MEETING AGENDA



PLAN COMMISSION Wednesday, July 11, 2018 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PUBLIC COMMENT
- 4. MINUTES Minutes of June 13, 2018

5. SIGN PERMIT REVIEW

- a) Case A-23-2018 *continued from June 13 PC meeting* 18 W. Hinsdale Ave. Adore Nails – 1 Illuminated Wall Sign
- **b)** Case A-31-2018 28 E. Hinsdale Ave. Suite 1 Hinsdale Music Studio 1 Projecting Sign
- c) Case A-32-2018 22 W. First Street John Green Realty Illumination Request for 1 previously approved Wall Sign (sign approved on April 11, 2018 Case A-17-2018)
- **d)** Case A-33-2018 21 Salt Creek Ln. Hinsdale Humane Society 1 Illuminated Ground Sign and 1 non-Illuminated 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 *Re-Open for potential Public Comment after Certified Mailing Notice* 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)
- b) 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

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

Approved

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION June 13, 2018 MEMORIAL HALL 7:30 P.M.

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, June 13, 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, Anna Fiascone and Troy Unell

ABSENT:

ALSO PRESENT: Chan Yu, Village Planner

Applicant for cases: A-23-2018, A-25-2018, A-21-2018 and A-26-2018

Approval of Minutes – May 9, 2018

The PC, with no comments, unanimously approved the May 9, 2018, minutes as submitted, 9-0.

Sign Permit Review - Case A-23-2018 - 18 W. Hinsdale Ave. - Adore Nails - 1 Illuminated Wall Sign

The applicant's sign contractor, Neon Art Sign, presented the request for the proposed illuminated wall sign and reviewed the dimensions and font type of the text.

Chairman Cashman reviewed that the Historic Preservation Commission (HPC) was supportive of the sign, however, is opposed to the illumination of the sign and recommended external illumination.

The sign applicant acknowledged the HPC's position, however, referenced the existing illuminated signage on the same street, and is proposing this sign to be illuminated too.

The PC in general stated the proposed sign area is maximized per the code, too large and had issues with the illumination request. A couple of Commissioners referenced the HPC's opposition to the proposed illumination method. To that end, the PC unanimously approved to continue the application to review alternative sign and illumination options at the next PC meeting, 9-0.

Sign Permit Review - Case A-25-2018 - 52 S. Washington St. - Vintage Charm - 1 Wall Sign

The owner of Vintage Charm presented the request to reface an existing wall sign at the former location of Green Goddess at 52 S. Washington Street. He stated the only recommendation by the HPC was to center the proposed sign, as approved by the Village through the Exterior Appearance review in November 2017. However, since the Green Goddess never re-opened, the sign bracket was never moved.

Chairman Cashman asked to clarify if the current request is to center the sign to Vintage Charm's storefront versus the center of the building.

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The applicant responded correct, however, he is also OK with moving it to the center of the building if that is the PC's request.

A Plan Commissioner asked how many locations Vintage Charm has.

The applicant responded four (4) locations, with a fifth one opening soon in Indiana.

A Plan Commissioner asked what the business sells.

The applicant responded it is a women's boutique store, similar to Anthropologie but on a smaller scale.

With no additional comments, the PC unanimously approved the sign application, as requested, 9-0.

<u>Public Hearing</u> - Case A-21-2018 - 5 W. 2nd Street (basement), - Prevail Jiu-Jitsu Academy (Martial Arts Studio) - Special Use Permit in the B-2 Central Business District (not on the 1st floor)

(Please see the attached transcript for Case A-21-2018, included as part of this record, Attachment 1)

The applicant presented to the PC its class schedule, including new information not in the application for a class on Saturday, between 10 AM to Noon. The weekday classes would be from 5:30 PM to 8 PM.

The PC discussed the parking, and generally believed the private parking lot and street parking is adequate for the proposed use. The PC also believed the Jiu-Jitsu class is a unique and positive use for the downtown district.

The PC unanimously recommended approval for the special use permit as presented, 9-0.

<u>Exterior Appearance and Site Plan Review</u> - 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

The applicant presented to the PC its business model and products, reviewing Blackberry Market would serve fresh made bakery and food items. The architect reviewed the site plan and elevation proposals. The PC had concerns for the proposed outdoor seating area and parking/loading space in the area. However, the PC nevertheless supported the proposed planter boxes on the south to buffer the refuse and loading space area, and northeast outdoor dining area, since it believed the proposed site plan is an improvement to the site.

The PC was in favor of the use and believed it would be a welcomed addition to the downtown, and unanimously recommended approval of the request as submitted, 9-0.

<u>Schedule of Public Hearing</u> - 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

The PC unanimously approved to schedule a public hearing for Case A-24-2018 for the July 11, 2018, PC meeting, 9-0.

Plan Commission Minutes June 13, 2018

Adjournment
The meeting was adjourned at 9:06 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

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STATE OF ILLINOIS )

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BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:)
)
Case A-21-2018 - 5 W. 2nd Street)
(basement) Prevail Jiu Jitsu Academy)
(Martial Arts Studio) - Special Use)
Permit in the B-2 Central Business District)
(not on the 1st floor))

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 13th day of June, 2018, at the hour of 8:06 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. DEBRA BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. SCOTT PETERSON, Member;
MR. TROY UNELL, Member;
MR. MARK WILLOBEE, Member.

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1	ALSO PRESENT:	1	buildings there that has its own parking. And
2	MR. CHAN YU, Village Planner.	2	it's all assigned parking.
3	* * *	3	Our classes are going to be run all
4	CHAIRMAN CASHMAN: Next is a public	4	in the evening with the exception of Saturday,
5	hearing. So all those wishing to speak will	5	which will be from 10:00 to 2:00. But our
6	need to be sworn in for this item. This is for	6	classes all start from about 5:30 to about 8:30.
7	Case A-21-2018, 5 West 2nd Street, basement	7	So everybody that comes in there is going to
8	level, Prevail Jiu Jitsu Academy.	8	have their own Everybody will have assigned
9	Did I say that right?	9	parking, so we don't create any issues for
08:06:29PM 10	MR. SALAH: Yes.	08:08:45PM 10	parking. So we are hoping that we can be part
11	CHAIRMAN CASHMAN: Martial arts studio,	11	of the community, and that's our goal.
12	Special Use Permit in the B-2 Central Business	12	CHAIRMAN CASHMAN: Okay. Thank you.
13	District for not on the 1st floor.	13	Questions for the applicant?
14	So first, if anyone wants to speak	14	MS. BRASELTON: Is there anything in
15	on this matter, they can be sworn in.	15	that space now, in the basement space?
16	(Mr. Ken Salah sworn.)	16	MR. SALAH: No. There isn't. There is
17	MR. SALAH: My name is Ken Salah. I'm	17	some storage for the tenants. It's a two-story
18	the owner of Prevail Jiu Jitsu Academy.	18	building with the piano store on the 1st floor.
19	CHAIRMAN CASHMAN: Welcome.	19	So there are some people that use it for storage
08:07:12PM 20	MR. SALAH: Thank you. Good evening,	08:09:15PM 20	that the landlord has given them, too.
21	members of the Board. Thank you so much for	21	MR. KRILLENBERGER: And this is a
22	listening to our presentation tonight on our	22	public hearing, so mailings went out?
	3		5
	3		5
1	concept.	1	MR. YU: Oh, so that's only part of
1 2		1 2	
	concept. First before I dive into it, I just have to say that my wife and I have been coming		MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public
2	concept. First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and	2	MR. YU: Oh, so that's only part of the Oh, I'm sorry.
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2 3 4 5 6	concept. First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu	2 3 4 5 6	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this
2 3 4 5 6 7	concept. First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's	2 3 4 5 6 7	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I
2 3 4 5 6 7 8	concept. First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it	2 3 4 5 6 7 8	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood.
2 3 4 5 6 7 8 9	concept. First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow	2 3 4 5 6 7 8 9	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it
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2 3 4 5 6 7 8 9 08.07-47PM 10 11 12 13 14 15 16 17 18 19	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition. Our goal is not just to open up a business here. We want to set up a family environment where people can come and train, thrive, grow, and generally enjoy themselves. And that's our objective with what we want to do. So the building we are opening up in or we would like to open up in is 5 West.	2 3 4 5 6 7 8 9 08.09.42PM 10 11 12 13 14 15 16 17 18 19	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes. MR. YU: Yes. I thought I got the receipts. CHAIRMAN CASHMAN: Is that for the mailing? MR. YU: Yes. MR. KRILLENBERGER: That went to all the residents nearby? MR. YU: It's just the 250 feet.
2 3 4 5 6 7 8 9 08.07.47PM 10 11 12 13 14 15 16 17 18 19 08.08.13PM 20	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition. Our goal is not just to open up a business here. We want to set up a family environment where people can come and train, thrive, grow, and generally enjoy themselves. And that's our objective with what we want to do. So the building we are opening up in or we would like to open up in is 5 West. It's the same building as the Steinway Piano.	2 3 4 5 6 7 8 9 08.09.42PM 10 11 12 13 14 15 16 17 18 19 08.09.55PM 20	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes. MR. YU: Yes. I thought I got the receipts. CHAIRMAN CASHMAN: Is that for the mailing? MR. YU: Yes. MR. KRILLENBERGER: That went to all the residents nearby? MR. YU: It's just the 250 feet. CHAIRMAN CASHMAN: 250 feet of the
2 3 4 5 6 7 8 9 0807-77PM 10 11 12 13 14 15 16 17 18 19	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition. Our goal is not just to open up a business here. We want to set up a family environment where people can come and train, thrive, grow, and generally enjoy themselves. And that's our objective with what we want to do. So the building we are opening up in or we would like to open up in is 5 West.	2 3 4 5 6 7 8 9 08.09.42PM 10 11 12 13 14 15 16 17 18 19	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes. MR. YU: Yes. I thought I got the receipts. CHAIRMAN CASHMAN: Is that for the mailing? MR. YU: Yes. MR. KRILLENBERGER: That went to all the residents nearby? MR. YU: It's just the 250 feet.

Case A-21-2018

6 8 1 any residents within 250 feet? 1 Wednesday, and Saturday so --2 2 MR. SALAH: There isn't. There is 16 I MS. FIASCONE: In the summer you will 3 think, 16 that had to go out. So there are no 3 have it in the evening as well? residents there. 4 MR. SALAH: I'm sorry? 4 5 MR. KRILLENBERGER: Okay. Yes. I have 5 MS. FIASCONE: In the summer you will 6 no comment other than that except that no one 6 have them in the evening as well? There won't here seems to be objecting so -- with ample 7 be different hours for summer scheduling? 7 8 8 opportunity. MR. SALAH: At this time, no. Like I 9 CHAIRMAN CASHMAN: Deb? 9 say, I just want to stay focused on the 08:10:21PM 10 MS. BRASELTON: I'm just thinking about 08:12:12PM 10 students. But summertime, summertime in some of 11 the parking and what's required versus -- I 11 the martial arts businesses people start paying 12 don't know. It definitely changes the use. I attention to baseball and swimming and don't know. You add a new business to an 13 13 everything else, and you are not going to get as 14 existing building with its own parking, I don't 14 many people with it. But that's why we just 15 know what the requirements are. It says NA. 15 want to be a studio so we don't have tons of 16 MR. SALAH: The tenants are in the 16 people in there. 17 building -- Sorry to interrupt. Everybody in 17 MS. FIASCONE: Right. I guess so the 18 that building leaves at 5 o'clock. So all the 18 piano people will be out when you all are coming 19 businesses close at 5 o'clock. So it's actually 19 in. You probably aren't super quiet. I'm just 08:10:50PM **20** a luxury, we have the parking lot to ourselves. 08:12:44PM **20** thinking about the people who are taking piano 21 MS. BRASELTON: How many spaces are in 21 lessons at Steinway and doing concerts and stuff 22 there? 22 like that, if that would be a conflict at all. 1 MR. SALAH: 15. Our average class size But I guess not since you are going to be 2 is about 10. I come from a large school. I different hours. 3 started in a large school. I want a school that 3 MR. SALAH: Yes. And actually I've 4 focuses on the individual. Because when I 4 been in the building, and you hear the pianos. started doing this martial arts, I struggled 5 It's very nice. For me it's very pleasant. 5 6 6 with it because it was hard for me. And then I MS. FIASCONE: Yes, right. was able to prevail, as where the name comes 7 MR. SALAH: Because you can hear the 7 from. So we are not looking to have a large pianos upstairs. And you have the School of 9 school. We want something small to where we 9 Rock right next door, and you hear that as well. 08:11:21PM 10 could focus on the individual student and help 10 So it's nice. 11 them grow. So our average class size is about 11 MS. FIASCONE: Interesting. Yes. 12 CHAIRMAN CASHMAN: Jiu Jitsu means 12 10, and the classes are consecutive; so it's the 13 way we have it structured. 13 gentle art. But when you go down there, you 14 MS. BRASELTON: Are they by age, the hear all this music so it's kind of cool, I mean 14 15 classes by age? 15 from a -- But, yes, we are in the evening so --MR. SALAH: Yes. We will have a kids 16 16 MS. FIASCONE: Okay. Cool. 17 17 class. And the kids classes -- and I'm speaking MS. BRASELTON: Chan, can you speak to 18 about the schools that I have been involved the parking? I just don't understand how there 19 with -- are five and greater. So we will have 19 is a not applicable because it seems impossible 08:11:47PM **20** one kids class, which will run about 50 minutes. 20 to me. 21 And then you will have two adults classes after 21 MR. YU: All right. So downtown there 22 that. So it will go from 5:30 to 830, Monday, 22 are the lots that are already there, they are

	10		12
1	already constructed.	1	parking there and go to the bistro.
2	MS. BRASELTON: Right.	2	MR. JABLONSKI: I may have done that.
3	MR. YU: So typically if it's a new	3	CHAIRMAN CASHMAN: Because that's why
4	lot, it's new construction, then you have to	4	you are asking, take a class and go to dinner?
5	build something that is code compliant for	5	MR. SALAH: In addition to, I have been
6	parking. But in the downtown	6	banking with U.S. Bank for many years. I know
7	MS. BRASELTON: Increasing the use is	7	the people there. I actually went in there and
8	not a trigger for a parking determination? I	8	talked to them. They own that parking lot. And
9	don't know.	9	they basically said, You know what, you can park
08:13:57PM 10	MR. YU: Yes. So downtown, I mean	08:15:18PM 10	here after 5:00 at any time.
11	MS. BRASELTON: It's a vacant space.	11	But I think what we have set up
12	MR. YU: It's potentially all shared	12	there is I think we have ample parking. And
13	parking.	13	after 5:00, Hinsdale, you know, the times we
14	CHAIRMAN CASHMAN: It's public parking.	14	have come down here for dinners, it's busy
15	We don't require them to have	15	Thursday, Friday, Saturday, Sunday. We don't
16	MR. JABLONSKI: One sentence that	16	have classes on Sunday, so we are not going to
17	confuses me here, though, is the building owner	17	occupy as much space so
18	has parking lot stickers for its tenants.	18	MS. CRNOVICH: What about your Saturday
19	MR. SALAH: Yes.	19	morning classes, will that be a problem for
08:14:11PM 20	MR. JABLONSKI: So you are going to	08:15:44PM 20	parking?
21	have a sticker?	21	MR. SALAH: It's not as occupied there
22	MR. SALAH: Yes.	22	on Saturdays. The Saturday class you will get a
	11		13
1	MR. JABLONSKI: Are your students going	1	13 kids class where a lot of parents drop off.
1 2		1 2	
1 -	MR. JABLONSKI: Are your students going	_	kids class where a lot of parents drop off.
2	MR. JABLONSKI: Are your students going to have stickers?	3	kids class where a lot of parents drop off. That's what, I'm speaking from some of the other
2	MR. JABLONSKI: Are your students going to have stickers? MR. SALAH: Yes. We will do the	3	kids class where a lot of parents drop off. That's what, I'm speaking from some of the other schools. Some people drop off their kids, and
3 4	MR. JABLONSKI: Are your students going to have stickers? MR. SALAH: Yes. We will do the Because on the way here, people sometimes will	2 3 4	kids class where a lot of parents drop off. That's what, I'm speaking from some of the other schools. Some people drop off their kids, and sometimes we become baby-sitters for the kids is
2 3 4 5	MR. JABLONSKI: Are your students going to have stickers? MR. SALAH: Yes. We will do the Because on the way here, people sometimes will park here to go to a restaurant.	2 3 4 5	kids class where a lot of parents drop off. That's what, I'm speaking from some of the other schools. Some people drop off their kids, and sometimes we become baby-sitters for the kids is the way we have it.
2 3 4 5 6	MR. JABLONSKI: Are your students going to have stickers? MR. SALAH: Yes. We will do the Because on the way here, people sometimes will park here to go to a restaurant. MR. JABLONSKI: Right. MR. SALAH: But we will have like a paper sheet for them that everybody has to put	2 3 4 5 6	kids class where a lot of parents drop off. That's what, I'm speaking from some of the other schools. Some people drop off their kids, and sometimes we become baby-sitters for the kids is the way we have it. But the parking lot is not as busy
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2 3 4 5 6 7 8 9 08:14:28PM 10 11 12 13 14 15 16 17 18 19	MR. JABLONSKI: Are your students going to have stickers? MR. SALAH: Yes. We will do the Because on the way here, people sometimes will park here to go to a restaurant. MR. JABLONSKI: Right. MR. SALAH: But we will have like a paper sheet for them that everybody has to put onto their dashboard. MR. JABLONSKI: And does the owner of the building tow? Is there a towing sign there? MR. SALAH: Pardon me, sir? MR. JABLONSKI: Does the owner of the building tow if there are violations? MR. SALAH: Yes. During the day, during the day it is pretty busy there. It's busy there on Thursday. I think there is a dental practice there that gets pretty busy. So they do. Yes, they do tow. But so, yes,	2 3 4 5 6 7 8 9 08:16:12PM 10 11 12 13 14 15 16 17 18 19	kids class where a lot of parents drop off. That's what, I'm speaking from some of the other schools. Some people drop off their kids, and sometimes we become baby-sitters for the kids is the way we have it. But the parking lot is not as busy on Saturday. The times I have gone by there at different times And that's why I know on Wednesday, Thursday, Thursday is probably the strongest day where it's busy so MS. CRNOVICH: So you will have, the Saturday morning class will be for children only or will you have adults? MR. SALAH: No. No. To be honest with you, we will have children the first 50 minutes, the first hour, then an adult class. MS. CRNOVICH: So two classes on Saturday? MR. SALAH: Yes. Yes. Consecutively.

