



MEETING AGENDA

PLAN COMMISSION
Wednesday, June 13, 2018
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES - Minutes of May 9, 2018

5. SIGN PERMIT REVIEW

- a) Case A-23-2018 – 18 W. Hinsdale Ave. – Adore Nails – 1 Illuminated Wall Sign
- b) Case A-25-2018 – 52 S. Washington St. – Vintage Charm – 1 Wall Sign

6. 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-21-2018 – 5 W. 2nd Street (basement), - Prevail JiuJitsu Academy (Martial Arts Studio) – Special Use Permit in the B-2 Central Business District (not on the 1st floor)

7. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

- a) Case A-26-2018 – 35 E. First St. – Blackberry Market – Exterior Appearance/Site Plan Review for New Café/Restaurant in the B-2 Central Business District

8. SCHEDULE OF PUBLIC HEARING - No discussion will take place except to determine a time and date of hearing. (note: the next PC meeting is on July 11, 2018)

- a) Case A-24-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 6-111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District

9. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
May 9, 2018
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, May 9, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Gerald Jablonski, Debra Braselton, Julie Crnovich, Scott Peterson, Mark Willobee, Jim Krillenberger and Troy Unell

ABSENT: Anna Fiascone

ALSO PRESENT: Chan Yu, Village Planner
Applicant for cases: A-16-2018, A-18-2018 and A-20-2018

Approval of Minutes – April 11, 2018

The PC, with no comments, **unanimously approved** the April 11, 2018, minutes as submitted, 7-0 (1 absent and 1 abstained).

Findings and Recommendations - Case A-09-2018 – 45 S. Washington suite 302 (3rd floor), - Inner Jasmine Yoga and Fitness – Special Use Permit for a Yoga Studio in the B-2 Central Business District

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

Findings and Recommendations - Case A-12-2018 – 540 W. Ogden Ave. - Kensington School – Final Plat and concurrent Special Use Permit for a Child Daycare School and Exterior Appearance and Site Plan Review for a 1-story, 23-foot tall Child Daycare School in relation to Case A-44-2017

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

Findings and Recommendations - Case A-04-2018 – 55th St./County Line – Hinsdale Meadows - Major Adjustment to a Planned Development for Elevation and Material Changes to the Homes.

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

Plan Commission Minutes
May 9, 2018

Findings and Recommendations - Case A-10-2018 – 830 N. Madison Street – Salt Creek Club - Third Major Adjustment to Exterior Appearance/Site Plan Review within 250 feet of a Single-Family Residential District.

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

Findings and Recommendations - Case A-13-2018 – 339 W. 57th St. – T-Mobile - Exterior Appearance Review within 250 feet of a Single-Family Residential District for Additional Cell Phone Equipment on Existing Infrastructure.

The PC, with no comments, **unanimously approved** the Findings and Recommendations, 7-0 (1 absent and 1 abstained).

Sign Permit Review - Case A-16-2018 – 36 E. Hinsdale Ave. – Salon Lofts – 2 Illuminated Wall Signs

The applicant's sign contractor, Guy Dragisic of Olympic Signs, presented the request for two proposed wall signs, illuminated by way of face lit and halo lit, and reviewed the locations at the front and rear of the building. He introduced Trevor Ward on behalf of Salon Lofts to answer any business related questions.

Chairman Cashman asked what the objections were by the Historic Preservation Commission (HPC).

Guy Dragisic responded the HPC objected to the lighting.

A Commissioner asked for examples of existing similarly illuminated signage downtown. Guy responded with various examples of face lit and halo lit signage.

A Commissioner asked if the request is code compliant. Chan responded correct, the building has space for 2 tenants, each allowable for up to 25 SF of signage, but the building owner has the authority to distribute the 50 SF for the building.

A Commissioner asked what type of business is Salon Lofts. Trevor replied a beauty salon that leases space to individual stylists.

A Commissioner asked if the applicant would consider turning the illumination off at certain hours. Guy responded he can install a switch.

A Commissioner asked Chan if there are limits for the hours of operation of a business. Chan responded he did not know, however, stated the hours of illumination need not correspond with the hours of the business.

A Commissioner asked why the HPC weighs in on the illumination of the signage. Chan responded illumination is part of signage review. Chairman Cashman explained the HPC makes a recommendation on signage in downtown because it is a historic district.

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A Commissioner supported illumination by an exterior source, following the recommendation by the HPC for gooseneck lighting, and turned off an hour after closing at the latest.

Chairman Cashman asked about the email Chan sent to the PC regarding illumination. Chan stated it was requested by the HPC to show the difference between a halo illuminated sign versus a halo and back lit sign.

Trevor stated Salon Lofts is willing to support one or the other, and explained Salon Lofts has a variety of illuminated signage around the country.

A Commissioner felt it should not be both halo and back lit, and supports gooseneck lighting.

With no additional questions, the PC **unanimously approved** the sign application, **with the condition for both signs to be halo lit (illuminated) and turned off at 10 PM**, 8-0 (1 absent).

Sign Permit Review - Case A-18-2018 – 29 E. Hinsdale Ave. – Harry & Eddie’s – 1 Wall Sign

The owner of Harry & Eddie’s, Brian Goewey, and the general manager introduced themselves, and presented the request to install a new wall sign on the canopy, at the same location of the former Cine wall sign.

Chairman Cashman asked about the grill feature on the canopy. Brian Goewey replied that he understood this to be a metal plate that the former Cine sign was mounted to, and this is how the proposed sign will be mounted.

A Commissioner asked if the sign would be illuminated. Brian Goewey replied no it would not be illuminated.

A Commissioner asked if the awnings are coming down. Brian Goewey replied yes, forever.

A Commissioner asked when the restaurant would be opening. Brian Goewey replied May 22nd.

A Commissioner asked if this is the font Harry & Eddie’s will use for all its branding. Brian Goewey replied yes.

With no additional comments, the PC **unanimously approved** the sign application, as requested, 8-0 (1 absent).

Sign Permit Review - Case A-20-2018 – 1 Grant Square – Top Driver – 1 Wall Sign

The owner of Top Driver introduced herself, and reviewed the request to install a new non-illuminated wall sign at the entrance of 1 Grant Square. She referenced the existing (CHT) orthodontist wall sign at the entrance, and the intention to match it in material, color (bronze), size and would be fabricated and installed by the same sign company. The placement is proposed to be below the existing orthodontist’s wall sign.

The PC in general expressed the proposed sign looks nice, is low-key, and matches the existing sign.

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With no additional comments, the PC **unanimously approved** the sign application, as requested, 8-0 (1 absent).

Schedule of Public Hearing - Case A-21-2018 – 5 W. 2nd Street (basement), - Martial Arts Studio (tentative name: Infinity Jiu Jitsu Academy) – Special Use Permit in the B-2 General Business District (not on the 1st floor)

The PC **unanimously approved** to schedule a public hearing for Case A-21-2018 for the June 13, 2018, PC meeting, 8-0 (1 absent).

Exterior Appearance and Site Plan Review - Case A-15-2018 – 4 N. Washington St. - Chase Bank – Exterior Appearance/Site Plan Review for New Mechanical Equipment (Condenser and Air Handler) within 250 feet of a Multiple Family Residential District (*REQUEST WITHDRAWN 05.04.18*).

Chan stated the applicant had withdrawn the request because it was able to find mechanical equipment with the technology to continue to utilize the existing underground pipes to the location of the former bank's mechanical equipment at the south east corner of the lot. The newer technology would transfer gas versus liquid, eliminating the initial concern for the liquid to coagulate in the underground pipes (from the building to the equipment at the south east corner of the lot).

Adjournment

The meeting was adjourned at 7:57 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner




MEMORANDUM

DATE: June 13, 2018

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 18 W. Hinsdale Avenue – Adore Nails – 1 New Illuminated Wall Sign - Case A-23-2018

Summary

The Village of Hinsdale has received a sign application for Adore Nails, requesting approval to install 1 new illuminated wall sign at 18 W. Hinsdale Avenue, in the Historic Downtown District in the B-2 Central Business District. At the June 6, 2018, Historic Preservation Commission (HPC) meeting, the HPC was supportive of the design/text of the request. However, the HPC was strongly opposed to the internally illuminated LED proposal and recommended external illumination by down lighting with a gooseneck style lighting fixture.

Request and Analysis

The requested wall sign is proposed to be located on the front building facade. It would display white channel letters made of flexi-glass, and is internally illuminated by LED, white in color. The proposed front wall sign is 1'-11" tall and 13' wide for an area of 25 SF. The building frontage is 25' wide, and the Code permits a single tenant building in the B-2 District 1 SF per lineal foot of building frontage.

Process

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

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

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.



MEMORANDUM

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 18 W. Hinsdale Avenue

Attachment 4 - Birds Eye View of 18 W. Hinsdale Avenue

Illuminate Individual channel Letter

CUSTOMER **Adore Nails**

LOCATION **18 W. Hinsdale Ave. Hinsdale Il**



1.9' **Adore Nails**

13' TOTAL SIGN SQFT : 25 SQFT

Neon Art Sign

4752 N. Avers Chicago Il 60625

[www. neonartchicago.com](http://www.neonartchicago.com)

hochulshin1@gmail.com

773-588-5883(B) 224-678-3387(C)

FACE	WHITE
TRIM CAP	BLACK
RETURN	BLACK
RACEWAY	BROWN



- 1.5" RETURNS
2. FLEXI-GLASS FACE
3. FASTEN BOLT FOR MOUNTING
4. LED LIGHTS
5. POWER SUPPLY
6. TRIM CAP
7. WALL
8. TOGGLE SWITCH
9. DRAIN HOLE
10. RACE WAY
11. IRON ANGLE



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

Applicant

Name: Purevsuren Baatarsuren
 Address: 2525 Virginia Ln
 City/Zip: Northbrook IL 60062
 Phone/Fax: (773) 704 1 7479
 E-Mail: puvjee10@yahoo.com
 Contact Name: Amy

Contractor

Name: Neon Art
 Address: 4752 N. Avers
 City/Zip: Chicago IL 60625
 Phone/Fax: (773) 588 1 5883
 E-Mail: hochulshin1@gmail.com
 Contact Name: hochul shin

ADDRESS OF SIGN LOCATION: 18 W. Hinsdale Ave. Hinsdale IL
ZONING DISTRICT: Please Select One BUSINESS ZONING
SIGN TYPE: Please Select One INDIVIDUAL CHANNEL LETTER w/ Raceway
ILLUMINATION Please Select One LED LIGHTS

Sign Information:

Overall Size (Square Feet): 25 (1.9' x 13')
 Overall Height from Grade: 13' Ft.
 Proposed Colors (Maximum of Three Colors):
☒ WHITE
☐ _____
☐ _____

Site Information:

Lot/Street Frontage: 25
 Building/Tenant Frontage: 25
 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.

