



## MEETING AGENDA

**ZONING BOARD OF APPEALS**  
**WEDNESDAY, October 19, 2016**  
**6:30 P.M.**  
**MEMORIAL HALL – MEMORIAL BUILDING**  
*(Tentative & Subject to Change)*

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
  - a) Regular meeting of September 21, 2016
- 4. APPROVAL OF FINAL DECISION – None**
- 5. RECEIPT OF APPEARANCES**
- 6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE**
- 7. PRE-HEARING AND AGENDA SETTING**
- 8. PUBLIC HEARINGS**
  - a) V-05-16, 631 S. Garfield Street
- 9. NEW BUSINESS**
- 10. OTHER 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 Darrell Langlois, ADA Coordinator at 630-789-7014 or by TDD at **630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

[www.villageofhinsdale.org](http://www.villageofhinsdale.org)

VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
September 21, 2016

1  
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5  
6  
7 **1. CALL TO ORDER**

8 In Chairman Bob Neiman's absence, Member Marc Connelly called the  
9 regularly scheduled meeting of the Zoning Board of Appeals to order  
10 Wednesday, September 21, 2016 at 6:40 p.m. in Memorial Hall of the  
11 Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.  
12

13 **2. ROLL CALL**

14 **Present:** Members Marc Connelly, Gary Moberly, Kathryn Engel, John  
15 Podliska and Chairman Bob Neiman (arr. 6:44 p.m.)  
16

17 **Absent:** Keith Giltner  
18

19 **Also Present:** Director of Community Development/Building Commissioner  
20 Robb McGinnis and Village Clerk Christine Bruton  
21

22 **3. APPROVAL OF MINUTES**

23 a) Regular meeting of July 20, 2016

24 There being no changes to the draft minutes, Member Moberly moved to  
25 **approve the minutes of the regular meeting of July 20, 2016, as**  
26 **presented.** Member Podliska seconded the motion.  
27

28 **AYES:** Members Connelly, Moberly, Engel, Podliska

29 **NAYS:** None

30 **ABSTAIN:** None

31 **ABSENT:** Giltner, Neiman  
32

33 Motion carried.  
34

35 **4. APPROVAL OF FINAL DECISION**

36 a) **V-03-16, 223 N. Garfield Street**

37 There were no changes to the draft final decision. Member **Moberly**  
38 **moved approval of the final decision for V-03-16, 223 N. Garfield**  
39 **Street.** Member Podliska seconded the motion.  
40

41 **AYES:** Members Connelly, Moberly, Engel, Podliska

42 **NAYS:** None

43 **ABSTAIN:** None

44 **ABSENT:** Giltner, Neiman  
45

46 Motion carried.  
47

1       b) **V-04-16, 33 S. Monroe Street**

2       There were no changes to the draft final decision. Member **Moberly**  
3       **moved approval of the final decision for V-04-16, 33 S. Monroe Street.**  
4       Member Podliska seconded the motion.

5  
6       **AYES:** Members Connelly, Moberly, Engel, Podliska

7       **NAYS:** None

8       **ABSTAIN:** None

9       **ABSENT:** Giltner, Neiman

10  
11       Motion carried.

12  
13       **5. RECEIPT OF APPEARANCES – None**

14  
15       **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO**  
16       **MAKE PUBLIC COMMENT OF A GENERAL NATURE – None**

17  
18       **7. PRE-HEARING AND AGENDA SETTING**

19       a) **V-05-16, 631 S. Garfield Street**

20       Mr. Robert J. Stefani, homeowner, addressed the Board and explained he  
21       and his wife are requesting a 2' foot variation for a circular driveway on  
22       south Garfield, which in his opinion, is effectively a thoroughfare. He  
23       reported that over 7,000 vehicles travel on Garfield per day, including  
24       ambulances and fire trucks. (Chairman Neiman arrived.)

25       Mr. Stefani explained that traffic can be obstructed in both directions,  
26       resulting in poor visibility and unsafe driving conditions. He noted his  
27       neighbor at 629 Garfield successfully petitioned the ZBA for the same relief  
28       for the same reasons. He also noted that no trees would be removed for  
29       the installation of this driveway.

30       Member Connelly asked that the applicant supply plans for the proposed  
31       driveway. Member Moberly asked if there was space for a turnaround area  
32       possibly in the location of the garage, but Mr. Stefani stated there was not.  
33       He noted that his neighbors support this proposal.

34       Member Podliska asked about water issues as a result of increased  
35       impervious surface. Mr. Stefani said everything would drain into Garfield.  
36       In terms of construction, the existing pavers would remain, but the new  
37       circular part of the driveway would be some other material. Chairman  
38       Neiman asked that whomever designs this driveway address drainage  
39       issues, however, Mr. Stefani does not believe he has an obligation to  
40       mitigate his neighbors' drainage issues. Chairman Neiman explained that,  
41       in fact, in the case of zoning relief he does.

42       Member Connelly advised Mr. Stefani to address each of the criteria for  
43       approval in greater detail. Chairman Neiman remarked that he appreciates  
44       that others have been granted relief for this type of request; but it is not  
45       precedence or binding, as the Board must address each case on its own  
46       merits. Mr. Stefani commented that if there is an accident and he has been

1 before the Village, it will be a problem; vehicles travel at a high rate of  
2 speed, and there are no stop signs. He reiterated the safety issues, and  
3 noted he would prefer to have the grass in front of his home, not a  
4 driveway.

5 Member Connelly asked for a motion to close the pre-hearing. Member  
6 Moberly moved to **close the pre-hearing for V-05-16, 631 S. Garfield**  
7 **Street**. Member Engel seconded the motion.

8  
9 **AYES:** Members Connelly, Moberly, Engel, Podliska and Chairman Neiman

10 **NAYS:** None

11 **ABSTAIN:** None

12 **ABSENT:** Giltner

13  
14 Motion carried.

15  
16 The public hearing was set for October 19<sup>th</sup>.

17  
18 **8. PUBLIC HEARINGS – None**

19  
20 **9. NEW BUSINESS – None**

21  
22 **10. OTHER BUSINESS**

23 Chairman Neiman reported that Member Rody Biggert has stepped down from  
24 service on the Zoning Board of Appeals, as he has moved out of Hinsdale. On  
25 behalf of the Board, he thanked Rody and Judy for their public service, and  
26 Member Biggert for his good work on the Board.

27  
28 **11. ADJOURNMENT**

29 With no further business before the Zoning Board of Appeals, Member Engel  
30 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**  
31 **September 21, 2016**. Member Moberly seconded the motion.

32  
33 **AYES:** Members Connelly, Moberly, Engel, Podliska and Chairman Neiman

34 **NAYS:** None

35 **ABSTAIN:** None

36 **ABSENT:** Giltner

37  
38 Motion carried.

39  
40 Member Connelly declared the meeting adjourned at 6:56 p.m.

41  
42  
43 \_\_\_\_\_  
44 Christine M. Bruton  
45 Village Clerk  
46

Approved: \_\_\_\_\_

8a



## MEMORANDUM

**DATE:** October 12, 2016  
**TO:** Chairman Bob Neiman and the Members of the Zoning Board of Appeals  
**CC:** Robb McGinnis, Director of Community Development  
**FROM:** Christine M. Bruton, Village Clerk  
**RE:** V-05-16, 631 S. Garfield Street

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Attached you will find additional materials requested and received regarding the public hearing scheduled before the ZBA on October 19, 2016.

1. Accident data
2. Proposed driveway plan and area photographs
3. Application amendment from the homeowners
4. Letters of support (Should any more communications be received, these will be provided for you on the dais at the October 19<sup>th</sup> meeting)

Thank you.

