

**AGENDA**  
**Village Of Hinsdale**  
**Plan Commission**  
**Wednesday, December 9, 2015**  
**Memorial Hall, Memorial Building**  
**7:30 PM**

- 1. Minutes** - Minutes of November 11, 2015
- 2. Sign Permit Review**
  - a. Case A-33-2015 (cont.) – 1 Grant St. – Evergreen Bank Group – Ground Sign
  - b. Case A-39-2015 – 12 Salt Creek Lane – Hinsdale Surgical Center - 1 Wall Sign
  - c. Case A-41-2015 – 25 E. Hinsdale Ave. – Casa Margarita – 3 Wall Signs
  - d. Case A-45-2015 – 125 W. 2<sup>nd</sup> St. – Steil Dermatology – Ground Sign
- 3. Findings and Recommendations**
  - a. Case A-40-2015 – 25 E. Hinsdale Ave. (Downtown Train Station) – Casa Margarita - Exterior Appearance and Site Plan for Restaurant at Brush Hill Train Station
- 4. Scheduling of Public Hearing** – No discussion will take place except to determine a time and date of hearing.
  - a. Case A-42-2015 – Village of Hinsdale – Text Amendment to Remove Registering Home Occupations to match Municipal Code.
- 5. Public Hearing** – All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.
  - a. Case A-35-15 - 20 E. Ogden Ave. – LaMantia – Text Amendment to allow Showrooms for Interior Design and Remodeling in the O-2 Limited Office District.
- 6. Other Business**
- 7. 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](http://www.villageofhinsdale.org)

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
November 11, 2015  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, November 11, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Crnovich, Commissioner Ryan, Commissioner Fiascone, Commissioner Krillenberger, Commissioner Cashman, Commissioner Unell and Commissioner McMahon

**ABSENT:** Commissioner Peterson

**ALSO PRESENT:** Chan Yu, Village Planner  
Applicant Representatives for Cases: A-36-2015 and A-40-2015

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**Approval of Minutes**

Chairman Byrnes asked the Plan Commission (PC) to review the minutes and for any comments from the October 14, 2015 meeting. With no comments, Chairman Byrnes asked for a motion to approve the minutes. Commissioner Cashman motioned and Commissioner Crnovich seconded. The motion passed unanimously.

**Findings and Recommendations**

**Case A-22-2015 – 12 Salt Creek – Med Properties – Major Adjustment (Trex)**

Chairman Byrnes provided a brief summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Krillenberger motioned to approve. Commissioner Ryan seconded. The motion passed 7 Ayes to 1 Nay.

**Case A-23-2015 – 10 Salt Creek – Med Properties – Major Adjustment (Dumpster)**

Chairman Byrnes provided a brief summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Crnovich motioned to approve. Commissioner Unell seconded. The motion passed 7 Ayes to 1 Nay.

**Case A-24-2015 – 120 N. Oak St. – SprintCom Inc. – Exterior Appearance and Site Plan for new Telecommunication Equipment at existing cell box location.**

Chairman Byrnes provided a brief summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

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Commissioner McMahon motioned to approve. Commissioner Cashman seconded. The motion passed unanimously.

**Case A-26-2015 – 125 S. Vine St. – Vine Academy – Major Adjustment for 90 Students**

Chairman Byrnes provided a brief summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Krillenberger motioned to approve. Commissioner McMahon seconded. The motion passed unanimously.

**Case A-30-2015 – 50 S. Washington Ave. – Lee Wisch – Exterior Appearance for Façade Improvements to commercial building in the B-2 business district**

Chairman Byrnes provided a brief summary of the application and asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Cashman motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously.

**Scheduling of Public Hearing**

**Case A-35-2015 – 20 E. Ogden Ave. – LaMantia – Text Amendment to allow Showrooms for Interior Design and Remodeling in the O-2 Limited Office District. (This item was for scheduling the time and date)**

Chairman Byrnes provided a brief summary for the scheduling purpose of the application. To this end, he established a public hearing for this item at the December 9, 2015 PC meeting.

**Exterior Appearance and Site Plan Review**

**Case A-36-2015 – 222 E. Ogden Ave. – AMITA Health – Exterior Appearance and Site Plan for Main Entrance Removal for new Façade Wall and Sign. An ADA ramp at the front entrance is also proposed.**

Chairman Byrnes introduced this case and asked the applicant to please review the proposed project.

Jeff Myers, the architect introduced himself and explained the plan to remove the columns of the building, replace the existing ADA ramp and install new motion sensor doors. He also noted that they are not adding square footage or changing the parking situation at the property. Lastly, he explained the proposed new wall and subsequent wall sign.

Commissioner Crnovich asked if there was any proposed work on the existing windows. Both Commissioners Crnovich and McMahon agreed that the windows look different on the rendering.

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Mr. Meyers explained that they “photo shopped” the windows and they appear different. However, he confirmed no changes to the windows.

Commissioner Ryan asked about the colors for the sign.

Mr. Meyers explained that he has been working with the sign company on the colors, and that the word “Health” would be the 4<sup>th</sup> color.

Village Planner Chan Yu explained that the PC would also be discussing if the gradient composed of 3 colors can be considered as “3 colors” per the Zoning Code.

Mr. Meyers introduced Katie Conroy, the sign designer to add to the presentation.

Ms. Conroy provided a brief overview of the sign. She mentioned that it is halo lit, and that the gradient transitions from green to blue to teal. She also explained that it is based on a branding process by AMITA Health.

Chairman Byrnes asked Chan to clarify that the PC is reviewing exterior appearance, site plan and the sign.

Chan replied the PC can consider the sign, if they are comfortable with determining a 3 color gradient as “3 colors”, and recommending a color change to the word “Health” to meet the 3 color maximum Code regulation.

After clarification, Chairman Byrnes expressed that he considers Ogden Avenue to be the gateway into Hinsdale; and the street features numerous classical colonial style buildings. Moreover, the subject building would lose its classical features by moving forward with the proposed project. Thus, the potential appearance of the building would not fit in with the surrounding area.

Commissioner Crnovich agreed with Chairman Byrnes. She explained taking away the columns would remove the classical look of the building.

Commissioner Ryan agreed with Chairman Byrnes and Commissioner Crnovich. She explained that she visited the building, and believes the proposed sign would make the building look sterile, and would take away the integrity of the building. She also expressed that the proposed wall appears to be constructed solely to hold the wall sign up. Additionally, the proposed sign would take prominence over everything else on the building.

Commissioner Cashman agreed with Commissioner Ryan, and added examples of surrounding buildings in the area that matched the subject building. He expressed that he is not comfortable with what is being proposed. However, he is fine with the Site Plan showing the new ADA ramp.

Chairman Byrnes added that the proposed wall sign simply does not fit in with the area.



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Commissioner Cashman brought up the proximity to the Overlay District, which is designed to preserve the characteristics of the area.

Commissioner Unell added that he also agreed with what the other Commissioners have expressed. He explained that the proposed façade does not fit well with the rest of the building.

Commissioner Fiascone also agreed with the rest of the Commissioners. She explained what was being proposed is not Hinsdale. Moreover, to approve it would negate the PC's work in keeping Med Property's buildings tied to the Hinsdale look.

Commissioner Cashman concurred and used 12 Salt Creek as an example of adding new elements to the building while keeping the colonial look.

Discussion in regards to the proposed colors of the wall sign ensued.

Chan explained that if the PC determines a gradient of 3 colors is interpreted as 3 colors per the Zoning Code, all potential signage with gradients would essentially be acceptable.

Commissioner Crnovich responded that she is not comfortable with a gradient.

Commissioner Krillenberger expressed that a gradient contains multiple colors versus only a few.

Additional discussion against the notion of allowing color gradients ensued.

Chairman Byrnes asked the applicant if he'd like to come back with a revised proposal.

The applicant replied they will come back with a revised application.

**Exterior Appearance and Site Plan Review**

**Case A-40-2015 – 25 E. Hinsdale Ave. – Casa Margarita – New Awnings and Enclosure at the Brush Hill Train Station Building in the B-2 District**

Chairman Byrnes introduced this case and asked the applicant to please review the proposed project.

Chase Lotfi introduced himself as the owner of Casa Margarita and the proposal to install awnings and kitchen ventilation enclosures to the exterior of the building.

Commissioner Crnovich asked if he brought a sample of the awning.

Chase replied yes, and gave a history of how the awning design changed 4 times throughout the process with the Board of Trustees and staff.

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Commissioner Crnovich asked why install 26 awnings.

Chase replied individual awnings for each window has a better appearance.

Commissioner Ryan asked for clarification that each window would have an awning.

Chase answered correct.

Commissioner Cashman asked if there were awnings on the building before.

Chase replied yes, but the last tenant took them down when they left.

Commissioner Crnovich expressed her concern for the historic look of the building. She also mentioned her preference for the Casa Margarita's La Grange location's single colored awnings.

Commissioner Cashman asked if it would be possible to install the enclosures on the opposite side of the building.

Chase explained that was his first choice. However, the BNSF has an issue with this.

Commissioner Crnovich asked where the Cosi venting system was located.

Chase explained that Cosi never had a full kitchen system that required one.

Commissioner Cashman asked how the system would be installed.

Chase responded it would be through the window and kept for future restoration. The enclosure itself is constructed from stained cedar, and colored to match the façade of the building.

Commissioner Cashman asked if it'd be possible to cover the intake and exhaust with an awning versus the enclosures.

Chase explained an iron awning could be possible.

Commissioner Crnovich expressed that the enclosures look large, and asked about the size.

Chase responded the size is roughly 3' by 5'.

Chairman Byrnes asked if the vents make noise, and if they function continuously.

Chase explained the noise isn't very noticeable, and that they will operate when they cook but will be turned off at night.

Commissioner Cashman asked if it was possible to install it on the roof.

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Chase replied it'd cause a lot of damage to the roof, in addition to constructing a platform.

Chairman Byrnes mentioned the historic and attractive lintels of the train station; and to this end, asked if he needs awnings.

Chase answered yes, it is the only opportunity to show that they are a restaurant at the location.

Commissioner Cashman expressed that he is OK with the concept of the awnings at the location.

Commissioner Unell asked how close the enclosures are to the train station.

Chase replied not too close, and described its location by the ATM machine.

Commissioner Cashman asked which side is the intake and exhaust.

Chase explained the exhaust is on the west of the two pipes. It is separated by a window because there needs to be a certain distance between the intake and exhaust.

Commissioner Cashman asked where the kitchen will be located.

Chase replied it will be located where Cosi had their kitchen.

Commissioner Fiascone asked if Casa Margarita plans to use both entrances.

Chase answered yes.

Commissioner Fiascone asked if the enclosure and venting system is as small as possible.

Chase explained it is based on the size of the hood (inside, 14' long) above the equipment. The exhaust motor is about 2 feet long.

Commissioner Cashman asked what they plan on matching the enclosures with.

Chase replied the brick (color).

Chairman Byrnes expressed that there are too many awnings, and suggested consolidating the smaller awnings into one. The 2<sup>nd</sup> issue he had pertained to the stripes of the awning, and suggested the solid colored awning at the La Grange location. The final point he made, was a suggestion to lower the awnings to reveal the historic lintels on the building.

Chase replied he'd review the possibility of lowering the awnings to expose the lintels.

Commissioner Crnovich agreed with Chairman Byrnes in regards to fewer awnings and keeping the awning to a single color (or it looks too busy for a historic building).

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Chase reiterated the importance for small business branding.

Commissioner Cashman asked if he was proposing to install wall signs on the train track side.

Chased replied yes.

Additional discussion in regards to striped awnings or solid awnings ensued. Commissioners against the stripes suggested it was too busy and conflicted with the building.

Commissioner Crnovich reiterated the importance of preserving the historic look of the building, and asked if he spoke with any of the Historic Preservation Commissioners.

Chased replied no.

Chairman Byrnes reviewed and asked the PC for a motion to approve the exterior appearance plans with the modifications to: (1) move the awnings down to expose the lintels, (2) reduce the number of awnings shown on the North and South walls. The 3 smaller awnings should be consolidated into 1 awning. And (3), the kitchen ventilation screening enclosures on the south wall shall be painted to match the brick of the train station façade.

Commissioner Krillenberger motioned to approve. Commissioner Crnovich seconded. The motion resulted in a tie, 4 Ayes, 4 Nays, and 1 absent.

Chairman Byrnes reviewed and asked the PC for a motion to approve the site plan as submitted.

Commissioner Crnovich motioned to approve. Commissioner Fiascone seconded. The motion passed 7 Ayes, 1 Nay, and 1 absent.

The meeting was adjourned after a motion was made by Commissioner Krillenberger and seconded by Commissioner Cashman at 8:46 p.m.


Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', written in a cursive style.

Chan Yu, Village Planner

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Chan Yu, Village Planner 

**Cc:** Kathleen A. Gargano, Village Manager  
Robert McGinnis, Director of Community Development/Building Commissioner

**Date:** November 25, 2015

**Re:** 1 Grant Street – Evergreen Bank Group – 1 New Ground Sign Approval

## BACKGROUND

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### Summary

The Plan Commission (PC) on October 14, 2015, reviewed an application from Aurora Sign Company on behalf of Evergreen Bank Group, requesting to install new wall signs at 1 Grant Street and at 16 Grant Street. However, in lieu of a wall sign at 1 Grant Street, the PC recommended a ground sign abutting Chicago Avenue. To this end, the Village of Hinsdale has received a new ground sign application from Aurora Sign Company (Attachment 1).

### Request and Analysis

The office building at 1 Grant St. has two floors, two separate entrances and is part of the commercial strip in Grant Square. The north building frontage faces Chicago Avenue and is approximately 171' in length. On October 14, 2015, the PC approved the first proposed 40 SF (2'7" tall and 15'6" wide) wall sign located at the north west corner entrance of the building. In lieu of the second proposed 40 SF wall sign, the applicant returned to propose a double faced ground sign with a 24 SF (3' tall and 8' wide) sign face. The ground sign features a masonry base, and a 3 colored sign face that is internally illuminated.

The proposed ground sign is 6'6" tall and has a 5' setback from the sidewalk. The maximum height is 8' and the maximum gross surface area for a ground sign face is 50 SF (dual faced allowed) in the B-1 Community Business District (Attachment 2). Thus, the application meets the Zoning Code requirements.

### Planning Commission Action

Per Section 11-607D(2) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

### Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Aurora Sign Company  
Address: 1100 Route 34  
City/Zip: Aurora, IL 60503  
Phone/Fax: (630) 898-5900 / 630-898-6091  
E-Mail: JKayer@aurorasign.com  
Contact Name: Jeanna Kayer

**Contractor**

Name: Aurora Sign Company  
Address: 1100 Route 34  
City/Zip: Aurora, IL 60503  
Phone/Fax: (630) 898-5900 / 630-898-6091  
E-Mail: JKayer@aurorasign.com  
Contact Name: Jeanna Kayer

ADDRESS OF SIGN LOCATION: 1 Grant Square  
ZONING DISTRICT: B-1 Community Business District  
SIGN TYPE: Monument Sign  
ILLUMINATION Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 24 ( 8' x 3' )  
Overall Height from Grade: 6'6" Ft.  
Proposed Colors (Maximum of Three Colors):  
① Green  
② Gold  
③ White

**Site Information:**

Lot/Street Frontage: n/a  
Building/Tenant Frontage: 134'  
Existing Sign Information:  
Business Name: n/a  
Size of Sign: n/a Square Feet  
Business Name: n/a  
Size of Sign: n/a 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.

Jeanna Kayer Digitally signed by Jeanna Kayer  
Date: 2015.11.30 09:30:39 -06'00'

Signature of Applicant

Date

Signature of Building Owner

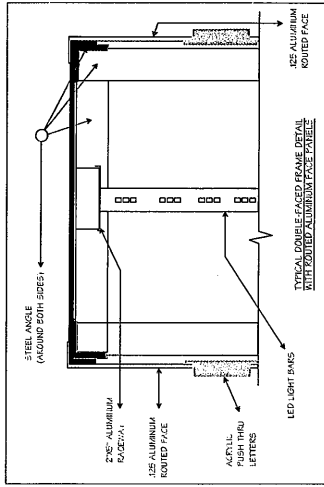
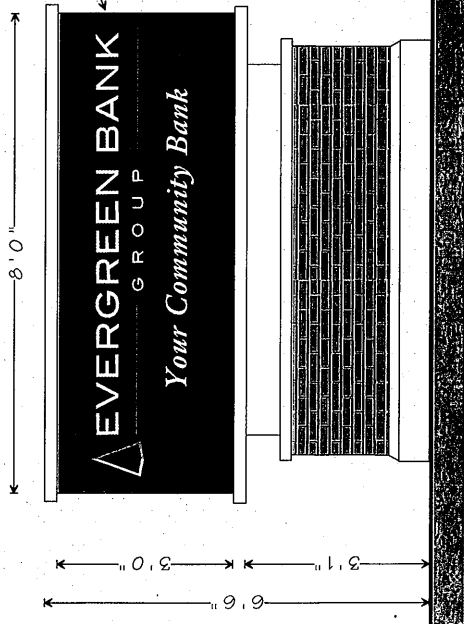
Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

ELECTRICAL  
DISCONNECT



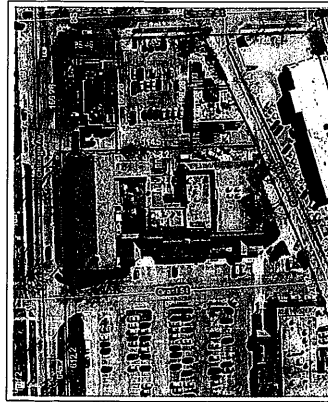
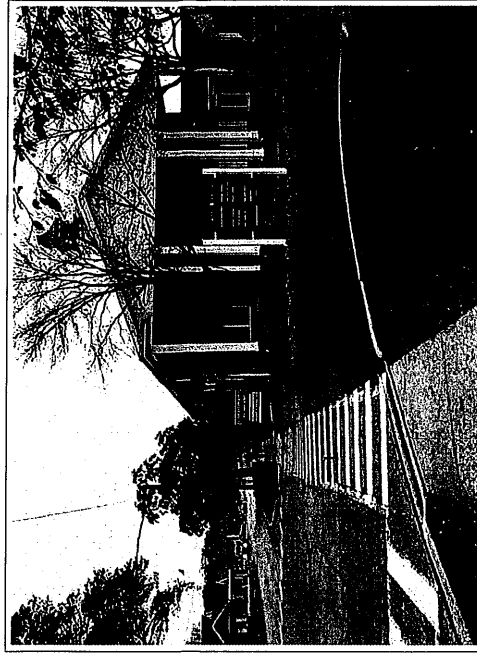
SIGN TO  
BE UL  
LISTED

### DOUBLE-FACED ILLUMINATED SIGN FABRICATE AND INSTALL SIGN OF ALUMINUM AND STEEL ANGLE.

FACES TO BE ALUMINUM ROUTED FOR COPY  
AND BACKED WITH PUSH-THRU ACRYLIC.  
LOGO TO BE APPLIED FIRST SURFACE.  
EXPOSED METAL SURFACES TO BE COATED  
WITH ACRYLIC POLYURETHANE.  
ADDRESS TO BE CNC-CUT 1/2" ACRYLIC  
STUD MOUNTED TO BASE.  
INTERNAL ILLUMINATION TO BE WHITE LEDS.  
MASONRY TO BE BY OTHERS  
PRIOR TO INSTALL.

