



MEETING AGENDA

ZONING BOARD OF APPEALS
WEDNESDAY, NOVEMBER 15, 2023
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) October 18, 2023
- 4. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT**
- 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**
 - a) V-04-23; 24 E. Eighth St.
- 8. PUBLIC HEARING**
 - a) V-03-23; 110 – 100 E. Maple Street
- 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.

www.villageofhinsdale.org

**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
October 18, 2023**

Chairman Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, October 18, 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, Tom Murphy, Leslie Lee, John Podliska and Chairman Bob Neiman

Absent: Member Keith Giltner

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

Chairman Neiman read a brief message about the donation campaign for the Village's 150th Anniversary.

2. APPROVAL OF MINUTES

a) September 20, 2023

Member Podliska moved, seconded by Member Murphy, to **approve the minutes of September 20, 2023** as previously amended by Member Podliska.

AYES: Members O'Brien, Murphy, Lee, and Podliska

NAYS: None

ABSTAIN: Member Moberly and Chairman Neiman

ABSENT: Member Giltner

Motion carried.

3. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT

4. RECEIPT OF APPEARANCES –none

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

6. PRE-HEARING AND AGENDA SETTING

a) V-03-23; 110 – 100 E. Maple Street

Adam and Abigail Marfurt, applicants and owners of 110 E. Maple, provided an overview of the application's intent to consolidate 110 E. Maple with 106 E. Maple St. and deed the portion of the 106 E. Maple property containing an easement to resident of 100 E. Maple St. The result would be the creation of two lots from the original three lots. The application seeks zoning relief of 8 feet relief to the corner side yard requirement and 3.7feet relief to the interior side

yard requirement for the 100 E. Maple property. Houses and garages on both properties would remain. Additionally, the application is seeking relief of 4.92 feet of relief to the interior side yard requirement for 110 E. Maple. With this relief, 110 E. Maple will become a legal conforming lot and 100 E. Maple will be closer to a conforming lot. Further discussion took place to provide clear understanding of the request and its outcomes and provide information to the applicants to so they are well prepared to address the required criteria at the next meeting.

The public hearing was set for the next meeting of the Zoning Board of Appeals on November 15, 2023.

7. PUBLIC HEARING - None

8. OLD BUSINESS

9. NEW BUSINESS

10. ADJOURNMENT

With no further business before the Zoning Board of Appeals, Member Murphy made a motion to **adjourn the Zoning Board of Appeals of October 18, 2023.** Member Podliska seconded the motion. **Motion carried** by a unanimous roll call vote.


The meeting adjourned at 6:50 p.m.

Jennifer Spires

Approved: _____

MEMORANDUM

TO: Chairman Neiman and Members of the Zoning Board of Appeals

FROM: Robert McGinnis MCP
Director of Community Development/Building Commissioner 

DATE: October 10, 2023

RE: Zoning Variation – V-03-23; 110-100 E. Maple Street

In this application for variation, the applicants request relief from the Corner Side Setback and Interior Side Yard Setback set forth in chapters 3 & 10 of the Code in order to consolidate portions of the lot at 106 E. Maple with the lots they currently own at 100 E. and 110 E. Maple.

The owner at 110 E. Maple purchased the property to the west at 106 E. Maple with the intention of demolishing the house and consolidating the lots in order to construct an addition to their home at 110 E. Maple. They then intend to deed over a portion of the demolished 106 E. Maple property to the current owners of 100 E. Maple in order to clean up the Plat of Survey by removing an existing ingress/egress easement being used to access an existing garage that currently sits on both lots.

Because the consolidation will result in additional lot width to both the 110 and 100 E. Maple lots, the required corner side yard setback and interior side yard setback on each lot increases as well. Although the houses and garages are not moving on either lot, the property at 100 E. Maple will need 8' of relief to the Corner Side Yard requirement of 18' (per 10-105A(3)(a)(ii)), and 3.7' of relief to the Interior Side Yard requirement of 7' (per 10-105A(3)(a)(i)). The property at 110 E. Maple will need 4.92' of relief to the Interior Side Yard requirement of 10' (per 3-110D(2)(b)(i)).

These properties are located in the R-4 Single family Residential District in the Village of Hinsdale and are located on the south side of Maple Street just east of Garfield. Upon consolidation, the 100 E. Maple property will still be a legal nonconforming lot, but will be closer to meeting the conforming standards in Chapter 3 of the code, at least with respect to lot width and lot area. The 110 E. Maple lot will become a conforming lot, with a frontage of approximately 90', an average depth of approximately 120', and a total square footage of approximately 10,862.

cc: Kathleen Gargano, Village Manager
Zoning file V-03-23



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): Abigail and Adam Marfurt
Brian Kook and Stephanie Sitterding

Address of Subject Property: 110 E. Maple Street, 106 E. Maple Street and
100 E. Maple Street

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

Abigail and Adam Marfurt are submitting the application on behalf of all owners

FOR OFFICE USE ONLY

Date Received: _____ Zoning Calendar No. _____

PAYMENT INFORMATION: Check # _____ Check Amount \$ _____

SECTION 1- NAME & CONTACT INFORMATION

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

Name: Abigail and Adam Marfurt; Brian Kook and Stephanie Sitterding

Address: 110 E. Maple Street, Hinsdale, IL 60521; 211 N. Garfield Street, Hinsdale, IL 60521

Telephone: 513-205-4863 email: aroeding@gmail.com

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

Name: _____

Address: _____

Telephone: _____ email: _____

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

a. Attorney: _____

b. Engineer: Tim Martinek, Engineering Resource Associates, tmartinek@eraconsultants.com, 630-393-3060

c. Architect: _____

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: Not applicable

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. Not applicable

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: 09-01-418-001; 09-01-418-021 & 09-01-418-022; 09-01-418-003

Address: 100 E. Maple Street; 106 E. Maple Street; 110 E. Maple Street

Legal descriptions attached

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. Please see attached tax bills demonstrating Marfurt ownership of 110 E. Maple (Item A) and 106 E. Maple (Item B) and Kook/Sitterding ownership of 100 E. Maple (Item C)
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.)

Please see attached list (Item D)

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. Attached plats of all 3 properties (Items E, F, and G) , Plat of Subdivision (Item H) and Final as-constructed grading plan for 106 E Maple demo (Item I)
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.

Currently zoned R-4 and will remain R-4; see attached zoning map marked (Item J)

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.

These lots will remain in conformity with R-4 zoning

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)*

Please see section 4 answers

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.

Not applicable

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.)*

The specific provisions of the Zoning Ordinance from which a variation is sought for 100 E. Maple Street are the minimum corner side and interior side setbacks, Section 10-105A(3)(a)(i) and Section 10-105A(3)(a)(ii), respectively.

The specific provision of the Zoning Ordinance from which a variation is sought for 110 E. Maple Street is the minimum interior side setback, Section 3-110D(2)(b)(i).

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.)* The Marfurt's have demolished the property at 106 E. Maple Street. Please see attached Plat of Subdivision which consolidates 106 E. Maple Street and 110 E. Maple Street (Lot 2) and subdivides a portion to 100 E. Maple Street. (Lot 1). The Marfurts are working on plans for an addition to their home which will traverse both lots. In addition, the subdivision will vacate, abrogate and abolish the easement on 106 E. Maple for the right of 100 E. Maple to use and maintain driveway and garage and give 100 E. Maple additional footage along their driveway and garage. With the resubdivision of the lots, the current garage at 100 E. Maple would not be located in the rear 20% of the lot and would have an interior setback of 3.3'. In addition, the corner side yard with the resubdivision at 100 E. Maple would be 10'. For 110 E. Maple the current garage is would not be located in the rear 20% of the lot and would have an interior set back of 5.8'.

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.)*

100 E. Maple Street:

1.) Corner Side Yard - Requesting a reduction of 8' of the 18' required with the resubdivision

2.) Interior Side Yard - Requesting a reduction of 3.7' to the east interior side yard or the 7' required with the resubdivision

110 E. Maple Street:

1.) Interior Side Yard - Requesting a reduction of 4.92' the east interior side yard of the 10.0' required with the resubdivision

**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. (item K)

- (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 or 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>
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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.

SECTION 6- SUBJECT PROPERTY ARCHITECTURAL DRAWINGS/SURVEYS

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.

Please see attached plats and surveys. Marfurts are currently working on house plans.

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 applicant, 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): Abigail and Adam Marfurt

Brian Kook and Stephanie Sitterding

Signature of Applicant: Abigail Marfurt Adam Marfurt

Signature of Applicant: Brian Kook Stephanie Sitterding

Date: 10/7/2023

ADDENDUM – RULES FOR WRITTEN SUBMISSIONS AND ORAL ARGUMENT

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.

Legal Descriptions

PARCEL 1: 100 E. Maple Street (PIN: 09-01-418-001)

THE WEST 50 FEET OF LOT 5 IN BLOCK 6 IN ALFRED WALKERS ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 1 AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1868 AS DOCUMENT 9611, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2: 106 E. Maple Street (PIN: 09-01-418-021 and 09-01-418-022)

THE EAST 50.00 FEET OF THE WEST 100 FEET OF LOT 5 IN BLOCK 6 IN ALFRED WALKERS ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 1 AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1868 AS DOCUMENT 9611, IN DUPAGE COUNTY, ILLINOIS

PARCEL 3: 110 E. Maple Street (PIN: 09-01-418-003)

THE EAST 50.00 FEET OF THE WEST 150 FEET OF LOT 5 IN BLOCK 6 IN ALFRED WALKERS ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 1 AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1868 AS DOCUMENT 9611, IN DUPAGE COUNTY, ILLINOIS.

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2022 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: www.dupagecounty.gov/treasurer
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



09-01-418-022
 MARFURT, ADAM & ABIGAIL
 110 E MAPLE ST
 HINSDALE IL 60521

1

ON OR BEFORE:	PAY:
JUN 01, 2023	0.00
PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	0.00
JUL 1 THRU 31	0.00
AUG 1 THRU 31	0.00
SEP 1 THRU 30	0.00
OCT 1 THRU 31	0.00
NOV 1 THRU 16	0.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 15, 2023

\$3,936.63 PAID May 30, 2023

1090141802299059000039366301

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2022 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: www.dupagecounty.gov/treasurer
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



09-01-418-022
 MARFURT, ADAM & ABIGAIL
 110 E MAPLE ST
 HINSDALE IL 60521

2

ON OR BEFORE:	PAY:
SEP 01, 2023	0.00
PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	0.00
OCT 1 THRU 31	0.00
* NOV 1 THRU 16	0.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 15, 2023

\$3,936.63 PAID August 24, 2023

2090141802299059000039366302

Rate 2021	Tax 2021	Taxing District	Rate 2022	Tax 2022
		** COUNTY **		
0.0966	143.34	COUNTY OF DU PAGE	0.0828	124.34
0.0196	29.09	PENSION FUND	0.0189	28.38
0.0298	44.22	HEALTH DEPARTMENT	0.0300	45.06
0.0127	18.84	PENSION FUND	0.0111	16.66
0.1102	163.53	FOREST PRESERVE DIST	0.1055	158.42
0.0075	11.13	PENSION FUND	0.0075	11.26
0.0144	21.36	DU PAGE AIRPORT AUTH	0.0139	20.88
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0304	45.11	DOWNERS GROVE TWP	0.0310	46.54
0.0008	0.89	PENSION FUND	0.0006	0.90
0.0499	74.04	DOWNERS GR TWP RD	0.0514	77.20
0.0009	1.34	PENSION FUND	0.0012	1.80
0.2862	424.72	VLG OF HINSDALE	0.2959	444.36
0.0855	126.88	PENSION FUND	0.0889	133.50
0.1477	219.18	VLG HINSDALE LIBR	0.1572	236.08
0.0118	17.51	PENSION FUND	0.0054	8.10
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
2.3540	3,493.32	GRADE SCHL DIST 181	2.4181	3,631.26
0.0364	54.02	PENSION FUND	0.0650	97.62
1.5658	2,323.64	HIGH SCHOOL DIST 86	1.6191	2,431.40
0.0474	70.34	PENSION FUND	0.0448	67.28
0.2037	302.38	COLLEGE DU PAGE 502	0.1946	292.22
		** TIF **		

Mailed to:
 MARFURT, ADAM &
 ABIGAIL
 110 E MAPLE ST
 HINSDALE IL 60521

Property Location:
 106 E MAPLE ST
 HINSDALE IL 60521

Township Assessor:

