

ARTICLE 8. COMMERCIAL DISTRICTS

NOTES ON REVISION

Uses: The lengthy lists of uses was updated and condensed to “generic” uses.

Office Park Uses: In the O-3 District, which is intended for larger office park developments, we have allowed for accessory non-office uses that are typically found in larger office park developments but have stipulated that they are only permitted when accessory to office developments, and integrated into the development to primarily serve the employees. We have removed the restriction that these could not be visible from the exterior as this is an outdated standard. We have added more development flexibility by permitting these uses when they are only 20% of the floor area of a structure (80% in office use) and allowed stand-alone buildings by special use.

Lot Depth: We eliminated the minimum lot depth requirement in the commercial districts. Commercial lots tend to have irregular lotting patterns and we did not want to create nonconformities. Minimum lot depth is typically not part of commercial district bulk standards.

Lot Coverage: The lot coverage requirements were eliminated because their controls are minimal. Essentially, lot coverage requirements currently permit 90% coverage in the B-1 and B-3 Districts. The setback requirements are the controlling element on the site and so the additional layer of control is unnecessary. Commercial districts typically do not include these controls because of the intensity of commercial development. However, it was retained in the O-3 district in order to ensure sufficient open space.

Special Setbacks: Special setbacks from the centerline of Ogden Ave., York Rd. and the Forest Preserve were eliminated. Typically, setbacks measured from the centerline are used in county zoning to reserve land for right-of-way expansion. If the desire is a larger setback from the street, then it should be measured from the property line (special setbacks can be established along these areas if desired).

ARTICLE 8. COMMERCIAL DISTRICTS

- 8.1 COMMERCIAL DISTRICT PURPOSE STATEMENTS
 - 8.2 PERMITTED AND SPECIAL USES
 - 8.3 BULK AND SETBACK REQUIREMENTS
 - 8.4 O-1 DISTRICT BUILDING DESIGN STANDARDS
 - 8.5 GENERAL STANDARDS OF APPLICABILITY
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8.1 COMMERCIAL DISTRICT PURPOSE STATEMENTS

A. Purpose of the B-1 Community Business District

The B-1 Community Commercial District is intended to serve the everyday shopping needs of Village residents as well as to provide opportunities for specialty shops attractive to the suburban residential community around the Village. This district is also designed to accommodate development of small community shopping centers that require off-street parking and loading, in addition to existing individual shops or small groups of local stores. The district is normally located on primary or secondary thoroughfares, is relatively small in size, and has bulk standards that provide for compatibility with nearby residential uses.

B. Purpose of the B-2 Central Business District

The B-2 Central Business District is intended to serve the entire Hinsdale suburban community with a wide variety of retail and service uses. It is intended to serve as the primary shopping district of the Village. This district is located in the center of the Village, adjacent to commuter facilities, and at the convergence of primary thoroughfares. The use, bulk and form standards are intended to reflect the generally more intense development of property in this area. Development and use standards for the B-2 District are contained in Article 9 (Central Business District).

C. Purpose of the B-3 General Business District

The B-3 General Business District is intended to serve the Hinsdale suburban community with a full range of commercial uses. The B-3 District is intended to provide sufficient space in appropriate locations for a variety of retail uses, personal service uses, and professional offices, generally characterized by larger-scale, auto-oriented commercial developments which require significant parking and are commonly located along established traffic routes.

D. Purpose of the O-1 Specialty Office District

The O-1 Specialty Office District is intended to provide for small offices in the older areas of the Village adjacent to the Central Business District and retain the residential character of the Village and at the same time promote limited business activity. The uses permitted are characterized by low traffic volume. The regulations of the O-1 District are designed to encourage the retention and renovation of sound existing residential structures and to ensure that office uses remain compatible with residential uses while permitting the area to maintain a distinctive residential character. New construction in the O-1 District also must have a residential character and appearance. The O-1 District is located to provide a transition between residential areas and non-residential districts.

E. Purpose of the O-2 Limited Office District

The O-2 Limited Office District is designed to provide for the general needs of business and professional offices and related business uses on smaller sites scattered throughout the Village. Bulk and height regulations encourage development that is architecturally consistent

with smaller sites and compatible with nearby residential uses.

F. Purpose of the O-3 General Office District

The O-3 General Office District is provided to accommodate the needs of business and professional offices and related business uses requiring a wider range of office space with a higher intensity of pedestrian and vehicular traffic movements, especially within an office park environment.