14 16 1 1 MR. YU: If there is required parking, MS. BRASELTON: Right. I just want to 2 make sure I understand. 2 there is no, no specific parking lot for it, for 3 MR. WILLOBEE: Given the size of the 3 the downtown area. 4 So, for example, when we reviewed spaces, is 10 about the max participants that 5 the yoga studio, I mean we can give you a number 5 you guys could have? 6 6 of what a new lot would require as far as MR. SALAH: No. It can accommodate 7 parking. But for the downtown, there is no real 7 more. It's just by choice. Just you could 8 set parameters of -- Well, if it's --8 stay, you could stay focused. Jiu Jitsu is a 9 MS. CRNOVICH: Because I understand 9 wonderful martial art. It's not easy to learn. 08:17:07PM **10** So you want to, you just want to be able to that not every business has or every building 10 11 has its own parking lot. But for the ones that 11 spend time with each individual student to -do --12 So when I, when I first was introduced to it, I 13 was claustrophobic. People would get me in a MS. BRASELTON: Look at 484, page 484, 14 in the Code. I don't know why we have all these 14 headlock, I used to panic. 15 15 definitions of how many spaces are needed. So I was blessed enough to have 16 MS. CRNOVICH: And that's what I'm 16 someone who spent time with me and basically got 17 looking at, too. 17 me to overcome that fear because people have 18 MS. BRASELTON: Per use, if use is 18 that. So that's the kind of same thing that I 19 not -- I just don't understand. 19 want to do. I want to be able to spend 08:17:28PM **20** MS. CRNOVICH: I'm looking at 476. 08:19:41PM **20** individual time with people so --21 CHAIRMAN CASHMAN: Under the B-2, 21 CHAIRMAN CASHMAN: There is an article 22 though? 22 under the parking requirements under C3, 15 17 1 MS. CRNOVICH: Section 9-104C. 9-104C3. 2 2 CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: 104. Okay. 3 MS. BRASELTON: I will have to see 3 CHAIRMAN CASHMAN: At the end it says, "... however, this does not apply to the 4 where it starts. 4 addition of dwelling units -- " They are talking 5 MS. CRNOVICH: Off-street parking. 6 about an increase in intensity of any structure MR. YU: So for the yoga studio, I 7 think it was based on the number of 7 in the B-2 Central Business District. participants. We calculated I think it was 8 MS. BRASELTON: I read that. 8 9 CHAIRMAN CASHMAN: I think it's the 9 around 5 parking spaces. But where is she going 08:18:06PM 10 to have 5 parking spaces in downtown? She can't 10 nature of the district. 11 have signage that allocates 5 parking spaces for 11 MS. CRNOVICH: Dwelling units? 12 MS. BRASELTON: Yes, dwelling units. I 12 her own special use business. 13 MS. BRASELTON: Right. And we have 13 read that. 14 14 CHAIRMAN CASHMAN: At the beginning, done payment in lieu of parking spaces when I 15 was on ZBA, but I don't know if that was -it's weird. 15 16 MR. YU: New construction. I think MS. CRNOVICH: I know. 16 that's what happened. It was just a bonus that 17 CHAIRMAN CASHMAN: It talks about floor 17 18 this particular building has off-street parking 18 area, seating capacity, how many units of 19 of its own. 19 measurements. 08:18:40PM **20** MR. SALAH: Right. And of course the 20 MS. CRNOVICH: I saw that earlier. MS. BRASELTON: Look at 9-104C2. 21 parking lot is across the street, which we 21 22 will --22 CHAIRMAN CASHMAN: But what is the

1 current use of the basement level? 2 MS. BRASELTON: Storage. 3 MR. YU: If It yearnaf right now. 4 CHAIRMAN CASHMAN: Just storage? 5 MR. SALAH: Yes. 6 CHAIRMAN CASHMAN: It hasn't been 7 occupied by any tenant? 8 MR. SALAH: No. 9 MS. BRASELTON: I think they probably 10 moet whatever restriction would be there. I 11 just want to be sure we approve if the right way 12 boccuse if — Lot's see where they fit in on 13 page 485, 486. 14 MS. GRNOVICH: I'm reading it as an 15 increase in use intonsity. 16 MS. BRASELTON: Memberships, sports, 17 and recreation club is 1 per each 3 persons of 18 design capacity. 19 MR. KRILLENBERGER: Is it even an 19 MR. KRILLENBERGER: Is it even an 19 MR. KRILLENBERGER: I would guess 3 storage was just a temporary thing, that it was 4 always intended to be something. 19 MR. SALAH: Absolutely. 19 MR. SALAH: Absolutely. 19 CHAIRMAN CASHMAN: I guess the thing 10 would be if they — What's tough is right now 11 this arrangement with the landlord where 12 baskelly they are using spaces that are 13 unoccupied in the evening hours. 14 MS. BRASELTON: So and Lean't 15 for this use for this space. 50 it's 16 definitely — 17 CHAIRMAN CASHMAN: And what about 18 Saturday? 19 MS. CRNOVICH: Increased use. Right. 20 Saturday is what I'm thinking — 20 Saturday is what I'm thinking — 20 Saturday is what I'm thinking — 21 Saturday is what I'm thinking — 22 Saturday is what I'm thinking — 23 Saturday is what I'm thinking — 24 MS. CRNOVICH: Increased use. Right. 25 Saturday is what I'm thinking — 26 Saturday is what I'm thinking — 27 Saturday is what I'm thinking — 28 AS Can said, we do have off-street 29 barking, We have a parking to be obene of Saturday. 3 MR. SALAH: You have is groat. 4 MS. BRASELTON: She were a capacity 4 MS. BRASELTON: She see where a capacity 5 there a number of people who can be in that 6 would — I'm not trying not to say no, I just 7 MR. YU: So that would have to be the 8 MR. SALAH: Absolutely. 9 CHAIRMAN CASHMAN: And where 10 MS. BRASELTON: So pou are saying ten 11 Saturday? 12 MR. SU	1 hore that says you were going to be open 2 Mis BRASELTON: Storage. 3 Mis R. VI. It's vacant right now. 4 CHAIRMAN CASHMAN: Just storage? 5 Mis SALAH: Yes. 6 CHAIRMAN CASHMAN: It hasn't been 7 occupied by any tenant? 8 Mis SALAH: No. 9 Mis SALAH: No. 19 meet whatever restriction would be there. I just want to be sure we approve it the right way because if — Lot's see where they fit in on 13 page 485, 486. 14 Mis CRNOVICH: I'm reading it as an 15 increase in use intensity. 15 Mis RASELTON: Momberships, sports, 16 Mis RASELTON: Sure. But that private parking lot that you have is great. 16 Mis RASELTON: Momberships, sports, 17 and recreation club is 1 per each 3 persons of 18 design capacity. 19 Mis RASELTON: Absolutely a new use. 20 increase in use intensity if it's just filling a 2 vacant space? 21 wacant space? 22 Mis RASELTON: Absolutely a new use. 3 Mis RASELTON: Square footage? There has 5 for this would — I'm not trying not to say no, I just want to make sure that we are — 4 Mis RASELTON: Definitely. I think it was 4 always intended to be something. 4 Mis RASELTON: Definitely. I think it was 4 always intended to be something. 5 Mis RASELTON: Definitely. I think it was 4 always intended to be something. 6 Mis RASELTON: To What's tough is right now use is present want to make sure that we are — 4 Mis RASELTON: Too you go to square feet. Right. So all these required spaces for new uses are per person 6 that's going to be in the space. And I can't imagine that 15 spaces wouldn't satisfy even the most intense use here. I just wondered what this arrangement with the landiord where 10 miscrease in use sheep spaces that are 13 unnoccupied in the evenings. But that's not — 14 Mis BRASELTON: Too yhave the license of 6 where you go and saying ton 15 tot definitely — Mis CRNOVICH: Increased use. Right. 19 students, more per each person, each three. 19 Mis RASELTON: So that would have to be the 19 think it was 4 always intended to be something. 19 think it was 4 always intended to be something. 19 think it was 19 think		4.0		20
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	22 doesn't say anything, I didn't see anything in 22 MR. JABLONSKI: 15 would be big enough.	4 5 6 7 8 9 08:21:37PM 10 11 12 13 14 15 16 17 18 19 08:21:58PM 20	storage was just a temporary thing, that it was always intended to be something. MS. BRASELTON: Definitely. I think it would I'm not trying not to say no, I just want to make sure that we are MR. SALAH: Absolutely. CHAIRMAN CASHMAN: I guess the thing would be if they What's tough is right now this arrangement with the landlord where basically they are using spaces that are unoccupied in the evenings. But that's not MS. BRASELTON: They have the license for this use for this space. So it's definitely CHAIRMAN CASHMAN: And what about Saturday? MS. CRNOVICH: Increased use. Right. Saturday is what I'm thinking	3 4 5 6 7 8 9 08:23:06PM 10 11 12 13 14 15 16 17 18 19 08:23:30PM 20	MR. SALAH: Yes. MS. BRASELTON: Right. So all these required spaces for new uses are per person that's going to be in the space. And I can't imagine that 15 spaces wouldn't satisfy even the most intense use here. I just wondered what that capacity would be. MR. YU: So it's dependent on For zoning, it's dependent on how many students you anticipate having. The building code there is a separate, it's a separate standard. MS. BRASELTON: So you are saying ten students, one instructor, two? MR. SALAH: One instructor. MS. BRASELTON: So that's 11 people. And you know, even schools, one per each five students, more per each person, each three people in an auditorium. We don't have a
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			1	
	4	MS_CRNOVICH: Voc. definitely	,	but I don't how to control for that
	1	MS. CRNOVICH: Yes, definitely.	1	but I don't how to control for that.
	2	MS. BRASELTON: Absolutely. I think	2	CHAIRMAN CASHMAN: Right. And I would
	3	SO.	3	still think there are opportunities for parking.
	4	MR. JABLONSKI: I'm okay.	4	MS. BRASELTON: Absolutely.
	5	CHAIRMAN CASHMAN: The only thing that	5	CHAIRMAN CASHMAN: That entire lot,
	6	is odd here, Chan, is that the application I	6	temporary lot, is going to free up. The school
	7	thought only says the 5:30 to 8:00. But on the	7	down the street is going to free up. Especially
	8	handout, it's 10:00 to 12:00. I see less of an	8	that part of town, if you walk to the west or to
	9	issue on the weekdays	9	the south, there is probably parking around that
08:24:09PM	10	MS. CRNOVICH: Than Saturday.	08:25:57PM 10	block.
	11	CHAIRMAN CASHMAN: than Saturday.	11	So if you say we only are five
	12	Because once the other tenants open, then it	12	short, and then kids class, you are going to
	13	could be more of a parking issue.	13	have less parking because you drop the kids off.
	14	MR. SALAH: I believe on Saturday the	14	MS. BRASELTON: Sure, yeah. Or then
	15	piano store is open and the dental office is	15	walk.
	16	open. Everybody else I believe is off.	16	MR. SALAH: That's usually what happens
	17	MR. YU: 10:00 to 2:00 on weekends is	17	with any school. 95 percent of the schools, the
	18	new to me. I didn't hear that previous to this	18	parents drop off the kids and then they come
	19	meeting.	19	back.
08:24:37PM	20	CHAIRMAN CASHMAN: It's only in here.	08:26:15PM 20	CHAIRMAN CASHMAN: I don't really see
	21	MR. YU: I didn't know that.	21	this as an adverse thing. And I think it could
	22	MR. SALAH: Oh, for Saturday?	22	be a positive thing. It will draw more people
		23		25
	1	MR. YU: Yes.	1	to that area because they are kind of the edge
	2	MS. BRASELTON: How many spaces does	2	of the commercial district there.
	3	the landlord give each tenant, or does that vary	3	MS. BRASELTON: It's a unique offering
	4	depending on the day?	4	that we don't have around here. It's great.
	5	MR. SALAH: He doesn't assign any	5	MR. SALAH: We are excited. I mean I
	6	specific tenant spaces. These people that come	6	love Hinsdale. We'd really like to be there so
	7	in will park and usually go into the businesses	7	we just chomped at the bit for it. So it's,
	8	that are there so	8	yes, it's exciting for us.
	9	MR. WILLOBEE: Do you know if the	9	CHAIRMAN CASHMAN: In a couple years we
08:25:07PM	10	dental practice tells their patients to park	08:26:47PM 10	will have the parking structure. But on
	11	there, or is it just for the people that work	11	Saturdays, we will have the entire upper deck,
	12	there?	12	which is the school's, will be open.
	13	MR. SALAH: Yes, they do. They do.	13	MS. FIASCONE: That's true.
	14	And I have seen people, the times I have gone to	14	MS. BRASELTON: I literally tried to go
	15	monitor the parking lot Because it's	15	downtown for lunch last Friday, I couldn't find
	16	important to me as well. I have seen people,	16	a space for like 15 minutes. And I couldn't
	17	because you do have off-street parking, park	17	MS. CRNOVICH: Even in the evenings
	18	over there. And I think it's a quarter for the	18	now.
	19	hour. I have seen people park and walk into the	19	MS. BRASELTON: Really.
08:25:28PM	20	building so it's there.	08:27:04PM 20	MS. CRNOVICH: The restaurants.
	21	MS. BRASELTON: 5:30 to 8:30, that	21	CHAIRMAN CASHMAN: That's what you
	22	won't be a problem. But Saturdays it might be	22	want, Julie.
7 of 11	shee	Case A-21-2018 KATHLEEN W. BON	O, CSR 630-8	PC 6.13.18 Min Attachment 1

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6:12, 12:6, 14:9,
15:9, 15:16
owner [3] - 10:15,
11:8, 11:11

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page [2] - 14:11, 18:9 panic [1] - 16:11 paper [1] - 11:6 parameters [1] - 14:6 pardon [1] - 11:10 parents [2] - 12:21, 24:14 park [6] - 11:3, 12:7, 23:3, 23:6, 23:13, 23:15 parking [42] - 4:1, 4:2, 4:9, 4:10, 6:9, 6:12, 6:18, 9:16, 10:4, 10:6, 10:11, 10:12, 10:16, 11:20, 12:6, 12:10, 12:18, 13:4, 13:20, 13:21, 13:22, 14:5, 14:9, 15:2, 15:6, 15:7, 15:8, 15:11, 15:15, 15:18, 16:19, 20:5, 20:8, 22:9, 23:11, 23:13, 23:21, 24:5, 24:9, 25:6, 25:19 Part [1] - 25:22 part [3] - 4:10, 5:1, 24:4 participants [2] - 15:5, 16:1 particular [1] - 15:15 patients [1] - 23:6 pay [1] - 20:9 paying [1] - 8:9 payment [1] - 15:11 people [23] - 4:19, 8:9, 8:12, 8:14, 8:16, 8:18, 11:2, 12:5, 13:1, 16:10, 16:14, 16:17, 20:1, 20:2, 20:16, 21:13, 21:16, 23:2, 23:7, 23:10, 23:12, 23:15, 24:18 per [5] - 14:16, 18:13, 21:1, 21:14, 21:15