DOWNERS GROVE
 630-719-6630

Tax Code:

9059

Property Index Number:

09-01-418-022

CHANGE OF NAME/ADDRESS:
 CALL: 630-407-5900

* S OF A FACTOR 1.0115

1st INST PAID May 30, 2023
 2nd INST PAID August 24, 2023

TIF Frozen Value	
Fair Cash Value	468,600
Land Value	63,540
+ Building Value	92,630
= Assessed Value	166,170 *
x State Multiplier	1.0000
- Equalized Value	156,170
- Residential Exemption	6,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	150,170
x Tax Rate	5.2429
= Total Tax Due	7,873.26
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 09/29/23	0.00

2022 DuPage County Real Estate Tax Bill
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours - 8:00 am - 4:30 pm, Mon - Fri
 Telephone = (630) 407-5900



5.1111	7,584.88	TOTALS	5.2429	7,873.26
2021	164,400	Assessed Value	2022	166,170

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2022 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: www.dupagecounty.gov/treasurer
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



09-01-418-021
 MARFURT, ADAM & ABIGAIL
 106 E MAPLE ST
 HINSDALE IL 60521-3731

1

ON OR BEFORE:	PAY:
JUN 01, 2023	0.00
PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	0.00
JUL 1 THRU 31	0.00
AUG 1 THRU 31	0.00
SEP 1 THRU 30	0.00
OCT 1 THRU 31	0.00
NOV 1 THRU 16	0.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 15, 2023

\$289.93 PAID May 30, 2023

1090141802119059000002899341

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2022 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: www.dupagecounty.gov/treasurer
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



09-01-418-021
 MARFURT, ADAM & ABIGAIL
 106 E MAPLE ST
 HINSDALE IL 60521-3731

2

ON OR BEFORE:	PAY:
SEP 01, 2023	0.00
PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	0.00
OCT 1 THRU 31	0.00
* NOV 1 THRU 16	0.00

*INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 15, 2023

\$289.93 PAID August 24, 2023

2090141802119059000002899342

Rate 2021	Tax 2021	Taxing District	Rate 2022	Tax 2022
		** COUNTY **		
0.0966	10.54	COUNTY OF DU PAGE	0.0828	9.16
0.0196	2.14	PENSION FUND	0.0189	2.08
0.0298	3.25	HEALTH DEPARTMENT	0.0300	3.32
0.0127	1.38	PENSION FUND	0.0111	1.22
0.1102	12.03	FOREST PRESERVE DIST	0.1055	11.88
0.0075	0.82	PENSION FUND	0.0075	0.82
0.0144	1.57	DU PAGE AIRPORT AUTH	0.0139	1.54
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0304	3.32	DOWNERS GROVE TWP	0.0310	3.44
0.0006	0.06	PENSION FUND	0.0006	0.06
0.0499	5.44	DOWNERS GR TWP RD	0.0514	5.68
0.0009	0.10	PENSION FUND	0.0012	0.14
0.2862	31.28	VLG OF HINSDALE	0.2959	32.72
0.0855	9.34	PENSION FUND	0.0889	9.84
0.1477	16.14	VLG HINSDALE LIBR	0.1572	17.38
0.0118	1.28	PENSION FUND	0.0054	0.60
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
2.3540	257.28	GRADE SCHL DIST 181	2.4181	267.46
0.0364	3.98	PENSION FUND	0.0650	7.18
1.5658	171.14	HIGH SCHOOL DIST 86	1.6191	179.06
0.0474	5.18	PENSION FUND	0.0448	4.96
0.2037	22.38	COLLEGE DU PAGE 502	0.1946	21.52
		** TIF **		

Mailed to:
 MARFURT, ADAM &
 ABIGAIL
 106 E MAPLE ST
 HINSDALE IL 60521-3731

Property Location:
 106 E MAPLE ST
 HINSDALE IL 60521-3731

Township Assessor:

DOWNERS GROVE
 630-719-6630

Tax Code:

9059

Property Index Number:

09-01-418-021

CHANGE OF NAME/ADDRESS:
 CALL: 630-407-5900

* S OF A FACTOR 1.0115
 1st INST PAID May 30, 2023
 2nd INST PAID August 24, 2023

TIF Frozen Value	
Fair Cash Value	33,200
Land Value	11,060
+ Building Value	
= Assessed Value	11,060 *
x State Multiplier	1.0000
- Equalized Value	11,060
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	11,060
x Tax Rate	5.2429
= Total Tax Due	579.86
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 09/29/23	0.00

2022 DuPage County Real Estate Tax Bill
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours - 8:00 am - 4:30 pm, Mon - Fri
 Telephone = (630) 407-5900



5.1111 558.65 TOTALS 5.2429 579.86

2021 10,930 Assessed Value 2022 11,060

B

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2022 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: www.dupagecounty.gov/treasurer
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



09-01-418-001
 KOOK, B & S SITTERDING
 100 E MAPLE ST
 HINSDALE IL 60521

1

ON OR BEFORE:	PAY:
JUN 01, 2023	0.00
PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	0.00
JUL 1 THRU 31	0.00
AUG 1 THRU 31	0.00
SEP 1 THRU 30	0.00
OCT 1 THRU 31	0.00
NOV 1 THRU 16	0.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 15, 2023

\$4,835.53 PAID May 30, 2023

1090141800139059000048355341

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2022 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: www.dupagecounty.gov/treasurer
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



09-01-418-001
 KOOK, B & S SITTERDING
 100 E MAPLE ST
 HINSDALE IL 60521

2

ON OR BEFORE:	PAY:
SEP 01, 2023	0.00
PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	0.00
OCT 1 THRU 31	0.00
* NOV 1 THRU 16	0.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 15, 2023

\$4,835.53 PAID May 30, 2023

2090141800139059000048355342

Rate 2021	Tax 2021	Taxing District	Rate 2022	Tax 2022
		** COUNTY **		
0.0966	176.09	COUNTY OF DU PAGE	0.0828	152.72
0.0196	35.73	PENSION FUND	0.0189	34.86
0.0298	54.32	HEALTH DEPARTMENT	0.0300	55.34
0.0127	23.14	PENSION FUND	0.0111	20.48
0.1102	200.87	FOREST PRESERVE DIST	0.1055	194.60
0.0075	13.68	PENSION FUND	0.0075	13.84
0.0144	26.24	DU PAGE AIRPORT AUTH	0.0139	25.64
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0304	55.40	DOWNERS GROVE TWP	0.0310	57.18
0.0006	1.10	PENSION FUND	0.0006	1.10
0.0499	90.96	DOWNERS GR TWP RD	0.0514	94.82
0.0009	1.64	PENSION FUND	0.0012	2.22
0.2862	521.70	VLG OF HINSDALE	0.2959	545.82
0.0855	155.86	PENSION FUND	0.0889	163.98
0.1477	269.24	VLG HINSDALE LIBR	0.1572	289.98
0.0118	21.51	PENSION FUND	0.0054	9.96
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
2.3540	4,291.09	GRADE SCHL DIST 181	2.4181	4,460.44
0.0364	66.36	PENSION FUND	0.0650	119.90
1.5658	2,854.29	HIGH SCHOOL DIST 86	1.6191	2,986.58
0.0474	86.40	PENSION FUND	0.0448	82.64
0.2037	371.42	COLLEGE DU PAGE 502	0.1946	358.96
		** TIF **		

Mailed to:	KOOK, B & S SITTERDING 100 E MAPLE ST HINSDALE IL 60521
Property Location:	100 E MAPLE ST HINSDALE IL 60521-3731
Township Assessor:	DOWNERS GROVE 630-719-6630
Tax Code:	9059
Property Index Number:	09-01-418-001

TIF Frozen Value	
Fair Cash Value	571,400
Land Value	75,420
+ Building Value	117,030
= Assessed Value	192,450 *
x State Multiplier	1.0000
- Equalized Value	192,450
- Residential Exemption	6,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	1,990
- House Abatement	
= Net Taxable Value	184,460
x Tax Rate	5.2429
= Total Tax Due	9,671.06
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 10/03/23	0.00

CHANGE OF NAME/ADDRESS:
 CALL: 630-407-5900
 * S OF A FACTOR 1.0115
 1st INST PAID May 30, 2023
 2nd INST PAID May 30, 2023



2022 DuPage County Real Estate Tax Bill
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours - 8:00 am - 4:30 pm, Mon - Fri
 Telephone = (630) 407-5900

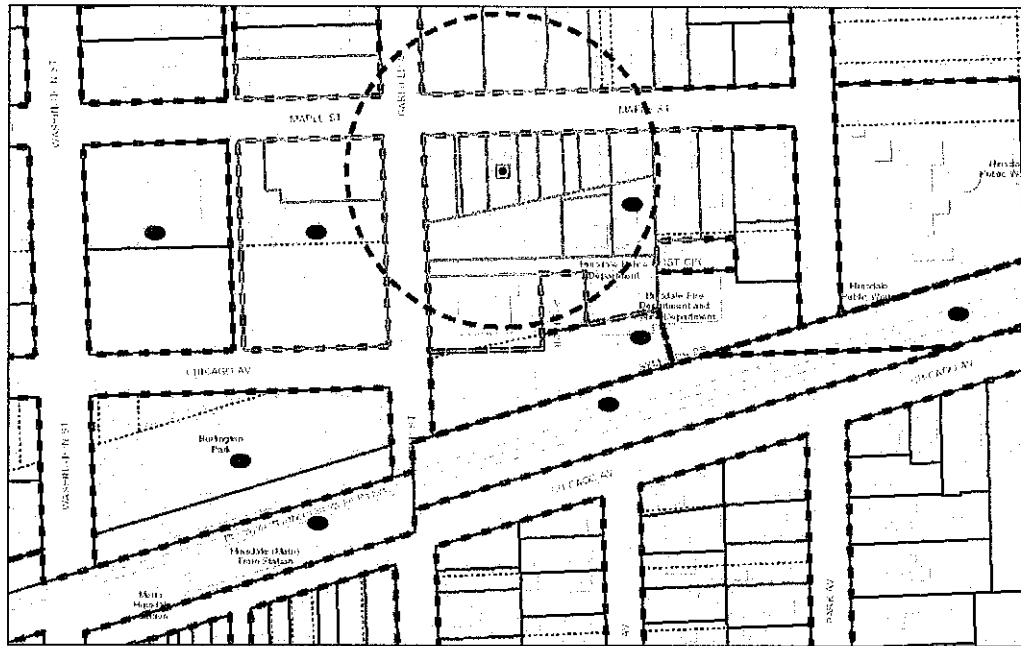
5.1111	9,317.04	TOTALS	5.2429	9,671.06
2021	190,260	Assessed Value	2022	192,450



DuPage County IT-GIS Department
421 N. County Farm Rd.
Wheaton IL 60817
Ph# (630) 407-5000

Dupage County Parcel Report

Map created for assessment purposes only. Refer to recorded
plats or deeds for legal descriptions and property dimensions
Copyright The County of DuPage, Illinois.
www.dupageco.org



polygonLayer Subdivision Lot Lines Parcel Blocks
polygonLayer Cadastral Realstate
polygonLayer

1:2,629
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km
City of Chicago, County of DuPage, Ben Carson, Mayor, HERE, Garmin
INCORPORATED, Esri, DeLorme, GeoEye, IGN, GeoEye, Inc., Mapbox, Swire, Bing, Microsoft, © 2013

PIN: 0901418006

PIN	0901418006
OWNER	WILLEMSE, ROBERTUS & C
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	122 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	122 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

PIN: 0901418004

D

PIN	0901418004
OWNER	LATKOWSKI; RICHARD THOMAS
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	116 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	116 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

PIN: 0901414031

PIN	0901414031
OWNER	SCOTT CHRISTENSEN; BONNIE
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	119 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	119 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

PIN: 0901332004

PIN	0901332004
OWNER	VILLAGE OF HINSDALE
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	19 E CHICAGO AVE
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	19 E CHICAGO AVE
BILLADDR2	HINSDALE IL 60521

PIN: 0901418008

PIN	0901418008
OWNER	HUNLEY, KATHRYN & MATTHEW
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	128 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	128 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

PIN: 0901326014

PIN	0901326014
OWNER	BURKE, THOMAS & KAREN
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	104 N GARFIELD AVE
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	104 N GARFIELD AVE
BILLADDR2	HINSDALE IL 60521

PIN: 0901332003

PIN	0901332003
OWNER	VILLAGE OF HINSDALE
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	19 E CHICAGO AVE
BILLADDR2	HINSDALE IL 60521