### INSTALLATION INSTRUCTIONS

MASONRY BASE WITH CMU CORE TO BE  
PROVIDED BY OTHERS PRIOR TO INSTALL.  
SHRUBS TO BE REMOVED BY OTHERS  
PRIOR TO INSTALL.  
SIGN TO BE PERPENDICULAR TO  
CHICAGO ST.  
CONNECT TO ELECTRICAL SERVICE  
TO BE PROVIDED BY OTHERS  
PRIOR TO INSTALL.



Prepared For:	Address:	Sheet:	Design Date:	Rev 3:	Salesman:
1100 Route 34	1 GRANT SQUARE	18	7/24/15		
Aurora, Illinois 60503	City/State:	Rev 1:		Rev 4:	Colors:
630 898 5900 office	HINSDALE, IL	Rev 2:		Rev 5:	Notes:
630 898 6091 fax					

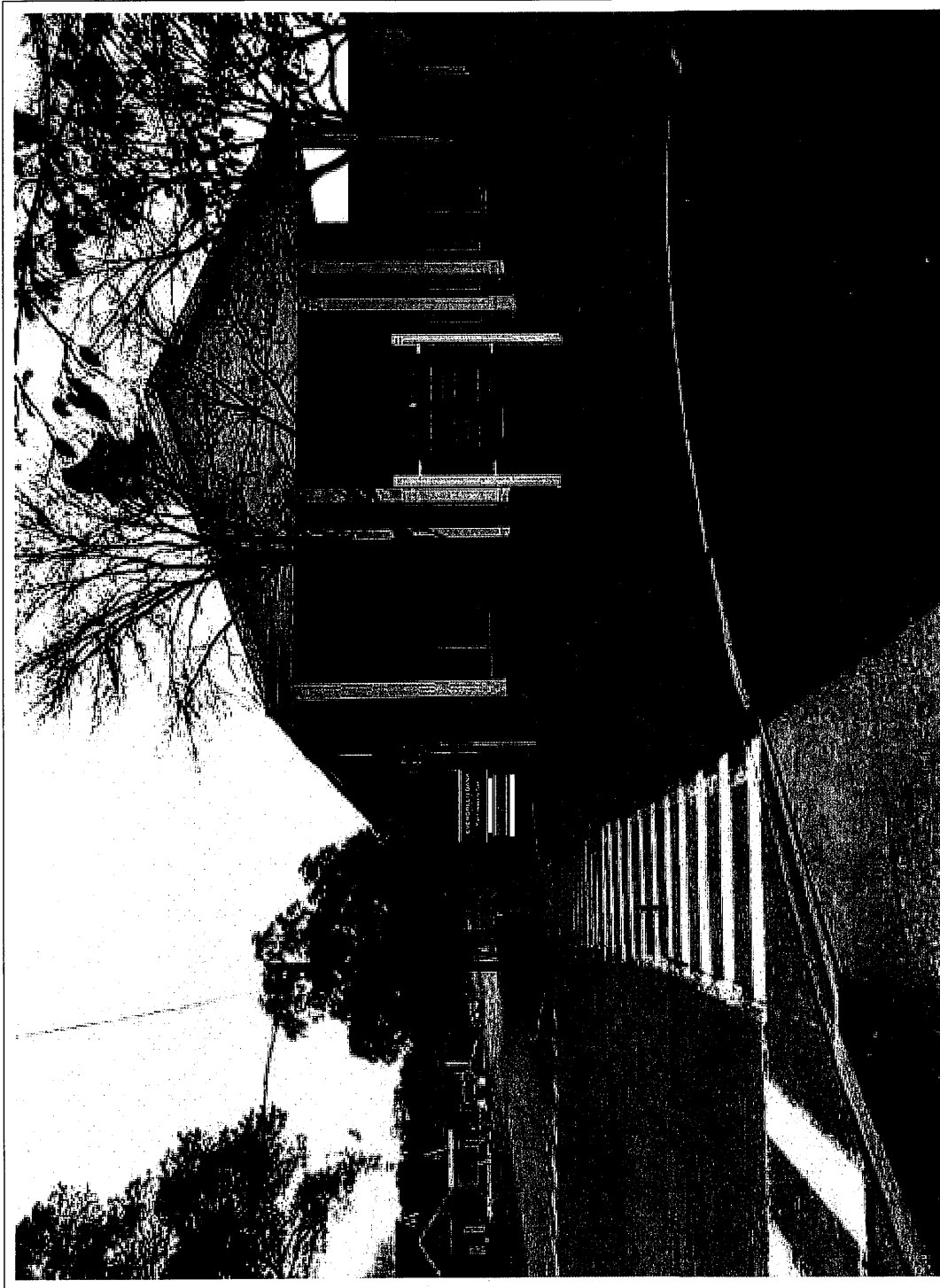
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1100 Route 34 Aurora, Illinois 60503 630 898 5900 office 630 898 6091 fax	Prepared For:	EVERGREEN PRIVATE BANK	Address:	1 GRANT SQUARE	Dwg: 215342	Sheet: 20	Design Date: 7/24/15	Rev 3:	Salesman:
	Location Name:		City/State:	HINSDALE, IL	Rev 1:			Rev 4:	Colors:
					Rev 2:			Rev 5:	Notes:

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1100 Route 34  
Aurora, Illinois 60503  
630 898 5900 office  
630 898 6091 fax

Prepared For: EVERGREEN PRIVATE BANK

Address: 1 GRANT SQUARE

City/State: HINSDALE, IL

Dwg: 215342 Sheet:

Design Date: 7/24/15

Salesman:

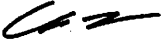
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# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Chan Yu, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner  
**Date:** December 2, 2015  
**Re:** 12 Salt Creek Lane –Hinsdale Surgical Center (MedProperties Tenant)  
1 New Wall Sign Approval

## BACKGROUND

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### Summary

The Village of Hinsdale has received an application from Dan Smith, Identity Services, LLC on behalf of Hinsdale Surgical Center, requesting approval for a new wall sign at 12 Salt Creek Lane (Attachment 1). The site features a multi-story office building in the O-3, General Office District (Attachment 2).

### Request and Analysis

The proposed wall sign is located at the south east face of the building and can be visible traveling north on Salt Creek Lane. The sign is 146.38 inches wide by 45 ¾ inches tall for an area of 46.5 square feet. MedProperties, the building owner, has confirmed on November 19, 2015, that all future signage will reflect a single tenant. Thus, per Section 9-106(J)(4)(b), the tenant is permitted not to exceed one square foot per foot of building frontage, up to 100 SF. The south building frontage distance is approximately 250 feet.

The wall sign will be a single color, white, and back lit with LED. The overall height from grade is 15 feet and no higher than the bottom of any second floor window. Thus, the application meets the Zoning Code requirements.

### Planning Commission Action

Per Section 11-607D(2) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

### Attachments:

Attachment 1 – Sign Application and Exhibits (Address on the application is incorrect. 12 Salt Creek Ln. is the correct address)

Attachment 2 - Village of Hinsdale Zoning Map and Project Location



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Dan Smith  
Address: 1120 W. National Ave  
City/Zip: Addison/ 60101  
Phone/Fax: (<sup>847</sup>) 737-7324 / 847-737-3272  
E-Mail: dsmith@identityservicesllc.com  
Contact Name: Dan Smith

**Contractor**

Name: Identity Services  
Address: 1120 W. National Ave  
City/Zip: Addison/ 60101  
Phone/Fax: (<sup>847</sup>) 737-7324 / 847-737-3272  
E-Mail: dsmith@identityservicesllc.com  
Contact Name: Dan Smith

ADDRESS OF SIGN LOCATION: 908 N. Elm St, Hinsdale

ZONING DISTRICT: Please Select One  
12 SAH Creek →

SIGN TYPE: Wall Sign

ILLUMINATION Back Lit

Sign Information: 46.5 45 3/4" 146.38"

Overall Size (Square Feet): 35.23 (34.75 x 146")

Overall Height from Grade: 15 Ft.

Proposed Colors (Maximum of Three Colors):

- ① White  
② \_\_\_\_\_  
③ \_\_\_\_\_

Site Information:

Lot/Street Frontage: 380'

Building/Tenant Frontage: 250'

Existing Sign Information:

Business Name: Hinsdale Surgical

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

D. Smith  
Signature of Applicant

10-14-15  
Date

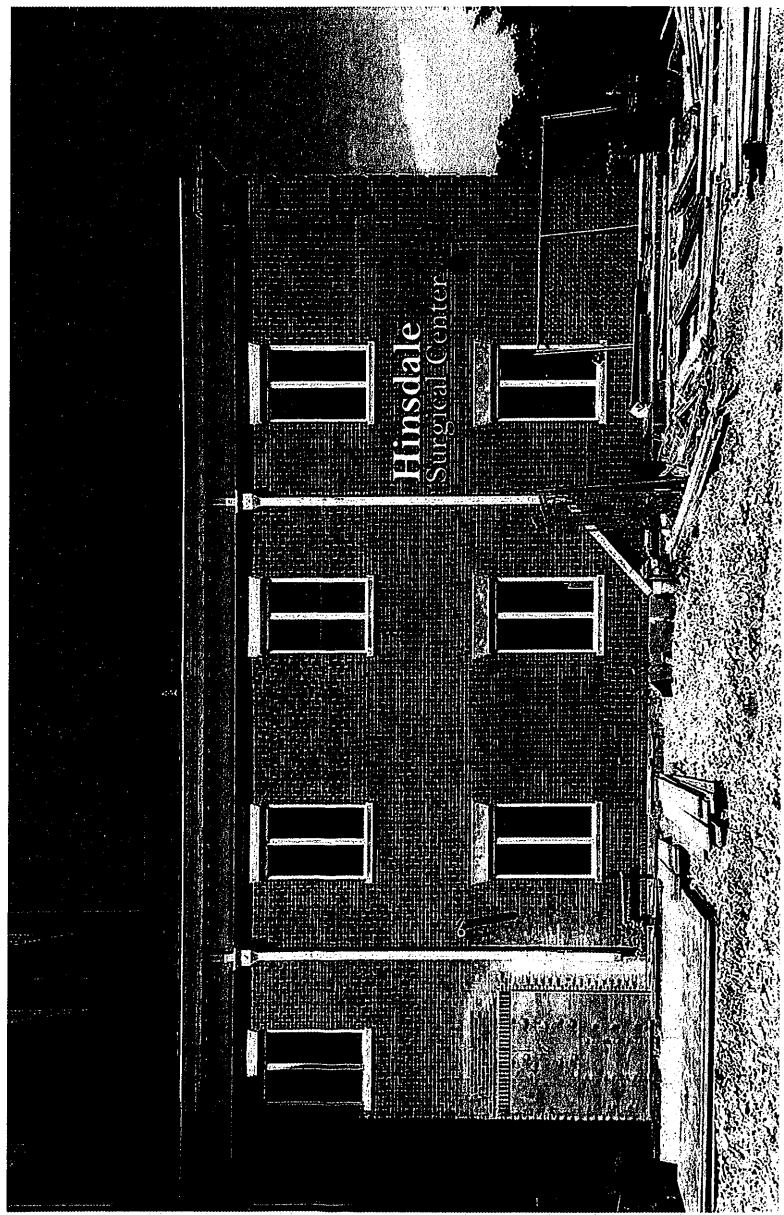
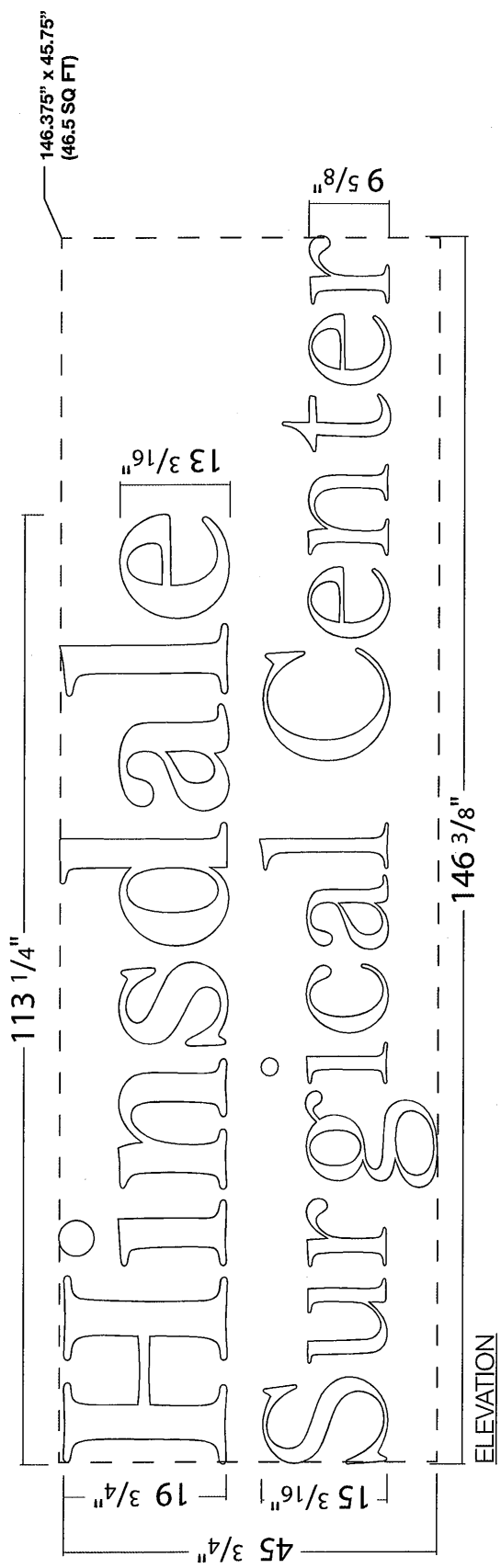
CHRISTOPHER T. MUNDY  
Signature of Building Owner

10/14/15  
Date

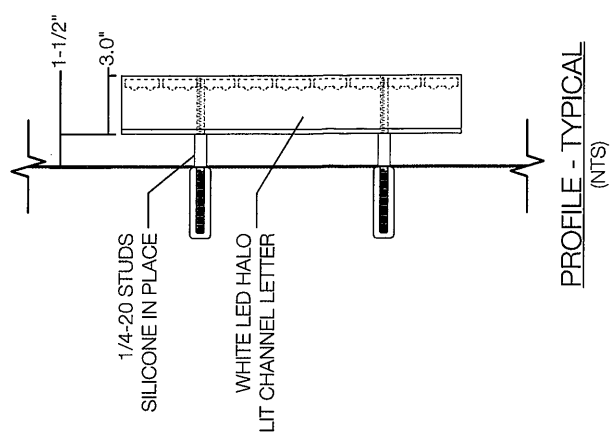
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Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



QUICK RENDER

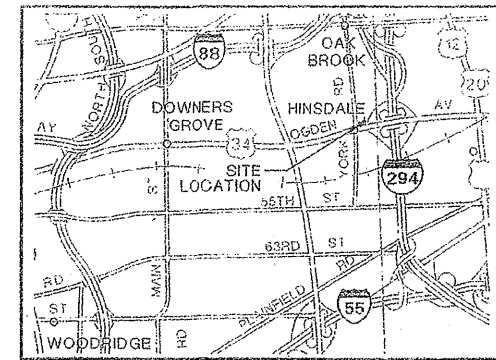
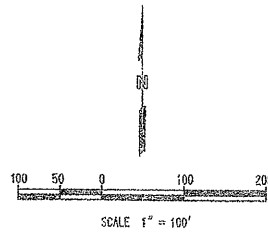


<p>Client Information:</p> <p><b>HINSDALE SURGICAL CENTER</b></p>	<p>Notes:</p> <p>Approved as is _____ approved w/ notes corrections _____ update &amp; resubmit for approval _____</p> <p>Original drawing date: 08.18.2015</p> <p>Filename: Hinsdale Surgical Center_REVISION 02</p> <p>Advertising Products, Inc. 680 Fargo Avenue Elk Grove, IL 60007 P: 815.724.0435 F: 815.724.0435</p> <p>This rendering is EVOL's property. It is not to be used for any other project without EVOL's written permission. EVOL is not responsible for any errors or omissions in this rendering.</p>
<p>Revision(s)</p> <p>11.18.2015</p> <p>12.02.2015</p>	<p>Drawn By: bw</p>
<p>Sheet</p> <p>101</p>	<p>API</p>

