



MEETING AGENDA

PLAN COMMISSION
Wednesday, March 11, 2020
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
19 E. CHICAGO AVENUE, HINSDALE, IL
(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES - Minutes of February 12, 2020 Plan Commission (PC) Meeting

5. FINDINGS AND RECOMMENDATIONS

- a) 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.
- b) 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.

6. SIGN PERMIT REVIEW

- a) Case A-05-2020 – 14 W. Hinsdale Ave. – Guaranteed Rate – 1 New Wall Sign and 1 New Projecting Sign
- b) Case A-06-2020 – 35 S. Washington St. – Berkshire Hathaway – 2 Wall Sign Updates

7. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

- a) 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.

8. ADJOURNMENT

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 Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
February 12, 2020
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, February 12, 2020, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Michelle Fisher, Julie Crnovich, Mark Willobee, Jim Krillenberger and Anna Fiascone

ABSENT: Troy Unell, Debra Braselton, and Gerald Jablonski

ALSO PRESENT: Chan Yu, Village Planner and applicants for cases: A-38-2019, A-01-2020, A-02-2020 and A-03-2020

Approval of Minutes – January 8, 2020

With no questions or comments, the Plan Commission (PC) unanimously approved the January 8, 2020, and minutes, as submitted, 5-0, (1 abstained and 3 absent).

Findings and Recommendations - Case A-39-2019 – 5500 S. Grant St. – Hinsdale Central High School (Hinsdale Township High School District D86) / ARCON Associates – Exterior Appearance and Site Plan for various Improvements, including a new Natatorium.

With no questions or comments, the PC unanimously approved the Findings and Recommendations, as submitted, 5-0, (1 abstained and 3 absent).

Sign Permit Review - Case A-38-2019 – 10 E. First Street – Turkoise – 1 New Wall Sign

The business owner for the sign introduced herself and stated that the sign was reviewed by the Historic Preservation Commission (HPC) meeting. The requested sign now has a black board around the text per the suggestion by the HPC. She reviewed the turquoise color of the text, acrylic sign material and white background was painted onto the building facade.

Commissioner Krillenberger asked if she will provide design services.

The applicant responded yes, if needed, but it will be primarily retail, including for example, offering rugs, lamps and home décor accessories.

Commissioner Crnovich stated that she preferred the sign background when it was black, believing that it fits in better with the historic buildings in the historic downtown. She felt the white color was too harsh, although the black outline does help. She asked what the reason to paint it white was.

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The applicant responded that she painted it white for the contrast and pointed to a jewelry store across the street that is also white in color. She felt it looks clean, simple, cheery and bright.

Commissioner Crnovich asked about the other options, noting that the exhibit referenced option 3.

The applicant responded that it referred to the font/style of the sign.

Commissioner Crnovich asked how large would the border be.

The applicant replied that the HPC suggested a 4" thickness.

Commissioner Willobee agreed with Commissioner Crnovich regarding the brightness of the white, however, acknowledged that the black border does help.

Commissioner Fiascone asked if it would be illuminated.

The applicant replied no.

Chairman Cashman expressed concern for the color of the text if it was on a dark background, and thus OK with the proposed. He also supported the black border.

Commissioner Krillenberger asked if it meets the sign area code.

Chan replied yes.

With no further questions or comments, the PC **unanimously approved** the sign application, as submitted, 6-0, (3 absent).

Sign Permit Review - Case A-03-2020 – 8 E. Hinsdale Ave. – Coldwell Banker – 1 Awning Sign Update

A representative from Coldwell Banker introduced herself and the request to replace the awning fabric on an existing awning frame. The awning color would change from blue to black for marketing reasons, to reflect an elite line of services. As part of the application, the second floor window sign would need to be removed.

Commissioner Crnovich asked Chan about the wall sign, and if it needed to be removed.

Chan replied no, because the nonconformity is based on the number of signs. The applicant is removing the window sign as part of this request, and not touching the legal nonconforming wall sign.

Commissioner Crnovich asked if the applicant would be using the LED illuminated window signs.

The applicant stated they use them now, but it is not illuminated.

Commissioner Crnovich pointed to their location at Chicago and Washington, which had them in the window.

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The applicant replied that she will check into it. Additional general window illumination discussion ensued.

With no further questions or comments, the PC **unanimously approved** the sign application, as submitted, 6-0, (3 absent).

Exterior Appearance and Site Plan Review - 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.

The applicant introduced himself on behalf of the Hinsdale Platform Tennis Association, and gave a review of the paddle hut renovation and expansion project. In essence, the building would expand 28 feet to the north, and maintain its building width and shape. The expansion shape and roofline would be consistent with the existing building and the proposed cupola on the roof is intended to allow natural sunlight into the building. The façade redevelopment material was reviewed as a wood vertical siding, white trim and asphalt roof.

Commissioner Crnovich asked if the applicant has plans for new lighting for the building

The applicant responded no, but there will be new recessed down lighting on the north side of the building due to the new canopy, and also reviewed the current exterior lighting on the north and south ends of the building.

Commissioner Crnovich commented that she believed there was a question regarding a past application years ago that involved neighbor concerns over lighting.

The applicant responded that pertained to the exterior court lights, and clarified the courts and lighting are not changing as part of this application.

Commissioner Crnovich asked if they will be back to develop the landscaping and parking spaces on a future site plan.

The applicant responded that he ultimately did not know if the Village is requiring any additional parking.

Chan clarified in his memo, which stated that the Village will include funds for an additional 11 parking spaces; instead, parking would need to be recalculated and reconsidered after speaking with Village senior staff. It was made aware that approximately 5 buildings at the Village owned 52 acre KLM Park are not being used. It was noted that since this is zoned OS Open Space, the Village is sensitive to not paving for additional parking spaces if it is not necessary. A comprehensive parking calculation was done many years ago and should consider the 5 buildings not utilized.

The project architect, Vincenzo Caprio, stated that the current parking lot is underutilized and in his opinion, paving for additional parking spaces would be a waste of money. A few Plan Commissioners agreed, citing that the time of use are also not aligned to be used simultaneously.

Commissioner Fiascone asked if the proposed deck is an outdoor common area that is being created.

The applicant responded that it could be, but currently, there are no plans for features of an outdoor common area. He acknowledged however, that people could stand outside on the deck weather permitting.

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In general, the Plan Commission commented that the proposed request looks good, would be an upgrade to the facility, and believes it would not cause an issue with the neighbors since the development would be away from the residential area

With no further questions or comments, the PC **unanimously recommended approval** for the exterior appearance/site plan application, as submitted, 6-0, (3 absent).

Major Adjustment to Exterior Appearance and Site Plan Review - 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.

Dr. Cara VanWormer Hartman, reviewed her profession and services as a chiropractic physician in Hinsdale, and currently owns the clinic at 230 E. Ogden Avenue. Due to the growth at her current location, is seeking a larger space and believes the subject property at 110 E. Ogden Avenue is a nice option. The goal of the exterior appearance plan is to provide a modern day wellness center. The second story addition would be helpful by bringing in a like-minded tenant to the site to help with the cost and complement their medical office services.

Mr. Bill Styczynski, The project architect from Studio21 introduced himself and reviewed the proposed architecture and site plan improvements, including the building material, elevation illustrations, landscape and photometric plans via PowerPoint. He reviewed that the lot is a nonconforming size, and the plan is to add a second floor onto the existing building. The nonconforming aspects of the front building setback and lot coverage was also briefly discussed. It was shown while reviewing the site plan that the parking spaces will meet the requirements for medical office use and improving lot coverage with landscaping will also be achieved. The light fixtures would have internal baffles to shield light from the property line.

Chairman Cashman referenced a neighbor's letter (email sent to staff on February 12), which asked to consider extending the existing white fence along the rear property line.

The architect stated that they anticipated that this would need to be addressed as part of the project.

Chairman Cashman asked what would the hours of operation be.

Dr. Cara VanWormer Hartman replied it is currently, 9AM to 7PM, Monday, Wednesday through Friday, and 9AM to 3 PM on Saturday. However, with the new location, they would also be open on Tuesday.

Chairman Cashman asked if they will dim the lights after hours.

The architect replied that the fixtures are dimmable and programmable, and could be brought down to just the security level.

Chairman Cashman stated that the PC would like it dimmed to security levels after hours- after 7 PM on weekdays and 4 PM on Saturday.

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The architect reviewed the refuse enclosure and stated that it would be stained to match the building.

Commissioner Krillenberger expressed his concerns for EIFS, and asked what alternatives were there to it and if the Village allowed EIFS due to the historical issues.

The architect replied that it would be the current drainage type of EIFS system. Stucco was looked at but the maintenance cost was a concern. On a positive note, the EIFS system would offer insulation to the building.

Chan replied that he reviewed this with the Building Commissioner and it is permitted.

Commissioner Fisher stated that the building would look wonderful, but asked if the proposed color of the building, which is a bright white, could be toned down a little to blend in better with the surrounding buildings.

The applicant replied yes, and referenced a home in the vicinity that is more of an ivory color. On the other hand, they had some renderings done in a grey color but it appeared to be too dark and did not achieve the intended positive bright wellness vibe.

Commissioner Crnovich agreed with perhaps toning down the white of the façade, and complimented the applicant for a great plan.

Commissioner Willobee also really liked the plan, but wished the south end of the building would face Ogden because it looks so good. He had a question about traffic and to that end, asked about the client rotation and staff.

The applicant responded that they currently have 5 staff members and probably expand to 7 at the new location. The patient flow she anticipates would be 3 to 5 people an hour.

Chairman Cashman added that some of the morning (eastbound) traffic would be less of a factor due to the 9AM opening.

Commissioner Willobee complimented the refuse location per the site plan.

Chairman Cashman thought it was a fantastic element to have the rear building plan face the residential properties due to the smaller scale, while the front has a more commercial look that ties into commercial facilities.

With no further questions or comments, the PC **unanimously recommended to approve** the application, with the condition that the applicant consider: a more toned down building color, extending the existing rear residential fence, and dimming the lights to security level after hours, 6-0, (3 absent).

Adjournment

The meeting was adjourned at 8:10 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

HINSDALE PLAN COMMISSION

Application: Case A-01-2020 – Applicant: Hinsdale Platform Tennis Association

Request: Exterior Appearance/ Site Plan – KLM Memorial Park at 5901 S. County Line Road in the Open Space District

DATE OF PLAN COMMISSION (PC) REVIEW: February 12, 2020

DATE OF BOARD OF TRUSTEES 1ST READING: March 3, 2020

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant, Mr. Bryan Freel, on behalf of the Hinsdale Platform Tennis Association, and summarized the plans, including expanding the current building 28 feet in addition to an open space deck to the north while maintaining the building width. The expansion shape and roofline would be consistent with the existing building and the proposed cupola on the roof is intended to allow natural sunlight into the building. The façade redevelopment material was reviewed as a wood vertical siding, white trim and asphalt roof. The applicant also brought and offered material samples for the Plan Commission to review. (11-604(F)(1) and 11-606(E)).
2. A Plan Commissioner asked if the applicant has plans for new lighting for the building. The applicant responded there will be a new recessed down lighting on the north side of the building due to the new canopy, and reviewed the current exterior lighting on the north and south ends of the building. There was a question regarding a past application years ago that involved neighbor concerns over lighting. The applicant responded that pertained to the exterior court lights, and added the courts and lighting are not changing as part of this application (11-604(F)(1)(f)).
3. A Plan Commissioner asked if they will be back to develop the landscaping and parking spaces on a future site plan. Chan, Village Planner, clarified in his memo, which stated that the Village will include funds for an additional 11 parking spaces; after speaking with Village senior staff, it was made aware that approximately 5 buildings at the Village owned 52 acre KLM Park are not being used, and thus, the parking will need to be recalculated. It was noted that since this is zoned OS Open Space, the Village is sensitive to not paving additional parking spaces if it is not necessary. A comprehensive parking calculation was done many years ago and should consider the 5 buildings not utilized. The project architect, Vincenzo Caprio, stated at the public meeting that the current parking lot is underutilized and in his opinion, paving for additional parking spaces would be a waste of money. A few Plan Commissioners agreed, citing that the time of use are also not aligned to be used simultaneously (11-604(F)(1)(j)).
4. In general, the Plan Commission commented that the proposed request looks good and would be an upgrade to the facility, and believes it would not cause an issue with the neighbors since the development would be north and away from the residential area (11-604(F)(1)(f)).
5. There were no public comments at the Plan Commission public meeting on February 12, 2020 (11-604(E)).

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this day of _____, 2020.

HINSDALE PLAN COMMISSION

Application: Case A-02-2020 – Applicant: Dr. Cara VanWormer-Hartman

Request: Exterior Appearance/ Site Plan – 110 E. Ogden Avenue in the O-2 Limited Office District

DATE OF PLAN COMMISSION (PC) REVIEW: February 12, 2020

DATE OF BOARD OF TRUSTEES 1ST READING: March 3, 2020

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant, Dr. Cara VanWormer Hartman. She reviewed her profession and services as a chiropractic physician in Hinsdale, and owns the clinic at 230 E. Ogden Avenue. Due to the growth at her current location, is seeking a larger space and believes the subject property at 110 E. Ogden Avenue is a nice option. The goal of the exterior appearance plan is to provide a modern day wellness center. The second story addition would be helpful by bringing in a like-minded tenant to the site to help with the cost and complement their medical office services ((11-604(F)(1) and 11-606(E)).
2. The project architect, Mr. Bill Styczynski of Studio21 introduced himself and reviewed the proposed architecture and site plan improvements. He reviewed that the lot is a nonconforming size, and the plan is to add a second floor onto the existing building. The nonconforming aspects of the front building setback and lot coverage was also briefly discussed. It was shown while reviewing the site plan that the parking spaces will meet the requirements for medical office use and improving lot coverage with landscaping will also be achieved. The building material, elevation illustrations, landscape and photometric plans were also presented via PowerPoint. The light fixtures would have internal baffles to shield light from the property line ((11-604(F)(1) and 11-606(E)).
3. The Plan Commission Chair referenced a neighbor's letter, which asked to consider extending the existing white fence along the rear property line. The architect stated that they anticipated that this would need to be addressed as part of the project ((11-604(F)(1)(f)).
4. The Plan Commission Chair asked what the hours of operation are. The applicant stated currently, 9AM to 7PM, Mon., Weds. through Friday, and 9AM to 3 PM on Saturday. However, with this new location, they would be open on Tuesday. A follow-up question was if they will dim the lights after hours. The architect replied that the fixtures are dimmable and programmable. To this end, the Chair stated that the PC would like it dimmed to security levels after hours ((11-604(F)(1)(f)).
5. A Plan Commissioner asked if the Village allowed EIFS due to the historical issues. Chan replied that he reviewed this with the Building Commissioner and it is permitted ((11-605(E)(2)(g)).
6. A Plan Commissioner asked if the proposed color of the building, which is a bright white, could be toned down. The applicant replied yes, and referenced a home in the vicinity that is more of an ivory color. On the other hand, they had some renderings done in a grey color but it appeared to be too dark and did not achieve the intended positive bright wellness vibe ((11-606(E)).
7. In general, the Plan Commission commented that the proposed request looks great, a huge improvement, and complimented the easy to follow and thorough application. ((11-604(F) and 11-606(E)).
8. A Plan Commissioner asked about client rotation and staff, in the context of traffic. The applicant responded that they currently have 5 staff members and would have 7 at the new location. The patient flow she anticipates would be 3 to 5 people an hour. The PC Chair mentioned that some of the morning traffic would be less of a concern due to the 9AM opening ((11-604(F)(1)(g)).
9. A Plan Commissioner complimented the refuse location per the site plan. The architect provided and reviewed the elevation drawings for the refuse container and the paint to match the building ((11-604(F)(1)(h)).
10. There were no public comments at the Plan Commission public meeting on February 12, 2020 (11-604(E)).

11. The PC Chair complimented the shorter rear design of the building, which is smaller in scale and faces the residential district (11-606(E)).

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan, with the condition that the applicant consider: a more toned down building color, extending the existing rear residential fence, and dimming the lights to security level after hours, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as stated.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this day of _____, 2020.




MEMORANDUM

DATE: March 11, 2020

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 14 W. Hinsdale Avenue, 2nd Floor – Guaranteed Rate – 1 New Wall Sign and 1 New Projecting Sign - Case A-05-2020

Summary

The Village of Hinsdale has received a sign application from Olympik Signs, on behalf of Guaranteed Rate, to install one (1) new wall sign and one (1) new projecting sign on the building at 14 W. Hinsdale Avenue in the B-2 Central Business District and within the Historic Downtown District.