8.2 PERMITTED AND SPECIAL USES

A. Table 8-1: Commercial Zoning Districts Permitted and Special Uses lists permitted and special uses for the commercial districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain a special use permit as required in Section 4.4 (Special Use Permits). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

B. Uses allowed within the B-2 District are provided in Article 9 (Central Business District).

| VILLAGE OF HINSDALE, ILLINOIS | | | | | | |
|---|----------|-----|-----|-----|-------------------|----------------|
| TABLE 8-1: COMMERCIAL ZONING DISTRICTS PERMITTED & SPECIAL USES | | | | | | |
| S = Special Use P = Permitted Use | | | | | | |
| USE ¹ | DISTRICT | | | | | USE STANDARDS |
| | B-1 | B-3 | O-1 | O-2 | O-3 | |
| RESIDENTIAL USES | | | | | | |
| Dwelling, Above the Ground Floor | | P | P | | | |
| Assisted Living Facility | | | P | | | Section 12.3.A |
| Community Residence, Large (More than 8 persons) | | | P | | | Section 12.3.B |
| Community Residence, Small (8 or less persons) | | | P | | | Section 12.3.B |
| Dwelling, Multi-Family | | | P | | | Section 12.3.G |
| Dwelling, Single-Family | | | P | | | |
| Dwelling, Townhouse | | | P | | | Section 12.3.G |
| Dwelling, Two-Family | | | P | | | |
| Independent Living Facility | | | P | | | |
| Nursing Home | | | P | | | |
| RELIGIOUS USES | | | | | | |
| Place of Worship | S | S | | | | Section 12.3.P |
| EDUCATIONAL USES | | | | | | |
| Educational Facility, Vocational | | S | | S | | |
| RECREATIONAL AND ENTERTAINMENT USES | | | | | | |
| Indoor Entertainment | S | P | | | | Section 12.3.I |
| Indoor Recreation | S | P | | | | Section 12.3.I |
| Live Entertainment | S | S | | | | |
| Movie Theater | | S | | | | |
| RETAIL AND SERVICE USES | | | | | | |
| Animal Hospital | | P | | S | | |
| Art Gallery | P | P | | | | |
| Arts Studio | P | P | | | | |
| Banquet Hall | | S | | | | |
| Bakery | P | P | | | | |
| Car Wash | S | S | | | | |
| Day Care Center, Child or Adult | P | P | S | S | S, P ³ | Section 12.3.D |
| Drive-Through Facility | S | S | | | | Section 12.3.F |

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|---|-------------------|-------------------|-------------------|-------------------|-------------------|----------------|
| Financial Institution | S | S | S | S | S, P ³ | Section 12.3.J |
| Funeral Home | P | P | P | P | | |
| Gas Station | | S | | | | Section 12.3.K |
| Greenhouse/Nursery | S | S | | | | |
| Health Club | | P | | | S, P ³ | |
| Heavy Retail, Rental and Service | | S | | | | |
| Hotel/Motel | | S | | | | |
| Medical/Dental Clinic | | P | P | P | | |
| Motor Vehicle Dealership | | S | | | | Section 12.3.L |
| Motor Vehicle Rental Establishment | | S | | | | Section 12.3.L |
| Motor Vehicle Service and Repair, Minor | S | S | | | | Section 12.3.M |
| Office | P | P | P | P | P | Section 12.3.N |
| Outdoor Dining | P | P | | | | Section 12.3.O |
| Personal Services Establishment | P | P | | | S, P ³ | |
| Restaurant | P | P | | | S, P ³ | |
| Research and Development Facility | | | | P | P | |
| Retail Goods Establishment | P | P | | | S, P ³ | |
| Social Club or Lodge | | S | | | | |
| Tavern/Bar | S | S | | | | |
| TRANSPORTATION USES | | | | | | |
| Off-Street Parking Lot (Principal Use) | S | S | | S | S | |
| Parking Structure (Principal Use) | S | S | | S | S | |
| OTHER | | | | | | |
| Planned Development | S | S | S | S | S | Article 5 |
| Utilities, Private | S | S | S | S | S | Section 12.3.R |
| Wireless Telecommunications Antenna | S, P ² | S, P ² | S, P ² | S, P ² | S, P ² | Section 12.3.Q |
| Wireless Telecommunications Facility | S, P ² | S, P ² | S, P ² | S, P ² | S, P ² | Section 12.3.Q |
| Wireless Telecommunications Tower | S, P ² | S, P ² | S, P ² | S, P ² | S, P ² | Section 12.3.Q |

TABLE 8-1: FOOTNOTES

¹ The terms in this column (“Use”) are defined in Article 18 (Definitions).
² Only wireless telecommunications antennas that comply with the stealth design standards of Section 12.3.Q.10 shall be considered permitted uses.
³ These uses are allowed only when accessory to office developments, and integrated into the development to primarily serve the employees. They are permitted when 80% or more of the net floor area of the structure is in office use. They are considered a special use if they are a stand-alone structure within a larger office park development.