PIN: 0901418014

PIN	0901418014
OWNER	MEDING TRUST
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	123 POST CIR
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	5318 E DES MOINES
BILLADDR2	MESA AZ 85205

PIN: 0901414014

PIN	0901414014
OWNER	GULATI, DIVEY & JUI TSAI
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	105 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	105 E MAPLE ST
BILLADDR2	HINSDALE IL 60521-3730

PIN: 0901418018

PIN	0901418018
OWNER	VILLAGE OF HINSDALE
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	19 E CHICAGO AVE
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	19 E CHICAGO AVE
BILLADDR2	HINSDALE IL 60521

PIN: 0901418023

PIN	0901418023
OWNER	WILLEMSE, ROBERTUS & C
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	122 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	122 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

PIN: 0901418021

PIN	0901418021
OWNER	MARFURT, ADAM & ABIGAIL
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	106 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	106 E MAPLE ST
BILLADDR2	HINSDALE IL 60521-3731

PIN: 0901414030

PIN	0901414030
OWNER	PAQUETTE, CHRISTOPHER & K
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	125 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	125 E MAPLE ST
BILLADDR2	HINSDALE IL 60521-3730

PIN: 0901414028

PIN	0901414028
OWNER	BARTOLI; CHRISTOPHER & M
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	115 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	115 E MAPLE ST
BILLADDR2	HINSDALE IL 60521-3730

PIN: 0901418005

PIN	0901418005
OWNER	LATKOWSKI; RICHARD THOMAS
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	116 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	116 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

PIN: 0901418012

PIN	0901418012
OWNER	VILLAGE OF HINSDALE
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	19 E CHICAGO AVE
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	19 E CHICAGO AVE
BILLADDR2	HINSDALE IL 60521

PIN: 0901418001

PIN	0901418001
OWNER	KOOK; B & S SITTERDING
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	100 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	100 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

PIN: 0901418009

PIN	0901418009
OWNER	MAPLE ST ROW HOUSES LLC
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	134 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	118 N PARK
BILLADDR2	HINSDALE IL 60521

PIN: 0901418024

PIN	0901418024
OWNER	PACIFIC PREMIER TRUST
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	121 POST CIR
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	FBO MEREDITH RITCHIE IRAPO BO
BILLADDR2	DENVER CO 80217

PIN: 0901418022

PIN	0901418022
OWNER	MARFURT, ADAM & ABIGAIL
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	106 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	110 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

PIN: 0901418003

PIN	0901418003
OWNER	MARFURT, ADAM & ABIGAIL
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	110 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	110 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

PIN: 0901418016

PIN	0901418016
OWNER	UNITED STATES OF AMERICA
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	GARFIELD AVE
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	HINSDALE POST OFFICE
BILLADDR2	HINSDALE IL 60521

PIN: 0901418007

PIN	0901418007
OWNER	WILLEMSE, ROBERTUS & C
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	122 E MAPLE ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521
BILLADDR1	122 E MAPLE ST
BILLADDR2	HINSDALE IL 60521

Map Report DuPage County GIS

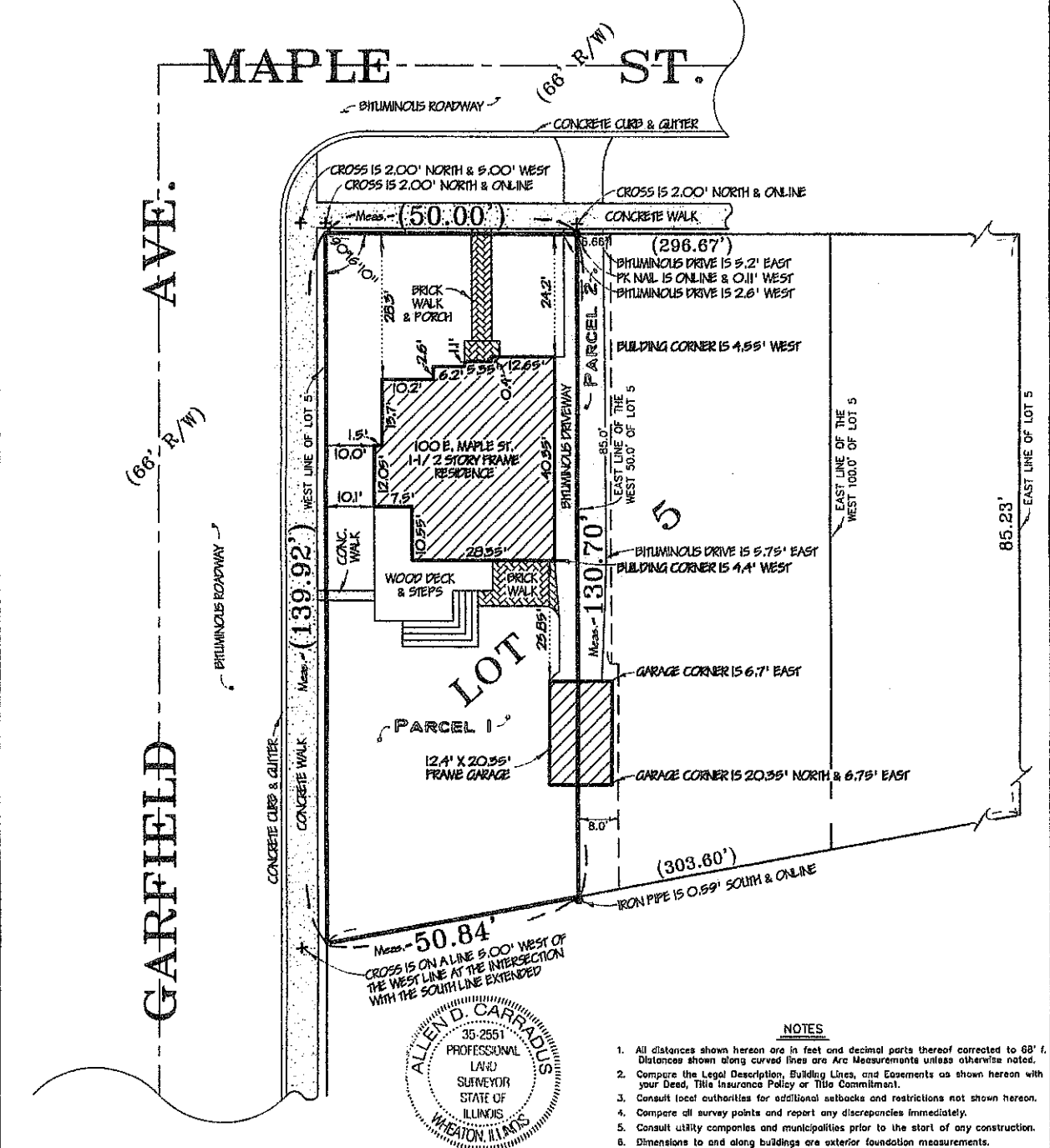
LEGEND
 ● Monumentation Found
 ○ Monumentation Set (P.L.S. 35-2551)
 (60') Record Dimension
 --- Fence Line

PLAT OF SURVEY

PARCEL 1: THE WEST 50 FEET OF LOT 5 IN BLOCK 6 IN ALFRED WALKERS ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1868 AS DOCUMENT 9611, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED JUNE 30, 1971 AND RECORDED NOVEMBER 4, 1971 AS DOCUMENT R71-57009 TO MAINTAIN, REPLACE, AND REMOVE A GARAGE AND DRIVEWAY WITH THE RIGHT OF ACCESS TO THE SAME FOR MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OVER THE FOLLOWING DESCRIBED LAND: THE WEST 6.66 FEET OF THE NORTH 85 FEET AND THE WEST 8 FEET (EXCEPT THE NORTH 85 FEET) OF THE EAST 50 FEET OF THE WEST 100 FEET OF LOT 5 IN BLOCK 6 IN ALFRED WALKERS ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1868 AS DOCUMENT 9611, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE=6,766 SQ.FT.



STATE OF ILLINOIS) SS
 COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 14th DAY OF September A.D. 2011
 BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
 MY LICENSE EXPIRES NOVEMBER 30, 2012.

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scoled measurements made hereon.

ALLEN D. CARRADUS LAND SURVEYOR

Residential & Commercial Land Surveying Services
 108 W. Liberty Drive, Wheaton, Illinois 60187
 (630) 588-0416 (Fax) 653-7682

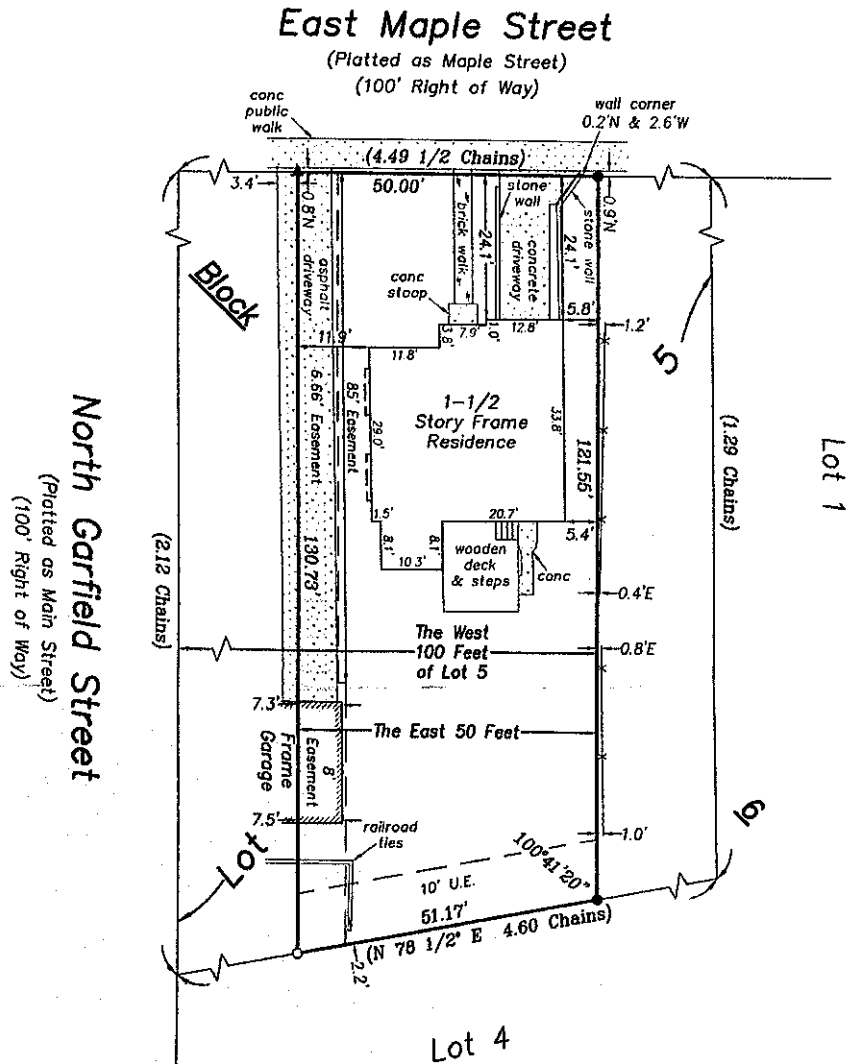
PROVIDED FOR: **EARL J. ROLOFF**
 DRAWN BY: CMG DATE OF FIELD WORK: 09/14/11 SCALE: 1" = 20' TYPICAL: 48-00 PROJECT NO: 23317

PLAT OF SURVEY

THE EAST 50.00 FEET OF THE WEST 100 FEET OF LOT 5 IN BLOCK 6 IN ALFRED WALKERS ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 1 AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1868 AS DOCUMENT 9611, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 106 EAST MAPLE STREET, HINSDALE, ILLINOIS.

PROPERTY CONTAINS: 6,324.1 SQUARE FEET, MORE OR LESS.



STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON MAY 13, 2022.