At the March 4, 2020, Historic Preservation Commission (HPC) meeting, the HPC unanimously recommended approval for the request, 7-0, with the condition that the wall sign is vertically flush/lined up with the existing wall signage, and that the projecting sign is centered above the corner door and attached to an architectural sign bracket.

Request and Analysis

The building at 14 W. Hinsdale Avenue is a two-story commercial building and faces north on W. Hinsdale Avenue and east on Harrison Place (alley). The proposed non-illuminated wall sign is 2' tall and 5' long for an area of 10 SF. The location for the wall sign is near the front entrance and 18' from grade to the top of the sign, and below the bottom of the second story window. The proposed sign includes three (3) colors, white text and a red downward arrow logo on a black sign backing background.

The requested projecting sign mirrors the appearance of the wall sign, and also includes three (3) colors, white text and a red downward arrow logo on a black sign backing background. The projecting sign would be located above the door and entrance to the second floor where Guaranteed Rate is located. The projecting sign is 18" tall and 2' long for an area of 3 SF. This request is Code compliant.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. The PC 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:



MEMORANDUM

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:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Two Street Views of 14 W. Hinsdale Avenue
- Attachment 4 - Birds Eye View of 14 W. Hinsdale Avenue

guaranteed **Rate**®

14 West Hinsdale Avenue #A
Hinsdale, IL 60521

Wall Sign
Blade Sign

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

Ph.#

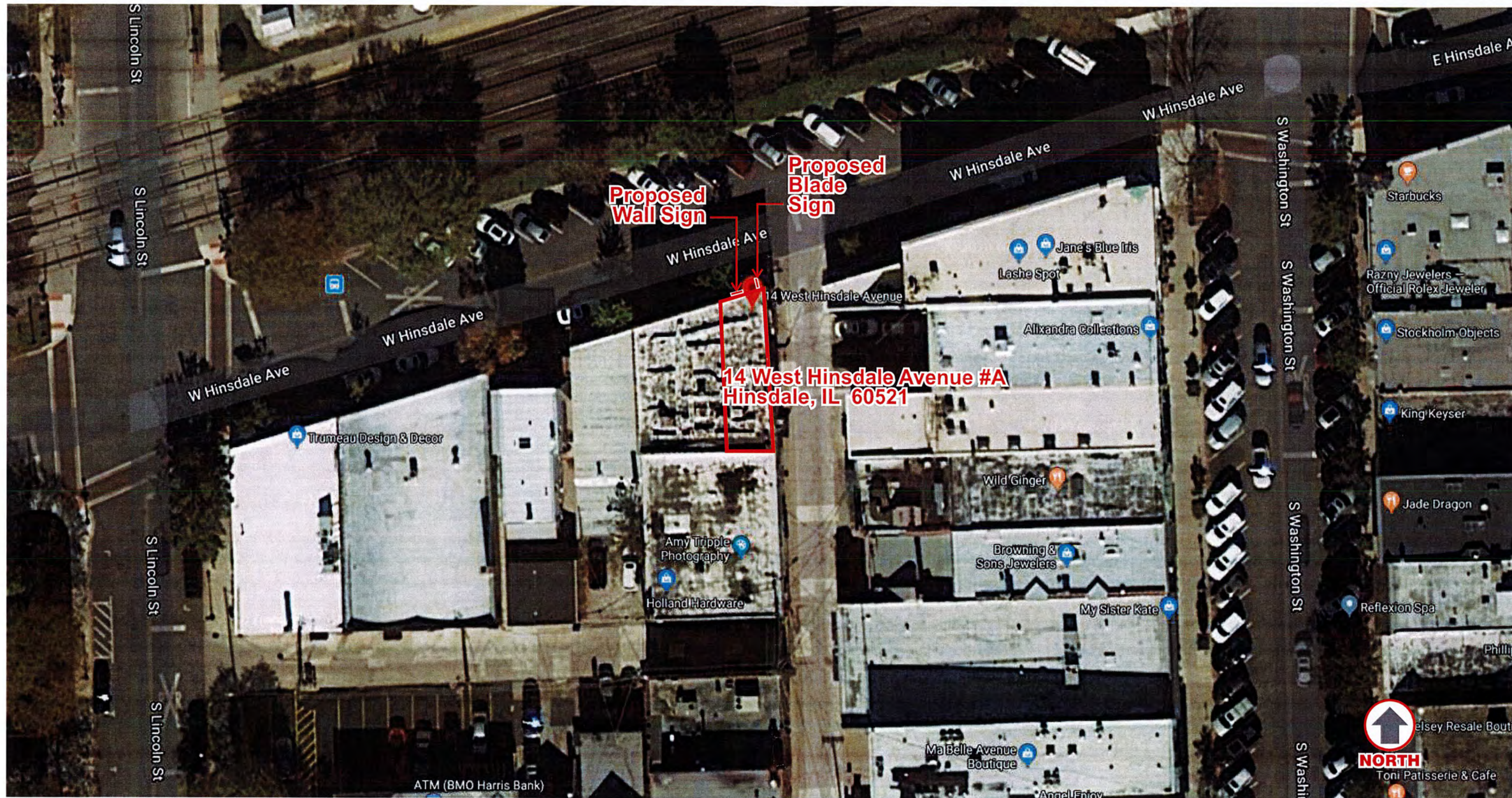
630.424.6100

Fx.# 630.424.6120

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Site Plan -

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1130 N. Garfield
Lombard, IL 60148

account representative
R WHITEHEAD JR

client

14 West Hinsdale Avenue #A
Hinsdale, IL 60521

drawn by
PAMELA F

• job#: 20-8099
• 01-21-20
• rev.# 02-18-20

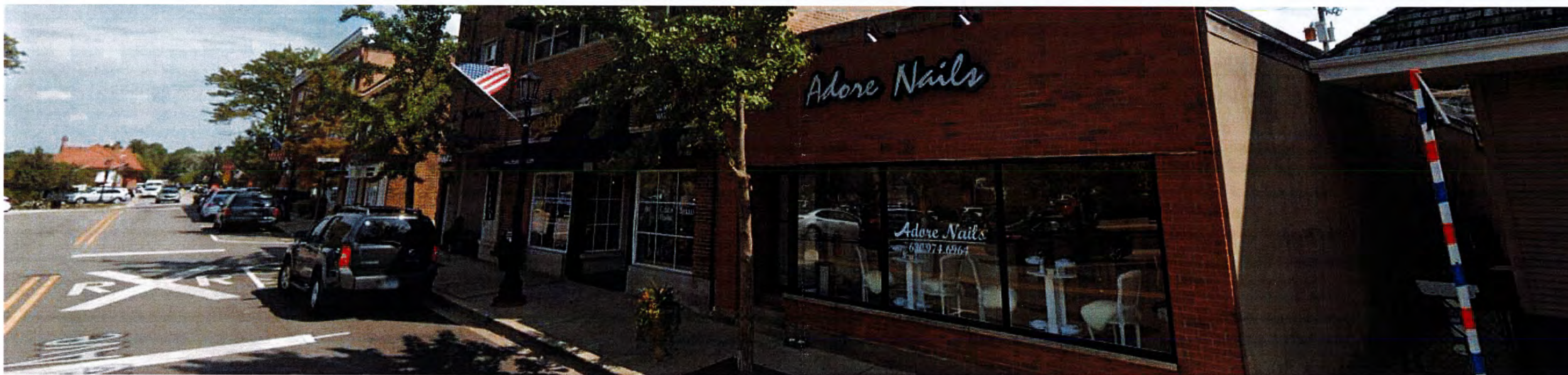
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SITE PLAN

Attachment 1

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Street Views of Site -

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account representative / client
R WHITEHEAD JR /
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100

14 West Hinsdale Avenue #A
Hinsdale, IL 60521

drawn by
PAMELA F

• job#: 20-8099
• 01-21-20
• rev.# 02-18-20

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Comments:

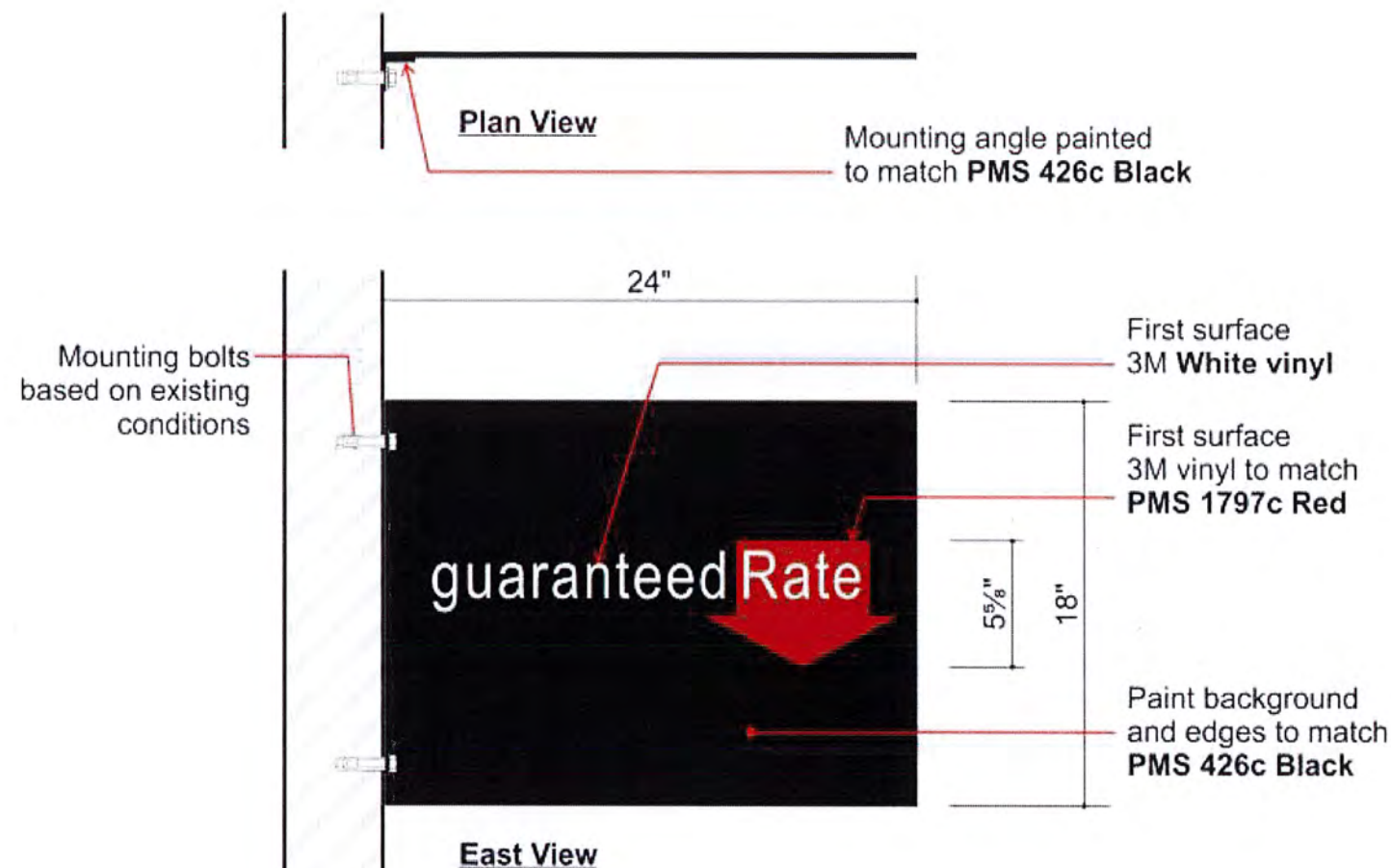
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North Building Elevation - Before



North Building Elevation - AFTER



D/F Non-Illuminated Blade Sign -

Scale 1 1/2" = 1'-0"

Qty: (1) Required

Square Footage: 3.0

Flat aluminum panel blade sign, painted Black with first surface applied vinyl graphics.

Panel attached to mounting angle and fastened to existing wall with mounting bolts.

Field survey required prior to fabrication. Drawing for concept purposes.

3.1 Color

Guaranteed Rate's primary colors are:

1. GR Red - Pantone 1797 C

2. White

3. GR Grey - Pantone 426 C

Secondary colors are used on occasion, but only with prior approval from the design department or in specific cases noted elsewhere in this document.



guaranteed Rate

**OLYMPIK
SIGNS**

1130 N. Garfield
Lombard, IL 60148

account representative
R WHITEHEAD JR

client

14 West Hinsdale Avenue #A
Hinsdale, IL 60521

drawn by
PAMELA F

• job#: 20-8099
• 01-21-20
• rev.# 02-18-20

Comments:

SIGN LAYOUT

Attachment 1

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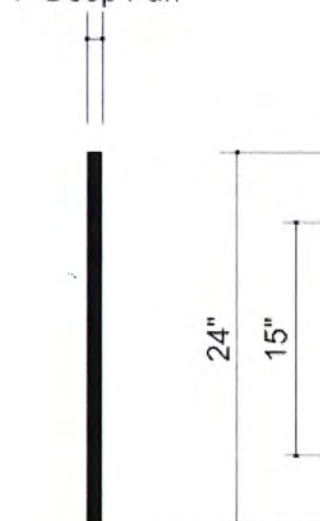


North Building Elevation - Before

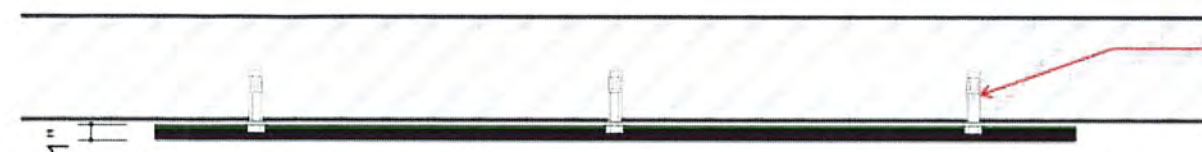


North Building Elevation - AFTER

1" Deep Pan

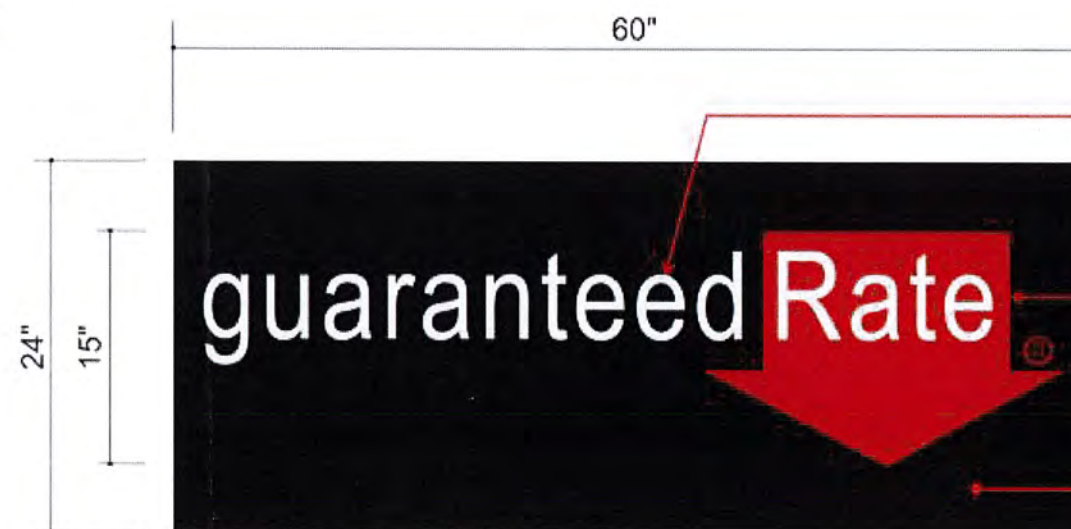


Side View



Plan View

Mounting bolts
based on existing
conditions



1/4" Aluminum FCOs
"guaranteed Rate" Letters,
painted White and
pin mounted to sign face

Arrow and ® First surface
3M vinyl to match
PMS 1797c Red

Paint background
and returns to match
PMS 426c Black

Front View

S/F Non-Illuminated Wall Sign -

Scale 1" = 1'-0"

Qty: (1) Required

Square Footage: 10.0

Flat aluminum panel blade sign, painted Black with first surface applied vinyl graphics.
Panel attached to mounting angle and fastened to existing wall with mounting bolts.

Field survey required prior to fabrication. Drawing for concept purposes.

