



MEETING AGENDA

PLAN COMMISSION
WEDNESDAY, NOVEMBER 9, 2022
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois 60521
(Tentative & Subject to Change)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT** (Non-Agenda Items)
4. **APPROVAL OF MINUTES** – October 12, 2022
5. **SIGN PERMIT REVIEW**
 - a) Case A-22-2022 – 110 E. Ogden Avenue – Therapeutic Health – Sign Permit Review – Installation of One (1) Ground Sign
 - b) Case A-26-2022 – 101 W. Chestnut – Lane Veterinary (VetChart, LLC) – Sign Permit Review – Installation of Two (2) Wall Signs
6. **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

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, October 12, 2022**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, October 12, 2022 at 7:30 p.m., roll call was taken.

PRESENT: Commissioners Jim Krillenberger, Patrick Hurley, Gerald Jablonski, Mark Willobee, Scott Moore and Chairman Steven Cashman

ABSENT: Commissioners Cynthia Curry, Julie Crnovich, and Anna Fiascone

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

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

Approval of Minutes – September 12, 2022

A motion was made by Commissioner Krillenberger, seconded by Commissioner Moore, to approve the September 12, 2022 draft minutes as submitted. The motion failed by the roll call vote of 3-3 as follows:

AYES: Commissioners Hurley, Moore, and Chairman Cashman

NAYS: None

ABSTAIN: Commissioners Jablonski, Krillenberger, Willobee

ABSENT: Commissioners Curry, Crnovich, and Fiascone

The vote to approve the September 12, 2022 draft meeting minutes was determined to be brought to the November 9, 2022 Plan Commission meeting as a result of the failed motion.

** Please see below for the amended vote on the meeting minutes and subsequent approval **

Findings and Recommendations

- a) **Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District**

Hearing no revisions or additions, Commissioner Krillenberger, seconded by Commissioner Hurley, moved to approve Case A-15-2022 – 36 S. Washington Street & 4 W. Hinsdale Avenue – Airoom – Exterior Appearance Review and Site Plan Review to allow for changes to the exterior façade of the existing building and a Sign Permit Review to allow for the installation of two (2) new wall signs on the building located at 36 S. Washington Street and 4 W. Hinsdale Avenue in the B-2 Central Business District as submitted. The motion carried by a roll call vote of 6-0 as follows:

AYES: Commissioners Krillenberger, Hurley, Jablonski, Willobee, Moore, and Chairman Cashman

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Curry, Crnovich, and Fiascone

**A brief discussion took place about the process of voting for a motion for the minutes or findings if a Commissioner was absent from a meeting, but viewed the video of the meeting, read the draft minutes, and reviewed the project at hand. The Commission decided to make a second motion to approve the draft minutes from the September 12, 2022 meeting. **

A motion was made by Commissioner Krillenberger, seconded by Commissioner Moore, to approve the September 12, 2022 draft minutes as submitted. The motion carried by the roll call vote of 4-2 as follows:

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

b) Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District

Hearing no revisions or additions, Commissioner Moore, seconded by Commissioner Krillenberger, moved to approve Case A-18-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Exterior Appearance and Site Plan Review to allow for the replacement of second floor windows on the existing building located at 18 E. Hinsdale Avenue in the B-2 Central Business District as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

c) Case A-21-2022 – 35 E. First Street – Fuller House - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District

Hearing no revisions or additions, Commissioner Krillenberger, seconded by Commissioner Moore, moved to approve Case A-21-2022 – 35 E. First Street – Fuller House – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 35 E. First Street in the B-2 Central Business District as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

Sign Permit Review

a) Case A-23-2022 – 45 S. Washington Street – Peak Lifestyle – Installation of Two (2) Permanent Window Signs

The store owner, Tiffany Cruickshank, was present to address to Plan Commission. Ms. Cruickshank provided a brief overview of the other store locations and the services and products available at Peak Lifestyle.

Commissioners Krillenberger and Hurley had no comments.

Commissioner Jablonski asked if the window signs were going to be the only signage for the business. Ms. Cruickshank responded the window was the only option for signage due to the limited amount of space available on the building. A brief discussion took place about the past business previously located in the space. It was also stated that what is visible through the windows of that mid-block location is good advertising.

Commissioner Jablonski stated the sign was tasteful.

Commissioner Willobee stated this sign application is an easy one to approve.

Commissioner Krillenberger asked the applicant if other options with social media tags were considered for the sign. Ms. Cruickshank responded the simple sign was preferred to compliment the window displays planned.

Commissioner Moore stated that he liked the sign.

Chairman Cashman stated that the sign looked great.

Commissioner Willobee, seconded by Commissioner Hurley, made a motion to approve Case A-23-2022 – 45 S. Washington Street – Peak Lifestyle – Installation of Two (2) Permanent Window Signs as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

Adjournment

Chairman Cashman asked for a motion to adjourn. Commissioner Krillenberger moved to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the October 12, 2022.

The meeting was adjourned at 7:40 PM after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office



MEMORANDUM

DATE: November 4, 2022

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-22-2022 – 110 E. Ogden Avenue – Therapeutic Health – Sign Permit Review – Installation of One (1) Ground Sign

FOR: November 9, 2022 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Courtland, LCC seeking approval to install one (1) new ground sign for Therapeutic Health located at 110 E. Ogden Avenue in the O-2 Limited Office District. The existing building and site are currently under construction.

Request and Analysis

The applicant is requesting to install one (1) new ground sign at the northeast corner of the site along Ogden Avenue. An existing ground sign is currently located in roughly the same location, which will be removed to allow for the installation of the new ground sign.

The proposed ground sign will be constructed of stucco in an off-white color, lpe wood, and a metal sign panel with matte black pin-mounted letters. The pin-mounted letters will not be internally illuminated. Instead, a black LED light band will be installed on the metal sign panel to direct light up and down to illuminate the sign text. Eight (8) ground lights will also be installed to externally illuminate the sign. A nighttime rendering has been provided to show how the sign will look illuminated at night.

As shown on the proposed plans, the ground sign will be located 10' from the north property line abutting Ogden Avenue and 7' 7 1/4" from the east interior side lot line. Per Section 9-106 of the Zoning Code, ground signs must be setback at least 10' from front lot line and 6' from the interior side lot line. As proposed, the ground sign meets the setback requirements.

The applicant has provided a landscape plan showing how the mulched area around the ground sign will be planted. Landscaping consists of feather reed grasses, day lilies, and yews.

In the O-2 District, ground signs shall not exceed 8 feet in height and may have a maximum gross surface area of a 50 square feet per sign face with no more than 2 faces per sign. Overall, the proposed ground sign measures 5' tall, 17' wide, and 2' 6" deep. The proposed sign face, excluding the structural components of the ground sign, measures 10' 8" wide and 3' 4 3/8" tall, with a sign face area of 35.8 square feet. As proposed, the ground sign meets the size requirements per the Zoning Code.