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9:1, 9:5, 10:17, 10:20, 11:1, 11:5, 11:10, 11:13, 12:3, 12:19, 13:12, 13:17, 15:17, 16:3, 18:1, 18:4, 19:4, 19:21, 20:9, 20:21, 21:12, 22:10, 22:18, 23:1, 23:9, 24:12, 25:1, 26:4, 26:22 satisfy [1] - 21:3 Saturday [14] - 4:4, 7:21, 12:13, 12:16, 12:20, 13:5, 13:10, 13:16, 19:14, 19:16, 22:6, 22:7, 22:10, 22:18 Saturdays [5] - 12:20, 19:20, 20:2, 23:18, 25.7 **saw** [2] - 17:16, 19:20 schedule [1] - 19:21 scheduling [1] - 8:5 school [7] - 6:22, 7:1, 7:7, 18:19, 24:2, 24:13 **School** [1] - 9:6 school 's [1] - 25:8 schools [4] - 7:16, 13:1, 21:14, 24:13 seating [1] - 17:14 second [1] - 26:11 section [1] - 14:20 see [6] - 14:22, 18:8, 19:18, 19:22, 22:4, 24:16 sentence [1] - 10:14 separate [2] - 21:9 set [2] - 12:9, 14:6 shared [1] - 10:10 sheet [1] - 11:6 short [1] - 24:8 sign [1] - 11:9 signage [1] - 15:8 sitters [1] - 13:2 size [3] - 6:21, 7:9, 15:22 **small** [1] - 7:7 **someone** [1] - 16:13 sometimes [3] - 11:2, 13:2, 20:1 sorry [2] - 5:2, 8:2 **Sorry** [1] - 6:15 south [1] - 24:5 **space** [10] - 4:15,

10:9, 12:15, 18:17, 19:11, 20:17, 20:19, 21:2, 25:12 spaces [12] - 6:19, 14:13, 15:6, 15:7, 15:8, 15:11, 16:1, 19:8, 21:1, 21:3, 22:20, 23:2 speaking [2] - 7:15, 12:22 special [1] - 15:9 **Special** [1] - 26:6 **specific** [2] - 13:22, 23:2 spend [2] - 16:8, 16:16 spent [1] - 16:13 **sports** [1] - 18:12 square [3] - 20:11, 20:14, 20:20 **standard** [1] - 21:9 start [2] - 4:6, 8:9 started [2] - 7:1, 7:3 starts [1] - 15:1 stay [3] - 8:7, 16:5 Steinway [1] - 8:19 sticker [1] - 10:19 stickers [2] - 10:16, 10:22 still [1] - 23:21 storage [5] - 4:17, 4:19, 17:22, 18:19, 18:21 Storage [1] - 17:20 store [2] - 4:18, 22:11 story [1] - 4:17 street [7] - 15:2, 15:15, 15:18, 20:4, 20:6, 23:13, 24:3 **strongest** [1] - 13:8 structure [2] - 17:2, 25:6 structured [1] - 7:11 struggled [1] - 7:3 student [2] - 7:8, 16:8 students [6] - 8:8, 10:21, 11:19, 21:7, 21:11, 21:15 studio [4] - 8:13, 14:3, 15:3, 26:7 stuff [1] - 8:19 **submitted** [1] - 26:9 summer [3] - 7:22, 8:3, 8:5 summertime [2] - 8:8

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years [2] - 12:4, 25:5 yoga [2] - 14:3, 15:3 **YU** [19] - 5:1, 5:9, 5:12, 5:15, 5:18, 9:19, 10:1, 10:8, 10:10, 13:21, 15:3, 15:13, 17:21, 20:13, 20:18, 21:6, 22:13, 22:17, 22:19

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ZBA [1] - 15:12 zoning [1] - 21:7

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U.S [1] - 12:4 under [3] - 14:19, 16:18, 16:19 understood [1] - 5:8 **UNELL** [1] - 26:14 unique [1] - 24:21 units [4] - 17:1, 17:7, 17:8, 17:14 unoccupied [1] - 19:9 **up** [3] - 12:9, 24:2, 24:3 upper [1] - 25:7 **upstairs** [1] - 9:6 uses [1] - 21:1

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vacant [3] - 10:9, 17:21, 18:17 valet [1] - 25:19 vary [1] - 22:21 versus [1] - 6:9 **violations** [1] - 11:12

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walk [3] - 23:15, 24:4, 24:11

Sunday [2] - 12:13,

supposed [1] - 5:6

swimming [1] - 8:10

super [1] - 8:17

12:14

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: July 11, 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

Continued from the June 13, 2018 PC meeting to review alternative options

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 13, 2018, Plan Commission (PC) meeting, the applicant reviewed the proposed sign and many Plan Commissioners stated it was too large and was opposed to the back-lit channel letters. Thus, the PC continued the application for the July 11, 2018, PC meeting to review alternative sign and illumination options.

Request and Analysis

The new 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 now proposed to be down-lit by three (3) external light fixtures and utilize LED bulbs. The three (3) new proposed wall sign (font) options are 2' tall and 10' wide for an area of 20 SF. This is a 20% reduction in area compared to the sign proposed last month at the PC meeting on June 13, 2018, at 1'-11" tall and 13' wide (25 SF – Attachment 5). 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.



MEMORANDUM

- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Three (3) Wall Sign Options and Light Fixture Exhibit

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

Attachment 5 - Proposed Wall Sign on June 13, 2018

External Light Fixtures

CUSTOMER Adore Nails

LOCATION 18 W. Hinsdale Ave. Hinsdale II

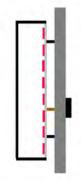


2' Allows Needs

Neon Art Sign

4752 N. Avers Chicago II 60625

www. neonartchicago.com hochulshin1@gmail.com 773-588-5883(B) 224-678-3387(C) FACE WHITE RED
TRIM CAP BLACK
RETURN BLACK
RACEWAY NONE



- 1.5" RETURNS 2. FLEXI-GLASS FACE
- 3 FASTERN BOLT FOR MOUNTING
- 4 LED LIGHTS
- 5 POWER SUPPLY
- 6. TRIM CAP
- 7. WALL
- 8. TOGGLE SWITCH
- 9.DRAIN HOLE

External Light Fixtures

Adore Nails **CUSTOMER**

18 W. Hinsdale Ave. Hinsdale Il LOCATION



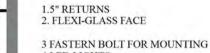
2' ACCORTION

10'

Neon Art Sign

4752 N. Avers Chicago II 60625

www. neonartchicago.com hochulshin1@qmail.com 773-588-5883(B) 224-678-3387(C) FACE WHITE RED BLACK TRIM CAP RETURN **RACEWAY** NONE



4 LED LIGHTS 5 POWER SUPPLY

6. TRIM CAP

7. WALL

8. TOGGLE SWITCH 9.DRAIN HOLE

External Light Fixtures

CUSTOMER Adore Nails

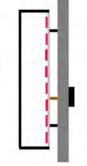
LOCATION 18 W. Hinsdale Ave. Hinsdale II



Neon Art Sign

4752 N. Avers Chicago II 60625

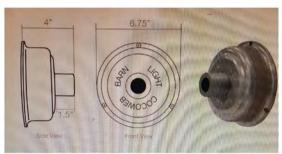
www. neonartchicago.com hochulshin1@gmail.com 773-588-5883(B) 224-678-3387(C) FACE WHITE RED
TRIM CAP BLACK
RETURN BLACK
RACEWAY NONE



- 1.5" RETURNS 2. FLEXI-GLASS FACE
- 3 FASTERN BOLT FOR MOUNTING
- 4 LED LIGHTS
- 5 POWER SUPPLY
- 6. TRIM CAP
- 7. WALL
- 8. TOGGLE SWITCH
- 9.DRAIN HOLE

BLACKSPOT SIGN LIGHT



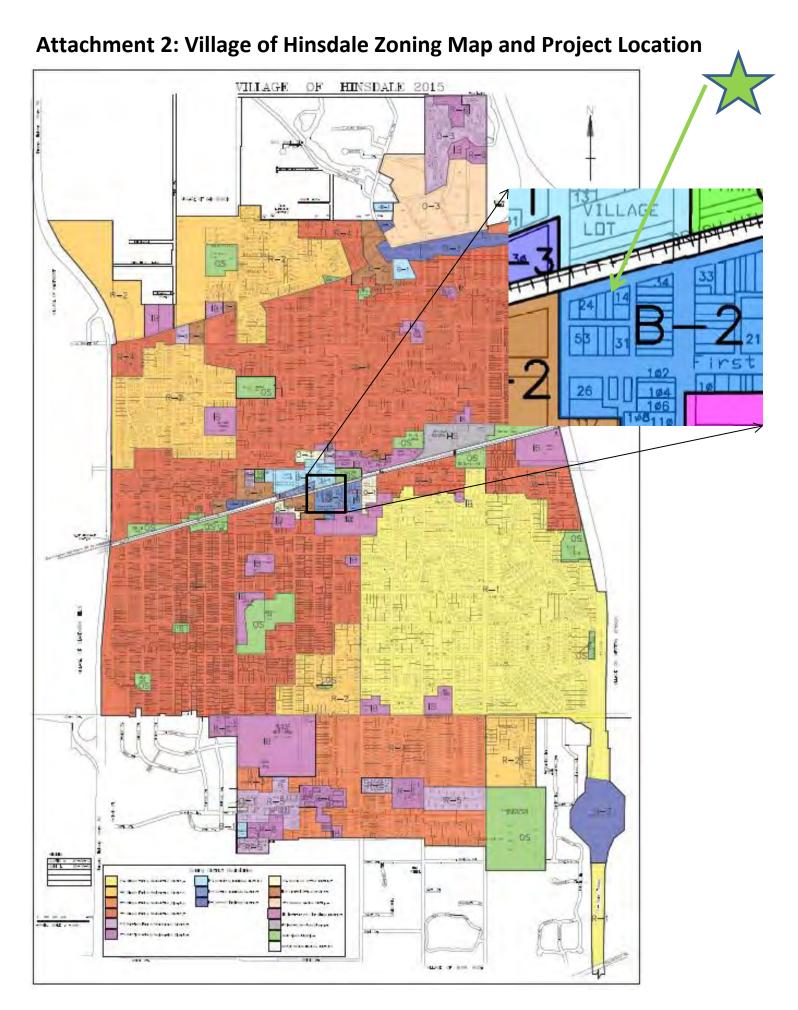






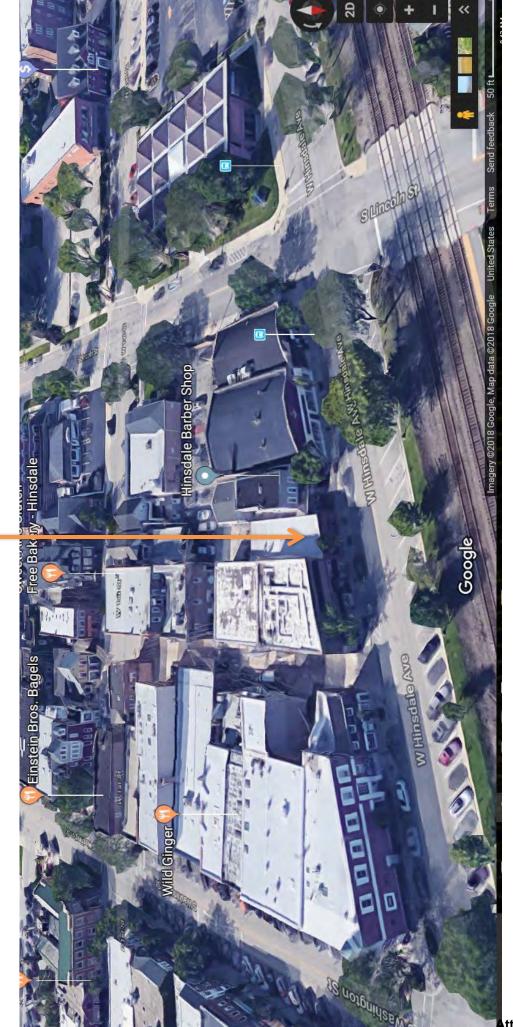
Neon Art Sign 4752 N. Avers Chicago II 60625

www. neonartchicago.com hochulshin1@gmail.com 773-588-5883(B) 224-678-3387(C)



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

Garfield St Street View - Aug 2017



ttachment 4

Illuminate Individual channel Letter

CUSTOMER Adore Nails

LOCATION 18 W. Hinsdale Ave. Hinsdale II



13' TOTAL SIGN SQFT: 25 SQFT

Neon Art Sign

4752 N. Avers Chicago II 60625

www. neonartchicago.com hochulshin1@gmail.com 773-588-5883(B) 224-678-3387(C)

FACE	WHITE
TRIM CAP	BLACK
RETURN	BLACK
RACEWAY	BROWN



10. RACE WAY 11. IRON ANGLE

MEMORANDUM



DATE: July 11, 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: 28 E. Hinsdale Avenue – Hinsdale Music Studio (Historic Downtown District)

1 New Blade Sign – Case A-31-2018

Summary

The Village of Hinsdale has received an application from Hinsdale Music Studio requesting approval to install a new Code compliant blade sign at 28 E. Hinsdale Avenue (Suite 1). Hinsdale Music Studio is in the B-2 Central Business District in the Historic Downtown District.

Request and Analysis

The proposed blade sign is non-illuminated, has 2 colors (black and white) and doubled faced. The blade sign bracket projects 2 feet 6 inches from the building face and the bottom of the sign is 8 feet from grade. The wood blade sign is 18 inches tall by 15.2 inches long, which is approximately 1.9 square feet and under the 3 square feet limit. Given the above, the requested blade sign is Code compliant.

Process

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

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

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

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

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 28 E. Hinsdale Avenue

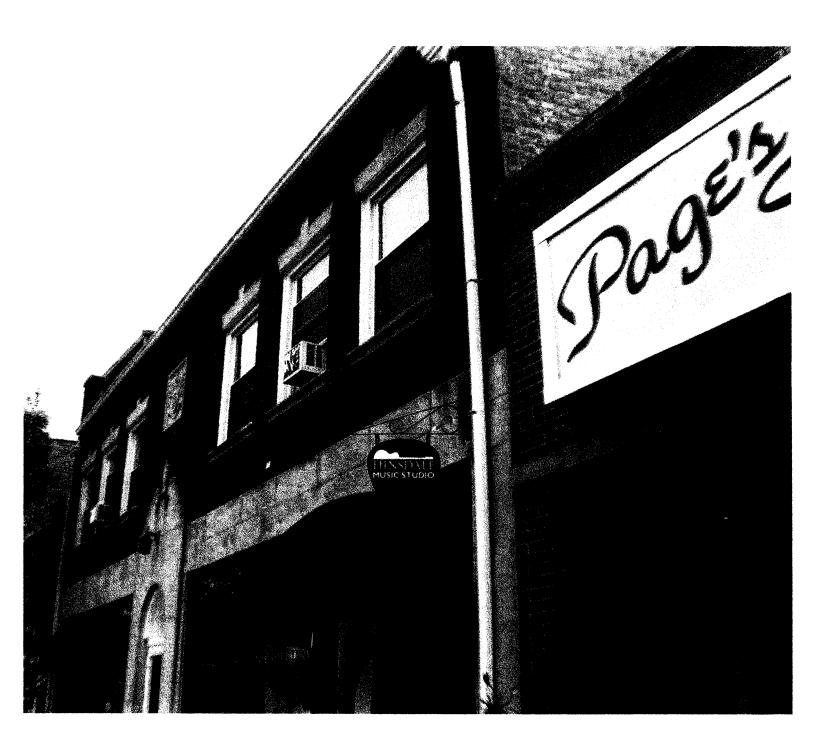
Attachment 4 - Birds Eye View of 28 E. Hinsdale Avenue