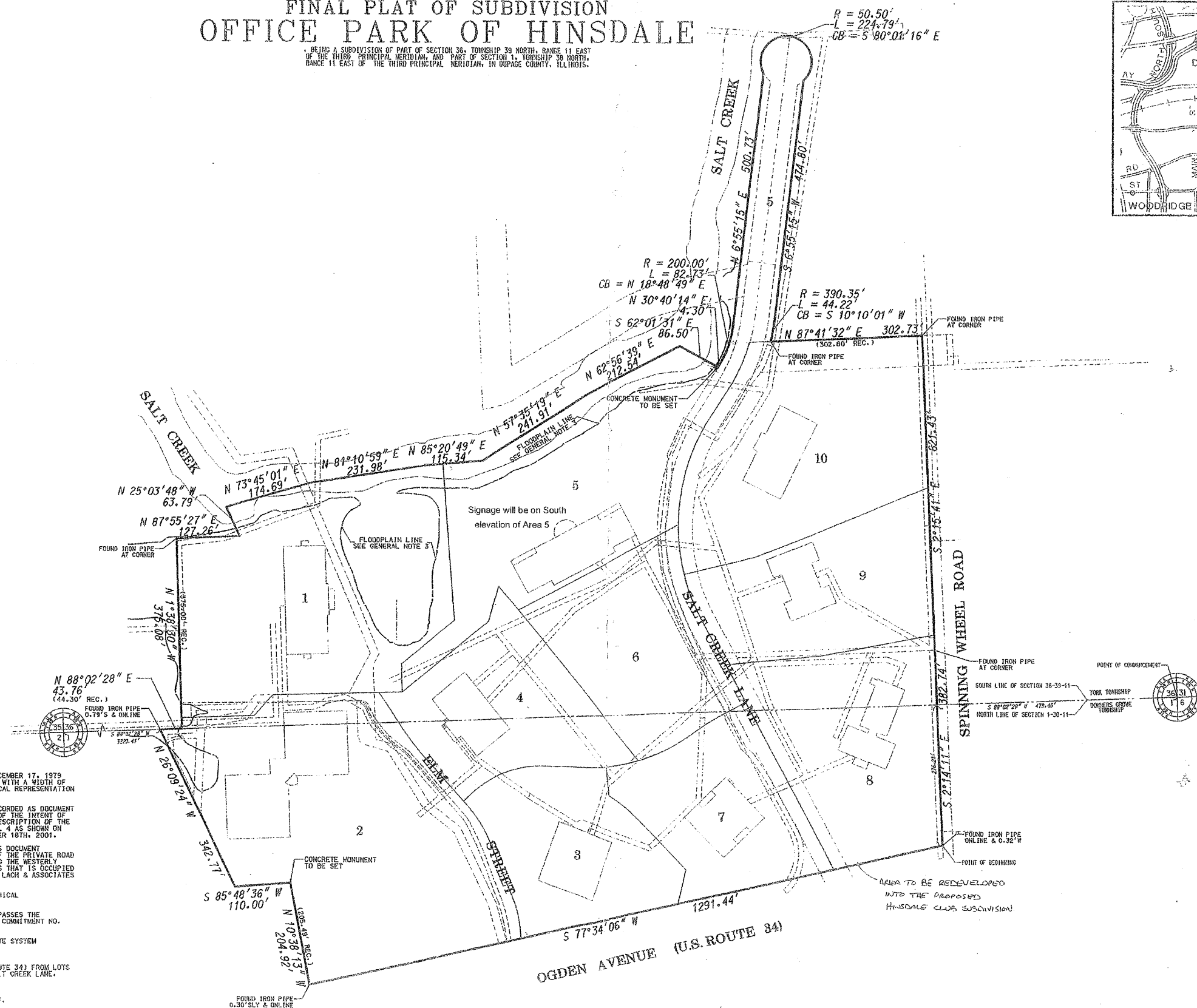


BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

$R = 50.50'$   
 $L = 224.79'$   
 $CB = S 80^{\circ} 01' 16" E$



LOCATION MAP  
(NOT TO SCALE)



PLAT  
R2002-243817  
SEP. 20, 2002  
4:26 PM

SURVEYOR'S NOTES:

1. THE EASEMENT TO NORTHERN ILLINOIS GAS COMPANY RECORDED DECEMBER 17, 1979 AS DOCUMENT NUMBER 79-112860 IS OF AN INDETERMINATE LOCATION WITH A WIDTH OF 10 FEET. THE ALIGNMENT AS SHOWN HEREON IS BASED ON A GRAPHICAL REPRESENTATION OF THE PLAT.
2. THE LOCATION OF NORTHERN ILLINOIS GAS COMPANY EASEMENT RECORDED AS DOCUMENT NUMBER R64-4484A IS SHOWN HEREON BASED ON OUR INTERPRETATION OF THE INTENT OF THE RECORDED DOCUMENT IN ITS ENTIRETY. HOWEVER, THE LEGAL DESCRIPTION OF THE EASEMENT AS SET FORTH IN THE RECORDED DOCUMENT DOES NOT CORRESPOND TO THE SHOWN ON THE ALTA SURVEY BY BOLLINGER, LACH & ASSOCIATES DATED DECEMBER 18TH, 2001.
3. THE EASEMENTS TO NORTHERN ILLINOIS GAS COMPANY RECORDED AS DOCUMENT NUMBER R87-48566 AND R70-10282 DESCRIBE THE WESTERLY HALF OF THE PRIVATE ROAD KNOWN AS SALT CREEK LANE, WHICH THIS PLAT INTERPRETS AS BEING THE WESTERLY HALF OF THE PLAT LOTS 1 AND 2 WITHIN THE ADJOINING PARCELS THAT IS OCCUPIED BY SALT CREEK LANE AS SHOWN ON THE ALTA SURVEY BY BOLLINGER, LACH & ASSOCIATES DATED DECEMBER 18TH, 2001.
4. THE EASEMENTS SHOWN ON THE PLAT OF SUBDIVISION ARE A GRAPHICAL REPRESENTATION OF RECORD DOCUMENTS AS NOTED.
5. THE BOUNDARY AND DESCRIBED PROPERTY AS NOTED HEREON ENCOMPASSES THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY'S COMMITMENT NO. 1410 00206071 WITH AN EFFECTIVE DATE OF DECEMBER 26, 2001
6. BEARINGS BASED ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM
7. ACCESS TO EACH LOT VIA SALT CREEK LANE AND ELM STREET.
8. THERE SHALL BE NO DIRECT ACCESS TO OGDEN AVENUE (U.S. ROUTE 34) FROM LOTS 2, 3, 4, 7, AND 8. ACCESS TO BE PROVIDED VIA ELM STREET AND SALT CREEK LANE.

GENERAL NOTES :

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
3. FLOODPLAIN LIMITS SHOWN PER ILLINOIS DEPARTMENT OF TRANSPORTATION SC4 WITH A DATE OF JULY 1997.

5575 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018  
847-696-1400 FAX 847-696-1410  
ENGINEERS PLANNERS SURVEYORS

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002694

CLIENT:

1806 S. HIGHLAND AVENUE  
LOMBARD, ILLINOIS 60148

			DESIGNED	DJW
			DRAWN	DJW
			APPROVED	DAG
			DATE	02-28-01
DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 100'

PLAT OF SUBDIVISION  
OFFICE PARK OF HINSDALE  
HINSDALE, ILLINOIS

SHEET

1 OF 5

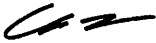
PROJECT NUMBER:	949
FILE:	PLATSUB-1PLT
© MACKIE CONSULTANTS LLC, 2002	

HINSDALE OFFICE DATE  
PART OF SUBDIVISION  
2/28/2002





# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Chan Yu, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner  
**Date:** December 3, 2015  
**Re:** 25 E. Hinsdale Avenue – Brush Hill Train Station  
Casa Margarita – 3 New Wall Signs Approval

---

## BACKGROUND

### Summary

Margarita Blue, Inc., a restaurant DBA Casa Margarita, has entered into a lease agreement with the Village at 25 E. Hinsdale Avenue. The location is a 3,224 square foot one-story building commonly known as the Brush Hill Train station, and abuts the Burlington, Northern and Santa Fe Railway (BNSF) in the B-2, Central Business District. The applicant is requesting a wall sign on the north, south and west sides of the building (Attachment 1).

### Request and Analysis

The 3 signs are identical in size, color and text. It is 7'6" wide by 30 inches tall for an area of 18.75 square feet. The wall sign has 3 colors, 13' from grade and internally illuminated. Per Zoning Code Section 9-106(J)(3)(b), two walls are permitted per lot. However, per Section 11-607(F)(2)(c), the Plan Commission may modify to increase by not more than one sign the maximum number of signs of any functional type otherwise allowed.

The maximum gross surface area of signs permitted is one SF per foot of building frontage, up to a maximum of 100 SF. Per the applicant, the north and south tenant building frontage is 100' and the east and west walls are 28'4". Each proposed sign is 18.75 SF, and thus the gross surface area of the 3 signs is 56.25 SF

### Planning Commission Action

Per Section 11-607D(2) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

### Attachments:

Attachment 1 – Sign Application and Exhibits



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Casa Margarita  
Address: 25 East Hinsdale Ave. (south side)  
City/Zip: Hinsdale 60521  
Phone/Fax: (630) 639-8676 /  
E-Mail: \_\_\_\_\_  
Contact Name: Chase

**Contractor**

Name: Discovery Awnings & Canopies  
Address: 2010 S. Ashland Ave.  
City/Zip: Chicago 60608  
Phone/Fax: (312) 243-7425 /  
E-Mail: discoveryawnings@hotmail.com  
Contact Name: Hilario Mota

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 22.5' (7.6" x 29")

Overall Height from Grade: 13' Ft.

Proposed Colors (Maximum of Three Colors):

- ① Yellow
- ② Green
- ③ Red

**Site Information:**

Lot/Street Frontage: 125'

Building/Tenant Frontage: 100'

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

Hilario Mota  
Signature of Applicant

11/09/2015

Date

\_\_\_\_\_  
Signature of Building Owner

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Casa Margarita  
Address: 25 East Hinsdale Ave. (west side)  
City/Zip: Hinsdale 60521  
Phone/Fax: (630) 639-8676 /  
E-Mail: \_\_\_\_\_  
Contact Name: Chase

**Contractor**

Name: Discovery Awnings & Canopies  
Address: 2010 S. Ashland Ave.  
City/Zip: Chicago 60608  
Phone/Fax: (312) 243-7425 /  
E-Mail: discoveryawnings@hotmail.com  
Contact Name: Hilario Mota

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 22.7 (18.75 x 29)

Overall Height from Grade: 13' Ft.

Proposed Colors (Maximum of Three Colors):

- ① Yellow
- ② Green
- ③ Red

**Site Information:**

Lot/Street Frontage: 125'

Building/Tenant Frontage: 100'

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

Hilario Mota  
Signature of Applicant

11/09/2015  
Date

\_\_\_\_\_  
Signature of Building Owner

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



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

**Applicant**

Name: Casa Margarita  
Address: 25 East Hinsdale Ave. (North side)  
City/Zip: Hinsdale 60521  
Phone/Fax: (<sup>630</sup>) 639-8676 /  
E-Mail: \_\_\_\_\_  
Contact Name: Chase

**Contractor**

Name: Discovery Awnings & Canopies  
Address: 2010 S. Ashland Ave.  
City/Zip: Chicago 60608  
Phone/Fax: (<sup>312</sup>) 243-7425 /  
E-Mail: discoveryawnings@hotmail.com  
Contact Name: Hilario Mota

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 22.5 <sup>18.75</sup> (7.6" x 28")

Overall Height from Grade: 13' Ft.

Proposed Colors (Maximum of Three Colors):

- ① Yellow
- ② Green
- ③ Red

**Site Information:**

Lot/Street Frontage: 125'

Building/Tenant Frontage: 100'

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

Hilario Mota  
Signature of Applicant

11/09/2015  
Date

\_\_\_\_\_  
Signature of Building Owner

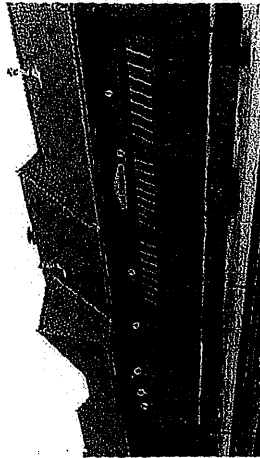
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Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

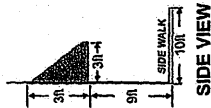
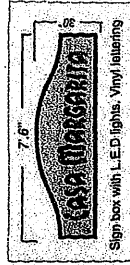
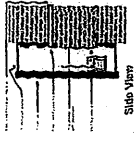
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

NORTH SIDE

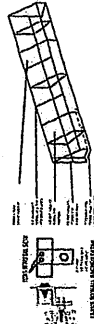


**SIGN BOX W/L.E.D.s**  
w/vinyl print

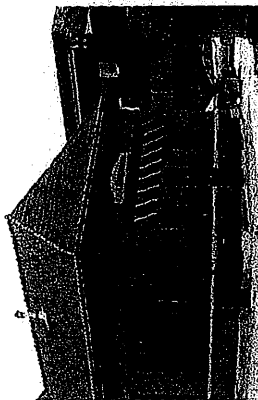


**Ten new awnings fabric sunbrella,  
red and yellow stripes**

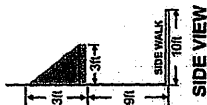
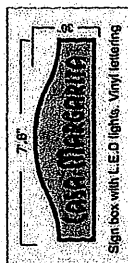
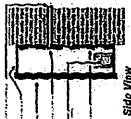
1. 17'2" 6.2'-9"
2. 17'2" 7.19'3"
3. 19'3"
4. 2'9"
5. 14'9"



**Job site: Casa Margarita**  
**WEST SIDE**

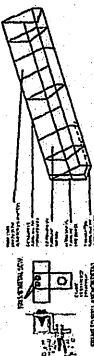


**SIGN BOX W/L.E.D.s**  
*w/vinyl print*

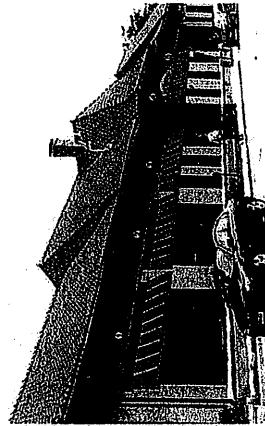


**One new awnings fabric sunbrella,  
red and yellow stripes**

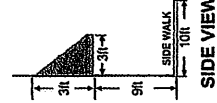
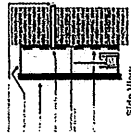
- 1.19'.8"



**Job site: Casa Margarita**  
**SOUTH SIDE**

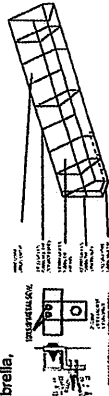


**SIGN BOX W/L.E.D.s**  
w/vinyl print




**Ten new awnings fabric sunbrella,  
red and yellow stripes**

1. 17' 2"
2. 17' 2"
3. 19' 6"
4. 14' 3"
5. 4' 9"



# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Chan Yu, Village Planner 

**Cc:** Kathleen A. Gargano, Village Manager  
Robert McGinnis, Director of Community Development/Building Commissioner

**Date:** December 1, 2015

**Re:** 125 W. Second Street – Steil Dermatology – 1 New Ground Sign Approval

## BACKGROUND

---

### Summary

The Village of Hinsdale has received an application from Aurora Sign Company, requesting approval to install a new wall ground sign at 125 W. Second Street (Attachment 1). The site features a multi-story office building in the O-1, Specialty Office District (Attachment 2).

### Request and Analysis

The office building is on the corner of Second Street and Grant Street. The applicant is proposing a double faced ground sign with a .72 SF (8" tall and 1'1" wide) sign face. It will be located next to the building's parking lot entrance, abutting Grant Street. The sign features a square aluminum tube painted white to match the building. The 3 colored sign face features black text, with a beige background and white trim to also match the building (Attachment 3).

The proposed ground sign is 4' tall, has a gross sign face area of 1.44 SF, and has a 10' setback from the sidewalk. The maximum height is 4' and the maximum gross sign area is 2 SF in the O-1 Specialty Office District. Thus, the application meets the Zoning Code requirements.

### Planning Commission Action

Per Section 11-607D(2) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

### Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Elevation Photos (taken by staff)



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Kolbrook Design, Inc. (Architect)  
Address: 828 Davis St., Suite 300  
City/Zip: Evanston, IL 60201  
Phone/Fax: (847) 492 / 1992  
E-Mail: skolber@kolbrook.com  
Contact Name: Steven Kolber

**Contractor**

Name: Aurora Sign Company  
Address: 1100 Rte 34  
City/Zip: Aurora, IL 60504  
Phone/Fax: (630) 898 / 5900  
E-Mail: bweis@aurorasign.com  
Contact Name: Brandon Weis

**ADDRESS OF SIGN LOCATION:** 125 W. 2nd Street

**ZONING DISTRICT:** O-1 Specialty Office District

**SIGN TYPE:** Other

Free-Standing Pole Sign

**ILLUMINATION** None

**Sign Information:** (13" x 8" = .722sf x 2 faces)

Overall Size (Square Feet): 1.44 ( 13" x 8" )

Overall Height from Grade: T/Pole @ 4'-0" Ft.