Eric C. Pokorny



Scale: 1" = 20'

○ = Found 3/4" Dia. Iron Pipe
▲ = Set Mag Nail
● = Set Iron Pipe 3/4" Dia. x 24"

(XX.XX)' = Record Distance
XX.XX' = Measured Distance
N = North E = East
S = South W = West
-X-X-X- = Fence
[Pattern] = Concrete/Asphalt
[Pattern] = Brick

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2022
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2022

TODD SURVEYING

Professional Land Surveying Services

"Cornerstone Surveying PC"

759 John Street, Suite D

Yorkville, IL 60560

Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: Griffin Williams
McMahon & Walsh LLP
Book # 2569 | Drawn By: TT/ML | Plat #: 14402
Reference:
Field Work Completed: 05/12/2022
Rev. Date | Rev. Description
Project Number:
2022-0439

F

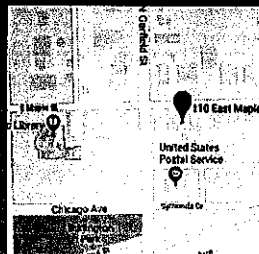


DOMINIC J. MANCINI, P.C.

Surveyor at Law

Dominic J. Mancini

P. 608.331.2100 F. 608.321.5100
E-mail: Dominic@dmancini.com Website: DmanciniLaw.com
123 Peller Road, Morristown, Illinois, 60450



PROPERTY ADDRESS: 110 E MAPLE STREET, HINSDALE, ILLINOIS 60521

SURVEY NUMBER: 1905.4112

FIELD WORK DATE: 5/18/2019

REVISION DATE(S): (REV 0 5/25/2019)

19054112

BOUNDARY SURVEY

DUPAGE COUNTY

THE EAST 50 FEET OF THE WEST 150 FEET OF LOT 5 IN BLOCK 6 IN ALFRED WALKER'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 1 AND PART OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1868 AS DOCUMENT 9611, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA OF PROPERTY SURVEYED 5873 SQ.FT.±

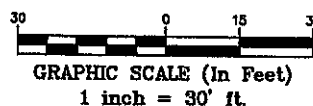
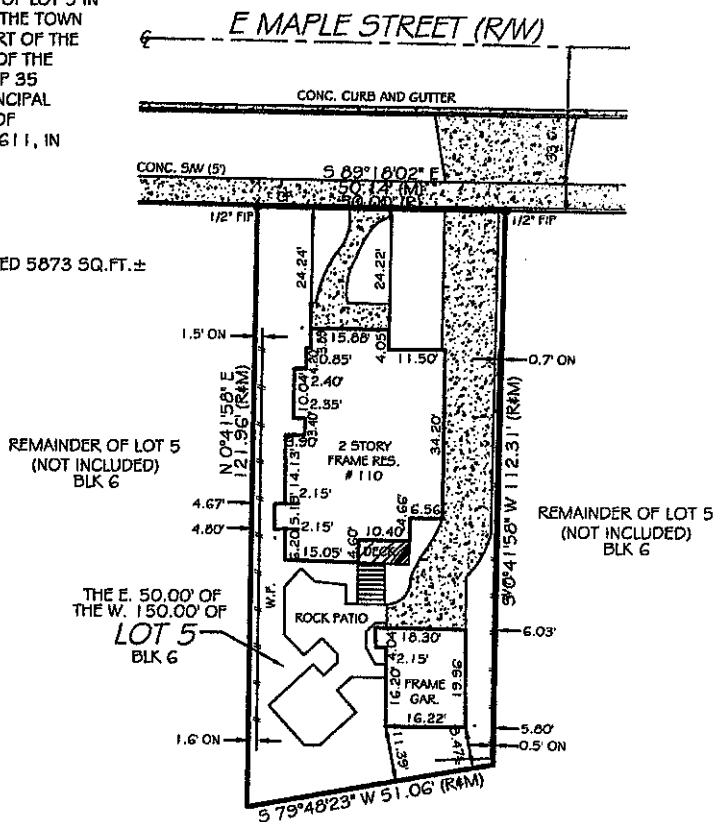


STATE OF ILLINOIS
COUNTY OF GRUNDY } 95

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF MAY, 2019 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM 184008058-0008



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: DW19010815

DATE: 05/24/19

BUYER: ADAM S MARFURT AND ABIGAIL R MARFURT

SELLER: JAMES B. GALIN, AS TRUSTEE OF THE JAMES B. GALIN TRUST DATED JUNE 25, 2001

CERTIFIED TO: ADAM S MARFURT AND ABIGAIL R MARFURT; FIDELITY NATIONAL TITLE INSURANCE COMPANY; FIFTH THIRD BANK; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports

THE **cara** PROGRAM

transforming lives...

www.thecaraprogram.org

1108 19A0002050
316 East Jackson Street, Morris, IL 60450
Phone: 773.305.4011

Please remit payment to: 2132 E 9th St, Suite 310 | Cleveland, OH 44111

6

BEING A CONTINUATION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

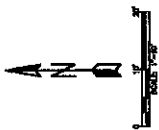
P.J.N.: 09-01-418-001 (PARCEL 1)
COMMON ADDRESS:
100 E MAPLE STREET
HINSDALE, IL 60521-4854

P.J.N.: 09-01-418-021 (PARCEL 2)
COMMON ADDRESS:
100 E MAPLE STREET
HINSDALE, IL 60521-4854

P.J.N.: 09-01-418-022 (PARCEL 2)
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100 E MAPLE STREET
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P.J.N.: 09-01-418-003 (PARCEL 3)
COMMON ADDRESS:
100 E MAPLE STREET
HINSDALE, IL 60521-4854

THIS PLAT HAS BEEN SUBMITTED
FOR RECORDING BY AND RETURN TO:
NAME: VILLAGE OF HINSDALE
ADDRESS: 19 E. CHICAGO AVENUE
HINSDALE, I. 60421
PHONE: 830.789.7000



AREA SUMMARY

LOT 4: ALONG SQUARE PLOT (0.340 ACRES)
LOT 5: 12-1/2 ACRES SQUARE PLOT (0.340 ACRES)

Legend

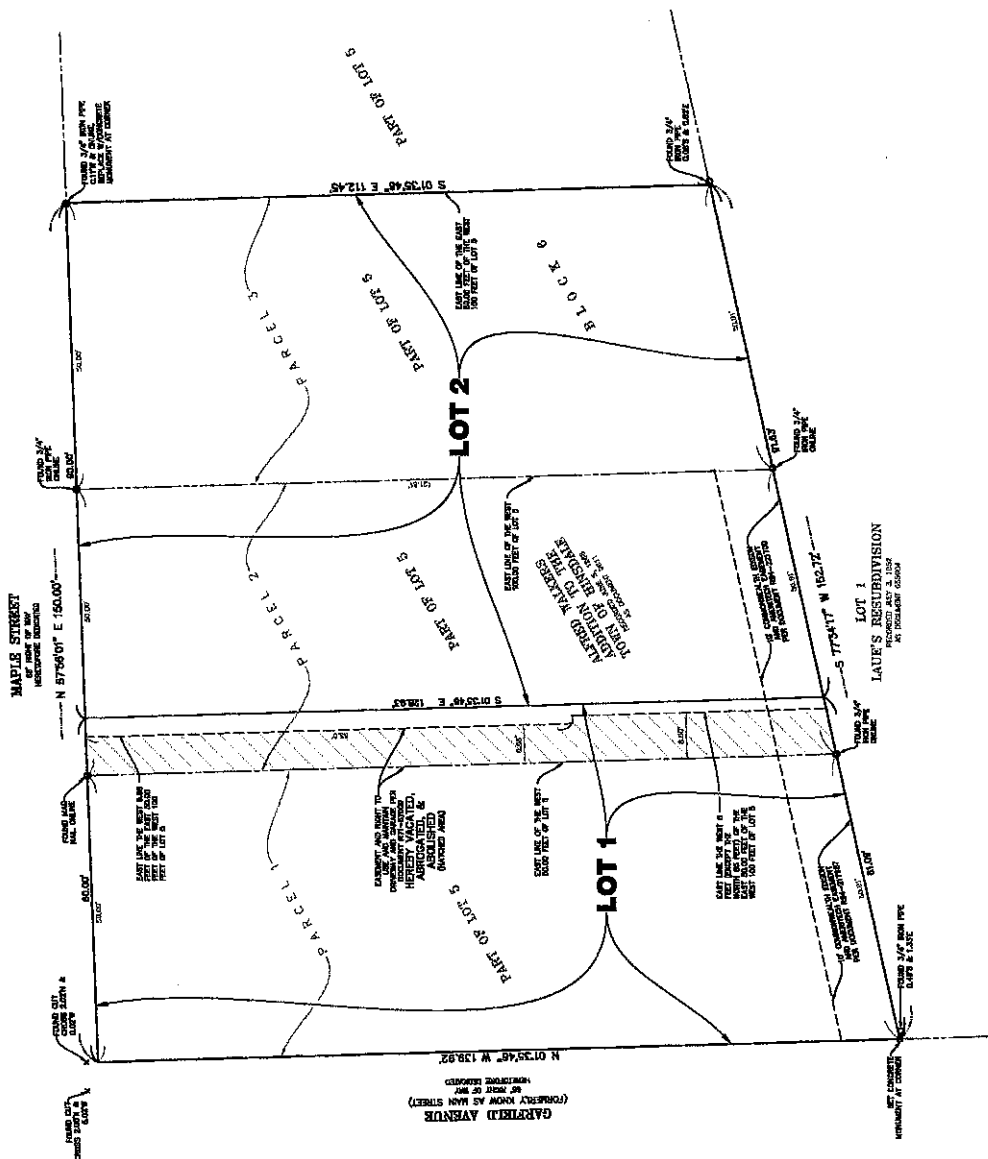
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ABBREVIATIONS

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ADDRESS SUMMARY

LOT 15: 100 E MAPLE STREET, HADDON, IL



DATE: 5th of 10th
NAME: 09-11-2023
AGE: 322145.00
1 of 2

KOOK - MARFURT ESTATES
HINSDALE, ILLINOIS

MARFURT

QUESTIONS

2416 GALEN DRIVE
CHAMPAIGN, ILL 61821
PHONE (217) 351-5280

RAVENHIDE PLAZA, SUITE Q75
SC, LUNDS 60606
E (512) 474-7641

**DORCHESTER COUNTY
SHERIFF'S OFFICE**

ENGINEERING

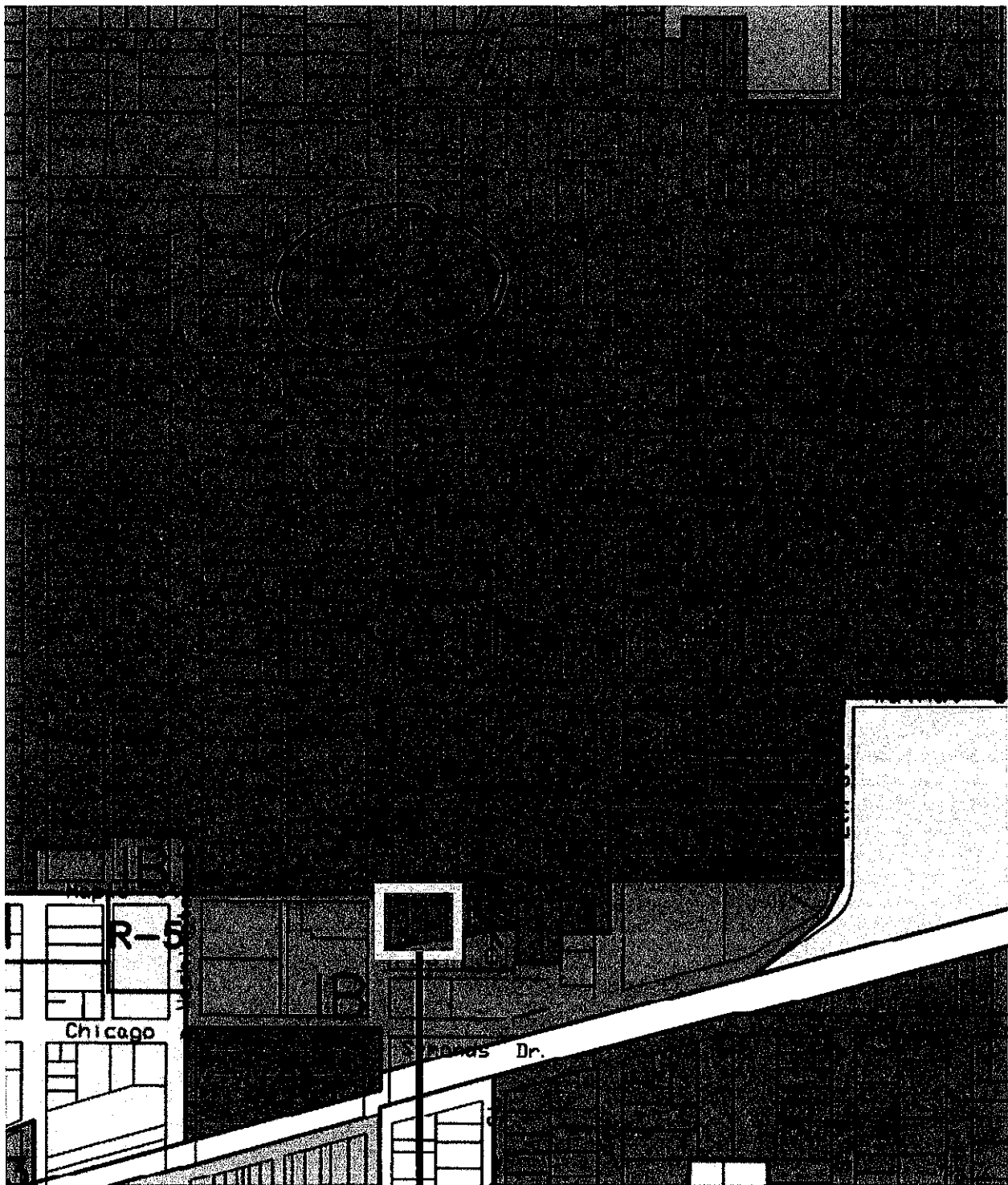
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LIBRARY