3.1 Color

Guaranteed Rate's primary colors are:

1. GR Red - Pantone 1797 C
2. White
3. GR Grey - Pantone 426 C

Secondary colors are based on colorimetric data only with prior approval from the design department or in specific cases noted elsewhere in this document.



guaranteedRate®

**OLYMPIK
SIGNS**

account representative
R WHITEHEAD JR

client

14 West Hinsdale Avenue #A
Hinsdale, IL 60521

drawn by
PAMELA F

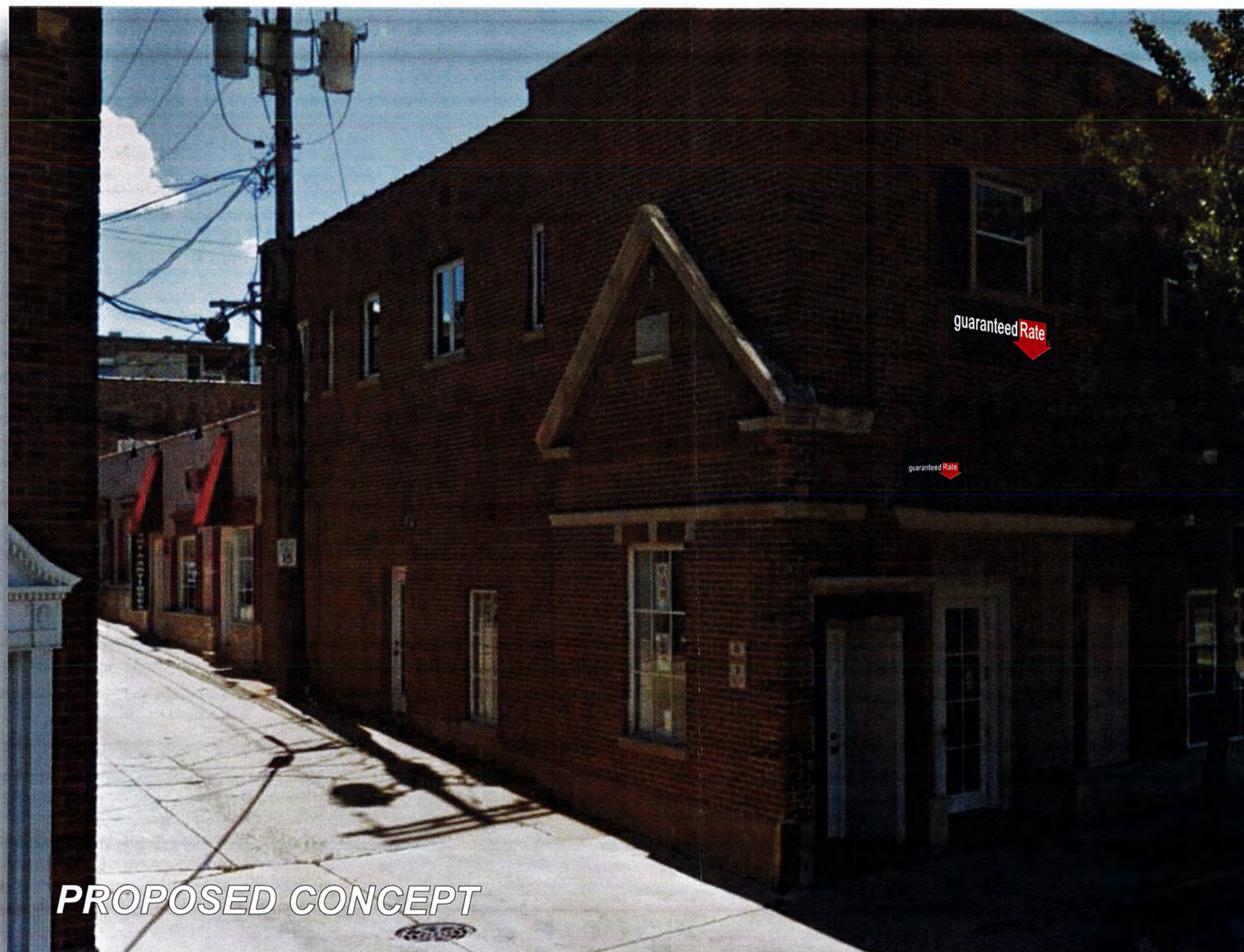
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Comments:

SIGN LAYOUT

Attachment 1

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PROPOSED CONCEPT

guaranteedRate®



1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100

14 West Hinsdale Avenue #A
Hinsdale, IL 60521

WWW.OLYSIGNS.COM

account representative

R WHITEHEAD JR

client

drawn by

PAMELA F

• job#: 20-8099

• 01-21-20

• rev.# 02-18-20

Comments:

SIGN CONCEPT

Attachment 1

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page 5 of 5



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT



Applicant
Name: <u>Olympik Signs</u>
Address: <u>1130 N. GARFIELD</u>
City/Zip: <u>Lombard, IL 60148</u>
Phone/Fax: <u>(630) 652-4165</u> / <u>630-424-6120</u>
E-Mail: <u>RWhiteheadja@olympik.com</u>
Contact Name: <u>Robby Whitehead</u>

Contractor
Name: <u>Olympik Signs</u>
Address: <u>1130 N. GARFIELD</u>
City/Zip: <u>Lombard, IL 60148</u>
Phone/Fax: <u>(630) 652-4165</u> / <u>630-424-6120</u>
E-Mail: <u>RWhiteheadja@olympik.com</u>
Contact Name: <u>Robby Whitehead</u>

ADDRESS OF SIGN LOCATION: <u>14 W. HINSDALE AVE. Unit A (Guaranteed Rate)</u>
ZONING DISTRICT: Please Select One →
SIGN TYPE: Please Select One → <u>wall</u>
ILLUMINATION Please Select One → <u>None, Non-illuminated</u>

Sign Information:	Site Information:
Overall Size (Square Feet): <u>10</u> (<u>24"</u> x <u>60"</u>)	Lot/Street Frontage: <u>50'</u>
Overall Height from Grade: <u>16</u> Ft.	Building/Tenant Frontage: <u>17'</u>
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
① <u>Black</u>	Business Name: <u>N/A</u>
② <u>White</u>	Size of Sign: <u>N/A</u> Square Feet
③ <u>Red</u>	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.

Robby Whitehead
Signature of Applicant

1-27-20
Date

AR Satri
Signature of Building Owner

1/2/20
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: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

BLADE
SIGN

Applicant	
Name:	<u>Olympic Signs</u>
Address:	<u>1130 N. GARFIELD</u>
City/Zip:	<u>Lombard, IL 60148</u>
Phone/Fax:	<u>(630) 652-4105 / 630-424-6120</u>
E-Mail:	<u>Rwhiteheadja@olympic.com</u>
Contact Name:	<u>Robby Whitehead</u>

Contractor	
Name:	<u>Olympic Signs</u>
Address:	<u>1130 N. GARFIELD</u>
City/Zip:	<u>Lombard, IL 60148</u>
Phone/Fax:	<u>(630) 652-4105 / 630-424-6120</u>
E-Mail:	<u>Rwhiteheadja@olympic.com</u>
Contact Name:	<u>Robby Whitehead</u>

ADDRESS OF SIGN LOCATION:	<u>14 W. HINSDALE AVE. UNIT A (Guaranteed Rate)</u>
ZONING DISTRICT:	Please Select One →
SIGN TYPE:	Please Select One → <u>BLADE</u>
ILLUMINATION	Please Select One → <u>None, Non-illuminated</u>

Sign Information:
Overall Size (Square Feet): <u>3</u> (<u>18"</u> x <u>24"</u>)
Overall Height from Grade: <u>12</u> Ft.
Proposed Colors (Maximum of Three Colors):
① <u>Black</u>
② <u>White</u>
③ <u>Red</u>

Site Information:
Lot/Street Frontage: <u>50'</u>
Building/Tenant Frontage: <u>17'</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.

Robby Whitehead
Signature of Applicant

1-27-20
Date

AL Entrie
Signature of Building Owner

1/2/20
Date

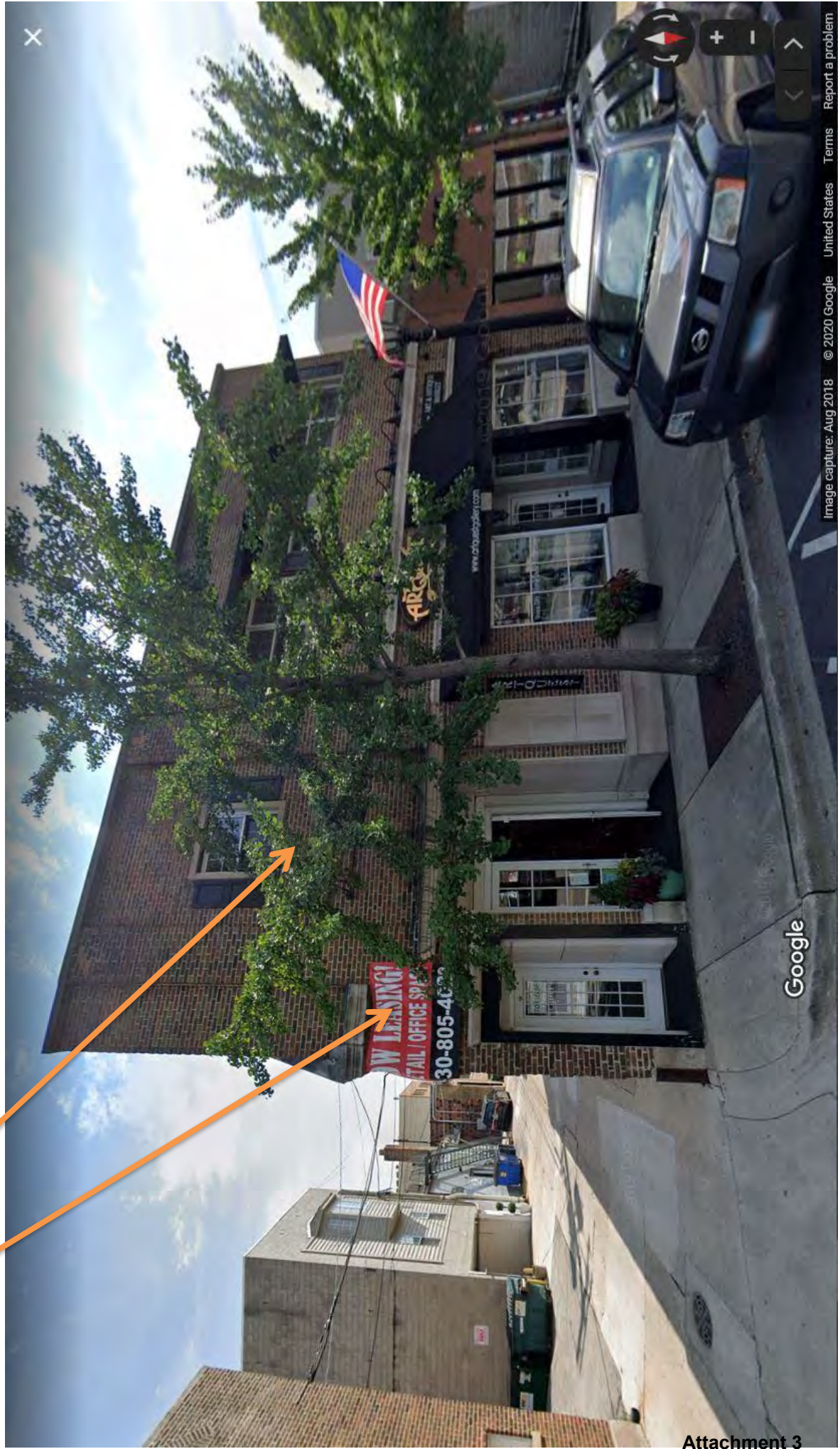
FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



Attachment 3: Street View of 14 W. Hinsdale Ave. (facing south)
Proposed Blade and Wall Signs



Attachment 4: Birds Eye View of 14 W. Hinsdale Avenue (facing south)






MEMORANDUM

DATE: March 11, 2020

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 35 S. Washington Street – Berkshire Hathaway (on 2nd floor) – 2 Wall Sign Replacement Case A-06-2020

Summary

The Village of Hinsdale has received a sign application from Signmax, Inc., on behalf of Berkshire Hathaway Home Services Chicago, to replace two (2) existing wall signs on the corner 2-story building at 35 S. Washington Street in the B-2 Central Business District and within the Historic Downtown District.

At the March 4, 2020, Historic Preservation Commission (HPC) meeting, the HPC unanimously recommended approval for the request, as submitted, 7-0.

Request and Analysis

The building at 35 S. Washington Street is located on the corner of Washington Street and Hinsdale Avenue, and currently has 1 wall sign facing west and 1 wall sign facing north, respectively. The existing wall signs are 2' tall and 6' long for an area of 12 SF each. The proposed 2 wall sign replacements are smaller, 2' tall and 3'-6" long for an area of 7 SF each.

The requested signs have 2 colors, white text (only) on a painted burgundy ("BHHS Cabernet") sign backing. The proposed signs are not internally illuminated, however, would utilize existing gooseneck light fixtures. This request is Code compliant.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. The PC 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,



MEMORANDUM

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:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Two Street Views of 35 S. Washington Street

Attachment 4 - Birds Eye View of 35 S. Washington Street



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Berkshire Hathaway Home Services Chicago
Address: 35 S. Washington Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (⁸⁴⁷) 853-6644 / _____
E-Mail: dterrell@BHHSChicago.com
Contact Name: Darla Terrell

Contractor

Name: Signmax, Inc.
Address: 1018 Lunt Avenue
City/Zip: Schaumburg, IL 60193
Phone/Fax: (⁸⁴⁷) 534-7135 / _____
E-Mail: info@thesignmax.com
Contact Name: Gokhan Oner

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 7 (2 x 3.5)

Overall Height from Grade: 14 Ft.

Proposed Colors (Maximum of Three Colors):

- ① BHHS Cabernet
- ② White
- ③ _____

Site Information:

Lot/Street Frontage: 52.25' / 70'

Building/Tenant Frontage: 30' / 37'

Existing Sign Information:

Business Name: Berkshire Hathaway Home Services

Size of Sign: (x2) 12 Square Feet

Business Name: Berkshire Hathaway Home Services Chicago

Size of Sign: (x2) 12 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.

Gokhan Oner
Signature of Applicant

2-3-20
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

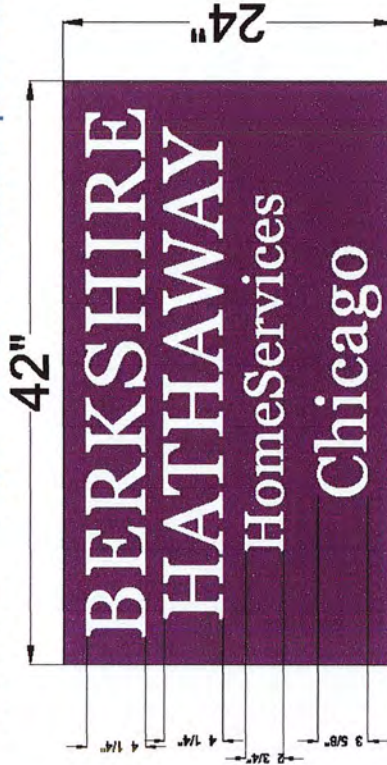
EAST ELEVATION, EXISTING



SOUTH ELEVATION, EXISTING



QTY : 2 non illuminated panel

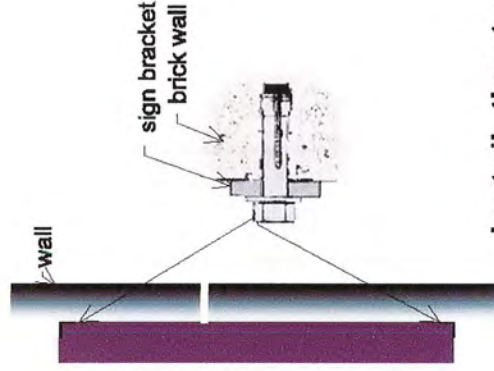


PROPOSED

BHHS Cabernet
Pantone 7659
MP70169 SATIN

panel : 7659 painted (MP 70169 satin)
letters: white

installation type



SIGNMAX
MANUFACTURING-SERVICE-INSTALLATION
1018 Lunt Ave Schaumburg IL 60193
Phone (847) 594-7765 Fax (847) 594-5694

Job name: **BERKSHIRE HATHAWAY**
HomeServices
Address: **35 S. Washington st, Hinsdale**

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LOC # 35



BERKSHIRE HATHAWAY
 HomeServices
 Job name:
 Address: **35 S. Washington st, Hinsdale**
THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF SIGNMAX. ARTWORK IS EXCLUSIVE PROPERTY OF SIGNMAX INC.