Proposed Colors (Maximum of Three Colors):

- ① White
- ② Black
- ③ Beige (to match building)

**Site Information:**

Lot/Street Frontage: 187' (West & South)

Building/Tenant Frontage: 89' (West & South)

Existing Sign Information: No Existing Signs

Business Name: Steil Dermatology

Size of Sign: \_\_\_\_\_ Square Feet


Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

  
Signature of Applicant

11-25-2015  
Date

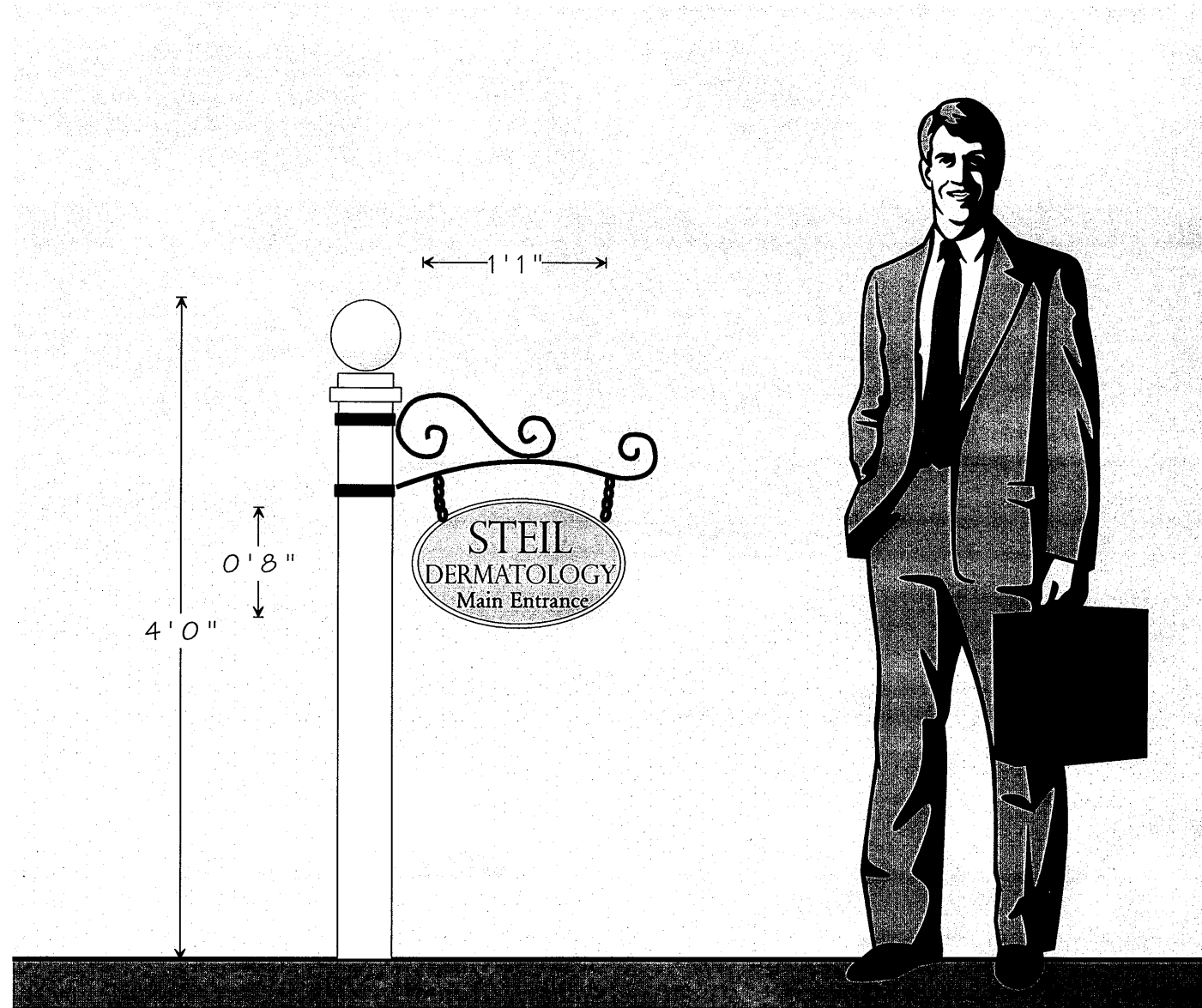
  
Signature of Building Owner

11-25-15  
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: \_\_\_\_\_

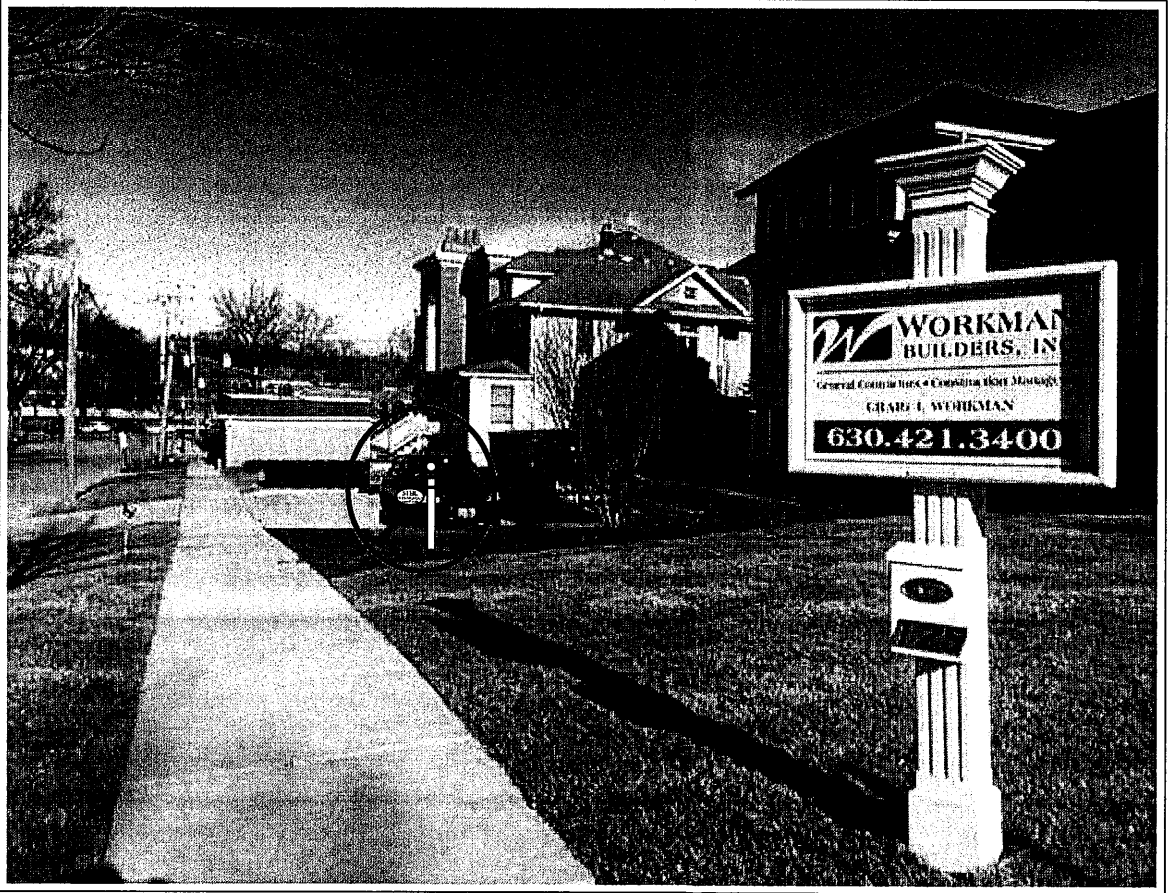
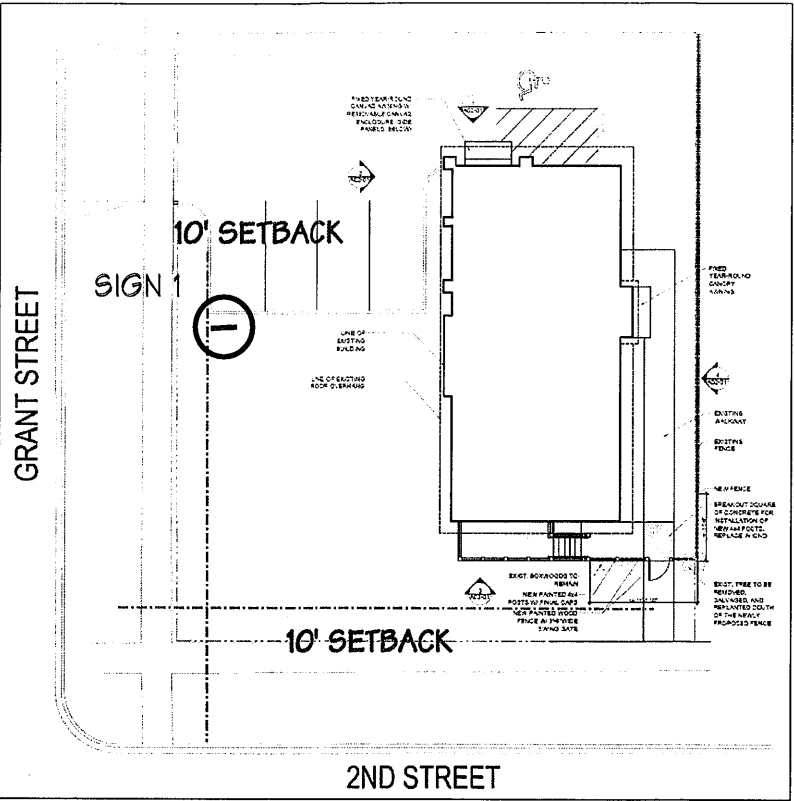


DOUBLE-FACED NON-ILLUMINATED SIGN

FABRICATE AND INSTALL SIGN OF PVC AND ALUMINUM PANEL  
EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.  
POSTS TO BE 4" SQUARE ALUMINUM TUBE CLAD IN PVC.  
POST TO MATCH WHITE ON BUILDING  
BRACKET TO BE BLACK  
BACKGROUND COLOR TO MATCH BUILDING PAINT COLOR  
COPY TO BE BLACK VINYL APPLIED TO .125 ALUMINUM SIGN PANEL  
SCALE - 1" = 1'

INSTALLATION INSTRUCTIONS

SET POST IN CONCRETE TO DEPTH OF 42".  
SIGN TO FACE STREET.

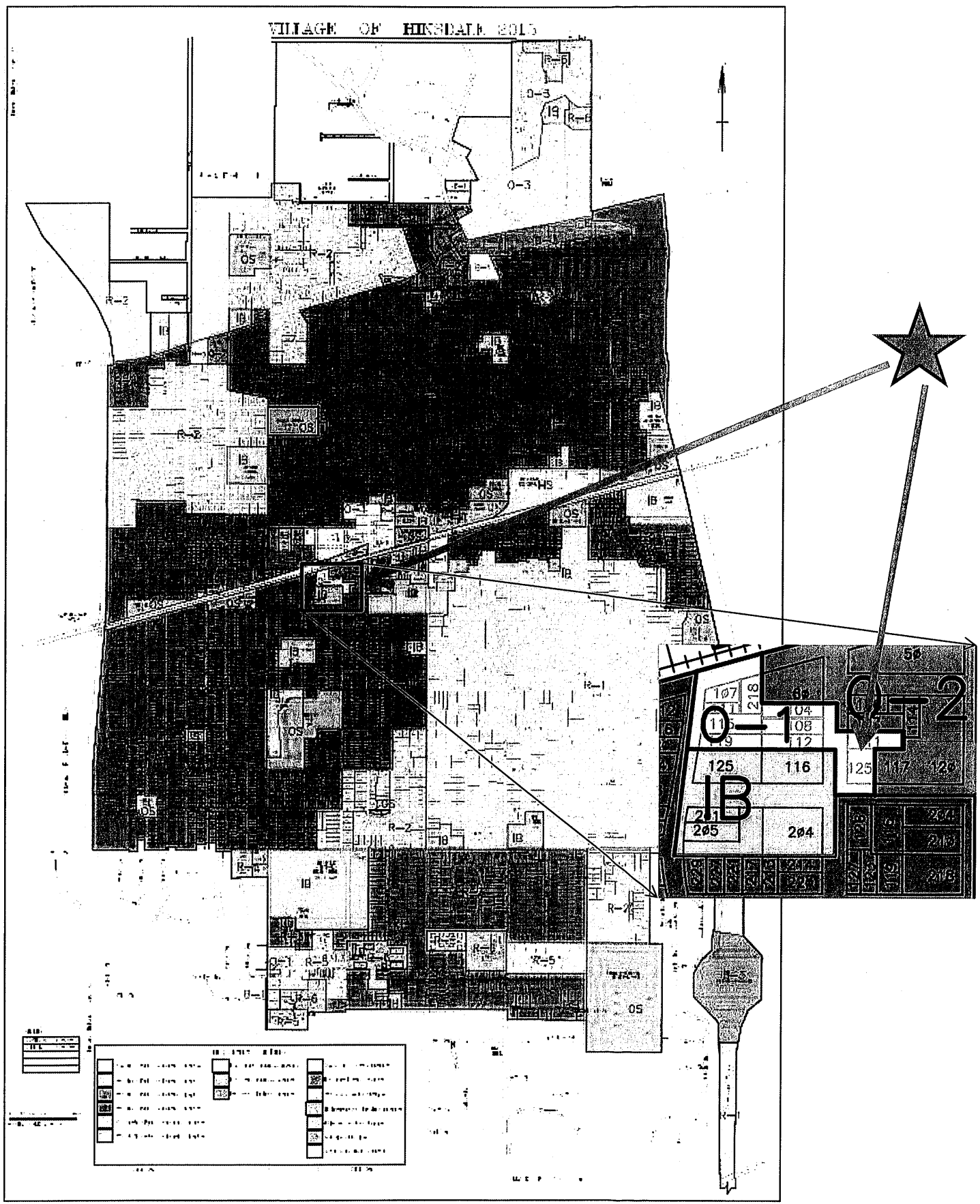


1100 Route 34 Aurora, Illinois 60504 630 898 5900 office 630 898 6091 fax	Prepared For:	STEIL DERMATOLOGY	Address:	125 SECOND ST	Drwg:	215006	Sheet:	13	Design Date:	1/7/15	Rev 3:	Salesman:
	Location Name:		City/State:	HINSDALE, IL	Rev 1:						Rev 4:	Colors:
					Rev 2:						Rev 5:	Notes:

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.



# Attachment 2: Village of Hinsdale Zoning Map and Project Location



### Attachment 3: Elevation Photos at 125 W. 2<sup>nd</sup> St.



## **HINSDALE PLAN COMMISSION**

**RE: Case A-40-2015 – Applicant: Margarita Blue, Inc., a restaurant DBA Casa Margarita**

**Request: Exterior Appearance and Site Plan Review for Casa Margarita Restaurant at 25 E. Hinsdale Avenue (location commonly known as Brush Hill Train Station).**

**DATE OF PLAN COMMISSION REVIEW: November 11, 2015**

**DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: December 8, 2015**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. The Plan Commission heard testimony from the applicant's proposal to install awnings and kitchen exhaust screening enclosures at the Brush Hill Train Station at 25 E. Hinsdale Avenue to establish a restaurant (Casa Margarita).
2. The applicant brought a sample of the awning material and showed the ten (10)-inch red stripe to two (2)-inch yellow stripe ratio on the proposed 26 awnings.
3. A Plan Commissioner expressed preference for the single colored awning at the Casa Margarita's La Grange location because it blended in with the building.
4. A question was asked about the possibility of relocating the screening enclosures to the north (track) side of the building. However, the applicant confirmed the Burlington, Northern and Santa Fe Railway (BNSF) has an issue with this.
5. A question was asked about the possibility of relocating the exhaust system to the roof of the building. However, a discussion revealed this would cause require a platform and cause damage to the roof. The applicant also explained that the exhaust and intake requires a certain distance between the units to function.
6. The applicant plans to use both entrances into the building.
7. A question was asked about the size of the exhaust equipment. The applicant explained this is relevant to the length of the hood above the kitchen equipment. With that said, the applicant expressed they chose the smallest one possible.
8. Half of the Commissioners disliked the use of two colors and stripes, and preferred the single red color. A few comments reflected that the awning colors, along with the future walls signs will be too colorful for the building.

#### **II. RECOMMENDATIONS**

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," four (4) "Nayes," and one (1) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plans, with modifications to: (1) move the awnings vertically to expose the lintels, (2) reduce/consolidate the number of awnings shown on the North and South walls and (3), paint said screening enclosures to match the brick of the train station façade.

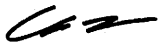
Following a motion to recommend approval of the proposed site plan, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," one (1) "Nay," and one (1) "Absent," recommends that the President and Board of Trustees approve the site plan for installing ventilation screening enclosures.

THE HINSDALE PLAN COMMISSION

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Chan Yu, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner  
**Date:** November 24, 2015  
**Re:** Scheduling of Public Hearing for Village of Hinsdale Request for Zoning Code Text Amendment to Eliminate Home Occupation Business Licensing Provisions (Section 9-102.C.7)

## BACKGROUND

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### Summary

The Village needs to amend the Zoning Code to be consistent with the ordinance amendment proposed on November 17, 2015 to exempt home based businesses from the licensing and registration requirements contained in the municipal code (Attachments 1 and 2). As such, the proposed text amendment to remove Section 9-102(C)(7) in the Zoning Code is necessary to align with the proposed changes to the Village Code, Title 3, Business and License Regulations.

A text amendment of the Zoning Code starts with a preliminary consideration by the Board of Trustees for a determination as to whether the text amendment application merits a hearing and consideration by the Plan Commission. On November 17, 2015, the Board of Trustees referred the Zoning Code text amendment application to the Plan Commission.

### Application and Analysis

The Zoning Code references "Home Occupations" in Section 9-102. It currently defines the licensing requirements per Section 9-102(C)(7): "Every home occupation shall be subject to applicable business licensing and inspection requirements, and shall comply with all applicable federal, State, and local laws and regulations, including, without limitation, obtaining, maintaining, and complying with regulations applicable to any required federal, State, or local license or permit." However, this particular Zoning Code section will no longer be necessary should the proposed amendments to Title 3 of the Village Code be approved.

Per the proposed draft ordinance amending Village Code Sections 3-1-2(A) and 3-1-17, license requirements shall not apply to home occupations, and annual business registrations will not be required for home occupations, respectively (Attachment 2). Village Code Sections 3-1-2(A) and 3-1-17 also references the Zoning Code Section 9-102(B) for the definition of a home occupation. Since the Codes cross-reference, it is essential the two be in agreement. As such, the Community Development

Department has requested that the Board of Trustees discuss and consider the proposed text amendment to remove Section 9-102(C)(7) of the Zoning Code.

**Process**

Pursuant to Article 6, Section 11-601(D)(2)(a) of the Village of Hinsdale Zoning Ordinance, every properly filed and completed application for an amendment to this code, before being processed in any other manner, shall be referred to the Board of Trustees for a determination as to whether the application merits a hearing and consideration by the Plan Commission or should be summarily denied.

On November 17, 2015, the Board of Trustees referred the Zoning Code text amendment application to the Plan Commission.

The purpose of the application at the December 9, 2015, Plan Commission meeting is to schedule the public hearing to consider the text amendment. No discussion will take place except to determine the time and date of the hearing.