REFERENCE		DATE	BY	ADDRESS
		10/2/23	TEB	



Subject properties

Section 4 – Standards for Variation


- a. **Unique Physical Condition.** As zoning and side yard setbacks have changed over the years since these homes were built – 1934 for 100 E. Maple and 1936 for 110 E. Maple – and the current square footage of the lots (including 106 E. Maple) is very small, the consolidation / subdivision of the lots will require difficulty in meeting the modern/current interior and corner side yard regulations.
- b. **Not Self-Created.** Abigail and Adam Marfurt purchased 106 E. Maple Street in good faith and only when the Plat of Subdivision was reviewed with the Village were the Code variation issues raised.
- c. **Denied Substantial Rights.** Abigail and Adam Marfurt are already in possession and titled both 110 E. Maple and 106. Maple lots. Abigail and Adam merely wish enough space via an addition for their family to enjoy and live in Hinsdale. Brian and Stephanie are already in possession and titled to 100 E. Maple and wish to have the driveway and garage titled to their lot.
- d. **Not Merely Special Privilege.** Abigail and Adam Marfurt, along with Brian Kook and Stephanie Sitterding do not seek any special privilege for this variation.
- e. **Code and Plan Purposes.** Abigail and Adam Marfurt along with Brian Kook and Stephanie Sitterding wish to keep the neighborhood and residential use of their properties intact, and feel with these variations due to the consolidation/subdivision, will only enhance the neighborhood. Many neighbors on E. Maple Street have expressed their excitement about the demolition of 106 E. Maple and future plans for 110 E. Maple.
- f. **Essential Character of the Area.** These variations:
 - 1. 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; or
 - 2. Will not materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - 3. Will not substantially increase congestion in the public streets due to traffic or parking; or

4. Will not unduly increase the danger of flood or fire; or
5. Will not unduly tax public utilities and facilities in the area; or
6. Will not endanger the public health or safety.

- g. **No Other Remedy.** Without consolidation/subdivision of the lots and reduction of the corner side yard allowance and the interior side yard allowances on the current residential structures to remain (garages), there is no other means by which the alleged hardship/difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Marfurt residence.

MEMORANDUM

TO: Chairman Neiman and Members of the Zoning Board of Appeals

FROM: Robert McGinnis MCP
Director of Community Development/Building Commissioner 

DATE: November 15, 2023

RE: Zoning Variation – V-04-23; 24 E. 8th Street

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 (attached) and the specific request is for 3.917' of relief.

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.

cc: Kathleen Gargano, Village Manager
Zoning file V-04-23

PART II. HISTORIC OVERLAY DISTRICT (HOD)

Sec. 8-201: Purpose and Applicability:

A. *Purpose.* The Historic Overlay District is intended to promote local historic preservation efforts and to help preserve structures with historic, architectural, or cultural significance in the Village of Hinsdale by creating a district within which the Village may provide certain incentives that encourage the preservation, rehabilitation, enhancement, and restoration of structures deemed to be historically significant within the District.

B. *Applicability.* The Historic Overlay District appears on the Zoning Map as an "Overlay District," imposed on top of other zoning districts created by this Code and referred to in this Section as "Base Zoning Districts." The regulations of the Historic Overlay District shall supplement those of the Base Zoning Districts, and development of properties with historically significant structures in the Historic Overlay District shall comply with the regulations of the Base District, the requirements of the Design Review Overlay District created by Part I of Article VIII, where applicable, and, where an Applicant, as defined herein, chooses to do so in conformance with the requirements of this Part II, the Historic Overlay District. In the case of any conflict or overlap, the regulations and standards applicable to the Historic Overlay District set forth in this Part II shall take precedence. (Ord. O2022-27, § 3, 9-20-2022)

Sec. 8-202: Historic Overlay District Boundaries:

A. *Establishment of District Boundaries.* The Historic Overlay District shall be comprised of all or parts of the various zoning districts within the Village and its boundaries shall be established pursuant to the procedures set forth in Section 11-601 (Amendments) of this Zoning Code. The areas zoned Historic Overlay District need not be contiguous.

B. *Amendment of District Boundaries.* Once established, the boundaries of the Historic Overlay District may be further amended pursuant to the procedures set forth in Section 11-601 (Amendments) of this Zoning Code. (Ord. O2022-27, § 3, 9-20-2022)

Sec. 8-203: Historically Significant Structures Property List, Preservation Incentives and Operation of the Historic Overlay District:

This Part II operates in conjunction with Chapter 14-7 of Title 14 (Historic Preservation) of the Village Code. Following the creation of the Historic Overlay District, a Historically Significant Structures Property List within the District shall be created by the following the procedures set forth in Section 14-7-3 of the Village Code. Properties on the Historically Significant Structures Property List and located within the Historic Overlay District are eligible to seek certain Preservation Incentives, as also set forth in Chapter 14-7 of Title 14 (Historic Preservation) of the Village Code. (Ord. O2022-27, § 3, 9-20-2022)

Sec. 8-204: Definitions:

For the purposes of this Article, the definitions set forth in Chapter 14-7 of Title 14 (Historic Preservation) of the Village Code shall apply. (Ord. O2022-27, § 3, 9-20-2022)

Sec. 8-205: Land Use and Development Regulations:

A. *Land Uses.* The use regulations of the underlying Base Zoning District shall apply in the Historic Overlay District.

B. *Bulk Regulations.* Except in the case of properties listed on the Historically Significant Structures Property List set forth in Appendix 1 to Chapter 14-7 (Historic Overlay Zoning District) of the Village Code, the applicable bulk regulations of the underlying Base Zoning District, including any footnotes, shall apply. In cases where an Applicant seeks a Preservation Incentive pursuant to Chapter 14-7 of the Village Code that includes use of the alternative bulk regulations set forth in Table 8-1 below, the below bulk regulations shall apply upon application, compliance with any program requirements, approval of a Preservation Incentive Certificate by the Historic Preservation Commission and/or Board of Trustees, as applicable, and compliance with all other requirements of this Article VIII, Part II and Chapter 14-7 of Title 14 of the Village Code.

Table 8-1: Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List in the Historic Overlay District

	R-1 / R-2	R-3 / R-4
Table 8-1: Alternative Bulk Regulations for Properties on the Historically Significant		

Structures Property List in the Historic Overlay District

	R-1 / R-2	R-3 / R-4
A. Maximum Height	Not applicable	Not applicable
B. Maximum Elevation	Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line
C. Minimum Lot Area and Dimensions	Existing lot area and dimensions are not to be reduced in size	Existing lot area and dimensions are not to be reduced in size
D. Minimum Yards		
1. Front Yard	Block average, as defined in Section 3-110 (I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.	Block average, as defined in Section 3-110 (I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.
2. Side Yards		
(a) Corner Lot		
(i) Corner Side	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less
(ii) Interior Side	10'	6'
(b) Interior Lot	10'	6'
3. Rear		
(a) Corner Lot	10% lot depth, minimum 15'	15'
(b) Interior Lot	25'	15'
E. Maximum Floor Area Ratio (FAR)	Not applicable	Not applicable
F. Maximum Building Coverage		
1. Maximum Combined Total Principal and Accessory Structures	25% of lot area	25% of lot area
2. Maximum Combined Accessory Structures	10% of lot area	10% of lot area
G. Total Lot Coverage	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties"

(Ord. O2022-27, § 3, 9-20-2022)



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: _____ Zoning Calendar No. _____

PAYMENT INFORMATION: Check # _____ Check Amount \$ _____

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: 630.209.4988 email: GRACENOELL@GMAIL.COM

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 style="text-align: center;">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.

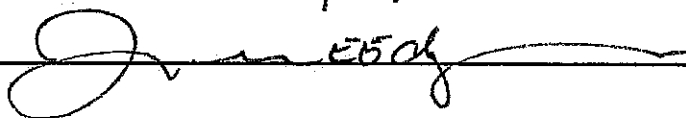
In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or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

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.} Michael Whalen and ^{N.} 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

N/A

N/A

rear

Ex. 18.2'

25.0'

Setbacks (businesses and offices):

front:

N/A

N/A

interior side(s)

____ / ____

____ / ____

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

E.+/-26.67'

30'

accessory building(s):

N/A

N/A

Maximum Elevations:

principal building(s):

E.+/-34.0'

37'

accessory building(s):

N/A

N/A

Dwelling unit size(s):

1

1

Total building coverage:

2,206.3 sf

2,250.0 sf

Total lot coverage:

3,641.0 sf

4,500.0 sf

Floor area ratio:

3,733.3 sf

3,350.0 sf

Accessory building(s):

N/A

Spacing between buildings: [depict on attached plans]

principal building(s):

N/A

accessory building(s):

N/A

Number of off-street parking spaces required: N/A

Number of loading spaces required: N/A

Statement of applicant:

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

By:

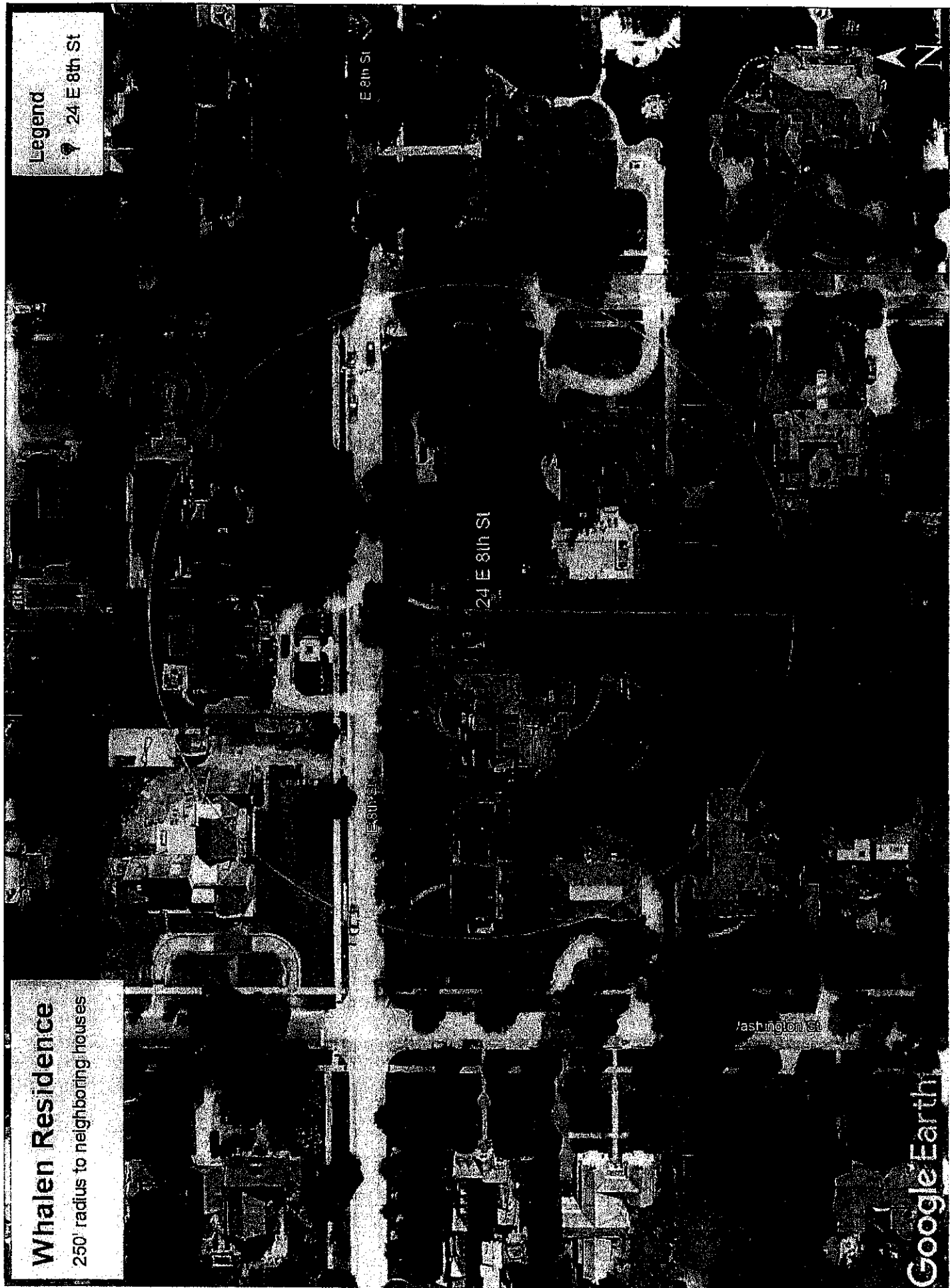
Grace Whalen
Applicant's signature

GRACE WHALEN
Applicant's printed name

Dated: August 9, 2023.

