



MEETING AGENDA

ZONING BOARD OF APPEALS
WEDNESDAY, April 17, 2024
6:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, IL
(Tentative & Subject to Change)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - a) December 20, 2023
- 4. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT**
 - a) V-04-23; 24 E. Eighth St.
- 5. RECEIPT OF APPEARANCES**
- 6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE**
- 7. PRE-HEARING AND AGENDA SETTING**
- 8. PUBLIC HEARING**
- 9. NEW BUSINESS**
- 10. OLD BUSINESS**
- 11. 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 the ADA Coordinator Andrianna Peterson at 630-789-7007 or by TDD at **630-789-7005** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

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VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
December 20, 2023

Member Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, December 20, 2023 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

1. ROLL CALL

Present: Members Gary Moberly, Gannon O'Brien, Keith Giltner, Tom Murphy, and Leslie Lee

Absent: Member John Podliska and Chairman Bob Neiman

Also Present: Director of Community Development/Building Commissioner Robb McGinnis

Due to Chairman Neiman's absence, Member Murphy made a motion, seconded by Member Moberly, to **appoint Member Giltner as Chairman Pro Tem**. The **motion carried** with a unanimous voice vote.

2. APPROVAL OF MINUTES

a) November 15, 2023

Member Moberly moved, seconded by Member Lee, to **approve the minutes of November 15, 2023** as submitted. The **motion carried** in a unanimous voice vote.

3. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT

a) V-03-23; 110-100 E. Maple Street

Hearing no corrections or edits, Member Murphy moved, seconded by Member O'Brien to **approve case V-03-23; 110-100 E. Maple Street as submitted**. The **motion carried** in a unanimous voice vote.

4. RECEIPT OF APPEARANCES – The court reporter administered the oath to all persons intending to speak at the scheduled public hearing (s).

5. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE – None

6. PRE-HEARING AND AGENDA SETTING- none

7. PUBLIC HEARING

a) V-04-23; 24 E. Eighth St.

Please refer to **Attachment 1** for the transcript of the proceeding of Case V-04-23

Ms. Jenna Edemayer, of Michael Abraham Architecture, stated that the home was recently added to the HOD list and was granted some relief as part of the program. The variance application seeks relief from the HOD regulations, not the bulk zoning

1 regulations. The project would include two small additions. The rear addition does
2 not require any relief and is not part of the application. The west side yard addition
3 proposes replacing a sunroom with a larger addition and seeks 3.917' of relief from
4 the minimum required side yard set-back. It is felt that the request is reasonable
5 because the lot is one of the smallest in the R-2 district and the requested setback is
6 comparable to what would be allowed for a home on the HOD list with a similar size
7 lot in the R-4 district. The interior space of the current sunroom is not very usable.

8 If the available rear yard space was used to construct one larger addition, instead of the two
9 proposed, the result would be a very deep dark interior space and very little play space in the
10 back yard. Mr. Michael Whalen stated that one large addition would loom very high over an
11 even smaller back yard area. The construction of two smaller additions would preserve most
12 of the existing small back yard area, preserve the neighbor's sightline from a kitchen window,
13 and is more in keeping with the style of the home.

14 Member Murphy confirmed the required mailing was completed and no negative feedback was
15 received by neighbors and that the side addition would abut the neighbor's driveway.

16 Member O'Brien, seconded by Member Lee, made a motion to **close the public**
17 **hearing. The motion carried** with a unanimous voice vote.

18
19 **DELIBERATIONS**

20 Please refer to **Attachment 2** for the transcript of the deliberation of Case V-04-23.

21
22 Members expressed support of the application.

23
24 Member Moberly made a motion, seconded by member Lee, to recommend the
25 approval of the variation request. The **motion carried** by a roll call vote as follows:

26 **AYES:** Members Moberly, O'Brien, Murphy, Lee, and Podliska and Pro-tem
27 Chairman Giltner

28 **NAYS:** None

29 **ABSTAIN:** None

30 **ABSENT:** Member Podliska and Chairman Neiman

31
32 **8. OLD BUSINESS**

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34 **9. NEW BUSINESS**

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36 **10. ADJOURNMENT**

37 With no further business before the Zoning Board of Appeals, Member Moberly
38 made a motion to **adjourn the Zoning Board of Appeals of December 20, 2023.**
39 Member O'Brien seconded the motion. **Motion carried** by a unanimous roll voice
40 vote. The meeting adjourned at 6:50 p.m.

41
42
43 _____
44 Jennifer Spires

45
Approved: _____

STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

BEFORE THE HINSDALE ZONING BOARD OF APPEALS

In the Matter of:)
)
)
V-04-23,)
24 East Eighth Street.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-entitled
matter before the Hinsdale Zoning Board of
Appeals, at 19 East Chicago Avenue, Hinsdale,
Illinois, on December 20, 2023, at the hour of
6:30 p.m.

BOARD MEMBERS PRESENT:

MR. KEITH GILTNER, Chairman Pro Tem;
MS. LESLIE LEE, Member;
MR. GARY MOBERLY, Member;
MR. TOM MURPHY, Member; and
MR. GANNON O'BRIEN, Member.

1 ALSO PRESENT:

2 MR. ROBB MCGINNIS, Director of
Community Development;

3 MR. MICHAEL ABRAHAM, Applicant's Architect;

4 MS. JENNA EDEMAYER, Applicant's Architect;

5 MR. MICHAEL WHALEN, Applicant.

6

7

8 CHAIRMAN PRO TEM GILTNER: Move on to
9 the Public Hearing, Case V-04-23. So whoever is
10 going to be speaking, move up to the podium,
11 please.

12 MS. EDEMAYER: Hi. My name is Jenna
13 Edemayer. I'm with Michael Abraham
14 Architecture. This is Michael Whalen, the
15 homeowner.

16 MR. WHALEN: Hi, Michael Whalen.
17 Michael Abraham.

18 MS. EDEMAYER: Mike Abraham.

19 CHAIRMAN PRO TEM GILTNER: So this is a
20 Public Hearing. If you could just give us a
21 highlight and we will go ahead with the
22 questions.

1 MS. EDEMAYER: Great. So a little
2 bit -- stepping back a little bit to last
3 month's meeting, we talked about the fact that
4 this home has also just recently been put on the
5 HOD list, the Historical Overlay District,
6 which has been working really well with us to
7 make this process happen.

8 So there are also some -- I know
9 there were some questions last time about how we
10 are also getting some relief from some
11 additional setbacks that we are not actually
12 here to seek a variance for and that is how we
13 have attained some of that relief is by going on
14 to the HOD list and getting some rear yard
15 setbacks and some FAR relief. So just as a
16 background note.

17 But a little bit about the house is
18 it's currently a four bedroom, two and a half
19 bath house. It's from the 1920s and we are
20 looking to do just two small additions. One
21 addition that would be in the rear yard, we are
22 not seeking any type of variance for.

1 But the addition that we are
2 looking to -- we are here for today is off on
3 the side yard and that would be to remove the
4 portion of the sunroom that is currently on the
5 side of the house and replace it with a slightly
6 larger addition. We are looking to decrease the
7 setback -- the interior side yard setback from
8 ten feet to a little over six feet and that
9 would take us to the extent of what we are
10 hoping to do there on the side yard.

11 In asking for this, we feel that we
12 are not asking any more than a similar sized lot
13 that would be kind of a R-4 lot that is for the
14 dimensions and the lot area of a lot this size
15 would fall into a R-4. It is the fourth
16 smallest in its immediate R-2 lot size so it's a
17 pretty small lot compared to its neighbors, so
18 we are trying to ask for something that would be
19 reasonable for a lot this size. We are not
20 trying to overextend ourselves or be right on
21 top of the neighbors. We are trying to go what
22 the R-4 HOD requirement would be for the

1 interior side yard set back which would be a lot
2 this size.

3 MR. MOBERLY: The sunroom is on the
4 west side of the property?

5 MS. EDEMAYER: Yes, sorry. Just to
6 confirm.

7 MR. MOBERLY: It looks very rickety.

8 MS. EDEMAYER: Yes. So it looks like
9 it may have been an exterior porch at some
10 point, enclosed at some point, foundations have
11 settled so even the windows that are there do
12 not open, the heating was added later, doesn't
13 work, ceiling tiles have recently been coming
14 down.

15 No matter what, this little sun
16 porch needs some help and right now it already
17 exists technically in the side yard setback by
18 just ever so few inches, but we are looking to
19 increase it to actually make it a usable size on
20 the inside.

21 The inside when its current depth
22 is only 7'6". Really can't fit much furniture,

1 make it usable, et cetera, et cetera. So we are
2 not looking to make it extremely large but
3 looking for a little over 11 feet on our
4 interior dimension.

5 You are going to ask why did we not
6 use the remaining area that we have in the rear
7 yard. There is some extra space that we have
8 between the house and the rear yard setback that
9 we get from the HOD.

10 A lot of that comes from if we were
11 to do one giant addition off the rear yard, the
12 house would get really deep and really dark and
13 then there wouldn't be a ton of exterior yard
14 for the kids to use, so by doing this and making
15 them smaller and separating them, we are still
16 keeping the backyard space relatively the same
17 with a small encroachment of the new addition
18 but trying to not lose the only yard that's kind
19 of left.