MEMORANDUM

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

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

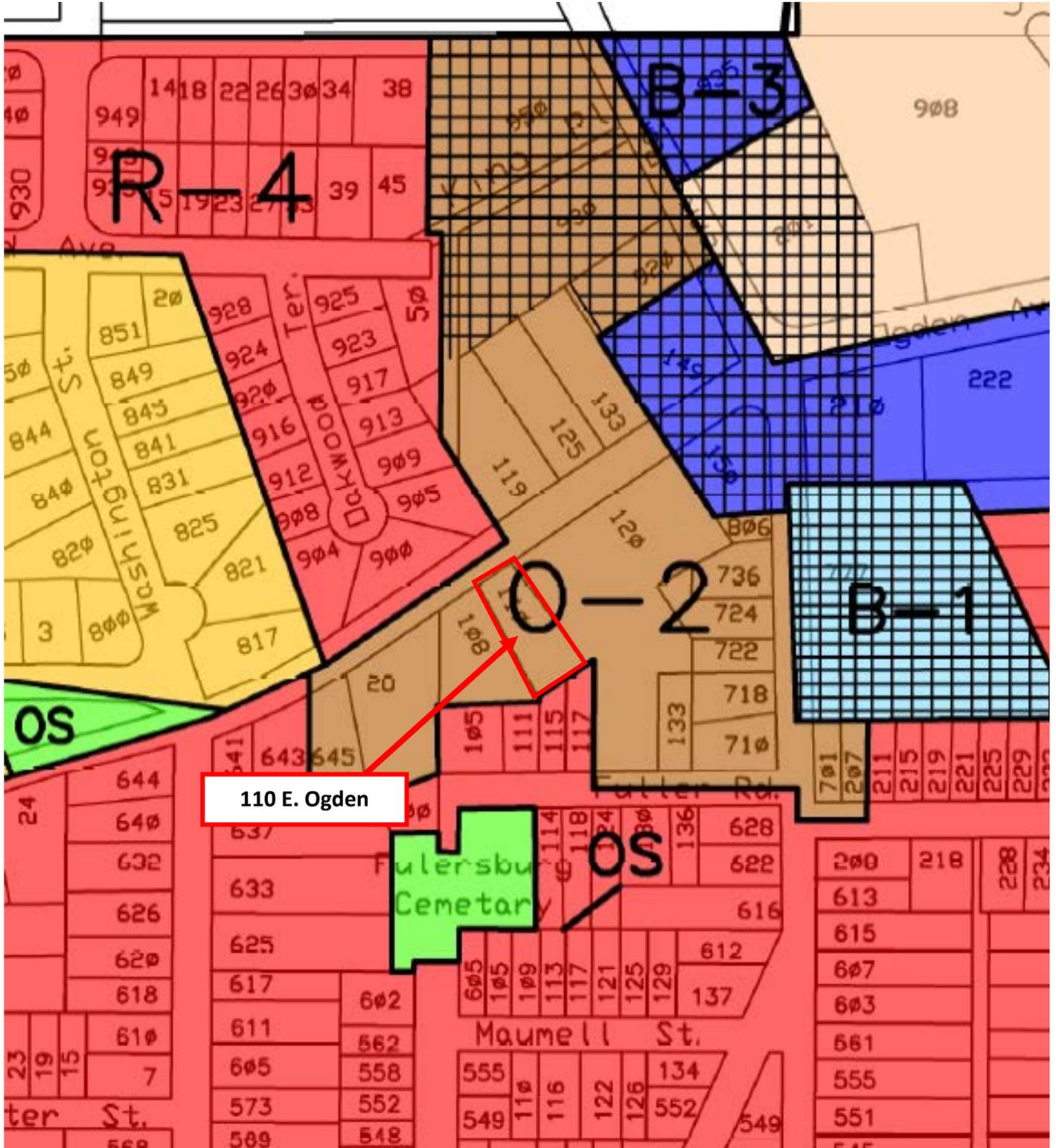
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.

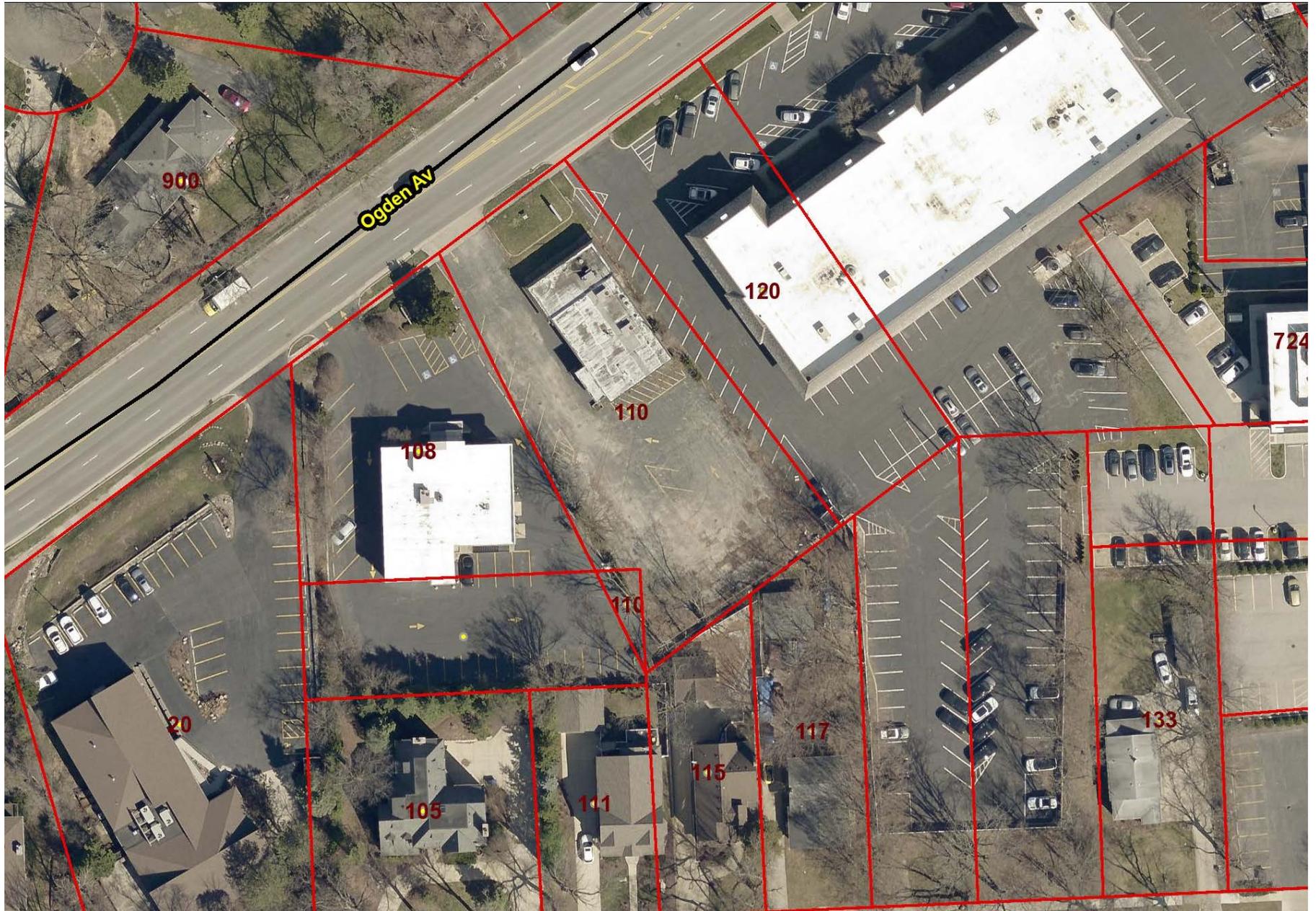
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Aerial View – 110 E. Ogden Avenue



Birds Eye View – 110 E. Ogden Avenue



Street View – 110 E. Ogden Avenue





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

Applicant	
Name:	<u>Courtland, LLC</u>
Address:	<u>PO Box 9332</u>
City/Zip:	<u>Naperville, IL 60567</u>
Phone/Fax:	<u>(630)854-6300 /</u>
E-Mail:	<u>mikejr@courtlandgc.com</u>
Contact Name:	<u>Mike Zalud Jr.</u>

Contractor	
Name:	<u>Courtland, LLC</u>
Address:	<u>PO Box 9332</u>
City/Zip:	<u>Naperville, IL 60567</u>
Phone/Fax:	<u>(630)854-6300 /</u>
E-Mail:	<u>mikejr@courtlandgc.com</u>
Contact Name:	<u>Mike Zalud Jr.</u>

