

ARTICLE 10. OFFICE DISTRICTS

CURRENT CODE	REORGANIZED CODE PROVISIONS
§6-101 §6-102	<p>10.1 PURPOSE</p> <p>A. General Purpose Statement</p> <p>Three (3) zoning districts are provided for office development. The office districts accommodate a range of suburban office space alternatives in keeping with the residential and local business atmosphere in the Village. In the office districts, the combination of use regulations and varied bulk and yard <u>setback</u> regulations is intended to:</p> <ol style="list-style-type: none">1. Perpetuate the existing high quality character of the Village by preserving established office use areas while permitting only beneficial new office development consistent with the overall character and land use patterns of the existing Village.2. Assure through height limits, setback, open space requirements, and mapping decisions that all office development is compatible with the residential scale of Village.3. Implement through reasonable regulation the purposes and intent of this Code. <p>B. Purpose of the O-1 Specialty Office District</p> <p>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 areas where it is possible to and retain the residential character and appearance of the Village and at the same time promote limited business activity. The uses permitted are characterized by low traffic volume and limited outdoor advertising. The regulations of the O-1 District are designed to encourage the retention and renovation of sound existing <u>residential</u> structures and to ensure that office uses remain compatible with residential uses while permitting the area to maintain a distinctive residential character. Replacement structures <u>New construction</u> in the O-1 District also must have a residential character and appearance. The O-1 District normally is small in size and located to provide a transition between residential areas and less restrictive districts.</p> <p>C. Purpose of the O-2 Limited Office District</p> <p>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.</p> <p>D. Purpose of the O-3 General Office District</p> <p>The O-3 General Office District is provided to accommodate the needs of business and professional offices and related business uses requiring a somewhat wider range of office space with a somewhat higher intensity of</p>

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	pedestrian and vehicular traffic movements. Bulk and height regulations are consistent with a moderate amount of development. The O-3 District shall be mapped only on property lying north of Ogden Avenue and east of York Road.
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As is the case in the multi-family districts, the Code specifically states where the O-3 District can be mapped and says that no other areas may be mapped as such. This is a suspect regulation and violates zoning principles. An applicant must be able to apply for any zoning district anywhere within the Village, though the Board does not have to approve such request. It is understandable that the Village would like to limit the application of the O-3 District but this should be done through land use requirements. One control is to require a large minimum lot size, so that a significant amount of land must be assembled in order to construct an office park development. A second is to require location off a main arterial roadway because of the amount of traffic, both employee and client, that can potentially be generated by such a use. This would effectively limit the potential locations of the O-3 District without causing legal issue.

§6-103
§6-106

10.2 USES

The permitted and special uses allowed in the office districts are set forth in the following table.

Permitted Uses
The following uses and no others are permitted as of right in the office districts indicated in the following table. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual" (see appendix A) and section 11-501 of this code. SIC codes are given in parentheses following each use listing.

Special Uses
-Except as specifically limited in the following table, the uses listed in the following table may be permitted in the office districts indicated subject to the issuance of a special use permit as provided in section 11-602 of this code. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual" (see appendix A of this code) and section 11-501 of this code. SIC codes are given in parentheses following each use listing.

OFFICE DISTRICTS PERMITTED & SPECIAL USES VILLAGE OF HINSDALE				
P = Permitted // S= Special				
USE	O-1	O-2	O-3	USE STANDARDS
Printing, Publishing and Allied Industries				
Commercial printing (275)			P	
Retail Trade				
Candy, nut and confectionary stores (544) ¹			P	
Computer sales (5734) ¹			P	
Drugstores and proprietary stores (5912), but not more than 1,000 square feet ¹			P	
Florist (5992) ¹			P	
Gift, novelty and souvenir shops (5974) ¹			P	
Miscellaneous apparel and accessory stores (544) ¹			P	
News dealers and newsstands (5994) ¹			P	
Optical goods stores (5995) ¹			P	