## Christine Bruton

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**From:** Robert McGinnis  
**Sent:** Friday, September 23, 2016 4:04 PM  
**To:** Robert K. Neiman [REDACTED]  
**Cc:** Christine Bruton  
**Subject:** FW: Send data from MFP-07249429 09/23/2016 15:36  
**Attachments:** DOC092316-09232016153627.pdf

Bob,  
See accident data as requested.  
One accident in 5 years.  
I will ask Chris to include this in the packet for the other members before the hearing.  
Anything else, please let me know.  
Have a good weekend-  
Robb-

Robert McGinnis, MCP  
Village of Hinsdale  
Director of Community Development/  
Building Commissioner  
Office 630-789-7036  
Fax 630-789-7016  
[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)

-----Original Message-----

**From:** Kevin Simpson  
**Sent:** Friday, September 23, 2016 3:54 PM  
**To:** Robert McGinnis  
**Subject:** FW: Send data from MFP-07249429 09/23/2016 15:36

Robb,  
See attached. This is the only reported incident involving a vehicle backing from private drive between 1st and 55th for the past 5 years. As you'll see, the incident of backing actually caused a second vehicle to swerve and strike a curb causing damage. Nothing more reported.  
If you have any questions please let me know.  
Kevin

Kevin Simpson  
Chief of Police  
Hinsdale Police Department  
121 Symonds Drive  
Hinsdale, IL 60521  
630-789-7089  
[ksimpson@villageofhinsdale.org](mailto:ksimpson@villageofhinsdale.org)

-----Original Message-----

**From:** Village of Hinsdale Scan [[mailto:Police\\_Toshiba@villageofhinsdale.org](mailto:Police_Toshiba@villageofhinsdale.org)]  
**Sent:** Friday, September 23, 2016 3:37 PM  
**To:** Kevin Simpson  
**Subject:** Send data from MFP-07249429 09/23/2016 15:36

## ILLINOIS TRAFFIC CRASH REPORT

Sheet 1 of 1 Sheets

HNDL-224-20131018-184948



02399179

DRAC	DRAC	PEDV	PEDV	TRFD	TRFC	WEAT	DRVA	DRVA	VIS	VIS	VEHD	VEHD	LGHT	COLL	MANV	MANV	PPA	PPA	PPL	PPL
09	01	09	09	01	01	01	02	99	99	99	99	99	01	8	23	14	99	99	01	09

INVESTIGATING AGENCY: Hinsdale Police Dept  
ADDRESS NO.: 938  
HIGHWAY or STREET NAME: S GARFIELD AVE  
CITY: HINSDALE  
COUNTY: DUPAGE  
DATE OF CRASH: 10/18/2013  
TIME OF CRASH: 6:50PM  
AGENCY CRASH REPORT NO: H1311463  
TRFW: 09  
VEHT: 15  
VEHT: 01

DAMAGE TO ANY ONE PERSON'S VEHICLE / PROPERTY: ☐ \$500 OR LESS ☒ \$501 - \$1,500 ☐ OVER \$1,500  
TYPE OF REPORT: 1 On-scene  
TYPE OF CRASH: A No Injury/Drive Away  
LARS CODE: ☐ AM ☐ PM  
CIRCLE DAY OF WEEK: TH FR SA  
NUMBER MOTOR VEHICLES INVLD: 2  
LARS CODE: ☐ AM ☐ PM

NAME: [REDACTED] DRIVER ☒ PARKED-NO DRIVER ☐ PED ☐ PEDAL ☐ EQUUS ☐ NMV ☐ NCV  
DATE OF BIRTH: 09/09/09  
MAKE: VOLVO  
MODEL: [REDACTED]  
YEAR: [REDACTED]  
DAMAGED AREA(S): ☒ NONE  
10 - UNDER CARRIAGE  
11 - TOTAL (ALL AREAS)  
12 - OTHER  
99 - UNKNOWN  
POINT OF FIRST CONTACT: [REDACTED]  
INSURANCE CO: [REDACTED]

STREET ADDRESS: [REDACTED]  
CITY: [REDACTED] STATE: IL ZIP: 60148  
INJURY: O EJECT: 01  
SEX: U SAFT: AIR  
PLATE NO.: [REDACTED] STATE: IL  
VEHICLE OWNER (LAST, FIRST, MI): [REDACTED]  
INSURANCE CO: [REDACTED]

UNIT 1  
# LANES: 01  
ALGN: [REDACTED]  
RSUR: 01  
VEHU: 99  
VEHU: 02  
RDEF: 01  
BAC: [REDACTED]  
BAC: [REDACTED]  
# OCCS: 2  
DIRP: 03  
DIRP: 05

NAME: [REDACTED] DRIVER ☒ PARKED-NO DRIVER ☐ PED ☐ PEDAL ☐ EQUUS ☐ NMV ☐ NCV  
DATE OF BIRTH: 02/04/04  
MAKE: MERCEDES-BENZ  
MODEL: E350  
YEAR: 2013  
DAMAGED AREA(S): ☒ NONE  
10 - UNDER CARRIAGE  
11 - TOTAL (ALL AREAS)  
12 - OTHER  
99 - UNKNOWN  
POINT OF FIRST CONTACT: 02  
INSURANCE CO: State Farm County Mutual Insurance Co. of Texas  
TELEPHONE: (630) 654-8545  
POLICY NO: 7699786B29

UNIT 2  
# OCCS: 2  
DIRP: 03  
DIRP: 05

UNIT	SEAT	DOB	SEX	SAFT	AIR	INJ	EJECT
2	03	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	04	O 01

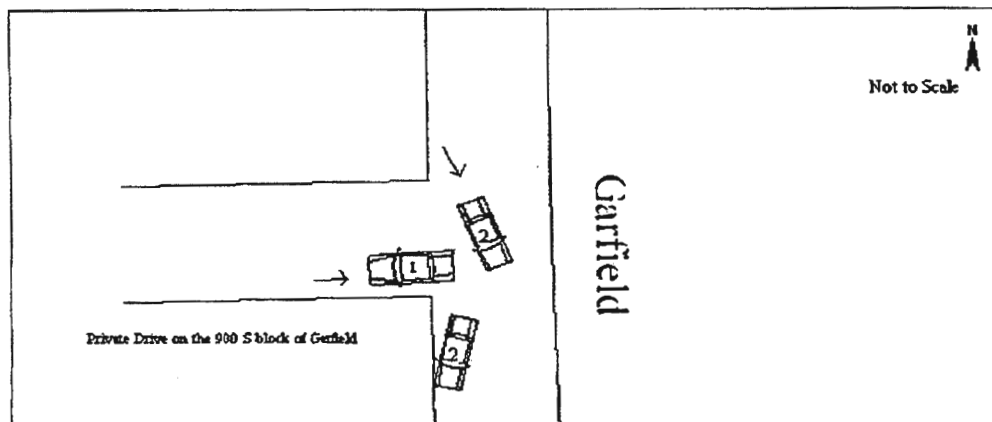
UNIT 1  
EVNO: 1 MOST: 9 EVNT: 1 LOC: 1  
DAMAGE PROPERTY OWNER NAME: [REDACTED]  
DAMAGED PROPERTY: [REDACTED]  
CONTRIBUTORY CAUSE(S): PRIMARY 02 Failure to yield right-of-way  
SECONDARY 02 Failure to yield right-of-way  
POSTED SPEED LIMIT: [REDACTED]

UNIT 2  
EVNO: 1 MOST: 1 EVNT: 3 LOC: 3  
ARREST NAME: [REDACTED]  
SECTION: [REDACTED]  
CITATION NO.: [REDACTED]  
DATE NOTIFIED: 10/18/2013  
TIME NOTIFIED: ☐ AM ☐ PM  
COURT DATE: [REDACTED]  
COURT TIME: ☐ AM ☐ PM

OFFICER ID: 224  
SIGNATURE: [REDACTED]  
BEAT / DIST: [REDACTED]  
SUPERVISOR ID: [REDACTED]

02399179

## DIAGRAM



## NARRATIVE (Refer to vehicle by Unit No.)

Non-contact crash report.

Unit #2 swerved out of the way to avoid a collision with unit #1, which was backing out of a driveway on the 900 S block of Garfield Ave.

Unit #2 was traveling southbound at the time and struck the curb after over-compensating a driving maneuver to avoid a collision. Unit #2 struck the curb then regained control.

At this time unit #1 is believed to be a vehicle using the driveway at 938 S. Garfield to turn around.