**Attachments:**

Attachment 1 – Text Amendment Application Request

Attachment 2- Concurrent Proposed Draft Ordinance to Amend Village Code Title 3 – Business Licensing and Registration

Attachment 3 - Zoning Code Section 9-102: Home Occupations



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

<b>Applicant</b>
Name: <u>Village of Hinsdale</u>
Address: <u>19 E. Chicago Avenue</u>
City/Zip: <u>Hinsdale, Il. 60521</u>
Phone/Fax: ( <sup>630</sup> ) <u>789-7030</u> / _____
E-Mail: <u>N/A</u>

<b>Owner</b>
Name: <u>N/A</u>
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

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

Name: <u>N/A</u>
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Name: <u>N/A</u>
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

<b>Disclosure of Village Personnel:</b> (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) <u>Robert McGinnis - Director of Community Development/Building Commissioner</u>
2) <u>Chan Yu - Village Planner</u>
3) _____

## II. SITE INFORMATION

Address of subject property: N/A

Property identification number (P.I.N. or tax number): N/A -        -        -       

**Brief description of proposed project:** Text Amendment to eliminate Section 9-102(C)(7), as it relates to home occupation licensing requirements.

This is necessary for the Zoning Code and Municipal Code to be in agreement.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

**Surrounding zoning and existing land uses:**

North: N/A

South: N/A

**East:** N/A

West: N/A

Proposed zoning and land use: N/A

**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:** Text Amendment to Section  
9-102(C)(7), as it relates to the requirements for Licensing requirements

- ☐
- Planned Development 11-603E

- ☐ Development in the B-2 Central Business District Questionnaire



# TABLE OF COMPLIANCE

Address of subject property: Text Amendment - N/A

The following table is based on the N/A Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	N/A	N/A
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information	↓	↓

\* Must provide actual square footage number and percentage.

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

## 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 10th day of November, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 10th day of  
November, 2015

Notary Public

KERRY L WARREN  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Jul 18, 2019



**COMMUNITY DEVELOPMENT  
DEPARTMENT  
ZONING CODE TEXT AND MAP  
AMENDMENT APPLICATION**

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

**Is this a:**    **Map Amendment** ☐    **Text Amendment** ☒

**Address of the subject property** 19 E. Chicago Avenue

**Description of the proposed request:** Text Amendment to Section 9-102(C)(7) to remove licensing requirements for Home Occupations.

**REVIEW CRITERIA**

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.  
The proposed changes would allow the Zoning Code and Municipal Code to be in agreement with regards to home occupation and business license/registration requirements.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.  
N/A
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.  
N/A

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

N/A

5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

N/A

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

N/A

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

N/A

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

N/A

9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

N/A

10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

N/A

11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

N/A

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

N/A

13. The community need for the proposed amendment and for the uses and development it would allow.

The proposed changes would allow the Zoning Code and Municipal Code to be in agreement with regards to home occupation and business license/registration requirements.

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

N/A

## VILLAGE OF HINSDALE

ORDINANCE NO. \_\_\_\_\_

### AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE VILLAGE CODE OF HINSDALE RELATIVE TO BUSINESS LICENSING AND REGISTRATION REQUIREMENTS AND LATE FEES

**WHEREAS**, the President and Board of Trustees of the Village of Hinsdale, having noted that failures of businesses to obtain business licenses or to register with the Village when required to be licensed or registered under the Village Code result in inequities and increased administrative burdens on the Village, find and determine that the imposition of a late fee for businesses failing to obtain licenses or to register in a timely manner are necessary and in the best interests of the health, welfare, and safety of the residents, property owners and the businesses of the Village.

**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.

**SECTION 2:** Title 3 (Business and License Regulation), Chapter 1 (Business Licensing and Registration), Section 2 (License Required) is hereby amended by amending subsection (A) (License Required; Exceptions) as follows:

“A. License Required; Exceptions: It shall be unlawful for any person to conduct, engage in, maintain, operate, carry on, or manage in any way any business or activity, or occupation, for any period of time and at any time, without first obtaining a license for the business, activity, or occupation, and paying the required fee. This license requirement shall not apply to the following businesses, activities, or occupations:

Accountants, architects, attorneys, barbers and cosmetologists, business schools, dentists, doctors, home occupations, as defined in Section 9-102.B. of the Hinsdale Zoning Code, home daycare operators, insurance brokers, land surveyors, lie detector operators, optometrists, pharmacists, physical therapists, podiatrists, professional engineers, psychologists, real estate brokers, shorthand reporters, social workers, structural engineers, veterinarians, water well contractors, and such others as are exempted by operation of state law.”

**SECTION 3:** Title 3 (Business and License Regulation), Chapter 1 (Business Licensing and Registration), Section 17 (Annual Business Registration Required) is hereby amended to read in its entirety as follows:

**“3-1-17: ANNUAL BUSINESS REGISTRATION REQUIRED:**

Every business, activity, and occupation not required to be licensed pursuant to the provisions of this chapter shall register annually with the village manager in the manner, and at the times, prescribed herein. Registration is not required for home occupations, as defined in Section 9-102.B. of the Hinsdale Zoning Code.”

**SECTION 4:** Title 3 (Business and License Regulation), Chapter 1 (Business Licensing and Registration), Section 16 (License Fee) is hereby amended to read in its entirety as follows:

**“3-1-16: LICENSE FEE:**

A. The fee for a license issued pursuant to this chapter shall be seventy-five dollars (\$75.00) each year.

B. A late fee of \$20.00 per month, or portion of a month, shall be imposed commencing thirty (30) days following the date by which a business was required to be licensed. The late fee shall be in addition to the base license fee and any fine or other penalty imposed for failing to obtain a required license.”

**SECTION 5:** Title 3 (Business and License Regulation), Chapter 1 (Business Licensing and Registration), Section 20 (Annual Registration Fee) is hereby amended to read in its entirety as follows:

**“3-1-20: ANNUAL REGISTRATION FEE:**

A. A business registration application fee of seventy-five dollars (\$75.00) shall be paid at the time of submittal of the application. Any business that commences initial operations after January 1 of a year shall be required to pay the full fee of seventy-five dollars (\$75.00) required by this section regardless of when it submits its business registration application to the village.

B. A late fee of \$20.00 per month, or portion of a month, shall be imposed commencing thirty (30) days following the date by which a business was required to be registered. The late fee shall be in addition to the base registration fee and any fine or penalty imposed for failing to register.”

**SECTION 6:** All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

**SECTION 7:** Each section, paragraph, clause and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

**SECTION 8:** Except as to the Code provisions set forth above in this Ordinance, all Chapters and Sections of the Village Code of the Village of Hinsdale, as amended, shall remain in full force and effect.

**SECTION 9:** This Ordinance shall be in full force and effect from and after its adoption, approval, and publication in pamphlet form as provided by law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and attested to by the Village Clerk this same day.

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

ATTEST:

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

This Ordinance was published by me in pamphlet form on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Christine M. Bruton, Village Clerk



STATE OF ILLINOIS     )  
COUNTY OF DUPAGE    ) SS  
COUNTY OF COOK       )

**CLERK'S CERTIFICATE**

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE VILLAGE CODE OF  
HINSDALE RELATIVE TO LATE FEES FOR BUSINESS LICENSES AND  
REGISTRATION**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the \_\_\_\_ day of \_\_\_\_\_, 2015, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the \_\_\_\_ day of \_\_\_\_\_, 2015.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Village Clerk

[SEAL]

355519\_1

**10. Uses Subject To Special Restrictions:** When the district regulations of this code require compliance with any procedures or standards with respect to a specific use, such use shall not be established as an accessory use except in compliance with those procedures and standards.

**E. Use, Bulk, Space, And Yard Regulations:** Except as expressly provided otherwise in this section, every accessory structure and use shall comply with the use, bulk, space, and yard regulations made applicable to them by the regulations of the district in which they are located.

**F. Use Limitation:** No accessory structure or use shall be constructed, established, or maintained on any lot prior to the substantial completion of construction of the principal structure to which it is accessory. (Ord. 94-36, § 2, 8-2-1994; Ord. O2001-27, § 2, 6-5-2001; Ord. O2004-17, §§ 2, 3, 4-6-2004)

## **Sec. 9-102:Home Occupations:**

**A. Authorization:** Subject to the limitations of this section, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted in any dwelling unit.

**B. Definition:** A "home occupation" is a business, profession, occupation, or trade that:

1. Is conducted for gain or support by a full time occupant of a dwelling unit; and
2. Is incidental and secondary to the use of such dwelling unit for dwelling purposes; and
3. Does not change the essential residential character of such dwelling unit.

**C. Use Limitations:**

**1. Employee Limitations:**

- (a) The entrepreneur of every home occupation shall be domiciled in the dwelling unit where such occupation is conducted.

- (b) No more than one employee who is not domiciled in the dwelling unit where a home occupation is conducted shall be present in connection with, or otherwise participate in the operation of, a home occupation at any one time. For the purposes of this subsection, the term employee shall not include persons domiciled in the dwelling unit where such home occupation is conducted. This limitation on the number of employees shall not apply to employees who do not work at the dwelling unit devoted to such home occupation.

**2. Structural Limitations:**

- (a) No alteration of any kind shall be made to the dwelling unit where a home occupation is conducted that would change its residential character as a dwelling unit, including the enlargement of public utility services beyond that customarily required for residential use.
- (b) No separate entrance shall be provided in connection with the conduct of any home occupation.

**3. Operational Limitations:**

- (a) Every home occupation shall be conducted wholly within a principal dwelling unit or permitted accessory structure; provided, however, that this subsection shall not apply to a daycare home operated as a home occupation.
- (b) No more than a total of six hundred (600) square feet of floor area (exclusive of garage floor area devoted to permissible parking of vehicles used in connection with the home occupation) of any dwelling unit or any permitted accessory structure shall be specially designed, arranged, or set apart for the conduct of a home occupation; provided, however, that this subsection shall not apply to a daycare home operated as a home occupation.
- (c) No stock in trade shall be displayed or sold on the premises of any home occupation.
- (d) No routine attendance of patients, clients, subcontractors, or employees (except as provided in subsection C1(b) of this section) associated with any home occupation shall be allowed at the premises of the home occupation except that attendance of up to eight (8) children at any one time may be allowed at a daycare home operated as a home occupation and that the attendance of up to four (4) persons at any one time may be allowed for the purpose of receiving private instruction in any subject or skill. "Routine attendance" means that the conduct of the home occupation requires nondomiciled persons to visit the premises of the home occupation as part of the regular conduct of the occupation, without regard to the number, frequency, or

duration of such visits.

- (e) No mechanical, electrical, or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare, emissions, odor, or radiation outside the dwelling unit or any permitted accessory structure that is greater or more frequent than that typical of equipment used in connection with residential occupancy shall be used in connection with any home occupation.
- (f) No outdoor storage shall be allowed in connection with any home occupation.
- (g) No refuse in excess of the amount allowable for regular residential pick up shall be generated by any home occupation.
- (h) Vehicles used in connection with any home occupation shall be subject to the requirements of subsection 9-101D4 of this article.

**4. Signage And Visibility:**

- (a) No sign shall advertise the presence or conduct of the home occupation.
- (b) No home occupation shall be in any manner visible or apparent from any public or private street.

**5. Traffic Limitations:** No home occupation shall generate more vehicular or pedestrian traffic than is typical of residences in the area.

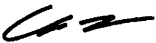
**6. Nuisance Causing Activities:** In addition to the foregoing specific limitations, no home occupation shall cause or create any nuisance, or cause or create any substantial or undue adverse impact on any adjacent property or the character of the area, or threaten the public health, safety or general welfare, or be noxious, offensive, or hazardous.

**7. Licensing requirements.** Every home occupation shall be subject to applicable business licensing and inspection requirements, and shall comply with all applicable federal, State, and local laws and regulations, including, without limitation, obtaining, maintaining, and complying with regulations applicable to any required federal, State, or local license or permit.

**Sec. 9-103:Temporary uses:**

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Chan Yu, Village Planner 

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

**Date:** November 19, 2015

**Re:** 20 E. Ogden – Esposito & Staubus LLP on behalf of Anthony LaMantia  
Public Hearing for Text Amendment to allow Remodeling and Showrooms in the O-2 District as a Permitted Use or Special Use

## BACKGROUND

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### Summary

The applicant, LaMantia Design & Construction Company, needs a text amendment to allow showrooms in the O-2 district. Currently, the Code only allows interior design and decorating services in the O-2 district, not showrooms. The applicant's business plan includes "Remodeling" services and showrooms for "Interior Design, Remodeling and Decorating Services." If this is approved by the Board of Trustees, LaMantia plans to purchase and establish its business at 20 E. Ogden Ave (O-2 district).

The first step for a text amendment application (Attachment 1) is preliminary consideration by the Board of Trustees (BOT) to determine as to whether it merits a hearing and review by the Plan Commission (PC). On October 20, 2015, the Board unanimously approved the referral of the application to the PC for a public hearing of the text amendment, to allow remodeling services and showrooms in the O-2, Limited Office District, as a permitted use or a special use (Attachment 2). On November 11, 2015, the PC established a public hearing for the December 9, 2015, PC meeting.

### Application

Currently, the permitted uses in the office districts O-1, O-2 and O-3 allow, "Interior design and decorating services, but not including painters and paperhangers or showrooms or retail sales on the premises," per Section 6-103(E)(14). The Village of Hinsdale has received a Zoning Code Text Amendment application from Nicholas Esposito, Burr Ridge, Illinois, an attorney on behalf of Anthony LaMantia, requesting to allow (proposed in **bold**) "Interior design **and remodeling** and decorating services **including showrooms**, but not including painters and paperhangers or showrooms or retail sales on the premises" in the O-2 Limited Office District (Attachment 1).

## **Analysis**

Per the Zoning Code, the O-2 district is designed to provide for the general needs of business and professional offices and related business uses on smaller sites in scattered areas throughout the Village. Bulk and height regulations encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses. Staff has counted seven (7) scattered O-2 districts in the Village. Six (6) of the seven (7) districts abut arterials such as Ogden Avenue and Chicago Avenue (Attachment 2). Six (6) of the seven (7) are surrounded by both residential and non-residential zoning districts. The subject property in particular abuts R-4 Single Family Residential to the north and south and O-2 Limited Office to its east and west.

The applicant's text amendment application explains and illustrates the proposal, per the factors the PC should weigh, among other factors, according to Section 601(E):

- 1) The consistency of the proposed amendment with the purposes of this code.
- 2) The existing uses and zoning classifications for properties in the vicinity of the subject property.
- 3) The trend of development in the vicinity of the subject, including changes, if any, in such trend since the subject property was placed in its present zoning classification.
- 4) The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
- 5) The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
- 6) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- 7) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- 8) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- 9) The suitability of the subject property for uses permitted or permissible under its present zoning classification.
- 10) The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
- 11) The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.

12) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

13) The community need for the proposed amendment and for the uses and development it would allow.

14) The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

#### **Process**

Pursuant to Article 6, Section 11-601(D)(2)(a) of the Village of Hinsdale Zoning Ordinance, every properly filed and completed application for an amendment to this code, before being processed in any other manner, shall be referred to the Board of Trustees for a determination as to whether the application merits a hearing and consideration by the Plan Commission or should be summarily denied.

At the October 20, 2015, BOT meeting, the Board unanimously approved to refer the application to the PC for a public hearing of the text amendment to allow remodeling services and showrooms in the O-2, Limited Office District, as a permitted use or a special use (Attachment 4).

The purpose of the application at the November 11, 2015, Plan Commission meeting was to schedule the public hearing to consider both the text amendment and special use. No discussion took place except to determine the time and date of the hearing. The public hearing was established for the December 9, 2015, PC meeting. The public meeting notice requirements have been followed per section 11-601(D)(3).

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the BOT its recommendation in the form specified by subsection 11-103(H). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

#### **Attachments:**

Attachment 1 – Text Amendment Application Request and Exhibits

Attachment 2 - Special Use Permit Criteria Application

Attachment 3 – Zoning Map with O-2 Limited Office Districts Highlighted

Attachment 4 - Board of Trustees Application Discussion Minutes (10/20/15)



**COMMUNITY DEVELOPMENT  
DEPARTMENT  
ZONING CODE TEXT AND MAP  
AMENDMENT APPLICATION**

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

Is this a:    Map Amendment ☐    Text Amendment ☒

**Address of the subject property** 20 East Ogden, Hinsdale, IL

**Description of the proposed request:** Text Amendment to Hinsdale Village Code, Title 6, Sec. 6-103: Permitted Uses: E. Services: 14. Interior design and Decorating Services -- to include Showroom

**REVIEW CRITERIA**

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.  
See Attached Rider, Par. 1.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.  
See Attached Rider, Par. 2.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.  
See Attached Rider, Par. 3.



4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.  
See Attached Rider, Par. 4.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.  
See Attached Rider, Par. 5.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.  
See Attached Rider, Par. 6.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.  
See Attached Rider, Par. 7.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.  
See Attached Rider, Par. 8.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.  
See Attached Rider, Par. 9.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.  
See Attached Rider, Par. 10.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.  
See Attached Rider, Par. 11.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

See Attached Rider, Par. 12.

13. The community need for the proposed amendment and for the uses and development it would allow.

See Attached Rider, Par. 13.

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

See Attached Rider, Par. 14.

**Rider to  
Text Amendment Application  
Title 6, Sec. 6-103:**

**Permitted Uses: E. Services: 14. Interior design and Decorating Services**

**1. The consistency of the proposed amendment with the purpose of this Code.**

The current text states: Hinsdale Village Code, Title 6, Sec. 6-103: Permitted Uses: E. Services: 14. Interior design and decorating Services (7389), but not including painters and paperhangers or showrooms or retail sales on the premises.

Applicant/Purchaser requests a text amendment to state: "Interior design *and remodeling* and decorating services *including showrooms* but not including painters and paperhangers or showrooms or retail sales on the premises."

The office districts accommodate a range of suburban office space alternatives in keeping with the residential and local business atmosphere in the village.

The requested Text Amendment of the O-2 District meets the general needs of businesses and is compatible with the needs of Sec. 6-101.

The Text Amendment would permit a showroom within the premises adjacent to office and conference rooms for purposes of displaying kitchen cabinetry and related products. No products are sold retail. No products will be warehoused or fabricated on site. The building is setback from Ogden Avenue and therefore the proposed Showroom will have limited if any street visibility.

The subject site is an existing one-story split-level office building West of York Road on the South side of Ogden Avenue. It is currently owner-occupied. It has been primarily leased by medical practitioners to medical practitioners. The owner-seller, including Dr. Helge Frank, states that a majority of the building has been vacant for almost two years.

