

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
March 11, 2020
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, March 11, 2020, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Michelle Fisher, Julie Crnovich, Jim Krillenberger, Troy Unell, Debra Braselton, and Gerald Jablonski

ABSENT: Mark Willobee and Anna Fiascone

ALSO PRESENT: Chan Yu, Village Planner and applicants for cases: A-05-2019, A-06-2020, and A-04-2020

Approval of Minutes – February 12, 2020

With no questions or comments, the Plan Commission (PC) unanimously approved the February 12, 2020, minutes, as submitted, 5-0, (2 abstained and 2 absent).

Findings and Recommendations - Case A-01-2020 – 5901 S. County Line Rd. – Hinsdale Platform Tennis Association – Exterior Appearance/Site Plan for redeveloping/expanding existing 1-story paddle court warming hut.

With no questions or comments, the PC unanimously approved the Findings and Recommendations, as submitted, 5-0, (2 abstained and 2 absent).

Findings and Recommendations - Case A-02-2020 – 110 E. Ogden Ave. – Dr. VanWormer-Hartman/Studio21 – Exterior Appearance/Site Plan to redevelop existing 1-story building and construct a 2nd story for new medical office use.

With no questions or comments, the PC unanimously approved the Findings and Recommendations, as submitted, 5-0, (2 abstained and 2 absent).

Sign Permit Review - Case A-05-2020 – 14 W. Hinsdale Ave. – Guaranteed Rate – 1 New Wall Sign and 1 New Projecting Sign

The sign applicant introduced himself and stated that both signs would be non-illuminated and reviewed the proposed sign dimensions.

Chairman Cashman asked what the exhibits on the dais showed.

Plan Commission Minutes

March 11, 2020

Chan replied the revised plan shows an architectural projecting sign bracket. The initial plan was simply a projecting sign with no bracket. The revised plan also shows the wall sign relocated per the recommendations by the Historic Preservation Commission (HPC).

Commissioner Krillenberger confirmed the direction of the proposed signs.

The sign applicant help clarified the direction of the signs.

With no further questions or comments, the PC **unanimously approved** the sign application, as submitted, 7-0, (2 absent).

Sign Permit Review - Case A-06-2020 – 35 S. Washington St. – Berkshire Hathaway – 2 Wall Sign Updates

The sign applicant introduced himself and explained that the name of the company has changed, and is the reason for the sign modification. With the name change, the size of the proposed signage would be reduced, and he reviewed the dimensions of the signs. He also brought material samples and stated that the material, colors and mounting methods would be utilized.

Chairman Cashman asked if he installed the existing signs.

The applicant responded yes.

Commissioner Krillenberger asked to confirm if the signs were the same size.

The applicant responded no, the proposed signage is smaller, and added that he heard from the HPC that smaller is good.

Commissioner Unell asked if the yellow portion of the existing signage is going away.

The applicant replied yes, the exhibit was meant to show the before and after images.

With no further questions or comments, the PC **unanimously approved** the sign application, as submitted, 7-0, (2 absent).

Exterior Appearance and Site Plan Review - Case A-04-2020 – 420 E. Ogden Ave. – Continental AutoSports (Ferrari) – Major Adjustment to Planned Development Exterior Appearance/Site Plan to upgrade the building façade and signage.

The project architect, Mr. Bill Styczynski of Studio21 introduced himself and reviewed via PowerPoint, the proposed front façade improvements and new ground sign (although not relevant to the request, stated that the interior was also being renovated as part of an overall improvement to the subject property). He reviewed the front façade cladding material as an aluminum composite, which is similar to the nearby Land Rover/Jaguar

Plan Commission Minutes
March 11, 2020

dealership facade. The cladding color was described as Ferrari grey and the proposed text wall sign would have a chrome finish. The architect also reviewed that the size of the proposed ground sign has been reduced per the concerns expressed by the Village Board before referring this to the Plan Commission. To this end, the proposed second ground sign is now to match the existing ground sign in size.

Commissioner Crnovich asked if the applicant has plans for another auto brand.

The owner of Continental AutoSports, Mr. Joel Weinberger replied no, because Ferrari is pushing for “mono-brand” dealerships, and thus, Ferrari would be the sole brand at the subject property.

Commissioner Jablonski reviewed the requests that he was comfortable with, including a second sign, 5 colors versus 3, and setback relief, however, expressed concern for the 15-foot height of the ground sign.

Commissioner Fisher asked if both ground signs would be identical in height.

The architect confirmed yes, both ground sign heights would be 14'-9" and briefly mentioned that the initial height proposed to the Village Board was 20 feet.

Chairman Cashman asked if the initial 20-foot tall ground sign was something Ferrari was pushing for.

The architect responded yes, Ferrari wanted to be bold and believed the height would have been effective near the highway.

The Chairman Cashman reviewed that the proposed wall sign is over the Code permitted, however, the total signage area was much larger when the Maserati wall sign was approved years ago. He also stated that this is a planned development application when the PC makes a recommendation to the Village Board, as compared to the typical sign application that the PC can approve.

Commissioner Braselton asked if the grounds signs are double faced.

The applicant replied yes.

Commissioner Braselton asked how often clients drive past the front entrance curb cut.

Mr. Joel Weinberger replied quite often, and the issue is that turning around is difficult and dangerous.

Commissioner Braselton asked if directional signage was considered.

Mr. Joel Weinberger responded that Ferrari does not offer corporate directional signage.

Commissioner Krillenberger wanted to make sure the PC is not setting a precedent since the request is beyond what the code permits.

Chan reviewed that this is difference because it is a major adjustment to an approved planned development application, which allows the Village to consider code waivers.

Plan Commission Minutes
March 11, 2020

In general, the Plan Commission commented that the proposed request looks good, would be an upgrade to the facility, and compliment the nearby Land Rover dealership.

With no further questions or comments, the PC **unanimously recommended approval** for the major adjust to the planned development exterior appearance/site plan application, as submitted, 7-0, (2 absent).

Adjournment

The meeting was adjourned at 7:54 p.m. after a unanimous vote.
Respectfully Submitted by Chan Yu, Village Planner