Stationary stores (5943) ¹			P	
Tobacco stores and stands (5993) ¹			P	
Finance, Insurance, And Real Estate				
Depository and non-depository credit institutions (60-61), not including drive-through establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot			P	See Section 13.5
Depository and non-depository credit institutions (60-61), not including drive-through establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot and only subject to the provisions of subsection 6-110L of this article		S		See Section 13.5
Drive-in depository and non-depository credit institutions (60-61), with drive-through		S	S	See Section 13.6
Holding and other investment offices (67)		P	P	
Insurance carriers, agents, brokers, and service (63-64)	P	P	P	
Real estate offices (65)		P	P	
Security and commodity brokers, dealers, exchanges, and services (62)		P	P	
Services				
Accounting, auditing, and bookkeeping services (872)	P	P	P	
Advertising services (731)	P	P	P	
Barber Shop (724) ¹			P	
Beauty School (723) ¹			P	
Building cleaning and maintenance services (7349)		P	P	
Business associations (861)		P	P	
Child daycare services (835)	S	S	P	
Civic, social, and fraternal associations (864)		P	P	
Commercial art and graphic design (7336)	P	P	P	
Computer programming, data processing, and other computer related services (737)		P	P	
Computer programming services (7371), but not including training services or programs	P			
Correspondence and vocational schools (824)			P	
Drinking places (5813) accessory to permitted eating places ¹			P	
Eating places (5812) but not including live entertainment and drive-in establishments ¹			P	
Employment agencies (7361)		P	P	
Engineering, architectural, and surveying services (871)	P	P	P	
Funeral homes or parlors (726), but not crematories		P		
Health and allied services not elsewhere classified (8099)		P		
Help supply services (7363)		P	P	
Home healthcare services (808)		P	P	
Interior design and decorating services (7389), but not including painters and paperhangers or showrooms for retail sales on the premises	P	P	P	
Individual and family social services (832)			P	
Job training and vocational rehabilitation services (833)		P	P	
Kidney dialysis centers (8092)		P		
Labor organizations (863)		P	P	
Landscape counseling and planning (0781)	P	P	P	
Legal services (81)	P	P	P	
Mailing, reproduction, commercial art and photography, and stenographic services (733)		P	P	
Management and public relations services (874)		P	P	
Manufacturers' representatives offices	P			
Medical and dental laboratories (807)		P	S	
Medical equipment rental and leasing (7352)			P	
Membership organizations not elsewhere classified (869)		P	P	
Membership sports and recreation clubs (7997)		S	S	
Miscellaneous business and professional offices uses not listed herein	P	P	P	
Miscellaneous health and allied services not elsewhere classified (809)			P	
Miscellaneous services (899)	P	P	P	
Music schools (8299)		S		

Offices and clinics of doctors of medicine, dentists, osteopaths, chiropractors, optometrists, podiatrists, and other health practitioners (801-804), but not emergency treatment as a regular, advertised practice in the O-1 district	P	P	P	
Offices of detective, guard, and armored car services (7381)		P	P	
Offices of news syndicate (7383)		P	P	
Passenger car rental and leasing (7514-7515)			S	
Physical fitness facilities (7991)			S	
Political organizations (865)		P	P	
Professional membership organizations (862)		P	P	
Research, development, and testing services (873)			S	See Section 13.12
Social services not elsewhere classified (839)		P	P	
Transportation And Utility Services				
Offices and agencies for the arrangement of passenger transportation services (472)		P	P	
Offices of communications and utility companies (48-49), not including antennas in excess of the district height limit		P	P	
Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures (481) – Stealth Design		P	P	See Section 13.10.A
Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures (481)			S	See Section 13.10
Telecommunications equipment facility (4813)		S		See Section 13.14
Travel agencies (4724) ¹			P	
Dwelling Units				
Dwelling units, subject to the provisions applicable to the R-5 district; provided, however, that there shall be no more than two (2) dwelling units located on each zoning lot	P			
Miscellaneous				
Hotels (7011)			S	
Lifestyle housing		S		See Section 13.7
One dwelling unit accessory to a funeral home or parlor		S		
Planned developments	S	S	S	See Article 5

¹ Only when located in a building in which at least eighty percent (80%) of the net floor area is devoted to uses other than transportation services or retail trade, and only when so designed, located, and advertised so as not to be visible or accessible except from the interior of such building.