Signature of Applicant

Date

5.8.18

Signature of Building Owner

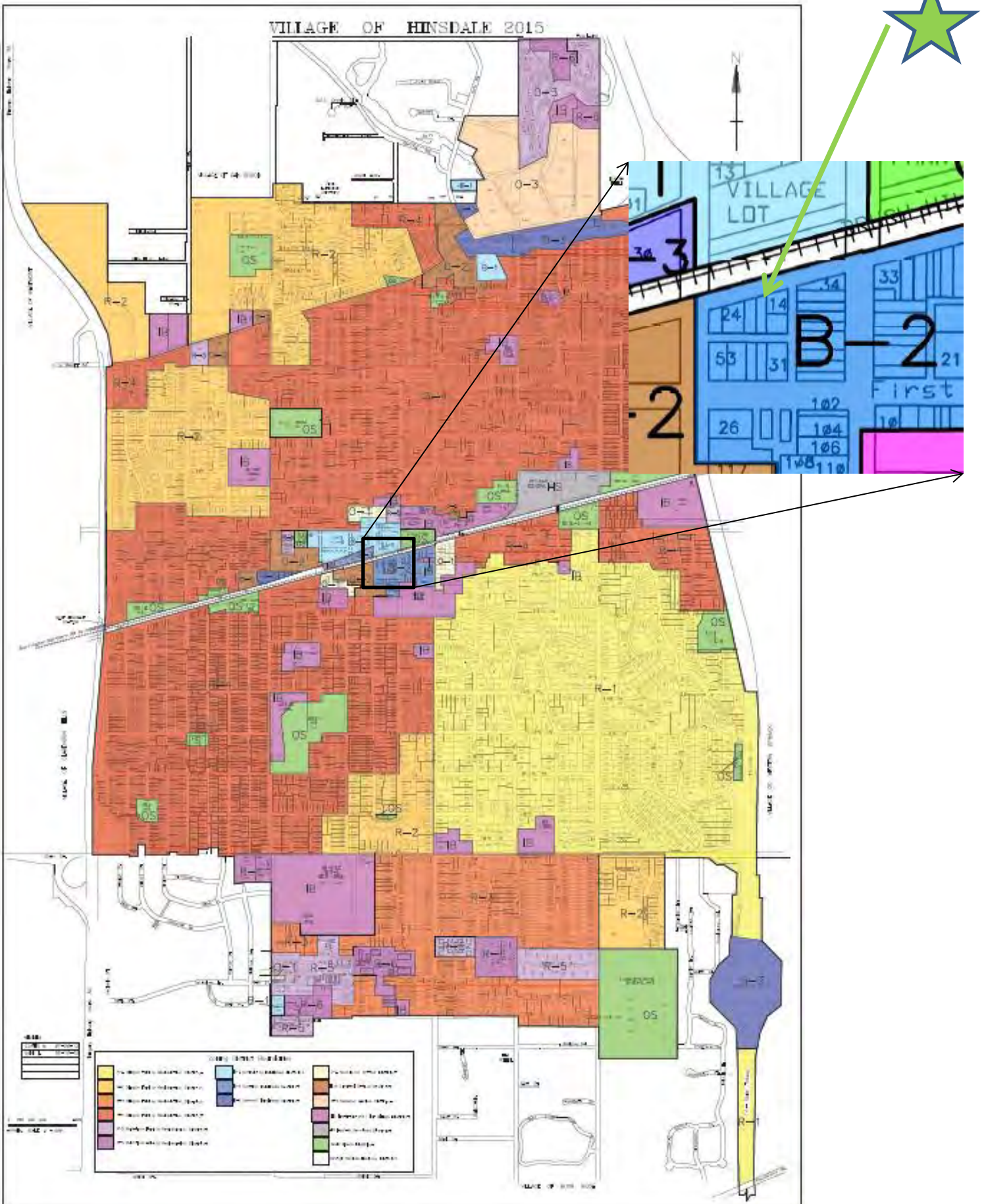
Date

5-8-18**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

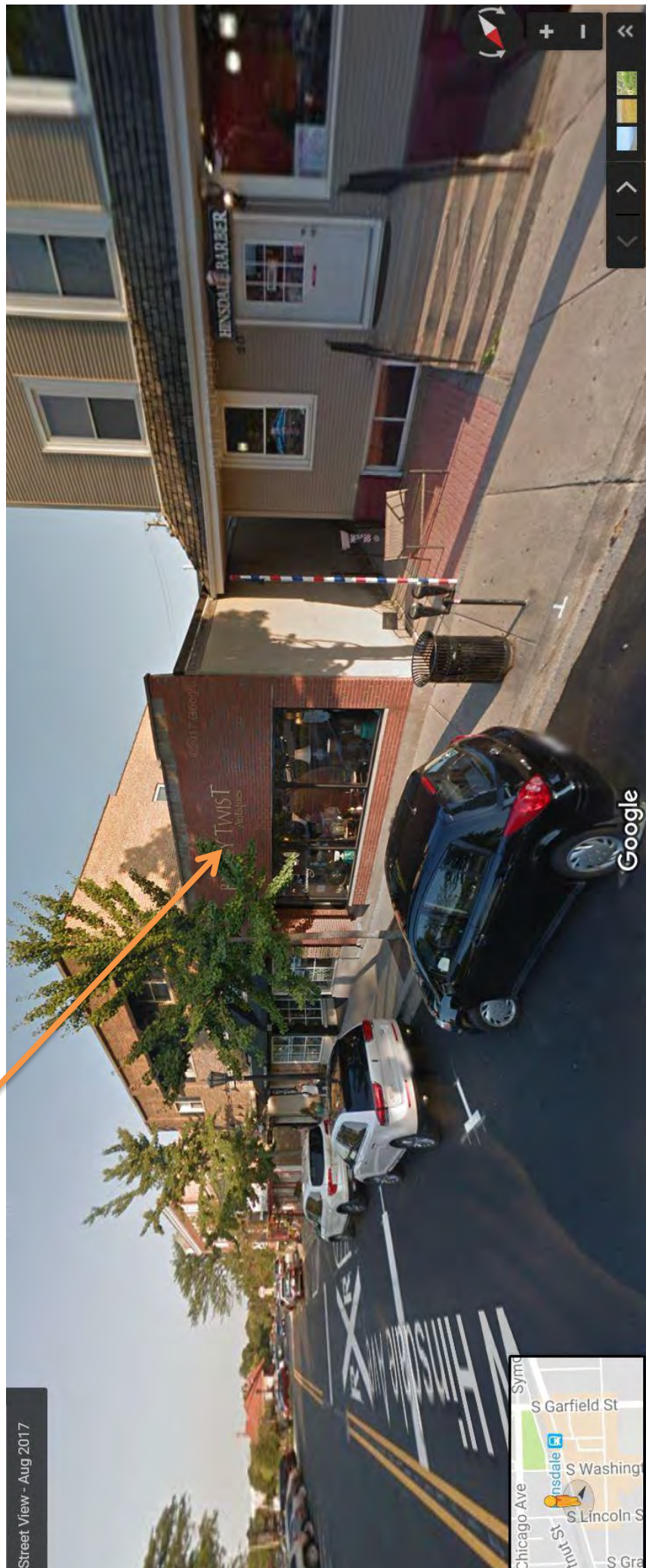
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View 18 W. Hinsdale Ave. (facing south east)
Proposed Signage Location



Attachment 4: Birds Eye View of 18 W. Hinsdale Ave. (facing south)






MEMORANDUM

DATE: June 13, 2018

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 52 S. Washington Avenue – Vintage Charm – 1 New non-Illuminated Wall Sign
Case A-25-2018

Summary

The Village of Hinsdale has received a sign application for Vintage Charm, requesting approval to install 1 new non-illuminated wall sign at 52 S. Washington Avenue, in the Historic Downtown District in the B-2 Central Business District. At the June 6, 2018, Historic Preservation Commission (HPC) meeting, the HPC was supportive of the design of the request. However, the HPC recommended approval of the sign with the condition it is relocated to the center of the building per the previously approved exterior appearance plan for the former tenant, Green Goddess (Attachment 5).

Request and Analysis

The requested wall sign is proposed to be located on the front building facade. It would display black text with a pink and black business logo, on a white sign backing. The proposed wall sign is 3' tall and 8' wide for an area of 24 SF (includes sign backing). Per the Code, a multi-tenant building is permitted to request for 25 SF per tenant. The proposed wall sign would replace the existing Green Goddess wall sign and utilize its sign bracket (Attachment 4).

Process

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

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

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the



MEMORANDUM

neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Birds Eye View of 52 S. Washington Avenue

Attachment 4 - Street View of 52 S. Washington Avenue

Attachment 5 - Green Goddess Approved Exterior Appearance exhibit 11.21.17 (Case A-36-2018)

Existing



Proposed



☒ APPROVED

☐ NOT APPROVED

NOTES: _____

CLIENT:
Vintage Charm

CONTACT:
Kevin Allodi

ADDRESS:
52 S. Washington
Hinsdale, IL

PHONE:
708-207-6256

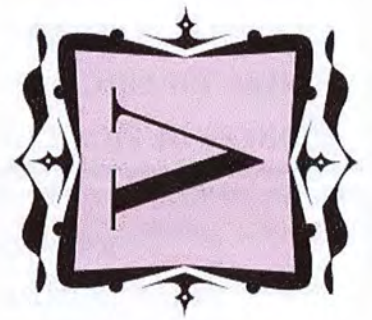
EMAIL:
kevin@vintagecharm.com

QUANTITY: 1
SIZE: 92" W X 32" H
MATERIAL/MEDIA:
DIGITALLY PRINTED ON 3M ADHESIVE VINYL
LAMINATED WITH 3M DUTCOAT LAMINATION
APPLIED TO .063 ALUMINUM MOUNTED
(SCREWS) OVER EXISTING SIGN WITH BROWN
BORDER INSTALLED ON SITE

DESIGNER: PRJ | DATE: D5/05/18



15480 Garden Avenue - Downers Grove, IL 60515
P: 630.515.1085 - F: 630.515.1087
E-Mail: info@signsnowdownersgrove.com



Vintage
Charm

92"

32"



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

Applicant

Name: Vintage Charm, Inc.
 Address: 52 S Washington Street
 City/Zip: Hinsdale 60521
 Phone/Fax: (630) 537 / 1916
 E-Mail: kevin@shopvintagecharm.com
 Contact Name: Kevin Allodi

Contractor

Name: Signs Now
 Address: 1548 Ogden Ave
 City/Zip: Downers Grove IL 60515
 Phone/Fax: (630) 515 / 1085
 E-Mail: info@signsnowdownersgrove.com
 Contact Name: Tracy Hodge or Jim

ADDRESS OF SIGN LOCATION: 52 S Washington St.

