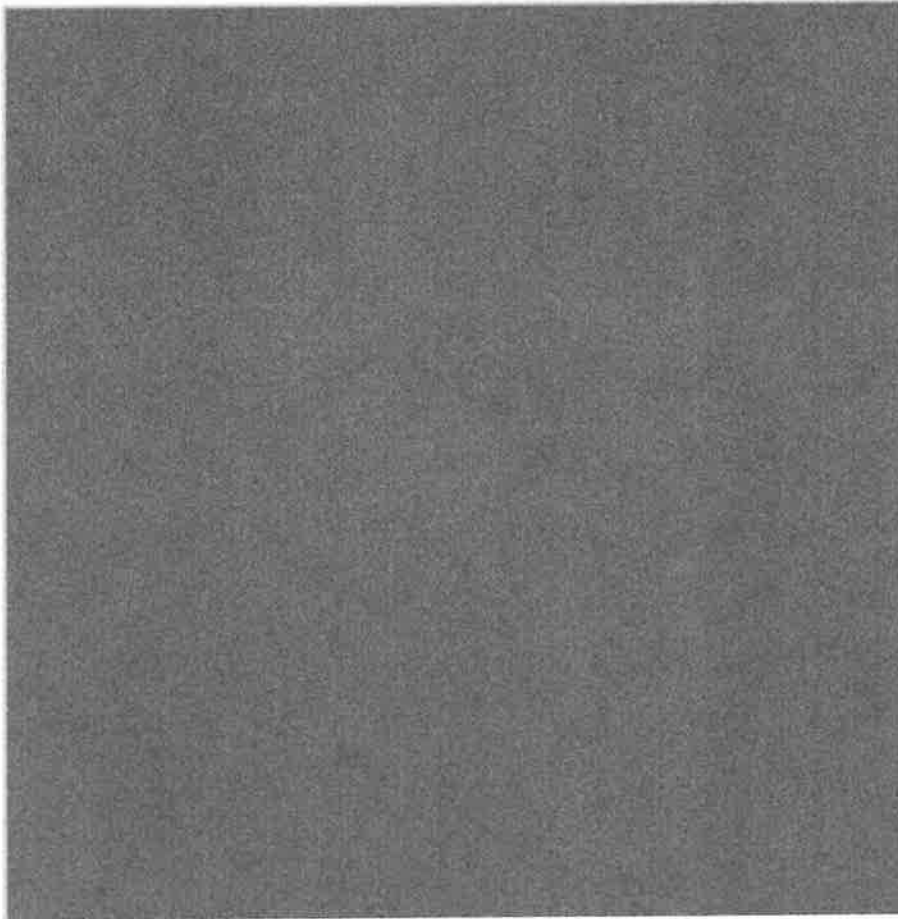
- Product will be supplied adequately packaged on pallets or timbers to keep finished stone clear of the ground.
- Storage area should be a well-drained space, graveled or chipped for protection against mud splatters.
- When using pry bars to move stone into place, use padding to protect the edges of the stone.
- Product should be unloaded and handled carefully to prevent breakage.
- Product should be handled carefully to avoid chips and scratches.

Protection of Unfinished Work

- To avoid possible unsightly stains caused from dirt or other construction materials residue, the limestone should be covered with protective material during construction. This material should be left intact until the finishing of any surrounding work.
- During construction, limestone should be carefully protected to prevent rain, snow, or seepage from entering space between keystones and backing.

Cleaning

- After mortar has set, the limestone should be brushed down with a stiff fiber brush, then carefully rinsed with clear water to remove any accumulation of stain or matter foreign to the limestone.



PANTONE®

18-0601 TPX

Charcoal Gray







MEMORANDUM

DATE: October 8, 2021

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

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

FOR: October 13, 2021 Plan Commission Meeting

Summary

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

Request and Analysis

The applicant is requesting to install one (1) new ground sign with a bulletin board for the Union Church of Hinsdale located at 137 S. Garfield Street. The proposed sign will replace the existing ground sign located at the northeast corner of Garfield Street and Third Street. The ground sign will be located 14 feet from both the west property line along Garfield Avenue and the south property line along Third Street, which exceeds the setback and clear sight triangle area requirements.

Previous versions of the sign permit application package were presented at the Historic Preservation Commission meeting on July 7, 2021 and at the Plan Commission meetings on July 14, 2021 and August 11, 2021. A full meeting history is included in this report for review. Based on feedback received at the Commission meetings and from adjacent neighbors, the applicant has submitted revised signage plans for review. There are no proposed changes to the location, overall design, or the sign face areas.

The proposed ground sign consists of three separate sign areas:

1. UCH Logo on Limestone Column. The UCH logo will be mounted on the decorative brick pier on the left side of the bronze aluminum sign cabinet. The sign measures 18" tall and 10 5/8" wide, for a sign face area of 1.32 square feet. The letters for the logo will not be illuminated and will be constructed of a polished bronze material.
2. Push-Through Letters within Bronze Aluminum Sign Cabinet. Internally-illuminated acrylic push-through letters will be located within the bronze aluminum sign cabinet above the bulletin board sign. The text and logo will be light beige in color. The sign area measures 4.8 square feet, with a width of 6' 3-1/2" and height of 9-1/4".
3. Bulletin Board Sign. The proposed bulletin board sign will be located below the push-through letters within the bronze sign cabinet. The sign measures 13.3 square feet in size, with a height of 2' 2-1/2" and width of 6' -1/2" when not including the cabinet frame.



MEMORANDUM

One bulletin board sign with a maximum sign face area of 15 square feet is allowed per zoning lot and may be permitted only in connection with public, religious, and civic institutions. Bulletin board signs shall be no more than 4 feet in height and the supporting structure shall be no more than 8 feet in height. Because the Zoning Code does not allow the backgrounds of bulletin board signs to be transparent or internally illuminated, the proposed bulletin board area will be lit with graze lighting installed inside the frame along the top edge.

Per Section 9-106(J), in the IB District, ground signs shall not exceed 8 feet in height and are permitted a maximum gross surface area of 50 square feet per sign face with no more than 2 faces per sign. The proposed ground sign measures 6' 1-½" tall and 8' 10" wide. The combined sign face area of the non-illuminated UHC logo and the internally-illuminated push-through letters is 6.2 square feet. The bulletin board sign, which measures 13.3 square feet in size, is technically considered a permit-exempt sign and is counted separately from the overall square footage of the ground sign.

Under the revised submittal, masonry materials are now proposed for the base, coping, and decorative pier. Previously, at the August 11, 2021 Plan Commission meeting, the applicant proposed to construct both the base and pier with a gray-colored Indiana Limestone Berkshire Split Face Thin Veneer with 5" by 2.25" sized blocks. Under the current proposal, the brick pier will be constructed of bricks left over from the construction of the building addition to the church. The base will be constructed of smooth Indiana Limestone with a 45 degree angled chamfered top edge anchored to a concrete foundation. A thicker 6" tall smooth limestone cap with a chamfered top will be installed above the brick pier. The limestone cap above the aluminum sign cabinet has been removed. The sign height has slightly increased by 1-½" (from 6' to 6' 1-½") due to the change in materials.

The applicant has also provided a landscape plan for the Plan Commission to review. As shown on the submitted plan, different ornamental grasses and ground cover plantings will be installed around the base of the ground sign.