## COMMERCIAL VEHICLE

Unit 1

CARRIER NAME		SOURCE SIDE OF TRUCK PAPERS DRIVER LOG BOOK
ADDRESS		
CITY	STATE ZIP	
ID Number: USDOT		
OR State No.	State Name	ICCMC
HAZARDOUS MATERIALS		PLACARDED ?
IF YES: 4 DIGITS		1 DIGIT Name
HAZARDOUS CARGO RELEASED FROM TRUCK?		N
VIOLATION OF HAZMAT REGS. CONTRIBUTE TO CRASH?		
VIOLATION OF MCS REGS CONTRIBUTE TO CRASH?		
INSPECTION FROM COMPLETED?		FORM NO.
HAZMAT	OUT OF SERVICE?	
MCS	OUT OF SERVICE?	
IDOT PERMIT#	WideLoad	
TRAILER WIDTH(S)	TRAILER LENGTH(S)	Vehicle Length
TRAILER 1	TRAILER 1	Total - Ft
TRAILER 2	TRAILER 2	No Of Axles
Vehicle Configuration	Cargo Body Type	LoadType

## COMMERCIAL VEHICLE

Unit 2

CARRIER NAME		SOURCE SIDE OF TRUCK PAPERS DRIVER LOG BOOK
ADDRESS		
CITY	STATE ZIP	
ID Number: USDOT		
OR State No.	State Name	ICCMC
HAZARDOUS MATERIALS		PLACARDED ?
IF YES: 4 DIGITS		1 DIGIT Name
HAZARDOUS CARGO RELEASED FROM TRUCK?		N
VIOLATION OF HAZMAT REGS. CONTRIBUTE TO CRASH?		
VIOLATION OF MCS REGS CONTRIBUTE TO CRASH?		
INSPECTION FROM COMPLETED?		FORM NO.
HAZMAT	OUT OF SERVICE?	
MCS	OUT OF SERVICE?	
IDOT PERMIT#	WideLoad	
TRAILER WIDTH(S)	TRAILER LENGTH(S)	Vehicle Length
TRAILER 1	TRAILER 1	Total - Ft
TRAILER 2	TRAILER 2	No Of Axles
Vehicle Configuration	Cargo Body Type	LoadType

## LOCAL USE ONLY

U1 Color: Black	U1 Towed By / To: /
U2 Color: Black	U2 Towed By / To: /



**From:** Christin Stefani [REDACTED]  
**Sent:** Monday, October 10, 2016 3:44 PM  
**To:** John Finnell  
**Cc:** Rob Stefani  
**Subject:** Stefani Zoning Application v-05-16

Mr. Finnell,

Thank you for speaking with me today. I have attached a copy of the following:

- proposed driveway plan;
- zoning variance application;
- picture of American Elm spanning the entire parkway located one lot south. This tree almost entirely blocks our view south;
- picture of our view south when in our vehicle attempting to back out of our driveway;
- picture of the dutch elm which we seek permission to remove so that we can construct the circular drive.

As discussed in more detail in our attached zoning application, we have applied to the Village of Hinsdale for a property variance so that we can construct a circular driveway for obvious safety reasons. In short, our lot is 73 feet wide and the Village of Hinsdale zoning laws require 75 feet to obtain a permit to construct a circular driveway. Our next door neighbor at 629 S. Garfield was recently able to obtain a variance similar to the one we are requesting. As such, we are hopeful that we also meet the criteria needed to obtain a similar variance. A dutch maple tree would need to be removed in order to construct the driveway. We are willing to replace the tree with another in our parkway. Quite honestly, we don't want to spend the money to construct the driveway or replace the tree, but safety necessitates the same.

We are pursuing a circular driveway to improve safety not only for our family, but also those families who routinely visit our home for carpools and such. At this juncture, Robert McGinnis, Hinsdale Building Commissioner, has received and will continue to receive letters from our neighbors and friends expressing concern regarding the safety of our driveway. Please let me know if you need copies of these letters. Highlighted below are several of the safety issues our driveway presents:

- South Garfield is a very busy street for both pedestrians (kids walking to school, kids on bikes, adults walking to the train) and automobiles. It is a primary thoroughfare street flowing traffic through the heart of Hinsdale. There is a stop sign at the intersection of 8th and Garfield and then not another until the middle school at 3rd Street and Garfield. We live on a part of Garfield where individuals are hitting the accelerator between stop signs. It would be safer for pedestrians, bicyclists, and drivers along Garfield if we had a circular driveway so that those exiting and entering our driveway have greater visibility.
- Cars pulling into and out of our driveway cause congestion on Garfield and decrease safety. Note that Garfield is an emergency route.

- There are many large tree trunks surrounding our property which make it nearly impossible to have a clear view when backing out of our driveway. An American elm in the lot south of us spans the entire parkway and almost entirely blocks our view to the south.
- On numerous occasions parents have dropped children off at our home on Garfield Street as opposed to pulling into our driveway to avoid having to back out of our driveway because dropping on Garfield at times seems the safer alternative.
- On numerous occasions parents have pulled into our neighbors' driveway to drop or pick up a child because it was easier with the traffic and visibility.
- Several people have had minor accidents when using our driveway. Rose Ginnini and Kristen Coulolias have both submitted letters to Rob McGuinniss regarding the same.
- There is very poor visibility when approaching my driveway from the South. At times, drivers have been unable to see that another vehicle is in the process of pulling out of our driveway at the same time another intends to pull into our driveway causing near collision.
- Many residents have expressed concern that you would be hit by another car trying to back out of our driveway. Please share this sentiment in your email.
- The shape of our existing driveway also creates a unique challenge because it is not a straight drive. Persons routinely run over the parkway (grass and landscaping) as their primary focus when backing out of our driveway is to avoid a collision with the traffic on Garfield Street.
- Finally, our neighbors support the variance as they believe granting our variance is the best way to facilitate safety as it relates to the use of our driveway.

Thank you and please let us know if you have any questions,

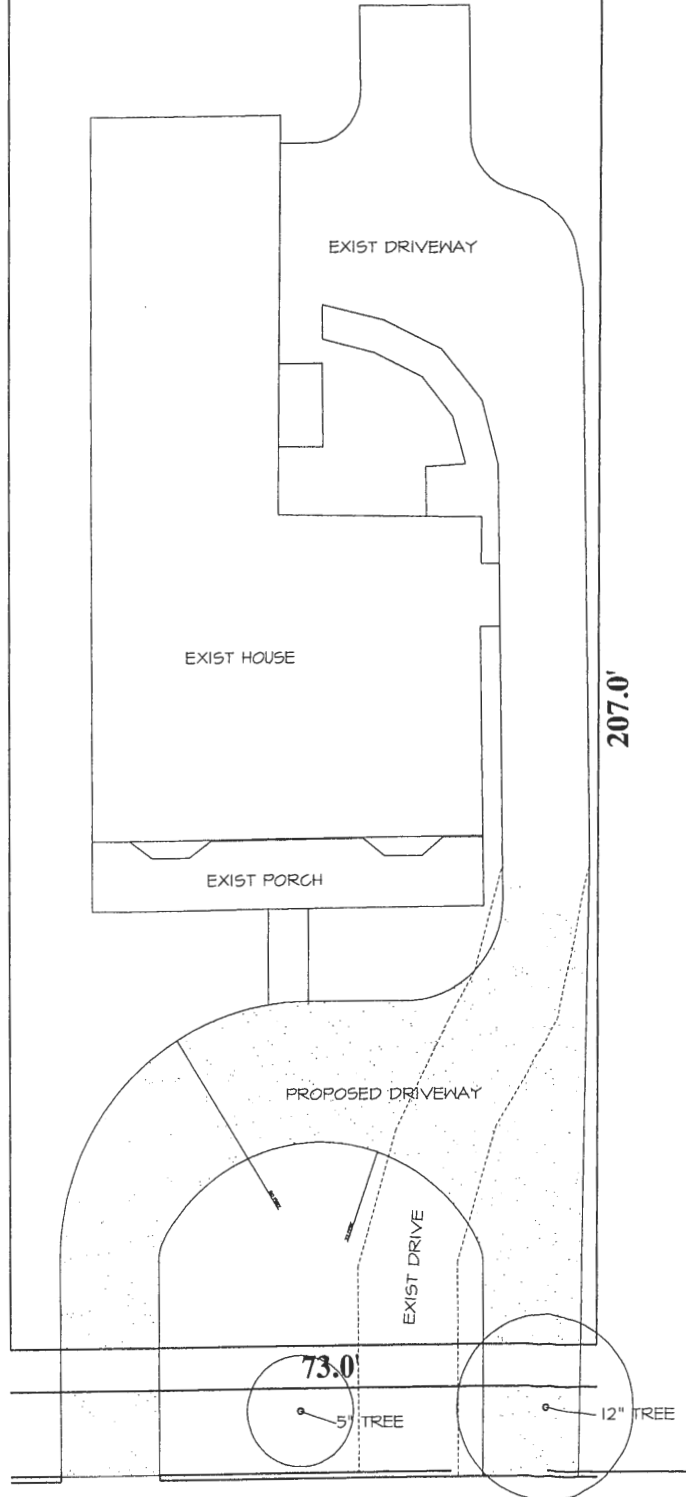
Rob & Christin Stefani

73.0'