Based upon discussions with the staff and review of the current Code, the lengthy lists of uses need to be updated and condensed to utilize “generic” uses. Currently the Standard Industry Classification Manual from 1987 is used to describe permitted and special uses in all zoning districts, but has particular impact on business and office districts which have the most uses listed. The SIC Manual is not a planning document, but rather used for industry classifications and created by the US Department of Labor. By utilizing the manual, the Village allows the Labor Department and industry to control its uses, whereas the Village should really own and control its uses. In addition, because the Code has not been comprehensively revised and because the referenced manual is from 1987, some of the uses are relatively obsolete or inappropriate for their districts.

Modern zoning practice has moved toward a “generic” use approach. This technique has two main benefits. First, it eliminates the need for extensive and detailed lists, and the permitted and special use sections of the Code become shorter and easier to use. Secondly, the generic use approach provides staff with greater flexibility to review and permit those uses that may be desirable for the community, but not specifically listed, within the broad context of a generic use definition.

We recommend that a generic use approach be used for Hinsdale’s Code. This approach is described further in the Technical Review Report.

**CURRENT
CODE**

REORGANIZED CODE PROVISIONS

10.3 BULK AND SETBACK REQUIREMENTS

- A. The building height, lot, yard, setback, floor area ratio, and coverage requirements applicable in the office districts are set forth in the following table.
- B. No permitted or special use shall be established in the O-1 District by the conversion or rebuilding of any structure originally designed for a residential use. No new structure shall be constructed in the O-1 District unless it meets the requirements of Section 10.5 below.

~~No construction or development requiring a building permit and affecting the exterior appearance of any structure shall be permitted in any office district except upon approval of the building permit application by the board of trustees pursuant to section 11-606 of this code and site plan approval by the board of trustees pursuant to section 11-604 of this code. This subsection shall not be construed as a limit on any other requirement for site plan approval pursuant to section 11-604 of this code.~~

Building permit and site plan review language was stricken because it is redundant.

OFFICE DISTRICTS BULK & SETBACK REQUIREMENTS VILLAGE OF HINSDALE			
STANDARDS	DISTRICTS		
	O-1	O-2	O-3
BULK REQUIREMENTS			
Minimum Lot Area	8,500sf	25,000sf	20,000sf
<p>Because the O-3 District is intended to be the most intensive of the office districts, it is not clear why the lot area and lot depth of the O-3 District is less than that of the O-2 District, which is intended to accommodate general office uses throughout the Village. In order to limit the location of the O-3 District to those areas appropriate to this type of land use, an increase in the minimum lot size required for the O-3 District can be coupled with access from major arterials, such as York Road and Ogden Avenue to restrict its zoning. It would also create a progression of office districts from least intense to most intense.</p>			
Minimum Lot Width	60 ft	100 ft	80 ft
Minimum Lot Depth	125 ft	125 ft	125 ft
Maximum Building Height	30 ft and 2½ stories	40 ft and 3 stories	60 ft and 5 stories, except parking structures are limited to 30 ft
Maximum Building Coverage	35%		
Maximum Lot Coverage	80%	80%	50% <i>See Section 10.4.A for lot coverage exemption</i>
Maximum FAR	0.40	0.50	0.35 <i>See Section 10.4.B for FAR bonus</i>
<p>Building coverage standards for the O-2 District can be eliminated because the required yard standards create open space on the site. The lot coverage maximum of 80% is closely aligned with the yard standards, which are more appropriate control for a general office district. The O-3 District requires a lot of open space, created both by the 50% maximum lot coverage and the significant yard requirements along York Road and Ogden Avenue (which is where the Code indicates the O-3 District should be mapped). This desire for open space as part of development of large office areas should be supplemented by landscaping requirements. Building foundation landscaping and on-lot landscaping and tree planting requirements would create visual interest on the site, screen areas from public view and promote species diversity. Often, when only lot coverage and yard requirements are in place for large office developments, the remainder of the lot is planted as lawn. Landscaping requirements would ensure a more interesting appearance.</p>			