The applicant previously provided a rendering of the sign illuminated at night and new specification cut sheets that accurately identifies the proposed LED light fixture. Kendo M Wet Linear Illumination System manufactured by Luminii will be installed along only top edge of the bulletin board cabinet. The LED lights will emit 209 lumens per foot, but will only produce a total of 915.4 lumens over the 6 foot width of sign area. The lights will emit a yellow warm light at 2700K instead of the previously selected bright light white color. According to the applicant, the lights can also be dimmed.

The proposed sign is required to meet the Village's lighting standards. The illumination of any sign, resulting from any internal or external artificial light source, may not exceed 50 foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets. Additionally, single-family homes are located to the south of the subject property in the R-1 Residential District and to the southwest in the R-4 Residential District. Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of 10:00 P.M. and 7:00 A.M. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance.

MEMORANDUM

Meeting History

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

- Lighting: The Commission expressed concerns over the proposed LED lighting. One resident that lives nearby requested a rendering of what the sign would look like illuminated at night, asked if the applicant explored natural landscaping options to help the sign fit in with the historic homes nearby, and expressed concern for the proposed lighting. Several Commissioners recommended that the applicant provide additional lighting information, a rendering of the illumination and brightness of the sign at night, and explore using a warm white color with less lumens compared to the selected bright white color with the highest level of lumens shown on the lighting specification sheet.
- Limestone Block Size / Masonry Materials: Several Commissioners commented that the limestone block size on the base of the sign may be too small and does not appear to match the stone used on the church. There was a discussion on why brick was not chosen, which may better match the brick on the building. Laurie McMahon stated that Union Church changed the building material from brick to limestone during the design process to better match the entrance area. It was noted that the rendering may not accurately represent the true appearance of the limestone blocks.
- Aluminum Base Cap: Several Commissioners recommended that the proposed aluminum base cap be switched to a limestone cap to match the top of the sign. It was noted that a limestone cap would enhance the visual appearance of the sign, match other historic church ground signs in the surrounding area, and tie better into the aesthetics of the Robbins Park Historic District.

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

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

- Lighting: Sharon Olsen, a lighting consultant and church member, provided an example of the LED light fixture and clarified that the LED light strip would only be installed on the inside of the top of the cabinet to shine light down onto the changeable text in the bulletin board sign area. Ms. Olsen stated that the proposed LED lights will emit 150 lumens per foot, which spread across 6 feet will emit 900 lumens total. The existing sign emits 2400 lumens. A yellow warm light at 2700K was now proposed instead of the previously selected bright light white color.

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

MEMORANDUM

- Location: Due to lighting concerns and impacts to single-family homes, it was suggested that the ground sign could be relocated to the northwest corner of the property, further north on Garfield Street. Only businesses and the Middle School would be directly adjacent to the sign in this location.
- Design / Size: Several residents and Commissioners stated that the ground sign is too large and does not fit in with the historic context of the neighborhood or the adjacent single-family homes. There was a discussion on the modern block font versus the existing traditional Old English font, the bright white background of the bulletin board, the use of vinyl instead of metal sign letters, landscaping, and a master plan for all permanent and temporary signs to reduce visual clutter and provide a unified appearance.
- Masonry Materials: Several Commissioners noted the use of a stone or a masonry cap instead of the proposed metal cap would be more appropriate on the top of the cabinet and the top of the base.
- Neighbor Feedback: Several nearby residents noted that they wished Union Church had reached out to the neighbors prior to submitting a sign permit application. It was suggested that the applicant hold a neighborhood meeting to receive feedback from the neighbors.

By a vote of 6-0, the Plan Commission continued the sign permit application to the following meeting. The applicant agreed to consider revisions. Recommendations included: consider holding a neighborhood meeting, provide a rendering of the sign illumination at night, provide updated cut sheets for the LED lighting that accurately shows the fixture and reflects a maximum of 900 lumens and 2700K, provide details on permanent and temporary signage elsewhere on the property, provide landscaping details, and use real masonry instead of metal and veneer.

Plan Commission Meeting – August 11, 2021 - Based on the feedback from previous meetings, as well as from neighbors at a meeting held on July 22, 2021 by Union Church, the applicant submitted revised plans for review. Two (2) residents spoke at the meeting. The proposed revisions and items discussed at the meeting are summarized below:

- Proposed Construction Materials. Two different block sizes of limestone veneer were previously proposed on the base and the left pier. The applicant revised the plans to use only one block size, a gray-colored split faced Indiana Limestone veneer with 5" by 2.25" sized blocks, and included a limestone cap along the top of the sign cabinet, left pier, and sign base instead of the originally proposed metal cap. The sign cabinet was to be constructed of a bronze aluminum material.

At the meeting, there was a discussion on the proposed materials and the quality of the sign. The Commission expressed concern over the use of veneer and aluminum rather than true masonry, which were not appropriate for a building that is historically significant to the Village and does not match the character of the Robbins Park Historic District. There was also a discussion on the thickness and proportions of the coping, which impacted the appearance. It was noted that all the examples of other Church signs provided to the Commission by the applicant were constructed with sign cabinets with a true masonry structure. It was recommended that design details similar to the example signs of other Churches the applicant shared with the Commission are considered.

The proposed sign did not appear to meet the standards and requirements related to visual compatibility and value enjoyment of neighboring properties because the sign featured a commercial design that did not fit within a historic and residential neighborhood, could be seen by many neighboring properties due to the lighting, and distracts from the design of the historic church.

MEMORANDUM

- UHC Logo Material: The UCH Logo was originally proposed to be constructed of a bronze-colored vinyl. The applicant now proposes to construct the logo of a polished bronze material.
- Lighting: Details on the LED light fixture were provided at the meeting. The LED lights will emit 209 lumens per foot, but will only produce a total of 915.4 lumens over the 6 foot width of sign area. The lights will emit a yellow warm light at 2700K.
- Landscaping / Location: There were no proposed changes to the location or size of the sign. The applicant noted that landscaping will be provided around the base of the sign, but the Church did not have a landscape plan available for review.
- Temporary Signage: There was also a discussion on temporary signage and the applicant noted that the Church is working toward developing a policy to handle future temporary signage via internal Church discussions.

By a vote of 5-0, the Plan Commission continued the sign permit application to the following meeting to address the remaining concerns discussed at the meeting. The revisions were not ready to present at the September 8, 2021 meeting.

Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

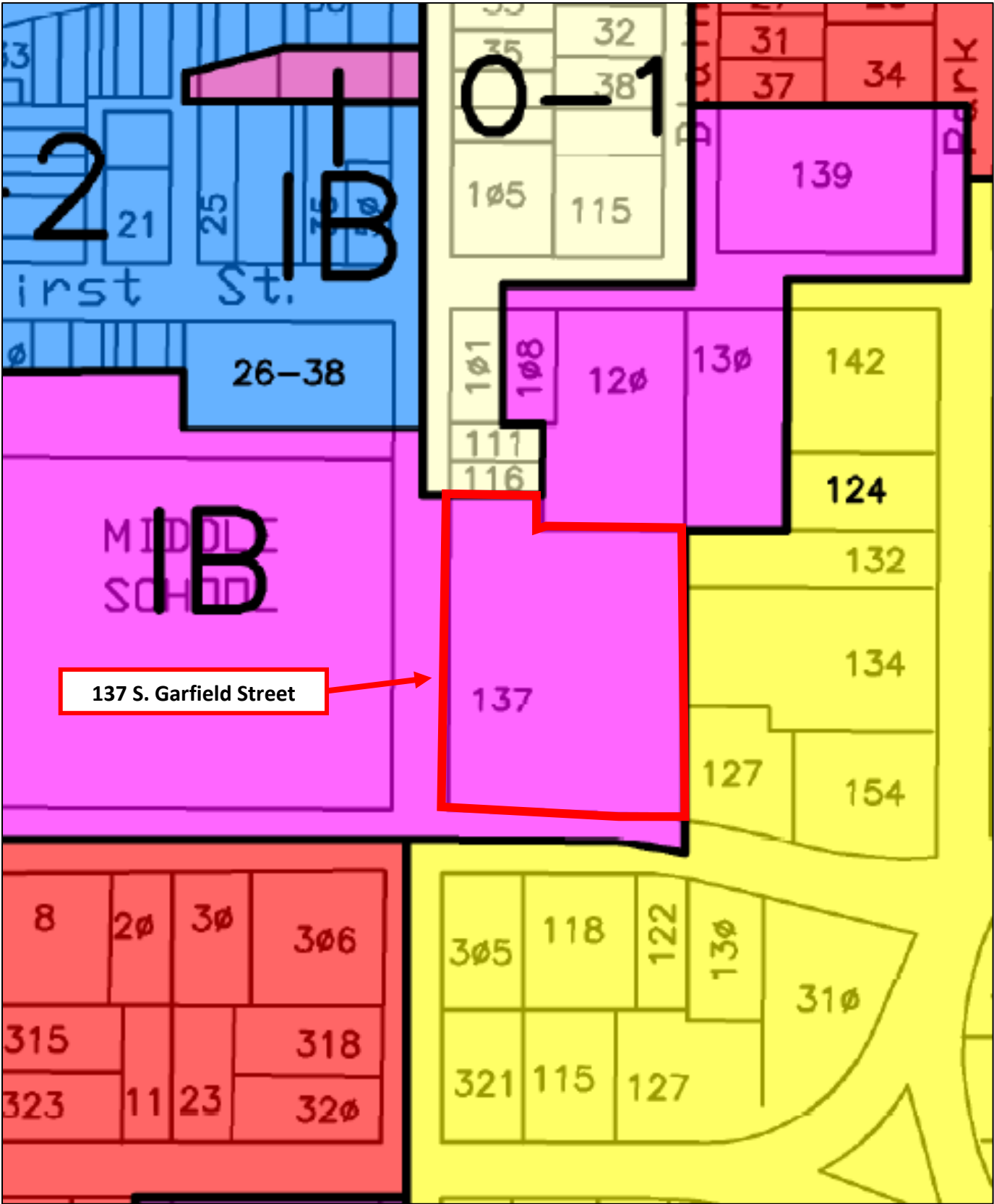
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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

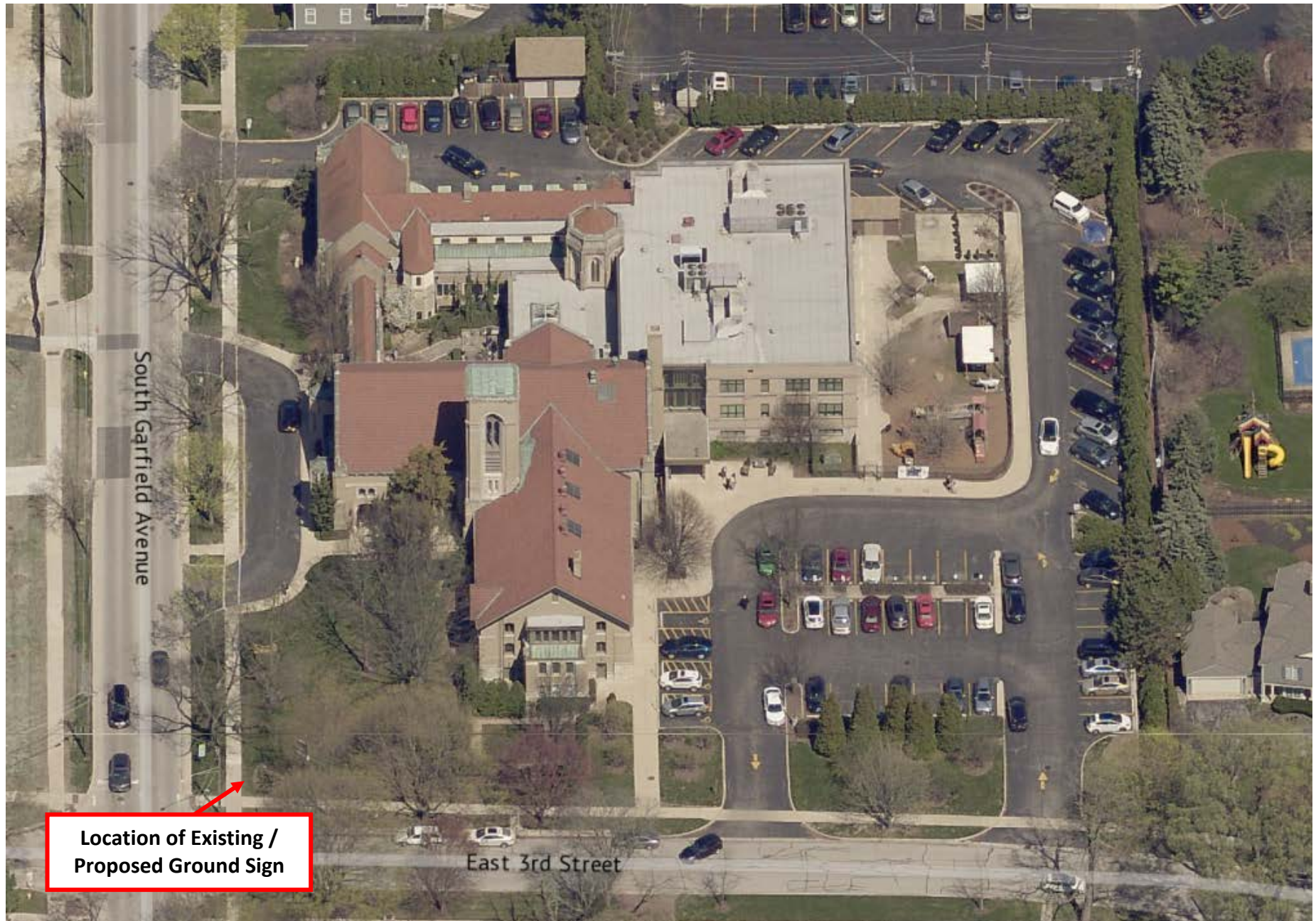
Attachments

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

Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 137 S. Garfield Street



Street View – 137 S. Garfield



Northeast Corner of Garfield Street and Third Street

Street View – 137 S. Garfield



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



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

Applicant

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

Contractor

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

ADDRESS OF SIGN LOCATION: 137 S Garfield

ZONING DISTRICT: IB Institutional Buildings

SIGN TYPE: Other - Bulletin Board Sign / Base

ILLUMINATION Internally Illuminated / Downlit

Sign Information:

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

Overall Height from Grade: 6'0" Ft.