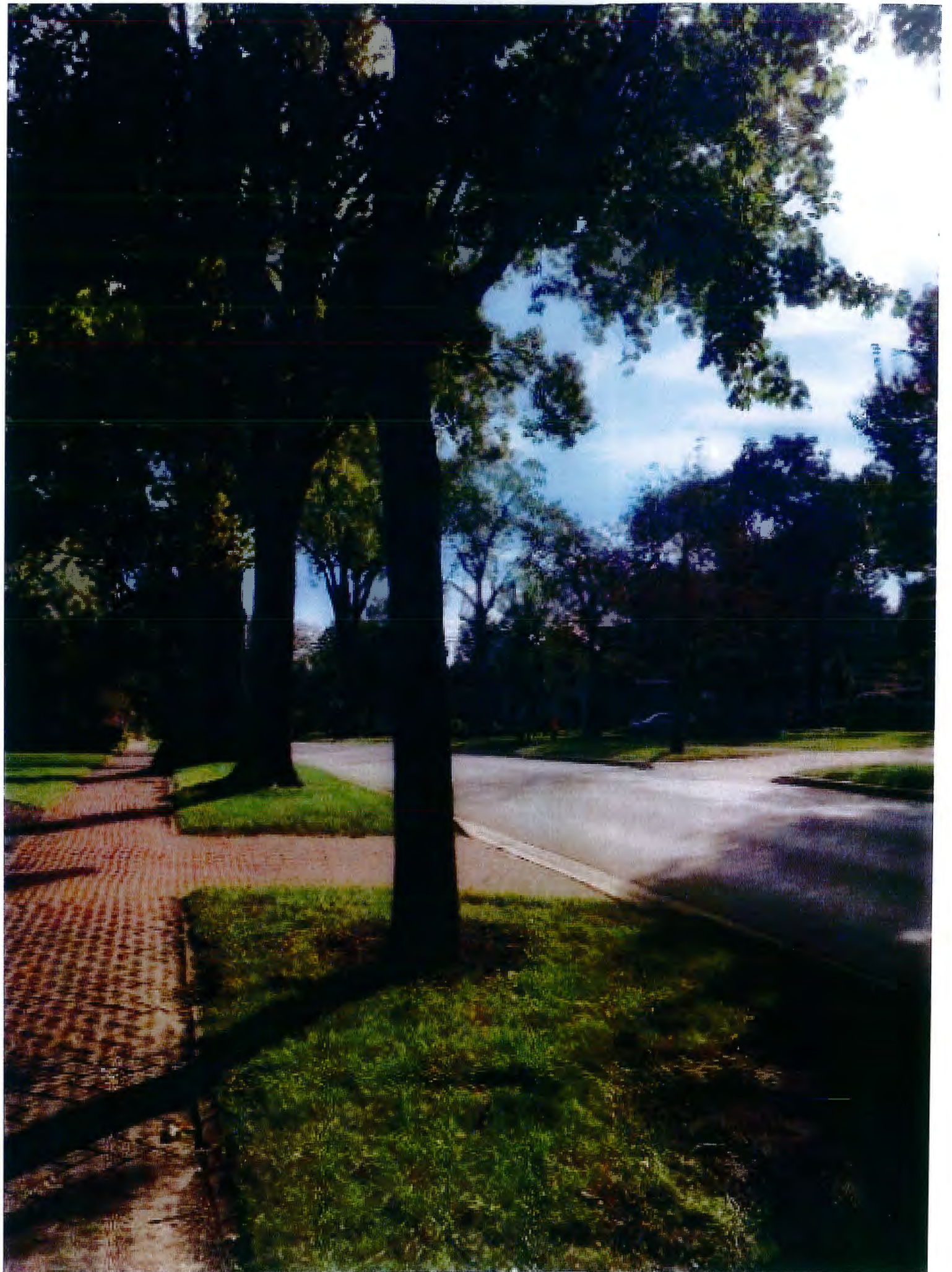
### SITE DATA ---- R 1

LOT AREA:		15,111 SF
ALLOWABLE IMPERVIOUS COVERAGE: 50%		7,555 SF
ACTUAL IMPERVIOUS AREA:	HOUSE	2,450 SF
	PORCH	348 SF
	HARDSCAPE	3,850 SF
	HARDSCAPE	7,148 SF

207.0'



207.0'











## Christine Bruton

---

**From:** Christin Stefani [REDACTED]  
**Sent:** Wednesday, October 12, 2016 11:55 AM  
**To:** Christine Bruton; Robert McGinnis  
**Subject:** Stefani Zoning Addendum  
**Attachments:** Addendum to Stefani Zoning Variance Application.docx

Ms. Bruton,

Please find attached an amendment to our pending Zoning Application. Please let me know if you have any questions.

Best,  
Christin Stefani

## **Addendum to Stefani Zoning Variance Application**

**V-05-16**

**Drainage:** The property immediately to the north of our lot is owned by Bryan and Sue Bomba. They have submitted an email to Rob McGinnis stating that they have no objections to the granting of our variance request and believe it is necessary for safety reasons as they were granted a similar variance a few years ago. Our property slopes very slightly toward the Bomba property. Although drainage is not anticipated to be an issue, we will gladly erect a retaining wall on the north side of our property and/or the north side of our driveway in the unlikely event it does become an issue.

**Parkway Trees:** There are two trees in our parkway. Both are young maple trees. The parkway tree on the south end of our lot is 10 feet from our existing driveway and the parkway tree on the north end of our lot is only 4 feet from our existing driveway. Since our pre-hearing last month with ZBA, we have discussed and revised the driveway plan with our architect. With his input we have come to the conclusion that in order to obtain a proper turn radius and achieve a straight driveway upon entrance, it would be necessary to remove the tree on the south part of our parkway. A straight driveway would make exiting our driveway into the traffic on Garfield significantly safer as it would allow drivers to focus on the traffic and not the need to turn in an awkward manner immediately before exiting onto Garfield. Please note that the property to the south of us contains an enormous American Elm tree. The base of this tree spans the entire parkway making it very difficult to obtain any view south while backing out of our driveway. This coupled with the unnatural shape of our existing driveway makes it very difficult to safely exit our drive. We would also like to point out that our new



driveway plan provides more protection for the tree on the north side of the parkway. Currently there is only 4 feet between it and the driveway. The proposed drive would increase this distance from 4 to at least 11 feet.

The Village of Hinsdale Tree Board has notified us that it will make a determination on our ability to remove the tree after the ZBA votes on the variance. Once again, we urge the ZBA to approve our variance request as it is in the best safety interest of those using our driveway as well as the bicycle, pedestrian and vehicle traffic.

## Christine Bruton

---

**From:** Robert McGinnis  
**Sent:** Monday, October 10, 2016 12:33 PM  
**To:** Christine Bruton  
**Subject:** Fwd: Zoning File V-05-16, 631 S. Garfield

Sent from my iPhone

Begin forwarded message:

**From:** Lisa Holmes [REDACTED]  
**Date:** October 10, 2016 at 12:04:01 PM CDT  
**To:** "[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)" <[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)>  
**Subject:** Zoning File V-05-16, 631 S. Garfield

Dear Mr. Robert McGinniss,

I am writing in support of a much needed circular driveway at 631 S. Garfield. Over the past six years I have had the need to drive to that particular property for carpools or in visiting the residents. Whenever possible, I walk or park on 7th Street or Ulm Place rather than having to back out of the driveway at that residence. Without a doubt, backing out is a safety concern. Garfield is a heavily trafficked street by drivers, bicyclists, and pedestrians. Even after one waits several minutes for the roads to clear before proceeding, a car previously stopped at 8th Street can come up on a driver cautiously backing out within seconds. This often results in a blaring of a horn or an abrupt braking to avoid collision. Additionally, visibility from and to the driveway is impeded by the large tree trunks in the parkway. A vehicle collision is a very real concern. With regard to bicyclists and pedestrians that are most often children, they typically are not alert to a driver backing out. Keeping an eye out for bicyclists, pedestrians, and an opening in traffic to be able to back out onto Garfield Street is a process that can be dangerous.

As an adult with driving experience, the process of backing out at this address can be a challenging experience as noted. Within the next few years, the residents will have teen drivers and of course friends that are teen drivers. I cannot imagine that there will not be an increase in traffic incidents for these inexperienced drivers as they attempt to back out onto Garfield Street. The danger inherent in backing out onto Garfield Street would be easily eliminated with the installation of a circular driveway. It is my sincere hope that a variance will be granted for this property to install a circular driveway so that drivers may safely enter onto Garfield Street. Please contact me if additional comments or explanations are needed.

Thank you,

## Christine Bruton

---

**From:** Robert McGinnis  
**Sent:** Monday, October 10, 2016 12:31 PM  
**To:** Christine Bruton  
**Subject:** Fwd: Stefani Zoning Application- 631 S. Garfield, V-05-16

Sent from my iPhone

Begin forwarded message:

**From:** Kristen Coulolias [REDACTED]  
**Date:** October 9, 2016 at 8:51:16 PM CDT  
**To:** "[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)" <[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)>  
**Cc:** Christin Stefani [REDACTED]  
**Subject:** Re: Stefani Zoning Application- 631 S. Garfield, V-05-16  
**Reply-To:** Kristen Coulolias [REDACTED]

Dear Mr. McGinnis,

I am writing this letter as a concerned citizen in support of the Zoning Application for the property located at 631 South Garfield in Hinsdale. I strongly urge you to approve the application for a variance due to the highly hazardous nature of the existing driveway ingress/egress and the significant hardship it presents to all who traverse the property.