8.3 BULK AND SETBACK REQUIREMENTS

- A. Table 8-2: Commercial Zoning Districts Bulk and Setback Regulations establishes bulk and setback regulations for the commercial zoning districts.
- B. Any residential dwellings within the O-1 District, except for dwellings above the ground floor, shall meet the bulk and setback requirements of the R-5 District.
- C. Bulk and setback regulations for the B-2 District are provided in Article 9 (Central Business District).

| VILLAGE OF HINSDALE, ILLINOIS | | | | | |
|---|---|---|---|---|---|
| TABLE 8-2: COMMERCIAL ZONING DISTRICTS BULK AND SETBACK REGULATIONS | | | | | |
| | B-1 | B-3 | O-1 ³ | O-2 | O-3 |
| BULK REQUIREMENTS | | | | | |
| MINIMUM LOT AREA | 6,250sf | 6,250sf | 8,500sf | 20,000sf | 20,000sf |
| MINIMUM LOT WIDTH | 50' | 50' | 60 ft | 80' | 80' |
| MAXIMUM BUILDING HEIGHT | 30' but no more than 2 stories | 30' but no more than 2 stories | 30 ft but no more than 2½ stories | 40' but no more than 3 stories | 60' but no more than 5 stories Parking structures limited to 30' |
| MAXIMUM LOT COVERAGE | | | | | 50% ¹ |
| MAXIMUM FAR | 0.35 | 0.50 | 0.40 | 0.50 | 0.35 ² |
| SETBACK REQUIREMENTS | | | | | |
| MINIMUM FRONT SETBACK | 25' | 25' | 35' | 25' | 25' |
| MINIMUM INTERIOR SIDE SETBACK | 10' unless abutting a railroad right-of-way, then no setback required | 10' unless abutting a railroad right-of-way, then no setback required | 10' unless abutting a railroad right-of-way, then no setback required | 10' unless abutting a railroad right-of-way, then no setback required | 10' unless abutting a railroad right-of-way, then no setback required |
| MINIMUM CORNER SIDE SETBACK | 25' | 25' | 25' | 25' | 25' |
| MINIMUM REAR SETBACK | 20' unless abutting a railroad right-of-way, then no setback required | 20' unless abutting a railroad right-of-way, then no setback required | 25' unless abutting a railroad right-of-way, then no setback required | 20' unless abutting a railroad right-of-way, then no setback required | 20' unless abutting a railroad right-of-way, then no setback required |

TABLE 8-2: FOOTNOTES

¹ 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 included in calculations of total lot coverage in the O-3 District.

² An increase of 0.25 to the maximum floor area ratio in the O-3 District shall be permitted solely for the purposes of developing parking spaces for passenger automobiles within an enclosed parking garage or structure.

³ Any residential dwellings within the O-1 District, except for dwellings above the ground floor, shall meet the bulk and setback requirements of the R-5 District. Dwellings above the ground floor shall meet O-1 District standards.

8.4 O-1 DISTRICT BUILDING DESIGN STANDARDS

- A. When a use is established in the O-1 District by the conversion of any structure originally designed for a residential use, the existing residential character of the structure shall be retained. The quality of exterior design shall be equal on all facades of the structure, and the materials on all facades shall be of the same or comparable quality.
- B. Any new structure constructed in the O-1 District shall be designed to be compatible in appearance with adjacent single-family residential structures. Flat roofs are prohibited.
- C. All conversions of existing structures or new construction shall be designed to be visually compatible in terms of the materials used, shapes, textures, colors, projections, proportions and scale with the structures, public ways and places to which they are visually related.

8.5 GENERAL STANDARDS OF APPLICABILITY

A. Accessory Structures and Uses

See Section 13.5 (Accessory Structures and Uses) for standards covering accessory structures and uses.

B. Landscaping, Buffering and Screening

See Article 16 (Landscaping and Screening) for standards governing landscaping, buffering and screening.

C. Off-Street Parking and Loading

See Article 15 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

D. Permitted Encroachments

See Section 13.6 (Permitted Encroachments) for standards governing encroachments.

E. Temporary Uses

See Section 13.7 (Temporary Uses) for standards governing temporary uses.

F. Signs

See Article 14 (Signs) for standards governing signs.