20 MR. WHALEN: I think that's right. I
21 think I had mentioned last time it would feel
22 very much like it looms over the backyard if you

1 look at Page 72 of the packet has a pretty good
2 illustration and it's just the HOD rear yard
3 setback but it shows where the 25 feet comes to
4 and although we would be coming close to that
5 with the kitchen addition, if you put a second
6 story above that as well, it impedes very far
7 into the backyard and I mentioned as well, you
8 can't see it from the street, but the roofline
9 there's sort of a gable element in the back so
10 it turns to the back it's not east-west. It is
11 east-west the whole way but then it sort of juts
12 out so it would be a lot. It's not like a
13 sloped roof coming down, it would run almost
14 three stories if you want to keep it consistent.
15 So it would be a lot in the backyard and we like
16 the little backyard that we have and wouldn't
17 want to take that much more from it in any other
18 potential area, for instance, like if we came
19 back from the existing sunroom because we have
20 to do something about it anyways.

21 I think rickety was a very generous
22 characterization of its current state of affairs

1 so we have to do something to update it and then
2 if we wanted more space, if we were to come into
3 the backyard, we think that would actually
4 impede sight lines from our neighbor. They have
5 a big kitchen window that's probably 10 feet, 15
6 feet south of where the current sunroom ends so
7 we think this is in keeping with the style of
8 the house, the best utility for us going forward
9 and without doing too much to our backyard or
10 doing anything else that impedes on our
11 neighbors.

12 CHAIRMAN PRO TEM GILTNER: Sounds like
13 the unique circumstance or the hardship is that
14 it's a much smaller lot than most of the lots in
15 that district and I think if that wasn't the
16 case, I think there could be a lot of pushback,
17 but you said that you are using as sort of a
18 guideline the HOD side yard setbacks that are
19 allowed.

20 Do you know what that is by any
21 chance?

22 MS. EDEMAYER: Six feet.

1 CHAIRMAN PRO TEM GILTNER: It is six
2 feet?

3 MS. EDEMAYER: Yes, for R-3 and R-4 I
4 believe it's six feet in the HOD so by getting
5 relief for an R-4. And so we didn't want to ask
6 for more than that because then we would be
7 asking for more than anybody else gets. So at
8 least this way it's keeping in with a lot of its
9 size and making it more comparable.

10 CHAIRMAN PRO TEM GILTNER: Okay. Thank
11 you.

12 MR. WHALEN: Someone mentioned, I don't
13 know if -- you had found that the 10 percent
14 setback is based on the minimum lot size of I
15 think 20,000 square feet and we are 9,000 so I
16 think that's part of where we are running out.

17 I wouldn't be shocked if maybe we
18 had the rear yard of the property on Garfield at
19 one point, unfortunately that's the Sanborn Fire
20 Insurance Map. They end at Eighth Street but
21 they only show the north side of Eighth Street
22 so I couldn't see what our property looked like

1 back then to confirm it but it's my working
2 theory anyways.
3 CHAIRMAN PRO TEM GILTNER: So you
4 listed how you meet the different variation
5 conditions and do any of the members have
6 questions with the application for the variance?
7 MR. MURPHY: Two questions. Did you
8 mail to everybody here was notified, nobody said
9 anything I take it?
10 MR. McGINNIS: I do have the green
11 cards that went out to everyone.
12 MR. MURPHY: No one responded and
13 nobody is here obviously.
14 MR. WHALEN: Yes.
15 MR. MURPHY: When I looked at this map,
16 what you're getting close to is their driveway;
17 correct?
18 MS. EDEMAYER: Correct.
19 MR. MURPHY: It's not like near their
20 house. I'm not sure this is --
21 MR. WHALEN: They have a front garage
22 there that's actually what is lateral to the

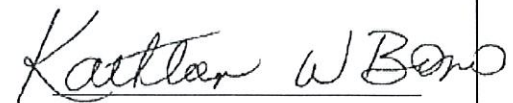
1 sunroom.
2 CHAIRMAN PRO TEM GILTNER: I'd ask last
3 month if you had talked to them or if you heard
4 anything in support of the variance.
5 MR. WHALEN: They didn't weigh in
6 specifically on the variance but we sent them
7 the plans and they said something along the
8 lines, you are getting some much needed space
9 and we agreed with that, but that was more or
10 less the extent of it. No feedback from any
11 other neighbors. Frankly, not many others can
12 really see it as it is but our neighbors to the
13 west get a front row view.
14 CHAIRMAN PRO TEM GILTNER: Any other
15 questions?
16 (No response.)
17 All right. Thank you.
18 MR. WHALEN: Thank you.
19 CHAIRMAN PRO TEM GILTNER: Is there a
20 motion to close the Public Hearing?
21 MR. O'BRIEN: So moved.
22 MS. LEE: Second.

1 CHAIRMAN PRO TEM GILTNER: All those in
2 favor, say aye.
3 (All aye.)
4 Any Opposed?
5 (No response.)
6 Motion carried.
7 (WHICH, were all of the
8 proceedings had, evidence
9 offered or received in the
10 above entitled cause.)
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STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified
Shorthand Reporter, Notary Public in and for the
County DuPage, State of Illinois, do hereby
certify that the deliberations were reduced to
writing by means of shorthand and thereafter
transcribed into typewritten form; and that the
foregoing is a true, correct and complete
transcript of my shorthand notes so taken
aforesaid.

IN TESTIMONY WHEREOF I have
hereunto set my hand and affix my electronic
signature this 27th day of December, A.D. 2023.



KATHLEEN W. BONO
C.S.R. No. 84-1423
Notary Public, DuPage County

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STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

BEFORE THE HINSDALE ZONING BOARD OF APPEALS
DELIBERATIONS

In the Matter of:)
)
)
V-04-23,)
24 East Eighth Street.)

REPORT OF PROCEEDINGS had at the
Deliberations of the above-entitled by the
Hinsdale Zoning Board of Appeals, at 19 East
Chicago Avenue, Hinsdale, Illinois, on
December 20, 2023, at the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. KEITH GILTNER, Chairman Pro Tem;
MS. LESLIE LEE, Member;
MR. GARY MOBERLY, Member;
MR. TOM MURPHY, Member; and
MR. GANNON O'BRIEN, Member.

1 ALSO PRESENT:

2 MR. ROBB MCGINNIS, Director of
Community Development.

3

4

5 CHAIRMAN PRO TEM GILTNER: Anyone want
6 to start the discussion?

7 MR. MOBERLY: I'm fine with the
8 approval of the variance. We went by the house
9 and your porch, whatever that is to the west,
10 does look like it needs some help. Is there any
11 furniture in there?

12 MR. WHALEN: We have evacuated the
13 space because of the falling ceiling tiles.

14 MR. MOBERLY: So I think you meet the
15 criteria. I think this is exactly what this
16 code revision was meant to do, which is give
17 people a way to preserve a nice looking older
18 home while preserving the character of the
19 neighborhood.

20 I don't think anybody wants to see
21 another white farmhouse. Mr. Abraham, you build
22 a lot of white farmhouses with black windows. I

1 think we have had enough of those around town.

2 It's unique and probably one of its
3 kind. I have never seen one with the brick and
4 the shingles. Maybe a few others, but I have
5 never seen it. It's a good looking house.

6 MR. O'BRIEN: Yes. I agree. I don't
7 have any reason to not support your application
8 and I think it's reasonable to ask and thank you
9 for the comprehensive plan drawings, certainly
10 helped with the visual aspect what you are going
11 to do. No objection here.

12 MR. MURPHY: I'm in favor, too.

13 MS. LEE: Same.

14 CHAIRMAN PRO TEM GILTNER: Okay.

15 Is there a motion?

16 MR. MOBERLY: Motion to approve.

17 MS. LEE: Second.

18 CHAIRMAN PRO TEM GILTNER: Robb, could
19 I get a roll call, please.

20 MR. MCGINNIS: Absolutely.

21 Member Moberly?

22 MR. MOBERLY: Yes.

1 MR. MCGINNIS: Member O'Brien?

2 MR. O'BRIEN: Yes.

3 MR. MCGINNIS: Member Murphy?

4 MR. MURPHY: Yes.

5 MR. MCGINNIS: Member Lee?

6 MS. LEE: Yes.

7 MR. MCGINNIS: Chairman Pro Tem

8 Giltner?

9 CHAIRMAN PRO TEM GILTNER: Yes.

10 (WHICH, were all of the
11 proceedings had, evidence
12 offered or received in the
13 above entitled cause.)

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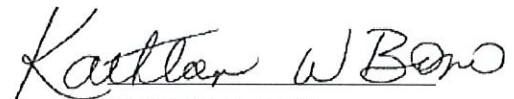
STATE OF ILLINOIS)

) ss:

COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified
Shorthand Reporter, Notary Public in and for the
County DuPage, State of Illinois, do hereby
certify that the deliberations were reduced to
writing by means of shorthand and thereafter
transcribed into typewritten form; and that the
foregoing is a true, correct and complete
transcript of my shorthand notes so taken
aforesaid.

IN TESTIMONY WHEREOF I have
hereunto set my hand and affix my electronic
signature this 27th day of December, A.D. 2023.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

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FINAL DECISION
VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
PETITION FOR VARIATION

Zoning Calendar: V-04-23

Petitioner: Michael Abraham Architecture

Meeting held: Public Hearing was held on Wednesday, December 20, 2023 at 6:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on November 23, 2023.

Premises Affected: Subject Property is commonly known as 24 E. 8th Street, Hinsdale, Illinois and is legally described as:

Permanent Index Number: 09-12-317-003

THE WEST 90 FEET OF LOT 1 IN HYDE PARK, HINSDALE, A SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAN, (EXCEPT THEREFROM THE WEST 25.08 CHAINS) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1917 AS DOCUMENT 128521, IN DUPAGE COUNTY, ILLINOIS.

Subject: In this application for variation, the applicant requests relief from the minimum Interior Side Yard setback in section 8-205B Table 8-1(D)(2)(b) of the Code in order to construct a two-story addition to their home. The code requires a minimum side yard setback of 10' for properties listed on the Historically Significant Structures Property List and the specific request is for 3.917' of relief.