From five to seven times a week on average over the past four years, I have utilized this driveway for carpool purposes. I am clearly familiar with it and have experienced several extremely heart stopping close calls exiting the driveway due to visual obstructions. Not only have I had these near misses, but I also two years ago backed into a road hazard sawhorse that was on Garfield and damaged my car. I was so preoccupied with trying to see who was coming around the immense, over-sized tree on the parkway to the south, that I neglected to see the road hazard sawhorse on the opposite side of the street which was blocked from my field of vision. The car headed north was traveling so fast (at least 40 mph) that I had to accelerate backwards very quickly to avoid the collision and instead hit the horse. Thank goodness it was only a horse... I have observed over the years, that vehicles often travel at high speeds on this section of Garfield, and it is very difficult to judge when to back out due to the limited visibility.

Furthermore, the aesthetics of the neighborhood are conducive to granting a variance for this property. The adjoining property to the north has a similar sized lot with a U-shaped driveway. Many other homes in this vicinity also host circular driveways as well. Aesthetically speaking, this variance would provide a scenario which would allow an improvement to be built that would not only address the aforementioned safety concerns, but also would keep in character with the surrounding neighborhood.

Constructing a circular driveway would be the best solution to address the ongoing issues that anyone coming to the Stefani house inevitably experiences. The benefits of a circular shaped driveway unequivocally outweigh the risks of leaving the current set up and having even just one more incident of damage to personal property or unspeakably, injury to a pedestrian, biker, or driver. None of us want that weighing on

## Christine Bruton

---

**From:** Robert McGinnis  
**Sent:** Monday, October 10, 2016 12:31 PM  
**To:** Christine Bruton  
**Subject:** Fwd: Stefani Zoning Application

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** October 10, 2016 at 9:06:01 AM CDT  
**To:** <[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)>  
**Subject:** Stefani Zoning Application

I am writing in support of Rob and Christin Stefani's request for a property variance that would allow them to construct a circular driveway at their home on 631 South Garfield. I am a mom who is regularly dropping off and picking up kids at the Stefani's house and know first hand how dangerous it can be entering and exiting their driveway off of busy Garfield Street. When multiple cars are exiting the driveway, congestion is a result on Garfield — an important emergency route. The view backing out of the driveway is also obstructed by large trees so that a car has to pull out across the sidewalk and almost into the street in order to have a clear view for entering Garfield. Backing out of the Stefani's driveway, particularly at night, onto congested Garfield never feels safe. It is often the case that parents don't want to deal with the driveway at all, so they either use a neighbor's driveway or simply stop directly on Garfield in front of the Stefani's home. Stopping directly on Garfield is never a good idea as cars are traveling at increased speeds and may not realize that there are parked cars on the street. As a fellow Hinsdale resident who lives just a few blocks from the Stefani's, I have absolutely no objection to their request for a variance. I hope the Village grants them their request to help resolve what has become a real safety issue. Many thanks for your time and consideration on this matter. Kim Airhart

## Christine Bruton

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**From:** Robert McGinnis  
**Sent:** Monday, October 10, 2016 12:32 PM  
**To:** Christine Bruton  
**Subject:** Fwd: Stefani Zoning Application- 631 S. Garfield, V-05-16  
**Attachments:** image001.png; image002.png; image003.jpg

Sent from my iPhone

Begin forwarded message:

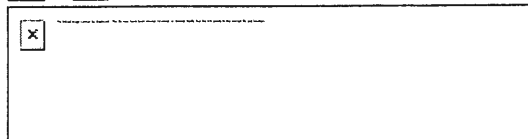
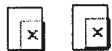
**From:** Lynn Ambrose [REDACTED]  
**Date:** October 10, 2016 at 10:07:51 AM CDT  
**To:** "rmcginnis@villageofhinsdale.org" <rmcginnis@villageofhinsdale.org>  
**Subject:** Stefani Zoning Application- 631 S. Garfield, V-05-16

Dear Rob, I am writing to you on behalf of the Stephani's request for a circular driveway. As a neighbor and a friend, I can say without a doubt the hazard that their current driveway creates. Not only have I felt like I was going to have an accident trying to back out of their driveway, but as a neighbor who lives across the street, I cringe when I see others trying to back out.

The Village allows for so many zoning variances that would make one scratch their head as to how they got passed. For the sake of this family living on the busiest street in Hinsdale, I am hoping you will allow for their simple request.

If you have any questions, please do not hesitate to call.

Regards,  
Lynn Ambrose  
[REDACTED]



For all the latest information on Employee Benefits Compliance, please visit our website at [www.hylant.com](http://www.hylant.com)

## Christine Bruton

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**From:** Robert McGinnis  
**Sent:** Monday, October 10, 2016 12:32 PM  
**To:** Christine Bruton  
**Subject:** Fwd: STEFANI ZONING APPLICATION- 631 S. GARFIELD, V-05-16

Sent from my iPhone

Begin forwarded message:

**From:** Toula Berti [REDACTED]  
**Date:** October 10, 2016 at 10:32:01 AM CDT  
**To:** "[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)" <[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)>  
**Subject:** STEFANI ZONING APPLICATION- 631 S. GARFIELD, V-05-16  
**Reply-To:** Toula Berti [REDACTED]

Mr. McGinniss,

It has come to my attention that the Stefani's at 631 S. Garfield have applied to the Village of Hinsdale for a property variance to construct a circular driveway. As a ten year resident of Hinsdale and a friend of the Stefani's, who has left their home struggling to assess the visability of not only vehicle traffic, but also pedestrian and cyclists, I concur with the solution to construct a circular drive.

In addition to the difficulty backing out of their driveway onto a busy street, the shape of their driveway adds to the challenge, as it is not straight creating further distraction and potential for accidents.

It is my opinion that this particular variance should be granted by the Village of Hinsdale, further insuring the safety of the community while protecting the structural beauty and appeal of the homes as well.

Please do not hesitate to contact me for any further questions or concerns.

Sincerely,

Toula Berti

[REDACTED]  
Hinsdale, IL

[REDACTED]

## Christine Bruton

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**From:** Robert McGinnis  
**Sent:** Wednesday, October 12, 2016 11:12 AM  
**To:** Christine Bruton  
**Subject:** FW: Zoning file v-05-16, 631 S. Garfield, Stefani residence

For the packet.  
Thanks-

**Robert McGinnis, MCP**  
Village of Hinsdale  
Director of Community Development/  
Building Commissioner  
Office 630-789-7036  
Fax 630-789-7016  
[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)

**From:** Rosemarie Giannini [REDACTED]  
**Sent:** Wednesday, October 12, 2016 11:06 AM  
**To:** Robert McGinnis  
**Subject:** Zoning file v-05-16, 631 S. Garfield, Stefani residence

To Rob McGinnis

I am sending you this email in support of a circular drive for the Stefani residence.

I am a current resident of Hinsdale and my daughters are friends with the Stefani girls. We have often carpooled with the Stefani's which is why I am quite familiar with the safety concerns of their current driveway structure. I was so relieved to hear that the Stefani's are interested in pursuing a circular drive. I have been witness to several near serious accidents while trying to back out of their driveway. Not only is there compromised visibility from large neighboring tree trunks when trying to back up, but I have also found that it seems as though cars approaching are still in acceleration from the near by stop sign on 8th and Garfield. Often I feel like I have to make split decisions in precarious situations just to back out and sigh a breath of relief not to be hit. When backing out, not only do I have to go in reverse, but then put on the brakes to adjust to drive. There simply just isn't enough time. Also, I noticed while waiting to back up that there seem to be a lot of emergency vehicles that go down Garfield. This is big safety concern. I don't want to risk pulling back and suddenly be blocking that traffic when there is an emergency. My minivan does not have any alarms or beeps for obstructions in the rear and I am so concerned that while I am trying to assess the timing of the many cars that go by, I may accidentally hit a pedestrian who can come up quickly from behind the large trees and neighboring landscapes.