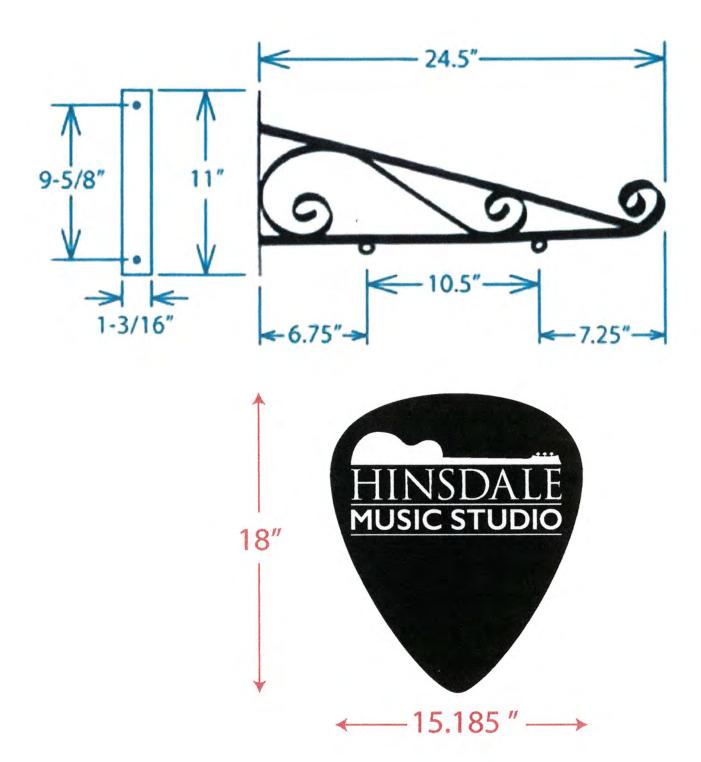


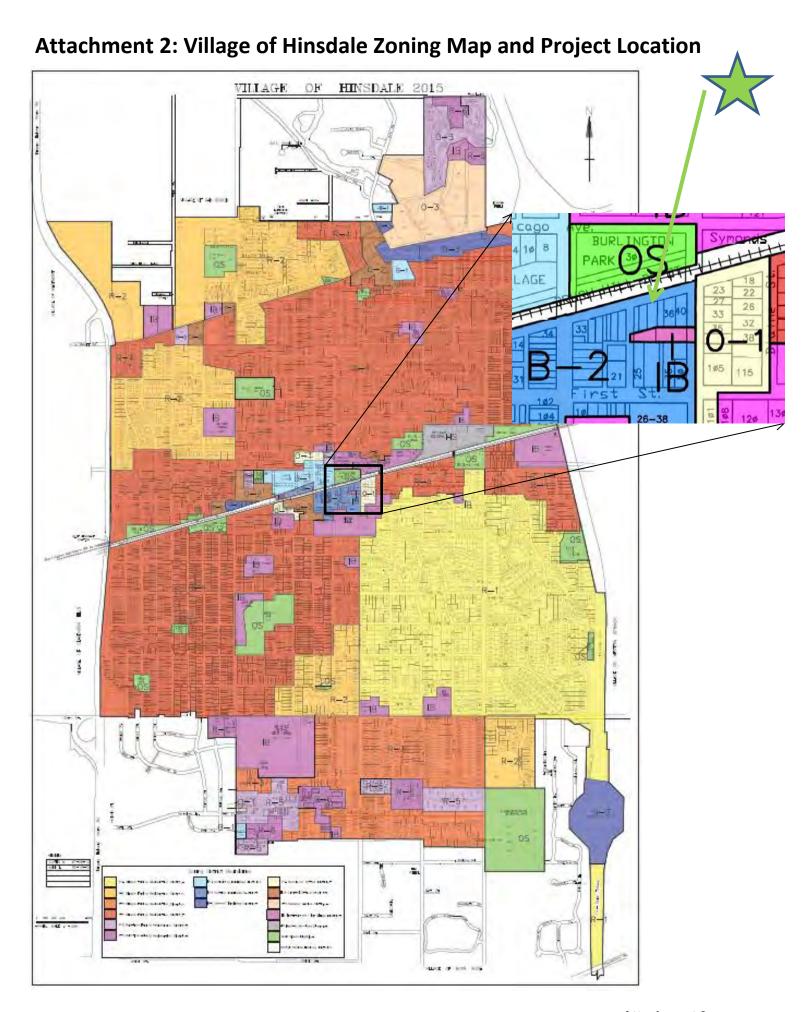
VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant Hinsdale Music Studio	Contractor			
Name: Mathew Scarpelli Address: 28 E Hinsdale Ave City/Zip: Manage Hinsdale IL Gorzi Phone/Fax: (108) 705 1 4622 E-Mail: Matscarpelli 35@ hotmail. com Contact Name: Mathew Scarpelli.	Name: Maximum Printing. Address: 911 Burlington Ave City/Zip: Downers Grove (00515 Phone/Fax: 630) 737 / 02 70 E-Mail: Maxprint @maximumprinting. Contact Name: Frank			
ADDRESS OF SIGN LOCATION: 28 E. Hinschale Ave ZONING DISTRICT: Please Select One B-2 Central Business District SIGN TYPE: Please Select One Projecting Blade Sign ILLUMINATION Please Select One None				
Sign Information: Overall Size (Square Feet): 1.875 (1.5 x 1.2 Overall Height from Grade: 8 Ft. Proposed Colors (Maximum of Three Colors): Dlack White Buyundy Brown	Site Information: Lot/Street Frontage: A E, Hinschle Ave. Building/Tenant Frontage: Mathew Scarpell: Existing Sign Information: Wall Sign Business Name: Hinschle Music Studio Size of Sign: 12, 15, 145 Square Feet Business Name: Hinschle Music Studio Size of Sign: 19, 15, 145 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 FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE Total square footage:				
Plan Commission Approval Date: A	Administrative Approval Date:			

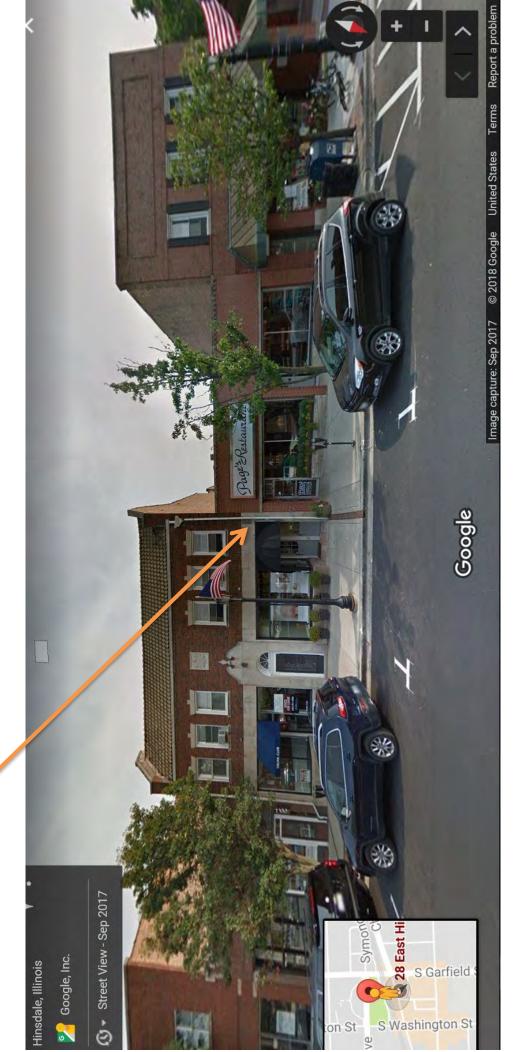








Attachment 3: Street View 28 E. Hinsdale Ave. (facing south) **Proposed Signage Location**



28 East Hinsdale Ayen

Birds Eye View of 28 E. Hinsdale Ave. (facing south) Attachment 4:

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: July 11, 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: 22 W. 1st Street – John Green Realtor – Illumination of 1 previously approved Wall Sign

Case A-32-2018

Summary

On April 11, 2018, the Plan Commission approved a sign application from Accurate Repro Inc., on behalf of John Greene Realtor, requesting approval to install 2 new non-illuminated wall signs at 22 W. First Street, within the Historic Downtown District in the B-2 Central Business District. The applicant is now requesting to illuminate one of the previously approved wall signs.

Request and Analysis

The wall sign proposed to be externally illuminated is made from a max metal substrate lamination material, and features light green, dark green and white text, on a black background. The sign is located on the side the building, facing a parking lot and is 2'-10.5" tall and 9'-9.5" wide, for an area of 28.15 SF. To illuminate the approved wall sign, the plan is to install 2 angled light fixtures above the sign extended 1-foot from the wall with straight arms. Each circular light fixture has a diameter of 12" and utilizes LED.

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 22 W. First Street

Attachment 4 - Birds Eye View of 22 W. First Street

Attachment 5 - Previously approved non-illuminated wall sign (04.11.18)



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor	
Name: john greene Realtor Address: 22 W 1st Street City/Zip: Hinsdale, IL 60521 Phone/Fax: (630) 229 /2211 E-Mail: wendyyaksich@johngreenerealtor.com Contact Name: Wendy Yaksich	Name: James Miller Remodel Address: 1198 Lawnmeadow Ln City/Zip: Naperville, IL 60540 Phone/Fax: (630) 688 /6205 E-Mail:	
ADDRESS OF SIGN LOCATION: 22W 1st street ZONING DISTRICT: B-3 General Business Distri SIGN TYPE: Wall Sign ILLUMINATION Down Lit		
Sign Information: Overall Size (Square Feet): 29sqft (35" x 117") Overall Height from Grade: 35" Ft. Proposed Colors (Maximum of Three Colors): Green White Black	Site Information: Lot/Street Frontage: 37' Building/Tenant Frontage: 27' Existing Sign Information: Business Name: john greene Realtor Size of Sign: 29 Square Feet Business Name: Square Feet 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.		
Total square footage: $0 x $4.00 = 0$ Plan Commission Approval Date: Adm	(Minimum \$75.00) sinistrative Approval Date:	

Illuminated Sign Permit Request

Applicant: john greene Realtor 22 W. 1st Street Hinsdale, IL 60521

In April of 2018, we received a permit to install a non-illuminated wall sign on the western façade of our business at 22 W. 1st Street in Hinsdale. The approved sign is shown below:



We would like to illuminate this sign panel and have therefore applied for an additional sign permit. Two lighting fixtures would be added directly above the sign panel. The fixtures (shown below) would be installed on 12' straight arms directly above the sign with the fixture itself angled to illuminate the panel. The down lighting for this sign will be compliant with the illumination standards provided in the Village Code.



The sign has been mocked up below to identify placement of the lighting fixtures.



Vendor documentation confirming compliance with lighting standards:

From: Raymond Zambrano

Sent: Wednesday, June 13, 2018 3:41 PM

To: hvinton@galleria-lighting.com

Cc: David Alvarado Subject: RE: head for sign

Heather,

Yes, it will comply with the building codes.

Regards,

Raymond Zambrano Technical Support/ Quotations

Troy-CSL Lighting Inc.

From: David Alvarado

Sent: Wednesday, June 13, 2018 1:39 PM

To: Raymond Zambrano Subject: FW: head for sign

Importance: High

Raymond,

Can you verify if this will meet the following codes listed below.

Best Regards,
David Alvarado
Technical Support
Troy-CSL Lighting Inc.

From: Heather Gedvilas <hvinton@galleria-lighting.com>

Sent: Wednesday, June 13, 2018 1:04 PM

To: David Alvarado

Subject: RE: head for sign

Importance: High

Hi David,

The city council needs to verify that the sign meets the required standards. I have listed below the requirements that they sent us. Can you please take a look and let me know if the items you quoted us meet the requirements? If you could let me know by tomorrow morning I would appreciate it. Thank you for your help!

2RA12LED18BK/2A12BK

I need confirmation that the fixture meets the following standards:

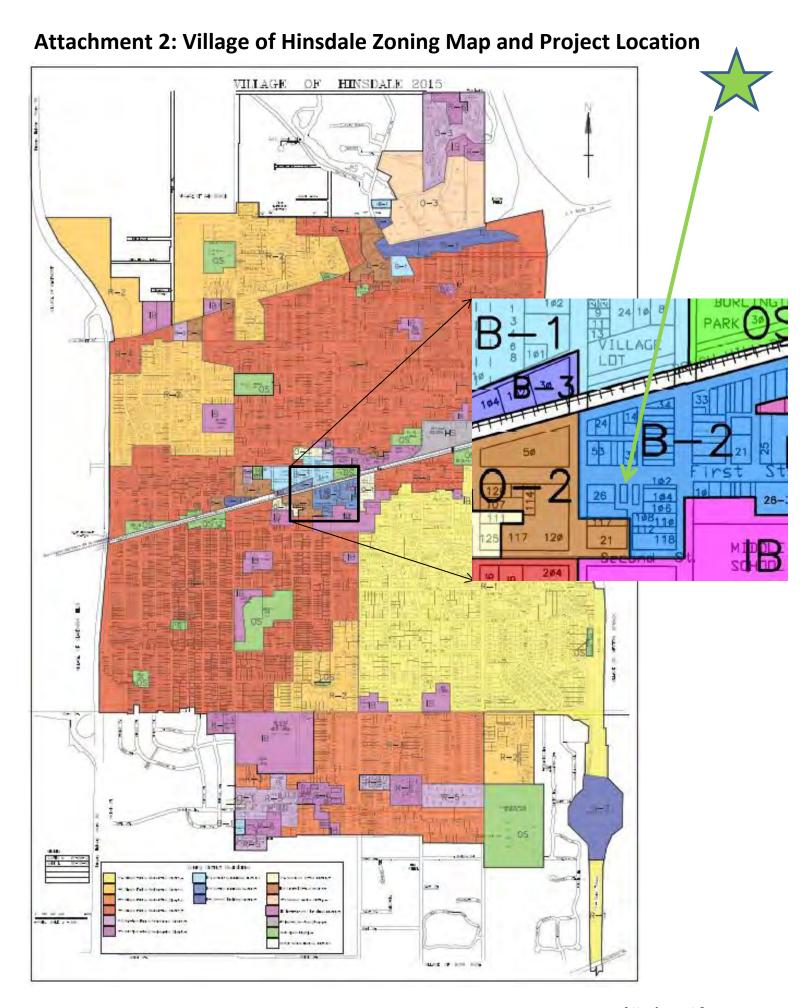
- E. General Standards: The following general standards shall apply to all signs:
- 1. Illumination:
- (a) Location And Design Of Light Source: Whenever an external artificial light source is used for a sign, such source shall be located, shielded, and directed so as not to be directly visible from any public street or private residence. No receptacle or device housing a permitted light source for a

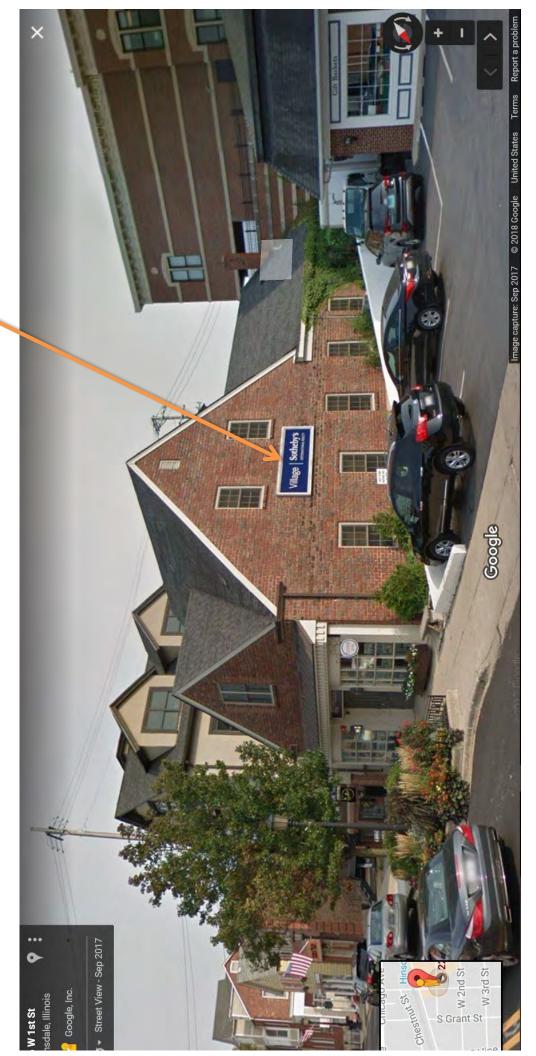
- sign shall protrude more than eighteen inches (18") from the face of the sign or building to which it is attached.
- (b) Level Of Illumination: In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets. In no event shall signs located in single-family residential districts be illuminated.

(and the lighting will be installed directly above).

Thank you, Heather Gedvilas

Galleria Lighting f 760 S. Route 59 #104 Naperville, IL 60540 630-357-4155 630-357-4804Fax







DESCRIPTION OF WORK:

Digital print and laminated (1) 117.5"x34.5" max metal signage

MATERIALS:

Max Metal Substrate Lamination





34.5"

NSDALE SDALE



Current Signage



Proposed Signage

CCUrale Kepro 2368 Corporate Ln. #100, Naperville, 1L 60563 www.AccurateRepro.com 630-428-4433 No Scale
TOTAL COPY, GR.
2388 COPPORTE LI.
xww.AccurateRe

Client Name: John Greene

Start Date: 03/21/2018

Phone:

Page: 2 of 2

File Name: JG_Max_ExtSigns.pdf Last Revision: 03/21/2018

Scale = 1:20

Client Approval (Required)

Sales Rep: Mike Merle Designer: PYRIGHT 2017, BY ACCURATE REPRO, INC. • ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF ACCURATE REPRO, INC., AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM ACCURATE REPRO, INC.,



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

APPLICATION FO	OR SIGN PERMIT
Applicant	Contractor
Name: john greene Realtor Address: 22w 1st Street City/Zip: Hinsdale Phone/Fax: (630) 885-2557 / E-Mail: emilybell@johngreenecommercial.com Contact Name: Emily Bell ADDRESS OF SIGN LOCATION: 22W 1st street H ZONING DISTRICT: B-3 General Business District SIGN TYPE: Wall Sign ILLUMINATION None	
Sign Information: Overall Size (Square Feet): 29 sqft (35 x 117") Overall Height from Grade: 35" Ft. Proposed Colors (Maximum of Three Colors): Green White Black	Site Information: Lot/Street Frontage: _37' Building/Tenant Frontage: _27' Existing Sign Information: Business Name: _Village Sotheby's Reality Size of Sign: _35x117 8 sqft _Square Feet Business Name: _Sotheby's Reality Size of Sign: _29 sqft Square Feet
Signature of Building Owner Date FOR OFFICE USE ONLY – DO NOT WRITE BELOW Total square footage: $0 \times \$4.00 = 0$	the attached instruction sheet and state that it is correct es. 27/18 18

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: July 11, 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: 21 Salt Creek Lane – Hinsdale Humane Society – Case A-33-2018

1 New Illuminated Ground Sign and 1 New non-Illuminated Wall Sign

Summary

The Village of Hinsdale has received an application from Landmark Sign Group on behalf of the Hinsdale Humane Society requesting approval to install a new Code compliant ground sign and wall sign at 21 Salt Creek Lane in the IB Institutional Buildings District. The new signage is for the Hinsdale Humane Society's new location.