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 24 sf (36" x 96")

Overall Height from Grade: 24 Ft.

Proposed Colors (Maximum of Three Colors):

- ① White (background)
- ② Black Logo/Lettering
- ③ Pink (background of logo)

Site Information:

Lot/Street Frontage: 24 ft

Building/Tenant Frontage: 24 ft

Existing Sign Information:

Business Name: Vintage Charm, Inc. (formerly Green Goddess)

Size of Sign: 24 sf (36"x96") Square Feet

Business Name: Note: we're simply replacing their sign, same dimensions

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.

Kevin B. Allodi Digitally signed by Kevin B. Allodi
Date: 2018.05.01 15:13:38 -05'00'

05/01/2018

Signature of Applicant

Date

DocuSigned by:

Steve Rembos

05/01/18

Signature of Building Owner

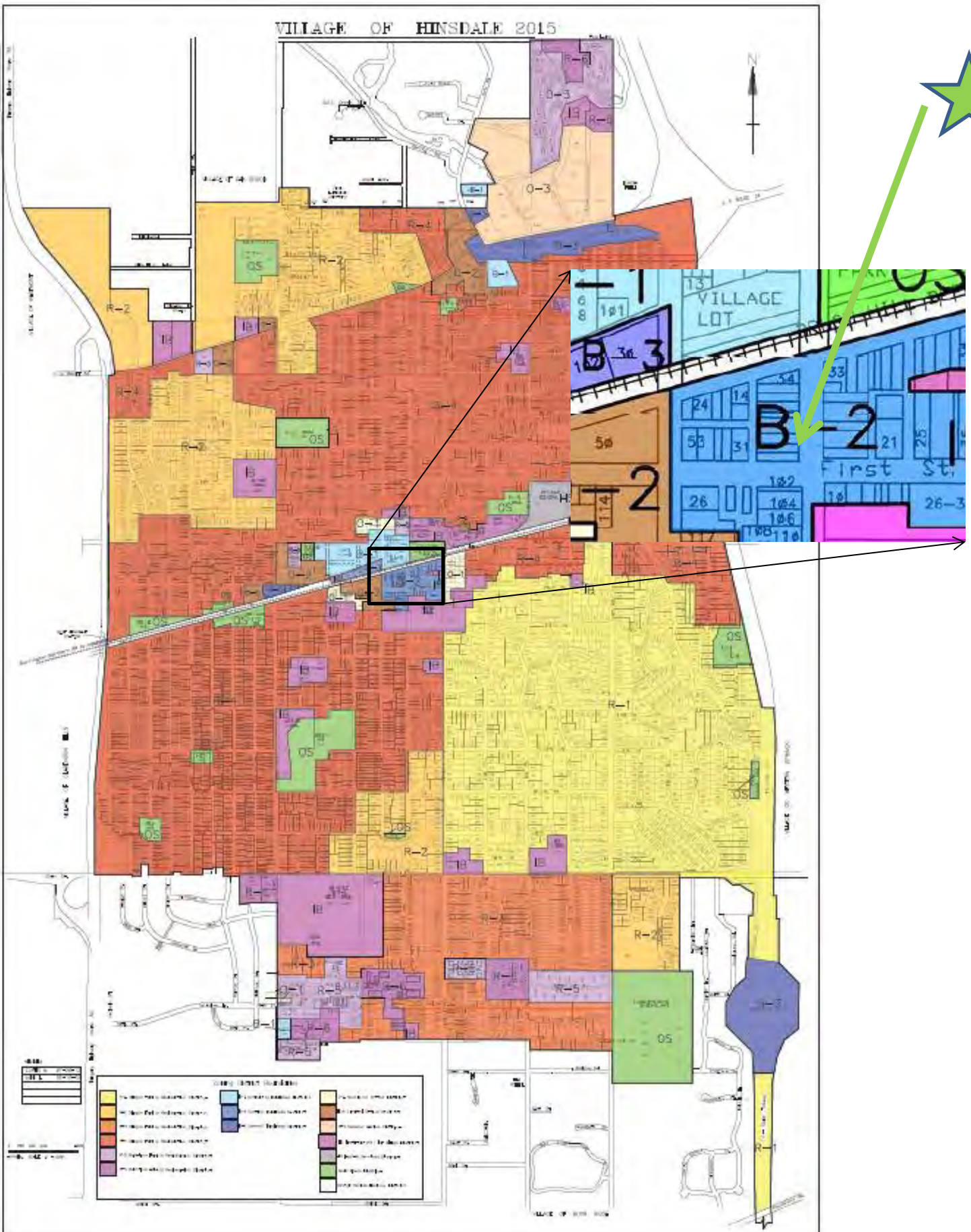
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

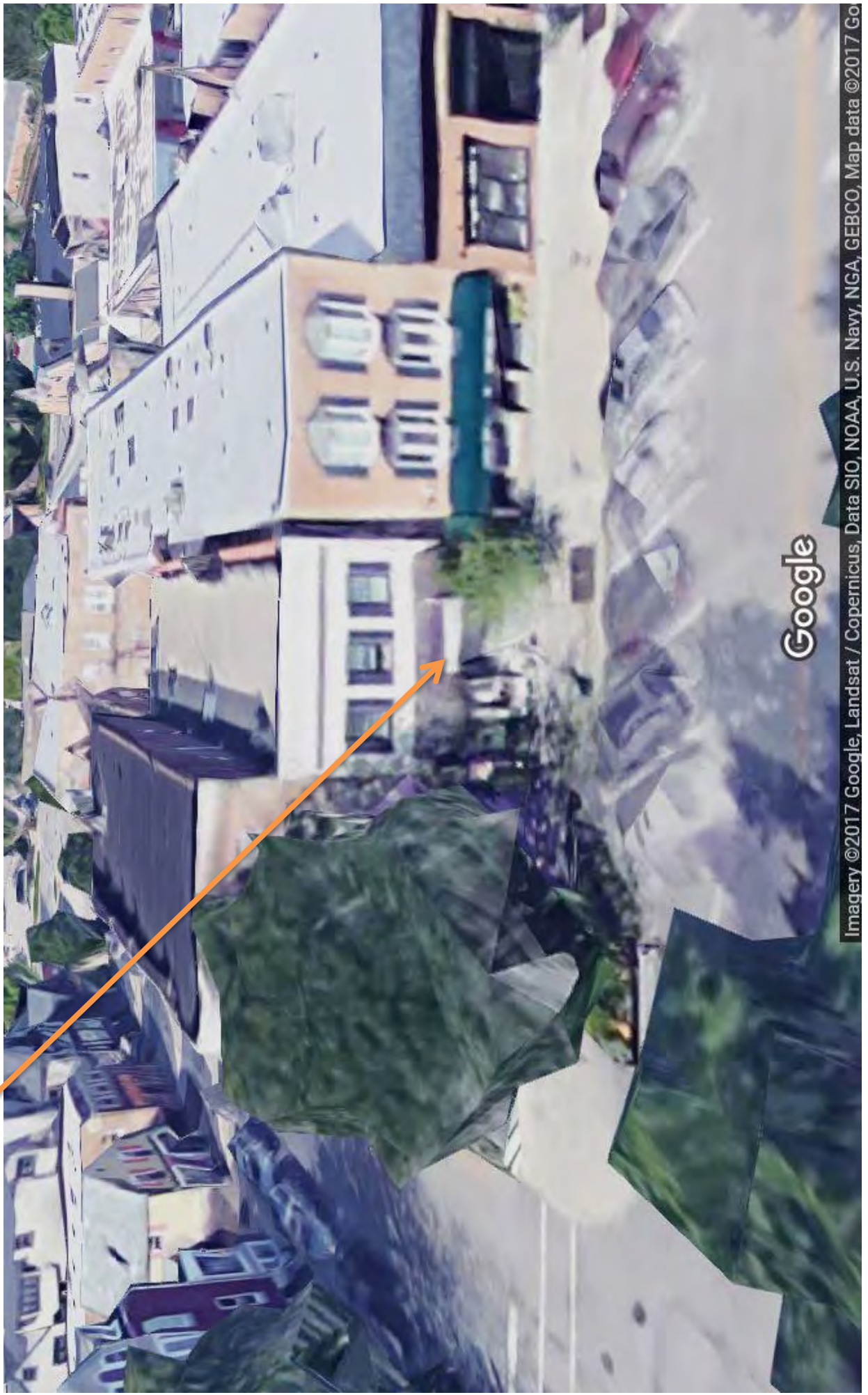
Plan Commission Approval Date: _____ Administrative Approval Date: _____

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Birds Eye View of 52 S. Washington Street (facing west)