Whalen Residence
250' radius to neighboring houses

Legend
● 24 E 8th St



Google Earth

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

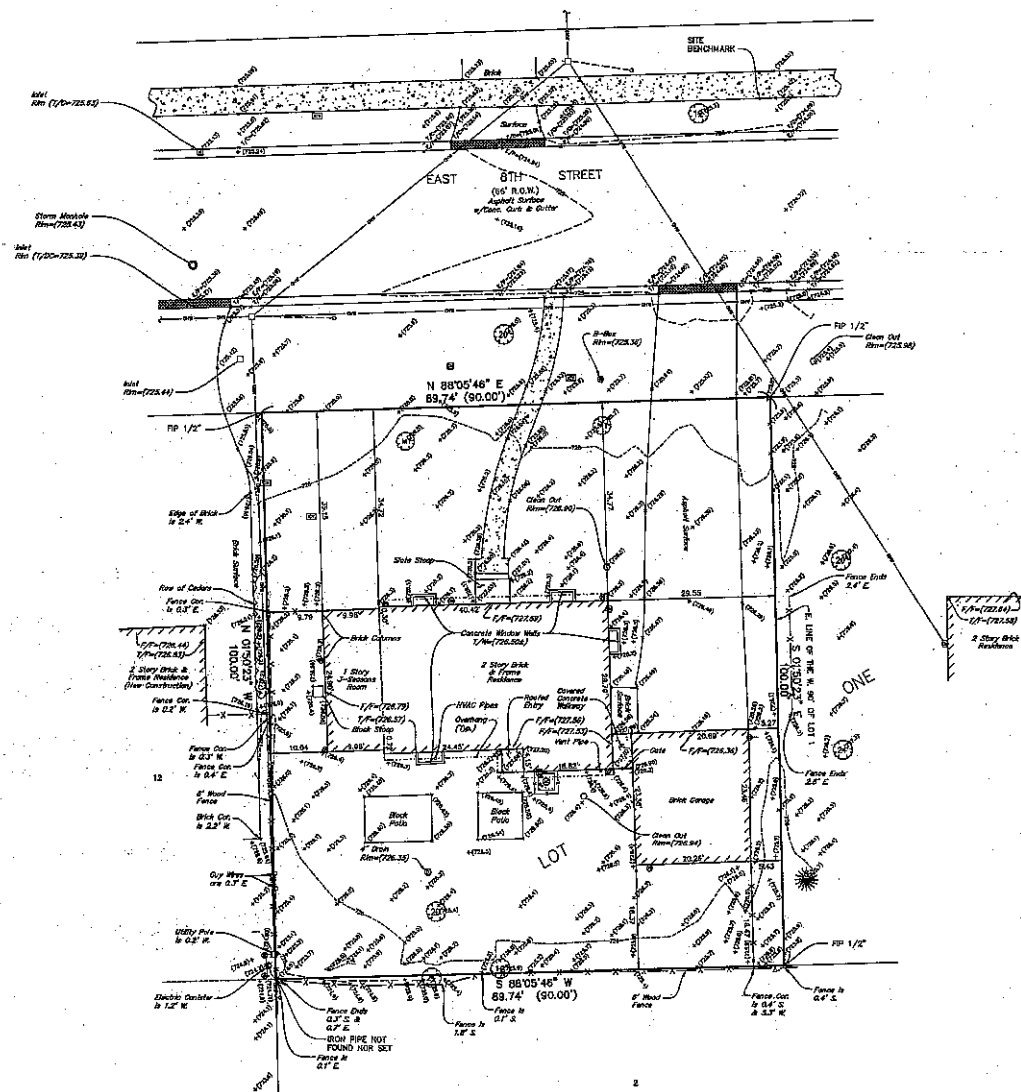
<u>Owner</u>	<u>PIN</u>	<u>Property Address</u>
Jane Levy	912317002	18 E. 8th Street Hinsdale, IL 60521
Gregory Bloch	912317001	6 E. 8th Street Hinsdale, IL 60521
Leticia & Rene Lourenco	912311013	21 E. 8th Street Hinsdale, IL 60521
Jason & Kathleen Jones	912311014	740 S. Garfield Street Hinsdale, IL 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 25.00 CHAINS) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1917 AS DOCUMENT 138921, 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 SINK, 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 DISCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.

PROPERTY CONTAINS 6,974 SQ. FT. (0.205 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) SS
COUNTY OF DUPAGE)

I, LARRY C. PODASKI, 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 10 DAY OF 11, A.D., 2023

IMPERVIOUS AREA SUMMARY (SQ. FT.)

EXISTING RESIDENCE	1,356
FRONT WALK AND STOOP	147
ASPHALT DRIVEWAY	1,001
DETACHED GARAGE	479
BRICK SURFACE (WALK)	37
COVERED WALKWAY	32
A/C PAD	9
REAR ENTRY	10
SMALL BLOCK PATIO	63
LARGE BLOCK PATIO	96
BLACK STOOP (3-SEASON ROOM)	8
OVERSHAW	65
WINDOW WELLS (4)	38
TOTAL	3,330

BENCHMARKS

ELEVATION REFERENCE MARKS

DUPAGE COUNTY BM 0K1284 -- BRASS DISK IN A CONCRETE BASE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CARFIELD AVENUE AND EAST HINSDALE ROAD
ELEVATION = 688.82 (NAVD 88)

DUPAGE COUNTY BM 0K3035 -- BRONZE DISK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CHICAGO AVENUE AND OAK STREET
ELEVATION = 676.96 (NAVD 88)

PROJECT ELEVATION REFERENCE MARKS

SITE BENCHMARKS

CUT CROSS IN CONCRETE WALK ALONG NORTH SIDE OF 8TH STREET AT THE EAST LINE OF SUBJECT SITE EXTENDED NORTH, AS SHOWN HEREON.
ELEVATION = 728.52 (NAVD 88)

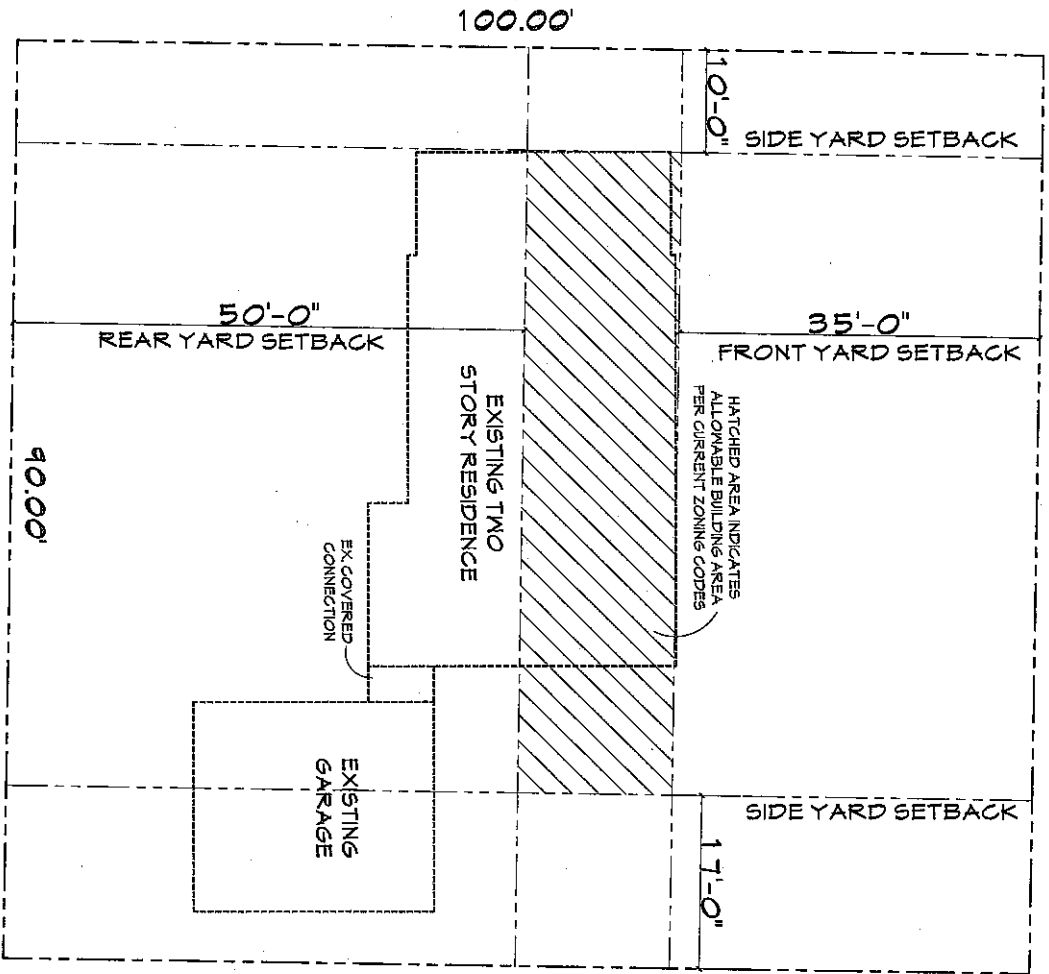
LINE/SYMBOL/ABBREVIATION LEGEND

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
FIN	⊙	BUFFALO BOX
PIP	⊙	IRRIGATION CONTROL VALVE
CONIFEROUS TREE w/TRUNK DIAM.	⊙	GAS METER
DECIDUOUS TREE w/TRUNK DIAM.	⊙	GAS VALVE
CONCRETE SURFACE	⊙	ELECTRIC BOX
DEPRESSED CURB	⊙	ELECTRIC METER
	⊙	ELECTRIC PEDESTAL
	⊙	UTILITY POLE
	⊙	GUY WIRE