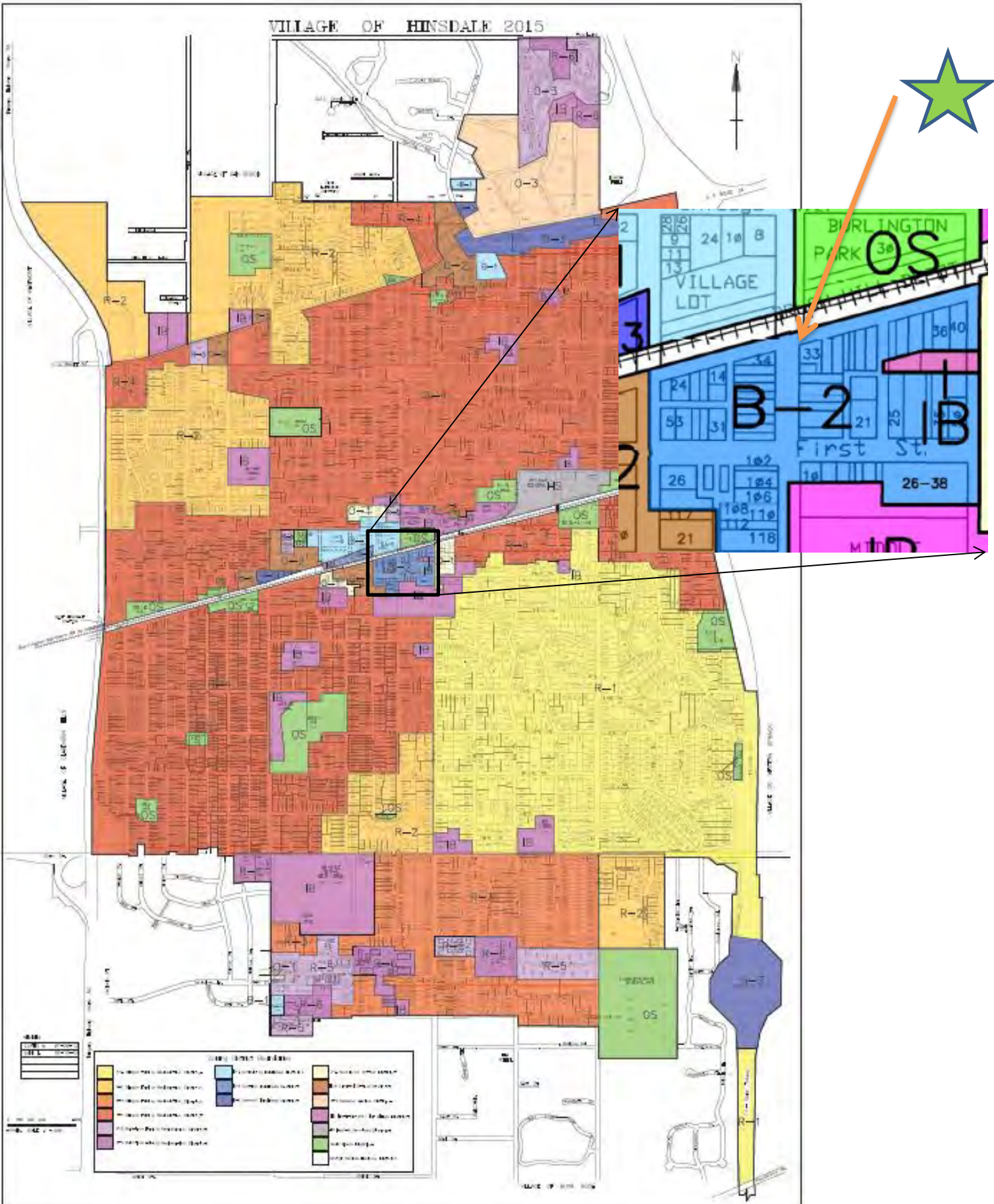
SIGNMAX
 MANUFACTURING-SERVICE-INSTALLATION
 1018 Lunt Ave Schaumburg, IL 60193
 Phone (847) 584-7195 Fax (847) 584-5584



SIGNMAX
 MANUFACTURING-SERVICE-INSTALLATION
 1018 Lunt Ave Schaumburg IL 60195
 Phone (847) 534-7105 Fax (847) 534-5594

BERKSHIRE HATHAWAY
 HomeServices
 Address: 35 S. Washington st, Hinsdale
 Job name:
 THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT FOR WHICH SIGNMAX HAS BEEN RETAINED BY THE CLIENT. IT IS NOT TO BE EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF SIGNMAX. ARTWORK IS EXCLUSIVE PROPERTY OF SIGNMAX INC.

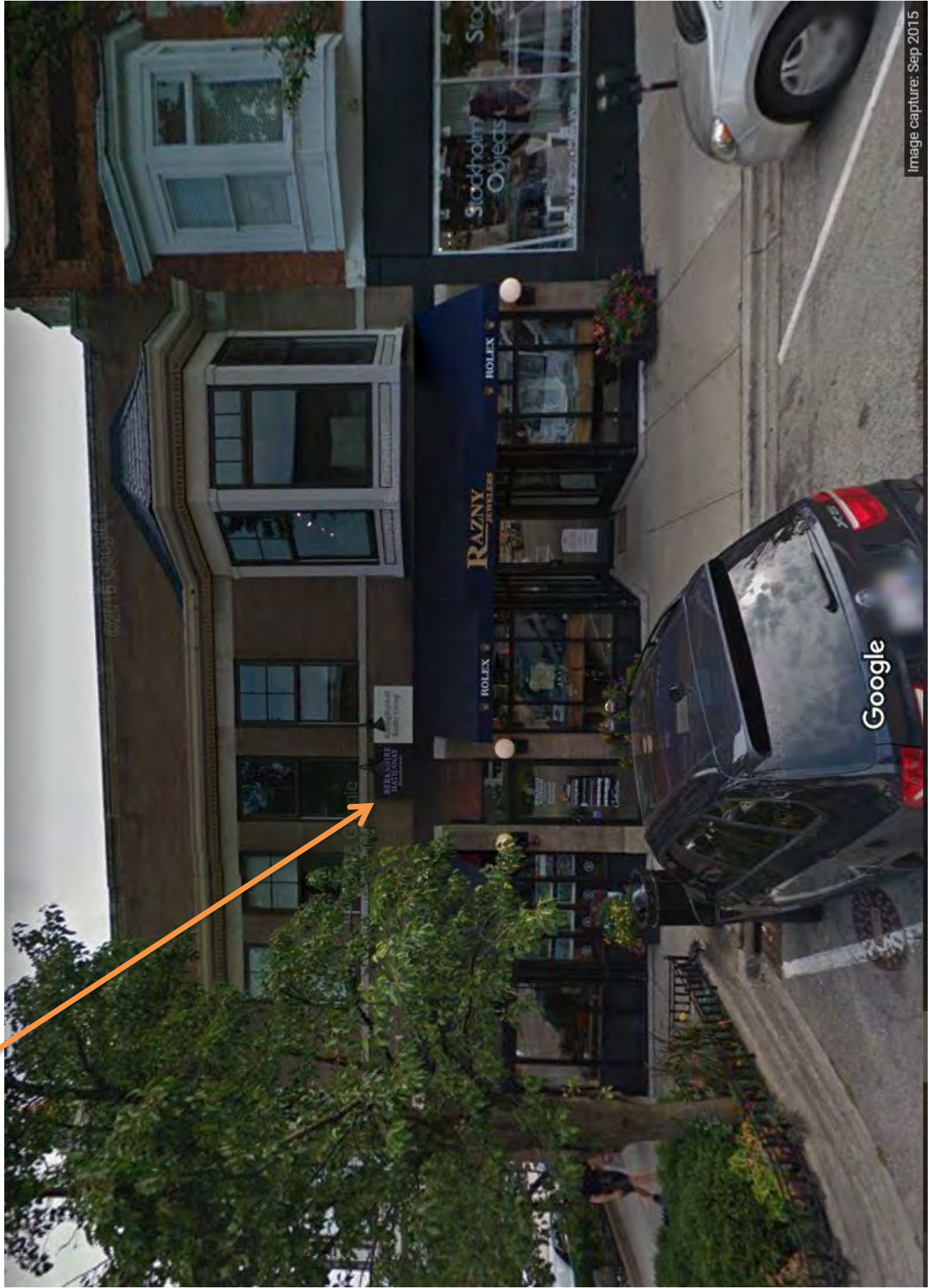
Attachment 2: Village of Hinsdale Zoning Map and Project Location



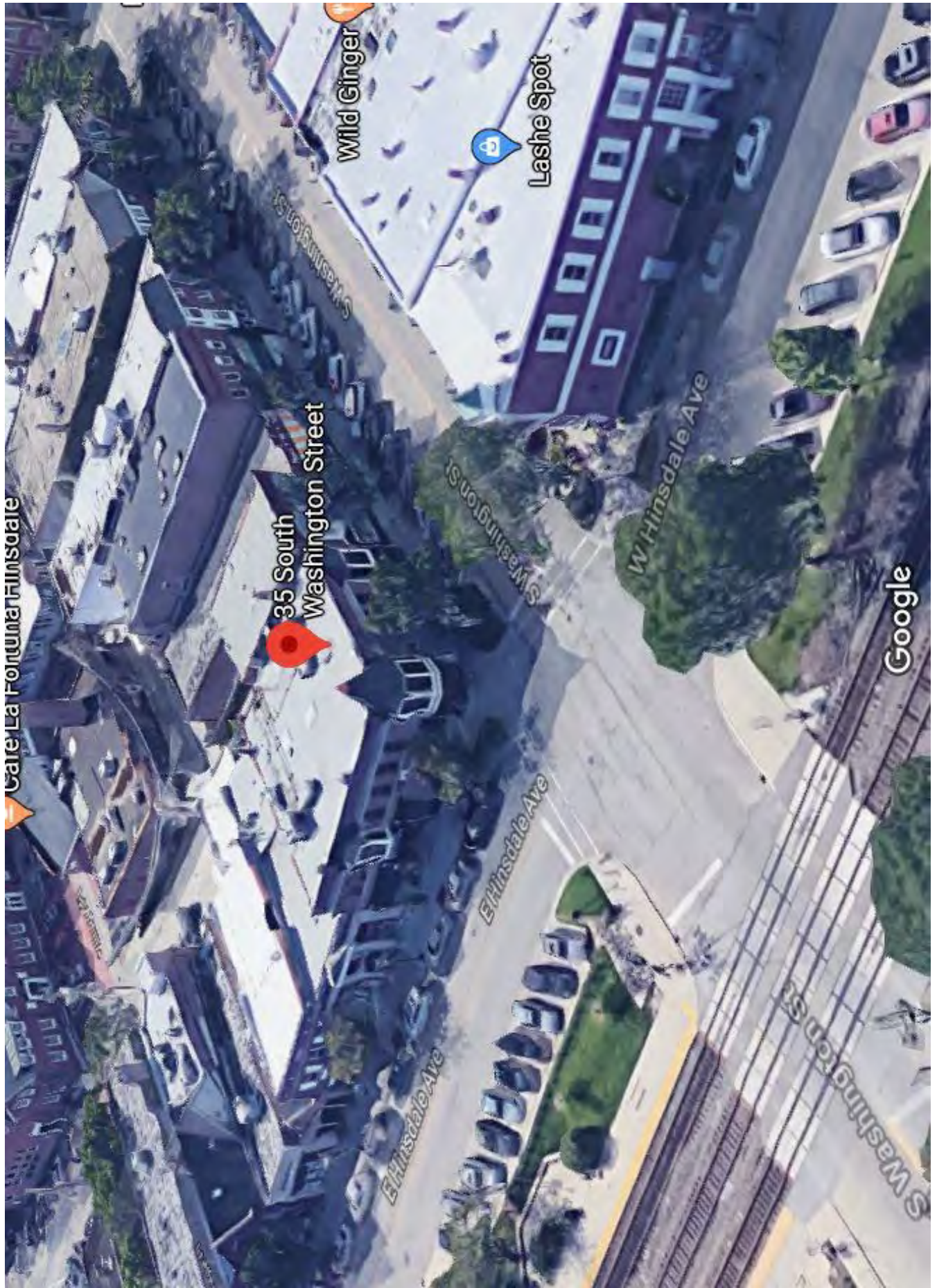
Attachment 3: Street View of 35 S. Washington St. (on Hinsdale Ave. facing north)
Subject Wall Sign 1



Attachment 3: Street View of 35 S. Washington St. (facing west)
Subject Wall Sign 2



Attachment 4: Birds Eye View of 35 S. Washington St. (facing southeast)






MEMORANDUM

DATE: March 11, 2020

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 420 E. Ogden Ave. – Continental AutoSports Ferrari – Major Adjustment to the Planned Development/Exterior Appearance and Site Plan for Façade and new Signage updates for the Ferrari Dealership in the B-3 General Business District
Case A-04-2020

Request and Analysis

On October 19, 2010, the Board of Trustees approved Ordinance O2010-49, approving a Special Use Permit for a Planned Development and Site Plans and Exterior Appearance plans for façade changes for the Continental AutoSports Ferrari and Maserati Dealership at 420 E. Ogden Avenue. Per the Ordinance exhibit, the front elevation illustrated the grey tiled front façade of the building and a Ferrari and Maserati Wall sign.

On May 21, 2013, the Board of Trustees approved Ordinance O2013-10, approving a Major Adjustment to a Planned Development for two (2) new ground signs for the Ferrari and Maserati Dealership. This Ordinance allowed the dealership to install:

- 2 ground signs instead of 1 allowed by Code
- 5 colors instead of 3 colors allowed by Code
- Setback relief of 8' front yard and 4' side-yard instead of 10' and 6', respectively
- Height relief for 15' ground signs instead of 8' (sign 1) and 6' (sign 2) per Code

This second major adjustment is a request to update the front façade and ground signs to reflect that the dealership is exclusively a Ferrari dealership and no longer features Maserati. To this end, the applicant removed the former Maserati ground sign approximately a year ago. In regards to ground signage, this application includes five (5) code waivers:

- 2 ground signs instead of 1 allowed by Code (same as previous 2013 request)
- 5 colors instead of 3 colors allowed by Code (same as previous 2013 request)
- Setback relief of 8' front yard and 4' side-yard instead of 10' and 6', respectively (same as previous 2013 request)
- Height relief for 15' ground signs instead of 8' (sign 1) and 6' (sign 2) per Code (same as previous 2013 request)

Of note, the location of the new **second** ground sign is being proposed next to the front entrance ingress/egress, on the west end of the subject property.



MEMORANDUM

This Major Adjustment request also includes an exterior façade change in materials to aluminum composite material (ACM) cladding similar to the Land Rover/Jaguar dealership at 336 E. Ogden Avenue and replacing two (2) wall signs. The proposed color for the ACM cladding is metallic Ferrari grey. The proposed “Ferrari” text wall sign is stainless steel with a chrome finish. The existing “Ferrari” text wall sign is 73 SF, and the new proposed is 4’-4 ¾” tall and 24’-8” wide for an area of 108.6 SF

The second wall sign features 5 colors and the glorious Ferrari prancing horse logo. The proposed logo wall sign is 3’-1” tall and 4’-11” wide for an area of 15.16 SF (identical dimensions as the existing logo sign). The logo, currently next to the “Ferrari” text, would be moved to the other side of the building, to create a more symmetrical appearance on the building. The former Maserati wall sign was removed and created a blank wall on the west side of the building.

The combined sign area of the two (2) wall signs is 123.76 SF, and 23.76 SF over the maximum permitted by the Code. In short, this wall sign request includes two (2) code waivers:

- Larger signage of 123.76 SF instead of 100 SF allowed by Code
- Internally illuminated translucent background (same as current logo wall sign)

At the February 18, 2020, Village Board meeting, the Board of Trustees expressed concern over the initially proposed larger sizes (taller and wider) of the new ground signs; specifically in regards to the 20’ height as initially requested. Based on the feedback from the Trustees, the applicant has revised the request to keep the existing ground sign, and propose a second ground sign with the same exact dimensions as the approved ground sign from 2013 (15’ tall and 2’-8.5” wide).

Process

Pursuant to Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for exterior appearance 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) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-604 and 11-606.