Proposed Colors (Maximum of Three Colors):

- ① White background
- ② Black
- ③ _____

Site Information:

Lot/Street Frontage: 322' Garfield 225' Third

Building/Tenant Frontage: Approx 250' Garfield

Existing Sign Information:

Business Name: Union Church of Hinsdale

Size of Sign: 32"x38" Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

The Union Church of Hinsdale

by Matthew Klein
 Signature of Applicant Trustee

4/28/21
 Date

The Union Church of Hinsdale

Sharon Olsen / Matthew Klein
 Signature of Building Owner

4/28/21
 Date

in Building / Trustee

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

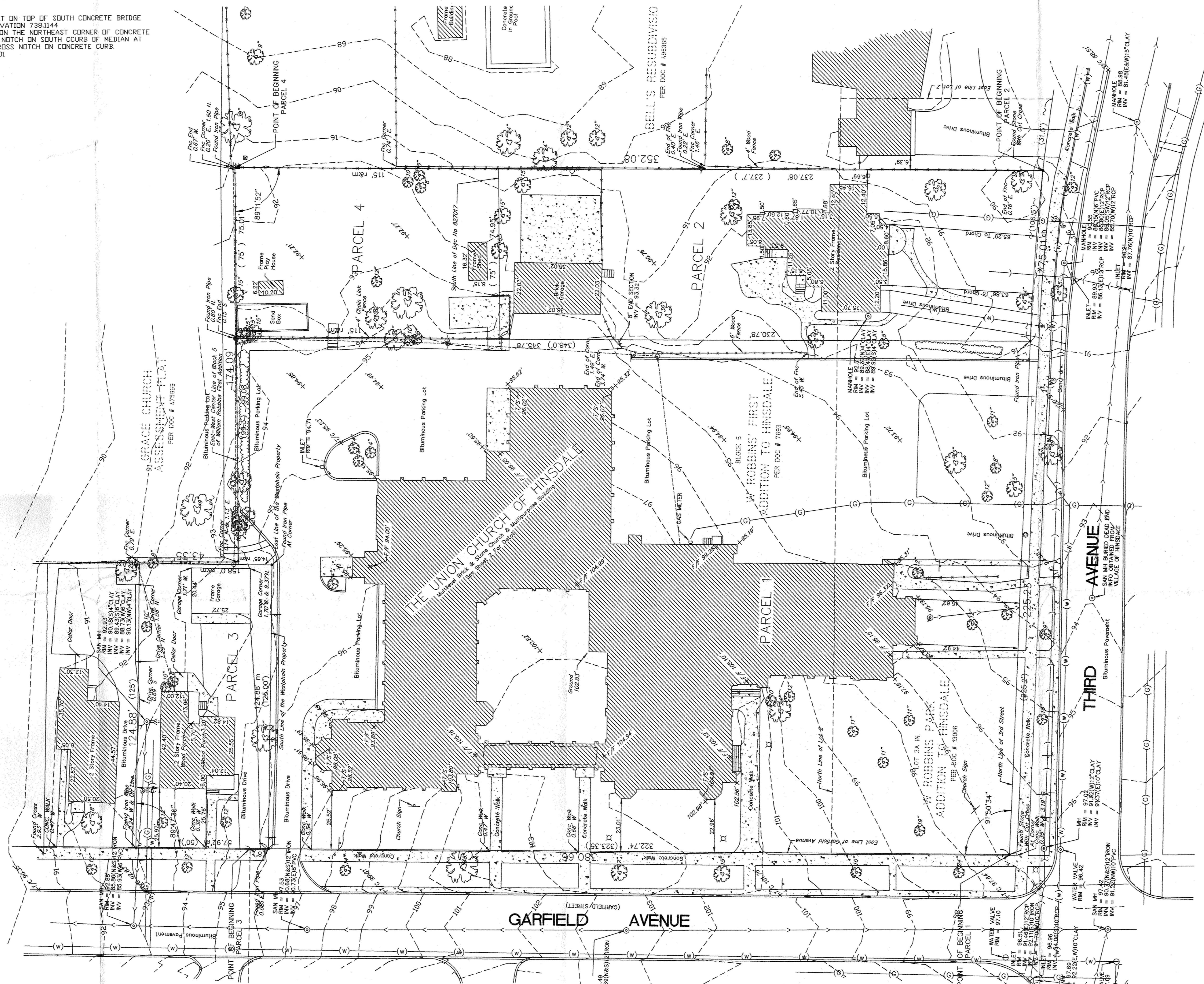
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

BENCHMARKS:

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

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



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

UNION CHURCH
103 Garfield
Hinsdale, IL

EXISTING
TOPOGRAPHY

CONSULTING
ENGINEERS
& LAND
SURVEYORS
B
Bollinger, Lach,
& Associates
1010 JORIE BLVD
OAK BROOK, IL 60059
TEL: (830) 950-1385
FAX: (830) 950-0038
EMAIL: BLA1010@BOLLINGERLACH.COM

drawn by: JVK
checked by: ERO

Job No.
99-103

C1

X EXISTING TOPOGRAPHY
SCALE: 1" = 20'

ENUE

PARCE

East Line of Garfield Avenue

North Line of Lot 2

North Line of 3rd Street

W ROBBINS PARK
ADDITION TO HINSDALE
PER DOC # 13006

Concrete Walk

Bituminous Pavement

OF BEGINNING
PARCEL 1

WATER VALVE
RIM = 97.10

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

E,W)10"CLAY

WATER VALVE
RIM = 96.42

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

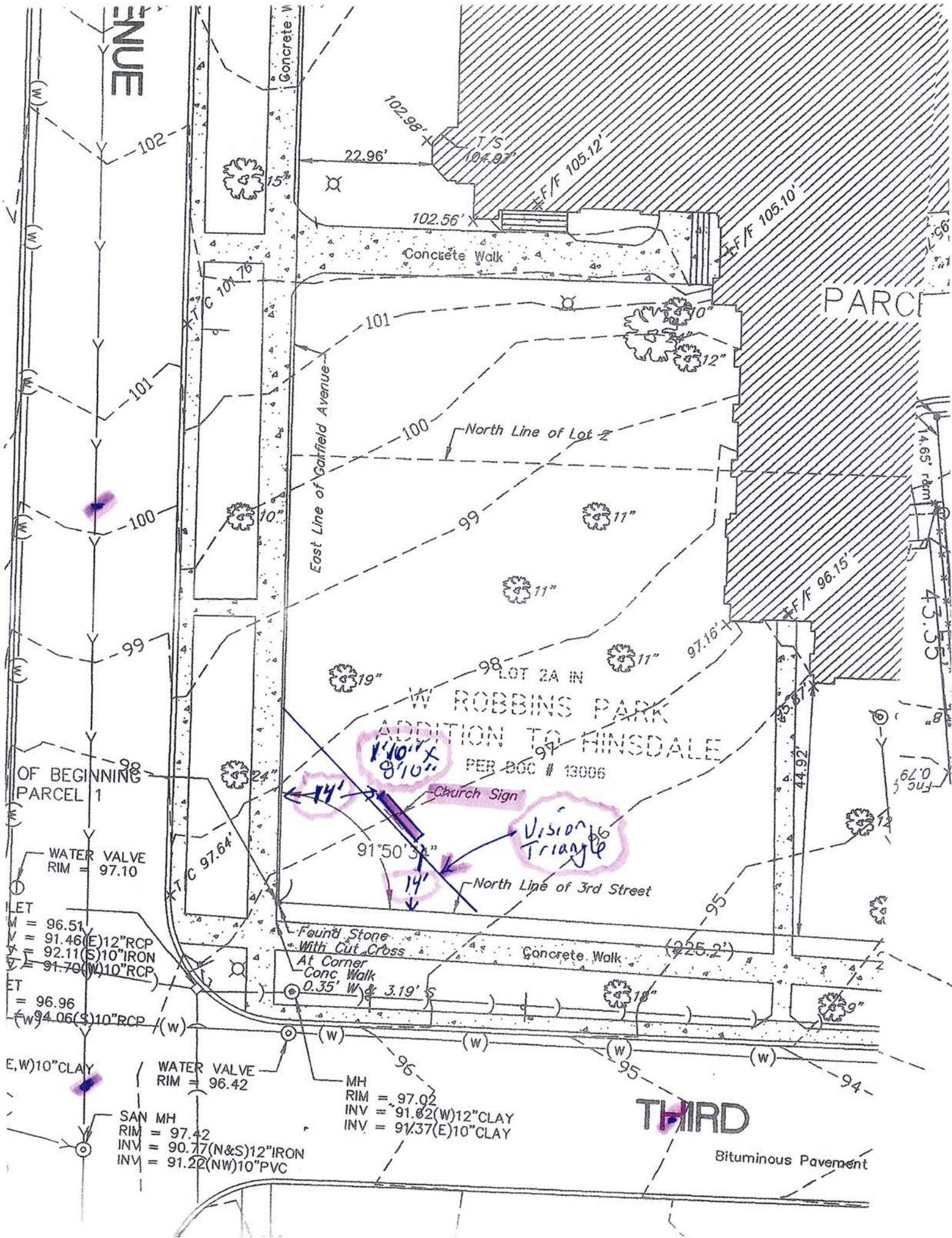
MH
RIM = 97.02
INV = 91.82(W)12"CLAY
INV = 91.37(E)10"CLAY