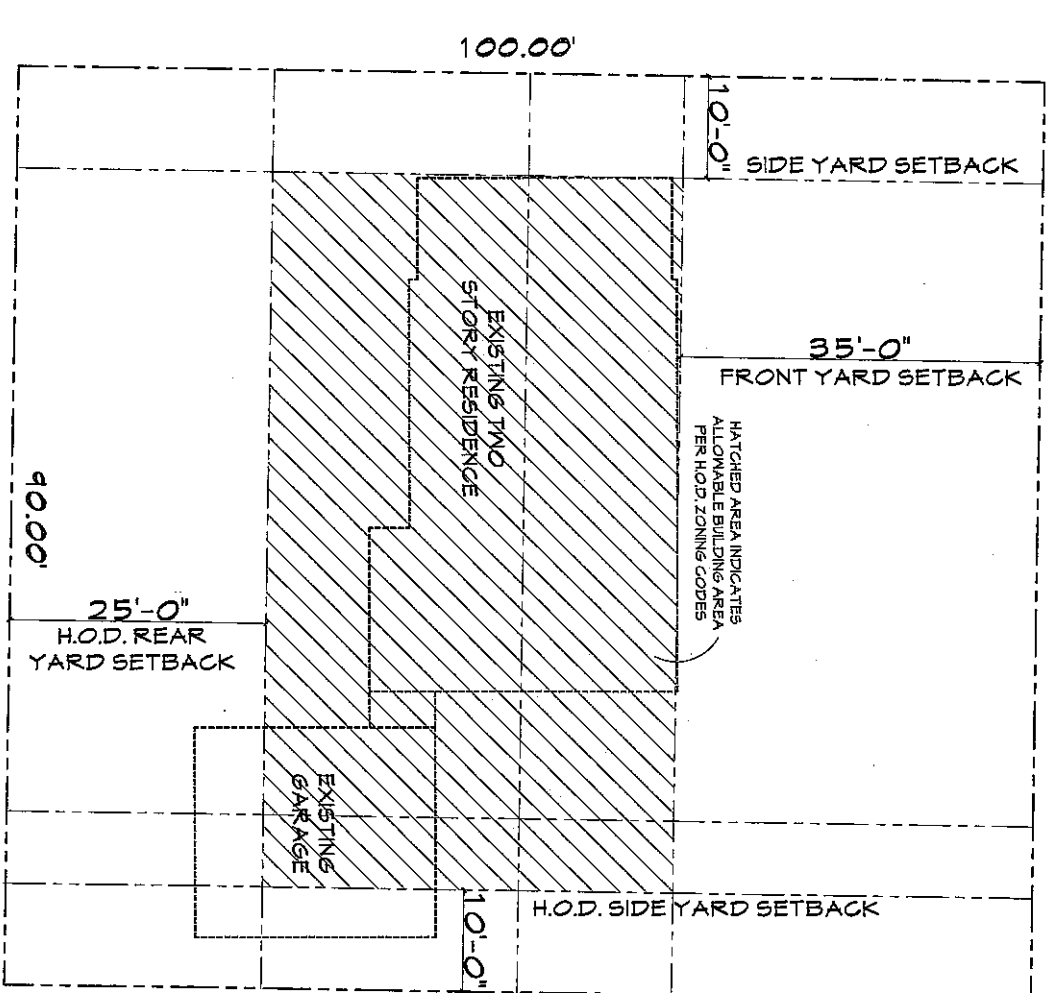
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 5246
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 164-002937
EXPIRATION DATE IS APRIL 30, 2025

CEMCON, Ltd.			
2200 WEST 14TH STREET, SUITE 100 CHICAGO, ILLINOIS 60604-3170 PHONE: 312-941-2100 FAX: 312-941-2101 WWW.CEMCON.COM			
SECONDARY/TOPO	0-15-30	0-45-15	0-55-15
TYPE OF SURVEY	DATE	BY-PC	DATE / DRAWN