Facts: This property is located in the R-2 Single family Residential District in the Village of Hinsdale and is located on the south side of 8th Street between Garfield and Washington Street. The property is non-conforming and has an average width of 90', an average depth of approximately 100', and a total square footage of approximately 9,000. The maximum FAR is not limited for properties listed on the Historically Significant Structures Property List, the maximum allowable building coverage is 25% or approximately 2,250 square feet, and the maximum lot coverage is 60% or 5,400 square feet.

Action of the Board: Members discussed the request and agreed that the standards for variation set forth in 11-503 (F) of the Hinsdale Zoning Code had

been met primarily due to the size of the lot. A motion to approve the request was made by Member Moberly and seconded by Member Lee.

AYES: Members Moberly, O'Brien, Murphy, Lee, Chairman Pro Tem Giltner

NAYS: None

ABSTAIN: None

ABSENT: Member Podliska, Chairman Neiman

THE HINSDALE ZONING BOARD OF APPEALS

Chairman Pro Tem Keith Giltner

Filed this ____ day of _____, _____, with the office of the Building Commissioner.



19 E. Chicago Avenue, Hinsdale, IL 60521

APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF (10) COPIES
(All materials to be collated)

FILING FEE: \$850.00

Name of Applicant(s): MICHAEL ABRAHAM

ARCHITECTURE

Address of Subject Property: 24 E. 8th STREET

If Applicant is not property owner, Applicant's relationship to property owner:

HOMEOWNER'S ARCHITECT

FOR OFFICE USE ONLY

Date Received: 11-7-23 Zoning Calendar No. V-04-23

PAYMENT INFORMATION: Check # N/A Check Amount \$ HAD property fees waived

SECTION 1- NAME & CONTACT INFORMATION

1. **Owner.** Name, mailing address, telephone number and email address of owner:

Name: GRACE & MICHAEL WHALEN

Address: 24 E. 8th STREET

Telephone: [REDACTED] email: [REDACTED]

2. **Applicant.** Name, address, telephone number and email address of applicant, if different from owner:

Name: MICHAEL ABRAHAM ARCHITECTURE

Address: 148 BURLINGTON AVE CLARENDON HILLS IL

Telephone: 630.655.9417 email: JE @ MICHAEL - ABRAHAM. COM

3. **Consultants.** Name and contact information (phone or email) of each professional consultant advising applicant with respect to this application:

a. Attorney: _____

b. Engineer: _____

c. Architect: MICHAEL ABRAHAM ARCHITECTURE

d. Contractor: _____

e. Other: _____

4. **Trustee Disclosure.** In the case of a land trust provide the name, address, telephone number and email address of all trustees and beneficiaries of the trust:

Name: _____

Address: _____

Telephone: _____ email: _____

5. **Village Personnel.** Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest:

a. _____

b. _____

SECTION 2- REQUIRED DOCUMENTATION

1. **Subject Property.** Address, PIN Number, and legal description of the subject Property, use separate sheet for legal description, if necessary.
PIN Number: 912317003
Address: 24 E. 8th STREET, HINSDALE IL
2. **Title.** Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.
3. **Neighboring Owners.** List showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.
(Note: After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.)
4. **Survey.** Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
5. **Existing Zoning.** Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
6. **Conformity.** Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
7. **Zoning Standards.** Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought. *(Section 4 of this application)*
8. **Successive Application.** In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

SECTION 3- ZONING RELIEF REQUESTED

1. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought: *(Attach separate sheet if additional space is needed.)*

SEE ATTACHED

2. Variation Sought. The precise variation being sought, the purpose therefore, and the specific feature or features of the proposed use, construction, or development that require a variation: *(Attach separate sheet if additional space is needed.)*

SEE ATTACHED

3. Minimum Variation. A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development: *(Attach separate sheet if additional space is needed.)*

SEE ATTACHED

**SECTION 4- STANDARDS FOR VARIATION
AS SET FORTH IN SECTION 11-503(F)**

(Fence Applications – Section 5)

Provide an explanation of the characteristics of the Subject Property that prevent compliance with the provisions of the Zoning Ordinance, and the specific facts you believe support the granting of the requested variation(s). In addition to your general explanation, you must specifically address each of the following conditions required for approval by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 4 – Standards for Variation.

- (a) **Unique Physical Condition.** The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
- (b) **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) **Code and Plan Purposes.** The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

- (f) **Essential Character of the Area.** The variation would not result in a use or development of the Subject Property that:
- (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or
 - (4) Would unduly increase the danger of flood or fire; or
 - (5) Would unduly tax public utilities and facilities in the area; or
 - (6) Would endanger the public health or safety.
- (g) **No Other Remedy.** There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.

<p style="text-align: center;">SECTION 5- STANDARDS FOR VARIATION – FENCES AS SET FORTH IN SECTION 9-12-3(J)</p>
--

You must specifically address each of the following conditions required for approval of a fence by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 5 – Standards for Variation - Fences.

- (a) Applicant is affected by unique circumstances which create a hardship justifying relief.
- (b) Will not alter the essential character of the locality.
- (c) Will be in harmony with the general purpose and intent of the code.
- (d) Will set no unfavorable precedent either to the locality or to the Village as a whole.
- (e) Will be the minimum necessary to afford relief to the applicant.
- (f) Will not adversely affect the public safety and general welfare.

<p>SECTION 6- SUBJECT PROPERTY ARCHITECTURAL DRAWINGS/SURVEYS</p>

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.
2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements. If applicable, include any grading changes being proposed.

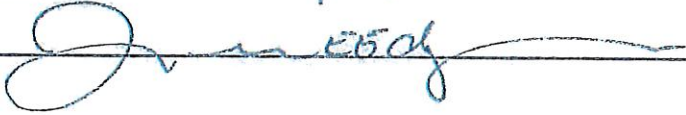
In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

SECTION 7- EXPLANATION OF FEES & APPLICANT SIGNATURE

1. **Application Fee and Escrow.** Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
2. **Additional Escrow Requests.** Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. **Establishment of Lien.** The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the 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 the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

By signing below, the owner or their authorized representative, states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Applicant(s): Michael Abraham Architecture
(Jenna Edelmayer)

Signature of Applicant: 

Signature of Applicant: _____

Date: 10.31.2023

<p style="text-align: center;">ADDENDUM – RULES FOR WRITTEN SUBMISSIONS AND ORAL ARGUMENT</p>
--

The Hinsdale Zoning Board of Appeals (ZBA) unanimously approved and adopted the following rules governing written submissions and oral arguments on November 15, 2017:

1. No party is required to submit legal briefs or letters to the ZBA in support of any zoning appeal or variance request. The only documents that any appellant or zoning variance applicant must submit are the appeal forms and/or variance request forms and accompanying materials already required under the Hinsdale Zoning Code. The party that filed the appeal or the variance request need not retain counsel to represent them, but they may do so if they wish.
2. If any party wishes to submit a separate legal brief or letter detailing the reasons why the ZBA should grant such appeal or variance request, then such party shall deliver to the Zoning Board of Appeals at Hinsdale Village Hall, 19 E. Chicago Avenue, ten (10) signed copies of such briefs or letters at least 14 days before the ZBA meeting when the ZBA will hold the hearing, the appeal, or the variance application.
3. Within seven days thereafter, the Village of Hinsdale may, but is not required, to file a brief or letter in response to any brief or letter that any other party has filed. Any such letter or brief that the Village may file in response shall conform to all of the requirements established in these rules.
4. Any brief or letter submitted in support of or in response to any such letter or brief must be on 8-1/2" by 11" paper. The text must be double-spaced, but quotations more than two lines long may be indented and single-spaced. The type face must be 14 point type or larger. A one inch margin is required at the top, bottom, and each side of each page. Each page must have a page number at the bottom.
5. No such briefs or letters shall exceed 12 pages unless the ZBA grants a party's request for an extension of that page limit. Footnotes are discouraged.
6. If any such letter or brief cites to any legal authority, then the letter or brief must contain an index indicating each page number of the letter or brief which cites to that legal authority.
7. If any such brief or letter refers to any other documents, then all such documents must be attached as exhibits. Every such exhibit attached to the brief or letter must be identified with an exhibit number, and must be preceded by a numbered tab corresponding with the exhibit number that protrudes on the right hand side of such brief or letter. All such exhibits must be legible.

8. Any such brief or letter containing less than 20 pages of text and exhibits combined must be firmly stapled in the upper left hand corner of the brief or letter. Briefs or letters that contain more than 20 pages of combined text and exhibits must be spiral bound on the left hand side in a manner that does not interfere with the legibility of any such text or exhibits.
9. If any such brief or letter cites any code section, ordinance, statute, or court decision, then such legal authority must be attached in its entirety as an exhibit to the brief or letter, and the exhibit number must be included in the index required under paragraph 6.
10. The ZBA will not consider briefs or letters that do not meet all of these requirements.
11. At the hearing on any such appeal or variance request, the party that filed the appeal or the variance request has a maximum of 15 minutes to present their initial arguments regarding why the ZBA should grant such appeal or variance request; the Village may then have a maximum of 15 minutes to respond; and the party that filed the appeal or variance request may then have five minutes to reply. These time limits may be extended by a maximum of five minutes per side in the ZBA's discretion. These time limits apply only to oral argument by a party to the ZBA regarding whether the facts support a conclusion that the ZBA should grant the appeal or variance request under the applicable zoning standards, but not to any witness testimony that any party may wish to present.
12. Any non-party to any such appeal or variance request who wishes to address the ZBA at the hearing on any such appeal or variance request, may have a maximum of five minutes to address the ZBA regarding whether the ZBA should grant the appeal or variance request.