THIRD

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

Church Sign

Vision Triangle



The Union Church

OF HINSDALE

JOIN US IN PERSON
SUNDAY

WORSHIP OUTSIDE

9:07AM AND 10AM

JOIN US ON LINE 3'-5"

HTTPS://

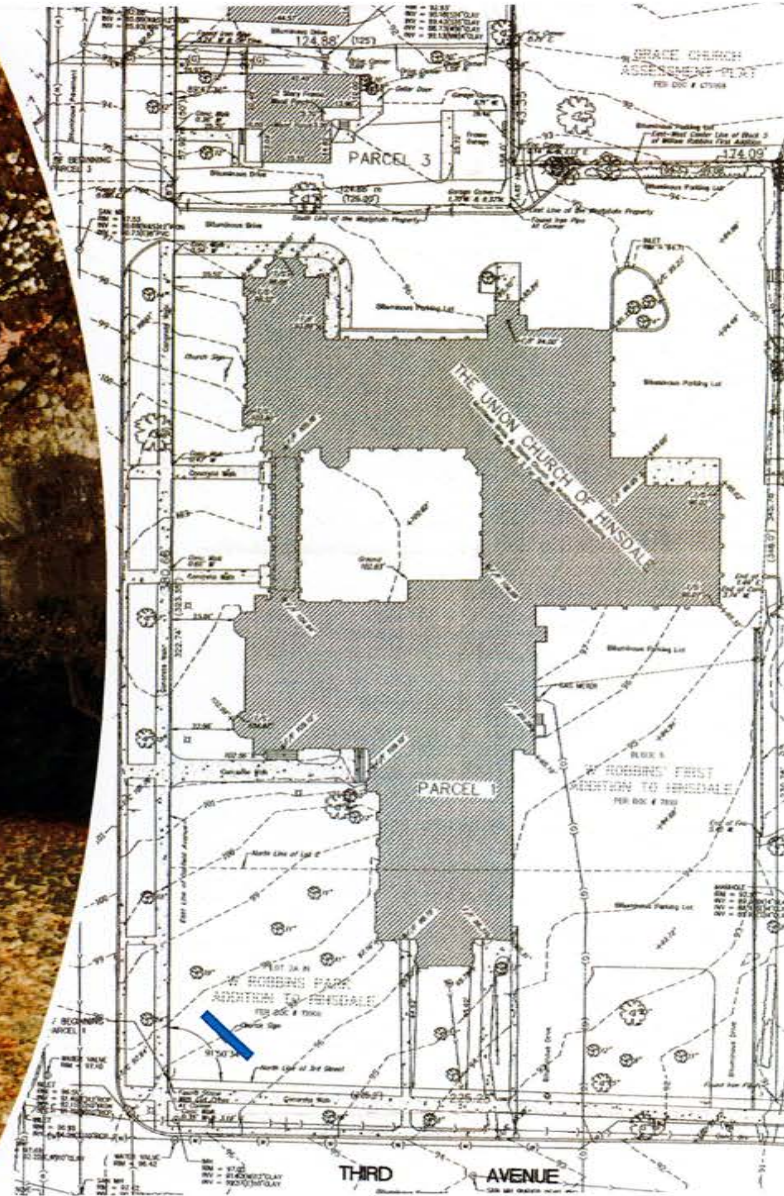
HINSDALE-CHURCH

2'-9"

5'-4"

7'-8"