Adjacent property to the North across Ogden includes a gas station, office buildings, and residential. To the East there is a variety of retail, commercial and office business. The adjacent property to the West is zoned O-2. The adjacent property to the South is zoned R-4.

The O-2 limited office district is designed to provide for the general needs of business and professional offices and related business uses on smaller sites in scattered areas throughout the village. Bulk and height regulations encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses.

Upon purchase, the site will be owner-occupied. Applicant/Purchaser intends to maintain and enhance the existing architecturally consistent and compatible structure and landscaping. The requested Text Amendment will have no negative impact on the surrounding properties, but rather will upgrade and enhance the existing building and exterior site features.

**2. The existing uses and zoning classifications for properties in the vicinity of the subject property.**

The Text Amendment would allow flexible office use and other existing uses in the area, including similar to the substantially similar office and showroom to the East of York Road, except that Applicant's showroom would be far less visible than that of the substantially similar office to the East of York Road.

To the East of York Road are a grocery store, car dealerships, rug cleaners, a bank, and insurance company, a wellness clinic, a shredding company, a medical office, and a gas station. From York Road west to the subject premises there is a donut shop, a tire shop, an office building with various businesses including a construction company, and a retail audio store. To the North of Ogden is gas station, office buildings and residential. To the South of the premises is residential. To the West of the premises is a parcel zoned O-2 and then residential.

**3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.**

See 2 above. The trend of development is various forms of flexible office and other business uses, some retail. The text amendment is consistent with the trend including the fact that, among other varied businesses, East of Ogden is a substantially similar business.

**4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.**

The subject property has been mostly vacant for almost two (2) years. Its tenants were/are medical practices. Because of substantial additional construction and new construction in the vicinity, medical practitioners are moving into larger medical parties or larger medical practitioner use buildings. The current owners, doctors, have been unable to lease and/or sell the building to other medical practitioners.

The value of the subject property is diminished by the existing O-2 classification in that it inhibits office use flexibility including as here non-over-the-counter product display which is incidental to sales functionality.

**5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.**

The purchaser intends to renovate and upgrade the exterior, interior, parking lot and landscaping, and thereby enhance the site. Further, there will be sales tax revenue which currently does not exist from the site.

There would be no emissions, no noxious odors; no off-street parking; no change in the character of the general office use of the site.

**6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.**

There should be no negative affect to adjacent properties. Rather, the text amendment will enhance the ability for the mostly empty building to be sold for

office use. It will have no effect on the use and enjoyment of adjacent property owners. The building is setback from Ogden. The proposed Showroom is thus also setback and with limited effect upon adjacent property owners across Ogden Avenue to the North.

Further, the exterior and landscaping upgrades and enhancements will increase the visible enjoyment of the premises.

**7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.**

There should be no negative affect to the value of the adjacent properties. Further, the exterior and landscaping upgrades and enhancements will increase the visual appeal of the premises.

**8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.**

This is not applicable to the Application.

**9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.**

In office sales will be the primary function of the Applicant/Purchaser. The showroom is an integral part of the office and conference setting for those sales.

Among other uses, the site is presently zoned for: "Interior design and decorating services (7389), but not including painters and paperhangers or showrooms or retail sales on the premises." Essentially, the purchaser will be using offices and conference rooms to sell design and installation services for kitchen and

other interior remodeling. The Showroom is ancillary to its central function and is used to display and demonstrate the type of products being offered.

The products are shipped from an off-site facility directly to the home-sites being remodeled, and are not sold "over-the-counter." No product will be fabricated or warehoused at the site. Product will be shipped direct from the manufacturer to the remodeling customer. There will be limited if any retail out-the-door sales on the premises; except for the occasional pick-up of a handle, drawer stop and the like.

By comparison, there is a retail over-the-counter audio business with Showroom just to the East of the subject site within the same O-2 district.

**10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.**

Most business is conducted via appointment and telephone. There is limited walk-in business. There exists a wide entry point for ingress to and egress from a large parking lot and code-sufficient outdoor parking to the North, East and Northeast of the existing building. The text amendment in and of itself will not impact ingress and egress, nor traffic conditions in the immediate vicinity any more than other current use of the site medical patients.

**11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.**



The existing building has adequate utilities and essential public services to accommodate the uses permitted or permissible under the present zoning classification.

**12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.**

The facility has been more than fifty percent (50%) vacant for almost two (2) year, resulting from the consolidation and physical move of a medical practice. There is a single smaller medical practice tenant that will vacate when the sale is closed.

There are new major medical facilities being constructed and/or remodeled within one mile and primarily to the East of the site. On information and belief from the Seller, Dr. Helge Frank, medical groups would not purchase such a small facility. Seller has also been unable to find replacements tenants.

**13. The community need for the proposed amendment and for the uses and development it would allow.**

a. Like the substantially similar business located on Ogden Avenue just East of York Road, the Applicant/Purchaser has done and continues to do business with Hinsdale residents and residents in the surrounding communities.

b. Where the site occupants currently do not pay sales tax to any material degree, the proposed amendment will allow a sales tax paying occupant to display its products to existing and prospective Hinsdale and other area customers.

c. The amendment will allow the Applicant/Purchaser to move his office closer to his customer base for his and their mutual benefit. The purchaser intends to enhance the exterior look of the building, parking lot and landscaping.

**14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.**

The proposed text amendment intends to maintain current codes while addressing a special need that has minimal if any impact to the surrounding properties and the permitted uses, while providing business opportunity consistent with the needs of the community.

Ingress and egress will not be materially greater than the current medical practitioner use when the site was fully occupied. There is more than code-required on-site parking.



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Anthony LaMantia  
Address: 9100 Ogden Ave.  
City/Zip: Brookfield, IL 60513  
Phone/Fax: (708) 387 / 9900  
E-Mail: \_\_\_\_\_

**Owner**

Name: Same  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: ( ) /  
E-Mail: \_\_\_\_\_

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

Name: Peter F. Tromp  
Title: Principal, Tromp Architects  
Address: 4711 Willow Springs Rd., Ste. 8  
City/Zip: La Grange, IL 60525  
Phone/Fax: (708) 588-1956 /  
E-Mail: tromparchitects@sbcglobal.net

Name: Nicholas F. Esposito  
Title: Partner, Esposito & Staibus LLP  
Address: 7055 Veterans Blvd., Unit B  
City/Zip: Burr Ridge, IL 60527  
Phone/Fax: (630) 323-5310 /  
E-Mail: nfe@eslaw500.com

**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) None
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 20 East Ogden Avenue, Hinsdale, IL

Property identification number (P.I.N. or tax number): 09 - 01 - 120 - 003

Brief description of proposed project: Purchase and Renovation of Existing Office Building and Landscaping

with no building additions or other structural improvements. Purchaser to retain the office use for purposes of display and sale of

remodeling and home improvement services in the greater Hinsdale area. The site will be owner-occupied.

General description or characteristics of the site: The site is a mostly vacant medical practice office building.

There is one medical practice tenant. The site contains an underground garage and ample exterior code-compliant parking.

The site has an existing exterior handicap ramp.

Existing zoning and land use: O-2 Office

Surrounding zoning and existing land uses:

North: O-2 Office and R-4 Residential (across Ogden Ave.)

South: R-4 Residential

East: O-2 Office

West: O-2 Office

Proposed zoning and land use: O-2 E.14. Office - Interior Design Services (with Showroom)

**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: Text Amendment

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

## TABLE OF COMPLIANCE

Address of subject property: 20 East Ogden, Hinsdale

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	25,000 S.F.	40,902 S.F.
Minimum Lot Depth	125 FT.	250 FT.
Minimum Lot Width	100 FT.	201.7 FT.
Building Height	40 FT.	22 FT.
Number of Stories	3	1
Front Yard Setback	25 FT.	79.9 FT.
Corner Side Yard Setback	N/A	N/A
Interior Side Yard Setback	10 FT./10 FT.	14.4 FT./24.6 FT.
Rear Yard Setback	20 FT.	36.9 FT.
Maximum Floor Area Ratio (F.A.R.)*	20,451 S.F. (50%)	13,617 S.F.
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	32,721.6 S.F. (80%)	23,425 S.F.
Parking Requirements	33 STALLS	33 STALLS
Parking front yard setback	25 FT.	32 FT.
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	1	1
Accessory Structure Information	N/A	N/A

\* Must provide actual square footage number and percentage.

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

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 30<sup>th</sup> day of September, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

ANTHONY LAMANTIA  
Name of applicant or authorized agent

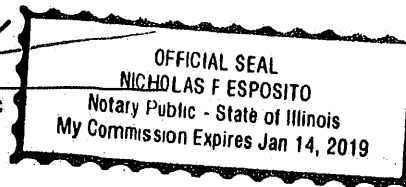
\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 30<sup>th</sup> day of

September, 2015.

[Signature]  
Notary Public

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# VILLAGE OF HINSDALE

## CERTIFICATION OF PROPER NOTICE

### REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Melanie Toppo, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on November 17, 2015.

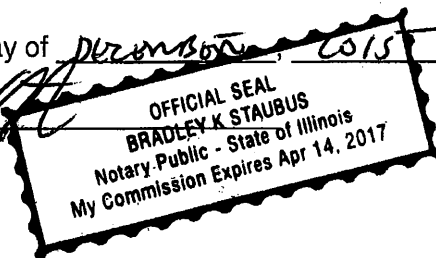
Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: Esposito & Staubus LLP  
Name: Melanie Toppo  
Address: 7055 Veterans Bl-2, Unit B, Burr Ridge

Subscribed and sworn to before me

This 2nd day of December, 2015

By: [Signature]  
Notary Public



## VILLAGE OF HINSDALE

### NOTICE OF PLAN COMMISSION PUBLIC MEETING

**PUBLIC NOTICE IS HEREBY GIVEN** to all persons that the Village of Hinsdale Plan Commission shall conduct a public meeting on Wednesday, December 9, 2015 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application for a text amendment to allow showrooms in the O-2 District Limited Office District as a Permitted Use OR Special Use. Currently, the Zoning Code only allows interior design and decorating services, but no showrooms.

The applicant is proposing to add "Remodeling" services and allowing showrooms for "Interior Design, Remodeling and Decorating Services" to Section 6-103(E)(14) in the Zoning Code O-2 Districts. This application can be referred to as A-35-2015.

The petitioner is: Nicholas Esposito, Esposito & Staubus LLP, on behalf of Anthony LaMantia. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 20 E. Ogden and legally described as follows:

PART OF THE PROPERTY KNOWN AS THE OLD FULLERSBURG SCHOOL PROPERTY, BEING A PART OF THE NORTH WEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS: COMMENCING ON THE SOUTH LINE OF MAIN STREET (NOW OGDEN AVENUE, UNITED STATES ROUTE 34) 60 LINKS (39.6 FEET) WESTERLY FROM THE NORTH WEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE RUNNING SOUTH 56 DEGREES 45 MINUTES WEST, A DISTANCE OF 229.35 FEET "MEASURED TO THE NORTH EAST CORNER OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE; THENCE SOUTH 18 DEGREES 12 MINUTES EAST ALONG THE SAID EAST LINE OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE, A DISTANCE OF 240.7 FEET; THENCE NORTHEASTERLY NORTH 64 DEGREES 27 MINUTES EAST, A DISTANCE OF 124.4 FEET MEASURED TO THE WEST LINE OF NEWBERRY AVENUE (NOW GARFIELD AVENUE) FULLERSBURG; THENCE NORTH ALONG THE WEST LINE OF NEWBERRY AVENUE (NOW GARFIELD AVENUE) A DISTANCE OF 300.6 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: TO WIT; COMMENCING ON THE SOUTH LINE OF MAIN STREET (NOW OGDEN AVENUE, UNITED STATES ROUTE 34) 60 LINKS (39.6 FEET) WESTERLY FROM THE NORTH WEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE RUNNING SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 209.35 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 20 FEET MEASURED TO THE NORTH EAST CORNER OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE; THENCE SOUTH 18 DEGREES 12 MINUTES EAST ALONG THE EAST LINE OF SAID BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE, A DISTANCE OF 240.7 FEET; THENCE NORTH 13 DEGREES 35 MINUTES WEST TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-01-120-003



COMMONLY KNOWN AS: 20 E. OGDEN AVENUE  
HINSDALE, IL 60521

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

Dated: November 16, 2015

Christine M. Bruton, Village Clerk

To be Published in the Hinsdalean on November 19, 2015

**VILLAGE OF HINSDALE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
19 East Chicago Avenue  
Hinsdale, Illinois 60521-3489  
630.789.7030

**Application for Certificate of Zoning Compliance**

*You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.*

**Applicant's name:** Anthony LaMantia

**Owner's name (if different):** Same

**Property address:** 20 East Ogden, Hinsdale, IL

**Property legal description:** [attach to this form]

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

**Square footage of property:** 40,902 SF

**Lot area per dwelling:** N/A

**Lot dimensions:** 209 x 299

**Current use of property:** Offices for Interior Design Services & Kitchen Showroom

**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: Office/Kitchen Showroom

**Approval sought:** ☐ Building Permit ☐ Variation  
☐ Special Use Permit ☐ Planned Development  
☐ Site Plan ☐ Exterior Appearance  
☐ Design Review  
☒ Other: O-2 Text Amendment to Allow Showroom

**Brief description of request and proposal:**

Site purchaser seeks text amendment to allow kitchen showroom along with offices/conference rooms

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>79.9'</u>	<u>25'</u>
<b>interior side(s)</b>	<u>14.4' / 24.6'</u>	<u>10' / 10'</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>36.9'</u>	<u>20'</u>
<b>Setbacks (businesses and offices):</b>		
front:	<u>79.9'</u>	<u>25'</u>
interior side(s)	<u>14.4' / 24.6'</u>	<u>10' / 10'</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>36.9'</u>	<u>20'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>112.9'</u>	<u>100</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>
<b>Building heights:</b>		
principal building(s):	<u>22'</u>	<u>40' or 3 st.</u>
accessory building(s):	<u>N/A</u>	<u>15'</u>
<b>Maximum Elevations:</b>		
principal building(s):	<u>22'</u>	<u>40' or 3 st.</u>
accessory building(s):	<u>N/A</u>	<u>15'</u>
Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
Total building coverage:	<u>N/A</u>	<u>N/A</u>
Total lot coverage:	<u>23,425 SF</u>	<u>32,721.6 S</u>
Floor area ratio:	<u>13,617 SF</u>	<u>20,451 SF</u>
Accessory building(s):	<u>N/A</u>	

Spacing between buildings:[depict on attached plans]

principal building(s):	<u>N/A</u>	<u>          </u>	<u>          </u>
accessory building(s):	<u>N/A</u>	<u>          </u>	<u>          </u>

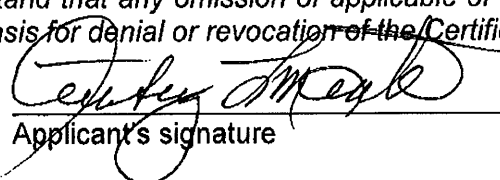
Number of off-street parking spaces required: 33

Number of loading spaces required: 1

Statement of applicant:

*I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.*

By:



Applicant's signature

Anthony LaMantia

Applicant's printed name

Dated: 9/30, 2015.