Adopted by the Zoning Board of Appeals on November 15, 2017.

MICHAEL - ABRAHAM ARCHITECTURE

148 BURLINGTON STREET
CLARENDON HILLS, ILLINOIS. 60514
PHONE (630) 655.9417
FAX (630) 655.9421

24 E. 8th Street

October 2023

Variation Request

Section II – Required Documentation

5. Existing Zoning

The existing zoning is R-2 with single-family detached use for the subject property. All properties within a 250-foot radius of the subject property are zoned R-2. The existing structure is a pre-code structure dating back to the 1920's.

6. Conformity

The existing residential structure and the lot which it sits on possess a great number of existing zoning nonconformities. Due to the age of the home and the size of the lot, the current zoning codes cannot be simply overlaid on this lot. The lot dimensions are 90.0' wide x 100.0' deep which generates a much smaller than usual lot square footage, more aligned with an R-4 classification than an R-2. Therefore, because of the small lot, the existing structure encroaches into current zoning bulk regulations for rear and side yard setbacks.

The homeowner has already begun to work within the village's Historic Overlay District zoning code which helps to alleviate some of the current nonconformities. But, even with the help of the HOD regulations, the proposed addition would need additional relief from the interior side yard setback regulation.

7. Zoning Standards

We seek one variation to the Hinsdale Zoning Code: 8-205 B Table 8-1 (D) (2) (b) Minimum side yards, interior side. Conformity with the existing bulk provisions has proven a challenge because of the existing lot size, see below.

8. Successive Application

To the best of our knowledge, no successive application has ever been filed for this request on this lot.

Section III – Zoning Relief Requested

1. Ordinance Provision

We seek one variation to the Hinsdale Zoning Code: 8-205 B Table 8-1 (D) (2) (b) Minimum Side Yards, interior side.

2. Variation Sought

Variation: 8-205 B Table 8-1 (D) (2) (b) Minimum Side yards, interior side:

We seek to decrease the interior side yard setback along the west property line to accommodate a newly proposed two-story addition off the existing home. The current allowable minimum side yard setback is 10'-0" per the Historic Overlay Districts more forgiving regulations.

3. Minimum Variation

Variation: 8-205 B Table 8-1 (D) (2) (b) Minimum Side yards, interior side:

The variation that we are requesting is a decrease of 3.917' from 10.0' to 6.083', of the minimum required side-yard setback. This would place the interior setback at the new extent of the structure on the west side.

Section IV – Standards for Variation

(a) Unique Physical Condition

The existing home and lot at 24 E. 8th street, are considerably smaller than its surrounding R-2 neighbors. Within the immediate R-2 district surrounding this home it is the 4th smallest lot just behind three sequential lots on Lincoln Street. And with that comes specific challenges for creating a contemporary residence under modern zoning regulations. The lot and home are more in keeping with an R-4 zoning district which does allow for a 6'-0" interior side yard setback under the Historic Overlay District bulk regulations.

(b) Not Self-Created

Although there are alternate designs that were studied, see 5(g), the proposed solution was created because of the existing size of the lot and position of the house. The aforesaid unique physical condition as states in 5(a) above is not a result of any action or inaction of the owner, or the owner's predecessors in the title. The location of the home on the small lot existed prior to the time of the enactment of the provisions from which we seek a variation.

(c) Denied Substantial Rights

Although this home is in an R-2 district, the variance request presented here is not seeking to overstep the regulations set forth on a property of similar size in an R-4 district. With a denial of the variance request, it would deny these homeowners the chance to have a comparable home on a comparable lot to those of a similar zoning district.

(d) Not Merely Special Privilege

The requested variation is not merely a special privilege or additional right for the occupant to enjoy. The variation requested would be to the benefit of the Village of Hinsdale by making this historic home more contemporary and relevant to its surrounding R-2 neighbors.

(e) Code and Plan Purposes

The variation will not result in use or development of the subject property causing discord with the general and specific purposes, which the code and the provision - from which a variation is sought - were enacted, or from the general purpose and intent of

the Official Comprehensive Plan. The painted white brick and cedar shingle structure will continue to contribute to the historic character of the neighborhood for years to come because the homeowners have been dedicated thus far to keeping its charm.

(f) Essential Character of the Area

- (1) The variation will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity.
- (2) The variation will not materially impair an adequate supply of light and air to the properties and improvements in the vicinity.
- (3) The variation will not substantially increase congestion in the public streets due to traffic or parking.
- (4) The variation will not unduly increase the danger of flood or fire.
- (5) The variation will not unduly tax public utilities and facilities in the area.
- (6) The variation will not endanger the public health or safety.

(g) No Other Remedy

It is understood that the home, under the new Historic Overlay District setback regulations, could seek to build an even larger addition off the rear of the home without the requirement to submit to the Zoning Board of Appeals. However, after several design iterations, there were no positive design solutions for building exclusively off the rear (South) side of the home. One large 50'-0" long addition would take up a majority of the usable rear yard open space and block most of the natural daylight to penetrate to the center of the home. Thus, it would be more advantageous to build two smaller additions: one for a new kitchen -off the rear/South of the home- and the second for the sunroom and primary bathroom - off the West side of the home. By granting this variation and allowing the addition off the west side of the home, it would help to preserve the rear yard space and natural light while making much-needed modern-day improvements to this home.

It is worth noting that the condition of the existing sunroom structure is deteriorating quickly. Due to the original construction of the sunroom, the structure's roof is leaking into the space below, the concrete slab floor is shifting, and the windows have shifted in their openings and no longer operate. As a result, the homeowners will have to remove this existing sunroom and rebuild it from the ground up anyways. But because of its current location, in the side yard setback, they would even require a variance of 3 inches just to rebuild it exactly how it is. By granting this variance request to reduce the side yard to 6.12', the new wider sunroom can be built, and built with more usable interior square footage. (For reference the current usable interior width is 7'-6"; The proposed wider addition would allow for an interior width of 11'-3".)

Section V – Standards for Variation- Fences

N/A

Section VI – Subject Property Architectural Drawings/Surveys

1. See attached drawings
2. See attached drawings

2/3

2018-01622-PT
WARRANTY DEED
(TRUST TO INDIVIDUALS)



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JUN. 21, 2018 RHSP 11:24 AM
DEED \$40.00 09-12-317-003
TRANSFER TAX IL/DUPAGE 1,012.50
002 PAGES R2018-056314

THE GRANTOR, Gail Mahaney, as trustee of the
Gail Mahaney Trust dated May 26, 2004,

of the Village of Hinsdale, County of DuPage, State
of Illinois, for and in consideration of Ten and
no/100 Dollars and other valuable consideration in
hand paid,

CONVEYS AND WARRANTS to

C. N.
Michael Whalen and Grace Whalen,
Husband and Wife, as tenants by the entirety,
1366 N. Dearborn, Apt. 9B, Chicago, IL 60610

the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Number(s): 09-12-317-003
Address of Real Estate: 24 E. 8th Street, Hinsdale, IL 60521

DATED this 13th day of June, 2018.

Gail Mahaney (SEAL)
Gail Mahaney, as trustee of the Gail Mahaney Trust
dated May 26, 2004

Robert J. Mahaney (SEAL)
Robert J. Mahaney, as Trustee of the Gail Mahaney Trust
dated May 26, 2004

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Gail Mahaney and Robert J. Mahaney are personally known to me to be the same persons whose name
subscribed to the foregoing instrument and acknowledge that they signed, sealed and delivered the said instrument as their free and
voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand this 13th day of June, 2018.

Kristin Grigsby
Notary Public



Prepared by: Peter Coules, Jr., Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521

~~Mail To:~~

Send Subsequent Tax Bills To:

Paul B. Garver, Esq.
(Name)

Michael and Grace Whalen
(Name)

26 Blaine Street
(Address)

24 E. 8th Street
(Address)

Hinsdale, IL 60521
(City, State and Zip)

Hinsdale, IL 60521
(City, State and Zip)

MAIL TO:
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

LEGAL DESCRIPTION

THE WEST 90 FEET OF LOT 1 IN HYDE PARK, HINSDALE, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE WEST 25.08 CHAINS) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1917 AS DOCUMENT 128521, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As: 24 E. 8th Street, Hinsdale, IL 60521
PIN: 09-12-317-003

Subject to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Grace & Michael Whalen

Owner's name (if different): _____

Property address: 24 E. 8th Street

Property legal description: [attach to this form]

Present zoning classification: R-2, Single Family Residential

Square footage of property: 9,000 SF

Lot area per dwelling: 1

Lot dimensions: 90 x 100

Current use of property: Single Family Residence

Proposed use: ☒ Single-family detached dwelling
☐ Other: _____

Approval sought: ☒ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☒ Exterior Appearance
☒ Design Review
☐ Other: Historic Overlay District HPC Review

Brief description of request and proposal:

Removal of ex.1-story sunroom, to be replaced by new 2-story addition. 1-story kitchen addition off rear

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>Ex. 34.69'</u>	<u>35.0'</u>
interior side(s)	<u>6.0' / 5.51'</u>	<u>10' / 10'</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>Ex. 18.2'</u>	<u>25.0'</u>
Setbacks (businesses and offices):		
front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u> / </u>	<u> / </u>
corner side	<u> </u>	<u> </u>
rear	<u> </u>	<u> </u>
others:	<u> </u>	<u> </u>
Ogden Ave. Center:	<u> </u>	<u> </u>
York Rd. Center:	<u> </u>	<u> </u>
Forest Preserve:	<u> </u>	<u> </u>
Building heights:		
principal building(s):	<u>E.+/-26.67'</u>	<u>30'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>
Maximum Elevations:		
principal building(s):	<u>E.+/-34.0'</u>	<u>37'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>
Dwelling unit size(s):	<u>1</u>	<u>1</u>
Total building coverage:	<u>2,206.3 sf</u>	<u>2,250.0 sf</u>
Total lot coverage:	<u>3,641.0 sf</u>	<u>4,500.0 sf</u>
Floor area ratio:	<u>3,733.3 sf</u>	<u>3,350.0 sf</u>
Accessory building(s):	<u>N/A</u>	
Spacing between buildings:[depict on attached plans]		
principal building(s):	<u>N/A</u>	<u> </u>
accessory building(s):	<u>N/A</u>	<u> </u>
Number of off-street parking spaces required: <u>N/A</u>		
Number of loading spaces required: <u>N/A</u>		

Statement of applicant:

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

By: Grace Whalen
Applicant's signature

GRACE WHALEN
Applicant's printed name

Dated: August 9, 2023.