Location on Property





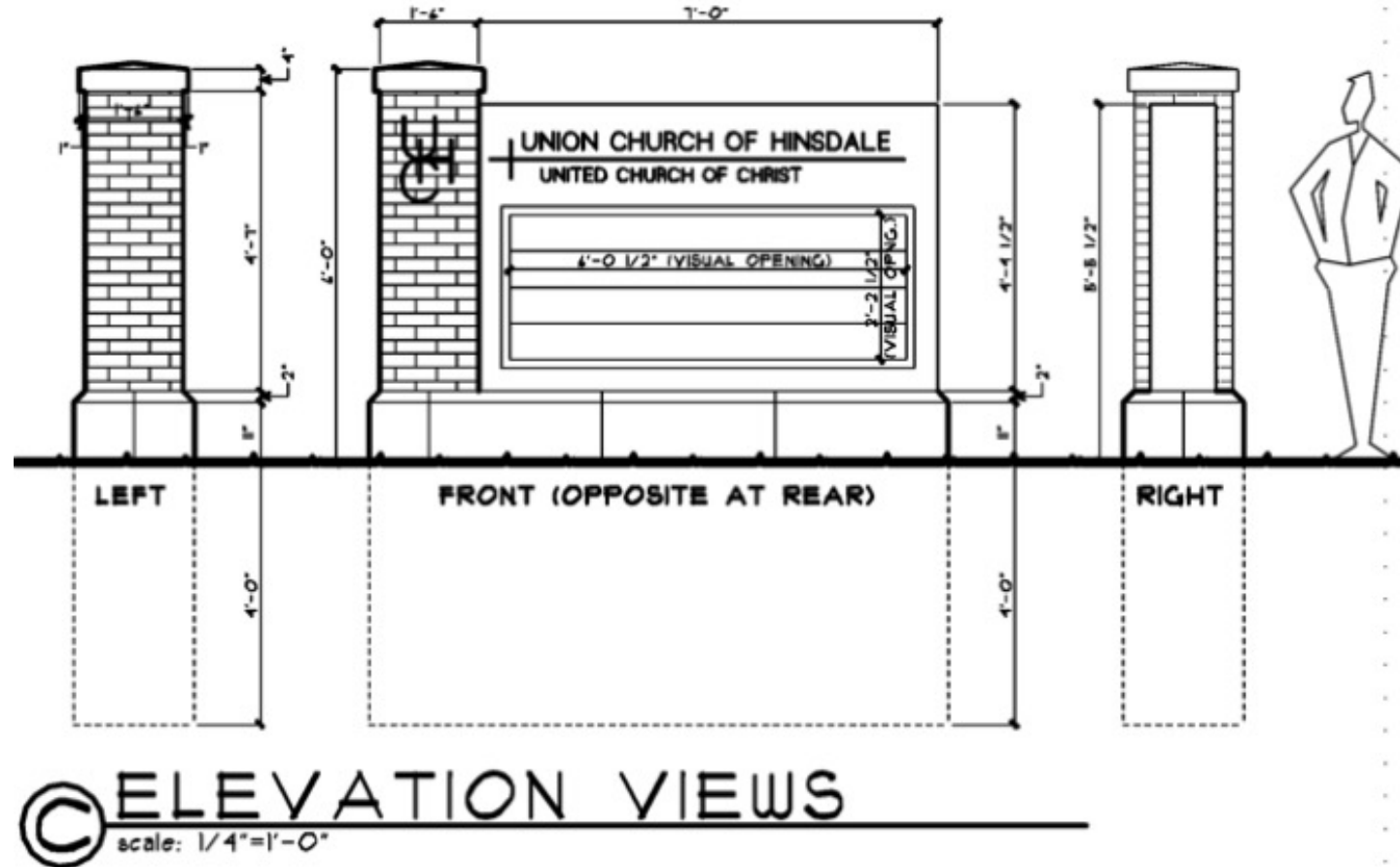
UNION CHURCH OF HINSDALE
UNITED CHURCH OF CHRIST



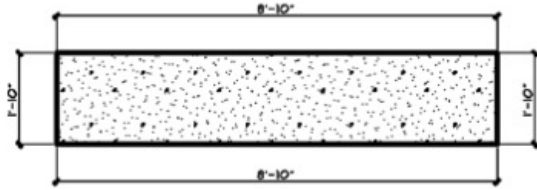
Union Church Clock Tower



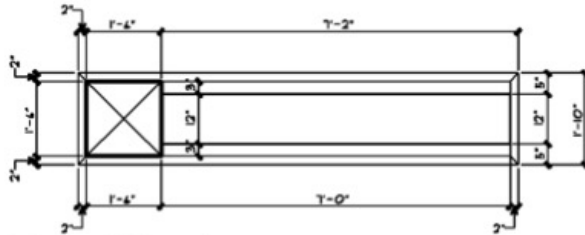
Architectural Sign Drawing



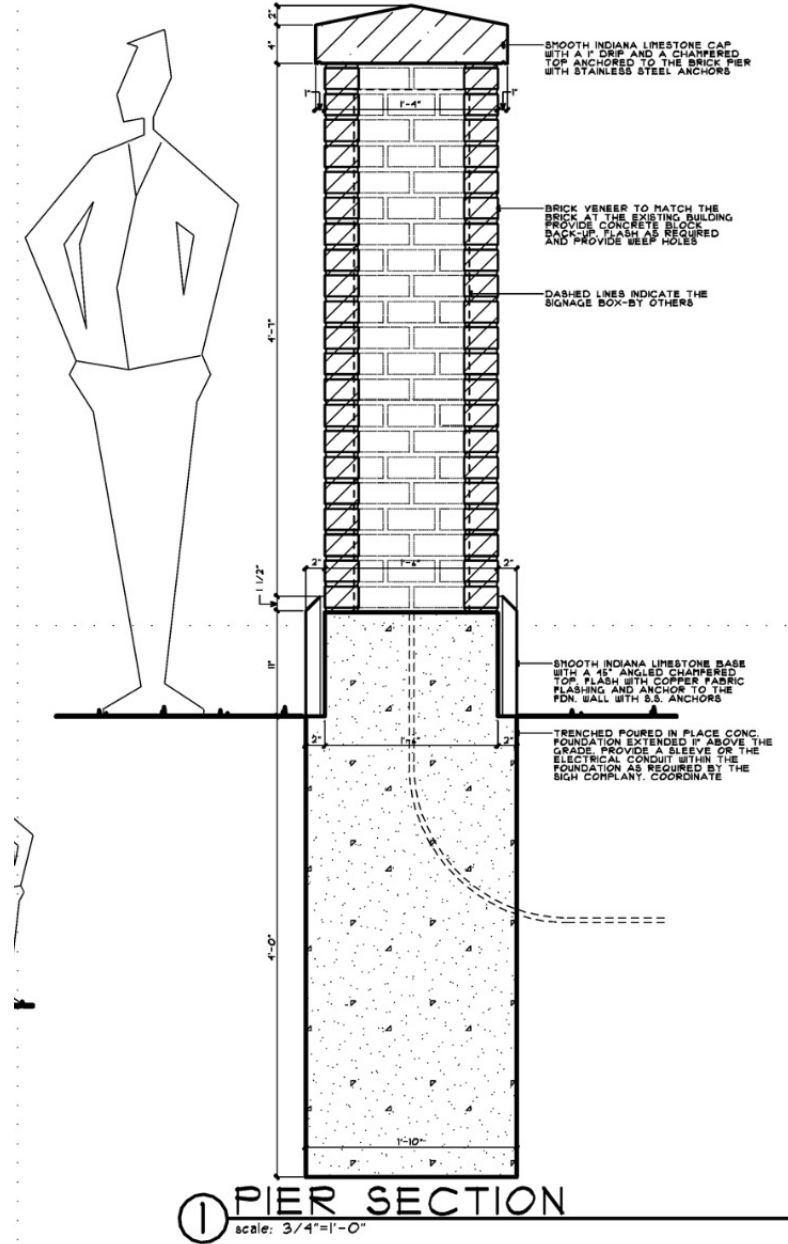
Architectural Sign Details



TRENCH FDN PLAN
scale: 1/4"=1'-0"

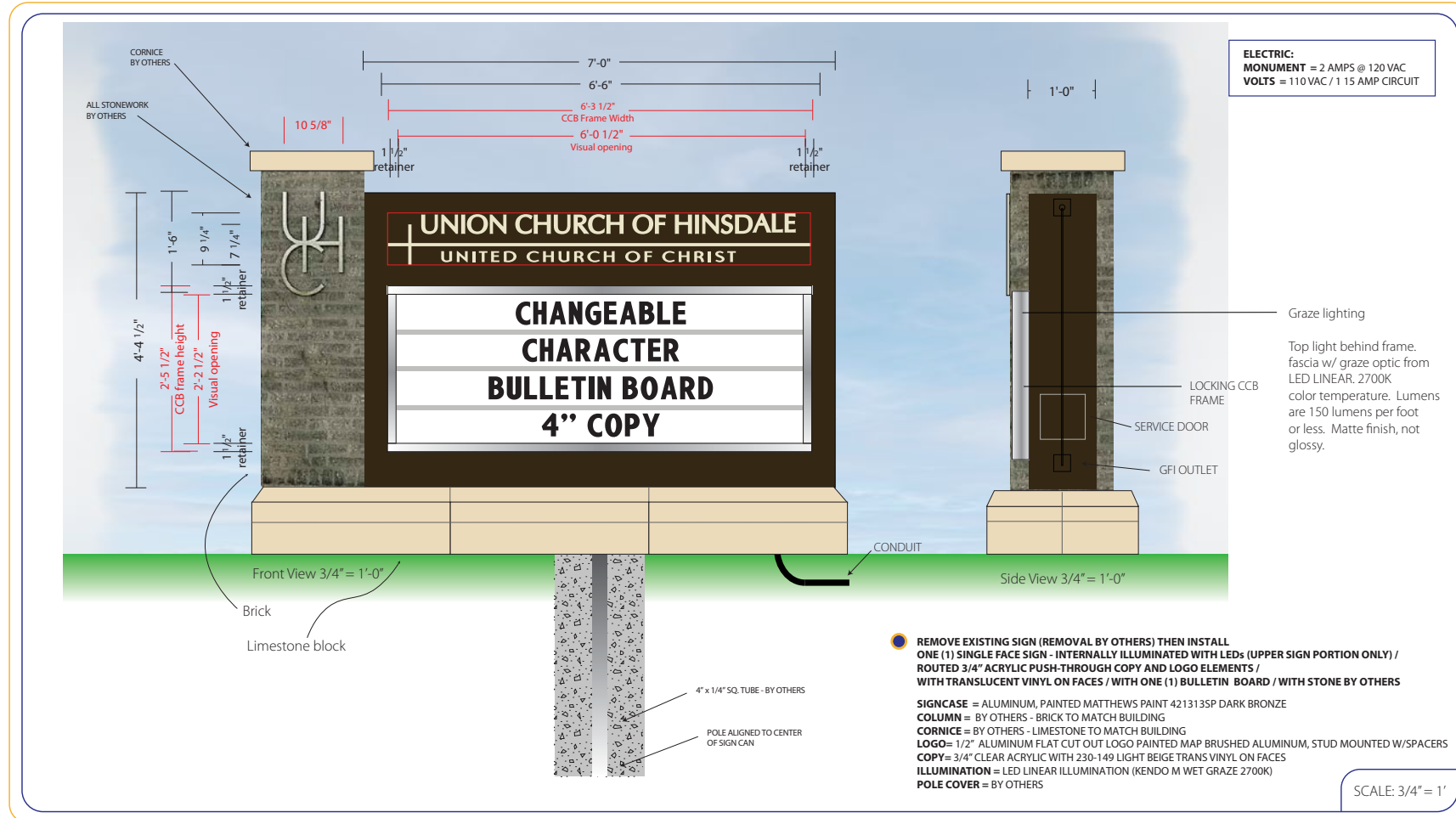


PLAN VIEW
scale: 1/4"=1'-0"



① PIER SECTION
scale: 3/4"=1'-0"

Monument Sign Dimensions



Landscape Schedule

Shrubs	Code	Quantity	Botanical Name	Common Name	Size
Prairie grass	Nwind	3	Panicum Vergatim Northwind	Switch Grass	4'-6'
Ground cover	WP	6	Phlox divaricata Louisiana Blue	Woodland Phlox	12"
Forest grass	JFG	2	Hakonechloa macra Aureola	Japanese Forest Grass	18"



Panicum Verbatim
Northwind



Woodland
Phlox



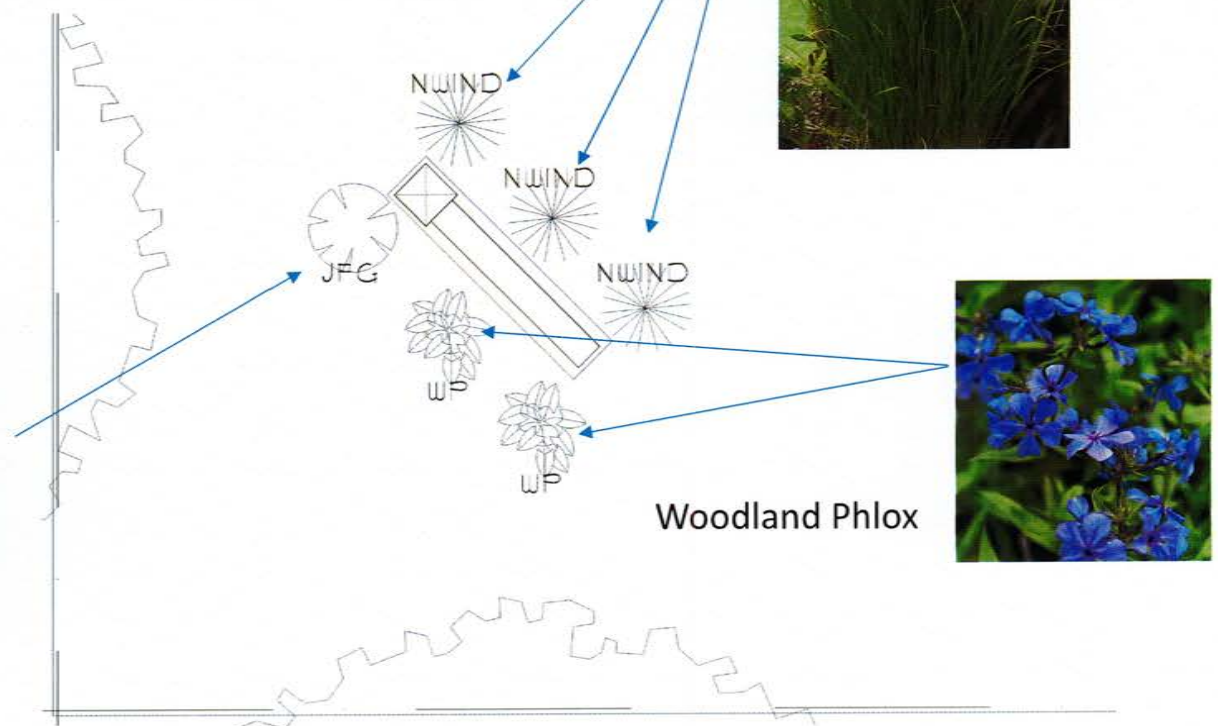
Japanese Forest Grass

Landscape Plan



Japanese Forest
Grass

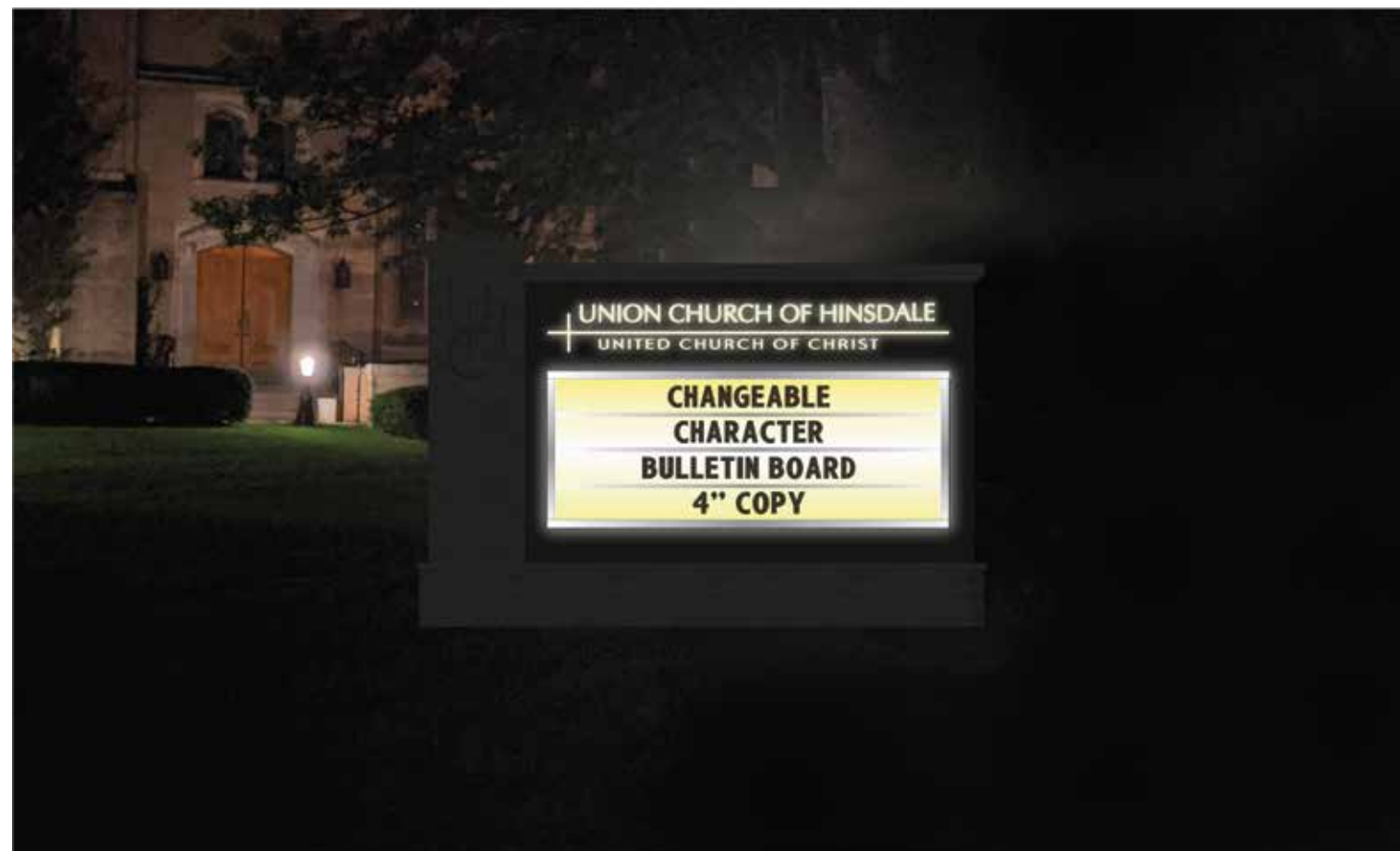
Northwind Prairie Grass



Woodland Phlox



Alternate view - proposed



Night view - proposed

SCALE: N/A



7933 W Hwy 6, Westville, IN 46391

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

REP: John Miller 219-508-7495

DATE: 7-30-2021

DRAWING #: JM-0012-1M

DESIGNER: *James Bowling*

REVISIONS:
1.

CLIENT APPROVAL: _____

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



Features

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



Finish options

IP68

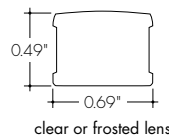


IC RATED

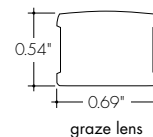
RoHS

Silver
anodizedBlack
powder coatedBronze
powder coatedWhite
powder coated

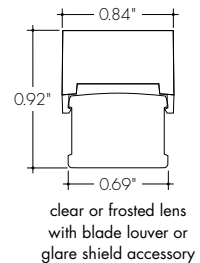
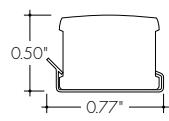
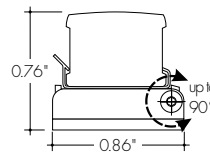
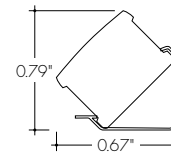
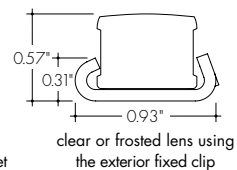
Profile dimensions



clear or frosted lens



graze lens

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

Technical information

OUTPUT OPTIONS

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

CCT INFO/LUMEN MULTIPLIER

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

TM-30-15

Ordering code

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

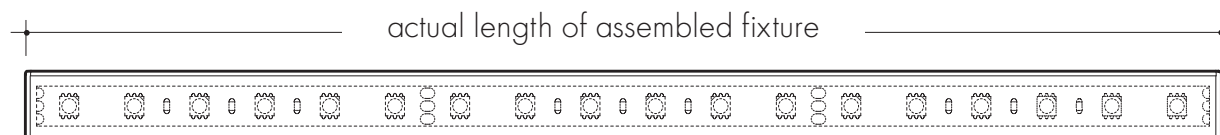
MODEL	LENGTH	CCT	OUTPUT	LENS	MOUNTING	FINISH	POWER FEED POSITION / TYPE		ACCESSORIES
KMW	12	27K	LO	C	FC	SA	E	1	BLS
KMW Kendo M Wet	12" - 144 " 4" increments	27K - 2700 K 30K - 3000 K 35K - 3500 K 40K - 4000 K	LO - Low SO - Standard HO - High VHO - Very High	C - Clear F - Frosted G - Graze	FC - Fixed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

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

Power consumption per fixture length

Based on operation with PSD series of power supplies

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



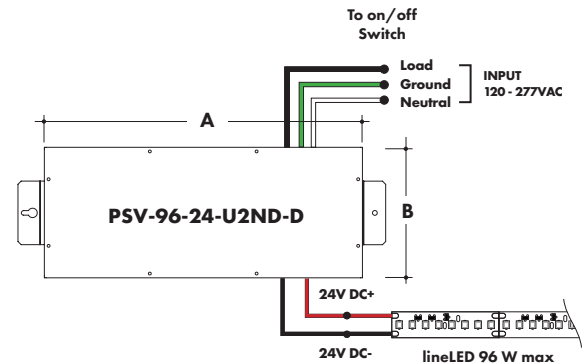
Power Supply

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

Non-Dimming Power Supply

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

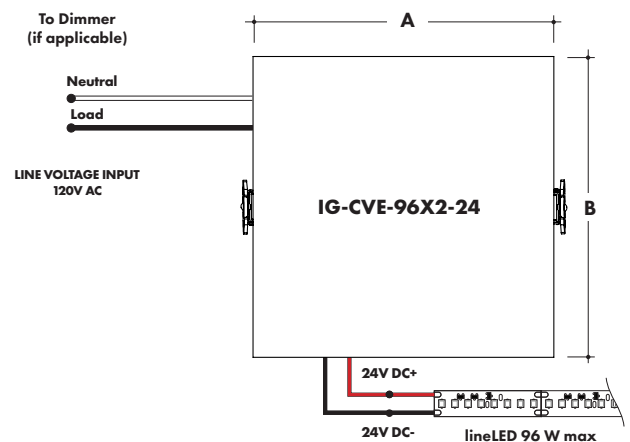
MODELS	96W
A Length	14.40"
B Width	5.20"
Depth	2.60"



In ground, Electronic Low Voltage Dimming Power Supplies

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

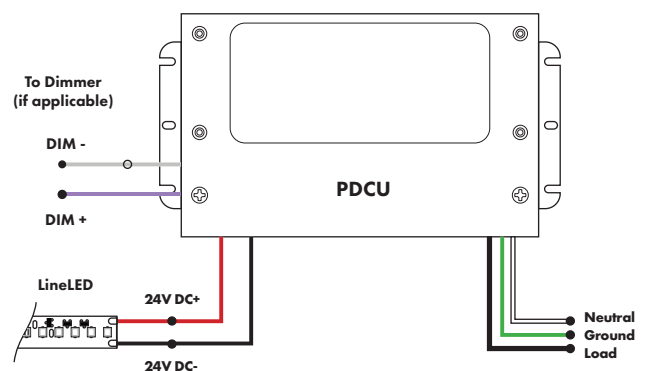
MODELS	Dual Circuit
A Length	8.40"
B Width	8.30"
Depth	8.10"



Universal Power Supply

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

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



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