09/17/2015



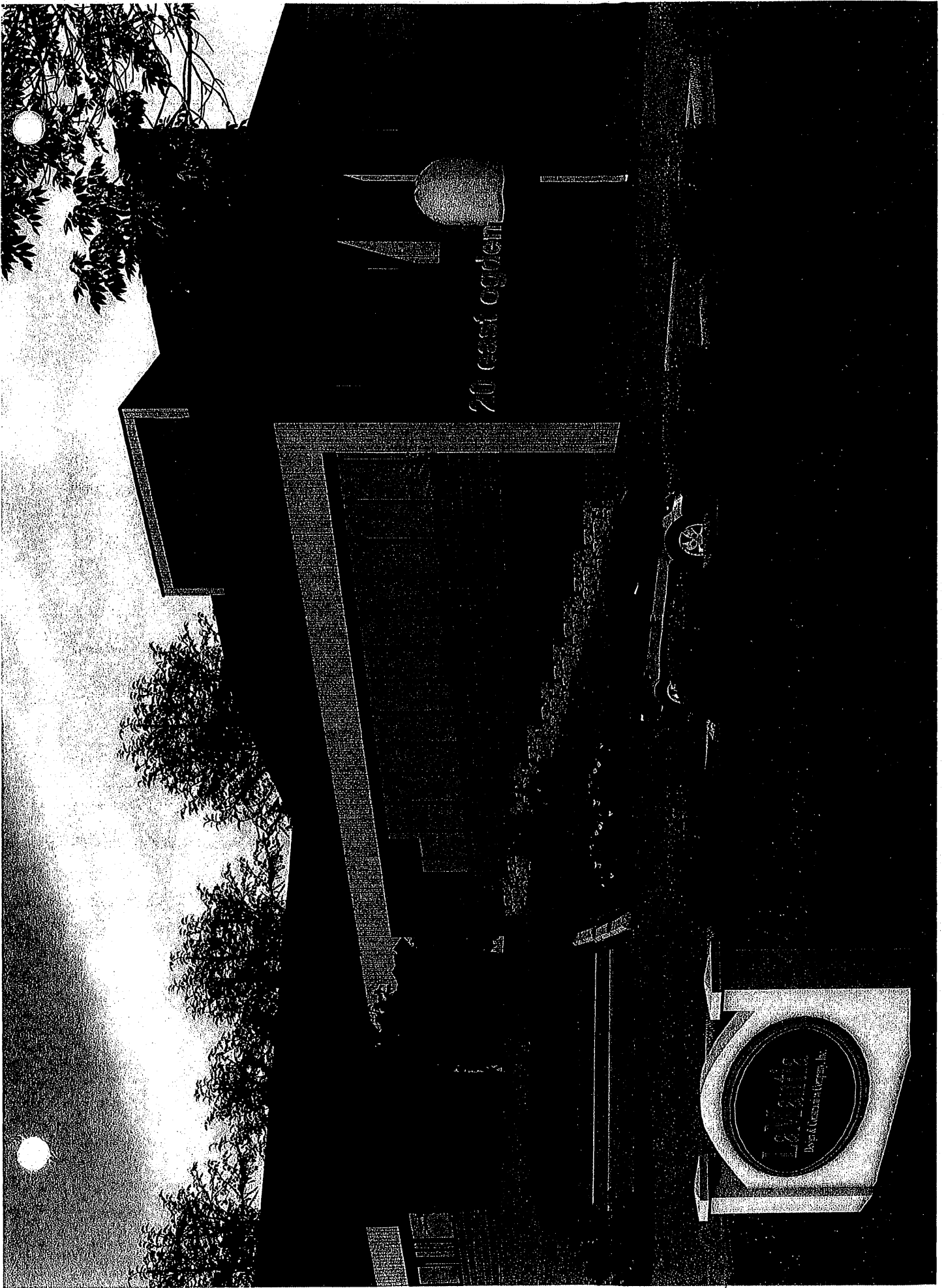
09/17/2015



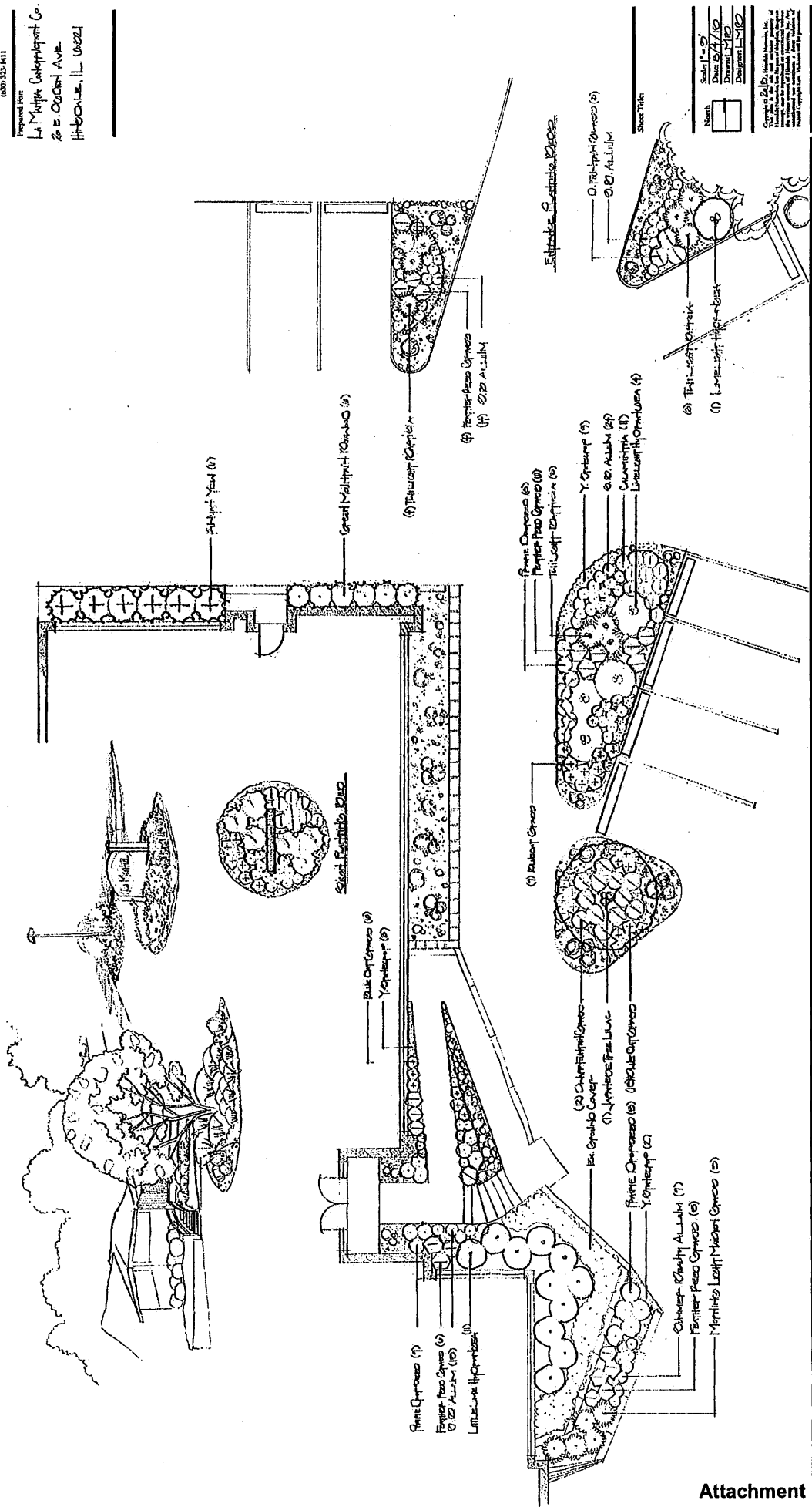
Shade Neuroscience Center

09/17/2015

09/17/2015







# Plat of Survey

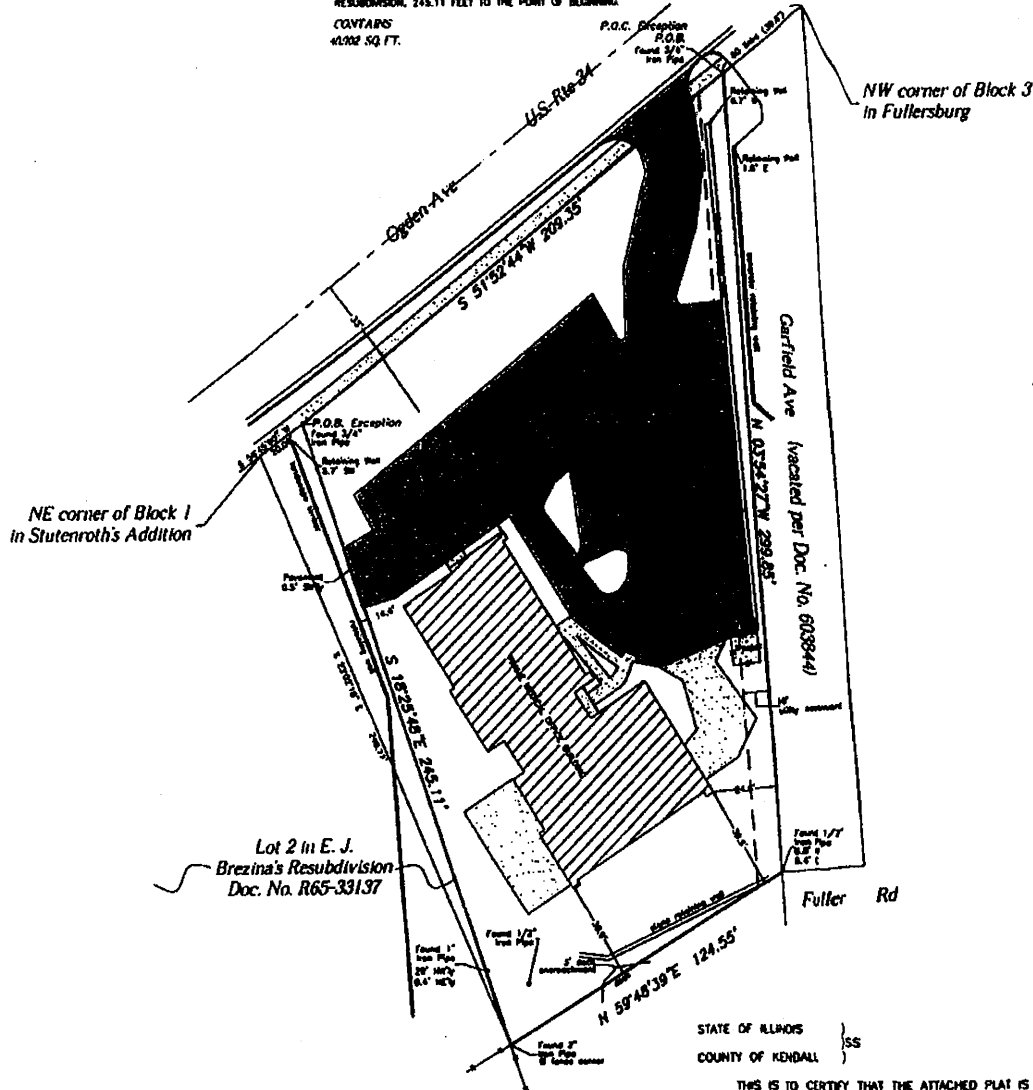
THAT PART OF THE PROPERTY KNOWN AS THE OLD FULLERSBURG SCHOOL PROPERTY, BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OGDEN AVENUE, U.S. ROUTE 34 (MAIN STREET), SAID POINT OF BEGINNING BEING 80 LINES SOUTHWESTERLY OF THE NORTHWEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE SOUTH  $51^{\circ}52'44''$  WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 209.55 FEET TO AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 2 IN E. J. BREZINA'S RESUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 1 OF WARREN'S RESUBDIVISION OF STUTENROTH'S ADDITION TO HINSDALE, SAID BREZINA'S RESUBDIVISION BEING RECORDED AS DOCUMENT NUMBER 865-33137; THENCE SOUTH  $59^{\circ}45'00''$  WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 20.00 FEET TO THE NORTHEAST CORNER OF BLOCK 1 IN SAID STUTENROTH'S ADDITION TO HINSDALE; SAID POINT BEING 288.55 FEET SOUTHWESTERLY OF SAID NORTHWEST CORNER OF BLOCK 3 IN FULLERSBURG AS MEASURED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH  $27^{\circ}02'10''$  EAST, ALONG THE EAST LINE OF SAID BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE, 240.77 FEET, TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 IN E. J. BREZINA'S RESUBDIVISION, THENCE NORTH  $59^{\circ}45'00''$  EAST, 124.55 FEET, TO AN IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY OF VACATED GARFIELD AVENUE (FORMERLY NEWBERRY AVENUE), VACATED PER DOCUMENT NUMBER 803844; THENCE NORTH  $75^{\circ}47'27''$  WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 299.85 FEET TO SAID POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT SAID IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OGDEN AVENUE, U.S. ROUTE 34 (MAIN STREET), SAID POINT OF COMMENCEMENT BEING 80 LINES SOUTHWESTERLY OF SAID NORTHWEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE SOUTH  $51^{\circ}52'44''$  WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 209.55 FEET TO THE POINT OF BEGINNING OF SAID IRON PIPE FOUND ON THE NORTHEAST CORNER OF LOT 2 IN E. J. BREZINA'S RESUBDIVISION; THENCE SOUTH  $59^{\circ}45'00''$  WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 20.00 FEET TO SAID NORTHEAST CORNER OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE; THENCE SOUTH  $27^{\circ}02'10''$  EAST, ALONG SAID EAST LINE, 240.77 FEET TO SAID IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 2 IN E. J. BREZINA'S RESUBDIVISION; THENCE NORTH  $59^{\circ}45'00''$  EAST, ALONG THE EAST LINE OF SAID LOT 2 IN E. J. BREZINA'S RESUBDIVISION, 245.11 FEET TO THE POINT OF BEGINNING.

CONTAINS  
41,002 SQ. FT.



STATE OF ILLINOIS }  
COUNTY OF KENDALL } SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
WITNESS MY HAND AND SEAL AT OSWEGO, ILLINOIS THIS 29TH DAY OF SEPTEMBER, 2014.

LESLIE AARON DOOGS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833  
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2014

## NOTE.

Legal Description, and Utility Easements are shown hereon per the Plat of Survey by Bohniger, Lock, and Associates, Inc., dated July 1983. The surveyor has not been provided a title commitment and this plat does not represent a full title search.

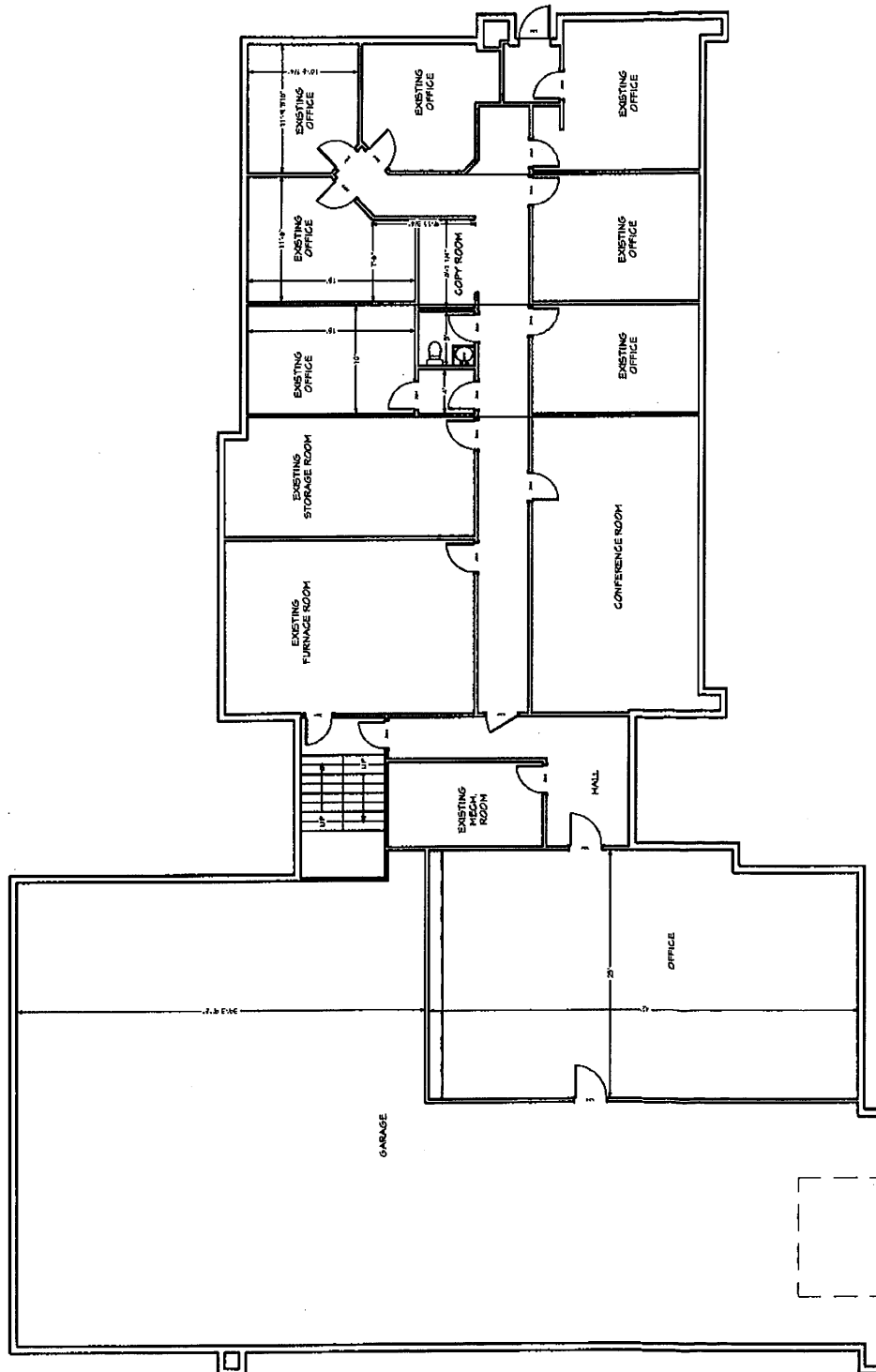


20 E. Ogden  
Hinsdale, IL

Date: 9.11.15

SHOWROOM  
LOWER LEVEL  
FLOOR PLAN

Approved:  
Date:



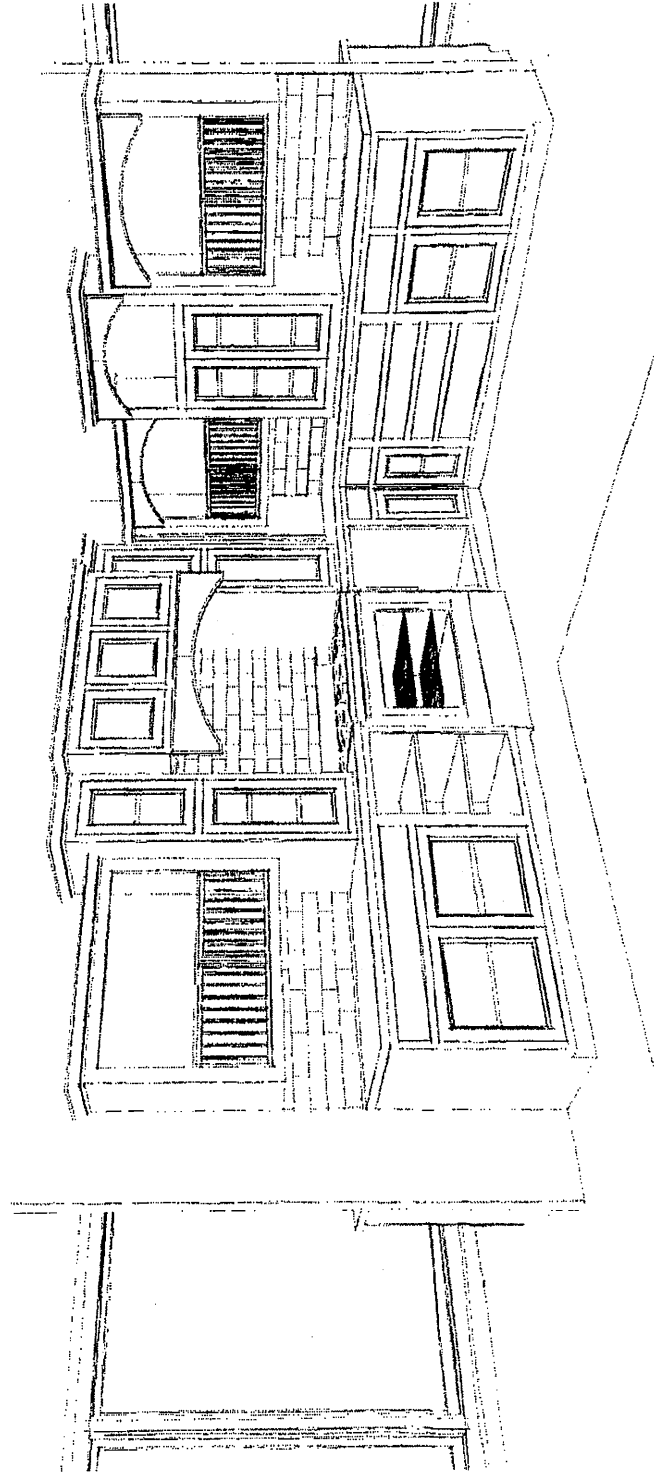
Scale: 1/16"=1'-0"





20 E. Ogden  
Hinsdale, IL

Date: 9.11.15



SHOWROOM  
PERSPECTIVES

Approved:  
Date:

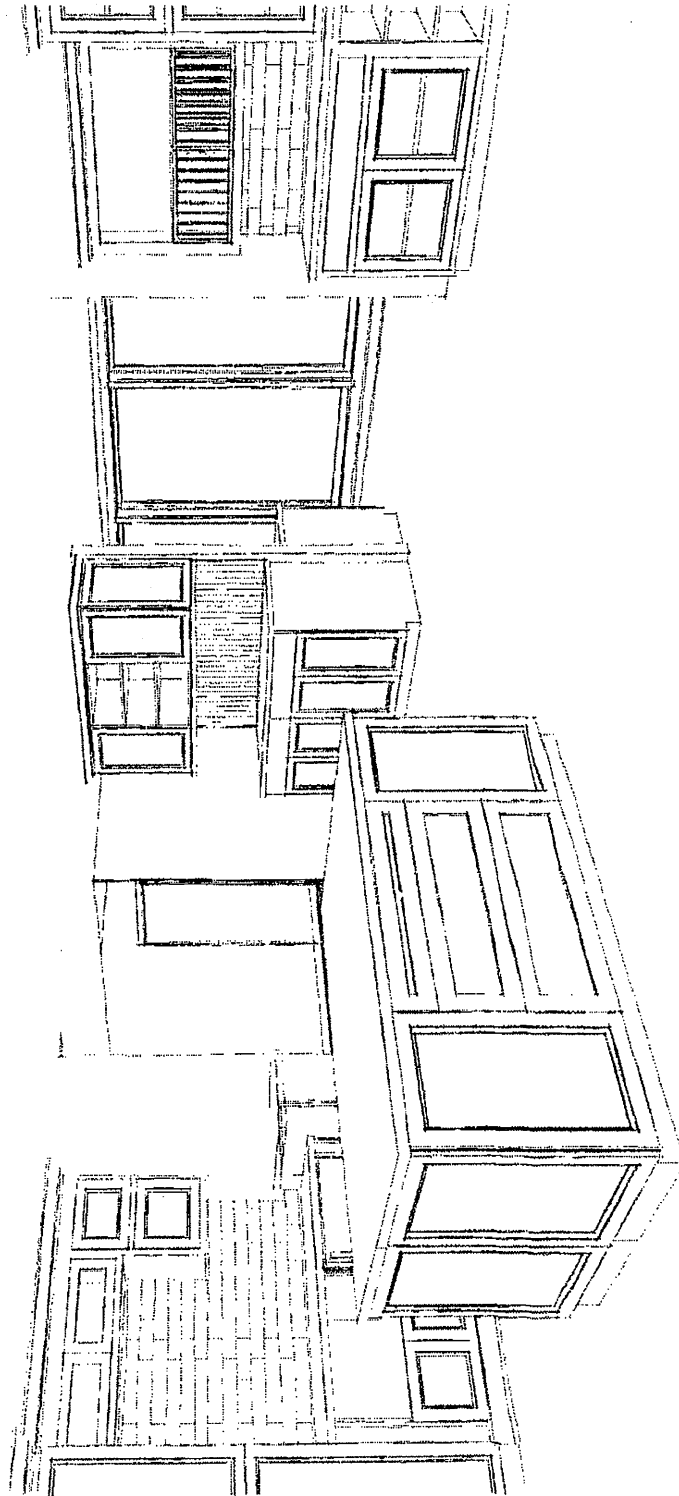


20 E. Ogden  
Hinsdale, IL

Date: 9.11.15

SHOWROOM  
PERSPECTIVES

Approved:  
Date:



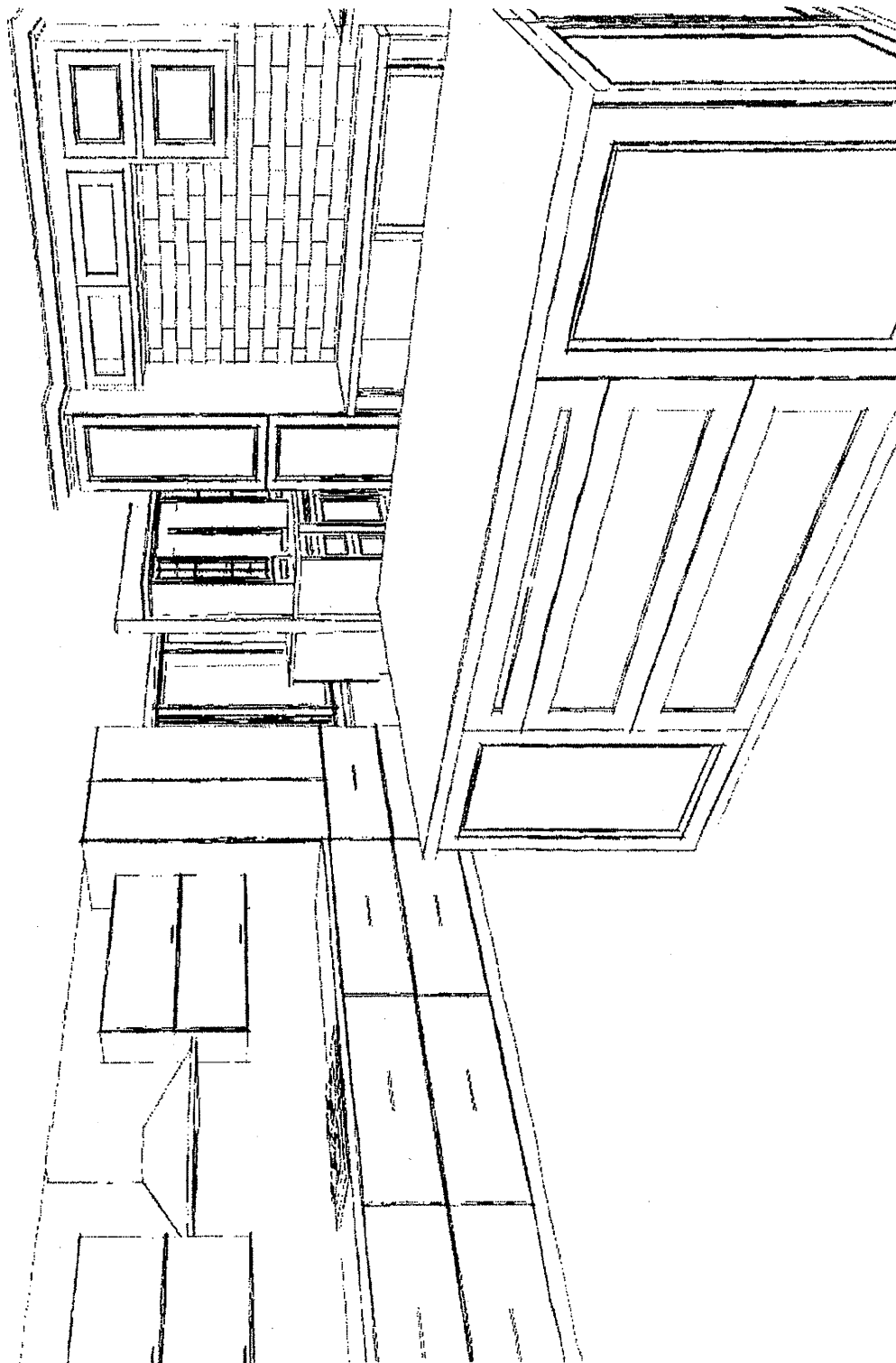


20 E. Ogden  
Hinsdale, IL

Date: 9.11.15

SHOWROOM  
PERSPECTIVES

Approved:  
Date:





**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT  
SPECIAL USE PERMIT CRITERIA**

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

**Address of proposed request:** 20 East Ogden Avenue, Hinsdale, IL

**Proposed Special Use request:** See Attached Rider, Par. 1

**Is this a Special Use for a Planned Development?** ☒ **No** ☐ **Yes** (If so this submittal also requires a completed Planned Development Application)

**REVIEW CRITERIA**

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, 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.

**FEES for a Special Use Permit: \$1,225 (must be submitted with application)**

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

See Attached Rider, Par. 1

2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

See Attached Rider, Par. 2



3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations

See Attached Rider, Par. 3

4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

See Attached Rider, Par. 4

5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

See Attached Rider, Par. 5

6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

See Attached Rider, Par. 6

7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

See Attached Rider, Par. 7

8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

Not Applicable.

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

*Public benefit.* Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

See Attached Rider, Par. 9

*Alternate locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

See Attached Rider, Par. 9

*Mitigation of adverse impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

See Attached Rider, Par. 9

**Rider to  
Special Use Permit Criteria  
Title 6, Sec. 6-103:**

**Permitted Uses: E. Services: 14. Interior design and Decorating Services**

**1. *Code and Plan Purposes.*** The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

The Applicant/Property Purchaser LaMantia seeks a Special use Application to Hinsdale Village Code, Title 6, Sec. 6-103: Permitted Uses: E. Services: 14. Interior design and Decorating Services -- to include Showroom.

The office districts accommodate a range of suburban office space alternatives in keeping with the residential and local business atmosphere in the village.

The requested special use Application of the O-2 District meets the general needs of businesses and is compatible with the needs of Sec. 6-101.

A. The special use application would permit a showroom within the premises adjacent to office and conference rooms for purposes of displaying kitchen cabinetry and related products.

B. No products are sold retail.

C. No products will be warehoused or fabricated on site.

D. The building is setback from Ogden Avenue.

E. The proposed Showroom will have limited if any street visibility.

The subject site is an existing one-story office building on the South side of Ogden Avenue, West of York Road.

The site is currently owner-occupied.

It has been primarily leased by medical practitioners to medical practitioners.

The owner-seller, including Dr. Helge Frank, states that a majority of the building has been vacant for almost two years.

The adjacent property to the West is zoned O-2.

The adjacent property to the South is zoned R-4.

The O-2 limited office district is designed to provide for the **general needs** of business and professional offices and related business uses on smaller sites in scattered areas throughout the village.

Bulk and height regulations encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses.

Upon purchase, the site will be owner-occupied. For the first time, there will be sales tax revenue from the property.

Applicant/Purchaser intends to maintain and enhance the existing architecturally consistent and compatible structure and landscaping.

Applicant/Purchaser's architect is Peter Tromp of La Grange. Peter has worked often with the Village on other projects and understands the Village needs and requirements.

The requested special use Application will have **no** negative impact on the surrounding properties, but rather will upgrade and enhance the existing building and exterior site features (which are in general disrepair).

**2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.**

The purchaser intends to renovate and upgrade the exterior, interior, parking lot, and landscaping, and thereby enhance the site.

There would be no emissions, no noxious odors; no off-street parking; no change in the character of the general office use of the site.

The special use application will enhance the ability for the mostly empty building to be sold for office use. It will have no effect on the use and enjoyment of adjacent property owners. The building is setback from Ogden. The proposed Showroom will have limited if any street visibility or visibility by adjacent property owners.

The exterior and landscaping upgrades and enhancements will increase the visible enjoyment of the premises. There should be no negative affect to adjacent properties.

Further, the exterior and landscaping upgrades and enhancements will increase the visual appeal of the premises. There should be no negative affect to the value of the adjacent properties

**3. *No Interference with Surrounding Development.*** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

The special use Application would allow flexible office use and other existing uses in the area, including similar to the Normandy Builders office and showroom to the East of York Road, except that Applicant/Purchaser's showroom would be far less visible than that of Normandy Builders. The proposed showroom will not be similarly visible.

The trend of development is various forms of office and other business, some retail.

To the North across Ogden includes a gas station, office buildings, and residential.

To the South of the premises is residential.

To the East, there is a variety of retail, commercial and office business including a grocery store, car dealerships, rug cleaners, a bank, and insurance company, a wellness clinic, a shredding company, a medical office, and a gas station.

West from York Road to the subject premises there is a donut shop, a tire shop, an office building with various businesses including a construction company, and a retail audio store.

To the West of the premises is a parcel zoned O-2 and then residential.

**4. Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The existing building has adequate utilities and essential public services to accommodate the uses permitted or permissible under the present zoning classification. The property slopes to Ogden Avenue at its northern border. Ingress and egress is easily accessible from the Ogden Avenue entrance and the parking garage runs along the east and southern sides of the building adjacent to the building and also has an existing handicap ramp making it accessibly to police and fire personnel and equipment. There is a fenced and shielded refuse disposal area in the southeast corner of the parking lot away from the building.

**5. No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Most business is conducted via appointment and telephone. There is limited walk-in business. There exists a wide entry point for ingress to and egress from a large parking lot and code-sufficient outdoor parking to the North, East and Northeast of the existing building. There is also an underground indoor garage.

The special use will not impact ingress and egress, nor traffic conditions in the immediate vicinity any more than other current use of the site medical patients.

**6. *No Destruction of Significant Features.*** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

None; other than necessary to enhance the existing architecturally consistent and compatible structure and landscaping.

**7. *Compliance with Standards.*** The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

The proposed special use application intends to maintain current codes while addressing a special need that has minimal if any impact to the surrounding properties and the permitted uses, while providing business opportunity consistent with the needs of the community.

**8. *Special standards for specified special uses.*** When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

Not applicable.

**9. *Considerations.*** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

***Public benefit.*** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a



**service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.**

a. Like Normandy Builders located on Ogden Avenue just East of York Road, the Applicant/Purchaser has done and continues to do business with Hinsdale residents and residents in the surrounding communities.

b. Where the site occupants currently do not pay sales tax to any material degree, the proposed application will allow a sales tax paying occupant to display its products to existing and prospective Hinsdale and other area customers.

c. The application will allow the Applicant/Purchaser to move his office closer to his customer base for his and their mutual benefit. The purchaser intends to enhance the exterior look of the building, parking lot and landscaping.

***Alternate locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.**

See 9.a.-c. above.

***Mitigation of adverse impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.**

Most business is conducted via appointment and telephone. There is limited walk-in business. There exists a wide entry point for ingress to and egress from a large parking lot and code-sufficient outdoor parking to the North, East and Northeast of the existing building. There is also an underground indoor garage.

The special use application in and of itself will not impact ingress and egress, nor traffic conditions in the immediate vicinity any more than other current use of the site medical patients.

The subject property has been mostly vacant for almost two (2) years.

Its tenants were/are medical practices.

Because of substantial additional construction and new construction in the vicinity, medical practitioners are moving into larger medical parties or larger medical practitioner use buildings.

The value of the subject property is diminished by the existing O-2 classification in that it inhibits office use flexibility including as here non-over-the-counter product display which is incidental to sales functionality.

In-office sales will be the primary function of the Applicant/Purchaser. The showroom is simply an integral part of the office and conference setting for those sales.

The site is presently zoned for "Interior design and decorating services (7389), but not including painters and paperhangers or showrooms or retail sales on the premises." Essentially, the purchaser will be using offices and conference rooms to sell design and installation services for kitchen and other interior remodeling. The Showroom is ancillary to its central function and is used to display and demonstrate the type of products being offered.

The products are shipped from an off-site facility directly to the home-sites being remodeled, and are not sold "over-the-counter." No product will be fabricated or warehoused at the site. Product will be shipped direct from the manufacturer to the remodeling customer. There will be limited if any retail out-the-door sales on the premises; except for the occasional pick-up of a handle, drawer stop and the like.

By comparison, there is a retail over-the-counter audio business with Showroom just to the East of the subject site within the same O-2 district.



this is because of the interior floor plan in this part of the building. He did note that the doors will be screened by a trash enclosure and landscaping.

This item will appear for a second reading at the next meeting of the Village Board.

f) **Refer the application to the Plan Commission for a hearing and consideration of text amendment to Section 6-103(E)(14) to allow remodeling services and showrooms in the O-2, Limited Office District**

Mr. Nick Esposito, attorney, addressed the Board on behalf of La Mantia Builders who are seeking a text amendment for a showroom. They are a residential kitchen and bath remodeling business, similar to Normandy. Their proposal meets O-2 zoning district requirements; no products will be sold retail or warehoused or fabricated at this location. There will be limited street visibility and no detriment to surrounding properties. The current medical offices owner/occupant has been unable to find tenants and the building has been 50% vacant. La Mantia will also be an owner occupant. Mr. Esposito believes changing the classification will have little impact on other O-2 districts. He described the existing businesses in the area and reviewed the materials in his application necessary to recommend approval of the application. In-office sales will be the primary use of the subject property; the showroom will assist by providing display and to demonstrate products. He noted the Village will realize sales tax revenue, there will be limited walk-in business, and the property has code sufficient parking.

Trustee LaPlaca commented this text amendment applies to all office districts not just to this building; the Plan Commission has to consider whether this change will impact other O-2 areas. Trustee Stifflear suggested making this a special use to control future O-2 uses. Trustee Saigh checked the zoning map and noted there are other O-2 districts next to residential areas. Mr. Langlois noted a concern with the collection of sales tax. President Cauley believes this matter passes the threshold for referral to the Plan Commission.

The doctor who is the current owner of the property, addressed the Board stating 36 years ago he was before a Village Board to have this residential property rezoned for his medical offices. The utilization of the building has shrunk in the last number of years, because of changes in the medical profession. He appreciates the Board's consideration of this proposal.

Trustee Saigh moved to **Refer the application to the Plan Commission for a hearing and consideration of text amendment to Section 6-103(E)(14) to allow remodeling services and showrooms in the O-2, Limited Office District.** Trustee Elder seconded the motion.

**AYES:** Trustees Elder, Angelo, Stifflear, Hughes LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Discussion followed regarding recommending this matter as a special use to the Plan Commission. Mr. McGinnis confirmed that both options would require the same amount of time in terms of process. The Board agreed to recommend both the text amendment and the special use.