Whalen Residence
250' radius to neighboring houses

Legend
● 24 E 8th St

Google Earth

N

24 E. 8th Street - Properties in a 250' Radius

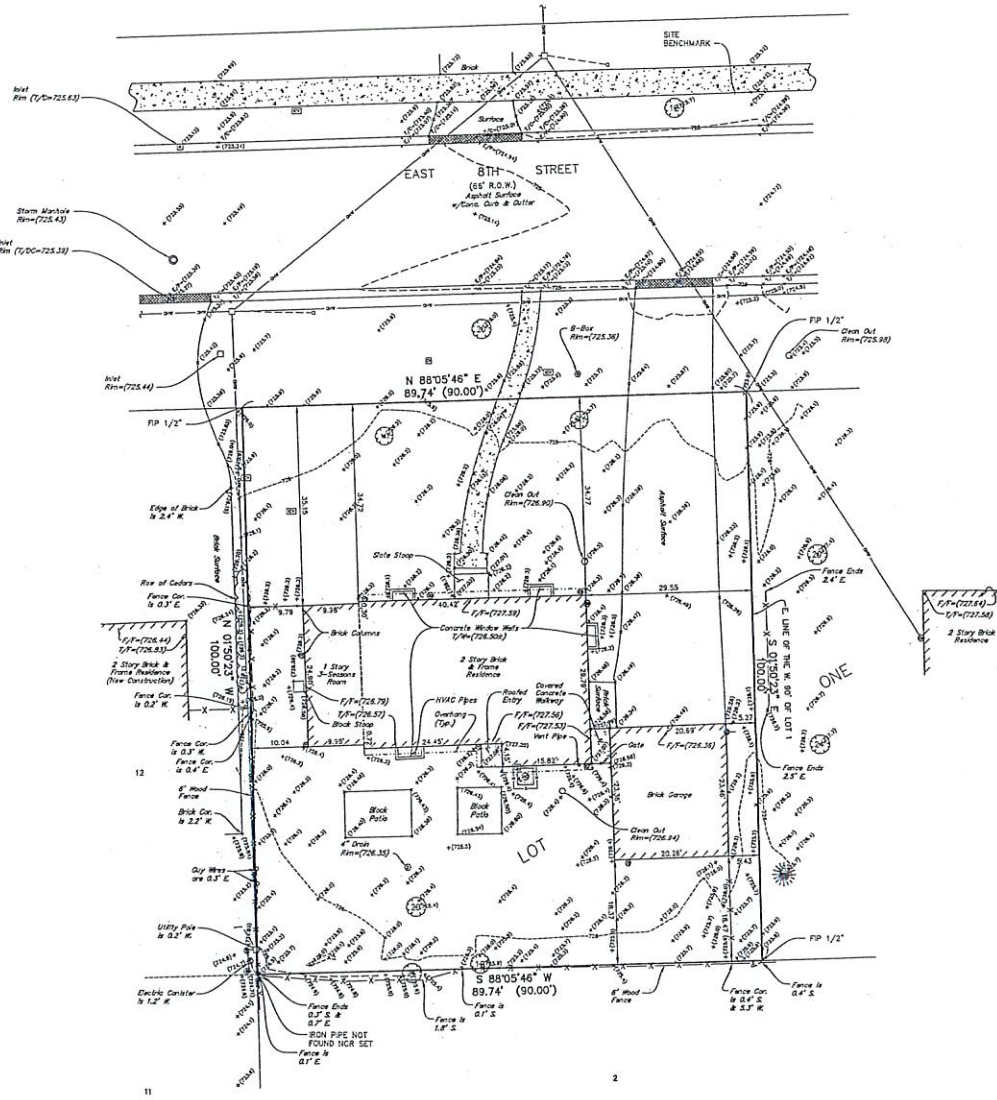
<u>Owner</u>	<u>PIN</u>	<u>Property Address</u>	
Jane Levy	912317002	18 E. 8th Street	Hinsdale, IL 60521
Gregory Bloch	912317001	6 E. 8th Street	Hinsdale, IL 60521
Leticia & Rene Lourenco	912311013	21 E. 8th Street	Hinsdale, IL 60521
Jason & Kathleen Jones	912311014	740 S. Garfield Street	Hinsdale, IL 60521
Lance & Sarah Lauderdale	912317004	808 S. Garfield Street	Hinsdale, IL 60521
Andrew Daniels	912317010	812 S. Garfield Street	Hinsdale, IL 60521
Cynthia Fick	912317012	820 S. Garfield Street	Hinsdale, IL 60521
Dale & Cynthia Wills	912317013	828 S. Garfield Street	Hinsdale, IL 60521
Michael Rothkopf	912311009	739 S. Washington Street	Hinsdale, IL 60521
CHICAGO TITLE 8002384894	912317005	811 S. Washington Street	Hinsdale, IL 60521
C A Dannhausen Brun	912317006	819 S. Washington Street	Hinsdale, IL 60521

PLAT OF SURVEY/TOPOGRAPHIC EXHIBIT

OF

THE WEST 90 FEET OF LOT 1 IN HYDE PARK, HINSDALE, A SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE WEST 25.08 CHAINS) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1917 AS DOCUMENT 128521, IN DUPAGE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER: 09-12-317-003



SURVEYOR'S NOTES

COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND IMPRESSED SEAL OR STAMP.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SUBJECT SITE BEING N 89°05'46" E (ASSUMED).

DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.

PROPERTY CONTAINS 8,974 SQ. FT. (0.206 ACRES), MORE OR LESS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

I, LARRY C. POJASK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS PLAT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS ____ DAY OF _____, A.D., 2023

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3246
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 154-022937
EXPIRATION DATE IS APRIL 30, 2025

IMPERVIOUS AREA SUMMARY (SQ. FT.)

EXISTING RESIDENCE	1,355
FRONT WALK AND STOOP	147
ASPHALT DRIVEWAY	1,001
DETACHED GARAGE	479
BRICK SURFACE (WALK)	37
COVERED WALKWAY	22
A/V. P.S.	9
REAR ENTRY	15
SMALL BLOCK PATIO	63
LARGE BLOCK PATIO	95
BLOCK STOOP (3-SEASON ROOM)	3
OVERHANGS	65
WINDOW WELLS (4)	39
TOTAL	3,330

BENCHMARKS

ELEVATION REFERENCE MARKS

DUPAGE COUNTY BM DK3198 - BRASS DISK IN A CONCRETE BASE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GARFIELD AVENUE AND EAST HINSDALE ROAD

ELEVATION = 688.82 (NAVD 88)

DUPAGE COUNTY BM DK3135 - BRONZE DISK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CHICAGO AVENUE AND OAK STREET.

ELEVATION = 676.86 (NAVD 88)

PROJECT ELEVATION REFERENCE MARKS

SITE BENCHMARK:

CUT CROSS IN CONCRETE WALK ALONG NORTH SIDE OF 8TH STREET AT THE EAST LINE OF SUBJECT SITE EXTENDED NORTH, AS SHOWN HEREON.

ELEVATION = 725.52 (NAVD 88)

LINE/SYMBOL/ABBREVIATION LEGEND

BOUNDARY LIMITS	○	AIR CONDITIONER
ADJACENT PROPERTY OR R.O.W. LINE	○	BOLLARD
EASEMENT LIMITS	○	STORM MANHOLE
OVERHEAD WIRES	□	INLET
FENCE	○	DRAIN
BRUSH/TREE LINE	○	DOWNSPOUT
R.O.W. RIGHT OF WAY	○	SANITARY CLEANOUT
FIR	○	BUFFALO BOX
FOUND IRON ROD	○	IRRIGATION CONTROL VALVE
FOUND IRON PIPE	○	GAS METER
CONFERRUS TREE w/TRUNK DIAM.	○	GAS VALVE
DECIDUOUS TREE w/TRUNK DIAM.	○	ELECTRIC BOX
CONCRETE SURFACE	○	ELECTRIC METER
DEPRESSED CURB	○	ELECTRIC FEDESTAL
	○	UTILITY POLE
	○	GUT WIRE

CEMCON, Ltd.