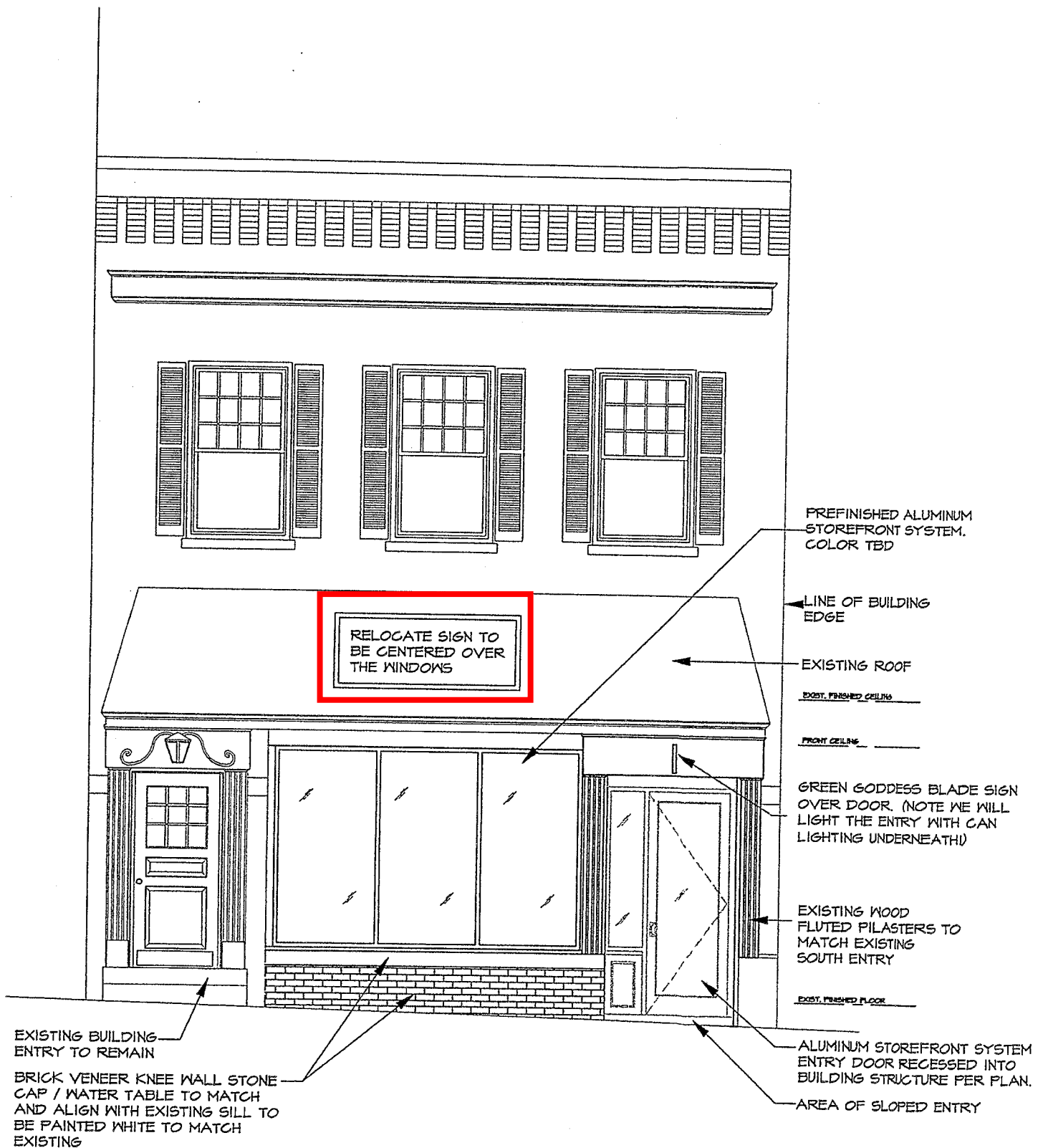
Proposed Sign Location



Imagery ©2017 Google, Landsat / Copernicus, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Map data ©2017 Go

Attachment 4: Street View of 52 Washington St. (facing west, before updated façade improvement)
Existing Wall Sign








MEMORANDUM

DATE: June 13, 2018

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: Public Hearing for Special Use Permit Application to allow for a Martial Arts Studio in the B-2 Central Business District
Prevail Jiu Jitsu Academy- 5 W. Second St. – Basement level
Case A-21-2018

Summary

On May 9, 2018, the Plan Commission (PC) scheduled a Public Hearing for the June 13, 2018, PC meeting to review this Special Use permit application. The applicant, Mr. Ken Salah, is requesting approval for a Special Use permit in the B-2 Central Business District at 5 W. Second Street, in the basement, to operate a Jiu Jitsu/martial arts studio (Prevail Jiu Jitsu Academy). The proposed tenant space is in the basement and is 1,500 square feet in area.

Request and Analysis

Prevail Jiu Jitsu Academy is requesting to utilize the space for a Jiu Jitsu/martial arts studio with a maximum group of 10 people. The hours of operation would be from 5 PM to 8:30 PM. Per the applicant, most of the tenants of the building close at 5 PM, and the applicant would be able to utilize the entire private parking lot to the west of the building. The building owner has parking lot stickers for its tenants.

The 2-story commercial building at 5 W. Second Street is located on the corner of Second Street and Washington Street. The B-2 parcel is adjacent to O-2 Limited Office to the west, IB Institutional to the south and east (Hinsdale Middle School), and B-2 to the north. The applicant plans to cover 800 SF of the 1,500 SF of tenant space with floor mats, and install wall padding.

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board 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 – Special Use Permit, Plan Commission Application



MEMORANDUM

Attachment 2 - Zoning Map and Location of 5 W. Second St.

Attachment 3 - Birds Eye View of 5 W. Second St.

Attachment 4 - Street View of 5 W. Second St.



VILLAGE
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: <u>Ken Salah</u>
Address: <u>16141 Hackney Dr.</u>
City/Zip: <u>Orland Park 60467</u>
Phone/Fax: <u>(708) 243-7100 /</u>
E-Mail: <u>CapeContracting@aol.com</u>

Owner
Name: <u>1205 Washington LLC</u>
Address: <u>89450 Oxford Lane</u>
City/Zip: <u>Naperville IL 60565</u>
Phone/Fax: <u>(630) 345-0690 /</u>
E-Mail: <u>Josephbar57@yahoo.com</u>

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

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

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

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

II. SITE INFORMATION

Address of subject property: ~~120 S Washington~~ SW 2nd Street

Property identification number (P.I.N. or tax number): 09-12-122-016

Brief description of proposed project: To Set up a martial arts studio
martial Arts JiuJitsu / Self defense

General description or characteristics of the site: Existing building downtown
The space in leasing is 1500sq ft in the lower level,
16 parking spaces (private on site lot)

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: (B-1 / B-3)

South: (B)

East: (B)

West: (B-2)

Proposed zoning and land use: Code 7991

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E
Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: ~~1205 Washington~~ 5 W 2nd Street

The following table is based on the _____ Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
	N/A	N/A	N/A
Lot Area (SF)			
Lot Depth			
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: _____

CERTIFICATION

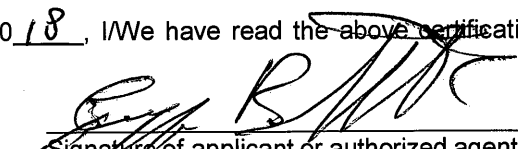
The Applicant certifies and acknowledges and agrees that:

- 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 19th day of April, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions.

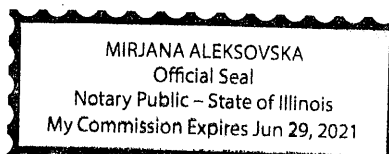

Signature of applicant or authorized agent

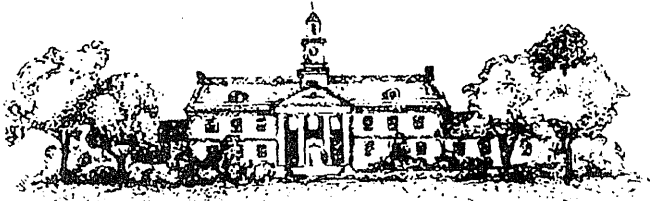
Khalid Salah
Name of applicant or authorized agent


Signature of applicant or authorized agent
GIUSEPPE BARBAROTTA
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 19th day of
April, 2018.


Notary Public





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: 1205 Washington SW 2nd Street

Proposed Special Use request: Code 7991

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. Yes (we are only operating between 5-8:30 pm)
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. It will not

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 *yes*
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. *yes*
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
Site has its own private parking lot
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. *It will not*
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. *yes*
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. *yes*

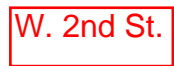
9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

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. *We will be Teaching Self Defense*

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. *This location is good for us.*
The parking lot and location is desirable.

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.

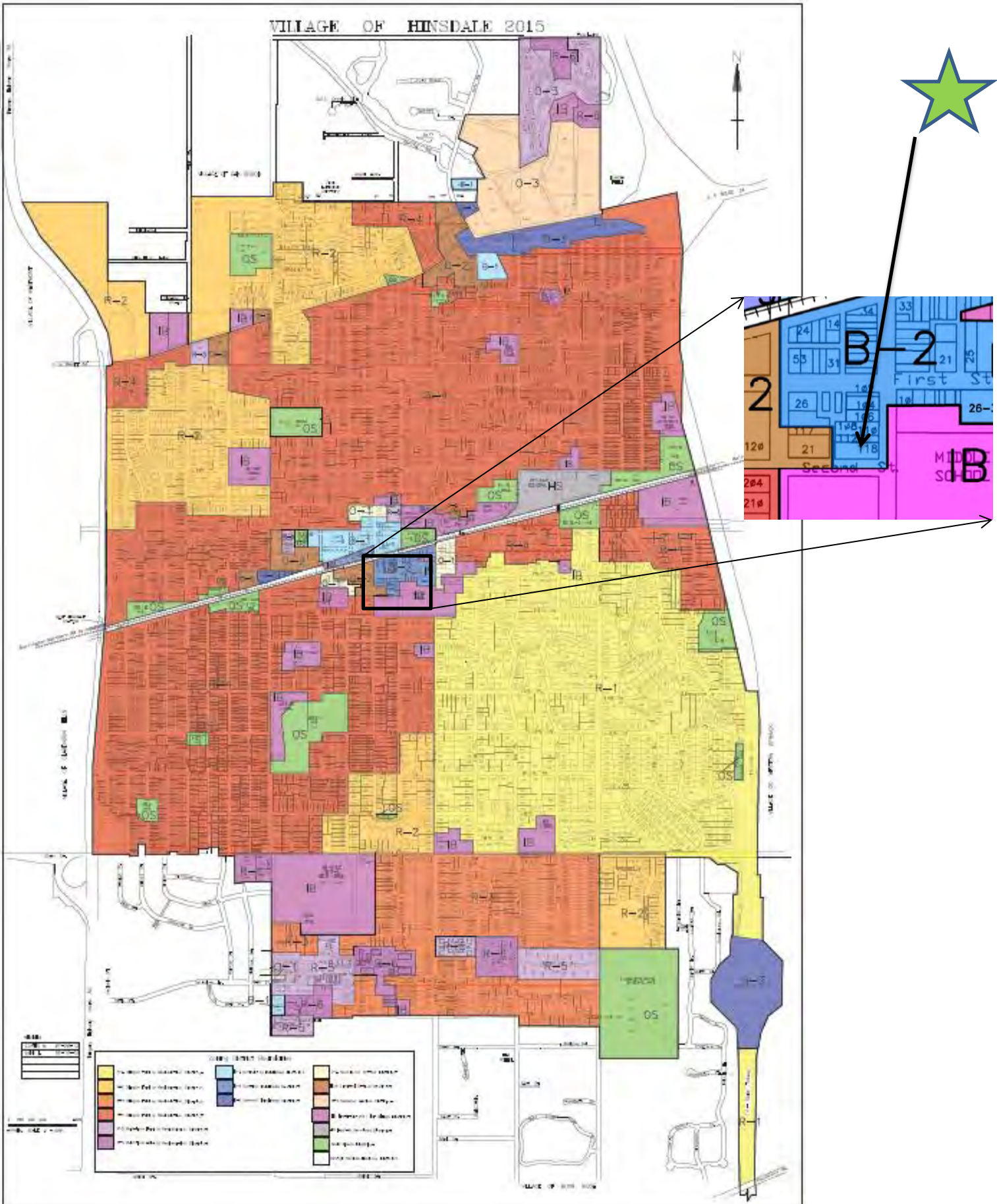
- Our operating hours are during a lesser traffic time / 5- 8:30
- This is a studio concept 10 people max per class
- Private parking on site



S. Washington St.

North Arrow

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Birds Eye View of 5 W. 2nd Street (facing north)



Attachment 4: Street View of 5 W. 2nd Street (facing northwest)






MEMORANDUM

DATE: June 13, 2018

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 35 E. First Street – Blackberry Market – Exterior Appearance and Site Plan Review
New Restaurant/Café in the B-2 Central Business District - Case A-26-2018

Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan application from 845 Design Group, on behalf of Blackberry Market, a new bakery café/restaurant requesting approval for exterior improvements to locate on the first floor of 35 E. First Street in the downtown B-2 Central Business District. The scope of improvements include for example: larger windows near the entrance, removal of an existing overhead door and infill with a new storefront and a new storefront door for public elevator access.

Request and Analysis

The existing 2-story commercial building at 35 E. First Street is currently occupied by Fuller's Ace hardware store on the first floor of the north end of the building. The existing site plan features 9 parking spaces and 1 loading space. The proposed site plan shifts the loading space from the north end of the parking lot (where the loading dock is) to the south where the existing trash enclosure and proposed new kitchen will be located.

The site plan also proposes to install a temporary/seasonal wood deck for outdoor dining at the north end of the parking lot. This temporary dining area would utilize 2 existing parking spaces and includes striping for 2 seasonal parking spaces just south of the outdoor dining area for parking during the outdoor dining season. The parking requirements are identical between a commercial retail use and a restaurant within the B-2 District. To this end, the proposed site plan does not increase the legal nonconforming parking lot due to a net zero difference in loading and parking spaces.

The exterior appearance plan reflects changes to the east elevation, facing Garfield Street, and includes: enlarging existing windows, replacing the doors at the existing front entrance, moving the existing overhead door and constructing a new storefront system for access to the seasonal outdoor dining area. The seasonal outdoor dining area deck and dining furniture will be removed and stored off-site during the off-season period. For the proposed restaurant use, there is a new exhaust hood screen, water flues and intake louver south of the front entrance, painted to match the front brick veneer. A second option for review is also included, and simply includes constructing a composite wood siding product over the existing stone façade on the main entry portion of the building.



MEMORANDUM

The applicant is currently working with the building owner and Fuller House to share the existing trash enclosure. Details of the trash enclosure improvements will be provided to the Plan Commission at the June 13, 2018, meeting. The applicant is also working with the Village of Hinsdale for the code related ADA compliant parking spaces on the north end of the building. Staff has received support based on an informal review by the members of the Zoning and Public Safety Committee.

The proposed ADA spaces in the Village owned parking lot would allow direct access to the proposed new door for elevator access to benefit the whole building. This request includes interior renovations to create a public corridor to allow public access to the building elevator without entering any individual tenant space.

Process

Pursuant to Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for exterior appearance review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-604 and 11-606.

Attachments:

- Attachment 1 – Exterior Appearance/Site Plan Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and application location
- Attachment 3 - Birds Eye View of the Project Location
- Attachment 4 - Street View of the Project Location



845 Design Group P.C.
106 Calendar Court, No. 131
LaGrange, Illinois 60525
t: 708.218.9974 | f: 708.407.9008
www.845designgroup.com

MAY 30, 2018

Mr. Chan Yu, Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, Illinois 60521

Dear Mr. Chan,

Please see the attached information regarding the proposed exterior improvements for Blackberry Market at 35 E. 1st Street. This information is intended to be shared with the Plan Commission for their consideration and approval. A summary of the exterior work is as follows:

1. Extending 2 existing masonry openings directly to the south of the main entry to allow for more natural light in the proposed cafe.
2. Replacing the existing southernmost sliding glass entry door with new storefront framing system. The remaining sliding glass door shall become the new front door to Blackberry Market.
3. Replace the existing overhead door directly north of the main entry with new storefront framing system, including a 3'-0" wide door for access to the seasonal outdoor dining area.
4. Create a new masonry opening with storefront framing system just south of the existing egress ramp on the east elevation to allow for more natural light in the proposed cafe.
5. Create a new masonry opening with a 3'-0" wide storefront door on the North elevation to allow public access to the building's existing elevator without entering the first floor tenant space.
6. Re-striping of 4 spaces in the the Village owned parking lot to the north of the project site to allow the new elevator access door to egress directly into the handicapped access lane of the handicapped parking space.
7. The exhaust fan for the new kitchen equipment is proposed to vent on the east elevation near the existing trash enclosure. A steel framed screen on wall mounted brackets shall be provided to assist in concealing this equipment. The screen shall be painted to match the adjacent brick veneer.
8. A new louver is proposed on the east elevation near the existing trash enclosure. The louver shall be painted to match the existing brick veneer.
9. A seasonal wood deck with outdoor dining furniture, including patio umbrellas, is proposed for the area directly east of the existing egress ramp. The deck and patio furniture shall be removed and stored off-site when not in use.
10. There are 2 potential alternative design items the tenant is considering for the exterior of the building. They are as follows:

Option B: Addition of a new masonry opening on the East Elevation near the existing trash enclosure. This opening would be infilled with a 3'-0" storefront door that is intended to be utilized for deliveries.

Option C: Providing a composite wood siding product over the existing stone facade on the main

106 Calendar Court, #131 La Grange, Illinois 60525 | 708.218.9974 | www.845designgroup.com

Procurement Sensitive information | Confidential & Proprietary



entry portion of the building.

Please reach out directly to me with any questions or concerns.

Respectfully,



Megan Harte, AIA, LEED AP BD+C

Principal, 845 Design Group P.C.

meganh@845designgroup.com

708.218.9974

cc: Anna Davidson



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Anna Davidson
Address: 401 N. Main Street
City/Zip: Glen Ellyn, IL 60137
Phone/Fax: (630) 842 / 1135
E-Mail: anna.c.davidson@gmail.com

Owner

Name: TRP Investments LLC, Joel Teglia
Address: 745 McClintock Drive, Suite 345
City/Zip: Burr Ridge, IL 60527
Phone/Fax: (630) 455 / 9152
E-Mail: jteglia@trpinv.com

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

Name: 845 Design Group: Megan Harte & Jamie Zaura
Title: Project Architect
Address: 106 Calendar Court, #131
City/Zip: La Grange, IL 60525
Phone/Fax: (708) 218 / 9974
E-Mail: meganh@845designgroup.com

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

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

- 1) n/a
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 35 E. 1st Street, Hinsdale

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 012

Brief description of proposed project: Tenant Improvement on the 1st Floor, renovating the existing Hardware Store into a new resturant/cafe. Additionally, the scope includes creation of a public/common corridor with new entry on the north facade to allow public access to the building elevator without entering any individual tenant space.

General description or characteristics of the site: Existing 2 story, commercial building at the SE corner of the Central Business District

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-2

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: B-2

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E
Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 35 E. 1st Street, Hinsdale

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	2,500 sf	13,704 sf	N/A (no change)
Lot Depth	125'	190.06' or 76.02'	
Lot Width	20'	50' or 100'	
Building Height	30'	30'	
Number of Stories	2	2	
Front Yard Setback	0'	0'	
Corner Side Yard Setback	0'	0'/50' rear/side of L shaped lot	
Interior Side Yard Setback	0'	0'	
Rear Yard Setback	20'	<20'	
Maximum Floor Area Ratio (F.A.R.)*	2.5	1.5	
Maximum Total Building Coverage*	80%	.75%, approx. 75%	
Maximum Total Lot Coverage*	100%	100%	
Parking Requirements	n/a	n/a	
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 29th day of May, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions

Signature of applicant or authorized agent

Anna Davidson

Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 29th day of
MAY, 2018.

Notary Public



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

Application for Certificate of Zoning Compliance

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

Applicant's name: _____

Owner's name (if different): _____

Property address: _____

Property legal description: [attach to this form]

Present zoning classification: _____

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____ X _____ and 100' x 76.02'

Current use of property: _____

Proposed use: Single-family detached dwelling
Other: _____

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

Brief description of request and proposal:

Plans & Specifications: [submit with this form]

Provided: _____ **Required by Code:** Existing Building to Remain as is

Yards:

front: _____
interior side(s) _____ / _____

Provided:

Required by Code:

corner side	<u>0'</u>	<u>0'</u>
rear	<u><20'</u>	<u>20'</u>

Setbacks (businesses and offices):

front:	<u>0'</u>	<u>0'</u>
interior side(s)	<u>0' / 0'</u>	<u>0' / 0'</u>
corner side	<u>0'</u>	<u>0'</u>
rear	<u><20'</u>	<u>20'</u>
others:	<u>n/a</u>	<u>n/a</u>
Ogden Ave. Center:	<u>n/a</u>	<u>n/a</u>
York Rd. Center:	<u>n/a</u>	<u>n/a</u>
Forest Preserve:	<u>n/a</u>	<u>n/a</u>

Building heights:

principal building(s):	<u><30'</u>	<u>30'</u>
accessory building(s):	<u>n/a</u>	<u>n/a</u>

Maximum Elevations:

principal building(s):	<u><30'</u>	<u>30'</u>
accessory building(s):	<u>n/a</u>	<u>n/a</u>

Dwelling unit size(s):	<u>n/a</u>	<u>n/a</u>
------------------------	------------	------------

Total building coverage:	<u>.75/75%</u>	<u>.8/80%</u>
--------------------------	----------------	---------------

Total lot coverage:	<u>100%</u>	<u>100%</u>
---------------------	-------------	-------------

Floor area ratio:	<u>~ 1.5</u>	<u>2.5</u>
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Accessory building(s):	<u>n/a</u>
------------------------	------------

Spacing between buildings:[depict on attached plans]

principal building(s):	<u>n/a</u>	<u> </u>
accessory building(s):	<u> </u>	<u> </u>

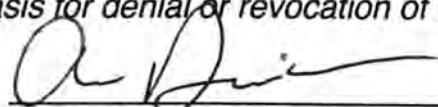
Number of off-street parking spaces required: n/a

Number of loading spaces required: n/a

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

Anna Davidson
Applicant's printed name

Dated: May 30, 2018.

Plat of Survey

ALTA/ACSM LAND TITLE SURVEY

BEARINGS ARE ON ASSUMED DATUM

THE EAST 50 FEET OF LOT 8 (EXCEPT THE NORTH 10 FEET) AND THE EAST 50 FEET OF LOT 11 IN BLOCK 2 IN TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1865, AS DOCUMENT 7738, IN DUPAGE COUNTY, ILLINOIS.

FLOOD ZONE CLASSIFICATION:

ON FEMA'S FLOOD INSURANCE RATE MAP NO. 17043C09093H, DATED DECEMBER 16, 2004, THE PROPERTY IS SITUATED WITHIN A "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) NOTATION ON SAID MAP STATES THAT FLOOD HAZARD INFORMATION IS SHOWN WITHIN THE VILLAGE OF HINSDALE FOR INFORMATION PURPOSES ONLY. FOR FLOOD INSURANCE PURPOSES, REFER TO THE SEPARATELY PRINTED FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF HINSDALE. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER THE PROPERTY WILL OR WILL NOT FLOOD.

NOTES:

- CONSULT WITH THE UTILITY COMPANIES FOR LOCATIONS OF BURIED UTILITIES, IF ANY, IF APPLICABLE TO THE USE OF THIS SURVEY. CALL J.U.L.I.E. 1-800-892-0123 PRIOR TO ANY DIGGING OR EXCAVATING.
- CONSULT WITH PROPER AUTHORITIES FOR SEWER AND WATER INFORMATION, IF APPLICABLE TO THE USE OF THIS SURVEY. LOCATIONS OF SEWER AND WATER SERVICES AT THE BUILDING ARE UNKNOWN TO THE SURVEYOR AND ARE NOT SHOWN HEREON.
- GROSS LAND AREA FOR THE PROPERTY DESCRIBED HEREON IS 6100 SQ. FT.
- AREA OF BUILDING AT GROUND LEVEL IS 868 SQ. FT.
- THERE ARE 3 STRIPED PARKING SPACE ON THE GROUND. THERE ARE AN ADDITIONAL ADJOINING 8 STRIPED PARKING SPACES ON THE ADJOINING PROPERTY AT 35 E. FIRST ST. INCLUDING ONE SPACE INDICATED AS HANDICAP.
- SURVEYOR NOTES APPARENT RECIPROCAL USE OF PAVED AREAS WITH THE ADJOINING PROPERTY AT 35 E FIRST ST.
- THERE WERE NO CERTAIN DIVISIONS OR PARTY WALLS DESIGNATED BY THE CLIENT FOR RELATIONSHIP OR LOCATION WITH RESPECT TO ADJOINING PROPERTIES.
- THE SURVEYOR OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ALTA/ACSM LAND TITLE SURVEY

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

TO: NTC PROPERTIES, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/VACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b-1), 8, 9, 10, 11(a), 14, 18 AND 20 OF "TABLE A" THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2013.

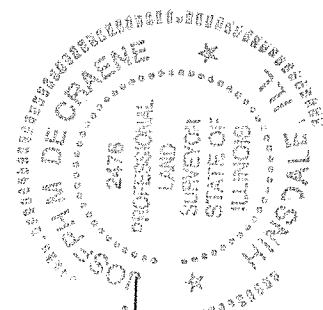
DATE: OCTOBER 8, 2013.

ILLINOIS LAND SURVEYOR NO. 2476

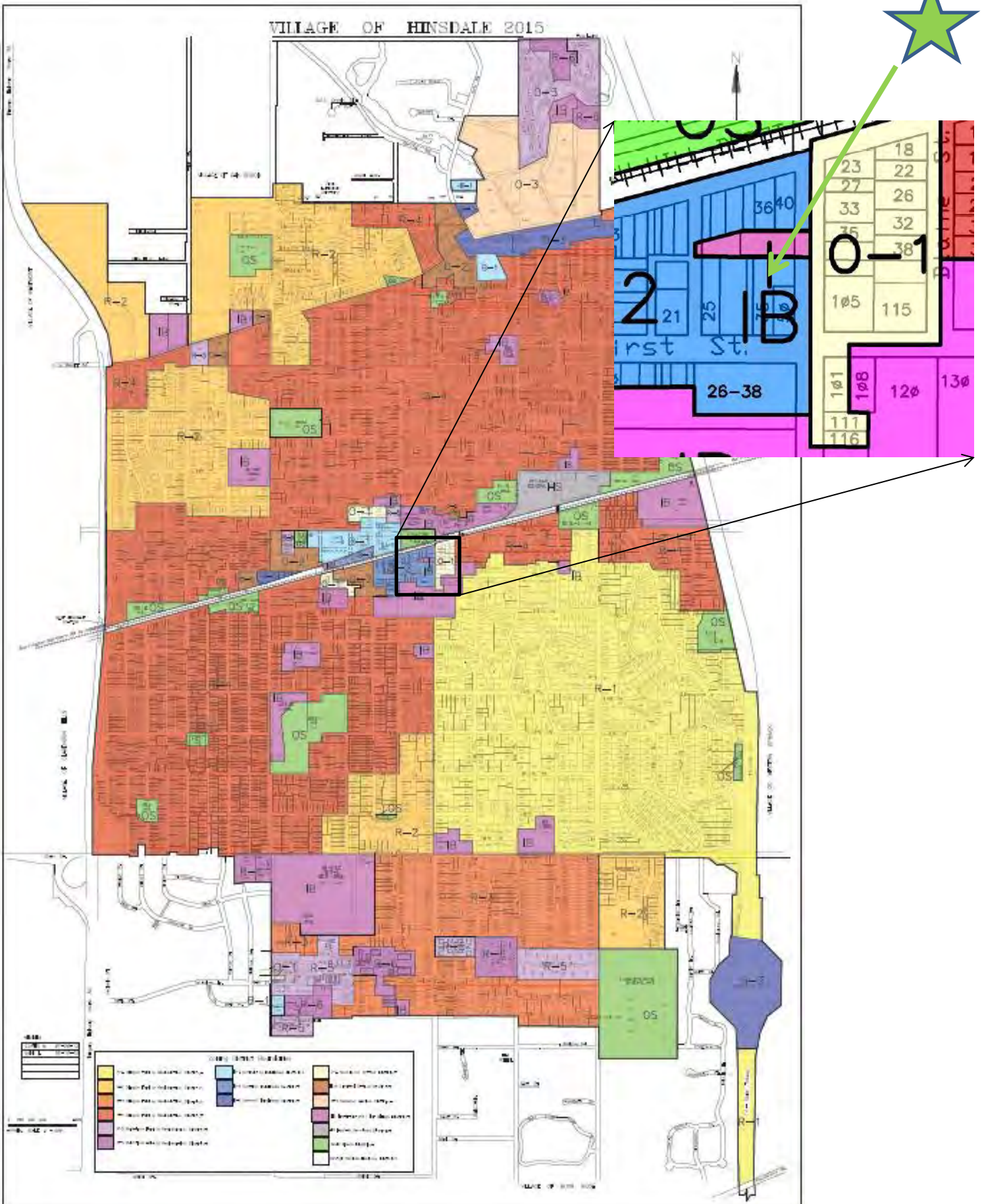
ORDERED BY: FULLERS

ORDER NO130919-50-ALTA

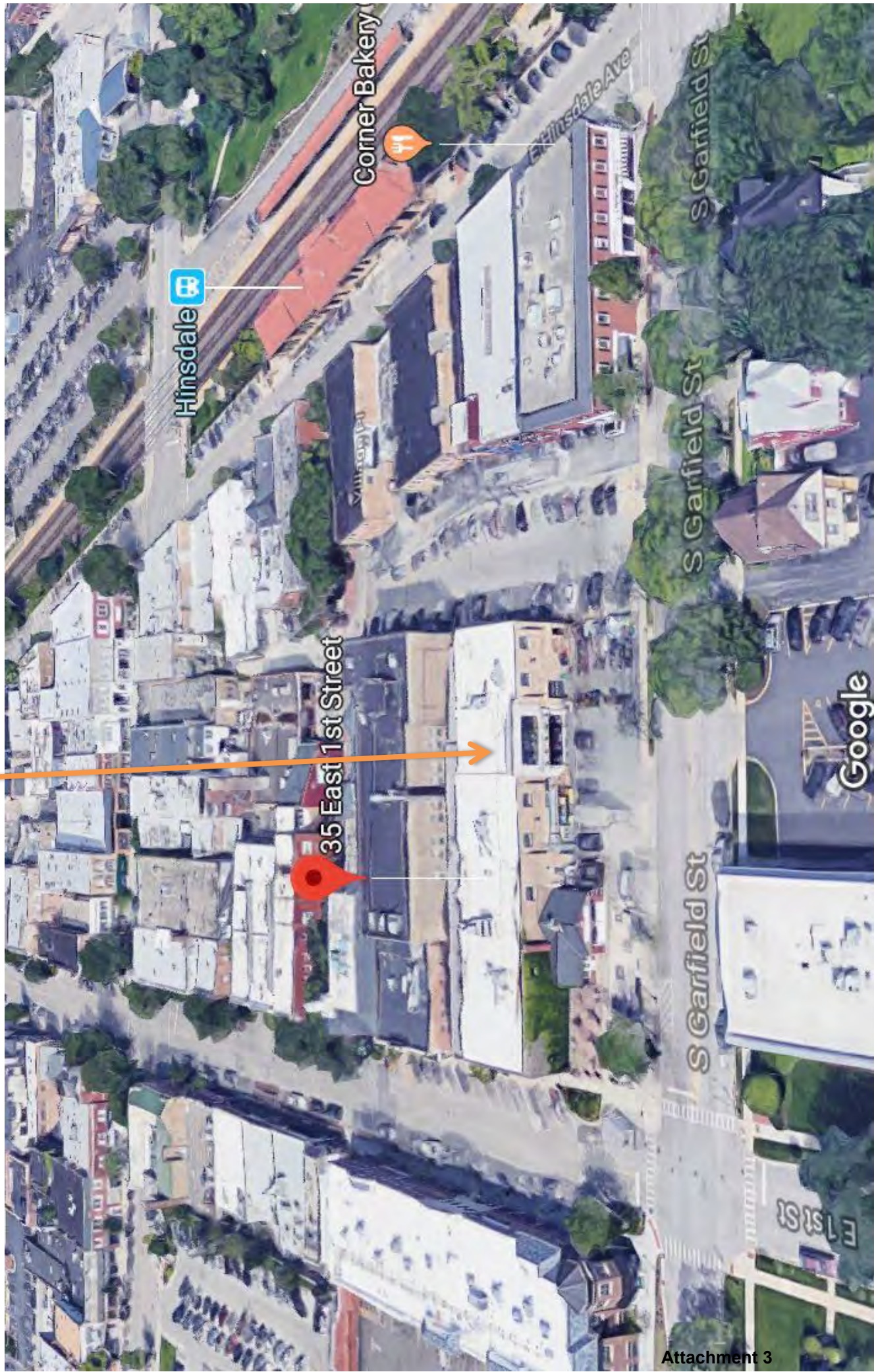
NOTES: CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS. IF ANY, DO NOT SHOW HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. SCALE HEREON IS BASED ON THE DESCRIPTION HEREON AGAINST DEED. NO CLAIM OF INTEREST OR FROM REPRODUCTION IRREGULARITIES, DO NOT SHOW ON PLAT. CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE. DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS. SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.