Request and Analysis

The proposed ground sign structure is 4'-2" tall and 20' wide. The <u>sign face area</u> is 1'-6" tall and 17'-4" wide, for an area of 26 SF. The request is Code compliant, the area of a ground sign face shall not exceed 50 SF and the sign structure is omitted from the sign area measurement.

Per the applicant, the ground sign base features Glen-Gary thin brick in "rustic burgundy" color. The sign face case is "map white" with black text only. The proposed ground sign is internally illuminated with LED, and the applicant has included a rendering of the sign at illuminated at night.

The proposed wall sign is non-illuminated, has 3 colors (red, white and black) and features a logo. It is 6-feet tall by 16-feet and 3.5 inches long, which is approximately 98 square feet and under the 100 square foot limit. The building frontage length is approximately 150 feet.

Process

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

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

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size,



MEMORANDUM

proportion, scale, materials, texture, colors, and shapes.

- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Birds Eye View of 21 Salt Creek Lane

Attachment 4 - Street View of 21 Salt Creek Lane



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: Hinsdale Humane Society Address: 21 Salt Creek Ln. City/Zip: Hinsdale, IL 60521 Phone/Fax: (630) 323-5630 x11 / E-Mail: tom.vanwinkle@hinsdalehumanesociety.org Contact Name: Tom Van Winkle	Name: Landmark Sign Group Address: 7424 Industrial Ave City/Zip: Chesterton, IN 46304 Phone/Fax: (219) 762-9577 / E-Mail: bjohansen@landmarksign.com Contact Name: Ben Johansen
ADDRESS OF SIGN LOCATION: 21 Salt Creek Ln. ZONING DISTRICT: IB Institutional Buildings SIGN TYPE: Monument Sign ILLUMINATION Internally Illuminated	→ →
Sign Information: Overall Size (Square Feet): 26 (1.5 x 17.33) Overall Height from Grade: 4'-2" Ft. Proposed Colors (Maximum of Three Colors): Black White White	Site Information: Lot/Street Frontage: Building/Tenant Frontage: 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 and agree to comply with all Village of Hinsdale Ordinand Date Signature of Applicant Date FOR OFFICE USE ONLY – DO NOT WRITE BELOW Total square footage: 0 x \$4.00 = 0	/12/2018 /12/2018
Plan Commission Approval Date: Admi	nistrative Approval Date:



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: Hinsdale Humane Society Address: 21 Salt Creek Ln. City/Zip: Hinsdale, IL 60521 Phone/Fax: (630) 323-5630 x11 / E-Mail: tom.vanwinkle@hinsdalehumanesociety.org Contact Name: Tom Van Winkle	Name: Landmark Sign Group Address: 7424 Industrial Ave City/Zip: Chesterton, IN 46304 Phone/Fax: (219) 762-9577 E-Mail: bjohansen@landmarksign.com Contact Name: Ben Johansen
ADDRESS OF SIGN LOCATION: 21 Salt Creek Ln. ZONING DISTRICT: IB Institutional Buildings SIGN TYPE: Wall Sign ILLUMINATION None	- -
Sign Information: Overall Size (Square Feet): 98 (6 x 16.33) Overall Height from Grade: 9 Ft. Proposed Colors (Maximum of Three Colors): Black White Poppy Red	Site Information: Lot/Street Frontage: Building/Tenant Frontage: Existing Sign Information: Business Name: Size of Sign: Square Feet Business Name: Size of Sign: Square Feet
Signature of Building Owner Date FOR OFFICE USE ONLY – DO NOT WRITE BELOW Total square footage: $0 x $4.00 = 0$	1/12/2018 1/12/2018

7424 Industrial Avenue Chesterton, IN 46304 phone 219.762.9577 219.762.4259

www.landmarksign.con

SO-24589-1B

SHAUN O'BRIEN LSG SALES REPRESENTATIVE

06.06.18

CLIENT NAME

HINSDALE HUMANE SOCIETY

21 SALT CREEK LN. HINSDALE, IL

06.22.18 JL

REVISIONS: 1. CHANGE BRICK COLOR and SIGN COLOR 06.21.18 JL

AS NOTED DRAWN BY 2. CHANGE COPY TO **BLACK PERF**

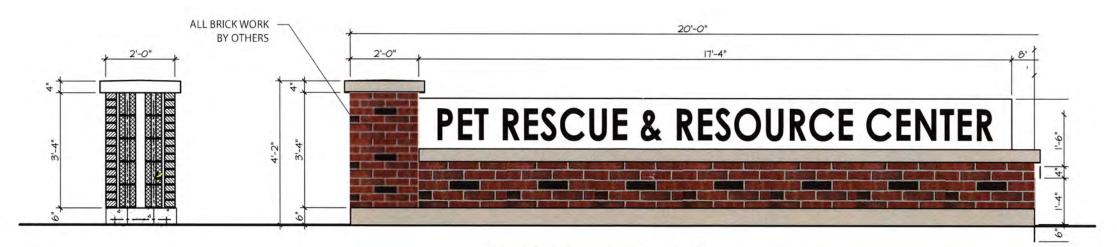
SCALE

Landmark

PET RESCUE & RESOURCE CENTER

Front View 1/2" = 1'-0"

- ▶ ONE SINGLE FACE SIGN/ INTERNALLY ILLUMINATED WITH LED's/ 6" DEEP ROUTED ALUCOBOND SHOEBOX BACKED WITH PLEX/ WITH SCREW ON REMOVEABLE BACK/ EXTERIOR PAINTED/ MOUNT TO EXISTING BRICK MONUMENT
- O SIGNCASE = MAP WHITE **COPY** = WHITE PLEX with BLACK PERF VINYL **MONUMENT BASE** = GLEN-GARY THIN BRICK / RUSTIC BURGUNDY



Side and Front Render - 3/8'' = 1'-0''

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Landmark

Chesterton, IN 46304 phone 219.762.9577 219.762.4259 www.landmarksign.com

HINSDALE HUMANE

AS NOTED

group 7424 Industrial Avenue

SO-24589-1BR SHAUN O'BRIEN
LSG SALES REPRESENTATIVE 06.21.18 SOCIETY CLIENT NAME 21 SALT CREEK LN. HINSDALE, IL
JOB LOCATION DRAWN BY SCALE REVISIONS:





DATE

7424 Industrial Avenue Chesterton, IN 46304 phone 219.762.9577 219.762.4259 www.landmarksign.com

PRINT #

SO-24589-1BR2

SHAUN O'BRIEN LSG SALES REPRESENTATIVE

06.21.18

HINSDALE HUMANE SOCIETY

CLIENT NAME

21 SALT CREEK LN. HINSDALE, IL
JOB LOCATION

AS NOTED SCALE

DRAWN BY

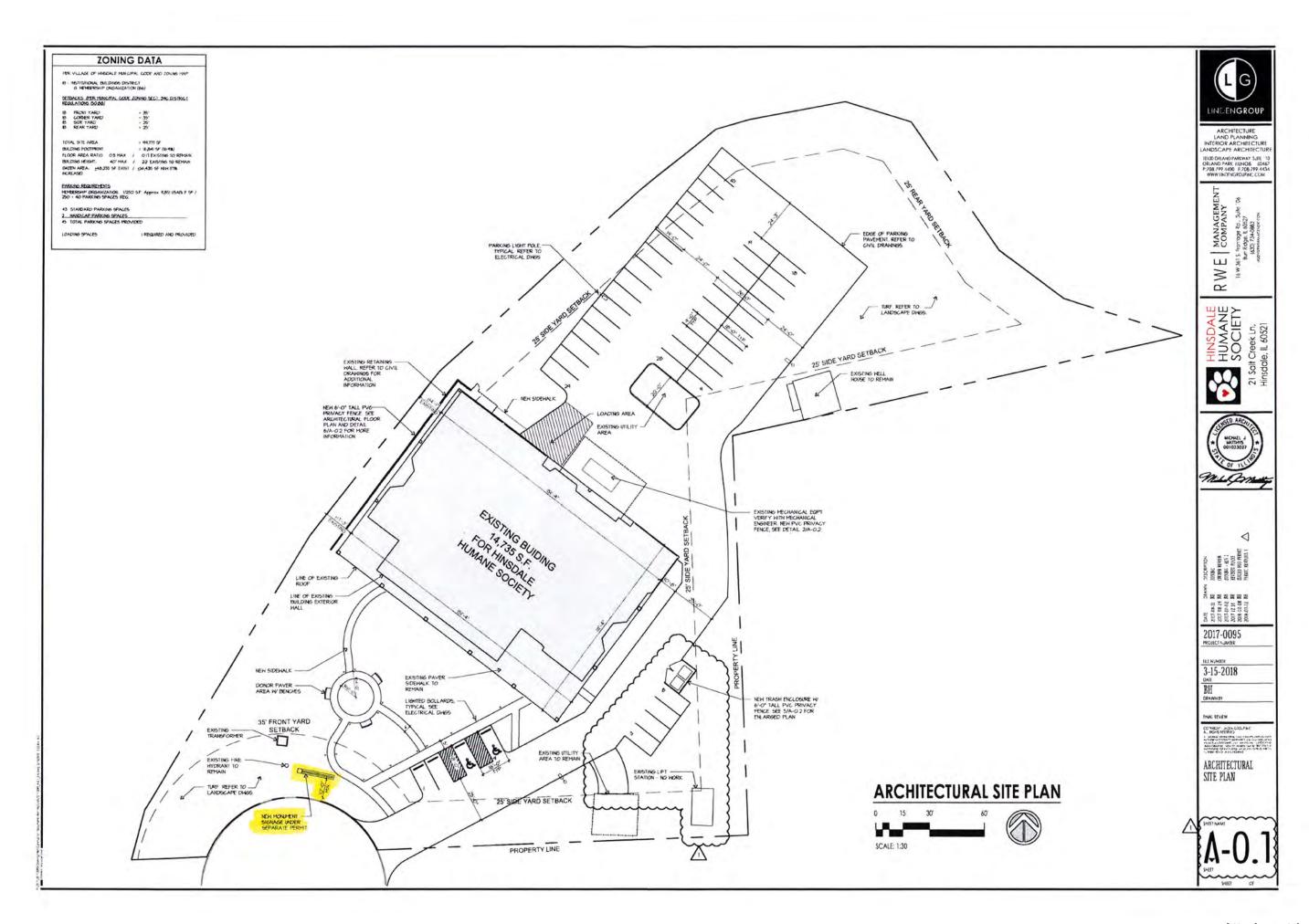
REVISIONS:

PET RESCUE & RESOURCE CENTER

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l also understand that color reproductions on this print are approximate, and may not match manufacturers samples exactly

DATE

7424 Industrial Avenue Chesterton, IN 46304 phone 219.762.9577 219.762.4259 www.landmarksign.com

SO-24589-4

LSC SALES REPRESENTATIVE

05.29.18

HINSDALE HUMANE SOCIETY

21 SALT CREEK LN. HINSDALE, IL JOB LOCATION

DRAWN BY

Landmark

SHAUN O'BRIEN CLIENT NAME

> 3/8" = 1'-0" SCALE

REVISIONS

16'-3 1/2" 6'-3 1/8" -HINSDALE HUMANE ..0-.9

Front View 3/8" = 1'-0"

- ONE SET OF 1/2" ACRYLIC FLAT-CUT-OUT LOGO AND COPY/ EXT. PAINTED/ MOUNT FLUSH TO STACKED STONE WALL
- LOGO = 1/2" ACRYLIC PAINTED MAP BLACK with 220-10 WHITE and 230-143 POPPY RED VINYL COPY = 1/2" ACRYLIC PAINTED MAP BLACK and TO MATCH 230-143 POPPY RED VINYL



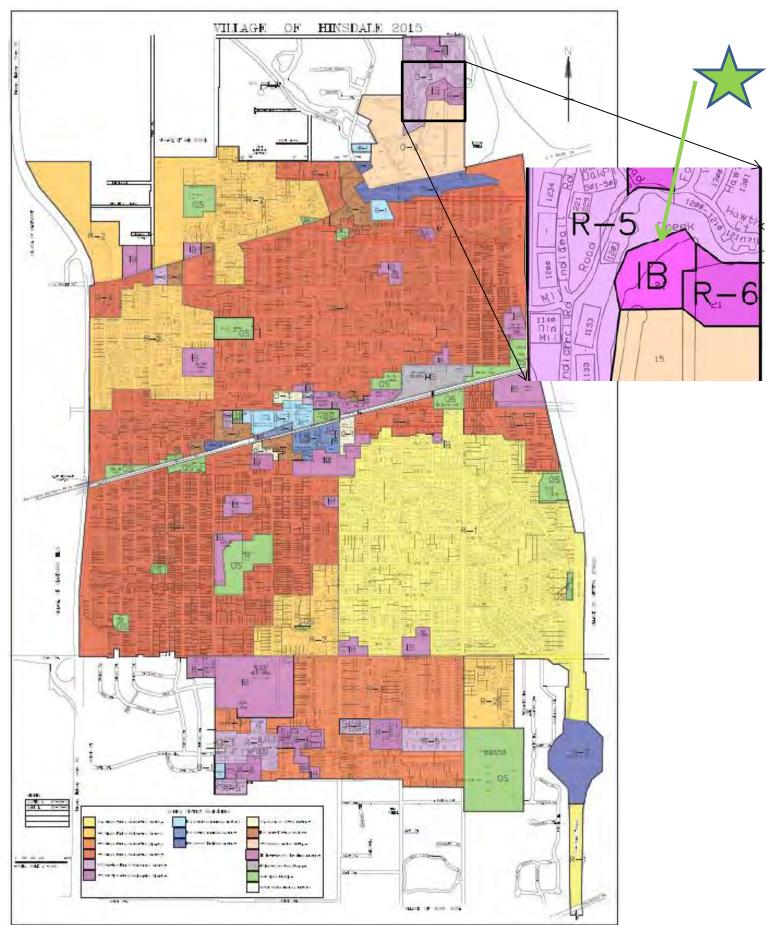
Placement Render - N.T.S.

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WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDMARK SIGN GROUP, INC.
AN ASSESMENT OF UP TO \$2,500.00 WILL BE CHARGED



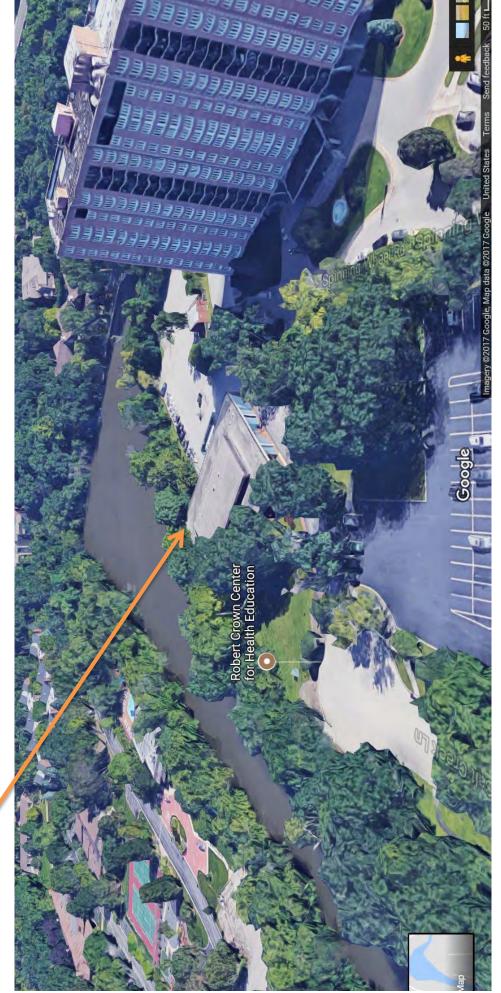
Attachment 2: Village of Hinsdale Zoning Map and Project Location

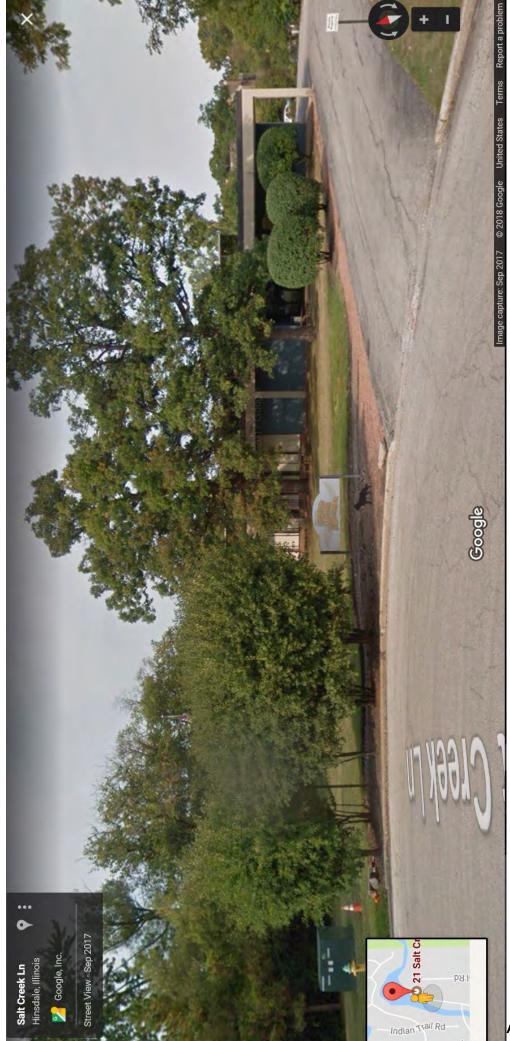






Attachment 3:





Attachment 4



MEMORANDUM

DATE: July 11, 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: Re-Open Public Hearing for Public Comment – Certified Mailing Completed 06.25.18

Special Use Permit Application 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

The Plan Commission had a Public Hearing for this application on June 13, 2018, however, the required public notice certified mailing was not completed and therefore this case will need to be re-opened for public comment. On June 25, 2018, the applicant completed the public notice mailing.