Consulting Engineers
Land Surveyors & Planners

1000 North 2nd Street, Suite 100
Chicago, Illinois 60607-4515
Phone: 312-467-2100
Fax: 312-467-2199

SHOWN HEREON - 24 E. 8TH ST., HINSDALE

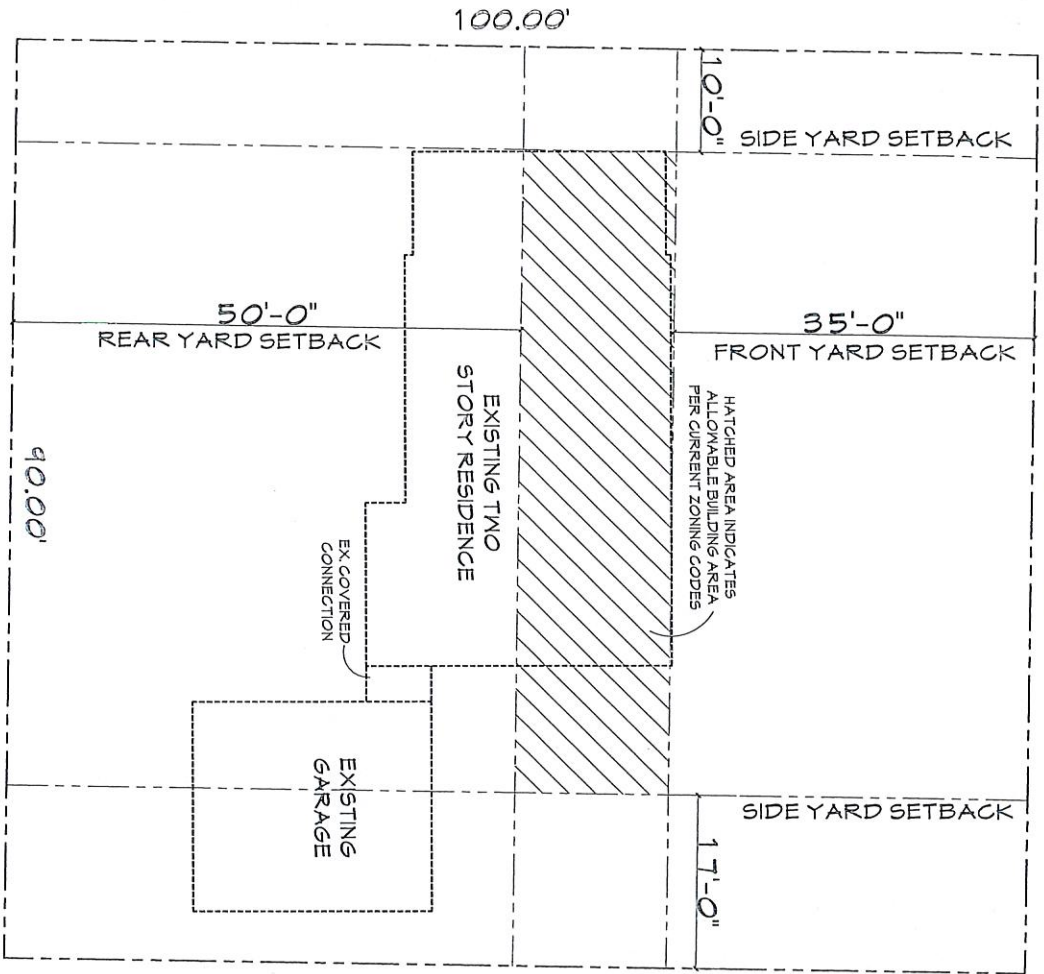
SHOWN HEREON - 24 E. 8TH ST., HINSDALE

DATE: 11-14-2023 FILE NO.: 7644001

SCALE: 1"=10' DATE: 11-14-2023

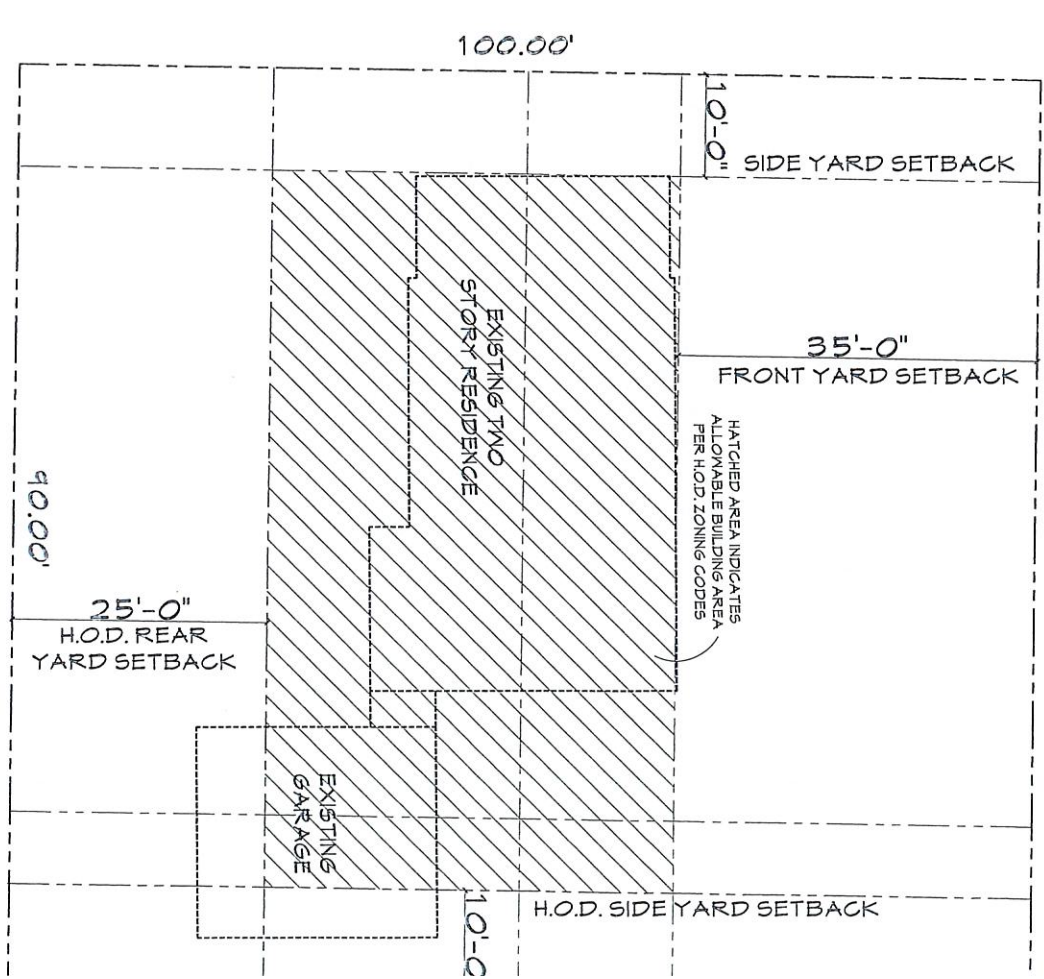
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E. 8TH STREET



STANDARD V.O.H. R-2 ZONING SITE PLAN
NOT TO SCALE

E. 8TH STREET



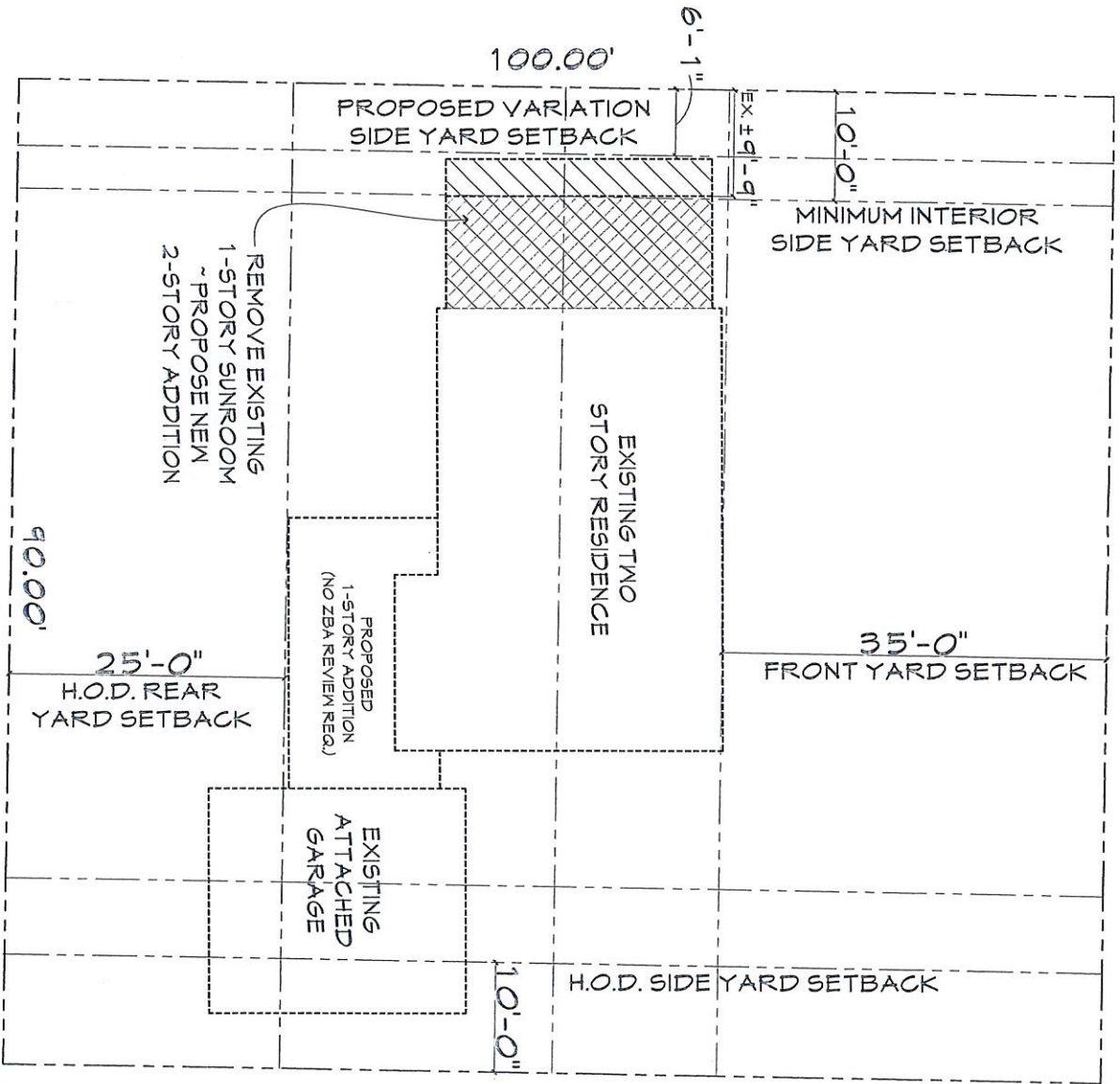
V.O.H. H.O.D. R-2 ZONING SITE PLAN
NOT TO SCALE