ADDRESS OF SIGN LOCATION:
ZONING DISTRICT: <u>O-2 Limited Office District</u>
SIGN TYPE: <u>Monument Sign</u>
ILLUMINATION <u>Up Lit</u>

Sign Information:
Overall Size (Square Feet): <u>48</u> (<u> </u> x <u> </u>)
Overall Height from Grade: <u>5</u> Ft.
Proposed Colors (Maximum of Three Colors):
① <u>Stucco - 3058 Nightingdale</u>
② <u>Matte Black</u>
③ <u>Ipe Wood</u>

Site Information:
Lot/Street Frontage: <u>79'</u>
Building/Tenant Frontage: <u>40'-5"</u>
Existing Sign Information:
Business Name: <u>Audio Consultants</u>
Size of Sign: <u>30</u> 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] 9/12/22
Signature of Applicant Date

[Signature] 9/12/22
Signature of Building Owner Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



Scale - 1 inch = 25 feet

LEGEND

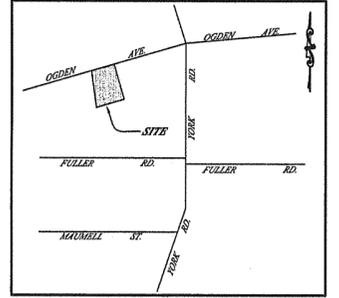
	MANHOLE
	CATCH BASIN
	UTILITY PEDESTAL
	FENCE POST
	SIGN
	UTILITY POLE
	OVERHEAD WIRES
	ELEC. METER
	TELEPHONE INTERFACE BOX
	CONCRETE
	BLACKTOP

Jens K. Doe
Professional Land Surveyors, P.C.
ALTA/NSPS LAND TITLE SURVEY
of

THAT PART OF LOT NUMBER 3 OF JELLIES SUBDIVISION AND LOT NUMBER 5 IN BLOCK NUMBER 3 OF THE ORIGINAL TOWN OF FULLERSBURG (EXCEPT THAT PORTION INCLUDED IN JELLIES SUBDIVISION) AND (EXCEPT THE WESTERN PORTION THEREOF) AND LOT NUMBER 4 IN BLOCK 3 (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4; THENCE WEST 83 FEET; THENCE SOUTH 358 LINKS; THENCE EAST 75 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 4; THENCE NORTH 358 LINKS TO THE PLACE OF BEGINNING) IN THE ORIGINAL TOWN OF FULLERSBURG AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 71 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE WITH THE WEST LINE OF VACATED GARFIELD AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 79 FEET; THENCE SOUTHEASTERLY 235.85 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG; WHICH SAID POINT IS 104 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG WITH THE EAST LOT LINE OF LOT 3 IN JELLIES SUBDIVISION; THENCE SOUTHWESTERLY 104 FEET TO SAID INTERSECTION; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, ALL IN THE NORTHEAST QUARTER OF SECTION NUMBER 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

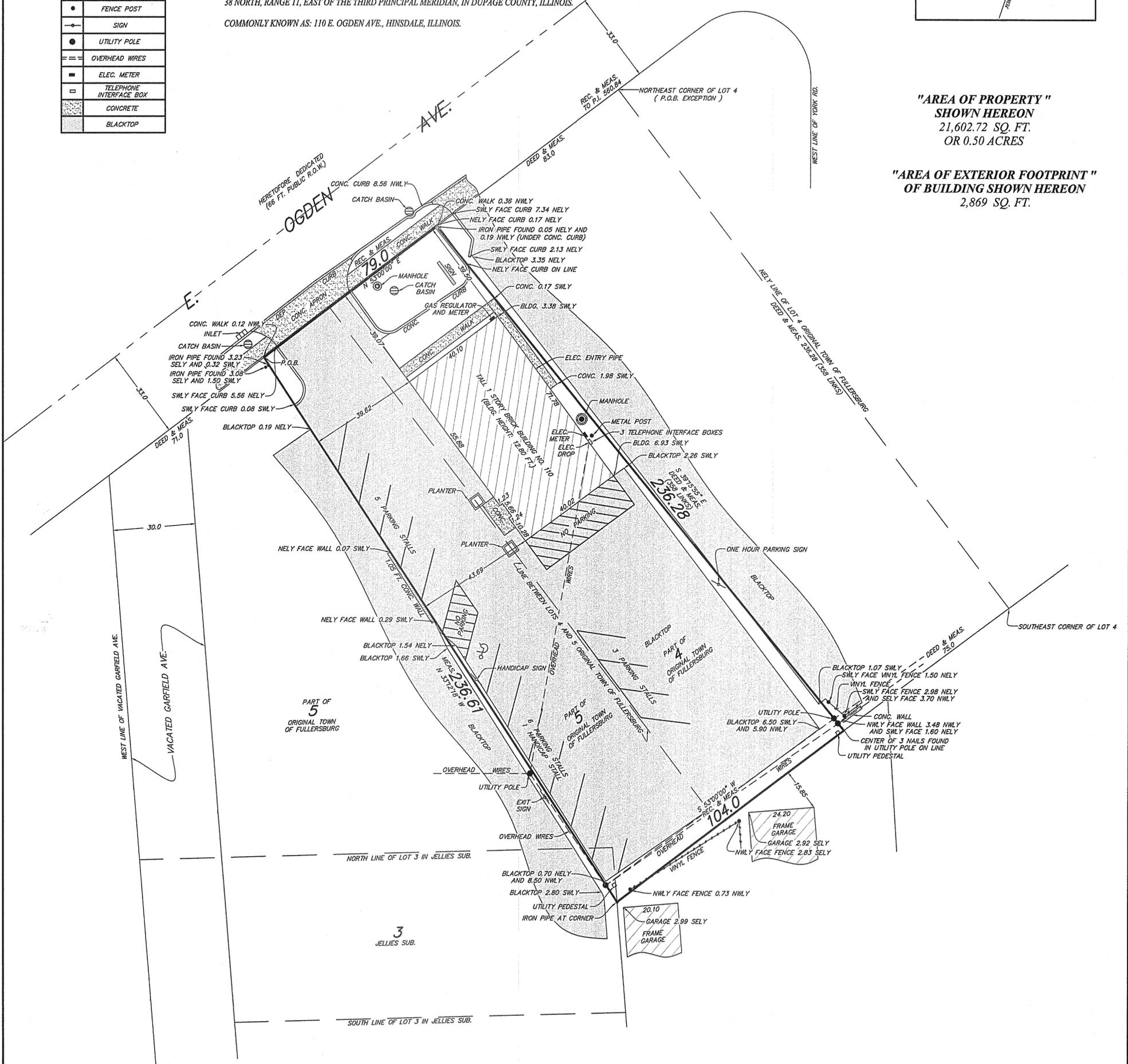
COMMONLY KNOWN AS: 110 E. OGDEN AVE., HINSDALE, ILLINOIS.

VICINITY MAP



"AREA OF PROPERTY"
SHOWN HEREON
21,602.72 SQ. FT.
OR 0.50 ACRES

"AREA OF EXTERIOR FOOTPRINT"
OF BUILDING SHOWN HEREON
2,869 SQ. FT.



NOTE:

THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN GREATER ILLINOIS TITLE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 20006912, EFFECTIVE DATE : OCTOBER 19, 2018.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE " X " (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17043C903H. EFFECTIVE DATE : DECEMBER 16, 2004.

TOTAL NUMBER OF STRIPED PARKING STALLS SHOWN HEREON = 15 WHICH INCLUDES 1 HANDICAP STALL.