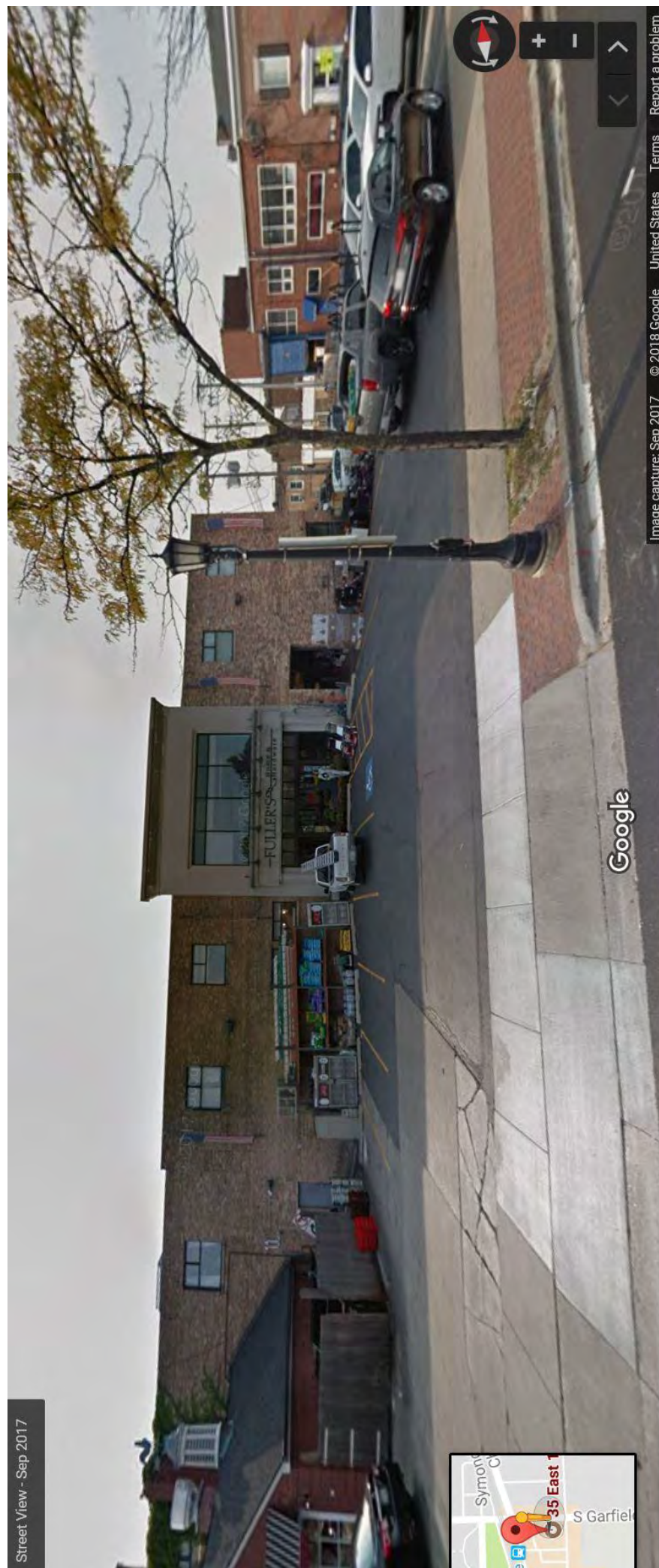
Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Birds Eye View 35 E. First Street (facing west)



Attachment 4: Street View 35 E. First Street (facing west)



Attachment 4




MEMORANDUM

DATE: June 13, 2018

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: **Scheduling of Public Hearing** for Text Amendment to change certain height, bulk, yard and coverage requirements for O-2 Zoning Lots adjoining three or more lots with single-family detached homes
Request by the Village of Hinsdale - Case A-24-2018

Summary

On March 14, 2018, the PC reviewed a Tentative Plat of Subdivision and Map Amendment request from Charles Marlas, of Kensington School, at 540 W. Ogden Avenue (Case A-44-2017). The application proposed to subdivide 1.74 acres of the northern half of the lot facing Ogden Avenue, and amend the zoning from R-4 single family residential to an O-2 limited office district.

Per the code, the bulk and height regulations of the O-2 district encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses. However, during the public hearing at the PC meeting and Board of Trustees meeting on April 17, 2018, neighborhood residents stated concerns over the long-term development implications of the subject property under the O-2 zoning classification, if Kensington School were to move.

Request and Analysis

In response to the concerns voiced by the local residents at the PC and Village Board meetings, the Village of Hinsdale is requesting a Text Amendment to Section 6-111(H), Exceptions and Explanatory Notes to the height, bulk, yard and coverage requirements for O-2 zoned lots (over 1 acre) adjoining three or more single family lots.

The proposed text amendment would:

- Limit the maximum structure height from 40 feet to 25 feet (homes in the residential districts are allowed up to 30 feet or more).
- Require minimum lot coverage and setback requirements 30% increased than current.
 - ▶ Front yard setback from 25 feet to 32.5 feet
 - ▶ Side yard setback from 10 feet to 13 feet
 - ▶ Rear yard setback from 20 feet to 26 feet
- Limit the maximum floor area ratio (F.A.R) from .50 to .25 (the O-1 is limited to .40 and a comparable lot size in the R-4 district is allowed .20 plus 2,000 SF)



MEMORANDUM

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board 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 and Plan Commission Applications by the Village
- Attachment 2 - Plan Commission March 14, 2018, Public Hearing Transcript Excerpt
- Attachment 3 - Zoning Ordinance Section 6-111



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

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

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

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

1) _____

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: _____

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

Brief description of proposed project: _____

General description or characteristics of the site: _____

Existing zoning and land use: _____

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

Proposed zoning and land use: _____

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

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

* Must provide actual square footage number and percentage.

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

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 _____, day of _____, 2_____, 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 _____ day of _____,

Notary Public



**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

Description of the proposed request:

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.
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 property, including changes, if any, 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 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.
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.

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-44-2017 - 540 W. Ogden Avenue - Kensington School - Map Amendment and concurrent tentative Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an 0-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

CONTINUED REPORT OF PROCEEDINGS had and
testimony taken at the public hearing of the
above-entitled matter before the Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 14th day of March, 2018, at the
hour of 7:45 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. DEB BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">158</p> <p>1 have a stoplight, then anybody who wanted to go 2 out onto Ogden can go out onto Ogden and you 3 wouldn't have people going around the 4 neighborhood to go in there off Monroe. 5 Also, while I'm not an expert 6 forecasting, I'm going to guess that most of the 7 traffic that's going to come in there are going 8 to be people who have driven by it on Ogden, see 9 it and say, I'm going by there anyway, I'm going 10 to drop my child off in the morning and I think 11 there's probably going to be significantly more 12 activity coming from west of the facility on 13 Ogden. Again, I'm not an expert but just 14 looking at that. 15 Another principal concern I have is 16 we are talking about we have to have the garbage 17 right in case this goes to another facility. 18 Well, what happens if this doesn't work and it's 19 now O-2. We talked about a special use permit. 20 My guess is that's a lot easier to change, 21 especially if we have a facility sitting there 22 empty like Amling's did.</p>	<p style="text-align: center;">160</p> <p>1 doesn't give me a lot of comfort. I don't want 2 the amount of traffic those roadways are 3 designed to carry. Thanks very much. 4 CHAIRMAN CASHMAN: Thank you. 5 MS. BRASELTON: Thank you. 6 MS. SCODRO: Good evening. Laura 7 Scodro. I'm on North Street between Madison and 8 Monroe Street. 9 And just the talk with Christ 10 Church, that's not finalized yet. That talk 11 with Christ Church, that's just in the talking 12 phase, nothing is finalized. So there is no 13 shuttle right now, okay. 14 CHAIRMAN CASHMAN: Right. 15 MS. SCODRO: Everybody keeps forgetting 16 this is a neighborhood two blocks from Monroe 17 school. All the children that are walking to 18 school at that time is during your peak hour of 19 drop off and pickup. So we are increasing 20 people coming down Monroe, North and Madison at 21 the time that school children are walking to 22 school and standing at bus stops and I think you</p>
<p style="text-align: center;">159</p> <p>1 What are the restrictions? We are 2 looking at this school. People. Traffic. Not 3 much in the day, nothing on the weekends. But 4 what could it become? And what's the 5 opportunity if it ever is sold to something else 6 in the future to even look back again? We 7 haven't even talked about that. And so as 8 neighbors, we haven't even thought about -- I 9 have no idea what those controls are. But that 10 would be a real issue for us. 11 So that would be it. I'm 12 optimistic on the parking even though I'm 13 concerned about people just feeling it's a whole 14 lot easier to come up to our street. They have 15 done it in the past before that parking lot 16 opened down there, so it's not too far. They 17 absolutely will. But with everybody's 18 commitment and the village's cooperation, 19 hopefully we can run that. 20 I am very concerned about the 21 traffic and hearing statistics that the roadways 22 are designed sufficiently to carry the traffic</p>	<p style="text-align: center;">161</p> <p>1 all need to really pay attention. I'm concerned 2 about the parking also but I'm concerned about 3 the increased traffic when we are a 4 neighborhood. 5 When we bought 25 years ago, we 6 went to the village to make sure what would 7 happen if the Amling's ever sold or went away 8 and we were told it would go to residential 9 housing. So I would like you all to make it 10 residential housing. That's what we bought. 11 That's what our property value is based on. 12 Belluomini's sold and they went to residential 13 housing so I don't see why it won't work in our 14 neighborhood too. So if you all could keep that 15 in consideration and maybe honor what the zoning 16 was put in when everybody bought in that 17 neighborhood, I'd really appreciate it. 18 MR. SADLOWSKI: My name is Don 19 Sadlowski, S-a-d-l-o-w-s-k-i, and I live at 532 20 West North Street. Thank you very much for the 21 opportunity to address you this evening. 22 I think we have had a lot of</p>

09:01:08PM

1 have already been cited in the traffic study
 2 underestimate the impact on North Street east of
 3 Monroe and on Madison Street between North and
 4 Ogden. Kensington has previously stated they
 5 draw from a three-mile radius. With three
 6 Kensington schools already located east of
 7 Hinsdale in LaGrange and Western Springs and
 8 much of the northbound area occupied by the
 9 forest preserve, the golf course and the
 10 McDonald's campus, it stands to reason the
 11 school will draw primarily from the west and the
 12 south. Three miles west stretches all the way
 13 to Fairview Avenue in Downers Grove. This means
 14 numerous families will likely need to head west,
 15 especially at pickup, putting even more pressure
 16 on the light at Ogden and Madison.

09:01:34PM

17 The driving on Madison is very
 18 aggressive. I live right there, I see it every
 19 day. A year ago somebody knocked over the fire
 20 hydrant at the corner of our property. People
 21 as they come down the street and they see the
 22 light is green, they speed up to make the light.

09:02:08PM

1 I have been slowing down to turn -- many times I
 2 slow down to turn into my corner, somebody is
 3 passing me in order to make the light. Their
 4 driving is incredibly aggressive because people
 5 know that that light is short. They jackrabbit
 6 across to make a left when I'm coming southbound
 7 from Fullersburg Woods. It's a very, very
 8 aggressive corner.

09:02:36PM

9 And I would also remind you that
 10 this traffic study was conducted during the
 11 winter. During the summer there are a lot of
 12 bicyclists and there are a lot of pedestrians
 13 along Madison. Many of them going over to Salt
 14 Creek. There are a lot of kids with their
 15 tennis rackets, with their swimming gear, using
 16 that intersection and that road to cross on and
 17 it would be at peak hours because they are going
 18 to swim meets and early tennis lessons so they
 19 are out there in the morning as well as in the
 20 late afternoon.

21 And as other people have said, my
 22 final concern is just of the long-term

09:03:02PM

1 implications of rezoning this site. What if
 2 Kensington is not successful? What types of
 3 businesses and traffic patterns does that open
 4 the neighborhood to in the future? Once the
 5 genie is out of the bottle on residential
 6 zoning, what is to stop some future more
 7 intrusive commercial use?
 8 Rezoning the parcel potentially
 9 opens the door up to what I have called in
 10 business a successive degradation. That
 11 situation in which each individual change you
 12 make is a modest decline in quality versus the
 13 situation that existed directly prior to it but
 14 when the impact of multiple successive changes
 15 is viewed cumulatively, the decline in quality
 16 is large. You look back and say one day how did
 17 we get here? Thank you.

09:03:36PM

18 CHAIRMAN CASHMAN: Thank you.
 19 MR. MOBERLY: Hi. My name is Gary
 20 Moberly. I am the spouse of Karen Moberly.
 21 She's the smart, articulate one in the family.
 22 I should mention -- I forgot to

09:04:02PM

1 mention last time. I'm on the zoning board of
 2 appeals. So a lot of you know that already.
 3 I'm just speaking for myself. I don't want to
 4 speak for my neighbors, just for myself.
 5 I'm opposed to this -- I'll just
 6 come out and say it right now -- for all the
 7 reasons the other folks have: Traffic and
 8 parking.
 9 As you know, the purpose of the
 10 grandfather business, this was grandfathered in
 11 as you all know. You know the code better than
 12 I do. And the purpose of grandfathering is to
 13 slowly bring things back to the code. And I
 14 hear some folks say this was commercial. It's
 15 not commercial, it's residential. It needs to
 16 revert to residential. Going from R-4 zoning to
 17 O-2, that's a real big leap. That's what
 18 concerns us all here.
 19 Just to briefly review a couple of
 20 other projects recently in Hinsdale. The
 21 Hinsdale Meadows project. That was residential.
 22 I don't want to buy a \$950,000 duplex over there

Sec. 6-111: Bulk, Space, And Yard Requirements:

The building height, lot, yard, setback, floor area ratio, and coverage requirements applicable in the office districts are set forth in the following table. Footnote references appear in subsection H of this section at the end of the table.

							O-1	O-2	O-3
A. Maximum Height ^{1,13} :									
1.	Principal structures:								
	(a)	Feet					30	40	60
	(b)	Stories					2.5	3	5
	(whichever is less)								
2.	Accessory structures						15	15	15
B. Minimum Lot Area And Dimensions ² :									
1.	Total lot area (square feet)						8,500	25,000	20,000
2.	Lot width (feet) ⁵						60	100	80
3.	Lot depth (feet) ⁵						125	125	125
C. Minimum Yards ^{2,3,4,5,6,7,8,13} :									
1.	Front and corner side (feet)						35	25	25
2.	Side (feet) ⁹						10	10	10
3.	Rear (feet) ^{9,10}						25	20	20
D. Minimum Setbacks ^{4,5,6,7,8} :									
1.	Setback from Ogden Avenue centerline ⁹ :								
	(a)	Structure height 0-30 feet					n/a	100	100
	(b)	Structure height 31-46 feet					n/a	200	200
	(c)	Structure height more than 46 feet					n/a	n/a	300

2.	Setback from York Road centerline ⁹ :				
	(a)	Structure height 0-30 feet	n/a	75	75
	(b)	Structure height 31-46 feet	n/a	200	200
	(c)	Structure height more than 46 feet	n/a	n/a	300
3.	Setback from property owned by Cook County forest preserve district ⁹ :				
	(a)	Structure height 0-30 feet	n/a	n/a	100
	(b)	Structure height 31-46 feet	n/a	n/a	100
	(c)	Structure height more than 46 feet	n/a	n/a	100
4.	All other setbacks:				
	(a)	Front and corner side ¹³	35	25	40
	(b)	Side ⁹	10	10	10
	(c)	Rear ^{9,10,13}	25	20	40
E. Maximum Floor Area Ratio ¹³ :			0.40	0.50	0.35 ¹¹
F. Maximum Total Lot Coverage ¹³ :			80 percent	80 percent	50 percent ¹²
G. Maximum Total Building Coverage:			35 percent	n/a	n/a

H. Exceptions And Explanatory Notes:

1. Height Exceptions:

(a) *Parking Structures*: Parking structures in the O-3 district may extend to a height of thirty feet (30').

(b) *Flagpoles*: Flagpoles may extend to a height of ten feet (10') above the highest point of the roof of the principal structure to which they are attached.

(c) *Personal Wireless Services*: Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures, may extend to the following heights:

(i) Personal wireless services antenna support structures of a tower design may extend to a height of seventy feet (70') in height in the O-3 district;

(ii) Omnidirectional or whip antennas may extend to a height of fifteen feet (15') above the highest point of the roof of the building or structure to which they are attached in the O-2 and O-3 districts;

(iii) Directional or panel antennas may not extend above the highest point of the building or structure to which they are attached or more than two feet (2') from the exterior of any wall or roof of the building or structure to which they are attached in the O-2 and O-3 districts; and

(iv) Related electronic equipment and equipment structures shall not exceed applicable district height limitations.

2. *Nonconforming Lots*: See section [10-105](#) of this code for lot requirements with respect to legal nonconforming lots of record.

3. *Yard Requirements For Uses Without Structures*: On any lot occupied by a use without structures, the minimum front, side, and rear yard requirements that would otherwise be required for such lot shall be provided and maintained.

4. *Visibility Across Corners*: Any other provision of this code to the contrary notwithstanding, nothing shall be erected, placed, planted, allowed to grow, or maintained on any corner lot in any office district in violation of the provisions of [title 7, chapter 1, article D](#) of the village code.

5. *Special Yard And Setback Requirements In Planned Developments*: Special perimeter open space, setback, and spacing requirements for planned developments are set forth in subsections [11-603E2\(f\)](#) and [E2\(g\)](#) of this code. Such requirements shall not be waived under any circumstances.

6. *Special Setbacks For Signs*: Special setbacks established for some signs by subsections [9-106F](#), [H](#), [I](#), and [J](#) of this code shall control over the yards and setbacks established in the table.

7. *Specified Structures And Uses In Required Yards*: The following structures and uses, except as limited below, may be located in any required yard:

(a) Statuary, arbors, trellises, and ornamental light standards having a height of eight feet (8') or less; and

(b) Eaves and gutters projecting not more than three feet (3') from an exterior wall or, in the case of telecommunications equipment facility, four feet (4') from an exterior wall; and

(c) Awnings, canopies, bay windows, and balconies projecting not more than three feet (3') from an exterior wall for a distance not more than one-third ($\frac{1}{3}$) of the length of such wall; provided, however, that in side yards in the O-1 district such projections shall not exceed two feet (2') for a distance not more than one-fourth ($\frac{1}{4}$) of the length of such wall and provided further, however, that all such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of twenty two and one-half degrees ($22\frac{1}{2}^\circ$) with the wall in question; and

(d) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and

the like projecting not more than two feet (2') from an exterior wall; and

- (e) Outside stairways projecting from an exterior wall not more than three feet (3') and having a height of four feet (4') or less; and
- (f) Flagpoles; and
- (g) Terraces; and
- (h) Recreational devices accessory to daycare services; and
- (i) Fitness trails; and
- (j) Fences, walls, and hedges, subject to the limitations of section [9-107](#) of this code; and
- (k) Driveways, subject to the limitations of subsection [9-104C](#) of this code.

8. *Platted Building Lines*: See subsection [12-101F](#) of this code.

9. *Side And Rear Yard Regulations For Accessory Structures And Uses*: Accessory parking areas and lots wherever located and other detached accessory structures and uses when located within the rear twenty percent (20%) of the lot shall not be required to maintain an interior side or rear yard or setback in excess of ten feet (10') if such interior side or rear yard is contiguous to any property zoned in any residential district or in excess of five feet (5') if no part of such interior side or rear yard is contiguous to any property zoned in any residential district; provided, however, that this regulation shall not apply to antennas and antenna support structures and provided further, however, that no accessory structure or use, or combination of such structures or uses, located within an otherwise required side or rear yard pursuant to this paragraph shall occupy more than forty percent (40%) of such required yard.

10. *Special Rear Yard And Setback Exception In O-2 District*: No rear yard or rear setback shall be required on any lot zoned in the O-2 district when the rear lot line of such lot is contiguous to a railroad right of way and such lot is not contiguous to any lot zoned in any residential district.

11. *Floor Area Ratio Increase For Parking Structures In O-3 District*: An increase of 0.25 to the maximum floor area ratio established in subsection E of this section shall be permitted in the O-3 district, provided that such increase shall be solely for the purposes of developing parking spaces for passenger automobiles within an enclosed parking garage or structure.

12. *Special Lot Coverage Calculation Standards*: Sidewalks, patios, decks, terraces, porches, gazebos, and other special architectural features designed for passive recreational use and intended for use by the general public shall not be considered for purposes of calculating maximum total lot coverage in the O-3 district.

13. *Exceptions For Telecommunications Equipment Facilities Approved As A Special Use In The O-2 District*:

(a) Maximum Height: Forty seven feet (47').

(b) Minimum yards:

(i) Front and corner side: Ten feet (10').

(ii) Rear: Ten feet (10').

Note: Accessory parking areas may be located in rear or interior side (but not corner side) yards up to the lot line.

(c) Minimum setbacks:

(i) Front and corner side: Ten feet (10').

(ii) Rear: Ten feet (10').

(d) Maximum floor area ratio: 1.1.

(e) Maximum total lot coverage: Eighty five percent (85%). (Ord. 97-4, § 4C, i, ii, 3-4-1997; Ord. 2000-10, §§ 3-5, 5-2-2000)