The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE

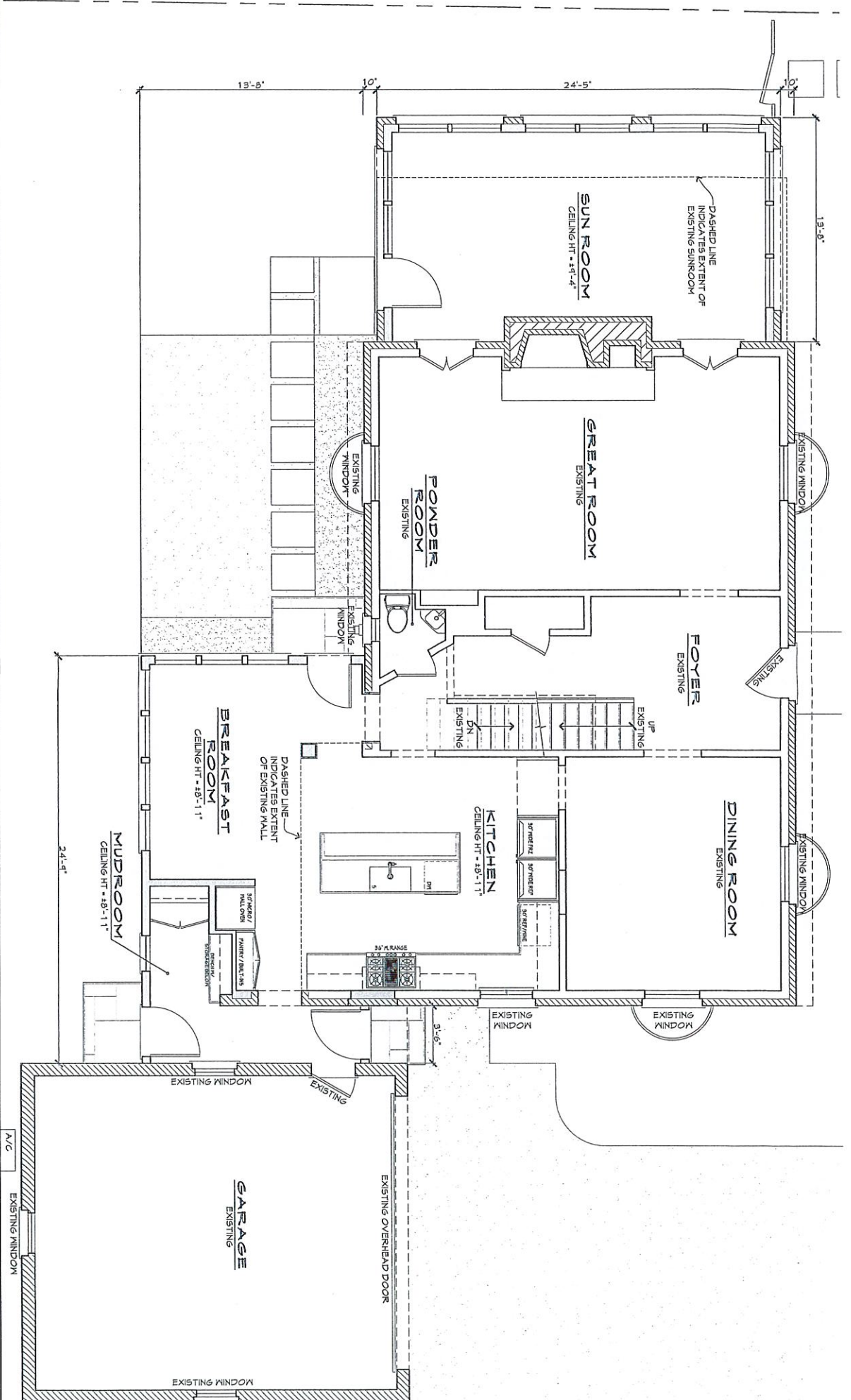
The Whalen Residence



FIRST FLOOR PLAN
3/16" = 1'-0"