THERE IS NO VISIBLE EVIDENCE OF ANY SIDEWALK OR STREET REPAIRS BEING PERFORMED ON THE DEDICATED RIGHT-OF-WAYS SHOWN HEREON.

THERE IS NO VISIBLE EVIDENCE OF ANY EARTH MOVING WORK OR EXTERIOR BUILDING CONSTRUCTION BEING PERFORMED ON THE PROPERTY SHOWN HEREON.

THERE ARE NO OFF-SITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY SHOWN HEREON.

STATE OF ILLINOIS
COUNTY OF COOK)

JENS K. DOE PROFESSIONAL LAND SURVEYORS P.C., DOES HEREBY CERTIFY TO : **HJM 110, LLC,** AN ILLINOIS LIMITED LIABILITY COMPANY; AND **GREATER ILLINOIS TITLE COMPANY** 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 " A " 1, 2, 3, 4, 7 (a, b, c), 8, 9, 11 (visible utilities only), 14, 16, 17 AND 19 OF TABLE " A " THEREOF. THE FIELD WORK WAS COMPLETED ON **OCTOBER 30, 2018.**

DATED THIS 6TH DAY OF NOVEMBER, 2018.

Kevin Duffy
KEVIN DUFFY
3228
HARWOOD HTS
ILLINOIS
OF ILLINOIS
MY LICENSE EXPIRES 11-30-20

NOTE:
The legal description noted on this plan is a copy of the land survey order placed by the client and for accuracy MUST be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : October 30, 2018.

ORDERED BY:

MUCH SHELIST, P.C.

PURCHASE AND SALE AGREEMENT

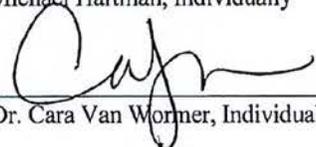
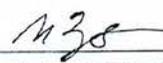
THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made and entered into as of the Effective Date (as defined in Section 23 below) by and between MICHAEL HARTMAN and DR. CARA VANWORMER (jointly and severally, "Buyer"), and the NICOLE ZRECZNY 1994 TRUST ("Seller").

WITNESSETH:

FOR AND IN CONSIDERATION of the Earnest Money (as defined below), the covenants and agreements contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereto agree as follows:

1. Purchase and Sale. Seller agrees to sell, and Buyer agrees to purchase that certain real property located 110 E. Ogden Avenue, Hinsdale, Illinois, containing approximately .55 acres and being more particularly described on Exhibit A attached hereto and made a part hereof, together with all of Seller's right, title and interest in and to all easements, rights of way, tenements, hereditaments, privileges, licenses and appurtenances, reversions and remainders in any way belonging, remaining or appertaining thereto and together with all improvements located thereon, including but not limited to, the commercial building, fixtures and personal property located thereunder or thereon (collectively referred to as the "Property").

IN WITNESS WHEREOF, each of Seller and Buyer has caused this Purchase and Sale Agreement to be executed and sealed by its duly authorized representatives, all as of the day and year first above written.

BUYER:  Michael Hartman, Individually  Dr. Cara Van Wormer, Individually Dated: December 31, 2019	SELLER: NICOLE ZRECZNY 1994 TRUST By:  Name: <u>NICOLE ZRECZNY</u> Title: <u>TRUSTEE</u> Dated: December 31 , 2019
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January 4, 2020

PRODUCT SPECIFICATIONS



Project Name _____ Date _____

Type or Model _____ Qty _____

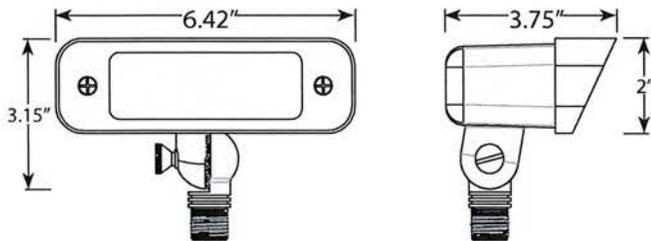
VOLT® Low Voltage Landscape Lighting Wide Splash R7S Flood Light- VFL-4007-4-BBZ

Product Description

The VOLT® Wide Splash R7s Flood Light is our first lamp-ready fixture that can be manually dimmed. It utilizes a LED or Halogen R7s bulb that “floats” within the fixture body and can be rotated to dim and adjust the light output of the fixture (380 lumens max. can be dimmed to 80 lumens). The Wide Splash is made of solid cast brass and has a wide profile to allow for a broad area of illumination. It has a flat, frosted lens that diffuses and softens the light output to prevent chaotic shadowing effects. Thumb screws on the face of the fixture are made water tight with an O-ring and the fixture body has a pressure-fit gasket, making this fixture water resistant. It has a toothed knuckle with a tool-less adjustment for precision aiming with ease.



Product Dimensions



Specifications

- ▶ Construction: Brass
- ▶ Finish: Bronze
- ▶ Lead Wire: 18AWG
- ▶ Lens: Frosted Flat Lens
- ▶ Light Source (sold separately): R7s Bulb
- ▶ Operating Voltage: 12VAC
- ▶ Powered by: VOLT's Low Voltage Transformer

Features & Benefits

- ▶ Toolless adjustability to allow for easy on the spot adjustments.
- ▶ Pre-aged finish; no powder coating, paint or finish to wear off or peel—just natural patina that does not corrode.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Manual rotatable R7s bulb to adjust brightness.
- ▶ Pressure fit gasket for tight seal to protect against water and dust entry.
- ▶ Knuckle with teeth allows for a tight locking angle that will not drop over time.

Warranty

Lifetime Warranty

Certifications



PRODUCT SPECIFICATIONS



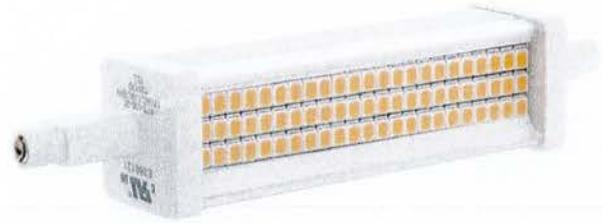
Project Name _____ Date _____

Type or Model _____ Qty _____

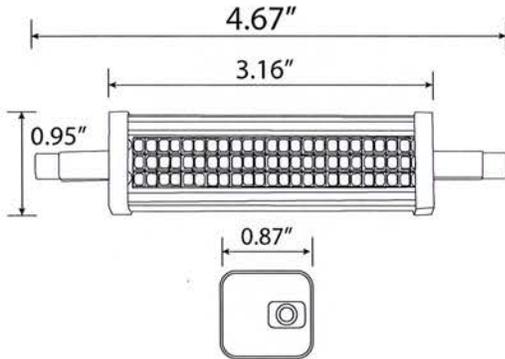
VOLT® LED Lamps R7S Bulb 2700K Series

Product Description

VOLT® LED bulbs are designed to match the form factor and illumination of the incandescent bulbs they replace. This R7S bulb is like a miniature T5 bulb that you would find in an overhead flat panel light. It snaps into place utilizing the sockets spring mechanism and floats freely in place. This allows for directional adjustment which can help aim the light in some applications, or even dim the light depending upon the fixture. These bulbs are instant-on. All bulbs in this series have a color temperature of 2700K. All VOLT® LED light bulbs are backed by a Lifetime Warranty.