**OFFICE DISTRICTS
BULK & SETBACK REQUIREMENTS
VILLAGE OF HINSDALE**

STANDARDS	DISTRICTS		
	O-1	O-2	O-3
SETBACK REQUIREMENTS¹			
Minimum Front Setback	35 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property	25 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property	25 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property
<i>Front Yard</i>			40 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property
There are both yard and setback requirements for all districts. In the O-3 Districts, these standards are not identical. This is confusing and the Code should only speak to one control.			
Minimum Interior Side Setback	10 ft	10 ft	10 ft
Minimum Corner Side Setback	35 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property	25 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property	25 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property
<i>Corner Side Yard</i>			40 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property
There are both yard and setback requirements for all districts. In the O-3 Districts, these standards are not identical. This is confusing and the Code should only speak to one control.			
Minimum Rear Setback	25 ft	20 ft, unless abutting a railroad right-of-way, then no setback required	20 ft
<i>Rear Yard</i>			40 ft
There are both yard and setback requirements for all districts. In the O-3 Districts, these standards are not identical. This is confusing and the Code should only speak to one control.			
Ogden Avenue Minimum Setback: Measured from Ogden Ave. Centerline			
<i>Structure 0-30 ft in height</i>		100 ft	100 ft
<i>Structure 31-46 ft in height</i>		200 ft	200 ft
<i>Structure more than 46 ft in height</i>			300 ft
York Road Minimum Setback: Measured from York Rd. Centerline			
<i>Structure 0-30 ft in height</i>		75 ft	75 ft
<i>Structure 31-46 ft in height</i>		200 ft	200 ft
<i>Structure more than 46 ft in height</i>			300 ft
Minimum Setback from Forest Preserve Property			
<i>Structure 0-30 ft in height</i>			100 ft
<i>Structure 31-46 ft in height</i>			100 ft
<i>Structure more than 46 ft in height</i>			100 ft
The intent of these larger setbacks along Ogden Ave., York Rd. and Forest Preserve property is confusing. 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).			

¹ Any use in the office districts that does not have a structure on a zoning lot, such as a parking lot, must comply with all setback requirements. On any lot occupied by a use without structures, the minimum front, side and rear yards that would otherwise be required for such lot shall be

provided and maintained.

BULK & SETBACK TABLE WITHOUT NOTES

OFFICE DISTRICTS BULK & SETBACK REQUIREMENTS VILLAGE OF HINSDALE			
STANDARDS	DISTRICTS		
	O-1	O-2	O-3
BULK REQUIREMENTS			
Minimum Lot Area	8,500sf	25,000sf	20,000sf
Minimum Lot Width	60 ft	100 ft	80 ft
Minimum Lot Depth	125 ft	125 ft	125 ft
Maximum Building Height	30 ft and 2½ stories	40 ft and 3 stories	60 ft and 5 stories, except parking structures are limited to 30 ft
Maximum Building Coverage	35%		
Maximum Lot Coverage	80%	80%	50% See Section 10.4.A for lot coverage exemption
Maximum FAR	0.40	0.50	0.35 See Section 10.4.B for FAR bonus
SETBACK REQUIREMENTS¹			
Minimum Front Setback	35 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property	25 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property	25 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property
<i>Front Yard</i>			40 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property
Minimum Interior Side Setback	10 ft	10 ft	10 ft
Minimum Corner Side Setback	35 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property	25 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property	25 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property
<i>Corner Side Yard</i>			40 ft, unless abutting Ogden Ave., York Rd. or Forest Preserve Property
Minimum Rear Setback	25 ft	20 ft, unless abutting a railroad right-of-way, then no setback required	20 ft
<i>Rear Yard</i>			40 ft
Ogden Avenue Minimum Setback: Measured from Ogden Ave. Centerline			
Structure 0-30 ft in height		100 ft	100 ft
Structure 31-46 ft in height		200 ft	200 ft
Structure more than 46 ft in height			300 ft
York Road Minimum Setback: Measured from York Rd. Centerline			
Structure 0-30 ft in height		75 ft	75 ft
Structure 31-46 ft in height		200 ft	200 ft
Structure more than 46 ft in height			300 ft
Minimum Setback from Forest Preserve Property			
Structure 0-30 ft in height			100 ft
Structure 31-46 ft in height			100 ft
Structure more than 46 ft in height			100 ft