The Whalen Residence
24 E. 8th Street
Hinsdale, Illinois

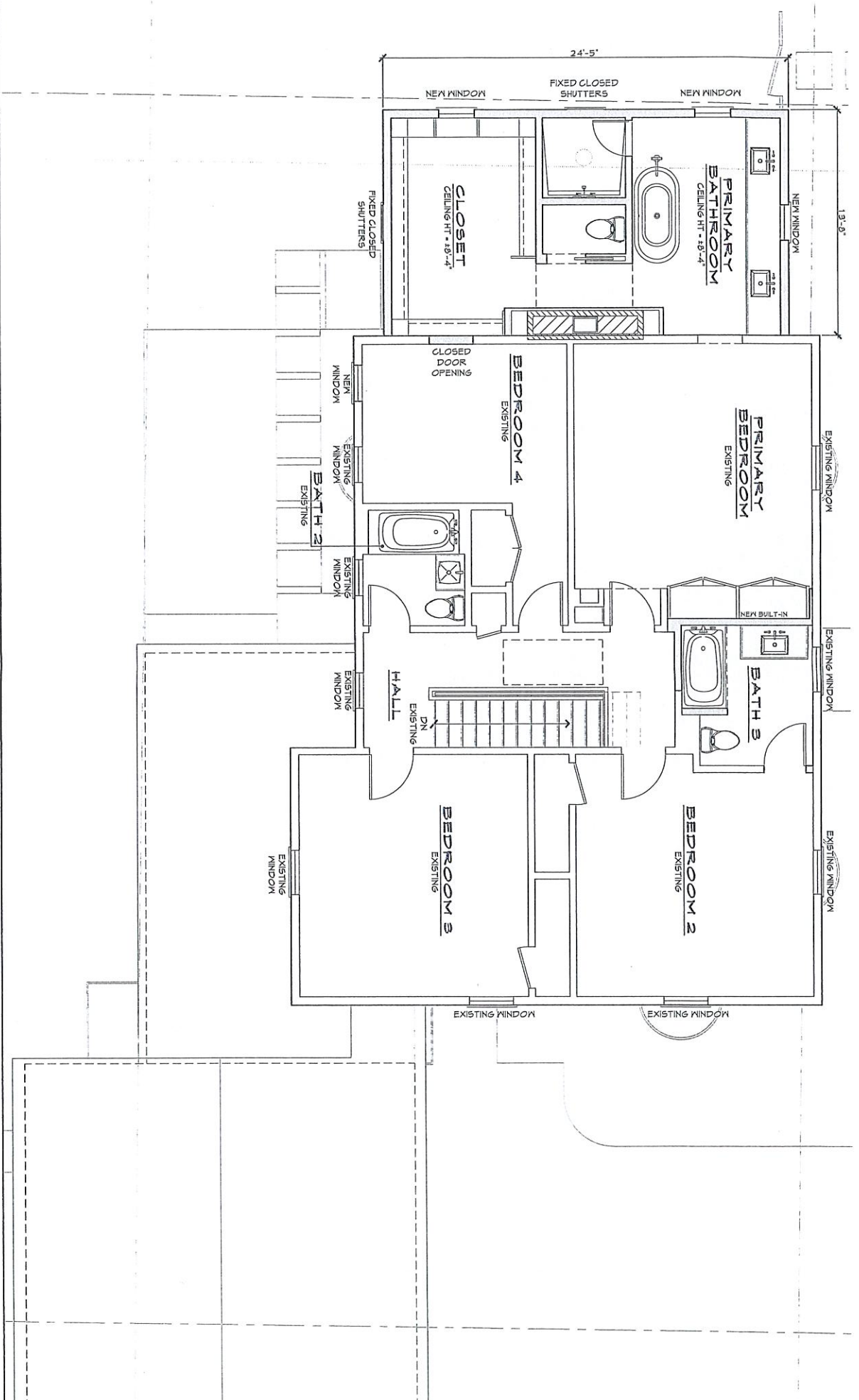
MICHAEL ABRAHAM
ARCHITECTURE



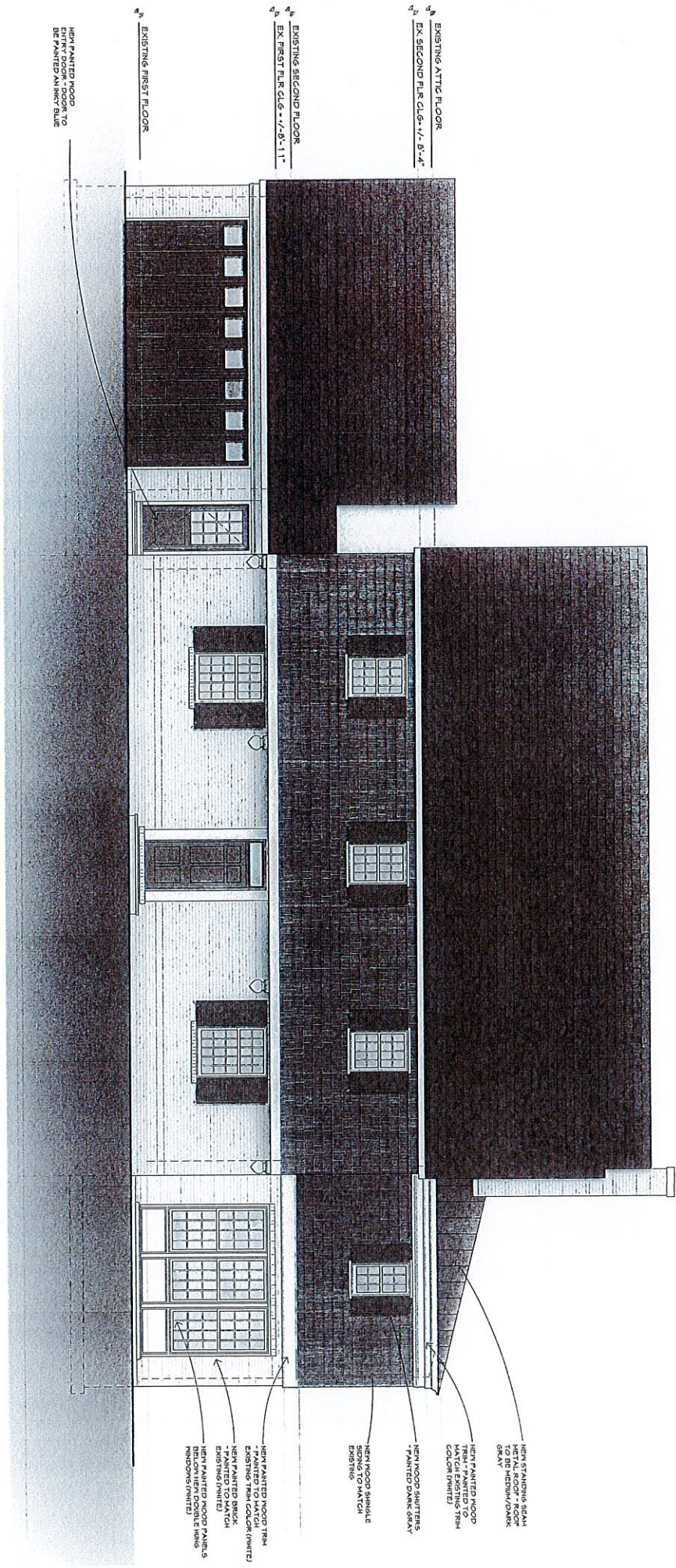
SECOND FLOOR PLAN
5/16" = 1'-0"

The Whalen Residence
24 E. 8th Street
Hinsdale, Illinois

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NORTH ELEVATION
NOT TO SCALE



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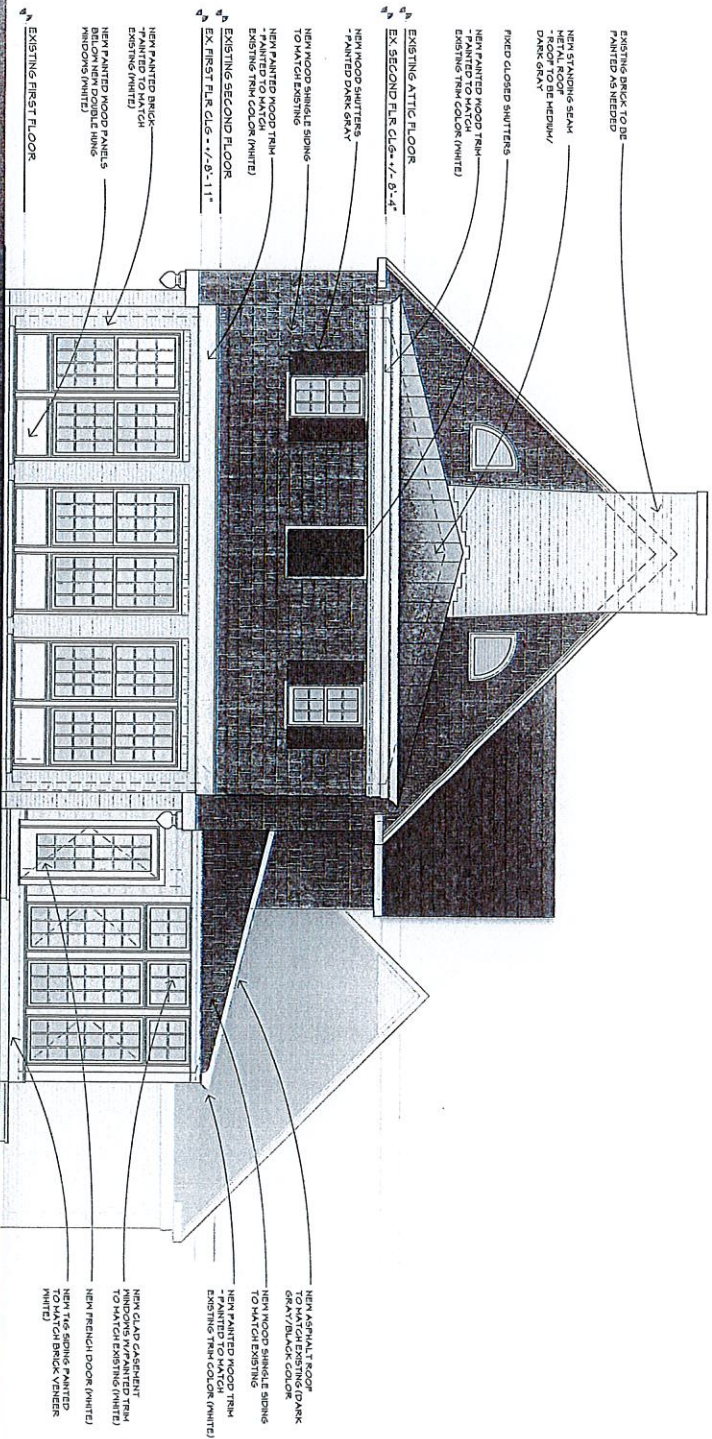
148 Burlington Avenue

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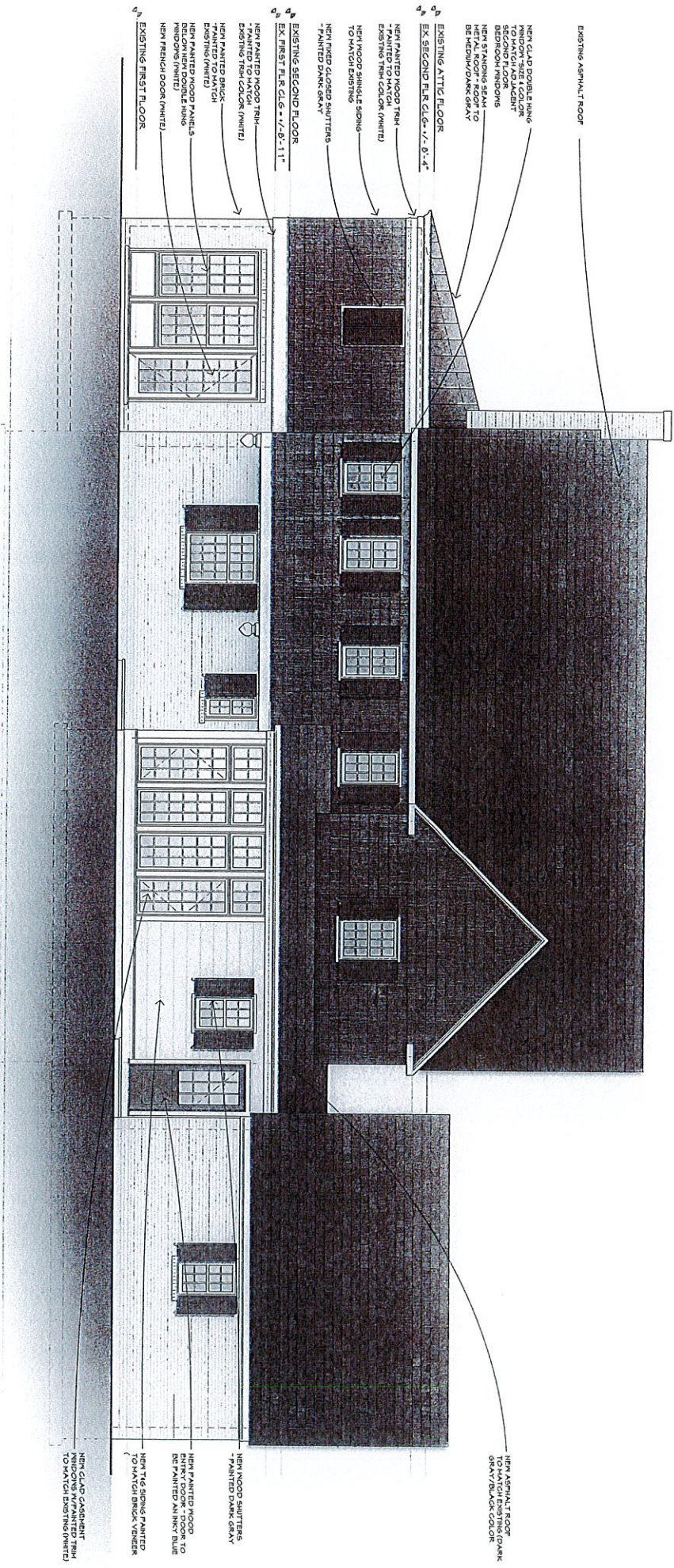


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SOUTH ELEVATION
NOT TO SCALE



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