The applicant, Mr. Ken Salah, is requesting approval for a Special Use permit in the B-2 Central Business District to operate a Jiu Jitsu/martial arts studio (Prevail Jiu Jitsu Academy) at 5 W. Second Street, in the basement. The proposed tenant space is in the basement and is 1,500 square feet in area.

On June 13, 2018, the applicant presented to the PC its class schedule, including new information not in the application for a class on Saturday, between 10 AM to Noon (Attachment 1). The weekday classes on Monday and Wednesday would be from 5 PM to 8:30 PM. The PC discussed the parking, and generally believed the private parking lot and street parking is adequate for the proposed use. The PC also believed the Jiu Jitsu class is a unique and positive use for the downtown district. With no public comments from the audience, the PC unanimously recommended approval for the special use permit as presented (Attachment 5).

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 on Monday and Wednesday and 10 AM to Noon on Saturday. Per the applicant, most of the tenants of the building are closed at 5 PM, and Prevail Jiu Jitsu 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.



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:

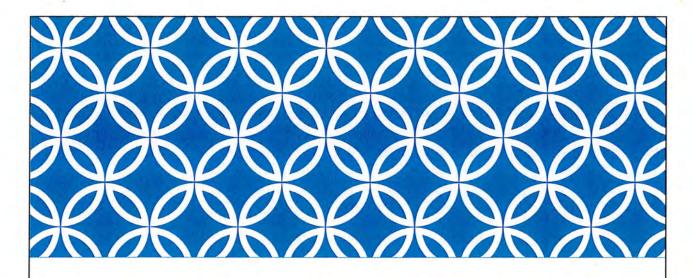
Attachment 1 – Special Use Permit, Plan Commission Application

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.

Attachment 5 - Transcript for June 13, 2018, PC Public Hearing



PREVAIL JIU JITSU STUDIO

PREVAIL JIU JITSU STUDIO

Objective:

To teach Martial Arts/ Jiu-Jitsu in a safe family friendly environment.

Teach students discipline, confidence, respect and self defense techniques.

Teach students how to properly train to get Physical health and Mental benefits of martial arts.

PREVAIL JIU JITSU STUDIO

Projections:

- 1. Expected Class Size Approximately 10 Students
- 2. Kids and Adult program separate
- 3. Classes Offered 3 days a Week (Monday, Wednesday & Saturday)

Mon/ Wed 5:30 PM - 8:00 PM

Saturday 10:00 am - 12:00 am

PREVAIL JIU JITSU STUDIO

Why Train Jiu-Jitsu?

The Benefits

of learning BJJ

- · Basic self-defence skills
- Confidence
- Problem solving
- · Maintaining focus whilst under pressure
- Fitness
- · Improved coordination
- · Discipline and respect
- · Fun and friends

PREVAIL JIU JITSU STUDIO

Jiu-Jitsu is for everyone Young and Old.







VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name: Ken Salah Address: 16141 Hackne V DR. City/Zip: OCland Park 60467 Phone/Fax: (708) 243.7100/ E-Mail: Capo Contractinglæsmail. Com	Name: 120 5 Washington CLC Address: E9450 Ox fold Ine City/Zip: Napx VIILe 16 60565. Phone/Fax: (630) 345-0690/ E-Mail: Josephbar 570/4hoo. Com.
Others, if any, involved in the project (i.e. A	rchitect, Attorney, Engineer)
Name:	Name:
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:
of the Village with an interest in the owner of record, the application, and the nature and extent of that interest)	e, address and Village position of any officer or employee he Applicant or the property that is the subject of this
1)	
2)	·
3)	
-/	

II. SITE INFORMATION

Address of subject property: 120 S Washington 5w 2nd Street	
Property identification number (P.I.N. or tax number): <u>69 - 12 - 122 - 016</u>	
Brief description of proposed project: To Set up 9 martialais tudio	
mardial Acts Sinditsa/Self defense	
General description or characteristics of the site: Existing building down lown	
The space lim leasing is 1500sq ft. in the lowx level;	
16 parking spaces (Privak on Site lot)	
Existing zoning and land use: <u>6-2</u>	
Surrounding zoning and existing land uses:	
North: South: South: $B = 1 / B = 3$	
East: West:	
Proposed zoning and land use: <u>Code 799</u> /	

Please mark the approval(s) you are seeking ar standards for each approval requested:	nd attach all applicable applications and
☐ Site Plan Approval 11-604	■ Map and Text Amendments 11-601E Amendment Requested:
☐ Design Review Permit 11-605E	
☐ Exterior Appearance 11-606E	☐ Planned Development 11-603E
Special Use Permit 11-602E Special Use Requested:	☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

N/A	N/A	A
/		N//2
/		
		1
		1
		\
	\	
	provide actual squa	provide actual square footage number 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.
- 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:
 - Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 2. 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.
 - All existing and proposed surface and subsurface drainage and retention and detention facilities and 3. all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - Location, size, and arrangement of all outdoor signs and lighting. 4.
 - Location and height of fences or screen plantings and the type or kink of building materials or 5. plantings used for fencing or screening.
 - A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant 6. material.
 - A traffic study if required by the Village Manager or the Board or Commission hearing the application. 7.
- 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		, 20 18, I/We have read the above certification, understand it, and
agree t	o abide by its conditions.	
	1/2	English Mills
	Signature of applicant or authorized agen	t Signature of applicant or authorized agent
	Khalid Salah	GUSTIPPE BARBAROTTA.
	Name of applicant or authorized agent	Name of applicant or authorized agent
	CRIBED AND SWORN	

MIRJANA ALEKSOVSKA Official Seal Notary Public - State of Illinois My Commission Expires Jun 29, 2021

2017 Version

Page 7 of 8 Attachment 1



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 5w 2nd Street
Proposed Special Use request:	
Is this a Special Use for a Planned Development? No Yes (If so this submittal also requires a <u>completed</u> 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 \$ -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.

 T + will no +

- 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 $\sqrt{\ell}$
- 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.
- 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 paking lot
- 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.

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 you

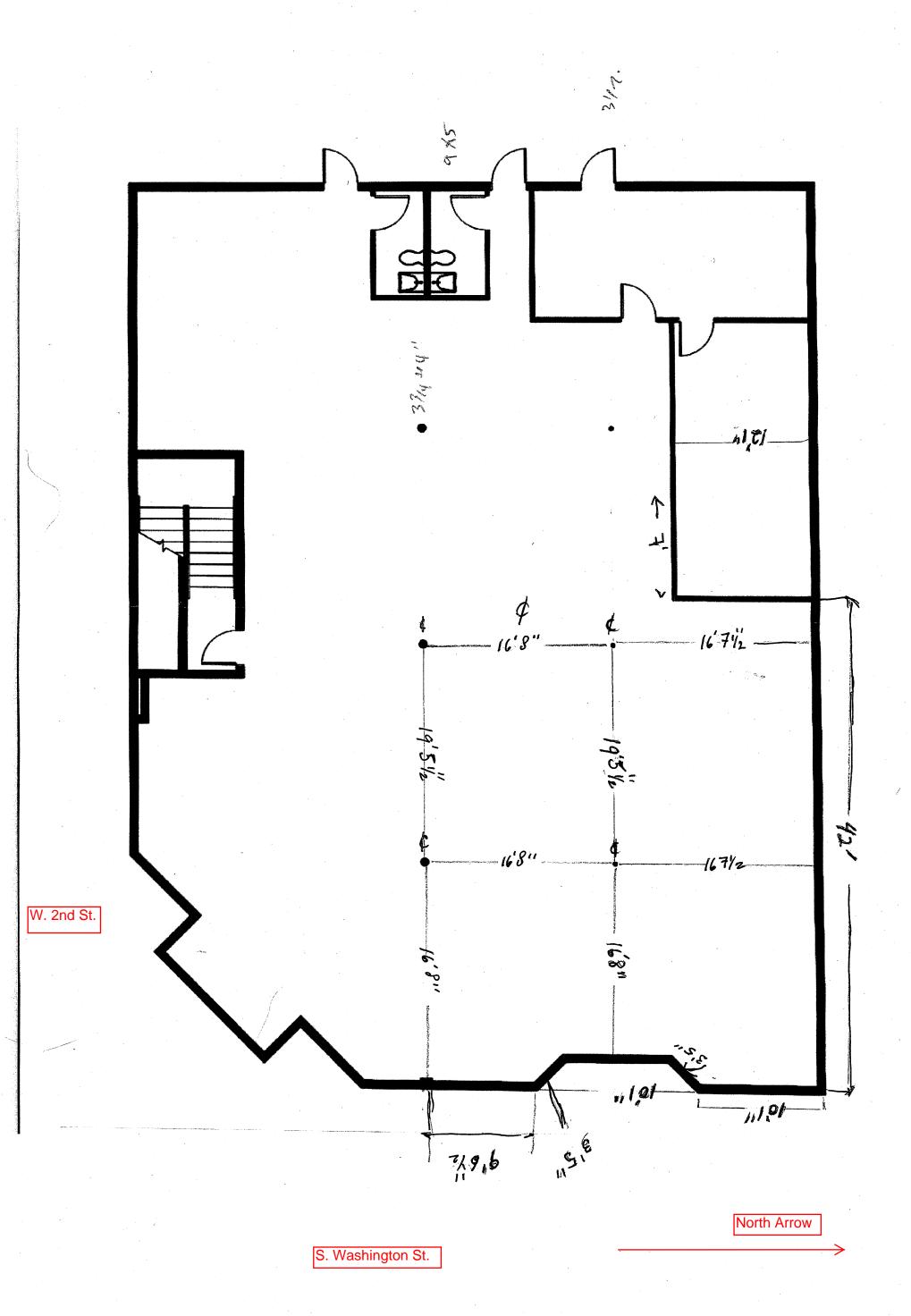
The parking lot and loction is desirable.

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 duringalesser tratic time / 5-8:30

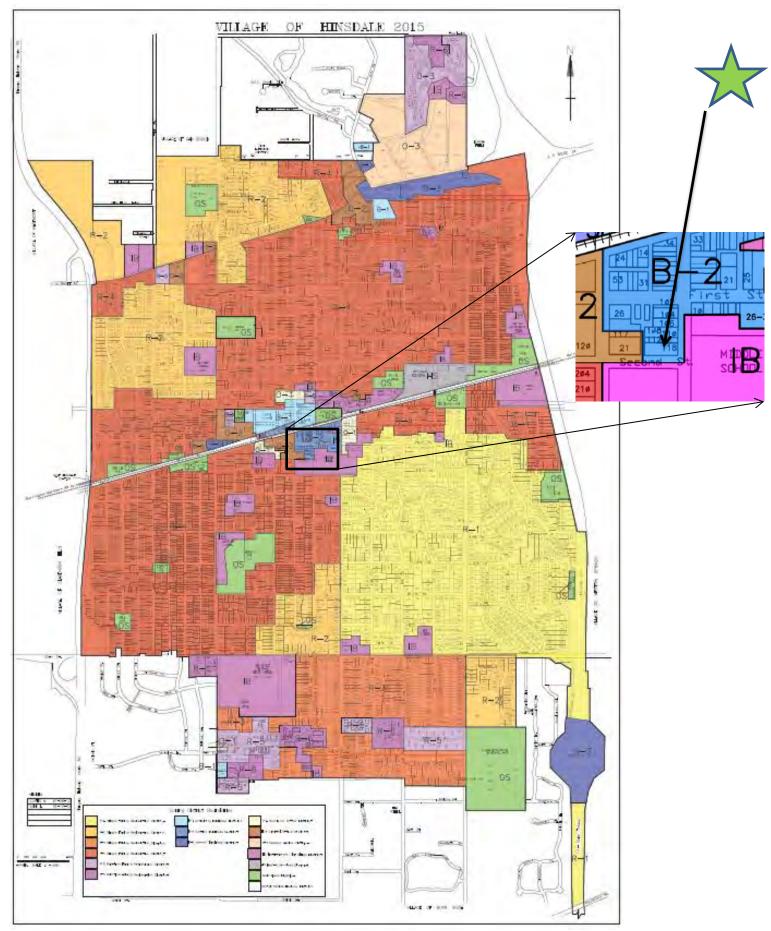
- This is a Studio concept 10 People mox PV Class

- Private porking on Site

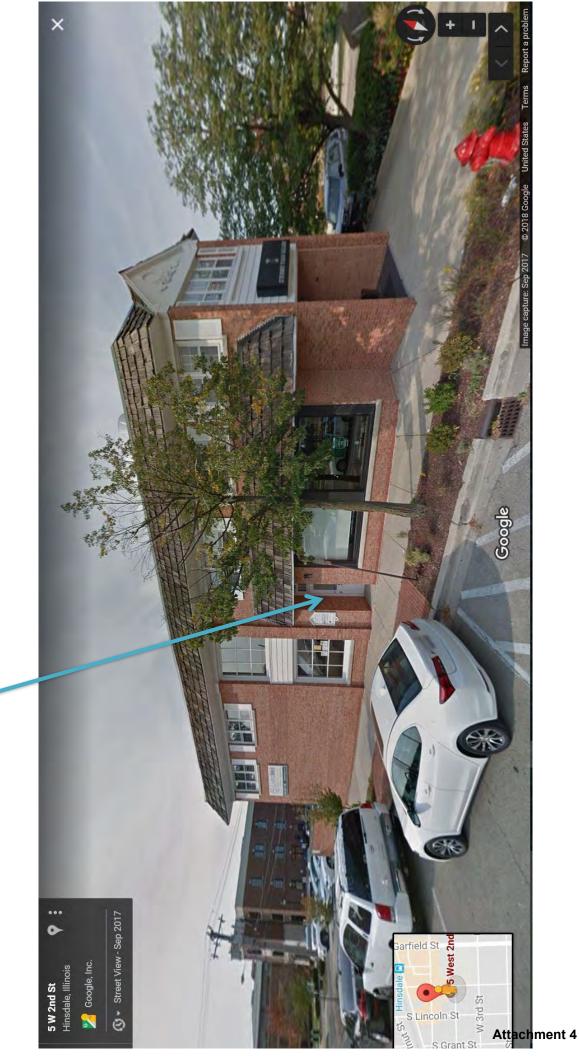


Attachment 2: Village of Hinsdale Zoning Map and Project Location





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



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STATE OF ILLINOIS )

(COUNTY OF DU PAGE )
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BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:)
)
Case A-21-2018 - 5 W. 2nd Street)
(basement) Prevail Jiu Jitsu Academy)
(Martial Arts Studio) - Special Use)
Permit in the B-2 Central Business District)
(not on the 1st floor))

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 13th day of June, 2018, at the hour of 8:06 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. DEBRA BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. SCOTT PETERSON, Member;
MR. TROY UNELL, Member;
MR. MARK WILLOBEE, Member.