E. 8TH STREET



E. 8TH STREET

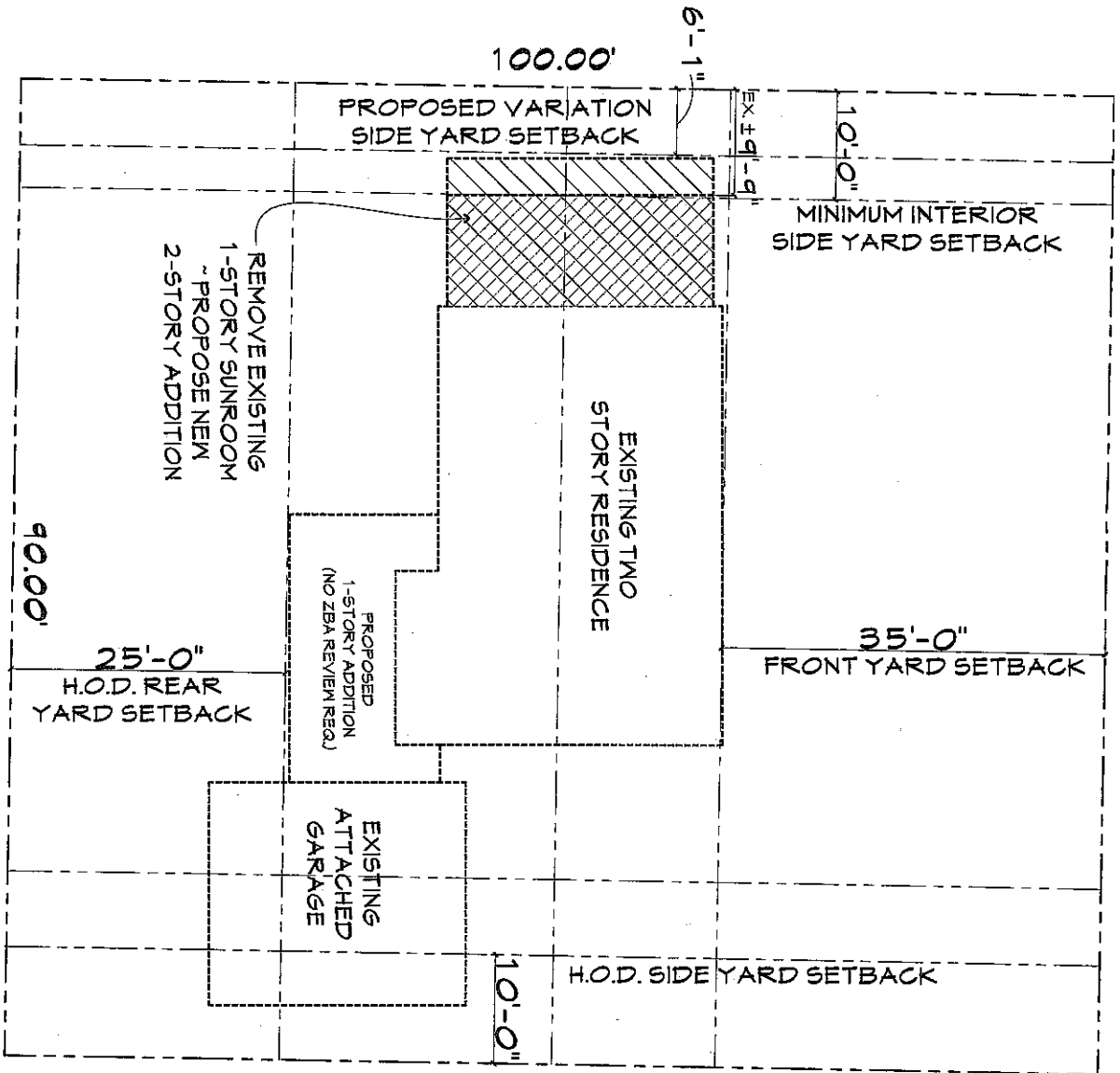


The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

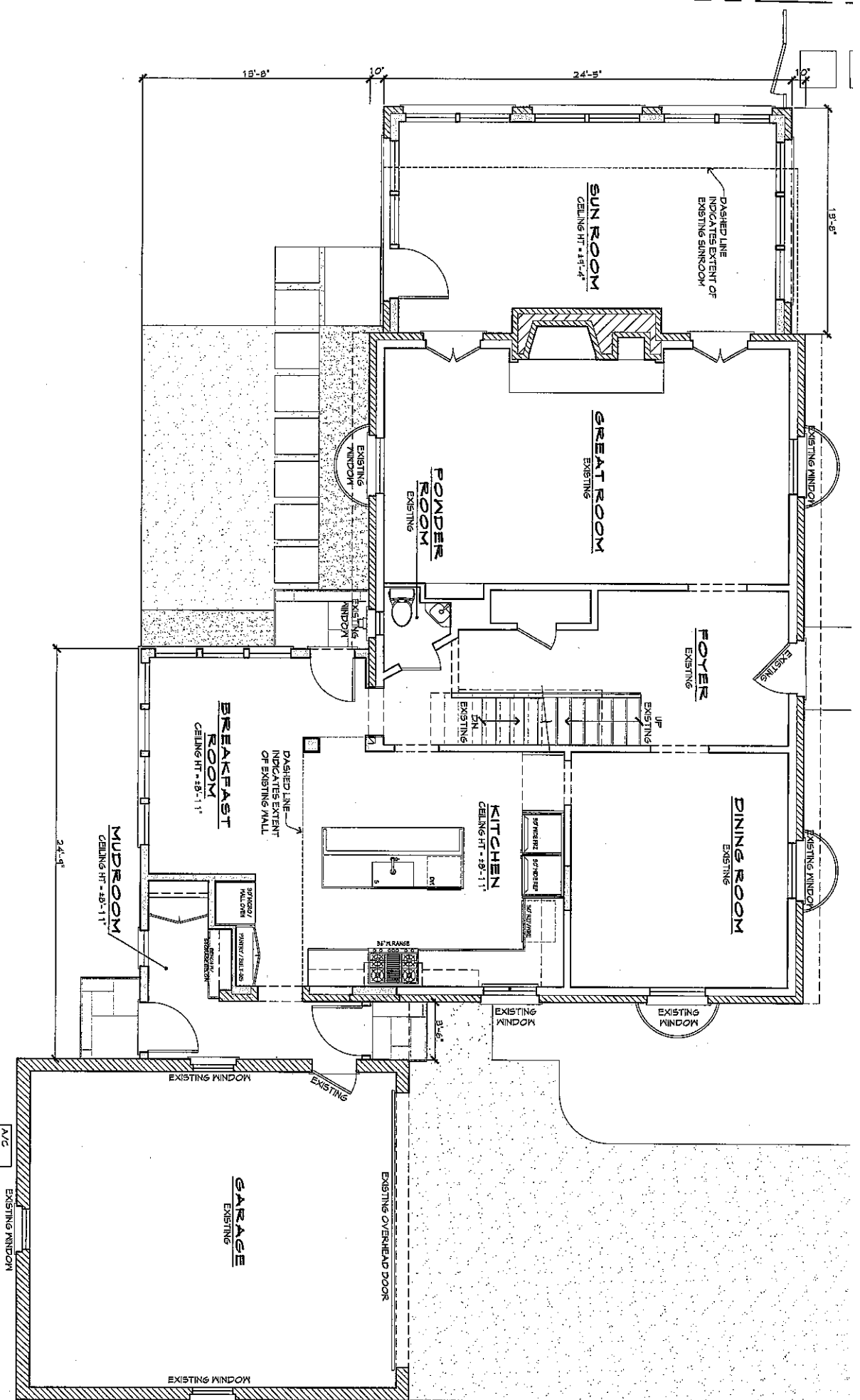
MICHAEL ABRAHAM
ARCHITECTURE

The Whalen Residence



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

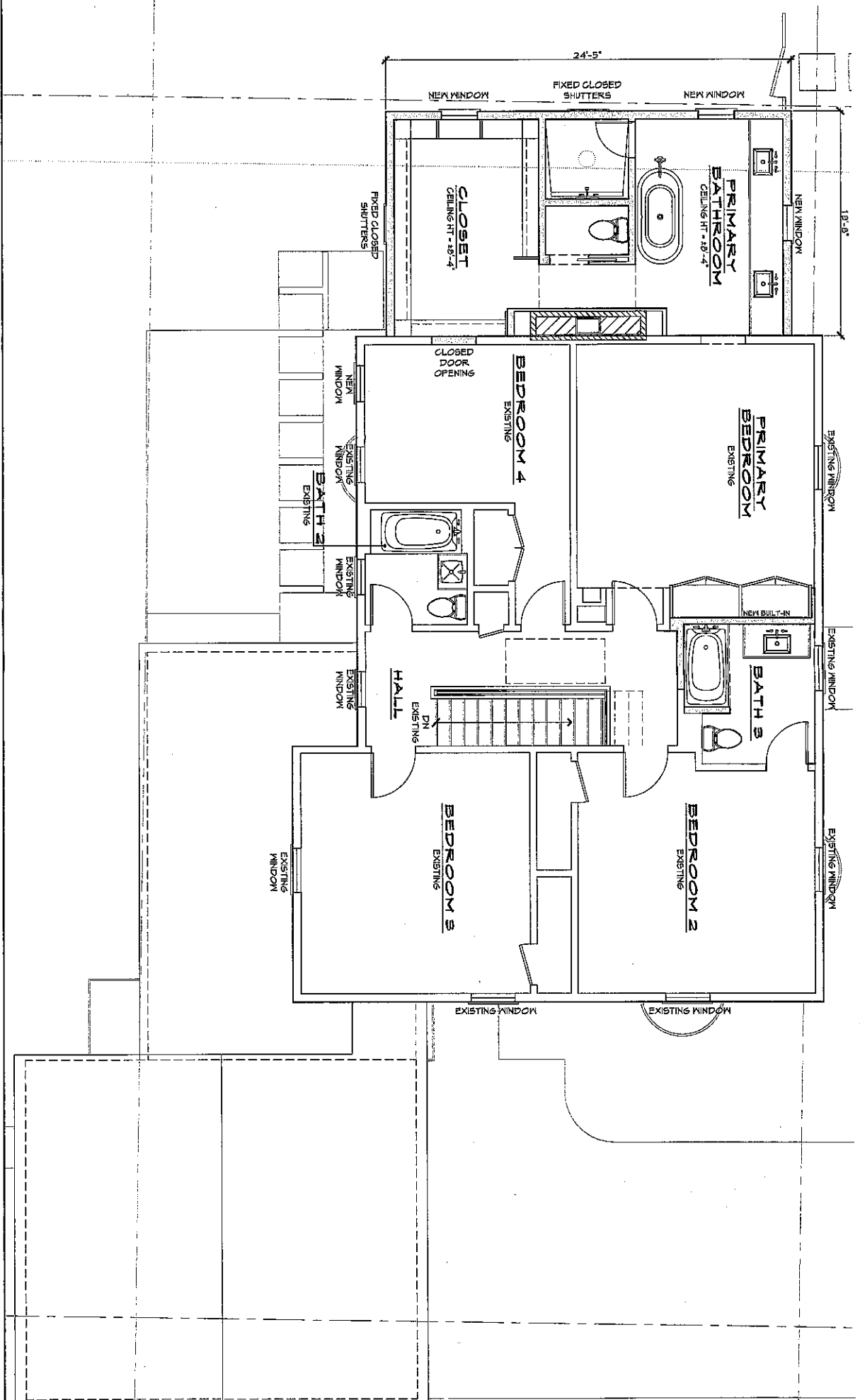
MICHAEL ABRAHAM
ARCHITECTURE



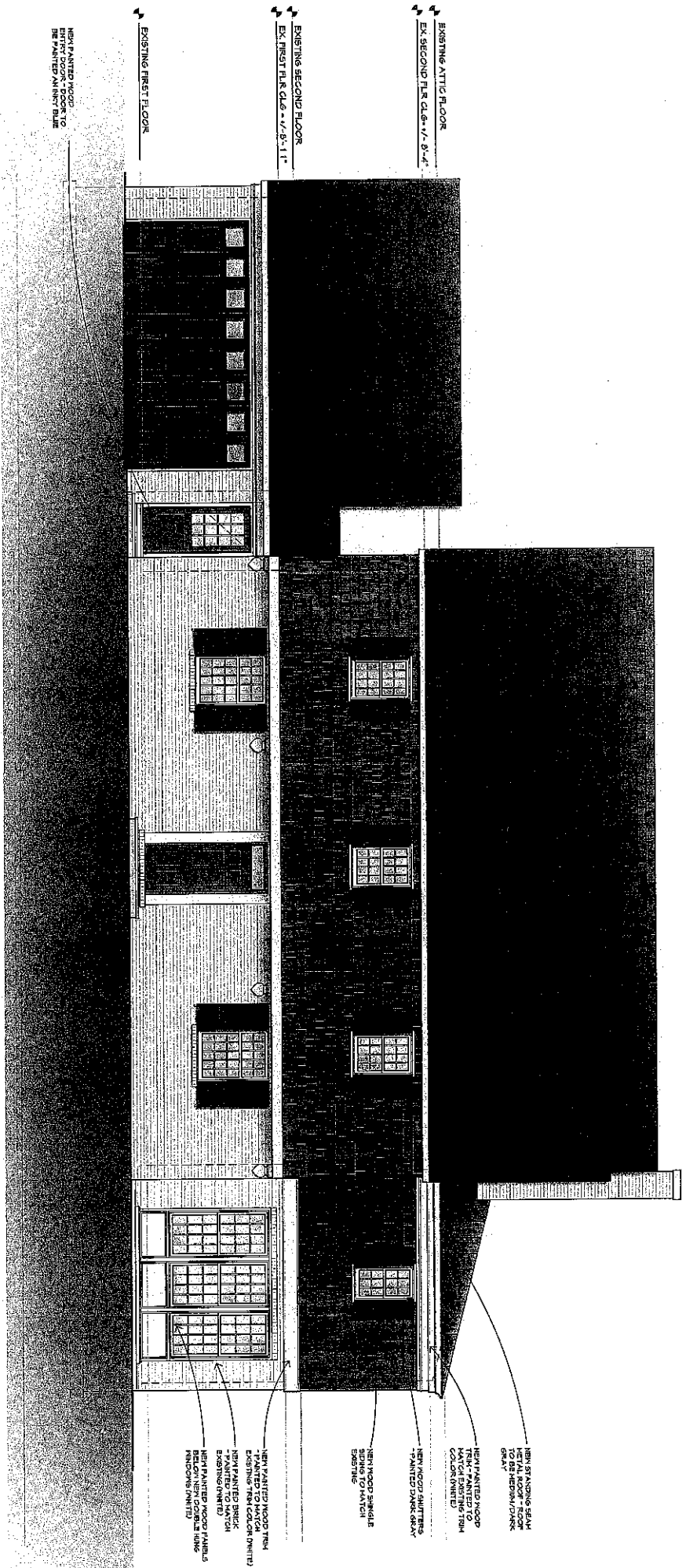
SECOND FLOOR PLAN

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

MICHAEL ABRAHAM
ARCHITECTURE



NORTH ELEVATION
NOT TO SCALE



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

MICHAEL ABRAHAM
ARCHITECTURE

148 BRIMMINGTON AVENUE

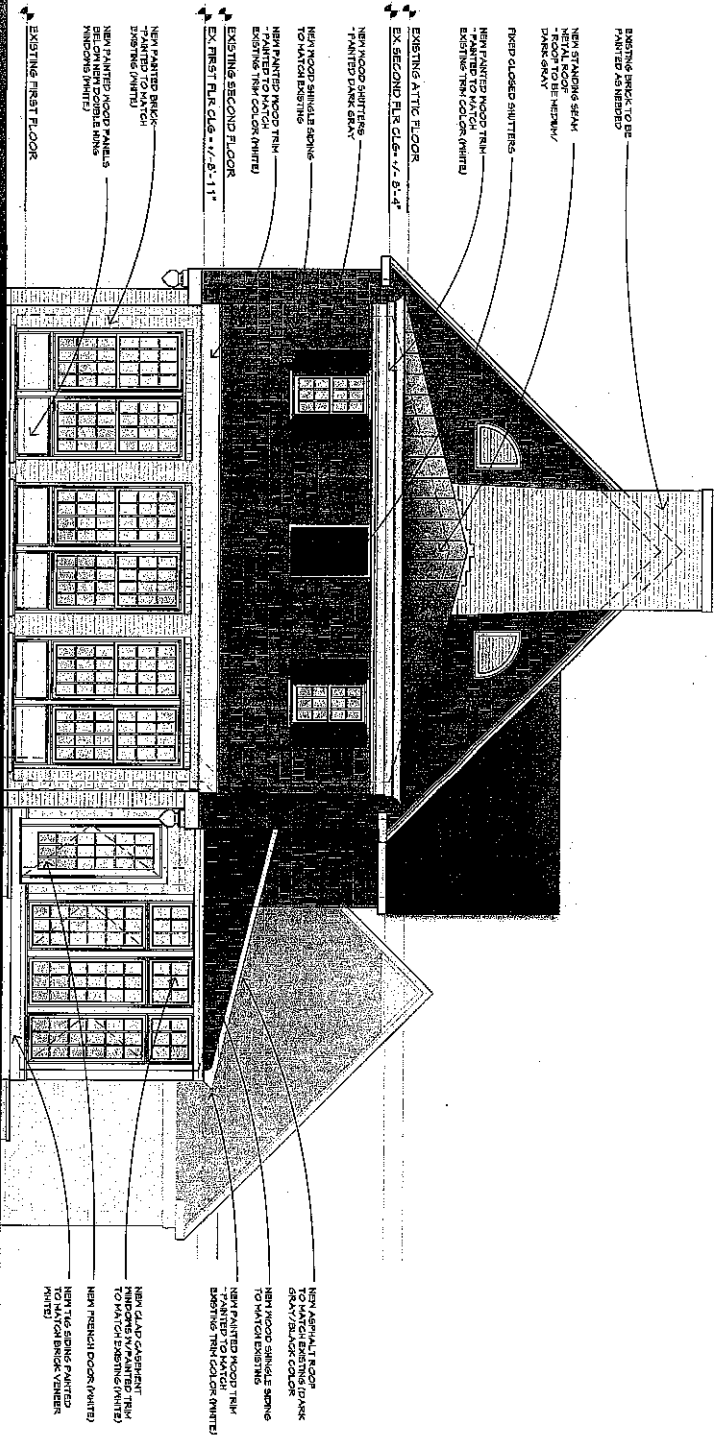
CLARENDON HILLS

ILLINOIS 60514

P 630.455.4477

MIAMI - MIAMI, FL 33131

WEST ELEVATION
NOT TO SCALE



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

MICHAEL ABRAHAM
ARCHITECTURE

148 Burlington Avenue

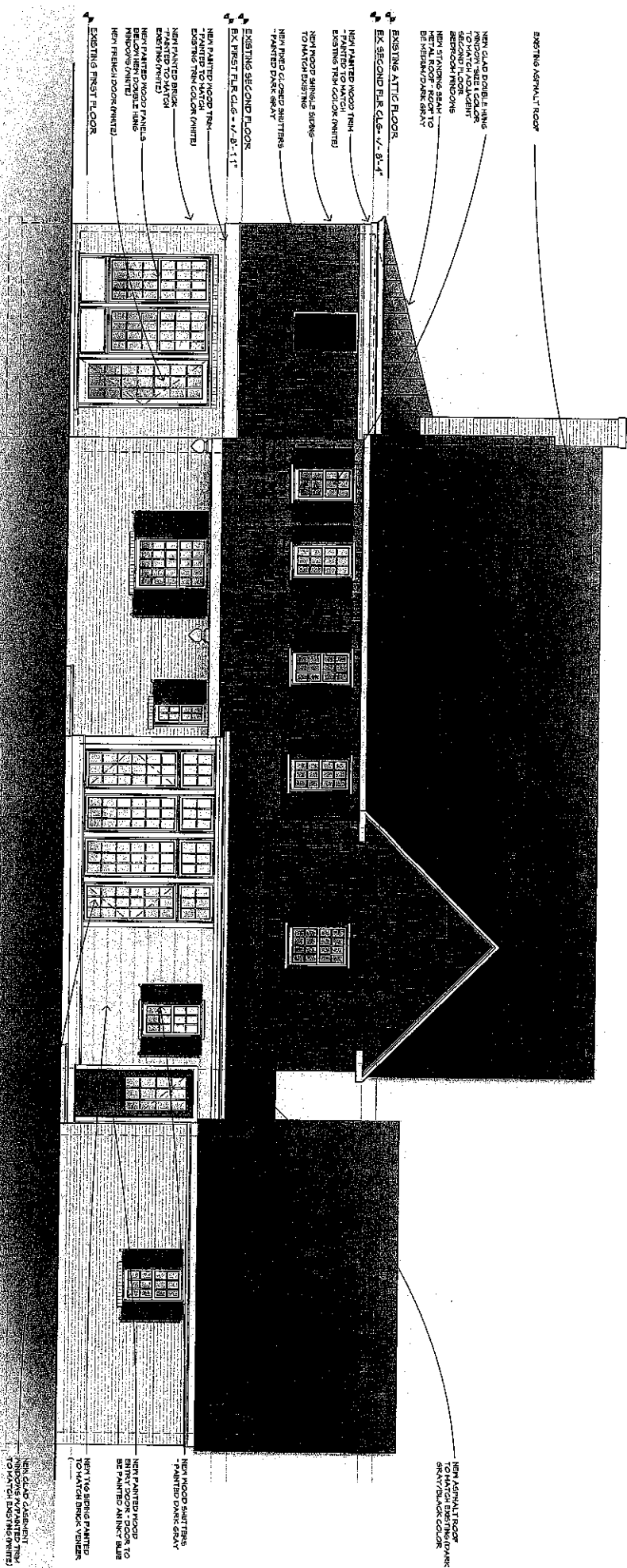
Clairemont Hills

Illinois 60516

P 630.453.5417

michael-abraham.com

SOUTH ELEVATION
NOT TO SCALE



The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE