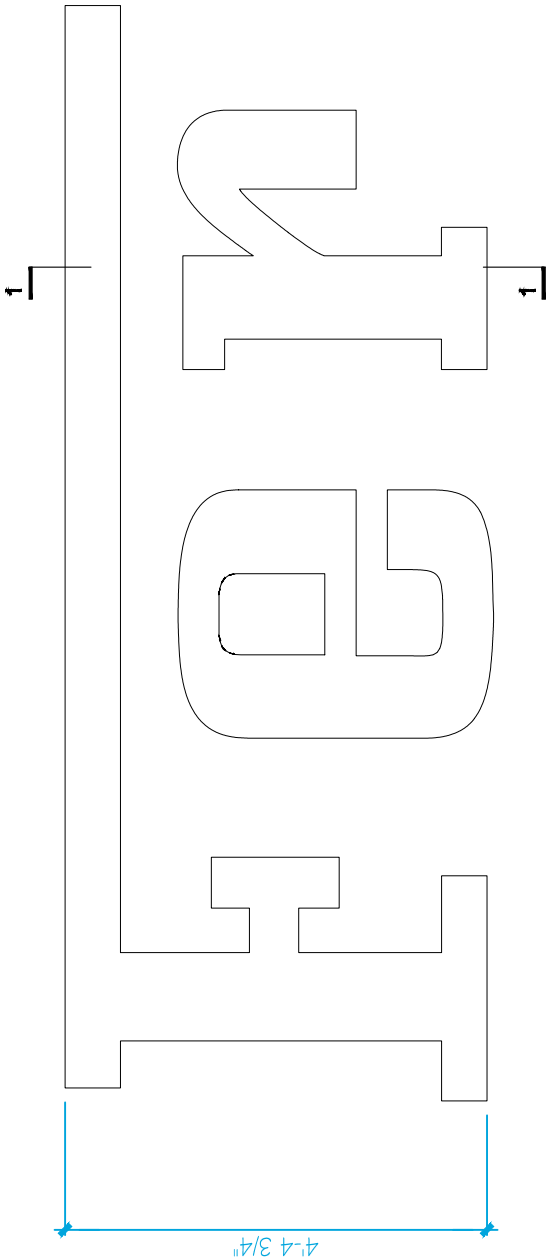
Attachments:

- Attachment 1 – Major Adjustment and Exterior Appearance/Site Plan Application
- Attachment 2 - Ordinance O2013-10 (May 21, 2013) and Ordinance O2010-49 (October 19, 2010)
- Attachment 3 - Street View of 420 E. Ogden Avenue from three (3) directional views
- Attachment 4 - Zoning Map and Project Location
- Attachment 5 - Aerial View Map of 420 E. Ogden Avenue
- Attachment 6 - Birds Eye View Map of 420 E. Ogden Avenue
- Attachment 7 - Definition of “Substantial Conformity” per the Zoning Code Section 12-206



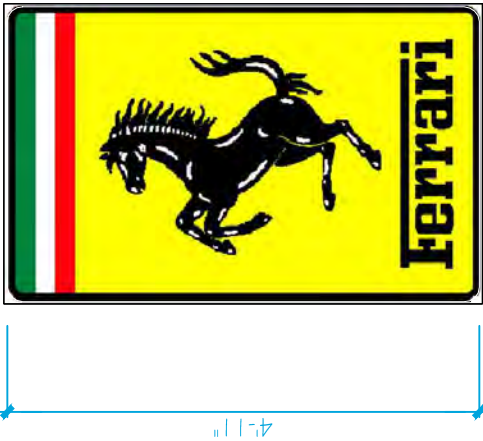
EXAMPLE VIEW AT NIGHT

Requesting for 2nd
Ground sign
identical to existing



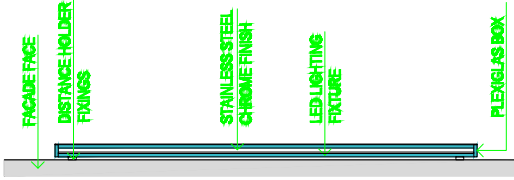
FRONT ELEVATION
SCALE 1/20

3'-0 7/8"

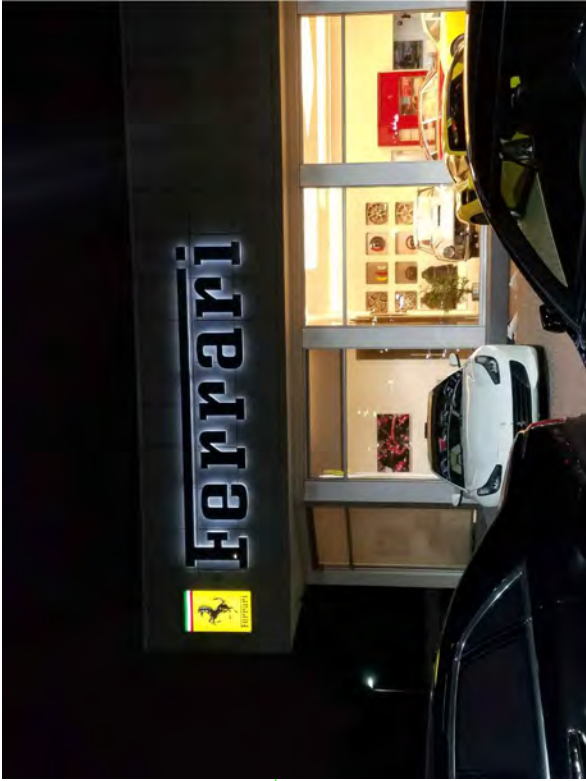
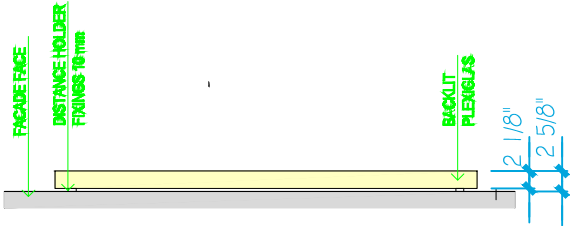


4'-1 1/4"

SECTION
SCALE 1/20



SIDE ELEVATION
SCALE 1/20



EXAMPLE VIEW AT NIGHT

BUILDING SIGNAGE

SCALE: 1/2" = 1'-0"

MONUMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0"

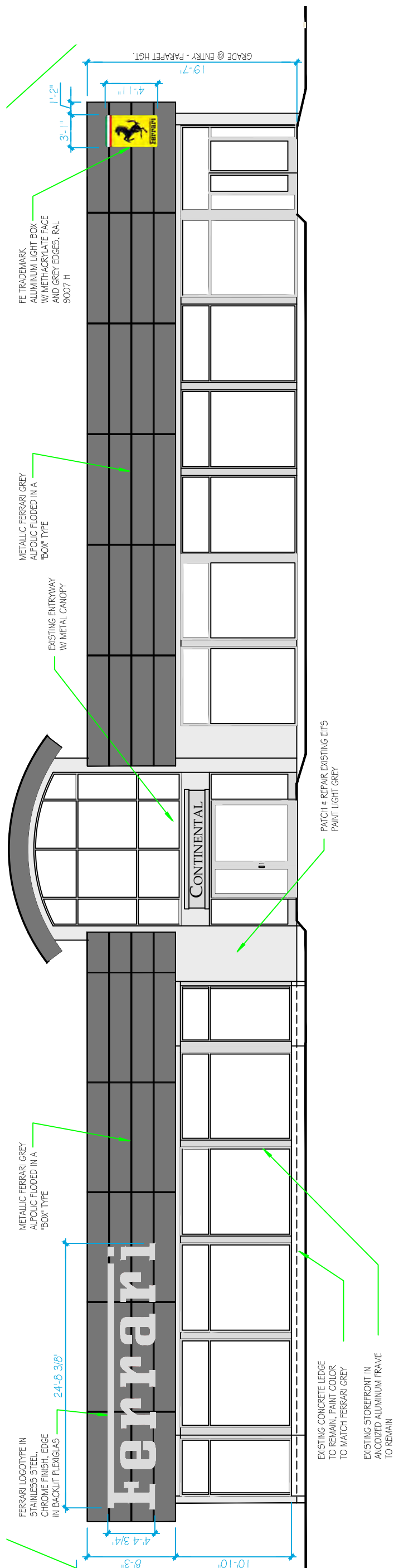
DATE 01/31/20	SHEET Exterior Signage

5012 Fairview Ave.
Downers Grove, IL 60515
630.789.2513
studio21architects.com



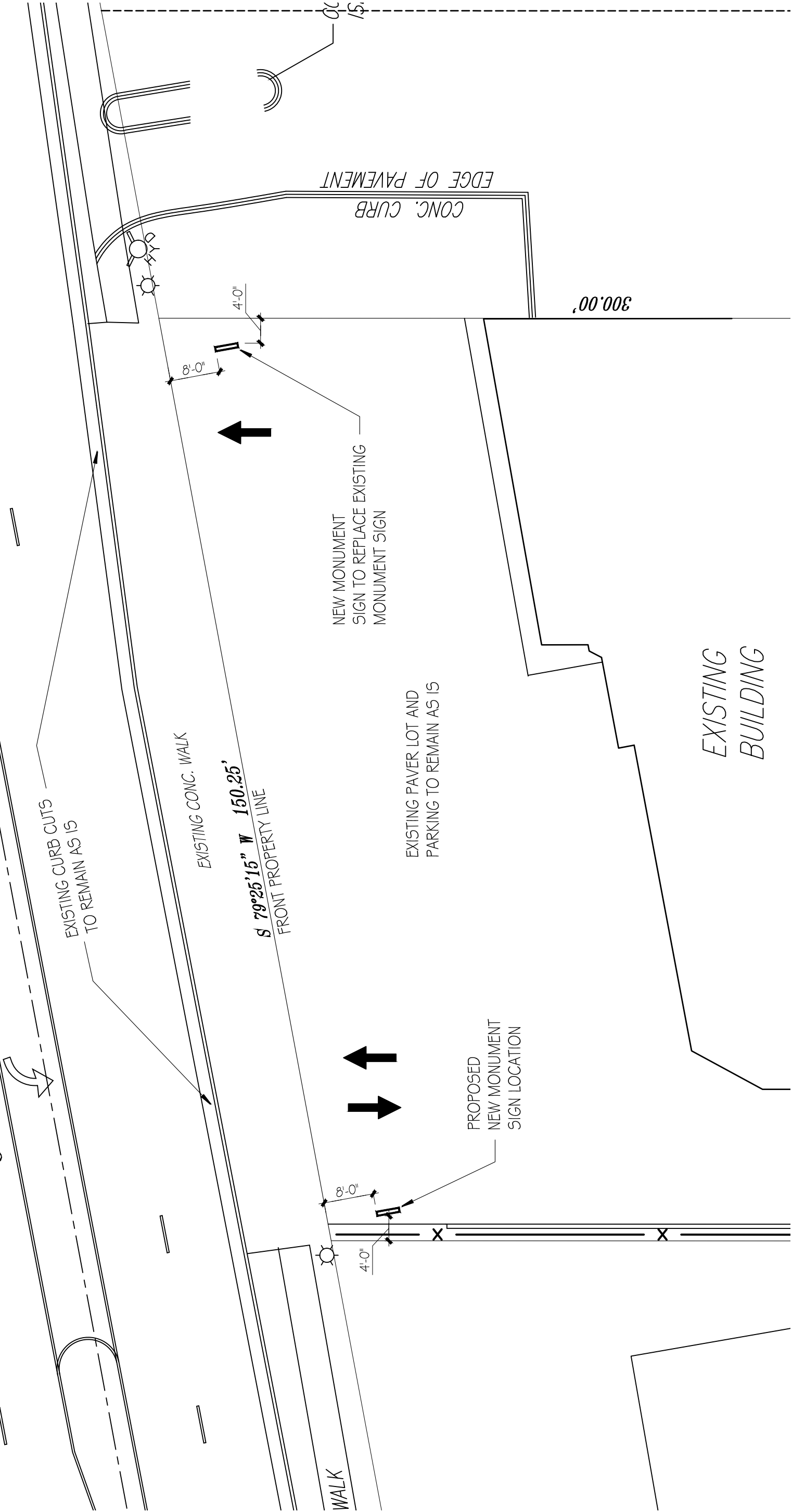
Continental AutoSports Signage
420 E. Ogden Avenue, Hinsdale, IL 60521

MONUMENT SIGN ELEVATION



NORTH ELEVATION

OGDEN AVE - U.S. RT. 34



SITE PLAN

SCALE: 1/16"= 1'-0"



studio21
architects

5012 Fairview Ave.
Downers Grove, IL 60515

630.789.2513
studio21architects.com



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Continental AutoSports
Address: 420 E Ogden
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 655 / 3535
E-Mail: jkw@continentalmotors.com

Owner

Name: Joel Weinberger
Address: 420 E Ogden
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 655 / 3535
E-Mail: jkw@continentalmotors.com

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

Name: A William Styczynski
Title: Architect, Studio21 Architects.com
Address: 5012 Fairview Ave
City/Zip: Downers Grove, IL 60515
Phone/Fax: (630) 789 / 2513
E-Mail: Bill@Studio21architects.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: 420 E Ogden

Property identification number (P.I.N. or tax number): 09 - 01 - 212 - 004

Brief description of proposed project: Upgrade existing facade and signage

General description or characteristics of the site: Existing Ferrari dealership

Existing zoning and land use: B-3 General Business District

Surrounding zoning and existing land uses:

North: O-3

South: R-3

East: B-3

West: B-3

Proposed zoning and land use: B-3 General Business District

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: 420 E Ogden

The following table is based on the B-3 Zoning District. - PLANNED DEVELOPMENT

	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	100'	91.07'
Corner Side Yard Setback	-	-
Interior Side Yard Setback	10' / 10'	24.4' / 0'
Rear Yard Setback	20'	60.69'
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: _____

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 30, day of Jan, 2020, I/We have read the above certification, understand it, and agree to abide by its conditions.

Joel Weinberger
Signature of applicant or authorized agent

Joel Weinberger
Name of applicant or authorized agent

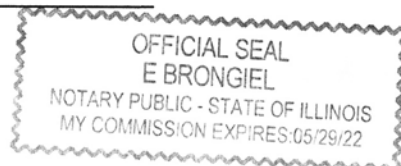
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 30 day of
Jan, 2020.

[Signature]
Notary Public

4





**MAJOR ADJUSTMENT TO PLANNED
DEVELOPMENT
COMMUNITY DEVELOPMENT
DEPARTMENT**

***Must be accompanied by completed Plan Commission Application**

Address of proposed request:

Proposed Planned Development request:

Amendment to Adopting Ordinance Number:

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, by ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.
2. Explain the reason for the proposed major adjustment.



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

Address of proposed request: _____

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.
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.



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

Applicant

Name: Continental AutoSports
Address: 420 E Ogden
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 655 / 3535
E-Mail: jkw@continentalmotors.com
Contact Name: Joel Weinberger

Contractor

Name: LaMantia Construction
Address: 20 E Ogden
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 663 / 9900
E-Mail: DCapocci@LaMantia.com
Contact Name: Doug Capocci

ADDRESS OF SIGN LOCATION: 420 E Ogden

ZONING DISTRICT: B-3 General Business District

SIGN TYPE: Monument Sign

ILLUMINATION Internally Illuminated

*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 39.71 (2'-9" x 14'-4")

Overall Height from Grade: 14'-9" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Red
- ② Black
- ③ Yellow

Site Information:

Lot/Street Frontage: 150.19'

Building/Tenant Frontage: 129'-9"

Existing Sign Information:

Business Name: Ferrari (Pylon)

Size of Sign: 39.71 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

03/05/2020

Date

[Signature]
Signature of Building Owner

03/05/20

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



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

Applicant

Name: Continental AutoSports
Address: 420 E Ogden
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 655 / 3535
E-Mail: jkw@continentalmotors.com
Contact Name: Joel Weinberger

Contractor

Name: LaMantia Construction
Address: 20 E Ogden
City/Zip: Hinsdale, IL 60521630
Phone/Fax: (630) 663 / 9900
E-Mail: DCapocci@LaMantia.com
Contact Name: Doug Capocci

ADDRESS OF SIGN LOCATION: 420 E Ogden
ZONING DISTRICT: B-3 General Business District
SIGN TYPE: Wall Sign
ILLUMINATION Back Lit

Sign Information:

Overall Size (Square Feet): 108.6 (24'-8" x 4'-4 3/4")
Overall Height from Grade: 18'-6" Ft.
Proposed Colors (Maximum of Three Colors):
① Steel Chrome
② _____
③ _____

Site Information:

Lot/Street Frontage: 150.19'
Building/Tenant Frontage: 129'-9"
Existing Sign Information:
Business Name: Ferrari (Wall)
Size of Sign: 73 Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

1/30/2020
Date

[Signature]
Signature of Building Owner

1/30/2020
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: _____



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

Applicant

Name: Continental AutoSports
Address: 420 E Ogden
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 655 / 3535
E-Mail: jkw@continentalmotors.com
Contact Name: Joel Weinberger

Contractor

Name: LaMantia Construction
Address: 20 E Ogden
City/Zip: Hinsdale, IL 60521630
Phone/Fax: (630) 663 / 9900
E-Mail: DCapocci@LaMantia.com
Contact Name: Doug Capocci

ADDRESS OF SIGN LOCATION: 420 E Ogden
ZONING DISTRICT: B-3 General Business District
SIGN TYPE: Wall Sign
ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 15.16 (3'-1" x 4'-11")
Overall Height from Grade: 18'-9" Ft.
Proposed Colors (Maximum of Three Colors):
① Red
② Black
③ Yellow

Site Information:

Lot/Street Frontage: 150.19'
Building/Tenant Frontage: 129'-9"
Existing Sign Information:
Business Name: Ferrari Logo (Wall)
Size of Sign: 15.16 Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

1/30/2020
Date

[Signature]
Signature of Building Owner

1/30/2020
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: _____

WARNING

CALL BEFORE YOU DIG
800-892-0123

CALL J.U.L.I.E. TOLL FREE
800-892-0123

BENCHMARK:

A BRONZE DISK MONUMENT ESTABLISHED IN CONC. BASE OF TRAFFIC CONTROL LIGHT STAMPED "DUPAGE COUNTY MAPS AND PLATS" LOC. AT THE NORTHWEST CORNER OF YORK RD. & U.S. RT. 34 (OGDEN AVE.)

ELEVATION: 652.76

"NOTE: EXISTING FOUNDATION AND STRUCTURE MATERIALS TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

"NOTE: SITE IS NOT EARTHWORK BALANCED. CONTRACTOR SHOULD EXPECT TO REMOVE EXCESS EXCAVATION FROM SITE AND DISPOSE OF LEGALLY.

CONTRACTOR TO REMOVE AND REPLACE ANY CURB DAMAGED DURING CONSTRUCTION.

CONTRACTOR TO REMOVE AND REPLACE ANY DAMAGED SIDEWALK.

SIDEWALK REPLACEMENT: SIDEWALK THROUGH DRIVE - 7" THICK W/ 2" GRANULAR BEDDING, ELSEWHERE 5" THICK.

ALL CONTRACTOR SIGNS TO BE PLACED WITHIN PROPERTY BOUNDARY.

DOWNSPOUTS TO DRAIN TO THE FRONT OR REAR OF THE PROPERTY.

FOUNDATION DEWATERING: PUMP FILTERED WATER TOWARDS STORM INLET AT SOUTHEAST CORNER OF PROPERTY.

LEGEND

- FOUND IRON PIPE
- WATER VALVE VAULT
- 8" BOX
- STREET LIGHT
- CURB INLET
- FIRE HYDRANT
- MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- GAS VALVE
- I.B.T. BOX
- POWER POLE
- ELECTRIC TRANSFORMER
- CABLE BOX
- TRAFFIC CONTROL BOX
- MAIL BOX
- A/C UNIT
- PROPOSED DOWNSPOUT
- SPOT ELEVATION
- PROPOSED ELEVATION
- FLOW ARROW
- FINISHED GRADE ELEVATION
- TOP OF FOUNDATION ELEVATION
- BRICK LEDGE ELEVATION
- JOIST LEDGE ELEVATION
- GARAGE FLOOR ELEVATION
- FINISHED FLOOR ELEVATION
- TREE WIDEMETER - PINE
- TREE WIDEMETER - DECIDUOUS
- WATER SERVICE (EXISTING)
- WATER SERVICE (PROPOSED)
- SANITARY SEWER (EXISTING)
- SANITARY SEWER (PROPOSED)
- STORM SEWER (EXISTING)
- STORM SEWER (PROPOSED)
- GRANULAR TRENCH BACKFILL
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FENCE LINE
- SILT FENCE

GENERAL NOTES:

ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE VILLAGE OF HINSDALE CODES.

PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE AGENCIES HAVING JURISDICTION (ILLINOIS DEPARTMENT OF TRANSPORTATION, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, DUPAGE COUNTY PUBLIC WORKS DEPARTMENT, HINSDALE FIRE PROTECTION DISTRICT, ETC.) PRIOR TO INITIATION OF CONSTRUCTION ACTIVITY.

ALL STRUCTURE ADJUSTMENTS SHALL BE ACCOMPLISHED WITH ONLY CONCRETE RINGS OR CONCRETE BRICK.

EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE INTEGRATED INTO THE SITE DRAINAGE SYSTEM OR REMOVED IN A MANNER DEEMED APPROPRIATE BY THE VILLAGE OF HINSDALE.

BUILDER SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION. PRIOR TO FINAL ACCEPTANCE BY THE VILLAGE OF HINSDALE, VILLAGE OF HINSDALE SHALL HAVE 48 HOURS NOTICE PRIOR TO INITIATION OF CONSTRUCTION ACTIVITY.

THE TESTING AND STERILIZATION OF ALL NEW WATER DISTRIBUTION FACILITIES SHALL BE COMPLETED PRIOR TO MAKING WATER SERVICE TAPS.

CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY EXCAVATION WORK (INCLUDE SECTION, TOWNSHIP, AND RANGE NUMBERS OF PROPERTY WITH NOTE.)

ALL UTILITY LINES SHALL BE AUGURED UNDERNEATH STREET PAVEMENTS UNLESS SPECIFIC APPROVAL IS GRANTED BY VILLAGE OF HINSDALE TO OPEN CUT THE STREET PAVEMENT. CONTRACTOR SHALL MAINTAIN PAVEMENT CROSSING CUTS UNTIL FINAL PAVEMENT RESTORATION IS COMPLETE AND ACCEPTED BY VILLAGE OF HINSDALE.

ALL RESTORATION WORK IN THE RIGHT-OF-WAY SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE OF HINSDALE.

CONTRACTOR SHALL COMPLY WITH "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND DATED OCTOBER 1987, OR REVISED EDITIONS.

CONTRACTOR TO CLEAN STREET ON A DAILY BASIS.

NO OPEN FIRES OR OPEN BURNING PERMITTED.

DO NOT BLOCK PUBLIC SIDEWALKS OR STREETS. DO NOT ALLOW MATERIALS TO BE PLACED OR DUMPED IN STREETS OR ON SIDEWALKS. VEHICLES ARE NOT PERMITTED TO PARK IN PARKWAY AREAS.

UNDERGROUND UTILITIES NOT READILY VISIBLE OR MARKED AT TIME OF TOPOGRAPHY ARE NOT LOCATED (i.e. GAS, CABLE TV, PHONE, etc.) CONTRACTOR TO CONTACT THE INDIVIDUAL UTILITIES AND OR J.U.L.I.E. PRIOR TO CONSTRUCTION FOR EXACT LOCATIONS.

NOTE TO CONTRACTOR: PROPOSED STRUCTURE DIMENSIONS: FOUNDATION ELEVATIONS AND SET-BACKS TO BE BACK CHECKED AGAINST ARCHITECTURAL PLANS. ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY IN PLANS.

CONSTRUCTION SCHEDULE

	1	2	3	4	5	6	7	8	9
SILT & PERIMETER FENCE									
DEMOLITION / CLEARING									
FOUNDATION									
CONSTRUCTION									
FINAL GRADING									

SILT FENCE DETAIL (N.T.S.)

STAPLES (TYP.)

7'-3" MAX. CENTER TO CENTER

52" MIN. FENCE POSTS, DRIVEN MIN. 36" INTO GROUND

HEIGHT OF FILTER FABRIC

6" MIN.

1 1/2" x 1 1/2" OAK SMOKE

FLOW

BOTTOM OF FABRIC

PERSPECTIVE VIEW

52" MIN. FENCE POST

UNDISTURBED GROUND

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

SILT FENCE SHALL BE MAINTAINED UNTIL THE AREA TRIBUTARY TO THE STRUCTURE HAS STABILIZED GROUND COVER, AS DETERMINED BY THE VILLAGE ENGINEER.

PROPOSED PARKING LOT PAVEMENT SECTION

SITE PLAN, BOUNDARY AND TOPOGRAPHIC SURVEY

CONTINENTAL AUTOSPORTS

HINSDALE, IL 60521

DATE OF FIELD WORK COMPLETION: 04-26-05

PROFESSIONAL ENGINEER'S SEAL

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

GENESIS SURVEYING AND ENGINEERING, P.C., A ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFIES THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF LAMANTIA CONSTRUCTION CO., AND THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, A.D. 20 _____

JEFFREY A. SPIREK
ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 062-058417
GENESIS SURVEYING AND ENGINEERING, P.C.
PROFESSIONAL DESIGN FIRM No. 184-002922
MY LICENSE EXPIRES ON NOVEMBER 30, 2009

PLANS PREPARED FOR:

LaMANTIA CONSTRUCTION CO.

1227 OGDEN AVENUE

DOWNS GROVE, IL 60515

PROJ MGR: J.S.
DRAWN BY: D.S.
DATE: 03-03-08

#	DATE	BY	DESCRIPTION
1	07-14-08	D.S.	REVISED PER UPDATED ARCHITECTURAL PLANS

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYORS SEAL.

COMPARE THE DESCRIPTION OF THIS PLAT WITH YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

GENESIS SURVEYING AND ENGINEERING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED UNDER OUR DIRECTION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.

DATED THIS _____ DAY OF _____, A.D. _____

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2348
REGISTERED AGENT OF GENESIS SURVEYING AND ENGINEERING, P.C.
LICENSE TO BE RENEWED NOVEMBER 30, 2008

GENESIS JOB NO.

08-062

SHEET 1 OF 1

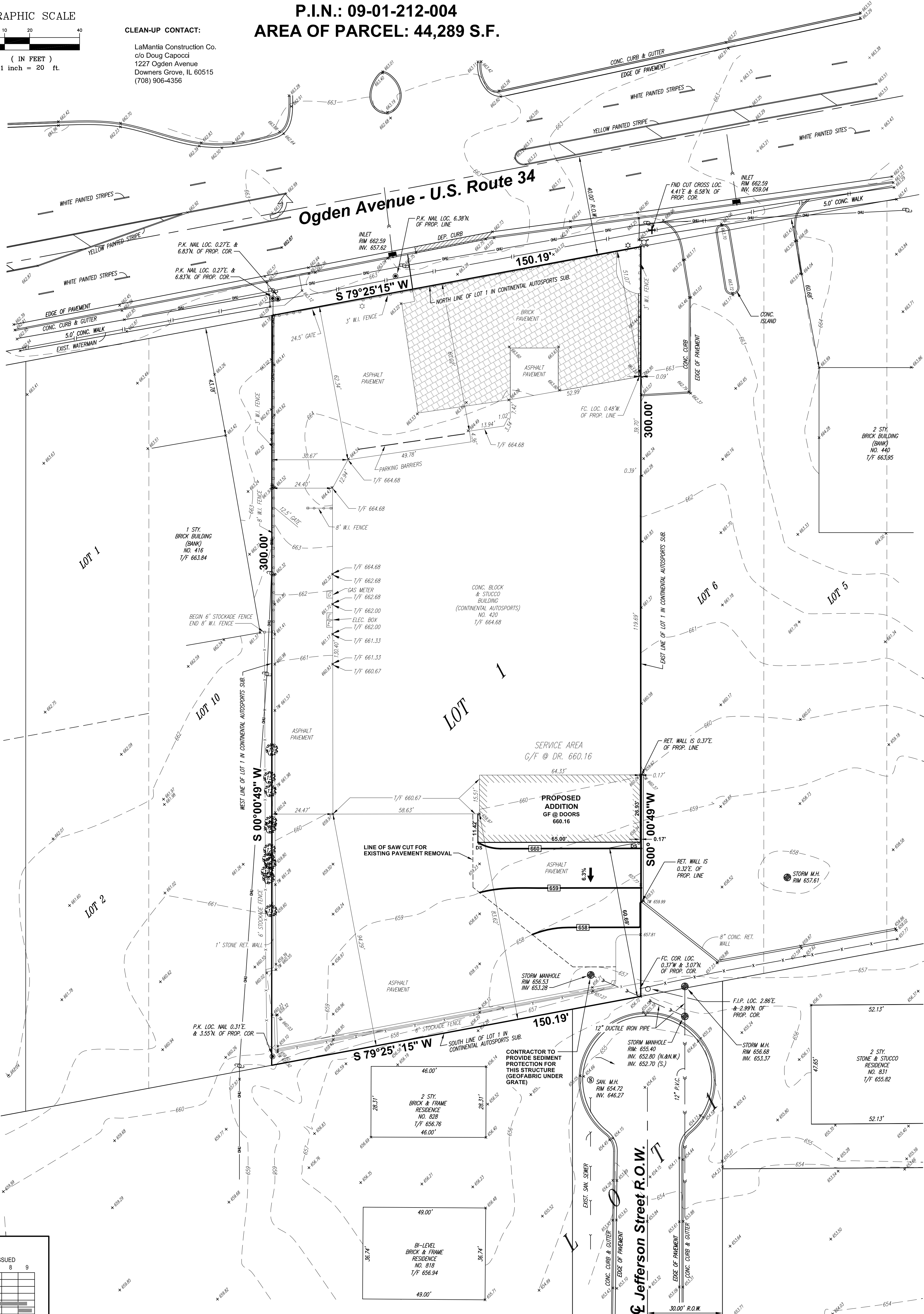
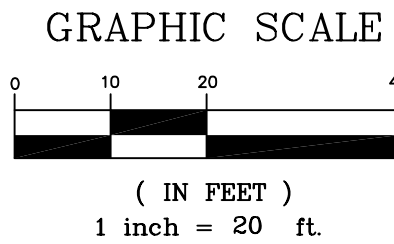
SITE PLAN, BOUNDARY AND TOPOGRAPHIC SURVEY OF

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

P.I.N.: 09-01-212-004
AREA OF PARCEL: 44,289 S.F.

CLEAN-UP CONTACT:

LaMantia Construction Co.
c/o Doug Capocci
1227 Ogden Avenue
Downers Grove, IL 60515
(708) 906-4356



Existing Lot Size: 44,289 S.F.

Existing Drainage Conditions:
8,270 S.F. flows North to Ogden Ave.
39,019 S.F. flows Southerly to Jefferson St.

Proposed Drainage Conditions:
Unchanged from existing

VILLAGE OF HINSDALE

ORDINANCE NO. O2013-10

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A PLANNED DEVELOPMENT FOR TWO NEW MONUMENT SIGNS
AT 420 E. OGDEN – CONTINENTAL MOTORSPORTS**

WHEREAS, a Planned Development for Continental Motorsports (the "Applicant") at 420 E. Ogden Avenue (the "Subject Property") was originally approved by Ordinance on October 19, 2010 (the "Planned Development"); and

WHEREAS, the Subject Property is improved with a Ferrari/Maserati auto dealership, and is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, part of the original approval of the Planned Development included an existing, outdated and non-conforming pylon sign that had been on the Subject Property for many years; and

WHEREAS, Ferrari/Maserati is now requiring the Applicant to update its signage and branding. Rather than simply replace the panel on the existing pylon sign, the Applicant is proposing to improve the site with the signage required and authorized by Ferrari/Maserati in the form of two monument signs (one for Ferrari and one for Maserati) that are more vertical in nature and less obtrusive than the existing pylon sign (the "proposed signs"). One sign would replace the existing pylon sign, and the second would be on the opposite side of the Subject Property, mirroring the size and setbacks of the first. Plans and specifications depicting the proposed signs are attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, replacing the existing sign with the proposed signs from Ferrari/Maserati requires several waivers due to the specific design requirements, and is a major adjustment to the approved final plan for the Planned Development requiring the approval of the Village Board pursuant to Subsections 11-603(L) and 11-603(K)(2) of the Hinsdale Zoning Code; and

WHEREAS, the Applicant has now submitted an application for a major adjustment to the Planned Development to allow for the proposed signs and related waivers on the Subject Property (the "Application"); and

WHEREAS, the Zoning and Public Safety Committee considered the Application at a public meeting on April 22, 2013 and, after finding the proposed signs and related waivers to be in substantial conformity with the Planned Development, recommended to this President and Board of Trustees approval of the major adjustment on a vote of 3-0 with 1 abstention; and

WHEREAS, the Board of Trustees of the Village have duly considered the recommendation of the Zoning and Public Safety Committee, and all of the materials, facts and circumstances affecting the Application, and find that the Application proposes changes to the approved final plan for the Planned Development that, as approved by this Ordinance, will be in substantial conformity with the approved final plan for the Planned Development, in conformance with Subsection 11-603(L) and 11-603(K)(2) of the Hinsdale Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the Board of Trustees.

SECTION 2: Approval of Major Adjustment to the Approved Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and pursuant to Subsections 11-603(L) and 11-603(K)(2) of the Hinsdale Zoning Code, approve the major adjustment to the previously approved final plan for the Planned Development, to allow for the proposed signs and related waivers as follows:

- To allow two ground signs instead of the one allowed by Code;
- To allow a total square footage of 81.25 square-feet in lieu of the 50 square-feet allowed;
- To allow the Ferrari sign to have five colors in lieu of the three allowed by Code;
- To allow both signs to maintain the existing setback of the existing pylon sign, which would result in a front-yard setback of 8'-0" in lieu of the required 10'-0", and side-yard setbacks of 4'-0" in lieu of the 6'-0" required.
- To allow both signs to be 15.0 feet in height in lieu of the 8'-0" height allowed for the first sign and the 6'-0" height allowed for the second.

The Planned Development is hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

SECTION 3: Conditions on Approvals. The approvals granted in Section 2 of this Ordinance are subject to the following conditions:

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work relative to installation of the signs. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced relative to the signs until all permits, approvals, and other authorizations for such work have been

properly applied for, paid for, and granted in accordance with applicable law.

- B. Compliance with Plans. All work relative to installation of the signs shall be undertaken only in strict compliance with the approved plans and specifications for the signs, including those attached hereto as **Exhibit B** and made a part hereof.
- C. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Planned Development, the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the installation of the signs on the Subject Property. All work related to the signs shall comply with all Village codes, ordinances, and regulations at all times.
- D. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, the Ordinance approving the Planned Development, any previous amendments thereto, or of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

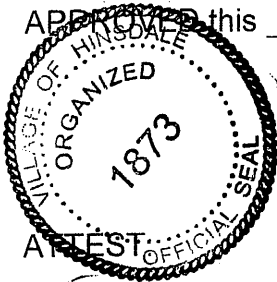
PASSED this 21st day of May 2013.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSENT: None

APPROVED this 21st day of May 2013.



Thomas K. Cauley, Jr.
Thomas K. Cauley, Jr., Village President

Christine M. Bruton
Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE
CONDITIONS OF THIS ORDINANCE:

By: John Wemker

Its: Tres.

Date: 5/16/13, 2013

EXHIBIT A

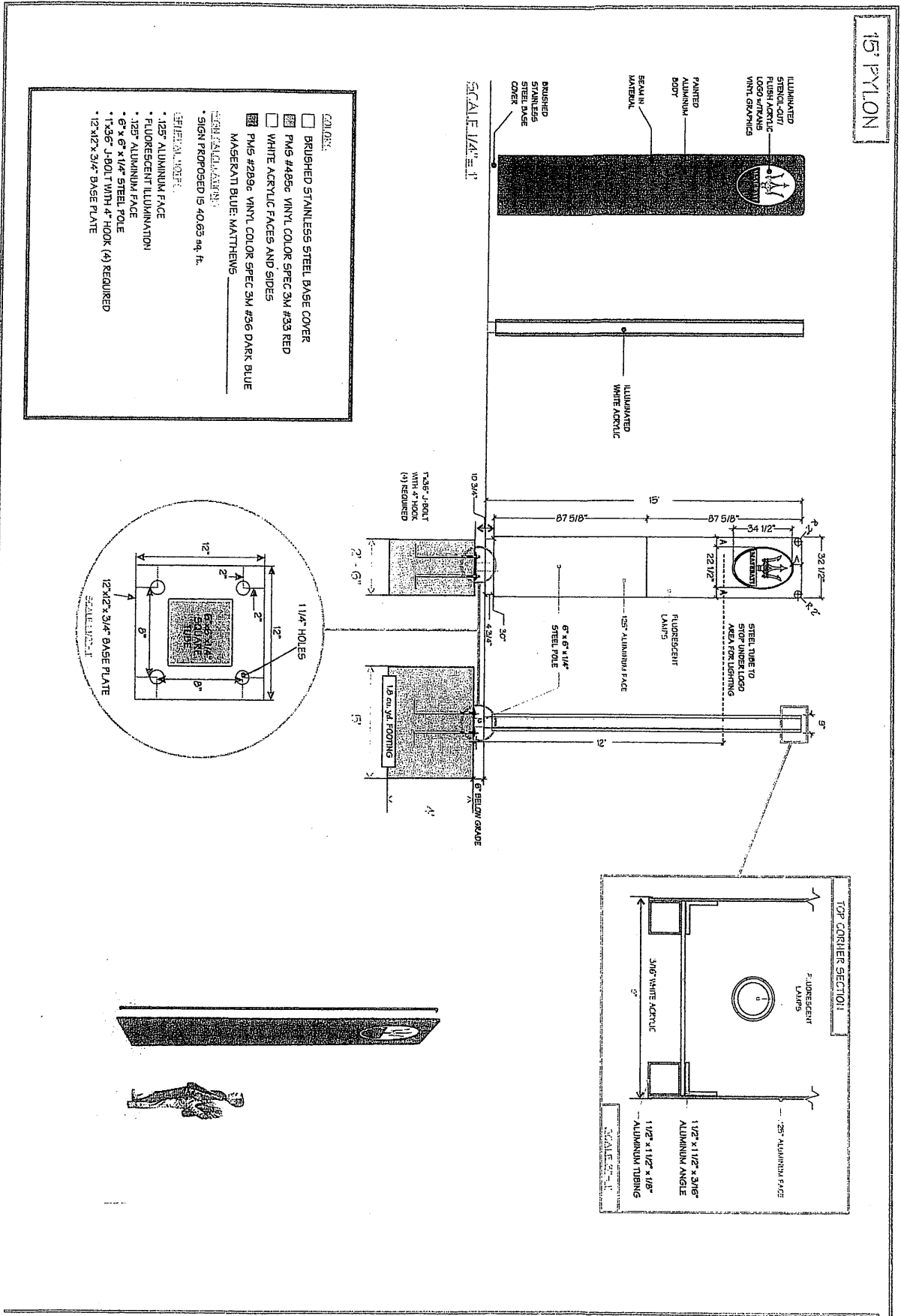
LOT 1 IN CONTINENTAL MOTORSPORTS, BEING A SUBDIVISION
OF PART OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PIN: 09-01-212-004

COMMONLY KNOWN AS: 420 E. OGDEN AVENUE, HINSDALE,
ILLINOIS

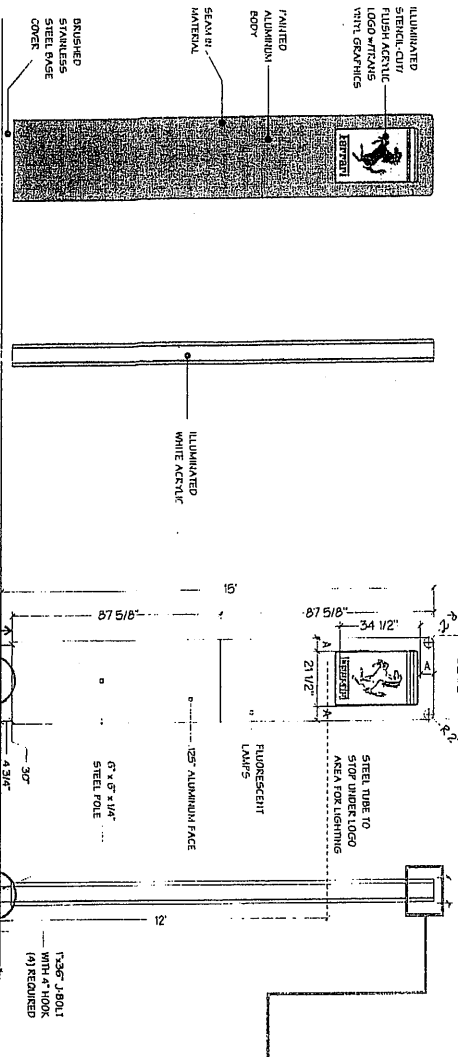
EXHIBIT B

**PLANS AND SPECIFICATIONS
(ATTACHED)**



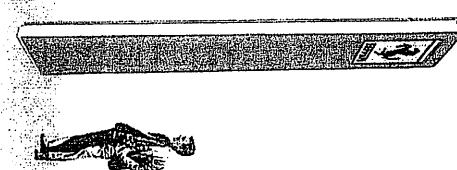
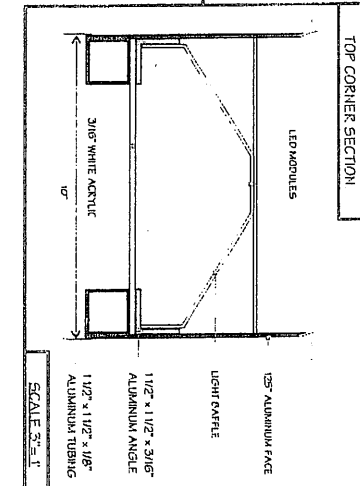
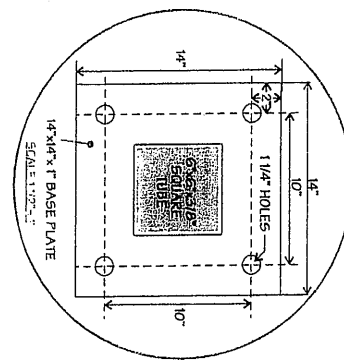
NATIONAL SIGN CORPORATION www.nationalsign.com 700 FOLK ROAD DEERUN, CT PHONE (860) 829-9000		195 JOHN DIETSCH SQUARE NORTH ATTLEBORO, MA PHONE (508) 809-4636 FAX (508) 809-4636 ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
DRAWING NO. 39005-01	FILE NAME MASERATI ARROWHEAD Pylon	LOCATION VARIOUS LOCATIONS
SCALE 1/4" = 1'-0"	DATE 11-02-12	PROJECT MANAGER TOM BAKER
DRAWN BY DDD	REVISIONS	REVISIONS
U.L. E164024	E164024	E164024

5.101EIV



SCALE 1/4" = 1'

- COLORS**
- BRUSHED STAINLESS STEEL BASE COVER
 - PMS #485C VINYL COLOR SPEC 3M #33 RED
 - WHITE ACRYLIC FACES AND SIDES
 - PMS #355C GREEN
 - PMS # PROCESS YELLOW
 - MATTE BLACK
- SECTION CALCULATIONS:**
- SIGN PROPOSED IS 40.63 sq. ft.
- GENERAL NOTES:**
- ACRYLIC LOGO WITH VINYL GRAPHICS
 - LED ILLUMINATION
 - 125" ALUMINUM FACE
 - 6" x 6" x 1/4" STEEL POLE
 - 1.36" J-BOLT WITH 4" HOOK (4) REQUIRED
 - 12" x 12" x 3/4" BASE PLATE
 - 5 D x 8" x 2" L CONCRETE FOOTING (1.5 yd³)
 - ELECTRICAL FEED THROUGH TO CENTER OF SIGN
 - ELECTRICAL REQUIREMENTS
 - (1) 20AMP-120 VOLT CIRCUIT



<p>NATIONAL SIGN CORPORATION www.nationalsign.com</p>		<p>760 FOUR ROD RD. BERLIN, CT PHONE (860) 829-5360</p>
<p>195 JOHN DIEBICH SQUARE NORTH ATTLEBORO, MA PHONE (508) 809-4638</p>		
<p>THIS DRAWING IS THE PROPERTY OF NATIONAL SIGN CORPORATION. IT IS TO BE USED FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT. IT IS TO BE RETURNED TO NATIONAL SIGN CORPORATION UPON COMPLETION OF THE PROJECT.</p>		
<p>PROJECT MANAGER TOM BAKER</p>	<p>DATE 05-16-12</p>	<p>SCALE EQU. F.S. MAP 1/4"</p>
<p>DESIGNER TOM BAKER</p>	<p>PROJECT 000</p>	<p>FILE NAME ARTWORKS/T001</p>
<p>REVISIONS</p>	<p>DATE 05-16-12</p>	<p>LOCATION VARIOUS LOCATIONS</p>
<p>UL E164024</p>		

VILLAGE OF HINSDALE

ORDINANCE NO. 2010-49

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PLANNED
DEVELOPMENT AND SITE PLANS AND EXTERIOR APPEARANCE
PLANS FOR FAÇADE CHANGES FOR THE COMMERCIAL BUILDING
LOCATED AT 420 EAST OGDEN AVENUE
(Plan Commission Case No. A-13-2010)**

WHEREAS, John Weinberger/Continental Motorports (the "Applicant") is the legal title owner of the property located at 420 East Ogden Avenue, Hinsdale, Illinois (the "Subject Property"), which Subject Property is legally described in Exhibit A, attached and incorporated herein by reference; and

WHEREAS, the Applicant has applied for a planned development, which is required to be processed as a special use in the B-3 General Business District, for the expansion of an existing car dealership at the Subject Property and the construction of improvements to the façade at the Subject Property; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the Application on September 8, 2010, pursuant to notice thereof properly published in the Hinsdalean on August 19, 2010, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case Number A-13-2010; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on September 20, 2010, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the recommendation of the Zoning and Public Safety Committee, the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in the Hinsdale Zoning Code relating to the requested approvals, but only subject to the conditions set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

Section 2. Approval of a Special Use Permit for a Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, approves a special use permit authorizing a Planned Development for the Subject Property for the expansion of an existing car dealership and the construction of improvements to the façade pursuant to the plans prepared by Styczynski, Walker and Associates, in the form attached hereto, and by this reference incorporated herein, as Exhibit B (the "Approved Detailed Plans"). The approval granted in this Section 2 is subject to the conditions set forth in Section 6 of this Ordinance.

Section 3. Modifications of Certain Zoning Code Regulations for the Property Located at 420 East Ogden Avenue. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsection 11-603H of the Hinsdale Zoning Code, modifies the following provisions of the Hinsdale Zoning Code for the property located at 420 East Ogden Avenue as part of the Planned Development, subject to the conditions set forth in Section 6 of this Ordinance:

- A. The number of parking spaces shall be 40 spaces rather than the required 100 spaces;
- B. There shall be no loading spaces rather than the required one (1) loading space;
- C. The front yard setback shall be 91.07 feet rather than the required 100 feet;
- D. There shall be no side yard (east) setback rather than the required 10 feet; and
- E. The total lot coverage shall be 100% rather than the required 90%.

Section 4. Approval of Site Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plan for the proposed development in the form attached hereto, and by this reference incorporated herein, as Exhibit C (the "Approved Site Plan"), subject to the conditions set forth in Section 6 of this Ordinance.

Section 5. Approval of Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and

by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plans for the planned development in the form attached hereto, and by this reference incorporated herein, as Exhibit B (the "Approved Exterior Appearance Plans"), subject to the conditions stated in Section 6 of this Ordinance.

Section 6. Conditions on Approvals. The approvals granted in Sections 2 through 5 of this Ordinance are granted expressly subject to all of the following conditions:

- A. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Approved Plans. All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved plans, including without limitation, the Approved Detailed Plans, the Approved Exterior Appearance Plans, the approved Site Plan and other Village-approved plans.
- C. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

Section 7. Violation of Condition or Code. Any violation of (i) any term or condition stated in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 8. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or

parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

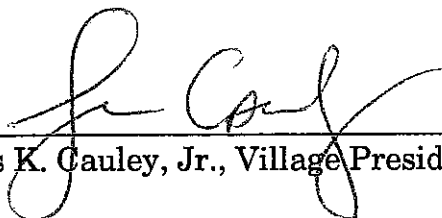
PASSED this 19th day of October 2010.

AYES: Trustees Angelo, Saigh, LaPlaca and Geoga

NAYS: None

ABSENT: Trustees Williams and Schultz

APPROVED this 19th day of October 2010.