	2		4
1	ALSO PRESENT:	1	buildings there that has its own parking. And
2	MR. CHAN YU, Village Planner.	2	it's all assigned parking.
3	* * *	3	Our classes are going to be run all
4	CHAIRMAN CASHMAN: Next is a public	4	in the evening with the exception of Saturday,
5	hearing. So all those wishing to speak will	5	which will be from 10:00 to 2:00. But our
6	need to be sworn in for this item. This is for	6	classes all start from about 5:30 to about 8:30.
7	Case A-21-2018, 5 West 2nd Street, basement	7	So everybody that comes in there is going to
8	level, Prevail Jiu Jitsu Academy.	8	have their own Everybody will have assigned
9	Did I say that right?	9	parking, so we don't create any issues for
08:06:29PM 10	MR. SALAH: Yes.	08:08:45PM 10	parking. So we are hoping that we can be part
11	CHAIRMAN CASHMAN: Martial arts studio,	11	of the community, and that's our goal.
12	Special Use Permit in the B-2 Central Business	12	CHAIRMAN CASHMAN: Okay. Thank you.
13	District for not on the 1st floor.	13	Questions for the applicant?
14	So first, if anyone wants to speak	14	MS. BRASELTON: Is there anything in
15	on this matter, they can be sworn in.	15	that space now, in the basement space?
16	(Mr. Ken Salah sworn.)	16	MR. SALAH: No. There isn't. There is
17	MR. SALAH: My name is Ken Salah. I'm	17	some storage for the tenants. It's a two-story
18	the owner of Prevail Jiu Jitsu Academy.	18	building with the piano store on the 1st floor.
19	CHAIRMAN CASHMAN: Welcome.	19	So there are some people that use it for storage
08:07:12PM 20	MR. SALAH: Thank you. Good evening,	08:09:15PM 20	that the landlord has given them, too.
21	members of the Board. Thank you so much for	21	MR. KRILLENBERGER: And this is a
22	listening to our presentation tonight on our	22	public hearing, so mailings went out?
		<u> </u>	· · · · · · · · · · · · · · · · · · ·
	3		5
1	concept.	1	5 MR. YU: Oh, so that's only part of
1 2		1 2	
1	concept.	_	MR. YU: Oh, so that's only part of
2	concept. First before I dive into it, I just	2	MR. YU: Oh, so that's only part of the Oh, I'm sorry.
3	concept. First before I dive into it, I just have to say that my wife and I have been coming	2	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public
2 3 4	concept. First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and	2 3 4	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters?
2 3 4 5	concept. First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the	2 3 4 5	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think
2 3 4 5 6	concept. First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu	2 3 4 5 6	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this
2 3 4 5 6 7	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's	2 3 4 5 6 7	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I
2 3 4 5 6 7 8	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it	2 3 4 5 6 7 8	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood.
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2 3 4 5 6 7 8 9 0807-47PM 10	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition.	2 3 4 5 6 7 8 9 08.09.42PM 10 11	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes.
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2 3 4 5 6 7 8 9 0807-47PM 10 11 12	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition. Our goal is not just to open up a business here. We want to set up a family	2 3 4 5 6 7 8 9 085942PM 10 11 12 13	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes. MR. YU: Yes. I thought I got the receipts.
2 3 4 5 6 7 8 9 0807-47PM 10 11 12 13	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition. Our goal is not just to open up a business here. We want to set up a family environment where people can come and train,	2 3 4 5 6 7 8 9 080942PM 10 11 12 13	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes. MR. YU: Yes. I thought I got the receipts. CHAIRMAN CASHMAN: Is that for the
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2 3 4 5 6 7 8 9 0807-47PM 10 11 12 13 14 15 16	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition. Our goal is not just to open up a business here. We want to set up a family environment where people can come and train, thrive, grow, and generally enjoy themselves. And that's our objective with what we want to	2 3 4 5 6 7 8 9 08.09-42PM 10 11 12 13 14 15 16	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes. MR. YU: Yes. I thought I got the receipts. CHAIRMAN CASHMAN: Is that for the mailing? MR. YU: Yes.
2 3 4 5 6 7 8 9 0807-77PM 10 11 12 13 14 15 16 17	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition. Our goal is not just to open up a business here. We want to set up a family environment where people can come and train, thrive, grow, and generally enjoy themselves. And that's our objective with what we want to do.	2 3 4 5 6 7 8 9 08.00-42PM 10 11 12 13 14 15 16 17	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes. MR. YU: Yes. I thought I got the receipts. CHAIRMAN CASHMAN: Is that for the mailing? MR. YU: Yes. MR. KRILLENBERGER: That went to all
2 3 4 5 6 7 8 9 08.07.47PM 10 11 12 13 14 15 16 17 18	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition. Our goal is not just to open up a business here. We want to set up a family environment where people can come and train, thrive, grow, and generally enjoy themselves. And that's our objective with what we want to do. So the building we are opening up	2 3 4 5 6 7 8 9 08:09-42PM 10 11 12 13 14 15 16 17 18	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes. MR. YU: Yes. I thought I got the receipts. CHAIRMAN CASHMAN: Is that for the mailing? MR. YU: Yes. MR. KRILLENBERGER: That went to all the residents nearby?
2 3 4 5 6 7 8 9 0807-47PM 10 11 12 13 14 15 16 17 18 19	First before I dive into it, I just have to say that my wife and I have been coming to Hinsdale for years for the restaurants and farmers' market and art festival. So when the opportunity came up to open up a Jiu Jitsu school here, we were excited about it. It's what I've always loved about Hinsdale is it supports small business. So we want to follow that tradition, we would like to be part of that tradition. Our goal is not just to open up a business here. We want to set up a family environment where people can come and train, thrive, grow, and generally enjoy themselves. And that's our objective with what we want to do. So the building we are opening up in or we would like to open up in is 5 West.	2 3 4 5 6 7 8 9 083042PM 10 11 12 13 14 15 16 17 18 19	MR. YU: Oh, so that's only part of the Oh, I'm sorry. Do you have the public certification letters? MR. SALAH: Which we gave. And I think those were supposed to be done after this meeting for the July 11 meeting is what I understood. MR. YU: Well, this was before. So it was prior to this meeting? MR. SALAH: Yes. MR. YU: Yes. I thought I got the receipts. CHAIRMAN CASHMAN: Is that for the mailing? MR. YU: Yes. MR. KRILLENBERGER: That went to all the residents nearby? MR. YU: It's just the 250 feet.

		1	
	6		8
1	any residents within 250 feet?	1	Wednesday, and Saturday so
2	MR. SALAH: There isn't. There is 16 I	2	MS. FIASCONE: In the summer you will
3	think, 16 that had to go out. So there are no	3	have it in the evening as well?
4	residents there.	4	MR. SALAH: I'm sorry?
5	MR. KRILLENBERGER: Okay. Yes. I have	5	MS. FIASCONE: In the summer you will
6	no comment other than that except that no one	6	have them in the evening as well? There won't
7	here seems to be objecting so with ample	7	be different hours for summer scheduling?
8	opportunity.	8	MR. SALAH: At this time, no. Like I
9	CHAIRMAN CASHMAN: Deb?	9	say, I just want to stay focused on the
08:10:21PM 10	MS. BRASELTON: I'm just thinking about	08:12:12PM 10	students. But summertime, summertime in some of
11	the parking and what's required versus I	11	the martial arts businesses people start paying
12	don't know. It definitely changes the use. I	12	attention to baseball and swimming and
13	don't know. You add a new business to an	13	everything else, and you are not going to get as
14	existing building with its own parking, I don't	14	many people with it. But that's why we just
15	know what the requirements are. It says NA.	15	want to be a studio so we don't have tons of
16	MR. SALAH: The tenants are in the	16	people in there.
17	building Sorry to interrupt. Everybody in	17	MS. FIASCONE: Right. I guess so the
18	that building leaves at 5 o'clock. So all the	18	piano people will be out when you all are coming
19	businesses close at 5 o'clock. So it's actually	19	in. You probably aren't super quiet. I'm just
08:10:50PM 20	a luxury, we have the parking lot to ourselves.	08:12:44PM 20	thinking about the people who are taking piano
21	MS. BRASELTON: How many spaces are in	21	lessons at Steinway and doing concerts and stuff
22	there?	22	like that, if that would be a conflict at all.
	7		9
1	7 MR. SALAH: 15. Our average class size	1	
1 2		1 2	9
_	MR. SALAH: 15. Our average class size		9 But I guess not since you are going to be
2	MR. SALAH: 15. Our average class size is about 10. I come from a large school. I	2	But I guess not since you are going to be different hours.
3	MR. SALAH: 15. Our average class size is about 10. I come from a large school. I started in a large school. I want a school that	3	But I guess not since you are going to be different hours. MR. SALAH: Yes. And actually I've
2 3 4	MR. SALAH: 15. Our average class size is about 10. I come from a large school. I started in a large school. I want a school that focuses on the individual. Because when I	2 3 4	But I guess not since you are going to be different hours. MR. SALAH: Yes. And actually I've been in the building, and you hear the pianos.
2 3 4 5	MR. SALAH: 15. Our average class size is about 10. I come from a large school. I started in a large school. I want a school that focuses on the individual. Because when I started doing this martial arts, I struggled	2 3 4 5	But I guess not since you are going to be different hours. MR. SALAH: Yes. And actually I've been in the building, and you hear the pianos. It's very nice. For me it's very pleasant.
2 3 4 5 6	MR. SALAH: 15. Our average class size is about 10. I come from a large school. I started in a large school. I want a school that focuses on the individual. Because when I started doing this martial arts, I struggled with it because it was hard for me. And then I	2 3 4 5 6	But I guess not since you are going to be different hours. MR. SALAH: Yes. And actually I've been in the building, and you hear the pianos. It's very nice. For me it's very pleasant. MS. FIASCONE: Yes, right.
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2 3 4 5 6 7 8 9 08:1121PM 10	MR. SALAH: 15. Our average class size is about 10. I come from a large school. I started in a large school. I want a school that focuses on the individual. Because when I started doing this martial arts, I struggled with it because it was hard for me. And then I was able to prevail, as where the name comes from. So we are not looking to have a large school. We want something small to where we could focus on the individual student and help them grow. So our average class size is about	2 3 4 5 6 7 8 9 08:13:00PM 10	But I guess not since you are going to be different hours. MR. SALAH: Yes. And actually I've been in the building, and you hear the pianos. It's very nice. For me it's very pleasant. MS. FIASCONE: Yes, right. MR. SALAH: Because you can hear the pianos upstairs. And you have the School of Rock right next door, and you hear that as well. So it's nice. MS. FIASCONE: Interesting. Yes.
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2 3 4 5 6 7 8 9 08:11:21PM 10 11 12 13 14 15 16	MR. SALAH: 15. Our average class size is about 10. I come from a large school. I started in a large school. I want a school that focuses on the individual. Because when I started doing this martial arts, I struggled with it because it was hard for me. And then I was able to prevail, as where the name comes from. So we are not looking to have a large school. We want something small to where we could focus on the individual student and help them grow. So our average class size is about 10, and the classes are consecutive; so it's the way we have it structured. MS. BRASELTON: Are they by age, the classes by age? MR. SALAH: Yes. We will have a kids	2 3 4 5 6 7 8 9 08:13.09PM 10 11 12 13 14 15 16	But I guess not since you are going to be different hours. MR. SALAH: Yes. And actually I've been in the building, and you hear the pianos. It's very nice. For me it's very pleasant. MS. FIASCONE: Yes, right. MR. SALAH: Because you can hear the pianos upstairs. And you have the School of Rock right next door, and you hear that as well. So it's nice. MS. FIASCONE: Interesting. Yes. CHAIRMAN CASHMAN: Jiu Jitsu means gentle art. But when you go down there, you hear all this music so it's kind of cool, I mean from a But, yes, we are in the evening so MS. FIASCONE: Okay. Cool.
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2 3 4 5 6 7 8 9 08:11:21PM 10 11 12 13 14 15 16 17 18 19 08:11:47PM 20	is about 10. I come from a large school. I started in a large school. I want a school that focuses on the individual. Because when I started doing this martial arts, I struggled with it because it was hard for me. And then I was able to prevail, as where the name comes from. So we are not looking to have a large school. We want something small to where we could focus on the individual student and help them grow. So our average class size is about 10, and the classes are consecutive; so it's the way we have it structured. MS. BRASELTON: Are they by age, the classes by age? MR. SALAH: Yes. We will have a kids class. And the kids classes and I'm speaking about the schools that I have been involved with are five and greater. So we will have one kids class, which will run about 50 minutes.	2 3 4 5 6 7 8 9 08:13:09РМ 10 11 12 13 14 15 16 17 18 19 08:13:32РМ 20	But I guess not since you are going to be different hours. MR. SALAH: Yes. And actually I've been in the building, and you hear the pianos. It's very nice. For me it's very pleasant. MS. FIASCONE: Yes, right. MR. SALAH: Because you can hear the pianos upstairs. And you have the School of Rock right next door, and you hear that as well. So it's nice. MS. FIASCONE: Interesting. Yes. CHAIRMAN CASHMAN: Jiu Jitsu means gentle art. But when you go down there, you hear all this music so it's kind of cool, I mean from a But, yes, we are in the evening so MS. FIASCONE: Okay. Cool. MS. BRASELTON: Chan, can you speak to the parking? I just don't understand how there is a not applicable because it seems impossible to me.