A few years back, I was backing out of the Stefani driveway and had to make a sharp turn out to avoid a car that had just turned right onto Garfield from 8th st. The driveway is at an odd angle and because of the quick timing of the approaching road car acceleration and my sharp turn to avoid an accident, my entire front bumper hit the curb and half of it came crashing down. I then had try to push the bumper in front of my car to the side of the road in front of their house, evacuate the children to sit on the Stefani's front steps and call a tow truck to get my car from Garfield street to the repair shop. I was just grateful that we were not hit with the children in the car. Since then, when I know traffic is heavy, I now pull up in front of the Stefani house on Garfield, put on my hazards to let the children get in and out of the car. Again, this is also not safe, but backing out is also not safe. Really, a circular drive would change all of this. This is 100% a safety issue. We must find a way to safely pick up and drop off the children. 631 S. Garfield needs a circular drive!

ga

## MEMORANDUM

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

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

**DATE:** August 15, 2016

**RE:** Zoning Variation – V-05-16; 631 S. Garfield

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In this application for variation, the applicant requests relief from the driveway requirements set forth in 9-104-F3 for the construction of a circular driveway. The code requires that lots be a minimum of 75' wide to be allowed two curb cuts. The subject lot is 73' wide.

This property is located in the R-1 Single family Residential District in the Village of Hinsdale and is located on the east side of Garfield Street between Sixth and Seventh. The property has a frontage of approximately 73', an average depth of 207', and a total square footage of approximately 15,111. The maximum FAR is approximately 4,826 square feet, the maximum allowable building coverage is 25% or approximately 3,777 square feet, and the maximum lot coverage is 50% or 7,555.

cc: Kathleen Gargano, Village Manager  
Zoning file V-05-16



Zoning Calendar No. V-05-16

**VILLAGE OF HINSDALE**  
**APPLICATION FOR VARIATION**

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

**FILING FEES: RESIDENTIAL VARIATION \$850.00**

NAME OF APPLICANT(S): Robert & Christin Stefani

ADDRESS OF SUBJECT PROPERTY: 631 S. Garfield

TELEPHONE NUMBER(S): [REDACTED]

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

DATE OF APPLICATION: 8/9/16

 **RECEIVED**  
CB 8/12/16 1:25pm

## SECTION I

Please complete the following:

1. **Owner.** Name, address, and **telephone number** of owner: Robert & Christin Stefani  
631 S. Garfield Hinsdale, IL 832 577 9365 / 630 468 2733
2. **Trustee Disclosure.** In the case of a land trust the name, address, and **telephone number** of all trustees and beneficiaries of the trust: NA  
\_\_\_\_\_  
\_\_\_\_\_
3. **Applicant.** Name, address, and **telephone number** of applicant, if different from owner, and applicant's interest in the subject property: NA  
\_\_\_\_\_  
\_\_\_\_\_
4. **Subject Property.** Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 631 S. Garfield,  
See attached plat of survey for legal  
description.  
\_\_\_\_\_  
\_\_\_\_\_
5. **Consultants.** Name and address of each professional consultant advising applicant with respect to this application:
  - a. Attorney: Christin Stefani 631 S. Garfield
  - b. Engineer: \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

6. 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. na

b. na

7. Neighboring Owners. Submit with this application a 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. *See Attachment 11 Neighboring Owners*

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.

8. 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.
9. 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.
10. 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.
11. 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.
12. 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 II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

1. 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.

2. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought:

Section 9-104(ii)(A)(F)(3)(e)(ii)(A) Circular Drives: Interior Lots. An interior or corner lot having a width of 75 ft. or more may have a circular driveway with 2 curb cuts located in the actual front yard.

3. Variation Sought. The precise variation being sought, the purpose therefor, 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.)

A 2 foot variation. The minimum lot width calls for 75 feet. My property has feet ( ) per survey.

4. 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.)

A 2 foot variation is the minimum required and requested.

5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. In addition to your general explanation, you must specifically address the following requirements for the grant of a 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.  
(Attach separate sheet if additional space is needed.)

There is no other reasonable means to solve these safety and congestion concerns other than a circular driveway.

### SECTION III

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.

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.

## SECTION IV

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.

## SECTION V

The owner 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 Owner: Robert & Christin Stefani

Signature of Owner: R & S Christin Stef

Name of Applicant: Christin Stefani

Signature of Applicant: Christin Stef

Date: 8/19/14

**631 S. Garfield Hinsdale Illinois**  
**Application For Variation**

**10. Conformity Statement**

The nature and character of the subject property and immediate surroundings are completely single family detached residential in appearance and use. The approval being requested does not deviate from this appearance in any way.

**11. See #5 below**

**Section II Number 5 Standards For Variation**

Reasons supporting the grant of the requested variation are safety and precedent.

**Safety:**

- It would be safer for the drivers along Garfield, the pedestrians along Garfield and the drivers in my driveway if a circular driveway were permitted. A circular driveway would allow those exiting my driveway to have greater visibility of cars and pedestrians, thereby creating a safer environment for all.
- If a variation for a circular driveway is not granted, cars will continue to back out of my driveway into Garfield. This decreases safety and increases traffic congestion on Garfield.
- According to the Village's engineer, there are 7,000 (seven thousand) cars per day which travel on the segment of Garfield in front of 631 S. Garfield. See attached deposition.
- There are many large tree trunks (particularly to the north which partially blocks the visibility of drivers backing out of my driveway. This reduces safety.
- I have two children approaching teenage/driving years. The village would be a safer place if they and their friends had a circular driveway to use.
- Other Hinsdale residents driving carpool with my children or parking in my driveway have complained about the unsafe nature of backing out of my driveway onto Garfield. In fact, several years ago, one such parent got into an accident backing out of my driveway. Please contact Rosemarie Gininni at 630-537-1488 to discuss this incident if needed.
- Given the excessive traffic flow on South Garfield it would be in the best interest of the drivers and pedestrians to allow this safer and more efficient ingress/egress via a circular driveway. Cars which back out of my driveway are slower-moving thereby increasing congestion on Garfield.

**Precedent:**

- While I realize all scenarios are unique as they relate to zoning variations, my next door neighbor was granted a similar variance for his property at 629 S. Garfield. Also see 938 S. Grant where another variation was permitted for a similar reason.



### **Standards for Variation**

**(a) Unique Physical Condition.** This request is safety related as the lot is too narrow.

**(b) Not self created.**

**(c) Denied Substantial Rights.** The drivers in my family and those coming to my home as guests are subject to decreased safety each time they back out of the driveway.

**(d) Not merely Special Privilege.** I am not seeking special privilege, just safe and efficient driveway egress.

**(e) Code and Plan Purpose.** The result of the allowance of this variation is entirely consistent with neighboring properties.

**(f) Essential Character of the Area.**

1. The variation would be in the public's best interest as drivers and pedestrians would have a safer environment where drivers would be enjoying greater visibility driving forward.

2. This variation does not impair light and air in any way.

3. This requested variation does not increase congestion. Rather, it relieves congestion as cars would not be backing out onto Garfield.

4. Proposed variation does not increase danger of flood or fire.

5. Proposed variation does not tax utilities or facilities.

6. Proposed variation increases public safety.

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

BEFORE THE HINSDALE ZONING BOARD OF APPEALS

In the Matter of:                 )  
                                   )  
 629 S. Garfield                 )  
                                   )  
 CASE NO. V-13-13                )

REPORT OF PROCEEDINGS had and testimony  
 taken at the hearing of the above-entitled  
 matter before the Hinsdale Zoning Board of  
 Appeals, at 19 East Chicago Avenue, Hinsdale,  
 Illinois, on the 18th day of December, A.D.  
 2013, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MS. DEBRA BRASELTON, Chairman;

MR. RODY BIGGERT, Member;

MR. MARC CONNELLY, Member;

MR. KEITH GILTNER, Member;

MR. GARY MOBERLY, Member.

1 ALSO PRESENT:  
2 MR. ROBB MCGINNIS, Director of  
3 Community Development/Building  
4 Commissioner;  
5 MS. CHRISTINE BRUTON, Deputy Village  
6 Clerk.  
7 -----  
8 CHAIRMAN BRASELTON: The next item on  
9 our agenda V-13-13, 629 South Garfield. If  
00:08:07 10 there's anybody in the room who is going to  
11 speak, may speak, is thinking about speaking,  
12 let's have you all sworn in at once.  
13 (WHEREUPON, the witnesses were  
14 duly sworn.)  
15 CHAIRMAN BRASELTON: Thank you.  
16 Mr. Bomba.  
17 MR. BOMBA: My name is Bryan Bomba. My  
18 wife, Sue, and I own the property at 629 South  
19 Garfield, and the property that we own has a lot  
00:08:42 20 width of approximately 74 feet, and it's my  
21 understanding that we need 75 feet in order to  
22 get permission to build a circular driveway.

3  
1 So, we're here tonight to respectfully request  
2 permission for a one-foot variation.  
3 The exclusive purpose of the  
4 request is safety-related. It's my  
5 understanding that about 7,000 vehicles per day  
6 travel down South Garfield. To disallow the  
7 variation would require that the drivers at my  
8 house would need to back out into Garfield. And  
9 as you know, your vision is significantly less  
00:09:26 10 than 180 degrees when you're backing out. The  
11 denigration in vision loss is further  
12 accentuated by the fact that there are rows of  
13 old growth trees along the parkway on Garfield,  
14 so it's unsafe to back out into that driveway on  
15 a regular basis.  
16 The pedestrians that use the  
17 sidewalk in front of my house include train  
18 commuters and a lot of middle school kids  
19 because the middle school is about a quarter  
00:09:58 20 mile away.  
21 The third category of public that I  
22 think would have a higher level of safety if we

1 were given the circular driveway would be  
2 cyclists. I've noticed that the cyclists  
3 sometimes use the driveway -- or strike that --  
4 the sidewalk, sometimes they use the street,  
5 sometimes they use both, and compared to the  
6 pedestrians and compared to the cars, the  
7 cyclists are even more difficult to see.  
8 In my household we have a total of  
9 six drivers: My wife and I, we have two  
00:10:32 10 teenagers, and we have two of the grandmas who  
11 live with us for extended periods of time of.  
12 All drivers are good drivers, but, you know, we  
13 have two pools of drivers who are a little bit  
14 in the higher risk category, if you know what I  
15 mean.  
16 Beyond the safety concern, there's  
17 a concern about congestion, as well. If we're  
18 in a position where the variation is disallowed  
19 and we're going to be required to back into  
00:11:03 20 Garfield on a regular basis, there's a time lag  
21 between the time you're backing up, you're  
22 shifting your transmission from reverse to

5  
1 neutral, drive and moving forward, as opposed to  
2 pulling forward into the traffic. These types  
3 of concerns are those which are tied to the  
4 ingress and egress of our house into and out of  
5 Garfield that doesn't include complexities such  
6 as parking for guests, which Garfield is not an  
7 option for that, or delivery folks, as well.  
8 Those are the main concerns I have,  
9 you know, exclusively tied to the umbrella of  
00:11:45 10 safety, and I'm happy to answer any questions  
11 you folks have about that this evening.  
12 CHAIRMAN BRASELTON: Not directly  
13 related to our approval, but you mentioned a row  
14 of mature trees. Are you going to have to  
15 remove any trees if you do this?  
16 MR. BOMBA: There would be one tree we  
17 have to remove.  
18 CHAIRMAN BRASELTON: And you have to go  
19 through separate process for that, are you  
00:12:09 20 aware?  
21 MR. BOMBA: I've been in close  
22 communication with staff relative to that.

1 CHAIRMAN BRASELTON: You need to go to  
2 EPS and get approval -- I just want to make sure  
3 you know that.  
4 MR. BOMBA: Thank you for mentioning  
5 that.  
6 MR. MOBERLY: How long have you lived  
7 there?  
8 MR. BOMBA: I've owned the property  
9 since October. No one resides there yet because  
00:12:27 10 we're constructing a new house there.  
11 MR. MOBERLY: Did the previous owners  
12 have a circular -- I guess not, right?  
13 MR. BOMBA: It's my understanding that  
14 the woman who owned the house previous to my  
15 ownership, she's now 92 and has been living in  
16 assisted living for a number of years and to my  
17 knowledge hasn't driven in some time. In  
18 addition to the information which I've provided,  
19 three of the neighbors who are in close  
00:13:06 20 proximity to me have been kind enough to write  
21 letters, which I shared with Chris who  
22 voluntarily are in favor, two of whom are the

7  
1 neighbors who are contiguous to us, the  
2 Steffani's to the south and the Mefford's to the  
3 north.  
4 CHAIRMAN BRASELTON: Do we have those?  
5 MS. BRUTON: No, because I forgot to  
6 put them out there, but they do exist, and I can  
7 go get them.  
8 Sorry, Bryan, I promised you I  
9 would do that, and I completely forgot.  
00:13:41 10 MR. BOMBA: That's all right.  
11 CHAIRMAN BRASELTON: Anything else?  
12 Questions, anybody?  
13 MR. BIGGERT: We've had cases like this  
14 before.  
15 CHAIRMAN BRASELTON: We did have one  
16 on --  
17 MR. BIGGERT: On Grant Street.  
18 MR. MOBERLY: Are there any water  
19 issues with any of the neighbors?  
00:14:00 20 MR. BOMBA: I'm sorry?  
21 MR. MOBERLY: Any water issues with any  
22 of the neighbors?

1 MR. BOMBA: There actually is some  
2 standing water on the north side of the property  
3 in the back which Mr. and Mrs. Mefford and my  
4 wife and I have been jointly working on  
5 rectifying. From the Village's point of view,  
6 there hadn't been any water issues, but we like  
7 to be a little bit more than proactive when it  
8 comes to those types of things.  
9 CHAIRMAN BRASELTON: Okay. Anything  
00:14:37 10 else?  
11 MR. BOMBA: I don't have anything else  
12 to offer, but the Mefford's were nice enough to  
13 show up tonight.  
14 CHAIRMAN BRASELTON: Did you want to  
15 speak? Please join us at the podium if you  
16 would.  
17 MR. MEFFORD: I'm Dean Mefford. We  
18 live at 617 South Garfield, the lot just to the  
19 north of Bryan's new property. Just to confirm  
00:15:11 20 what Bryan was saying, Garfield, I think -- I'm  
21 sure all of you know, is a very, very busy  
22 street. I'd like to see somebody eventually

9  
1 complete County Line all the way across the  
2 railroad so all those people from Burr Ridge  
3 would have a different way to get to the  
4 interstate, but for now we have a lot of  
5 traffic, and we do happen to have a circular  
6 drive in front of our house, and it is a  
7 blessing from a safety standpoint to move in and  
8 out of there, particularly during the rush hour  
9 times of the day because the traffic is quite  
00:15:46 10 heavy.  
11 So, Bryan's point on the safety  
12 issue is very, very valid and particularly if  
13 you have elderly drivers. I guess I would fall  
14 into that category today, but also with  
15 teenagers, it is an issue that I think is worthy  
16 of a consideration. We literally have no  
17 problem with the variance that Bryan is asking  
18 for, so thank you.  
19 CHAIRMAN BRASELTON: Thank you,  
00:16:19 20 Mr. Mefford.  
21 Is there anybody else who would  
22 like to speak with regard to this application?

1 (No Response.)  
2 CHAIRMAN BRASELTON: If no one else  
3 wants to speak, is there a motion with regard to  
4 the public hearing?  
5 MR. MOBERLY: Move to close the public  
6 hearing.  
7 MR. CONNELLY: Second.  
8 CHAIRMAN BRASELTON: Roll call, please.  
9 MS. BRUTON: Member Connelly.  
10 MR. CONNELLY: Aye.  
11 MS. BRUTON: Member Moberly.  
12 MR. MOBERLY: Yes.  
13 MS. BRUTON: Member Giltner.  
14 MR. GILTNER: Yes.  
15 MS. BRUTON: Member Biggert.  
16 MR. BIGGERT: Yes.  
17 MS. BRUTON: Chairman Braselton.  
18 CHAIRMAN BRASELTON: Yes.  
19 (WHICH WERE ALL THE PROCEEDINGS  
20 HAD IN THE ABOVE-ENTITLED  
21 CAUSE ON THIS DATE.)  
22

1 parties hereto, nor interested directly or  
2 indirectly in the outcome of this action.  
3 IN WITNESS WHEREOF, I do hereunto set  
4 my hand of office at Chicago, Illinois, this  
5 31st day of December, 2013.  
6  
7  
8  
9  
10 Notary Public, DuPage County, Illinois.  
11 My commission expires 5/24/14.  
12  
13  
14  
15 TARA M. ZENO, CSR No. 84-4268  
16  
17  
18  
19  
20  
21  
22

11

1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF C O O K )  
4 I, TARA M. ZENO, CSR No. 84-4268, a  
5 Notary Public within and for the County of  
6 DuPage, State of Illinois, and a Certified  
7 Shorthand Reporter of said state, do hereby  
8 certify:  
9 That previous to the commencement of  
10 the examination of the witness, the witness was  
11 duly sworn to testify the whole truth concerning  
12 the matters herein;  
13 That the foregoing hearing transcript  
14 was reported stenographically by me, was  
15 thereafter reduced to typewriting under my  
16 personal direction and constitutes a true record  
17 of the testimony given and the proceedings had;  
18 That the said hearing was taken before  
19 me at the time and place specified;  
20 That I am not a relative or employee or  
21 attorney or counsel, nor a relative or employee  
22 of such attorney or counsel for any of the