Thomas K. Cauley, Jr., Village President



Christine M. Bruton, Deputy Village Clerk

**ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE
CONDITIONS OF THIS ORDINANCE:**


By: as agent for Continental
Its:

Date: 10/14, 2010

Z:\PLS\Village of Hinsdale\Ordinances\2010\10-XX 420 E. Ogden PD 09-14-10.doc

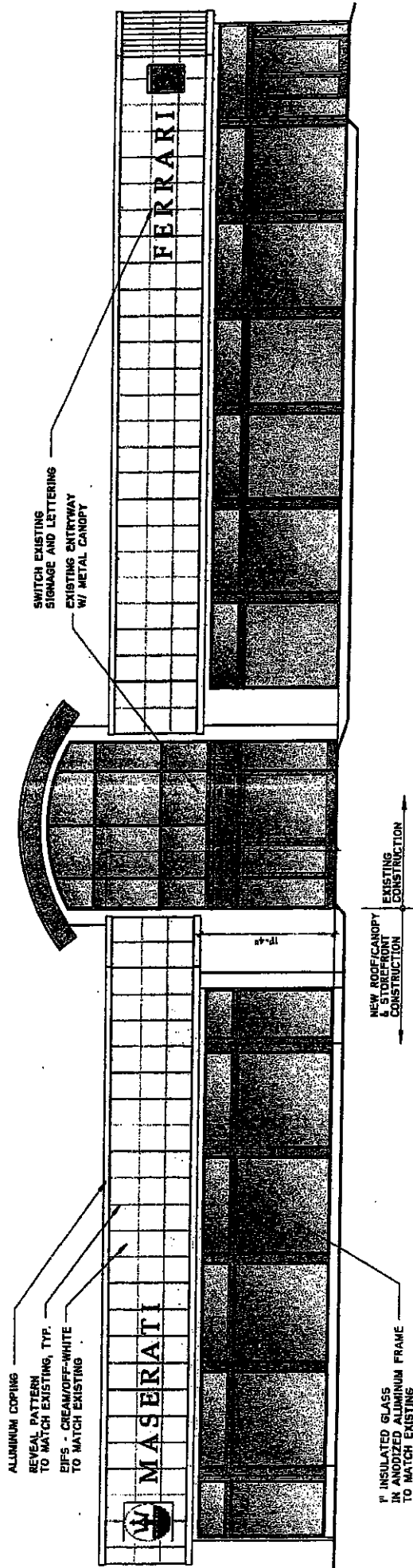
EXHIBIT A

LEGAL DESCRIPTION

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

Continental AutoSports

420 E. Ogden Avenue, Hinsdale, Illinois



NORTH ELEVATION

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



STYCZYNSKI WALKER & ASSOCIATES
architects

P.O. Box 1253 • Westmont, Illinois 60559 • 630.789.2513

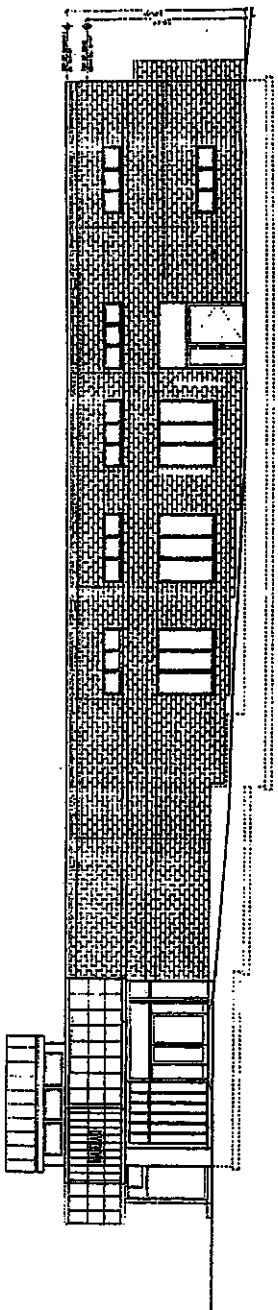
EXHIBIT "B"

Continental Autosports Showroom/Roof Renovation
 420 E. Ogden Avenue, Bensenville, Illinois
 LaManita Construction Co., Inc.
 9100 W. Ogden Avenue, Brookfield, Illinois
 PH: 708.387.3900 FAX: 708.633.3900

Styczynski Walker & Associates
 Architects
 P.O. Box 1233
 Westmont, Illinois
 60079
 630/789-2513
 630/724-0783
 www.swa-architects.com

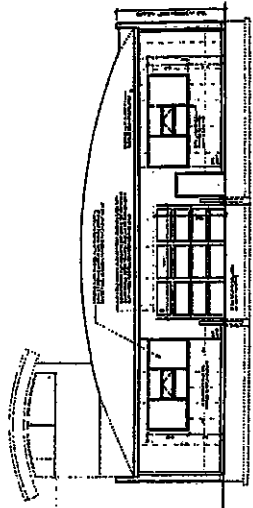
DATE: 01/30/97
 DRAWN FOR: HEAVIT BROSING
 SHEET: 09204

01/30/97
 09204
 A4.1



WEST ELEVATION

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



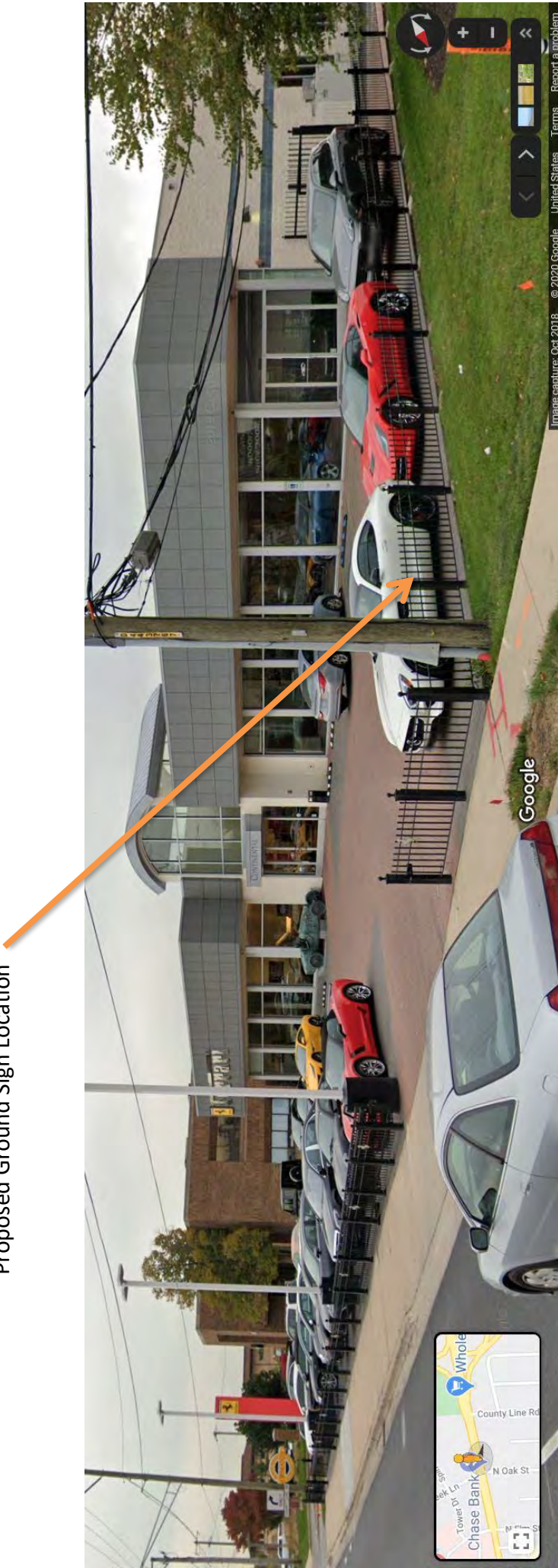
SOUTH ELEVATION

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

Attachment 2

Attachment 3: Street View of 420 E. Ogden Ave.

Proposed Ground Sign Location



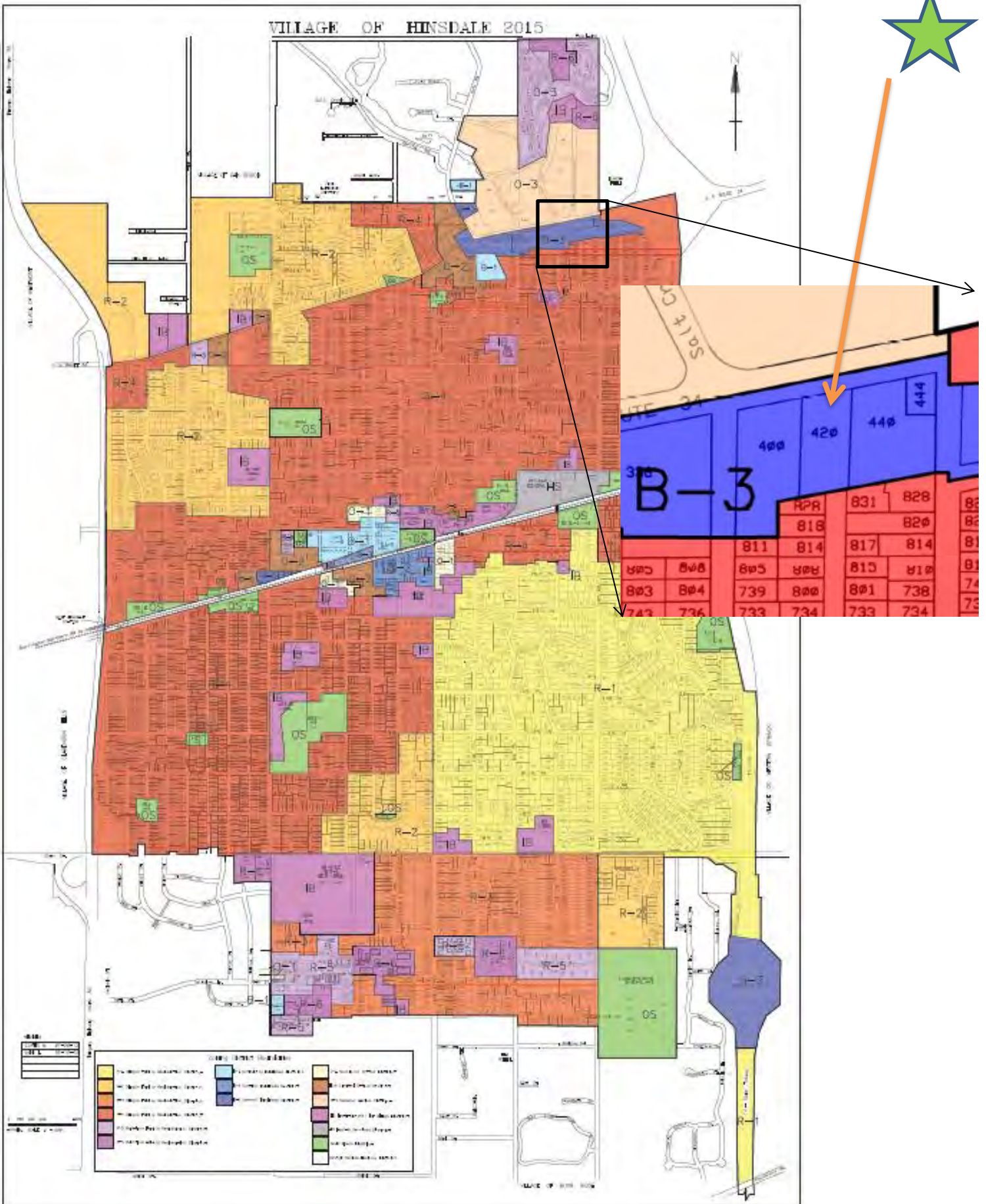
Attachment 3: Street View of 420 E. Ogden Ave. (facing South)



Attachment 3: Street View of 420 E. Ogden Ave. (facing southwest)



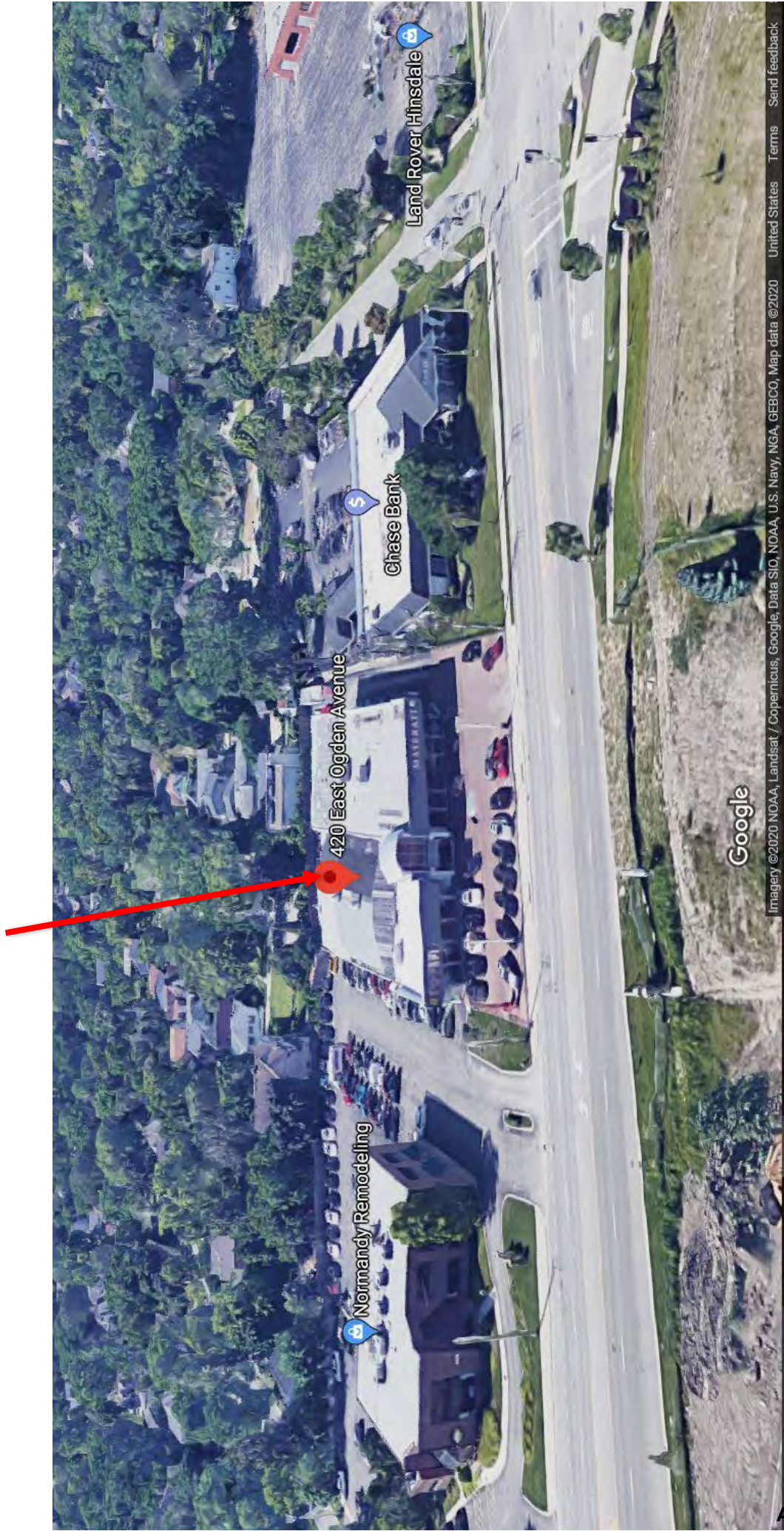
Attachment 4: Village of Hinsdale Zoning Map and Project Location



Attachment 5: Aerial View of 420 E. Ogden Avenue



Attachment 6: Birds Eye View of 420 E. Ogden Avenue (facing south)



Definition of “Substantial Conformity” per the Zoning Code Section 12-206

Substantial Conformity: For the purposes of granting plan approvals relating to planned developments and site plans, a newly submitted plan shall be deemed to be in substantial conformity with a previously approved plan if, but only if, the newly submitted plan:

- A. Does not increase the number of dwelling units, the gross floor area of the development, or the gross floor area devoted to any particular use; and
- B. Does not increase building coverage by more than ten percent (10%) of the percentage of the previously approved plan; and
- C. Does not change the orientation of any building by more than two percent (2%) compared to the previously approved plan; and
- D. Does not decrease open space; and
- E. Does not change the general location of any open space in any manner to detract from its intended function in the previously approved plan; and
- F. Does not change the general location and arrangement of land uses within the development as shown on the previously approved plan; and
- G. Does not change or relocate rights of way shown on the previously approved plan in any manner or to any extent that would decrease their functionality, adversely affect their relation to surrounding land use and rights of way elements, or reduce their effectiveness as buffers or amenities; and
- H. Does not alter the percentage of any land use in any stage of the development by more than ten (10) percentage points as compared to its percentage in the previously approved plan; and
- I. Does not delay any stage of the previously approved development schedule by more than twelve (12) months; and
- J. Does not violate any applicable law or ordinance; and
- K. Does not depart from the previously approved plan in any other manner determined by the reviewing body or official, based on stated findings and conclusions, to be a material deviation from the previously approved plan.