¹ Any use in the business districts that does not have a structure on a zoning lot, such as a parking lot, must comply with all setback requirements. On any lot occupied by a use without structures, the minimum front, side and rear yards that would otherwise be required for such lot shall be provided and maintained.

Art. 9
Footnotes**10.4 EXEMPTIONS TO O-3 DISTRICT BULK AND SETBACK REQUIREMENTS****A. Lot Coverage Exemption**

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.

B. Floor Area Ratio Bonus for Parking Structures

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 shall be permitted ~~provided that such increase shall be solely for the purposes of developing parking spaces for passenger automobiles within an enclosed parking garage or structure.~~

§6-110

10.5 O-1 District Building Design Standards**A. Conversion of Existing Structures**

No permitted or special use shall be established in the O-1 District by the conversion or rebuilding of any structure originally designed for a residential use, unless the existing residential character of the structure is 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. New Structures

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 shall be prohibited. 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.

C. Visual Compatibility

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 buildings, public ways and places to which they are visually related.

D. Exterior Lighting

All exterior lighting in any O-1 District shall be arranged to prevent direct glare ~~of beams~~ onto any residential district by the use of fully shielded lighting lumina cutoffs.

E. Landscaping

Any yard in the O-1 District that abuts a residential district shall be treated as

a perimeter landscaped open space as provided in subsection 9-207L of this code.

There are general design standards for the O-1 District to ensure that the conversion of an existing structure or new construction will be residential in appearance. The design standards should be more detailed and explicit, and should include photographic examples of existing structures in the district that meet the requirements so that the intent is clear. The above standards speak more to intent than to actual design qualities.

Also, because this district is intended to mimic single-family residential, it is important to evaluate the bulk standards of the O-1 District in order to ensure that all development maintains the same scale.

§6-104
§6-105
§6-107
§6-108
§6-109

10.6 GENERAL STANDARDS OF APPLICABILITY

A. Accessory Structures and Uses

See Section ____ (Accessory Structures and Uses) for standards covering accessory structures and uses.
~~Accessory structures and uses are permitted in all office districts subject to the provisions of section 9-101 of this code.~~

B. Landscaping, Buffering and Screening

See Article ____ (Landscaping) for standards governing landscaping, buffering and screening.
~~The requirements relating to buffering and landscaping of certain uses and structures in office districts are set forth in section 9-107 of this code.~~

C. Off-Street Parking and Loading

See Article ____ (Off-Street Parking and Loading) for standards governing off-street parking and loading.
~~The parking and loading requirements applicable in all office districts are set forth in sections 9-104 and 9-105 of this code.~~

D. Permitted Encroachments

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

E. Temporary Uses

See Section ____ (Temporary Uses) for standards governing temporary uses.
~~Temporary uses are permitted in all office districts subject to the provisions of section 9-103 of this code.~~

F. Signs

See Article ____ (Signs) for standards governing signs.
~~The sign regulations applicable in all office districts are set forth in section 9-106 of this code.~~