	10		12
1	already constructed.	1	parking there and go to the bistro.
2	MS. BRASELTON: Right.	2	MR. JABLONSKI: I may have done that.
3	MR. YU: So typically if it's a new	3	CHAIRMAN CASHMAN: Because that's why
4	4 lot, it's new construction, then you have to 4 you are asking, take a class and go t		you are asking, take a class and go to dinner?
5	5 build something that is code compliant for		MR. SALAH: In addition to, I have been
6	6 parking. But in the downtown		banking with U.S. Bank for many years. I know
7	MS. BRASELTON: Increasing the use is	7	the people there. I actually went in there and
8	not a trigger for a parking determination? I	8	talked to them. They own that parking lot. And
9	don't know.	9	they basically said, You know what, you can park
08:13:57PM 10	MR. YU: Yes. So downtown, I mean	08:15:18PM 10	here after 5:00 at any time.
11	MS. BRASELTON: It's a vacant space.	11	But I think what we have set up
12	MR. YU: It's potentially all shared	12	there is I think we have ample parking. And
13	parking.	13	after 5:00, Hinsdale, you know, the times we
14	CHAIRMAN CASHMAN: It's public parking.	14	have come down here for dinners, it's busy
15	We don't require them to have	15	Thursday, Friday, Saturday, Sunday. We don't
16	MR. JABLONSKI: One sentence that	16	have classes on Sunday, so we are not going to
17	confuses me here, though, is the building owner	17	occupy as much space so
18	has parking lot stickers for its tenants.	18	MS. CRNOVICH: What about your Saturday
19	MR. SALAH: Yes.	19	morning classes, will that be a problem for
08:14:11PM 20	MR. JABLONSKI: So you are going to	08:15:44PM 20	parking?
21	have a sticker?	21	MR. SALAH: It's not as occupied there
22	MR. SALAH: Yes.	22	on Saturdays. The Saturday class you will get a
	11		13
1	MR. JABLONSKI: Are your students going	1	kids class where a lot of parents drop off.
2	to have stickers?	2	That's what, I'm speaking from some of the other
3	MR. SALAH: Yes. We will do the	3	schools. Some people drop off their kids, and
4	Because on the way here, people sometimes will	4	sometimes we become baby-sitters for the kids is
5	park here to go to a restaurant.	5	the way we have it.
6	MR. JABLONSKI: Right.	6	But the parking lot is not as busy
7	MR. SALAH: But we will have like a	7	
8		1	on Saturday. The times I have gone by there at
٠ .	paper sheet for them that everybody has to put	8	on Saturday. The times I have gone by there at different times And that's why I know on
9	paper sheet for them that everybody has to put onto their dashboard.	8 9	3
08:14:28PM 10			different times And that's why I know on
	onto their dashboard.	9	different times And that's why I know on Wednesday, Thursday, Thursday is probably the
08:14:28PM 10	onto their dashboard. MR. JABLONSKI: And does the owner of	9 08:16:12PM 10	different times And that's why I know on Wednesday, Thursday, Thursday is probably the strongest day where it's busy so
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	14		16
1	MR. YU: If there is required parking,	1	MS. BRASELTON: Right. I just want to
2	there is no, no specific parking lot for it, for	2	make sure I understand.
3	the downtown area.	3	MR. WILLOBEE: Given the size of the
4	So, for example, when we reviewed	4	spaces, is 10 about the max participants that
5	the yoga studio, I mean we can give you a number	5	you guys could have?
6	of what a new lot would require as far as	6	MR. SALAH: No. It can accommodate
7	parking. But for the downtown, there is no real	7	more. It's just by choice. Just you could
8	set parameters of Well, if it's	8	stay, you could stay focused. Jiu Jitsu is a
9	MS. CRNOVICH: Because I understand	9	wonderful martial art. It's not easy to learn.
08:17:07PM 10	that not every business has or every building	08:19:14PM 10	So you want to, you just want to be able to
11	has its own parking lot. But for the ones that	11	spend time with each individual student to
12	do	12	So when I, when I first was introduced to it, I
13	MS. BRASELTON: Look at 484, page 484,	13	was claustrophobic. People would get me in a
	. •		·
14	in the Code. I don't know why we have all these	14	headlock, I used to panic.
15	definitions of how many spaces are needed.	15	So I was blessed enough to have
16	MS. CRNOVICH: And that's what I'm	16	someone who spent time with me and basically got
17	looking at, too.	17	me to overcome that fear because people have
18	MS. BRASELTON: Per use, if use is	18	that. So that's the kind of same thing that I
19	not I just don't understand.	19	want to do. I want to be able to spend
08:17:28PM 20	MS. CRNOVICH: I'm looking at 476.	08:19:41PM 20	individual time with people so
21	CHAIRMAN CASHMAN: Under the B-2,	21	CHAIRMAN CASHMAN: There is an article
22	though?	22	under the parking requirements under C3,
	15		17
1 4	MS. CRNOVICH: Section 9-104C.	۱ ،	0.10100
1	MS. CRINOVICH: Section 9-104C.	1	9-104C3.
2	CHAIRMAN CASHMAN: Is that B-2?	2	MS. BRASELTON: 104. Okay.
2	CHAIRMAN CASHMAN: Is that B-2?	2	MS. BRASELTON: 104. Okay.
3	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see	3	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says,
2 3 4	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts.	2 3 4	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the
2 3 4 5	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking.	2 3 4 5	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking
2 3 4 5 6	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of	2 3 4 5 6	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure
2 3 4 5 6 7	CHAIRMAN CASHMAN: Is that B-2? MS. BRASELTON: I will have to see where it starts. MS. CRNOVICH: Off-street parking. MR. YU: So for the yoga studio, I think it was based on the number of participants. We calculated I think it was	2 3 4 5 6 7	MS. BRASELTON: 104. Okay. CHAIRMAN CASHMAN: At the end it says, " however, this does not apply to the addition of dwelling units" They are talking about an increase in intensity of any structure in the B-2 Central Business District. MS. BRASELTON: I read that.
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	18		20	
1	current use of the basement level?	1	here that says you were going to be open	
2	MS. BRASELTON: Storage.	2	Saturdays. I only saw the evening hours.	
3	MR. YU: It's vacant right now.	3	MR. SALAH: It's a schedule that we	
4	CHAIRMAN CASHMAN: Just storage?	4 created. And any business you are going to		
5	MR. SALAH: Yes.	5 where you get the majority of people. So		
6	CHAIRMAN CASHMAN: It hasn't been	6	you won't get people on Saturdays. But that can	
7	occupied by any tenant?	7 change.		
8	MR. SALAH: No.	8	As Chan said, we do have off-street	
9	MS. BRASELTON: I think they probably	9	parking. We have a parking lot across the	
08:20:44PM 10	meet whatever restriction would be there. I	08:22:23PM 10	street.	
11	just want to be sure we approve it the right way	11	MS. BRASELTON: Sure. But that private	
12	because if Let's see where they fit in on	12	parking lot that you have is great.	
13	page 485, 486.	13	MR. SALAH: You have to pay.	
14	MS. CRNOVICH: I'm reading it as an	14	MS. BRASELTON: Is there a capacity	
15	increase in use intensity.	15	that comes with the square footage? There has	
16	MS. BRASELTON: Memberships, sports,	16	got to be I would imagine.	
17	and recreation club is 1 per each 3 persons of	17	MR. YU: So	
18	design capacity.	18	MS. BRASELTON: Square footage of	
19	MR. KRILLENBERGER: Is it even an	19	their, like when you issue an occupancy permit,	
08:21:11PM 20	increase in use intensity if it's just filling a	08:22:42PM 20	is there a number of people who can be in that	
21	vacant space?	21	space at any one time?	
22	MS. BRASELTON: Absolutely a new use.	22	MR. YU: So that would have to be the	
1				
	19		21	
1	A storage to a school?	1	building code. But right now your tenant space	
1 2		1 2		
	A storage to a school?	_	building code. But right now your tenant space	
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1 MS. CRNOVICH: Yes, definitely. 1 but I don't how to control for that.	24
	A1
2 MS. BRASELTON: Absolutely. I think 2 CHAIRMAN CASHMAN: Right.	
3 so. 3 still think there are opportunities for particles and the second of the second	rking.
4 MR. JABLONSKI: I'm okay. 4 MS. BRASELTON: Absolutely.	
5 CHAIRMAN CASHMAN: The only thing that 5 CHAIRMAN CASHMAN: That en	
6 is odd here, Chan, is that the application I 6 temporary lot, is going to free up. The	
7 thought only says the 5:30 to 8:00. But on the 7 down the street is going to free up. Esp	•
8 handout, it's 10:00 to 12:00. I see less of an 8 that part of town, if you walk to the wes	
9 issue on the weekdays 9 the south, there is probably parking and	ound that
MS. CRNOVICH: Than Saturday. OB225.57PM 10 block.	
11 CHAIRMAN CASHMAN: than Saturday. 11 So if you say we only are fi	
12 Because once the other tenants open, then it 12 short, and then kids class, you are goin	_
13 could be more of a parking issue. 13 have less parking because you drop the	
14 MR. SALAH: I believe on Saturday the 14 MS. BRASELTON: Sure, yeah.	Or then
15 piano store is open and the dental office is 15 walk.	
16 open. Everybody else I believe is off. 16 MR. SALAH: That's usually what is a superior of the same and the same are a superior of the same are a superio	
17 MR. YU: 10:00 to 2:00 on weekends is 17 with any school. 95 percent of the school.	
18 new to me. I didn't hear that previous to this 18 parents drop off the kids and then they	come
19 meeting. 19 back.	
20 CHAIRMAN CASHMAN: It's only in here. 0828:15PM 20 CHAIRMAN CASHMAN: I don't	•
21 MR. YU: I didn't know that. 21 this as an adverse thing. And I think it	
22 MR. SALAH: Oh, for Saturday? 22 be a positive thing. It will draw more p	•
23	25
1 MR. YU: Yes. 1 to that area because they are kind of the	ie edge
2 MS. BRASELTON: How many spaces does 2 of the commercial district there.	cc 1
3 the landlord give each tenant, or does that vary 3 MS. BRASELTON: It's a unique	Ü
4 depending on the day? 4 that we don't have around here. It's gr	
5 MR. SALAH: He doesn't assign any 5 MR. SALAH: We are excited. I	
6 specific tenant spaces. These people that come 6 love Hinsdale. We'd really like to be the	
7 in will park and usually go into the businesses 7 we just chomped at the bit for it. So it	S,
8 that are there so 8 yes, it's exciting for us.	
9 MR. WILLOBEE: Do you know if the 9 CHAIRMAN CASHMAN: In a cou	uple years we
dental practice tells their patients to park dental practice tells their patients to park 10 will have the parking structure. But on	- de de
11 there, or is it just for the people that work 11 Saturdays, we will have the entire uppe	r deck,
12 there? 12 which is the school's, will be open.	
13 MR. SALAH: Yes, they do. They do. 13 MS. FIASCONE: That's true. 14 And I have seen people, the times I have gene to	d to go
14 And I have seen people, the times I have gone to 14 MS. BRASELTON: I literally trie 15 manifer the parking let. Page 15 to 15 downtown for lunch lest Friday. Legal 45	•
15 monitor the parking lot Because it's 15 downtown for lunch last Friday, I couldn't be important to me as well. I have seen people.	
16 important to me as well. I have seen people, 16 a space for like 15 minutes. And I could be specified parking park.	
17 because you do have off-street parking, park 18 ever there. And I think it's a questor for the	renings
18 over there. And I think it's a quarter for the 18 now. 19 hours I have each people park and walk into the	
19 hour. I have seen people park and walk into the 19 MS. BRASELTON: Really.	to
20 building so it's there. MS. CRNOVICH: The restauran	
21 MS. BRASELTON: 5:30 to 8:30, that 21 CHAIRMAN CASHMAN: That's v	viiai you
22 won't be a problem. But Saturdays it might be 22 want, Julie. 7 of 11 sheets KATHLEEN W. BONO, CSR 630-834-7779	

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VILLAGE OF Linadale Est. 1873

MEMORANDUM

DATE: July 11, 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 Text Amendment to change certain height, bulk, yard and coverage

requirements for O-2 Zoning Lots adjoining 3 or more lots with single-family 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 <u>11-103(H)</u>. 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

Attachment 4 - O-2 Limited Office District Map



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name:	Name:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:
Others, if any, involved in the project (i.e.	Architect, Attorney, Engineer)
Name:	Name:
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:
of the Village with an interest in the owner of record application, and the nature and extent of that interest	
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	☐ Map and Text Amendments 11-601E Amendment Requested:
☐ Design Review Permit 11-605E	
☐ Exterior Appearance 11-606E	Diagnod Davidenment 11 602E
☐ Special Use Permit 11-602E	☐ Planned Development 11-603E
Special Use Requested:	 Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

The following table is based on the _	Zoning Distric	t.
	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	\bigvee	\bigvee
Information		
* Must provide actual square footage	number and percentage.	
Where any lack of compliance is shown, sta application despite such lack of compliance:		'illage's authority, if any, to approv



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.

1			
	158		160
1	have a stoplight, then anybody who wanted to go	1	doesn't give me a lot of comfort. I don't want
2	out onto Ogden can go out onto Ogden and you	2	the amount of traffic those roadways are
3	wouldn't have people going around the	3	designed to carry. Thanks very much.
4	neighborhood to go in there off Monroe.	4	CHAIRMAN CASHMAN: Thank you.
5	Also, while I'm not an expert	5	MS. BRASELTON: Thank you.
6	forecasting, I'm going to guess that most of the	6	MS. SCODRO: Good evening. Laura
7	traffic that's going to come in there are going	7	Scodro. I'm on North Street between Madison and
8	to be people who have driven by it on Ogden, see	8	Monroe Street.
9	it and say, I'm going by there anyway, I'm going	9	And just the talk with Christ
08:43:16PM 10	to drop my child off in the morning and I think	08:45:26PM 10	Church, that's not finalized yet. That talk
11	there's probably going to be significantly more	11	with Christ Church, that's just in the talking
12	activity coming from west of the facility on	12	phase, nothing is finalized. So there is no
13	Ogden. Again, I'm not an expert but just	13	shuttle right now, okay.
14	looking at that.	14	CHAIRMAN CASHMAN: Right.
15	Another principal concern I have is	15	MS. SCODRO: Everybody keeps forgetting
16	we are talking about we have to have the garbage	16	this is a neighborhood two blocks from Monroe
17	right in case this goes to another facility.	17	school. All the children that are walking to
18	Well, what happens if this doesn't work and it's	18	school at that time is during your peak hour of
19	now O-2. We talked about a special use permit.	19	drop off and pickup. So we are increasing
08:43:44PM 20	My guess is that's a lot easier to change,	08:45:44PM 20	people coming down Monroe, North and Madison at
21	especially if we have a facility sitting there	21	the time that school children are walking to
22	empty like Amling's did.	22	school and standing at bus stops and I think you
	150		404
	159		161
1	What are the restrictions? We are	1	all need to really pay attention. I'm concerned
1 2		1 2	
_	What are the restrictions? We are	_	all need to really pay attention. I'm concerned
2	What are the restrictions? We are looking at this school. People. Traffic. Not	2	all need to really pay attention. I'm concerned about the parking also but I'm concerned about
3	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But	3	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a
3 4	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the	2 3 4	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood.
2 3 4 5	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else	2 3 4 5	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we
2 3 4 5 6	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We	2 3 4 5 6	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would
2 3 4 5 6 7	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as	2 3 4 5 6 7	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away
2 3 4 5 6 7 8	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I	2 3 4 5 6 7 8	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential
2 3 4 5 6 7 8 9	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I have no idea what those controls are. But that	2 3 4 5 6 7 8 9	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential housing. So I would like you all to make it
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2 3 4 5 6 7 8 9 0044 1000 10 11 12 13 14 15 16 17 18 19	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I have no idea what those controls are. But that would be a real issue for us. So that would be it. I'm optimistic on the parking even though I'm concerned about people just feeling it's a whole lot easier to come up to our street. They have done it in the past before that parking lot opened down there, so it's not too far. They absolutely will. But with everybody's	2 3 4 5 6 7 8 9 0846:14PM 10 11 12 13 14 15 16 17	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential housing. So I would like you all to make it residential housing. That's what we bought. That's what our property value is based on. Belluomini's sold and they went to residential housing so I don't see why it won't work in our neighborhood too. So if you all could keep that in consideration and maybe honor what the zoning was put in when everybody bought in that neighborhood, I'd really appreciate it.
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2 3 4 5 6 7 8 9 0844:4PM 10 11 12 13 14 15 16 17 18 19 0844:50PM 20 21	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I have no idea what those controls are. But that would be a real issue for us. So that would be it. I'm optimistic on the parking even though I'm concerned about people just feeling it's a whole lot easier to come up to our street. They have done it in the past before that parking lot opened down there, so it's not too far. They absolutely will. But with everybody's commitment and the village's cooperation, hopefully we can run that. I am very concerned about the traffic and hearing statistics that the roadways	2 3 4 5 6 7 8 9 08-46:14PM 10 11 12 13 14 15 16 17 18 19 08-47:00PM 20 21	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential housing. So I would like you all to make it residential housing. That's what we bought. That's what our property value is based on. Belluomini's sold and they went to residential housing so I don't see why it won't work in our neighborhood too. So if you all could keep that in consideration and maybe honor what the zoning was put in when everybody bought in that neighborhood, I'd really appreciate it. MR. SADLOWSKI: My name is Don Sadlowski, S-a-d-I-o-w-s-k-i, and I live at 532 West North Street. Thank you very much for the opportunity to address you this evening.
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	174		
1	have already been cited in the traffic study	1	implications of rezoning this site. What if
2	underestimate the impact on North Street east of	2	Kensington is not successful? What types of
3	Monroe and on Madison Street between North and	3	businesses and traffic patterns does that open
4	Ogden. Kensington has previously stated they	4	the neighborhood to in the future? Once the
5	draw from a three-mile radius. With three	5	genie is out of the bottle on residential
6	Kensington schools already located east of	6	zoning, what is to stop some future more
7	Hinsdale in LaGrange and Western Springs and	7	intrusive commercial use?
8	much of the northbound area occupied by the	8	Rezoning the parcel potentially
9	forest preserve, the golf course and the	9	opens the door up to what I have called in
09:01:08PM 10	McDonald's campus, it stands to reason the	09:03:02PM 10	business a successive degradation. That
11	school will draw primarily from the west and the	11	situation in which each individual change you
12	south. Three miles west stretches all the way	12	make is a modest decline in quality versus the
13	to Fairview Avenue in Downers Grove. This means	<mark>13</mark>	situation that existed directly prior to it but
14	numerous families will likely need to head west,	14	when the impact of multiple successive changes
15	especially at pickup, putting even more pressure	<mark>15</mark>	is viewed cumulatively, the decline in quality
16	on the light at Ogden and Madison.	<mark>16</mark>	is large. You look back and say one day how did
17	The driving on Madison is very	17	we get here? Thank you.
18	aggressive. I live right there, I see it every	18	CHAIRMAN CASHMAN: Thank you.
19	day. A year ago somebody knocked over the fire	19	MR. MOBERLY: Hi. My name is Gary
09:01:34PM 20	hydrant at the corner of our property. People	09:03:36РМ 20	Moberly. I am the spouse of Karen Moberly.
21	as they come down the street and they see the	21	She's the smart, articulate one in the family.
22	light is green, they speed up to make the light.	22	I should mention I forgot to
	175		177
1	I have been slowing down to turn many times I	1	mention last time. I'm on the zoning board of
2	slow down to turn into my corner, somebody is	2	appeals. So a lot of you know that already.
3	passing me in order to make the light. Their	3	I'm just speaking for myself. I don't want to
4	driving is incredibly aggressive because people	4	speak for my neighbors, just for myself.
5	know that that light is short. They jackrabbit	5	I'm opposed to this I'll just
6	across to make a left when I'm coming southbound	6	come out and say it right now for all the
7	from Fullersburg Woods. It's a very, very	7	reasons the other folks have: Traffic and
8	aggressive corner.	8	parking.
9	And I would also remind you that	9	As you know, the purpose of the
09:02:08PM 10	this traffic study was conducted during the	09:04:02PM 10	grandfather business, this was grandfathered in
11	winter. During the summer there are a lot of	11	as you all know. You know the code better than
12	bicyclists and there are a lot of pedestrians	12	I do. And the purpose of grandfathering is to
13	along Madison. Many of them going over to Salt	13	slowly bring things back to the code. And I
14	Creek. There are a lot of kids with their	14	hear some folks say this was commercial. It's
15	tennis rackets, with their swimming gear, using	15	not commercial, it's residential. It needs to
16	that intersection and that road to cross on and	16	revert to residential. Going from R-4 zoning to
17	it would be at peak hours because they are going	17	O-2, that's a real big leap. That's what
18	to swim meets and early tennis lessons so they	18	concerns us all here.
19	are out there in the morning as well as in the	19	Just to briefly review a couple of
09:02:36PM 20	late afternoon.	09:04:32PM 20	other projects recently in Hinsdale. The
21	And as other people have said, my	21	Hinsdale Meadows project. That was residential.
22	final concern is just of the long-term	22	I don't want to buy a \$950,000 duplex over there
	KATHLEEN W. BONO), USR 630-8	Attachment 2 ^{20 of 38 sheets}

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.

			0-1	O-2	O-3
Α. Λ	/laximum He	eight ^{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
В. Л	/linimum 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
С. Л	/linimum Ya	rds ^{2,3,4,5,6,7,8,13} :			
1.	Front and corner side (feet)		35	25	25
2.	Side (fee	et) ⁹	10	10	10
3.	Rear (fee	et) ^{9,10}	25	20	20
D. Λ	/linimum Se	tbacks ^{4,5,6,7,8:}			
1.	Setback centerlin	from Ogden Avenue e ⁹ :			
	(a)	Structure height <u>0-30</u> 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 <u>0-30</u> 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 <u>0-30</u> 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. A	Maximum To	otal 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 <u>10-105</u> 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 11603E2(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 <u>9-106</u>F, 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 $(^1/_3)$ 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 $(^1/_4)$ 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 $(22^1/_2^{\circ})$ 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
- (i) 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 12-101 F 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)