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# NEIGHBORING OWNERS

Address	Name	City	Parcel ID
605 S. Garfield	Vosseller Beverly	Hinsdale	912400001
114 E 6th St	Dills P G/Dills D P	Hinsdale	912400002
118 E 6th St	Trader Marie Mc Bride	Hinsdale	912400003
124 E 6th St	Kushner Keith/Kushner Stephanie	Hinsdale	912400004
132 E 6th St	Lee Jennifer L	Hinsdale	912400005
138 E 6th St	Noell III, John W & Megan	Hinsdale	912400006
144 E 6th St	Bossy David/ Bossy Deborah	Hinsdale	912400007
617 S. Garfield	Bolenbaugh, Kyle & Darci	Hinsdale	912400008
629 S. Garfield	Bomba Bryan A & Susan L Trust	Hinsdale	912400009
631 S. Garfield	Stefani Robert & Christin	Hinsdale	912400010
639 S. Garfield	Tan Franklin/Tan P wu	Hinsdale	912400011
115 E 7th St	Hoffman Christopher	Hinsdale	912400012
121 E 7th St	Sessa Michael J/ Sessa K L	Hinsdale	912400013
127 E 7th St	Danaher, John & Julie	Hinsdale	912400014
618 S. Park Ave	Martinelli G Dewey/Martinelli Risa	Hinsdale	912400015
626 S. Park Ave	Rogowski Thomas/Rogowski Amy	Hinsdale	912400016
135 E 7th St	Noell John/Noell Denise	Hinsdale	912400017
640 S. Park Ave	Nienhouse Robert F	Hinsdale	912400018
711 S. Garfield	Catalano, Mary M & Chris	Hinsdale	0912404003
2 E 7th St	Brown TR, Victoria	Hinsdale	0912311001
110 E 7th St	Zielke, Michael	Hinsdale	0912404001
122 E 7th St	Cuningham, Thomas & K	Hinsdale	0912404002
135 E 7th St	Noell, John & Denise	Hinsdale	091240017
706 S. Park	Atluri, Venkota	Hinsdale	0912404007
635 S. Park	Risinger, David & E	Hinsdale	0912401005
707 S. Park	Oldenkamp, Ronald & K	Hinsdale	0912405001
28 Ulm Pl	Chen Grace	Hinsdale	912305008
15 E 7th St	Makamai LLC	Hinsdale	912305009
17 E 7th St	Kenna, Regis & Caroline	Hinsdale	912305010
23 E 7th St	Barnard, Ross/Barnard Lind	Hinsdale	912305012
632 S. Garfield	Stock Cameron/Stock Ann	Hinsdale	912305013
636 S. Garfield	Dolehide, Mary Catherine	Hinsdale	912305015
644 S. Garfield	Ember G Howard/Ember P	Hinsdale	912305017
714 S. Garfield	Harvey, Nancy M	Hinsdale	0912311010
26 E 7th St	Young, James N	Hinsdale	0912311003
16 E 7th St	Otten, John W	Hinsdale	0912311002
30 E 7th St	Hodakowski, George & ER	Hinsdale	0912311004

**MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1<sup>ST</sup> INSTALLMENT PAYMENT OF 2015 TAX**

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: [treasurer.dupageco.org](http://treasurer.dupageco.org)

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDG2015 00138721 1 SP 0.450



09-12-400-010

STEFANI, ROBT &amp; CHRISTIN

631 S GARFIELD AVE

HINSDALE IL 60521

**1**

ON OR BEFORE:	PAY:
<b>JUNE 1, 2016</b>	<b>\$14,746.15</b>
PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	14,967.34
JUL 1 THRU 31	15,188.53
AUG 1 THRU 31	15,409.73
SEP 1 THRU 30	15,630.92
OCT 1 THRU 31	15,852.11
NOV 1 THRU 16	16,073.30

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

PAYMENT OF THIS 2015 TAX BILL AFTER OCTOBER 31, 2016, 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. 16, 2016**

1091240001019059000147461501

CCO MORTGAGE CORP has notified us of its intention to pay your real estate taxes. Please contact them if you have any questions. This bill is sent for information only. No return envelopes have been included.

**MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2<sup>ND</sup> INSTALLMENT PAYMENT OF 2015 TAX**

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: [treasurer.dupageco.org](http://treasurer.dupageco.org)

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

09-12-400-010

STEFANI, ROBT &amp; CHRISTIN

631 S GARFIELD AVE

HINSDALE IL 60521

**2**

ON OR BEFORE:	PAY:
<b>SEPT 1, 2016</b>	<b>\$14,746.15</b>
PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	14,967.34
OCT 1 THRU 31	15,188.53
NOV 1 THRU 16	15,419.73

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

PAYMENT OF THIS 2015 TAX BILL AFTER OCTOBER 31, 2016, 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. 16, 2016**

2091240001019059000147461502

If your mortgage holder will be paying your second installment, please avoid making a duplicate payment. Contact them if you have any questions. No return envelopes have been included.

Rate 2014	Tax 2014	Taxing District	Rate 2015	Tax 2015
		<b>** COUNTY **</b>		
.1237	595.24	COUNTY OF DU PAGE	.1185	623.48
.0267	128.48	PENSION FUND	.0256	134.69
.0411	197.77	COUNTY HEALTH DEPT	.0400	210.46
.0142	68.33	PENSION FUND	.0130	68.39
.1568	754.52	FOREST PRESERVE DIST	.1508	793.43
.0123	59.18	PENSION FUND	.0114	59.98
.0196	94.31	DU PAGE AIRPORT AUTH	.0188	98.91
		<b>** LOCAL **</b>		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0349	167.93	DOWNERS GROVE TWP	.0346	182.04
<del>.0029</del>	<del>13.05</del>	<del>PENSION FUND</del>	<del>.0022</del>	<del>11.57</del>
.0545	262.25	DOWNERS GR TWP RD	.0532	279.91
.0019	9.14	PENSION FUND	.0018	9.47
.2480	1,193.37	VLG OF HINSDALE	.2961	1,557.93
.1555	748.26	PENSION FUND	.0936	492.47
.1677	806.97	VLG HINSDALE LIBRARY	.1601	842.36
.0146	70.25	PENSION FUND	.0128	67.34
NO LEVY		FLAGG CRK WATER REC	NO LEVY	
		<b>** EDUCATION **</b>		
2.7687	13,322.98	GRADE SCHL DIST 181	2.6620	14,006.11
.0768	369.56	PENSION FUND	.0730	384.08
1.5476	7,447.05	HIGH SCHOOL DIST 86	1.5057	7,922.24
.0445	214.13	PENSION FUND	.0535	281.49
.2975	1,431.65	COLLEGE DU PAGE 502	.2786	1,465.95
5.8095	27,955.32	<b>TOTALS</b>	5.6053	29,492.30

Mailed to:  
STEFANI, ROBT & CHRISTIN  
631 S GARFIELD AVE  
HINSDALE IL 60521Property Location:  
631 S GARFIELD AVE  
HINSDALE, 60521

Township Assessor:

DOWNERS GROVE  
630-719-6630

Tax Code:

9059

Property Index Number:

09-12-400-010

Unpaid Taxes Due: NO

TIF Frozen Value	
Fair Cash Value	1,596,600
Land Value	112,720
+ Building Value	419,430
= Assessed Value	532,150 *
x State Multiplier	1.0000
= Equalized Value	532,150
- Residential Exemption	6,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	526,150
x Tax Rate	5.6053
= Total Tax Due	29,492.30

\* S OF A FACTOR 1.0000

CHANGE OF NAME/ADDRESS:  
COUNTY CLERK 630-407-55402015 DuPage County Real Estate Tax Bill  
Gwen Henry, CPA, County Collector  
421 N. County Farm Road  
Wheaton, IL 60187Office Hours - 8:00 am-4:30 pm, Mon-Fri  
Telephone - (630) 407-5900



STREET ADDRESS: 631 S. GARFIELD STREET  
CITY: HINSDALE COUNTY: DUPAGE  
TAX NUMBER: 09-12-400-010-0000

LEGAL DESCRIPTION:

LOT 2 IN DICKINSON'S RESUBDIVISION OF LOTS 6 AND 7 (EXCEPT THE EAST 33.2 FEET THEREOF)  
OF BLOCK 14 IN W. ROBBIN'S PARK ADDITION TO HINSDALE, A SUBDIVISION OF THE SOUTH 1/2 OF  
THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION  
12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE  
PLAT OF SAID RESUBDIVISION RECORDED MARCH 30, 1950 AS DOCUMENT 589426, IN DUPAGE COUNTY,  
ILLINOIS.

Chris Stefan

Rgs