Product Dimensions



Specifications

- ▶ **Input Voltage:** 11-18VAC, Will operate from 6-18VAC with decreased lumen output below 11V.
- ▶ **Lumen Output / Efficiency:**
 - 10W (100W equiv.) Models: 950 lm
- ▶ **Correlated Color Temperature (CCT):** 2700K
- ▶ **Color Rendering Index (CRI):** > 82
- ▶ **Life:** 40,000 hours (L70)

Features & Benefits

- ▶ Replacement for: 100W Halogen Bi-Pins
 - Single Directional beam angle
- ▶ Reduces energy consumption by about 75%
- ▶ Lasts up to 8 times longer than halogen lamps
- ▶ No warm-up time, instant-on with full light output and stable lamp to lamp color
- ▶ Suitable for use in enclosed fixtures

Warranty

Residential: Lifetime Warranty
Commercial: 10-Year Warranty

Specifications subject to change without notice.

© Copyright 2022, VOLT® Lighting, Lutz, FL USA 33549 • All rights reserved • 813.978.3700

www.voltlighting.com



Your Distinctive Style. Made-to-Order.

Fabricated Dimensional Metal Letters and Logos

Gemini offers you the beauty, impact and durability of hand-fabricated, dimensional metal letters for distinctive interior or exterior display signage. Our fabricated metal letters offer a crisp, high-end look that portrays strength and stability, and a wide range of options to achieve brand standards or the sophisticated look you want. Gemini offers industry-leading narrow strokes and depths in stainless steel, plus a vast range of sizes and options in high-performance aluminum.



Stainless Steel Features

Premium fabricated stainless steel letters and logos

- Cost-effective and stylish in sizes from 2" to 36" tall
- Return depths from 3/8" to 6"
- Strokes as narrow as 3/8"
- Corrosion-resistant Alloys 304 and 316 stainless steel
- Hand-crafted metalwork with superior lead-free solder
- Titanium coated stainless steel option for installation in harsh environments



Aluminum Features

High-performance fabricated aluminum letters and logos

- Robust structural quality from 16" up to 100"+ tall
- Premium 2.3 mm face and 1.5 mm return thickness
- Return depths from 1" to 6"
- Precision MIG welded for highest levels of quality and strength



Made True.



Gemini fabricated metal letters and logos are made-to-order and expertly handcrafted. We produce your order in as few as 10 days upon approval of the artwork. Choose from a wide variety of material and finish options for a rich, distinctive look.



ALL GEMINI PRODUCTS ARE BUILT TO LAST AND GUARANTEED FOR LIFE

Fabricated Stainless Steel

Letters and Logos



CONSTRUCTION

- Type 304 or 316 alloy
- 16 or 18 gauge face
- 22 or 24 gauge return
- Lead-free continuous solder joints or laser welded joints
- Multiple mounting options

SPECIFICATIONS

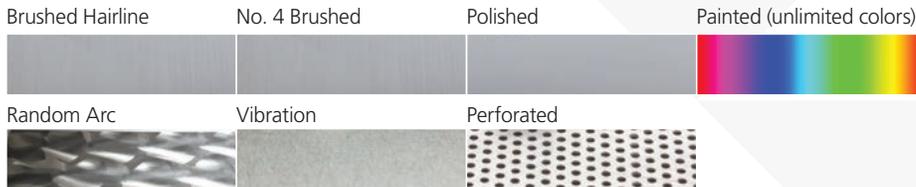
- Height range:
 - > Non-illuminated from 2" to 36"
 - > Illuminated from 2.5" to 36"
- Return depth range:
 - > Small letters 0.375", 0.5", 1", 1.5", 2"
 - > Large letters 1", 1.5", 2", 3", 4", 5" and 6"
- Strokes as narrow as 3/8"
- Durable, heavy-gauge construction and low maintenance

VERSATILITY

- Multiple finish options available including brushed, polished, and titanium, plus specialty finishes
- 46 standard paint colors with unlimited custom paint colors available
- Custom letters or logos per art
- Stud mounts included; other mounting provisions available
- Non Lit, Face Lit or Halo Lit; UL Certified

FINISHES

Stainless Alloy 304 (standard)



Titanium Coated Stainless Alloy 304



Stainless Alloy 316 (more corrosion resistant)



Fabricated Aluminum

Letters and Logos



CONSTRUCTION

- Premium alloy 5052
- .090" (2.3mm) face
- .063" (1.5mm) return
- Precision MIG welded joints

SPECIFICATIONS

- Height range:
 - > Non-illuminated or LED illuminated from 16" to 120"
- Return depths:
 - > 1", 2", 3", 4", 5" and 6"
- Single-piece faces up to 60" x 100"
- Structurally-robust, heavy-gauge construction and low maintenance

VERSATILITY

- Multiple mounting options
- Brushed with clear coat, painted or anodized finish options
- 46 standard paint colors with unlimited custom paint colors available
- Custom letters or logos per art
- Stud mounts included; other mounting provisions available
- Non Lit, Face Lit, Halo Lit or Trimless Options; UL Certified

LIGHTING OPTIONS

LED Halo Lit



Available in 5 LED colors:



LED Face Lit



Acrylic in 7 face colors:



Learn More

For more information about fabricated stainless steel letters, or other quality Gemini products, please contact your sales representative.

GEMINI INCORPORATED-U.S.
800-538-8377
Signage@GeminiMade.com

GEMINI CANADA LTD
800-265-0426
Canada@GeminiMade.com

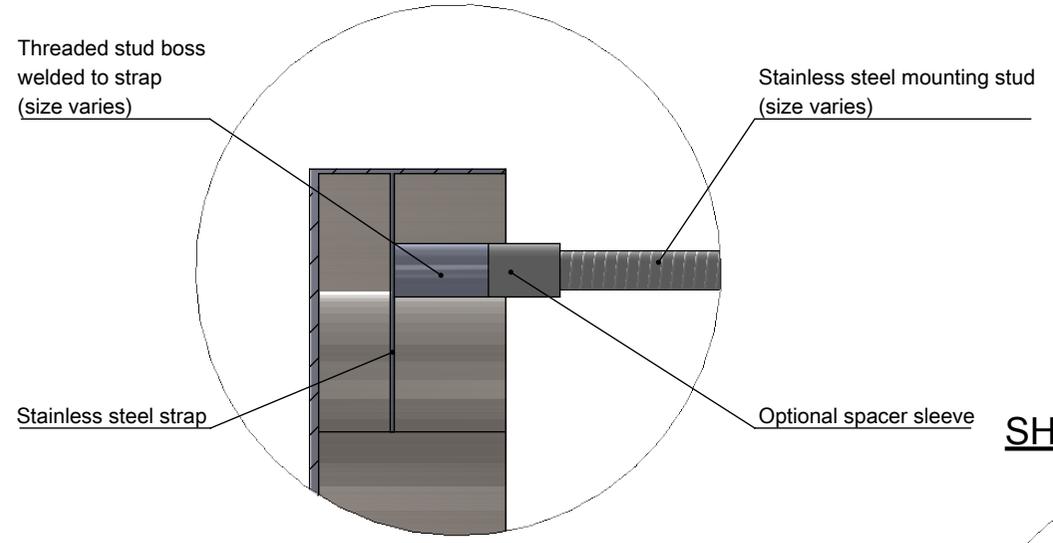
GeminiSignage.com



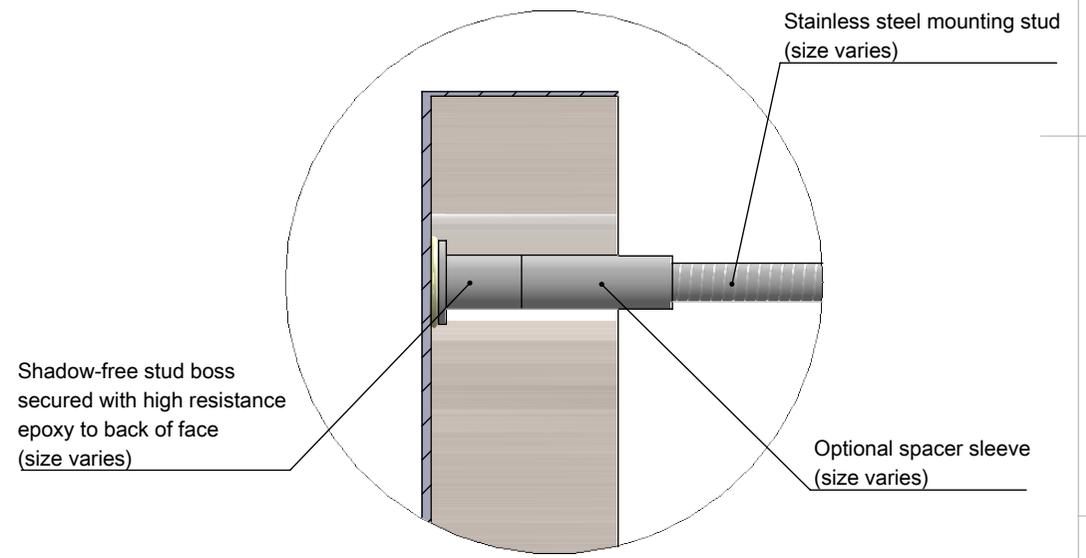
Made True.

STANDARD STUD MOUNT - ONE OF THREE OPTIONS WILL BE USED

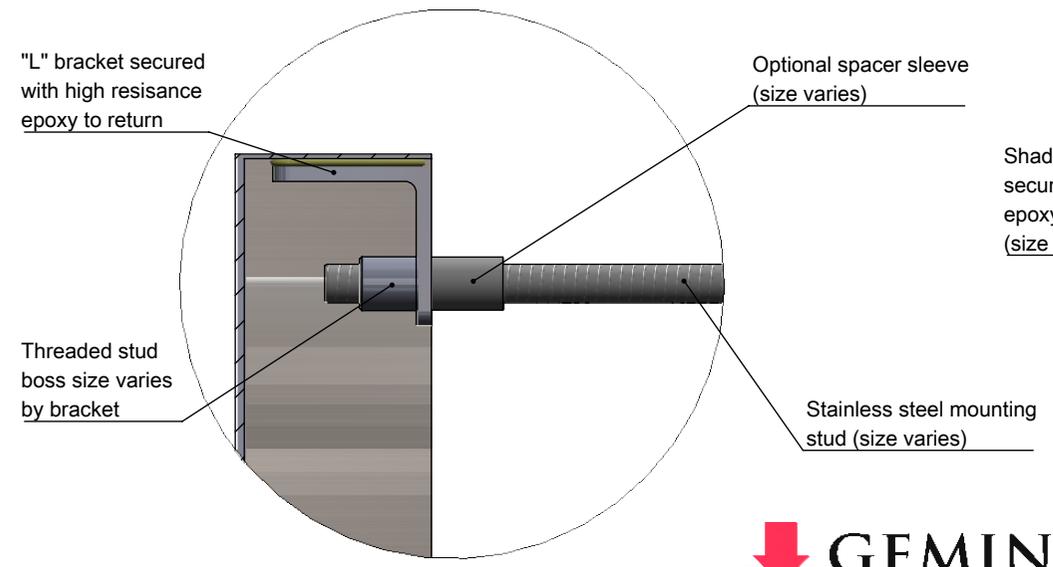
STRAP MOUNT



SHADOW-FREE MOUNT



SIDE MOUNT



TITLE: METAL FACE NO BACK - STUD MOUNT			
MATERIAL: STAINLESS STEEL		PRODUCT TYPE: FABRICATED METAL	
DWG NO. FABL350	REV 03.25.22	SCALE: AS INDICATED	SHEET 1 OF 1

Therapeutic Health

FUNCTIONAL MEDICINE
CHIROPRACTIC
IV THERAPY
FLOAT STUDIO



Therapeutic Health

FUNCTIONAL MEDICINE
CHIROPRACTIC
IV THERAPY
FLOAT STUDIO



Therapeutic Health

FUNCTIONAL MEDICINE
CHIROPRACTIC
IV THERAPY
FLOAT STUDIO



MEMORANDUM

DATE: November 4, 2022

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-26-2022 – 101 W. Chestnut Street – Lane Veterinary (VetChart, LLC) – Sign Permit Review – Installation of Two (2) Wall Signs

FOR: November 9, 2022 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from VetChart, LLC seeking approval to install two (2) wall signs for Lane Veterinary on the existing building located at 101 W. Chestnut Street in the B-1 General Business District.

On September 20, 2022, the Village Board approved a Special Use Permit to allow for an Animal Hospital in the B-1 District and an Exterior Appearance & Site Plan Review to allow for changes to the existing building and site for VetChart, LLC at this location (Case A-16-2022).

Request and Analysis

The applicant is requesting to install two (2) wall signs on the north and east elevations of the existing building at 101 W. Chestnut Street. Wall signs for the former bank building were previously installed in roughly the same locations as the proposed signs.

On the east elevation, the proposed wall sign will be installed on the entrance canopy facing Lincoln Street and consists of non-illuminated individually pin-mounted black acrylic letters. The sign measures 2' tall and 4' 7" wide, with an overall sign face area of 9.16 square feet. The sign will have a mounting height of 13' 4" as measured from the top of the sign to the adjacent grade. Per the proposed plans, new ground-mounted lights in the adjacent landscape beds will replace the existing lights to externally illuminate the wall sign.

On the north elevation facing the parking lot, the second wall sign consists of non-illuminated individually pin-mounted white acrylic letters and a logo. The logo consists of white, black and gray colors. The sign measures 3' 11 ½" tall and 4' wide, with an overall sign face area of 15.83 square feet. The wall sign will have a mounting height of 13' 5 ¼" as measured from the top of the sign to the adjacent grade. The existing ground-mounted lights in the adjacent landscape beds will remain to externally illuminate the wall sign.



MEMORANDUM

Per Section 9-106(I), in the B-1 District, one (1) awning / canopy valance, wall, or permanent window sign is allowed per user having a separate entrance, except that when the premises occupied by such user has more than one exterior wall that fronts on a public street or a public parking lot, then one such sign per such wall shall be permitted. Signs are not to exceed one (1) square foot per foot of building width, up to a maximum of one hundred (100) square feet, for a single-tenant building. The maximum height allowed is twenty feet (20') or no higher than the bottom of any second floor window, whichever is less.

As proposed, the wall signs meet the Zoning Code requirements. The combined size of the two (2) wall signs is 24.99 square feet. The sign face areas of both wall signs are well below the widths of the building (49' on the north elevation / 55' on the east elevation).

Both wall signs will be externally illuminated with ground-mounted lights in the adjacent landscape beds. The proposed signs are 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.

Process

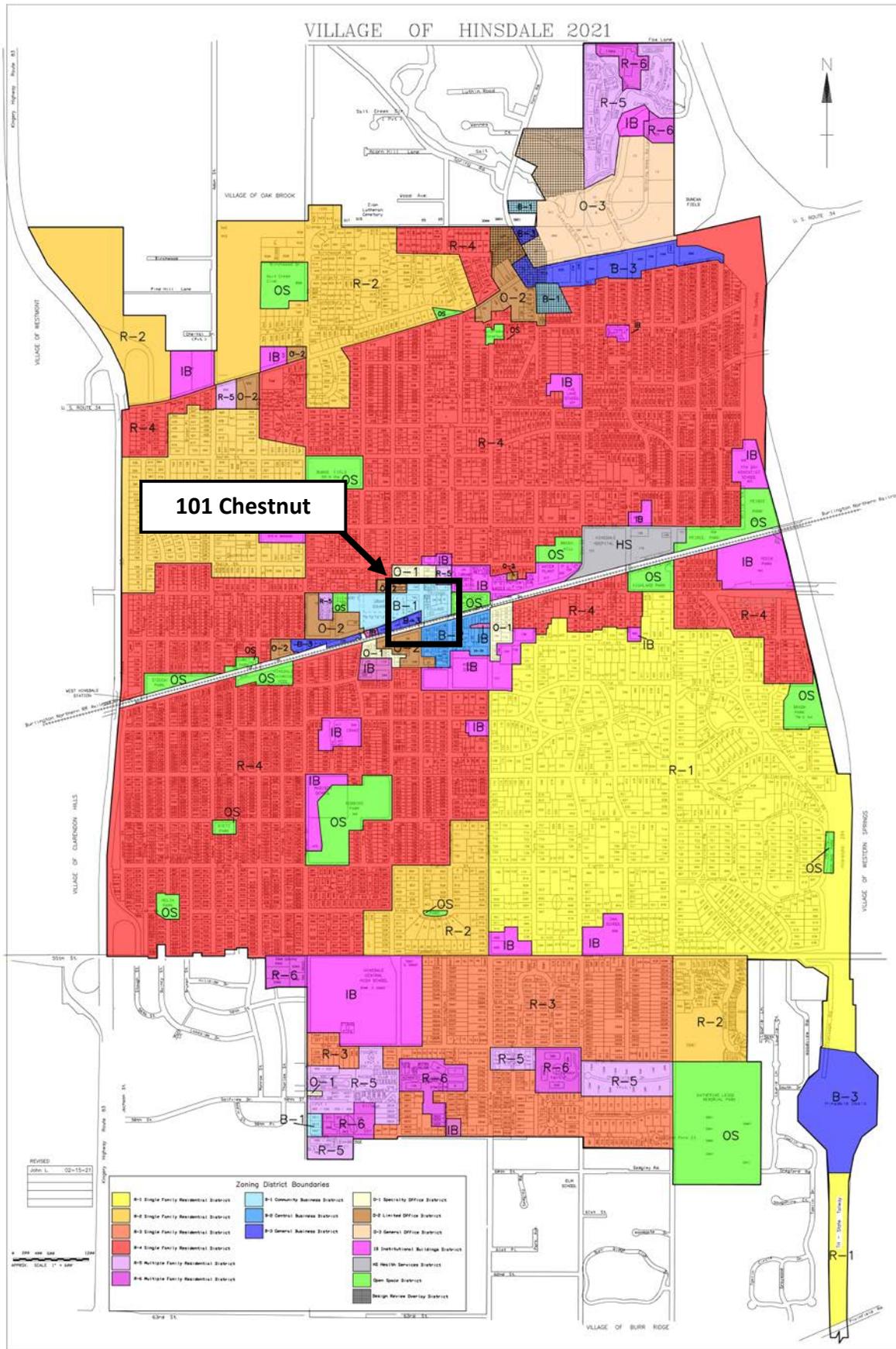
Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no 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.

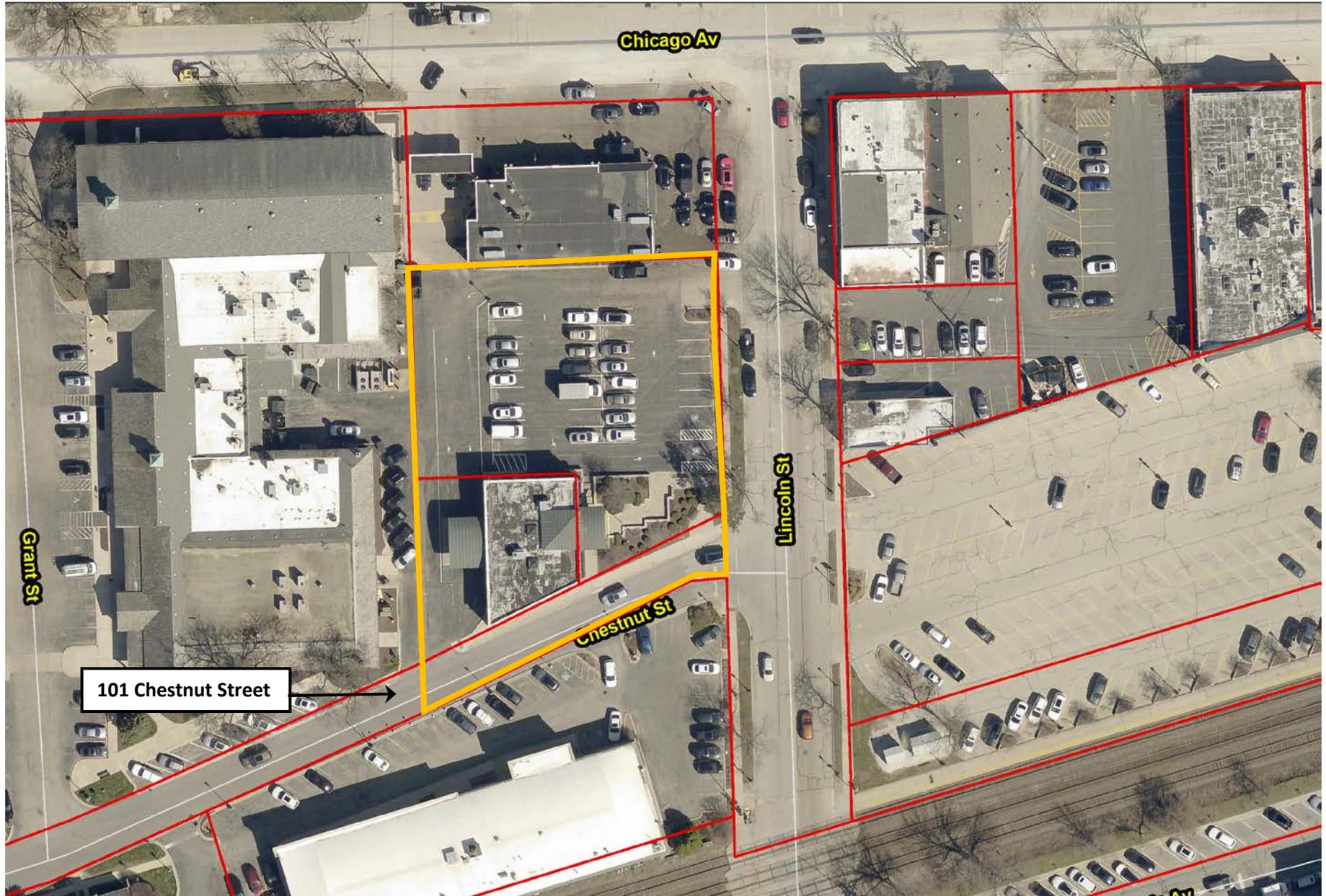
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Aerial View – 101 Chestnut Street



Birds Eye View – 101 Chestnut Street



Street View – 101 W. Chestnut



Looking Northwest from Chestnut Street and Lincoln

Street View – 101 W. Chestnut



Existing Drive-Through Lanes - Looking Northeast from Chestnut



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

Applicant
Name: <u>VetChart, LLC</u>
Address: <u>4474 Howard Ave.</u>
City/Zip: <u>Western Springs, IL 60558</u>
Phone/Fax: () _____ / _____
E-Mail: <u>baker.1039@gmail.com</u>
Contact Name: <u>Dr. Sarah Baker</u>

Contractor
Name: <u>Boyd Signs & Graphics, Inc.</u>
Address: <u>118 Serena Ct. Unit 6</u>
City/Zip: <u>Minooka, IL 60447</u>
Phone/Fax: (815) <u>743</u> / <u>2693</u>
E-Mail: <u>eddiejr@boydsigns.com</u>
Contact Name: <u>Eddie Hartsell Jr.</u>

ADDRESS OF SIGN LOCATION:
ZONING DISTRICT: B-1 Community Business District
SIGN TYPE: Wall Sign
ILLUMINATION Up Lit (Existing landscape lighting to remain.(North Elevation)

Sign Information:	9.17 SF (East)
Overall Size (Square Feet):	<u>15.83 SF (North)</u>
Overall Height from Grade:	<u>13'-5" / 13'-4"</u> Ft.
Proposed Colors (Maximum of Three Colors):	
① <u>Black</u>	
② <u>White</u>	
③ _____	

Site Information:
Lot/Street Frontage: <u>+/- 57'</u>
Building/Tenant Frontage: <u>+/- 51'-6"</u>
Existing Sign Information:
Business Name: <u>N/A</u>
Size of Sign: <u>N/A</u> Square Feet
Business Name: <u>N/A</u>
Size of Sign: <u>N/A</u> Square Feet

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

Signature of Applicant

Date

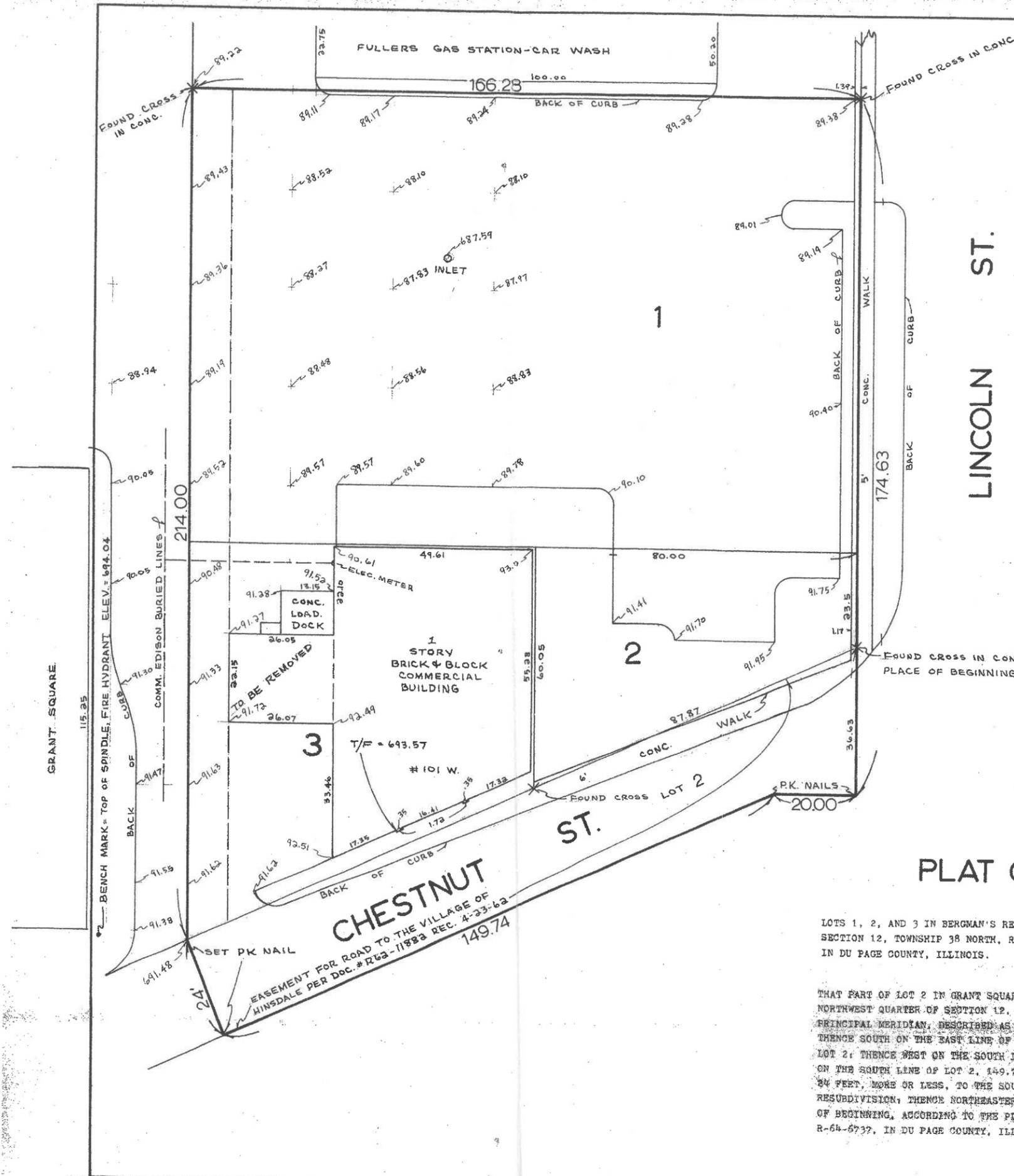
Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



STATE OF ILLINOIS) SS
 COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, RONALD W. SCOTT, ILLINOIS LAND SURVEYOR NO. 1630, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF October, A.D. 2001.

Ronald W. Scott
 ILLINOIS LAND SURVEYOR NO. 1630 (SEAL)

LINCOLN ST.

PLAT OF SURVEY
 OF

LOTS 1, 2, AND 3 IN BERGMAN'S RESUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

ALSO
 THAT PART OF LOT 2 IN GRANT SQUARE SHOPPING CENTER RESUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 2, THENCE SOUTH ON THE EAST LINE OF LOT 2, 36.63 FEET TO THE SOUTHEAST CORNER OF LOT 2; THENCE WEST ON THE SOUTH LINE OF LOT 2, 20.00 FEET; THENCE SOUTHWESTERLY ON THE SOUTH LINE OF LOT 2, 149.74 FEET TO AN ANGLE POINT; THENCE NORTHERLY 84 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BERGMAN'S RESUBDIVISION; THENCE NORTHEASTERLY ON THE NORTH LINE OF LOT 2, TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT RECORDED MARCH 3, 1964 AS DOCUMENT NO. R-64-6732, IN DU PAGE COUNTY, ILLINOIS.

REVISION'S	BY



Date	
Scale	1" = 15'
Drawn	R.W.S.
Job	5752
Sheet	F-1 P-77
Of	Sheets

East Elevation



(1) SET OF BLACK ACRYLIC PIN MOUNTED LETTERS

- "LANE VETERINARY" (0.375") BLACK ACRYLIC WITH 3/16" STUDS FOR INSTALLATION.

- NON-ILLUMINATED
- LETTERS PIN MOUNTED FLUSH TO BUILDING FASCIA

- BUILDING EAST ELEVATION FRONTAGE: +/- 57'
- OVERALL SIGN SQ. FT. = 9.17



BOYD
SIGNS & GRAPHICS INC.

CLIENT:

LANE VETERINARY

LOCATION:

Hinsdale, IL

PROJECT:

Building Wall Signage

DATE:

9/23/2022

SCALE:

1 1/2" = 1'

CLIENT APPROVAL:

North Elevation



(1) SET OF BLACK & WHITE ACRYLIC PIN MOUNTED LETTERS

- "LANE VET & LOGO" (0.375") BLACK & WHITE ACRYLIC WITH 3/16" METAL STUDS FOR INSTALLATION.
- NON-ILLUMINATED
- LETTERS PIN MOUNTED FLUSH TO BUILDING FASCIA
- BUILDING NORTH ELEVATION FRONTAGE: +/- 51'6"
- OVERALL SIGN SQ. FT. = 15.83

BOYD
SIGNS & GRAPHICS INC.

CLIENT:

LANE VETERINARY

LOCATION:

Hinsdale, IL

PROJECT:

Building Wall Signage

DATE:

9/23/2022

SCALE:

1" = 1'

CLIENT APPROVAL: