



MEETING AGENDA

**REGULAR MEETING OF THE
ZONING BOARD OF APPEALS
WEDNESDAY, July 18, 2018
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 May 16, 2018
- 4. APPROVAL OF FINAL DECISIONS – 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**
 - a) V-06-18, 330 Chestnut
 - b) V-07-18, 336 East Ogden Avenue
- 8. PUBLIC HEARINGS**
 - a) V-04-18, 550 West Ogden Avenue
 - b) V-05-18, 842 West Seventh 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 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

VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
May 16, 2018

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, May 16, 2018 at 6:37 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Members Joseph Alesia, Tom Murphy, Kathryn Engel, John Podliska and Chairman Bob Neiman

Absent: Members Gary Moberly and Keith Giltner

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

3. APPROVAL OF MINUTES

a) **Regular meeting of April 18, 2018**

Following corrections to the draft minutes, Member Podliska moved to **approve the draft minutes of April 18, 2018, as amended.** Member Engel seconded the motion.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Moberly and Giltner

Motion carried.

4. APPROVAL OF FINAL DECISIONS

a) **V-01-18, 415 South Vine Street**

There being no changes or corrections to the draft final decision, Member Podliska moved to **approve the Final Decision for V-01-18, 415 South Vine Street, as presented.** Member Alesia seconded the motion.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Moberly and Giltner

Motion carried.

b) **V-02-18, Monument Sign on Landscaped Median of Salt Creek Lane**

There being no changes or corrections to the draft final decision, Member Engel moved to **approve the Final Decision for V-02-18, Monument Sign on Landscaped Median of Salt Creek Lane, as presented.** Member Podliska seconded the motion.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Moberly and Giltner

Motion carried.

c) **APP-03-17, 504 South Oak Street & 422 South Oak Street**

There being no changes or corrections to the draft final decision, Member Podliska moved to **approve the Final Decision for APP-03-17, 504 South Oak Street & 422 South Oak Street, as presented.** Member Engel seconded the motion.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Moberly and Giltner

Motion carried.

5. RECEIPT OF APPEARANCES – None

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

7. PRE-HEARING AND AGENDA SETTING – None

8. PUBLIC HEARINGS

a) **V-04-18, 550 West Ogden Avenue**

Mr. McGinnis informed the Board that due to a family emergency, the applicant has asked this matter be continued. Chairman Neiman asked for a **motion to open the public hearing and continue the matter to the next meeting of the Zoning Board of Appeals.** So moved by Member Podliska, seconded by Member Engel.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Moberly and Giltner

Motion carried.

Chairman Neiman asked for a **motion to close the public hearing for V-04-18, 550 West Ogden Avenue**. So moved by member Podliska, seconded by Member Engel.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Moberly and Giltner

Motion carried.

b) V-05-18, 842 West Seventh Street

Due to the fact that the applicant failed to do the required mailing, the Board agreed to continue the matter to their next meeting. Chairman Neiman asked for a **motion to continue V-05-18, 842 West Seventh Street**. So moved by Member Podliska, seconded by Member Engel.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Moberly and Giltner

Motion carried.

9. NEW BUSINESS – None

10. OLD BUSINESS – None

11. ADJOURNMENT

With no further business before the Zoning Board of Appeals, Member Alesia made a motion to **adjourn the meeting of the Zoning Board of Appeals of May 16, 2017**. Member Engel seconded the motion.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Moberly and Giltner

Motion carried.

Chairman Neiman declared the meeting adjourned at 6:46 p.m.

Christine M. Bruton
Village Clerk

Approved: _____

7a

MEMORANDUM

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

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

DATE: July 10, 2018

RE: Zoning Variation – V-06-18; 330 Chestnut

In this application for variation, the applicant requests relief from the side and rear yard setbacks and maximum allowable height of an accessory structure set forth in 5-110 for the construction of a new garage/refuse enclosure on the site.

The specific code sections are as follows;

- 18' maximum allowable height for an accessory structure vs. code required 15' (5-110(A)(2))
- 2' side yard vs. code required 10' (3-110(C)(2)(a))
- 2' side yard setback vs. code required 10' (3-110(C)(2)(b))
- 1' rear yard setback vs. code required 20' (5-110(C))

This property is located in the B-3 Business District in the Village of Hinsdale and is located on the south side of Chestnut Street between Vine and Clay. The property is irregularly shaped and has a total square footage of approximately 24,090. The maximum FAR is 50% or 12,045. The Total Lot Coverage is 90% or approximately 21,681 square feet.

cc: Kathleen Gargano, Village Manager
Zoning file V-06-18

7a

Zoning Calendar No. V-06-18

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION

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

FILING FEES: \$850.00

NAME OF APPLICANT(S): Hinsdale Land Restoration and Preservation, LLC

ADDRESS OF SUBJECT PROPERTY: 330 Chestnut Street Hinsdale IL

TELEPHONE NUMBER(S): (415) 830 0649

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

DATE OF APPLICATION: July 9, 2018



SECTION I

Please complete the following:

1. Owner. Name, address, and **telephone number** of owner: Sharon Habiger 133 North Washington Street, Hinsdale IL 60521
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: Agent of applicant Michael Abraham Architecture (Bernie Bartelli) 148 W. Burlington Ave. Clarendon Hills, IL 60514 630-655-9417

4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) See Attached

5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: _____
 - b. Engineer: Ridgeline Consultants 630-801 -7927
 - c. Architect: Michael Abraham Architecture 630-655-9417
 - 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. _____

b. _____

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.

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. See attached plat of topography and record drawings.
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. See attached Michael Abraham Architecture drawing sheet 1 Project Overview for existing zoning information and attached certificate of zoning compliance
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. See attached sheet 1 "Overview" for list of variation requests. See attached sheet 2 "Zoning Requirements Site Plan" for existing zoning information and attached sheet 3 "Variation Request Site Plan" for variations being requested. See attached certificate of zoning compliance.

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. See Michael Abraham drawing sheet 1 Overview, 3 Zoning Diagrams, 4 Site Plan for zoning information
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. N/A

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. See attached.
2. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought:
See attached descriptions and drawing
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.)
See Attached
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.)
See Attached
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: See Attached for (a) through (g)

- (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.)

See Attached

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. See attached plat, record drawing Michael Abraham drawing sheets 1-6
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. See attached plat, record drawing Michael Abraham drawing sheets 1-6

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: Hinsdale Land Restoration and Preservation, LLC

Signature of Owner: _____

Name of Applicant: Michael Abraham Architecture (Bernie Bartelli)
agent of Sharon Habiger

Signature of Applicant:  _____

Date: July 09, 2018

Attached Documents

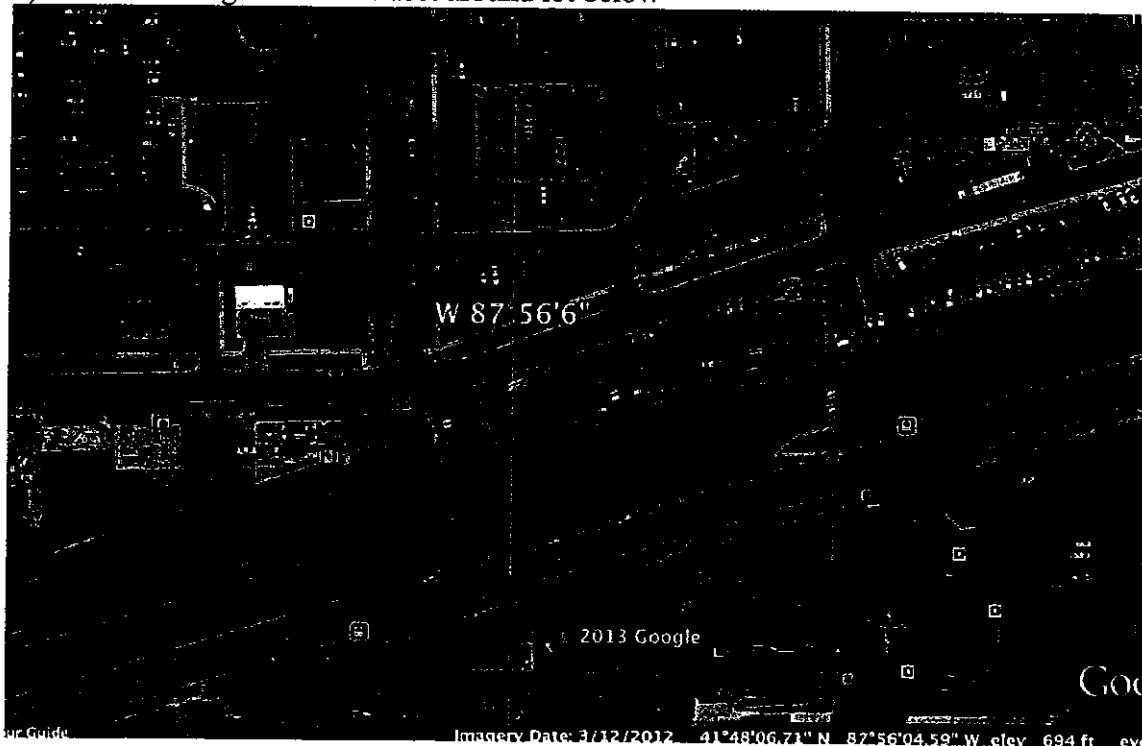
SECTION I

4) 330 North Chestnut Street Hinsdale IL.

LEGAL DESCRIPTION:

LOTS 4, 5, 6 AND 7 IN CHESTNUT STREET COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2001 AS DOCUMENT R2001-203762, EXCEPTING THEREFROM THAT PART OF LOT 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 15 DEGREES 09 MINUTES 55 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 60.29 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTH 74 DEGREES 50 MINUTES 05 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 27.50 FEET; THENCE NORTH 34 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF 24.22 FEET TO A POINT; THENCE NORTH 15 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 44.29 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 72 DEGREES 28 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

7) Current zoning is B3. 250 feet around lot below



SECTION II

(attached)

(2-4) Variations of village code being sought for a proposed maintenance accessory structure

- 18' accessory structure height vs. code required 15' (5-110(A 2))
- 2' side yard vs. code required 10' (5-110(C 2a))
- 2' side setback vs. code required 10' (5-110(C 2b))
- 1' rear yard setback vs. code required 20' (5-110(C 3b)) previously granted

5) Standards for Variation

A. Unique Physical Condition:

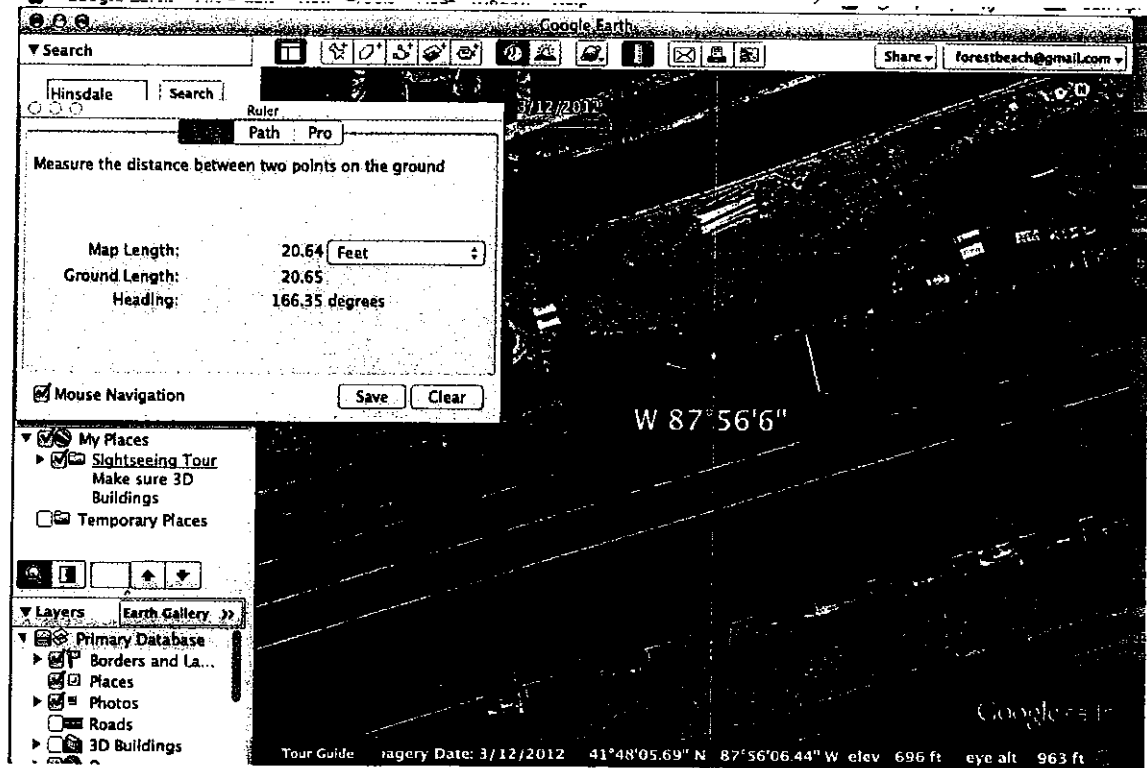
-The lot is uniquely shaped for the B-3 zoning district. The only feasible location for the proposed maintenance building is in the Southwest corner of the lot. The required side setbacks of 10' and rear yard setback of 20' would leave an unusable footprint. See sheet 2 of the attached drawing set.

-This uniquely shaped corner of the lot is atypical for the B-3 district, with an average width of 30', well below the minimum lot width of 125' for the B-3 district. This limits the footprint of the proposed building.

B. The unique physical condition is not self-created and is a result of the lot's shape, non-conformity for the zoning district.

C. Carrying out the existing required side and rear yard setbacks would render a building that is unusable. See the diagrams below for the proximity to the tracks for the proposed building and the neighboring properties:

Subject property existing retaining wall (proposed +/- 20.64' to tracks)



Neighboring property 130 Chestnut (+/- 17.85' to tracks)



Neighboring property 30 S. Lincoln (+/- 9.94' to tracks)



D. Special privilege is not requested. The applicant is seeking to have similar setbacks and allowable building depth as neighboring properties while providing significantly less lot coverage, 58% for proposed maintenance building and existing office building compared to the allowed 90%. With regards to height we are seeking more building volume as compensation for the limited footprint this corner of the site allows. The height is also in keeping with neighboring properties. Finally the applicant will provide ample green space in keeping with the green space provided for the recently completed office building on the site.

E. The goal is to build a structure that matches the Code and Plan Purposes while continuing to minimize lot coverage.

F. 1) The minimal footprint would significantly improve vacant condition of the site as well as shield the existing dumpsters on site.

2) The scale and minimal lot coverage would not materially impair adequate supply of light and air to the properties and improvements in the vicinity.

- 3) The proposed maintenance shed is not an occupiable space and would not increase the current parking and traffic load.
- 4) The minimized scale of the building to the site would not unduly increase the risk of flood or fire.
- 5) The minimized scale of the maintenance building and non-occupiable nature of the structure would not unduly tax public utilities.
- 6) The minimized scale of the building to the site would not endanger public health or safety.
- G) There is no other remedy due to constraints of the uniquely shaped property if the goal is to create a usable accessory structure.

Additional Documents Attached

- Proof of Ownership
- Certificate of Zoning Compliance
- Plat of Survey
- Record site drawings of existing conditions
- Michael Abraham Architecture drawing sheets
 - 1-Overview
 - 2-Zoning Requirements Site Plan
 - 3-Variation Request Site Plan
 - 4-Proposed Plan
 - 5-Proposed East Elevation
 - 6-Proposed Elevations

PROOF OF
OWNERSHIP

This Instrument Prepared By:
Philip M. J. Edison, Esq.
Chapman and Cutler LLP
111 West Monroe
Chicago, Illinois 60603

When Recorded Mail To:
Melinda Higgins Brom, Esq.
301 Scottswood Road
Riverside, Illinois 60546

20001360

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE ONLY

QUIT CLAIM DEED

The Grantor, LASALLE 115 HOLDINGS, LLC - SERIES 1, an Illinois limited liability company, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and quit claims to HINSDALE LAND RESTORATION AND PRESERVATION, LLC, an Illinois limited liability company, the following described real estate situated in the County of DuPage in the State of Illinois, to wit:

LOTS 4, 5, 6 AND 7 IN CHESTNUT STREET COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2001 AS DOCUMENT R2001-203762, EXCEPTING THEREFROM THAT PART OF LOT 4, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 15 DEGREES, 09 MINUTES, 55 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 60.29 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTH 74 DEGREES, 50 MINUTES, 05 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 27.50 FEET; THENCE NORTH 34 DEGREES, 38 MINUTES, 48 SECONDS EAST, A DISTANCE OF 24.22 FEET TO A POINT; THENCE NORTH 15 DEGREES, 09 MINUTES, 55 SECOND WEST, A DISTANCE OF 44.29 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 72 DEGREES, 28 MINUTES, 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 306-330 Chestnut Street
Hinsdale, Illinois 60521

Permanent Index Number: 09-12-109-017;
09-12-109-018;
09-12-109-019;
09-12-109-024

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents
by its Vice President, this April 26, 2013.

LaSalle 115 Holdings, LLC - Series 1, an
Illinois limited liability company

By: Thomas H. Bessler

Name: Thomas H. Bessler
Title: Vice President

STATE OF ILLINOIS)

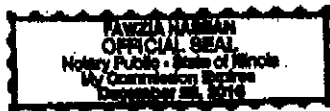
) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby
certify that Thomas H. Bessler, personally known to me to be a Vice President of LaSalle 115
Holdings, LLC - Series 1, an Illinois limited liability company and personally known to me to be
the same person whose name is subscribed to the foregoing instrument, appeared before me this
day in person and acknowledged that as such Vice President, he signed and delivered the said
instrument as his free and voluntary act, and as the free and voluntary act and deed of said
company, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of April, 2013.

(NOTARIAL SEAL)



My commission expires December 28, 2016

Pangzia Nauman
Notary Public

Mail subsequent tax bills to:
Hinsdale Land Restoration and Preservation LLC
15 Salt Creek Lane, Suite 312
Hinsdale, Illinois 60521

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: Hinsdale Land Restoration and Preservation, LLC

Owner's name (if different): Sharon Habiger

Property address: 330 Chestnut Street

Property legal description: [attach to this form] SEE PLAT

Present zoning classification: B-3, General Business District 

Square footage of property: 24,090

Lot area per dwelling: _____

Lot dimensions: see x plat

Current use of property: Office building

Proposed use: ☐ Single-family detached dwelling
☐ Other: variation sought for new maintenance bldg.

Approval sought: ☐ Building Permit ☒ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☐ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

Seeking variation for side yard, rear yard and height requirements for proposed maintenance building

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>38^{***}</u>	<u>25'</u>
interior side(s)	<u>2[*]</u> / <u> </u>	<u>10'</u> / <u> </u>

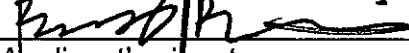
Provided:

Required by Code:

corner side	_____	na
rear	_____	20'
Setbacks (businesses and offices):		
front:	_____	25'
interior side(s)	2'*/_____	10' / _____
corner side	_____	na
rear	1'*	20'
others:	_____	_____
Ogden Ave. Center:	_____	_____
York Rd. Center:	_____	_____
Forest Preserve:	_____	_____
Building heights:		
principal building(s):	_____	30'
accessory building(s):	18'*	15'
Maximum Elevations:		
principal building(s):	_____	_____
accessory building(s):	_____	_____
Dwelling unit size(s): _____		
Total building coverage:	_____	na
Total lot coverage:	14,118**	21,681
Floor area ratio:	7,243***	12,045
Accessory building(s):	_____	
Spacing between buildings: [depict on attached plans]		
principal building(s):	_____	_____
accessory building(s):	4'***	3' _____
Number of off-street parking spaces required: 0		
Number of loading spaces required: 0		

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: 
Applicant's signature
Bernie Bartelli
Applicant's printed name

Dated: 7/9, 2018.

* VARIATION REQUEST

** INCLUDES PROPOSED
MAINTENANCE BUILDING &
EXISTING OFFICE
BUILDING

*** EXISTING OFFICE
BUILDING

EXISTING ZONING INFORMATION

	CODE REQUIREMENTS	CURRENT BUILDING
MINIMUM LOT AREA	6,250 SF	21,000 SF
MINIMUM LOT DEPTH	125'	6-135'
MINIMUM LOT WIDTH	50'	4-124'
BUILDING HEIGHT	30'	28.5' MEDIAN EAVE, 24.6' PARAPET
NUMBER OF STORES	2	2
FRONT YARD BUILDING SETBACK	5'-0" PER GRANTED ZONING VARIANCE	6'-4 1/2" TO BLDG; 5'-0 1/2" GARDEN WALL
CORNER SIDE YARD BUILDING SETBACK	N/A	N/A
INTERIOR SIDE YARD BUILDING SETBACK	10'	142'-0 1/2"
REAR YARD BUILDING SETBACK	1'-0" PER GRANTED ZONING VARIANCE	2'-11"
FLOOR AREA RATIO	50% OF LOT AREA - 120,45 SF	1243 (30%)
TOTAL LOT COVERAGE	90% OF LOT AREA - 21,601 SF	13,442 (56%)
PARKING REQUIREMENTS	FOR OFFICE 1 / 250 NET SF (3,604) 14.4	15
FRONT YARD SETBACK	2'-1" PER GRANTED ZONING VARIANCE	5'-0 1/2" TO GARDEN WALL, 6'-4" PARKING
CORNER YARD SETBACK	N/A	N/A
REAR YARD SETBACK	0' PER GRANTED ZONING VARIANCE	1'-3" TO GARDEN WALL, 2'-11" TO BLDG.
LANDSCAPE BUFFER (SIDE YARD)	10'	10'
LANDSCAPE BUFFER (FRONT YARD)	2'-1" PER GRANTED ZONING VARIANCE	6'-4"
LANDSCAPE BUFFER (REAR YARD)	0'-0" PER GRANTED ZONING VARIANCE	1'-11"
LOADING REQUIREMENTS	0' PER GRANTED ZONING VARIANCE	0
	REQUIRED	PROPOSED
ACCESSORY STRUCTURE HEIGHT	15'-0"	16'-6"

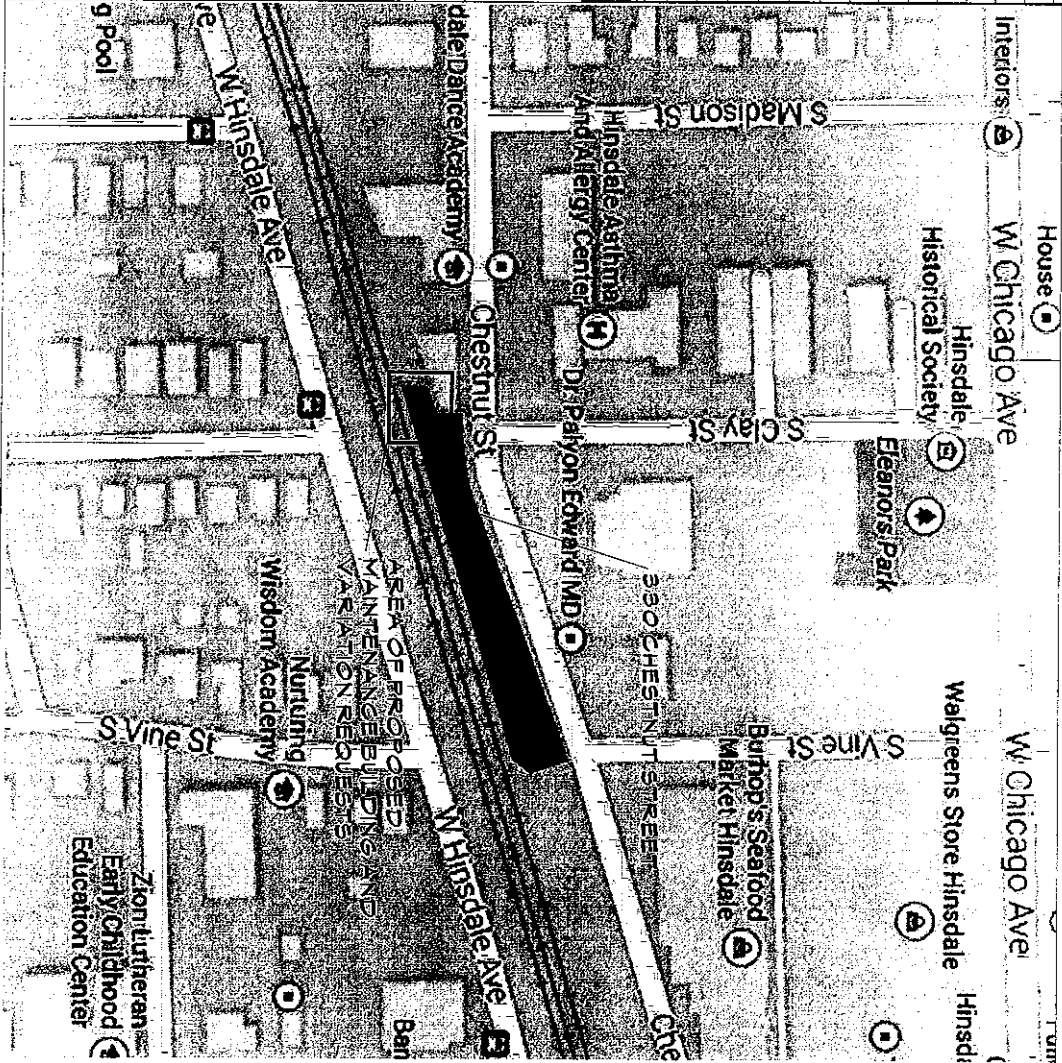
ZONING VARIATION REQUEST

ZONING DISTRICT	B-3	
VARIATION REQUEST	REQUIRED BY CODE	CODE SECTION
18'-0" ACCESSORY STRUCTURE HEIGHT	15' ACCESSORY STRUCTURE HEIGHT	5-110 (A 2)
2'-0" SIDE YARD	10'-0" SIDE YARD	5-110 (C 2a)
2'-0" SIDE SETBACK	10'-0" SIDE SETBACK	5-110 (C 2b)
1'-0" REAR SETBACK (PREVIOUSLY GRANTED)	20'-0" REAR SETBACK	5-110 (C 3b)

TABLE OF CONTENTS

- 1 PROJECT OVERVIEW
- 2 ZONING REQUIREMENTS SITE PLAN
- 3 VARIATION REQUEST SITE PLAN
- 4 PROPOSED PLAN
- 5 PROPOSED EAST ELEVATION
- 6 PROPOSED ELEVATIONS

VICINITY MAP OF LOT



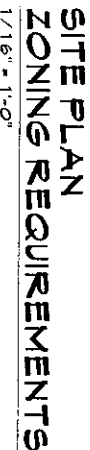
HINSDALE LAND RESTORATION AND PRESERVATION LLC

330 Chestnut Street Hinsdale, Illinois

MICHAEL ABRAHAM ARCHITECTURE

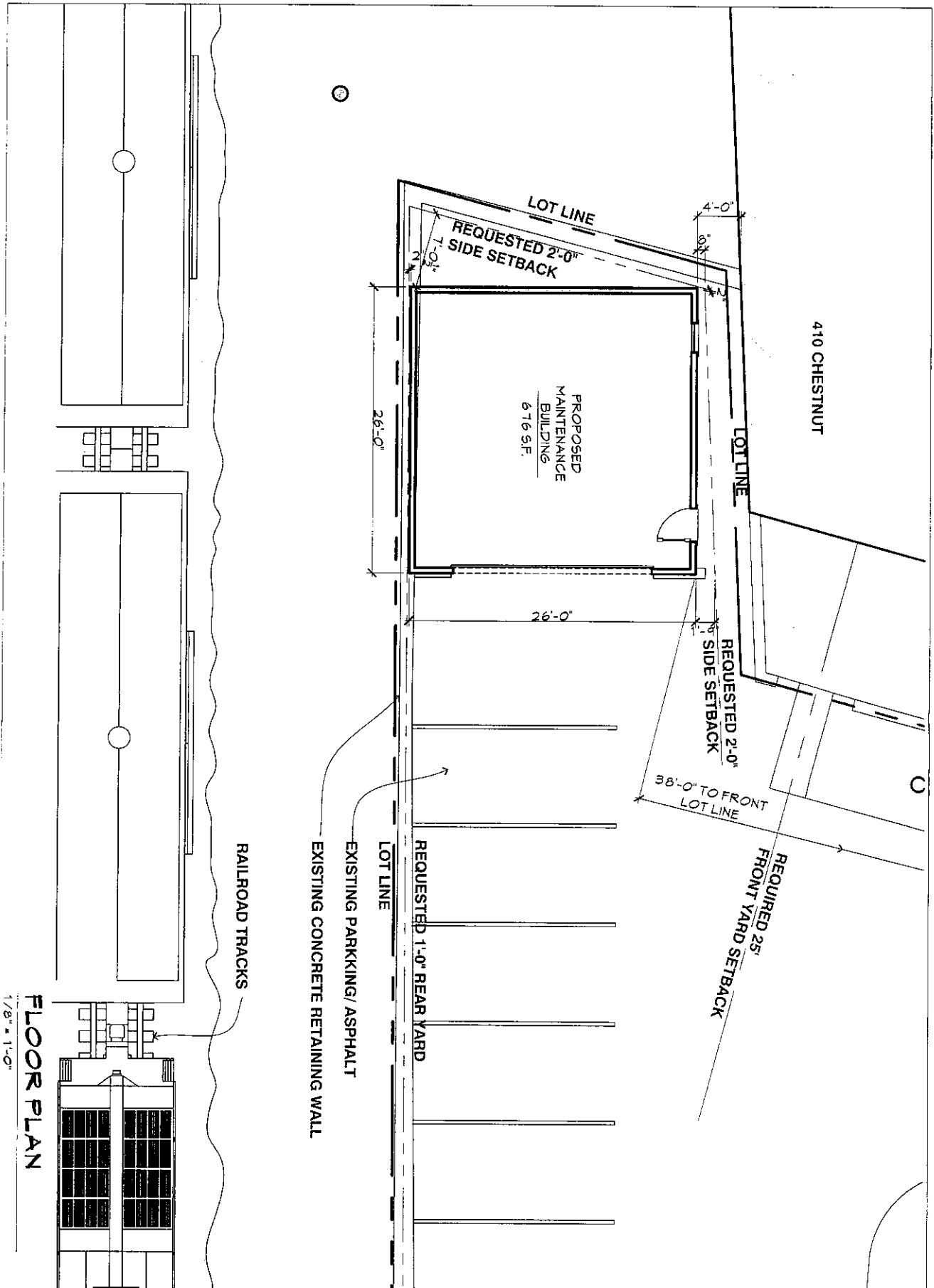
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330 Chestnut Street Hinsdale, Illinois

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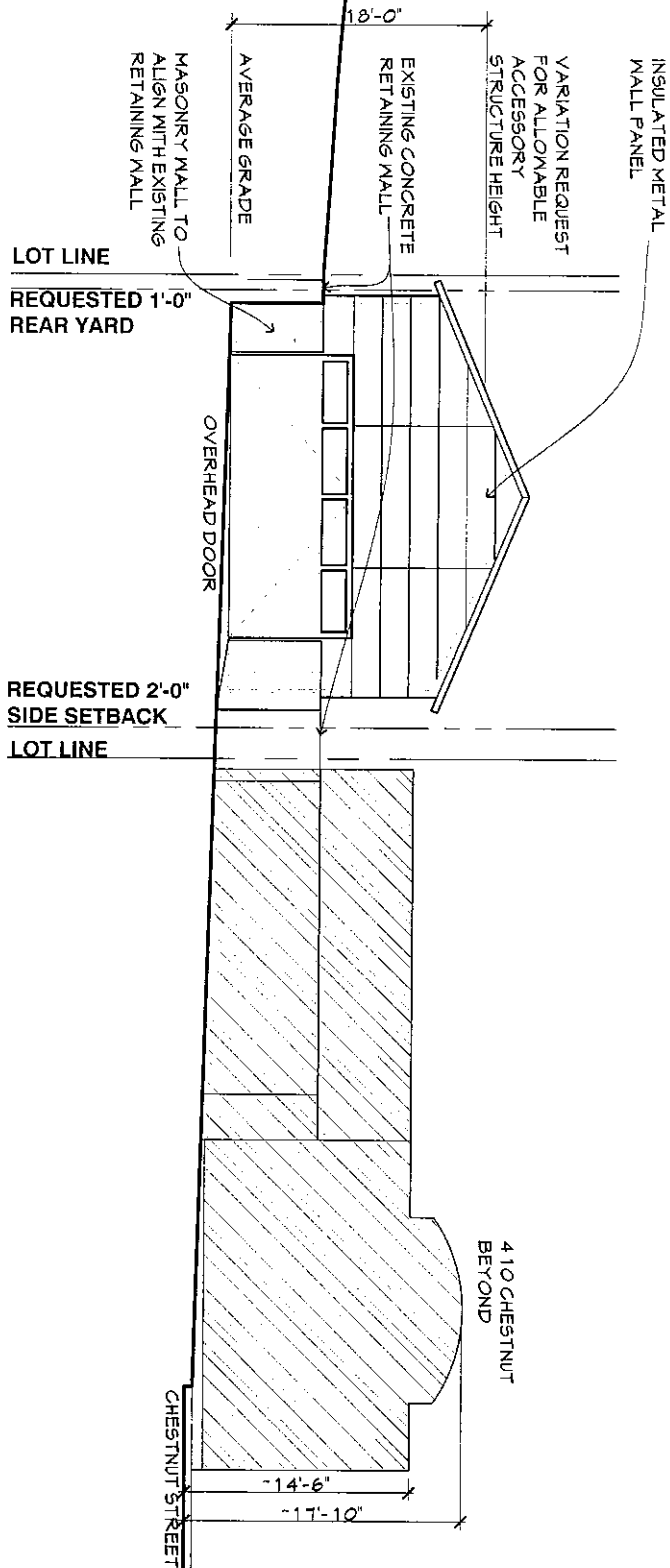
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HINSDALE LAND RESTORATION AND
PRESERVATION LLC

330 Chestnut Street Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE



EAST ELEVATION

1/8" = 1'-0"

5

07.09.18

**HINSDALE LAND RESTORATION AND
PRESERVATION LLC**

330 Chestnut Street Hinsdale, Illinois

**MICHAEL ABRAHAM
ARCHITECTURE**

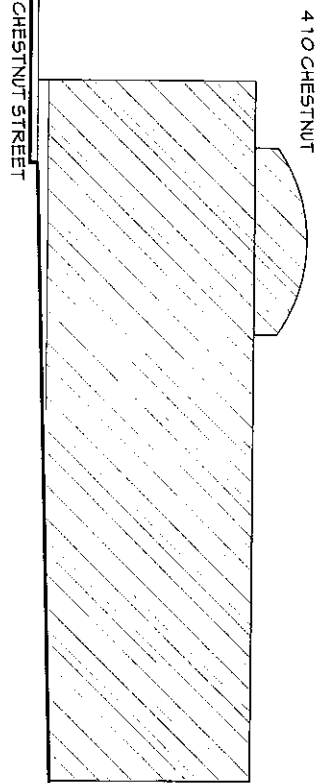
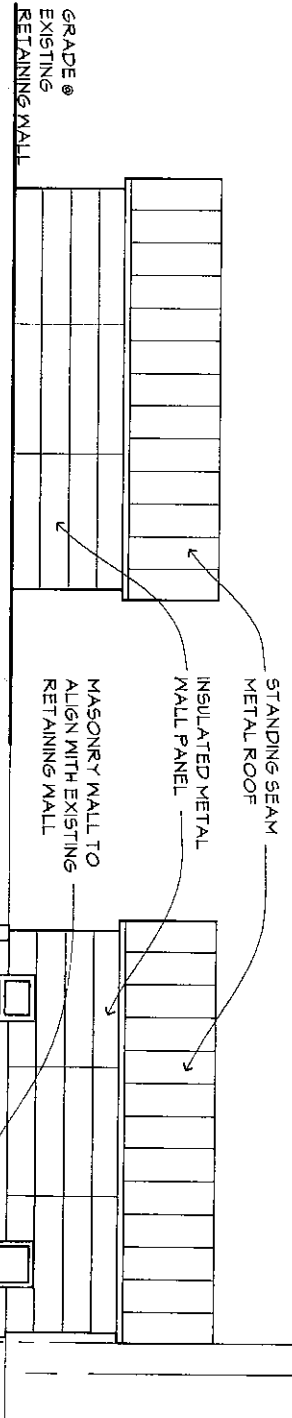
SOUTH ELEVATION

1/8" = 1'-0"

NORTH ELEVATION

1/8" = 1'-0"

REQUESTED 2'-0" SIDE SETBACK LOT LINE



LOT LINE REQUESTED 2'-0" SIDE SETBACK

REQUESTED 1'-0" REAR YARD

LOT LINE

MASONRY WALL TO ALIGN WITH EXISTING RETAINING WALL

AVERAGE GRADE

EXISTING CONCRETE RETAINING WALL

VARIATION REQUEST FOR ALLOWABLE ACCESSORY STRUCTURE HEIGHT

INSULATED METAL WALL PANEL

18'-0"

WEST ELEVATION

1/8" = 1'-0"

HINSDALE LAND RESTORATION AND PRESERVATION LLC

330 Chestnut Street Hinsdale, Illinois

MICHAEL ABRAHAM ARCHITECTURE

07.09.18

6

MEMORANDUM

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

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

DATE: July 10, 2018

RE: Zoning Variation – V-07-18; 336 E. Ogden Avenue

In this application for variation, the applicant requests relief from a precode structure extending horizontally in the front yard setback set forth in 5-110(C)(1)(b) in the B-3 General Business District. Section 10-104(B)(1) prohibits the expansion of an existing precode structure horizontally in the required front yard setback.

The specific code section is as follows;

- 75' front yard setback from Ogden Avenue centerline vs. code required 100' front yard setback from Ogden Avenue centerline (5-110(C)(1)(b)).

This property is located in the B-3 Business District in the Village of Hinsdale and is located on the south side of Ogden Avenue. The horizontal expansion (west) is in the front yard setback, and the applicant intends to demolish the existing front area of the building and increase the current 60' front yard setback to the proposed 75'. This request would also reduce the lot coverage since the proposed expansion is on existing asphalt and the aforementioned demolished area would be landscaped.

cc: Kathleen Gargano, Village Manager
Zoning file V-07-18

Zoning Calendar No. V-07-18

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): J&L Hinsdale, LLC

ADDRESS OF SUBJECT PROPERTY: 336 E. Ogden Ave

TELEPHONE NUMBER(S): 630-357-1200

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

DATE OF APPLICATION: July 10, 2018



RECEIVED
CB 7/12/18

SECTION I

Please complete the following:

1. Owner. Name, address, and **telephone number** of owner: J&L Hinsdale, LLC.
2495 Aurora Ave, Naperville, IL 60540. 630-357-1200
2. Trustee Disclosure. In the case of a land trust the name, address, and **telephone number** of all trustees and beneficiaries of the trust: N/A
3. Applicant. Name, address, and **telephone number** of applicant, if different from owner, and applicant's interest in the subject property: Kevin Jacobs
2495 Aurora Ave, Naperville, IL 60540
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 336 E. Ogden Ave. See attached exhibit A for legal description.
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: _____
 - b. Engineer: _____
 - c. Architect: The Redmond Company. W228 N745 Westmound Dr., Waukesha, WI 53186
 - 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. N/A

b. _____

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.

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:

Table Sec. 5-110: Bulk, Space, and Yard Requirements which requires a 100' setback from the center line of Ogden and also;
Sec. 10-104 (B)1. Precode structures which prohibits the horizontal expansion within a yard setback

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.)

Allow for a horizontal expansion within the required yard setback. This expansion will reduce the level of non-conformity. See attached site plan for specific expansion area and decrease in non-conformity.

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.)

Allow a 30' +/- building horizontal addition with the required setback.

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.)

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.

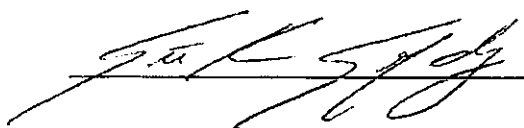
SECTION IV

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: J&L Hinsdale, LLC

Signature of Owner: 

Name of Applicant: Kevin Jacobs

Signature of Applicant: 

Date: 7/10/2018

J & L Hinsdale, LLC
2495 Aurora Ave.
Naperville, IL 60540

Re: 336 E. Ogden - Yard Setback for Precode structure

General description of Variance requested:

J&L Hinsdale is requesting to be allowed a small horizontal addition to a precode structure to meet specific requirements that are being mandated by Jaguar Land Rover "JLR" for the development of this site. JLR mandates the front façade be symmetrical and requires 5 cars within each showroom. Each vehicle requires a width of 15'-10". These are the requirements that are determining the width required for the front of the building.

To accomplish the JLR requirements, the front façade is being pulled back, further off Ogden. This is reducing the overall non-conformity for the building. Unfortunately, to meet the width requirements mandated, a small horizontal addition is needed to house the display vehicles. It is this small horizontal addition that is triggering the need for the Variance request, even though the building will be located further off Ogden.

Expanded Response from Application:

Section I

10. Conformity:

The approval being requested confirms with the Village Official Comprehensive Plan and the Official Map with except for horizontal expansion within a yard setback for a precode structure per 10-104 (B) 1.

11. Zoning Standards:

Please refer to section II

Section II

5. Standards for Variation:

The Characteristics of the property that prevent compliance with the provisions of the zoning ordinance are:

(a) Unique Physical Conditions:

The existing precode structure is positioned within 100' Yard Setback. The front façade is currently positioned 39' – 6" +/- within the required yard setback.

(b) Not Self-Created:

This is an existing precode structure which was constructed prior to the current yard setbacks being regulated.

(c) Denied Substantial Rights:

The denial of this request would prevent the development of this building for the intended use.

(d) Not Merely a Special Privilege:

The opportunity to repurpose a building with a slight horizontal addition while also improving the overall non-conformity it not a special privilege.

(e) Code and Plan Purposes:

The proposed use of the facility will be same as was just approved by the Village Board 8 months prior.

(f) Essential Character of the Area:

- 1 The horizontal addition is not 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 proposed addition will not impact the "light and air" of any neighboring properties
- 3 The horizontal addition will not have any additional traffic impacts on the surrounding areas.
- 4 There is not an increased risk of fire or flood with the horizontal addition
- 5 The horizontal addition will be less of a burden on public utilities as it's resulting in a slightly smaller building than what exists today.
- 6 There is no impact to public health or safety with the horizontal addition.

(g) Other Remedy:

Other solutions explored required additions to other portions of the building that would be detrimental the residential neighborhood behind this site. This solution has the least impact on all neighboring properties.

Section III

1. Site Plan, Floor Plan and Elevations included.
2. Zoning information provided on provided drawings

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 14, 15, 16 AND LOT 71 (EXCEPT THE SOUTH 60 FEET AND EXCEPT THE WEST 30 FEET THEREOF) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING ON THE EAST LINE OF SAID NORTHEAST 1/4, 279 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 79 DEGREES 48 MINUTES WEST 938.41 FEET TO THE NORTHWEST CORNER OF LOT 16 IN HINSDALE HIGHLANDS, FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER 300 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES WEST 200 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 300 FEET TO AN IRON STAKE ON THE SOUTH LINE OF OGDEN AVENUE; THENCE NORTH 79 DEGREES 48 MINUTES EAST 200 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 13 AND THE SOUTH 60 FEET OF LOT 71 (EXCEPT THE WEST 30 FEET THEREOF TAKEN FOR A PUBLIC STREET) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-01-211-001
 09-01-211-002
 09-01-211-003
 19-01-211-004

Address: 333 E. Ogden Avenue, Hinsdale, Illinois 60521

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

AFFIDAVIT OF TITLE

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the Grantee hereinafter named:

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the Special Warranty Deed dated January 26, 2017 to J & L HINSDALE, L.L.C., an Illinois Limited Liability Company, Grantee(s), conveying the following described premises:

LEGAL DESCRIPTION:
SEE ATTACHED EXHIBIT "A"

That no labor or material has been furnished for premises, within the last four months, that is not fully paid for.

That since the title date of December 28, 2016, in the report on title issued by Greater Metropolitan Title, LLC File No. 13-1513 affiant has not done or suffered to be done anything that could in any way affect the title of the premises, and no proceedings have been filed by or against affiant, nor has any judgement or decree been rendered against affiant, nor is there any judgement note or other instrument that can result in a judgement or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from N/A to N/A, and not for any longer term, and have no other further interest whatsoever in premises.

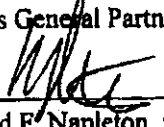
That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

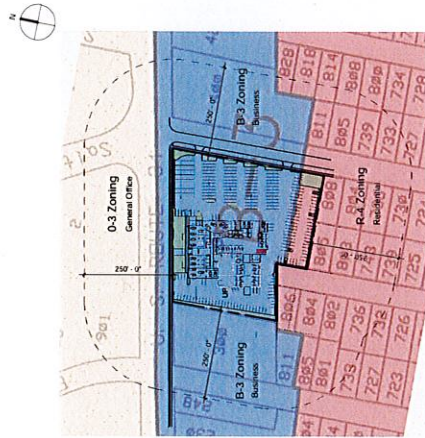
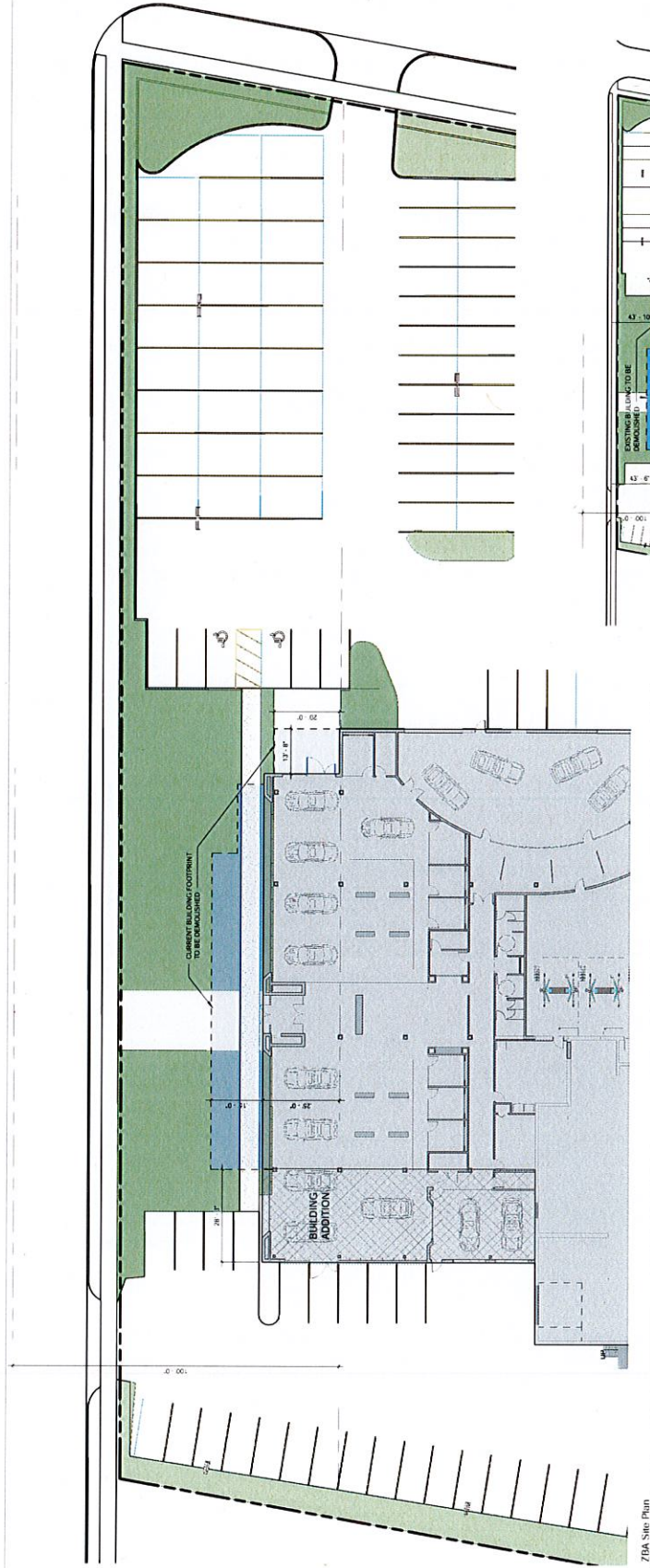
That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of the premises.

AFFIANT further states: Naught.

NAPLETON INVESTMENT PARTNERSHIP, LP
a Delaware limited partnership

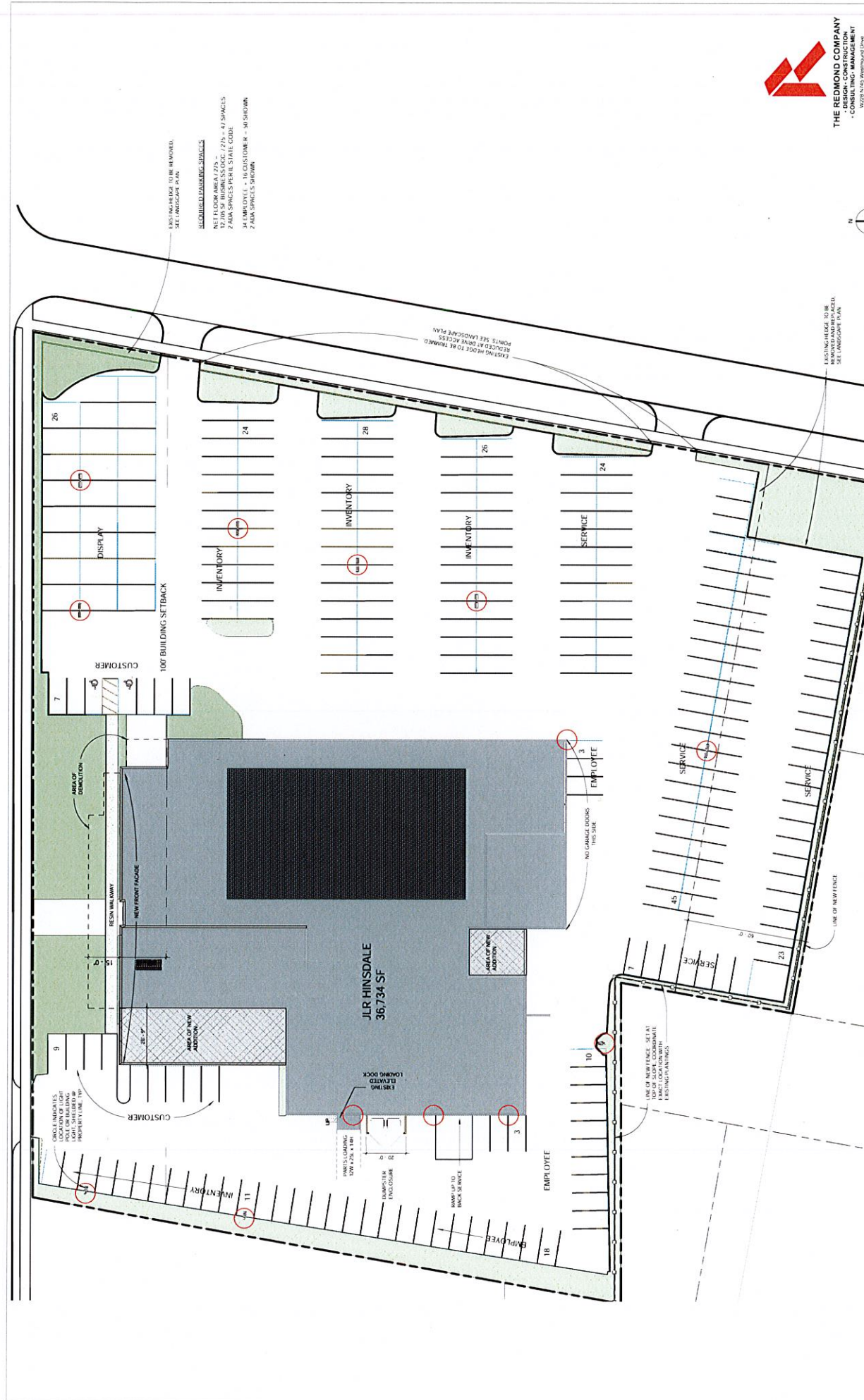
By: Napleton Management Company, LLC,
a Delaware limited liability company,
its General Partner


Edward F. Napleton, not individually, but solely
as Trustee of the Edward F. Napleton
Revocable Self Declaration of Trust
U/A/D 10/01/92, Manager



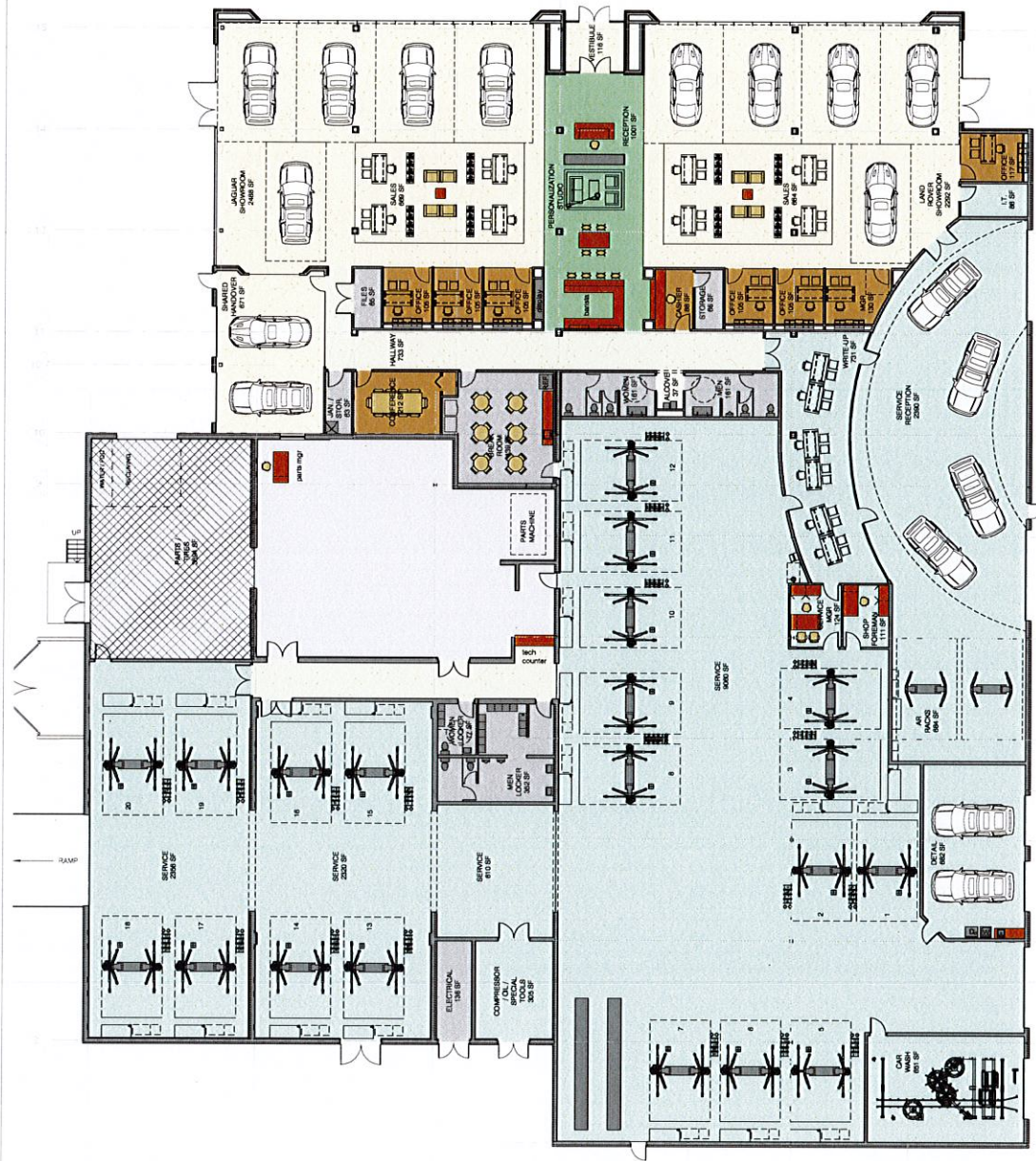
Zoning	B-3	Min. Code Requirements	Existing Development	Proposed Development
Minimum Lot Area	6,250 SF	357,887 SF	Same	Same
Minimum Lot Depth	123 LF	433 LF	Same	Same
Minimum Lot Width	360 LF	432 LF	Same	Same
Building Height	36' Max	10' - 10'	10'	10'
Number of Stories	2	1	Same	Same
Front Yard Setback	100' from center of Easement	60'	75'	75'
Corner Yard Setback	25'	150' Min	150' Min	150' Min
Interior Side Yard Setback	10'	63' Min	63' Min	63' Min
Rear Yard Setback	30'	30'	30'	30'
Minimum Floor Area Ratio	50% F.A.R.	23% F.A.R.	23% F.A.R.	23% F.A.R.
Parking Requirements	111 stalls	285 stalls	261 Stalls	261 Stalls
Parking Front Yard Setback	25'	5'	Same	Same
Parking Corner Yard Setback	25'	5'	Same	Same
Parking Interior Side Yard Setback	10'	110' average	Same	Same
Parking Rear Yard Setback	20'	10' average	Same	Same

Jaguar Land Rover Hinsdale



Jaguar Land Rover Hinsdale

Architectural Site Plan - Option 4A



Jaguar Land Rover Hinsdale

First Floor - Option 4A



THE REDMOND COMPANY
 COMMERCIAL MANAGEMENT
 - CONSULTING MANAGEMENT
 10000 N. 10th Street, Suite 100
 Minneapolis, MN 55412
 Tel: 763.241.8800 Fax: 763.241.1314
 Innovative Approach. Unique Solutions.
 www.redmondco.com

3/25/14 10/06



Exterior Elevations - Option 4A

ALTAIRSPS LAND TITLE SURVEY

OF

336 E. OGDEN AVENUE, HINSDALE, ILLINOIS

THE SURVEY IS A SUBDIVISION OF THE SOUTH 1/4 OF SECTION 14 OF TOWNSHIP 39 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LOT 15, 16 AND LOT 17 EXCEPT THE SOUTH 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1927 AS DOCUMENT 15586 IN DEPUIS COUNTY, ILLINOIS.

PARCELS

A PART OF THE NORTHEAST 1/4 OF SECTION 14 OF TOWNSHIP 39 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LOT 15, 16 AND LOT 17 EXCEPT THE SOUTH 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1927 AS DOCUMENT 15586 IN DEPUIS COUNTY, ILLINOIS.

PARCELS

LOT 15 AND THE SOUTH 1/4 OF SECTION 14 OF TOWNSHIP 39 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LOT 15 AND THE SOUTH 1/4 OF SECTION 14 OF TOWNSHIP 39 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1927 AS DOCUMENT 15586 IN DEPUIS COUNTY, ILLINOIS.

09-01-2011 09:01 09-01-2011 09:01 09-01-2011 09:01 09-01-2011 09:01

FLOOD HAZARD NOTE

THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE IS DEFINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NO. 17000-01-0000, DEPUIS COUNTY, ILLINOIS, DATED APRIL 1, 2009.

PARKING STALLS

STANDARD PARKING STALLS: 24
ACCESSIBLE PARKING STALLS: 06
TOTAL PARKING STALLS: 30

LAND AREA

3.6163 ACRES / 157,524 S.F.

NOTES FROM SCHEDULE B - PART TWO

NO.	DESCRIPTION	DATE
1	CONVEYANCE IN REEL 000, JAMES	04
2	CONVEYANCE IN REEL 000, JAMES	04
3	CONVEYANCE IN REEL 000, JAMES	04
4	CONVEYANCE IN REEL 000, JAMES	04
5	CONVEYANCE IN REEL 000, JAMES	04
6	CONVEYANCE IN REEL 000, JAMES	04
7	CONVEYANCE IN REEL 000, JAMES	04
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ALL OTHERS SCHEDULE B OF THE ALTAIRSPS LAND TITLE SURVEY ARE NOT PART OF THIS SURVEY AND HAVE NOT RECEIVED THESE DOCUMENTS.



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ZONING NOTES / TABLE CONT'D

THE ZONING MAP, MAP NO. 17000-01-0000, DEPUIS COUNTY, ILLINOIS, DATED APRIL 1, 2009, IS THE BASIS FOR THE ZONING NOTES.

ZONING NOTES / TABLE

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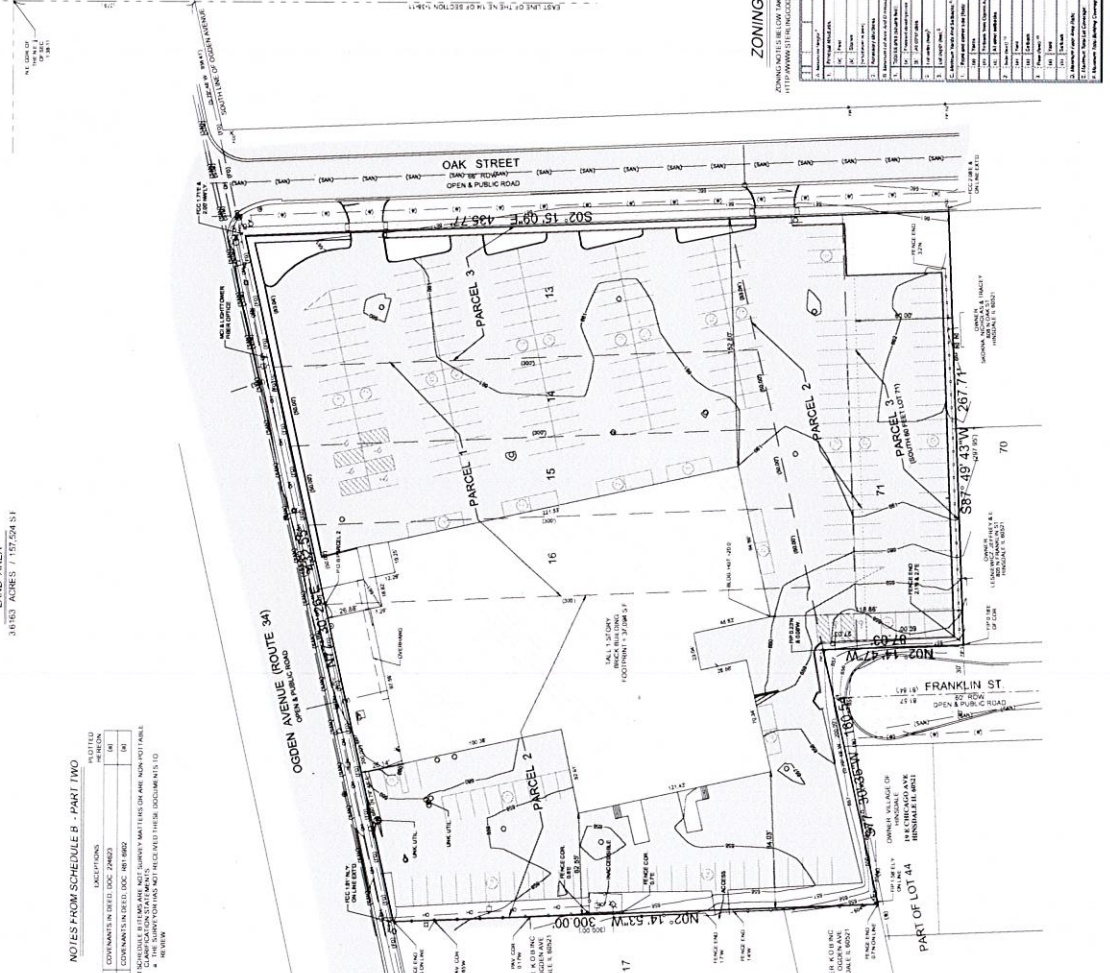
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DEPUIS
I, JAMES J. WILSON, a duly licensed Surveyor in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original survey as filed in my office, and that the same is in accordance with the provisions of the Illinois Surveying Act, Chapter 120, Illinois Compiled Statutes (605 ILCS 120/1-120/10).

WITNESSED MY HAND AND SEAL OF OFFICE, this 1st day of April, 2011.
JAMES J. WILSON
Surveyor
630.724.0304
3325 James Avenue, Suite 100
Naperville, IL 60563
JWILSON@JWILSONSURVEYING.COM



VICINITY MAP
NOT TO SCALE



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MEMORANDUM

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

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

DATE: April 5, 2018

RE: Zoning Variation – V-04-18; 550 W. Ogden Avenue

In this application for variation, the applicant requests relief from the Parking Lot Landscaping requirements set forth in section 9-107(A)(2) in order to eliminate a landscape island and add 4 parking spaces.

It should be noted that the Zoning Board of Appeals does not have express authority on this request. As such, it will move on to the Village Board as a recommendation provided that four affirmative votes are received.

This property is located in the O-2 Limited Office District in the Village of Hinsdale and is located on the southwest corner of Ogden Avenue and Monroe Street. The property has a frontage of approximately 175', a depth of approximately 453', and a total square footage of approximately 79,275. The maximum allowable lot coverage is 80% or approximately 63,420 square feet.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-04-18

Zoning Calendar No. V-04-18

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): Hinsdale Partnership, LLC / MORGAN HANCOCK CONSTRUCTION

ADDRESS OF SUBJECT PROPERTY: 550 West Odgen Hinsdale IL 60521

TELEPHONE NUMBER(S): 630-917-0972 / 630-888-5401
Andy MacMillan - MHC

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

General Contractor For Site Improvements

DATE OF APPLICATION: 3/22/18



RECEIVED
Ch 3/22/18

SECTION I

Please complete the following:

1. Owner. Name, address, and **telephone number** of owner: Hinsdale Partnership, LLC 550 West Ogden Hinsdale IL 60521 630-917-0972

2. Trustee Disclosure. In the case of a land trust the name, address, and **telephone number** of all trustees and beneficiaries of the trust: n/a

3. Applicant. Name, address, and **telephone number** of applicant, if different from owner, and applicant's interest in the subject property: n/a

4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.)

LOT 2 IN HINSDALE PARTNERSHIP ASSESSMENT PLAT OF PART OF BLOCK 2 IN D. S. ESTABROOK'S ADDITION TO HINSDALE IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF HINSDALE PARTNERSHIP ASSESSMENT PLAT RECORDED NOVEMBER 24, 1980 AS DOCUMENT R80-73055, IN DU PAGE COUNTY, ILLINOIS

The Real Property or its address is commonly known as 550 W Ogden Ave, Hinsdale, IL 60521-3186. The Real Property tax identification number is 09-02-212-007-0000.

5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:

- a. Attorney: _____
- 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. n/a

b. _____

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.

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:

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.)

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.)

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.)

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: Hinsdale Partnership, LLC

Signature of Owner: For Owners: 

Name of Applicant: For Hinsdale Partnership, LLC: David Kanzler

Signature of Applicant: 

Date: _____

Hinsdale Partnership, LLC
550 W. Ogden Ave.
Hinsdale, IL 60521

RE: Application for Variation – Expanded Response

SECTION I

4. Subject Property:

LOT 2 IN HINSDALE PARTNERSHIP ASSESSMENT PLAT OF PART OF BLOCK 2 IN D. S. ESTABROOK'S ADDITION TO HINSDALE IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT OF HINSDALE PARTNERSHIP ASSESSMENT PLAT RECORDED NOVEMBER 24, 1980 AS DOCUMENT R80-73055, IN DU PAGE COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 550 W. Ogden Ave., Hinsdale, IL 60521-3186. The Real Property tax identification number is 09-02-212-007-0000.

7. Neighboring Owners:

Manor Care/HCR Healthcare, 600 Ogden Ave., Hinsdale, IL 60521

Mr. Lincoln Brewer, 454 N. Monroe St., Hinsdale, IL 60521

Mr. Lawrence Jennings, 444 N. Monroe St., Hinsdale, IL 60521

Mr. Michael Reedy, 447 N. Monroe St., Hinsdale, IL 60521

Mr. Salvatore Occhipinti, 441 N. Monroe St., Hinsdale, IL 60521

8. Survey:

See enclosed.

9. Existing Zoning:

O-2

10. Conformity:

The approval being requested confirms with the Village Official Comprehensive Plan and the Official Map except with respect to the current landscape requirements as identified in Section 6-109 of the Village Code referencing Section 9-107: Buffers and Landscaping, Item A-2, Parking Lot Interior Landscaping.

11. Zoning Standards:

See SECTION II, number 2.

12. Successive Application:

Not Applicable.

SECTION II

1. Title:

See enclosed.

2. Ordinance Provision:

Section 9-107.A.2 - Parking Lot Interior Landscaping

In addition to the requirements set forth in subsection A1 of this section, every parking lot shall contain at least one tree of three inches (3") or greater in diameter for each thirty (30) parking spaces constructed after the effective date of this code. Such trees may be provided by the preservation of existing trees or the planting of new trees. Each tree shall be surrounded by a landscaped area of at least thirty six (36) square feet. No existing or new tree located more than five feet (5') outside the perimeter of the paved parking area shall be counted in meeting the requirements of this subsection A2. All islands in excess of fifty (50) square feet created by curbs or other traffic flow regulators shall be landscaped.

Planting islands located within the interior of a parking lot shall be at least six feet (6') in width. Village owned parking lots shall be exempt from this requirement.

3. Variation Sought:

The variation sought is for the minimum number of trees for each thirty (30) parking spaces. The current lot provides for 100 car parking spaces requiring 4 onsite parking lot trees.

The proposed project will include the removal of the existing landscaped island and 1 tree to provide the necessary additional car parking stalls.

The variation sought is for the reduction of onsite parking lot trees.

4. Minimum Variation:

The minimum variation would require 4 trees.

5. Standards for Variation:

The characteristics of the Subject Property that prevent compliance with the provisions of the Zoning Ordinance are:

a. Unique Physical Condition:

The Subject Property is exceptional and very well maintained. The existing mature treeline along the southern property line allows for great screening and provides privacy to the adjacent residential area.

b. Not Self-Created:

The east, south, and western greenspace areas adjacent to the parking lot have suitable vegetation and trees. The absence of suitable locations for additional trees requires the variation.

c. Denied Substantial Rights:

The Subject Property currently provides extensive landscaping when compared to the surrounding neighbors and other similar uses. The reduction of 1 tree and green space island will provide safer onsite circulation reflecting the current condition of neighboring properties.

d. Not Merely Special Privilege:

This waiver provides the much-needed parking, but more importantly eliminates the 2'-3' retaining wall around the parking island. This restricts adequate vehicle site distance and could provide unsafe pedestrian access to the building.

e. Code and Plan Purposes:

The variation of the code will not result in the deviation of Villages Comprehensive Plan or negatively impact surround properties.

f. Essential Character of the Area:

The variation will not change the character or adversely affect the area.

g. No Other Remedy:

There is not means to provide the necessary parking and safety other than to remove the parking island and tree.

Reserved for Recorder's Office

TRUSTEE'S DEED

This indenture made this 15th day of April, 2002, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 14th day of July, 1981, and known as Trust Number 1080257, party of the first part, and

HINSDALE PARTNERSHIP, L.L.C.

whose address is :

550 N. Monroe, Hinsdale, IL

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND MADE A PART HEREOF:

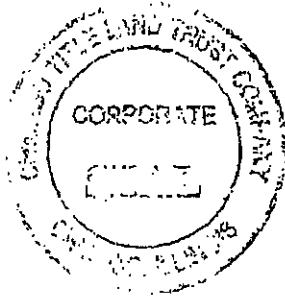
Permanent Tax Number: 09-02-212-007-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Idra Malin*
Assistant Vice President

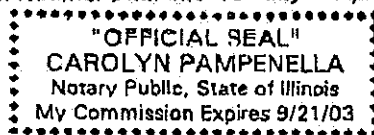
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 15th day of April, 2002.

PROPERTY ADDRESS:
550 N. Monroe
Hinsdale, IL



Carolyn Pampenella
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 N. Clark Street
ML04LT
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME _____

ADDRESS _____ OR BOX NO. _____

CITY, STATE _____

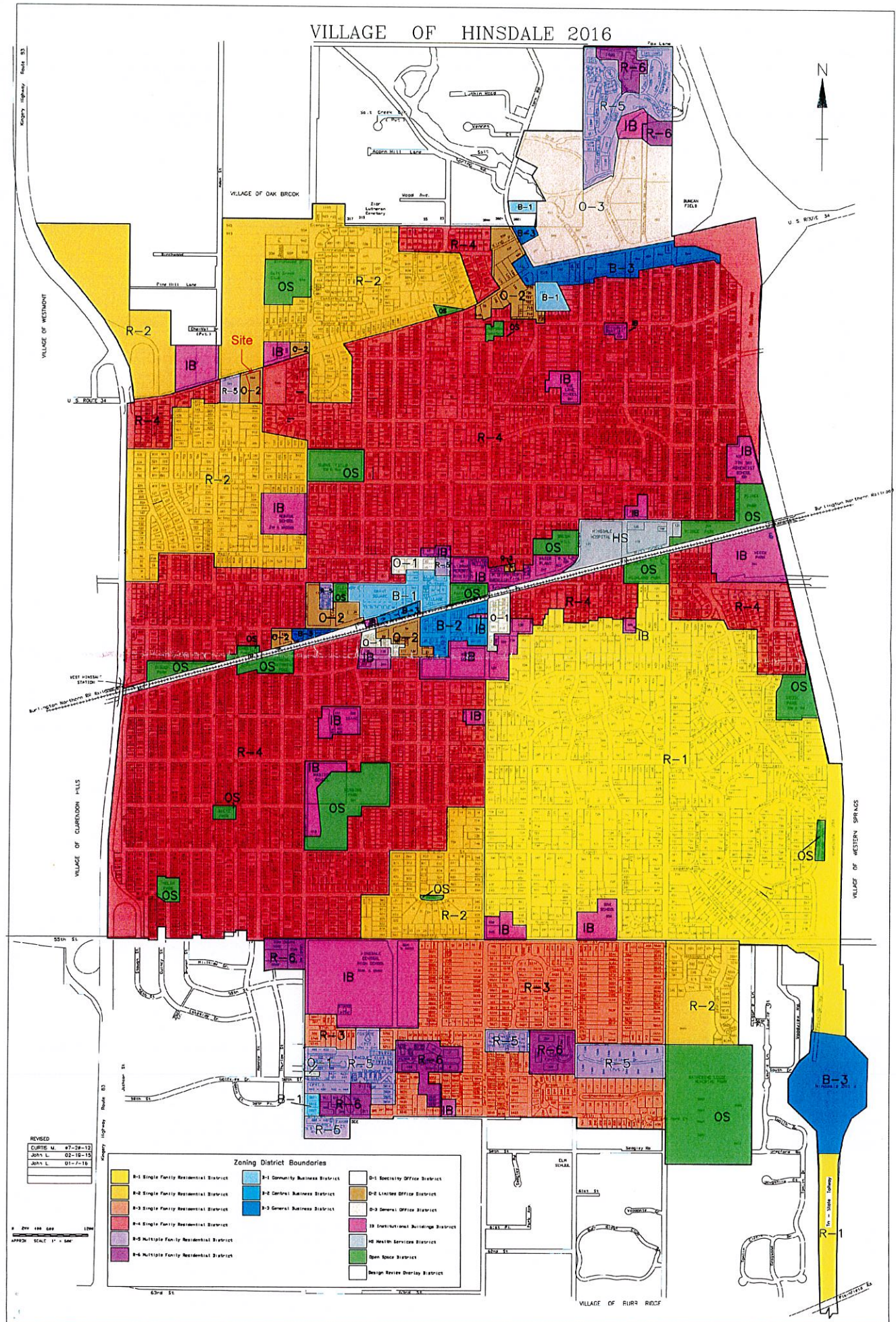
SEND TAX BILLS TO: _____

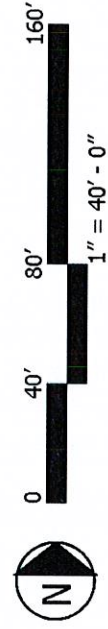
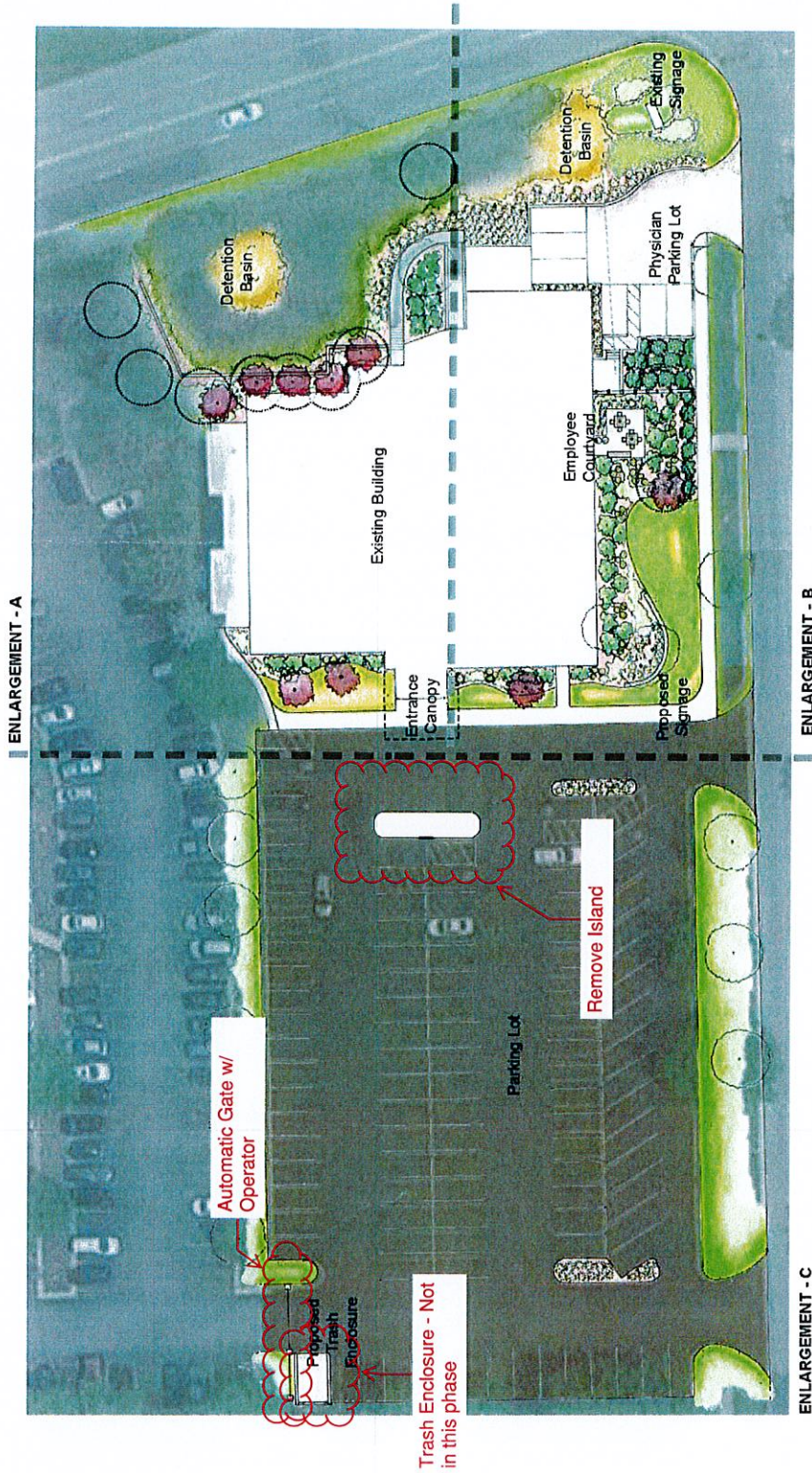
EXHIBIT A

A parcel of land in the Northeast corner of Block 2 in Estabrooks Addition to the Town of Hinsdale, described as follows: Beginning at the Northeast corner of said Block 2; thence Southwesterly along the Northerly line of said Block 2 (Southerly line of Ogden Avenue) 100 feet to a point; thence South parallel to the Easterly line of Block 2 (Westerly line of Monroe Street) to a point of intersection with a line drawn at right angles to the Easterly line of said Block 2 at a point 225 feet South of the Northeast corner thereof; thence Easterly to the East line of said Block 2 at a point 225 feet South of the Northeast corner thereof; thence Northerly along the Easterly line of said Block 2 to the place of beginning, being a subdivision of the Southeast quarter and part of the Northeast quarter of Section 2, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded July 2, 1868 as Document 9709, in DuPage County, Illinois.

That part of Block 2 of Estabrook Add. to the Town of Hinsdale, being a subdivision of the South East 1/4 and part of the North East 1/4 of Section 2, Township 38 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at a point in the East line of said Block 2 which is 10 chains North of the South East corner thereof; thence running West a distance of 156.0 feet; thence North parallel with the East line of said Block 2, a distance of 231.36 feet to a point of curve; thence Northerly along a curved line, convex to the East and having a radius of 159.0 feet, a distance of 46.69 feet to a point of tangent; thence Northwesterly along a line that is tangent to the last described curve and also perpendicular to the Northerly line of said Block 2, a distance of 163.19 feet to the Northerly line of said Block 2; thence Northeasterly along the Northerly line of said Block 2, a distance of 119.0 feet, more or less, to a point that is 100.0 feet Southwesterly of the North East corner of said Block 2; thence South and parallel with the East line of said Block 2 to a point of intersection with a line drawn at right angles to the East line of said Block 2 at a point 225.0 feet South of the North East corner thereof; thence East along said last described perpendicular line a distance of 95.85 feet more or less, to the East line of said Block 2; thence South along the East line of said Block 2 a distance of 271.60 feet more or less to the place of beginning, according to the plat thereof recorded July 2, 1868 as Document 9709, in DuPage County, Illinois.

VILLAGE OF HINSDALE 2016





SITE PLAN

SCALE: 1" = 20'

[illegible]

595 BUTTWOOD CIR., NAPERVILLE, IL 6054
PH: (630) 365-9869 FAX: (630) 355-5362

MEMORANDUM

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

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

DATE: April 10, 2018

RE: Zoning Variation – V-05-18; 842 W. 7th Street

In this application for variation, the applicant requests relief from the minimum corner side yard requirements set forth in section 10-105 (A)(3) and the maximum building coverage requirements set forth in section 3-110 (F)(1) for the construction of a new single family home. The applicant is requesting a 3.5' reduction in the required corner side yard setback from 15' to 11.5' and an increase of 62 square feet to the maximum allowable building coverage from 1,406sf. to 1,468sf.

It should be noted that the Zoning Board of Appeals does not have express authority on the Building Coverage portion of this request. As such, that portion will move on to the Village Board as a recommendation provided that four affirmative votes are received.

This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the south side of 7th Street between Jackson and Stough. The property has a frontage of approximately 45', a depth of approximately 125', and a total square footage of approximately 5,625. The maximum FAR is approximately 2,800 square feet, the maximum allowable building coverage is 25% or approximately 1,406 square feet, and the maximum allowable lot coverage is 60% or approximately 3,375 square feet.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-05-18

Zoning Calendar No. V-0518

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): Daniel J. Roberts - Roberts Design & Build

ADDRESS OF SUBJECT PROPERTY: 842 West 7th Street, Hinsdale, IL

TELEPHONE NUMBER(S): 630-927-1325

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

Roberts Design & Build is the Architect for the Owner

DATE OF APPLICATION: 04/09/18



SECTION I

Please complete the following:

1. Owner. Name, address, and **telephone number** of owner: Frank Spirovski
1476 Perry Street, #606, Desplaines, IL 60016 Phone Mobile 630-863-5281
2. Trustee Disclosure. In the case of a land trust the name, address, and **telephone number** of all trustees and beneficiaries of the trust: No Trust
3. Applicant. Name, address, and **telephone number** of applicant, if different from owner, and applicant's interest in the subject property: Daniel J. Roberts - Roberts Design & Build
4506 Roslyn Road, Downers Grove, Illinois 60515
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 842 West 7th Street, Hinsdale, Illinois
Lots 96 and 95 (except the south 2 feet thereof) in S. T. Kimbell's resubdivision, being a resubdivision of Block 21 in Stough's Second Addition to Hinsdale, Being a Subdivision in the East 1/2 of Section 11, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat of Resubdivision recorded August 5, 1892 as Document 49378, In DuPage County, Illinois
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: _____
 - b. Engineer: Ridgeline Consultants, LLC 1661 Aucutt Road, Montgomery, IL 60538 630-801-7927
 - c. Architect: Roberts Design & Build same info as Applicant
 - 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. _____
b. _____

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.

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 3-110: Build space and Yard Requirements. Item D Minimum Yards, item D, 2., (a), (i)
Note from non-conforming lots Section 10-105: Legal Nonconforming Lots of Record, A, e3, (a) (ii)
for R-4 front yard setback to be 15' or 30% of lot width whichever is greater which is 15'. Note the average of that side yard is less than 15' so 15' would be the corner side setback.

Section 3-110: Build space and Yard Requirements. Item F. Maximum Building coverage: 1. The maximum building coverage is 25%.

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.)

The variation no 1. sought is to reduce the north setback of the corner side lot from 15' to 11'-6". The purpose is to make the 45' more buildable as the majority of the current corner lots are 45'. The narrow width of a corner lot being 45' only allows a 24' house. A typical 50' interior lot allows a 35' house.

The variation no. 2 sought is to increase the lot coverage from 25% or 1,406 s.f. to 1,468 s.f. or 26%. This will allow the same lot coverage as the 47' x 125 typical corner lots. We will not increase the maximum F.A.R. of 2,800 s.f.

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.)

The above is the minimum variation required. We have tried design to reduce this setback and have not been successful.

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.)

Variance No. 1: We have reviewed other floor plan designs at 24' and find they do not flow or function well. 24' is too narrow to allow 2 rooms in depth with corridor and circulation space.

Variance NO. 2: Because the lot is only 45 x 125 and allows 1,406 s.f. the floor plan only allows very small spaces that are not reasonable. we are only requesting to match the 47' X 125' Maximum Building Coverage which only adds 62 s.f., but greatly improves the ability to make a floor plan work.

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:

FRANK STROUSKI

Signature of Owner:

Frank Stroski

Name of Applicant:

DANIEL J. FOREETS

Signature of Applicant:

Daniel J. Foreets

Date:

4/9/18.

Spirovski Residence
Variance Application
842 West 7th Street
Hinsdale, Illinois

SECTION I

1-9 **See attached application.**

10. **Statement of Conformity:**

Variance No. 1: The proposal for the variance conforms to all requirements of the code except for the variation request for the corner side yard setback. The required setback is 15' as the average setback is less than 15'. We are requesting an 11'-6" setback reducing the setback by 3'-6". All other construction will be within the setback and a second story will be over the existing remaining portion of the residence.

Variance No. 2: We believe the conformity of the Village Code was designed for lots or standard size of 50 x 125 or similar. These corner lots are unique as they are smaller than the interior lots. We are requesting to match the Maximum Building Coverage of the 47' X 125' existing corner lots which we feel is reasonable.

11. **Zoning Standards:**

Variance No. 1: The ordinance is requiring us to maintain the required corner front setback. We will maintain all other the required setback on all new construction. We feel since these corner lots are so small and this one being 45' where most corner lots are 47' and minimum interior lots are typically 50' that the size of the house will conform to the size of other lots in the area, and even smaller as 50' lots have 35' homes.

Variance No. 2: We are only requesting to match the Maximum Building Coverage of 47' X 125' lots adding only 62 s.f. Being a corner lot, there is plenty of grass area for drainage and water will flow to the street. This will be maintaining the footprint of all other 47' corner lots since this is the only 45' corner lot.

SECTION II

1 **Title:** See attached.

2 **Ordinance Provision.** See attached application.

3 **Variation Sought:** See attached application.

4 **Minimum Variation.** See attached application.

5 **Standards for Variation:**

Variance No. 1: The character of the existing property is very narrow for a corner lot. There are several 47' corner lots in Hinsdale, but this lot is 45'. Even a 50' interior lot would allow a 35' wide house, this lot would only allow a 24' wide house. This lot is also at the far west side of town, adjacent to route 83. There are no other lots on the west side of Jackson that would be affected by the variation.

Variance No 2: The increase of the Maximum Building Coverage would only be by 1% or 62 s.f. and will be the same as the other 47' X 125 corner lots. The F.A.R. will not be changed.

Spirovski Residence
Variance Application
842 West 7th Street
Hinsdale, Illinois

- a. Unique Physical Condition: The unique physical condition of this lot is how narrow it is. Due to being a corner lot, it does not allow for a well designed floor plan since the 45' corner lot only allows for a 24' wide house. It also differs from other lots since it is adjacent to route 83 and there are no homes on the west side of the street.
- b. Not Self-Created: This lot is existing and has the hardship has not been created by the Owner or Applicant.
- c. Denied Substantial Rights: Corner lots are typically larger than interior lots because of the larger corner setbacks. A 50' interior lot would allow a 35' wide house. This lot only allows a 24' wide house. This is also a very small lot at 45' wide.
- d. Not Merely Special Privilege: The home is being designed for the Owner and a family. This is not being done for speculation or for profit. There are no special privileges that will be obtained through this variation. It is only to allow for a home that has standard function and width.
- e. Code and Plan Purposes: This variation would not change the purpose of the Code or harmony of the site and adjacent areas. It does not change the intent of the Official Comprehensive Plan for the community. The home will remain a single family residence and would be no closer to the street than it has been for over 75 years.
- f. Essential Character of the Area: The variation would not result in a use or development of the Subject Property that:
 - i. Would not be materially detrimental to the public welfare or materially injurious to the enjoyment, use development or value of the properties in the vicinity. This will remain a single family residence and only 1 portion the existing will be located at the same location as the existing home.
 - ii. This is on the north side of the home adjacent to 7th street and would not impair an adequate supply of light and air to other properties.
 - iii. This will not have an affect on congestion in the public streets.
 - iv. This will not cause flood or fire.
 - v. This will not unduly tax public utilities and facilities in the area.
 - vi. This will not endanger the public health or safety of others.
- g. No Other Remedy: See attached application.

SECTION III

- 1. See attached architecture plans showing site plan, floor plans and exterior elevations. We have included 10 full size sets of plans and 10 half size.
- 2. See attached survey and Schedule of zoning requirements.

SECTION IV

- 1-3 Owner will comply with agrees to pay all fees required for the variation.

Spirovski Residence
Variance Application
842 West 7th Street
Hinsdale, Illinois

SECTION V

See application for Owner's Signatures.

842 7TH STREET HINSDALE, ILLINOIS

VILLAGE OF HINSDALE ZONING REQUIREMENTS

ITEM:	DESCRIPTION:			REQUIREMENT:	ACTUAL:	NON CONFORMING
1	Maximum Elevation:			34' plus .75 foot for each foot of side yard provided in excess of 6'.	34'-0"	NONC
2	Maximum Lot Area and Dimensions:			7000	5,625.00	NONC
3	Min. Side Yard:			6' or 6' plus 10% of lot width in excess of 50' whichever is more.	6'	NONC
4	Corner Side Yard:			15' of 30% of lot width whichever is greater.	15' (AT NEW CONSTRUCTION) 7.48' (AT EXIST)	NONC
5	Total Side Yards:			30% of total lot width. = 13.5'	13.5'	NONC
6	Max. Height Accessory			15'	NOT APPLICABLE	
7	Maximum Elevation Accessory:			NA	NOT APPLICABLE	
8	Minum Front Yard			35'/Average of the setbacks of all lots on frontage, including the existing building, excluding the highest and lowest setbacks for building on developed lots. The min. front and corner setback are 20' (excluding non conforming above)	The Average requirement is 20.42' the actual is 22'-5"	
9	Side and rear setback for accessory			2' in the rear 20% of the lot or 6' in front of the rear 20%.	NOT APPLICABLE	
10	Rear yard setback for Primary Structure			25'	43'-11-1/2"	
11	Maximum Floor Area Ratio			2800 s.f.	2800 s.f.	
12	Maximum Building Coverage for principal and accessory			25% = 1406 s.f.	1468 s.f.	
13	Maximum Building Coverage for Accessory			10%	NOT APPLICABLE	
14	Maximum Lot Coverage			50% = 2812.50 s.f.	2390 s.f.	Non pervious



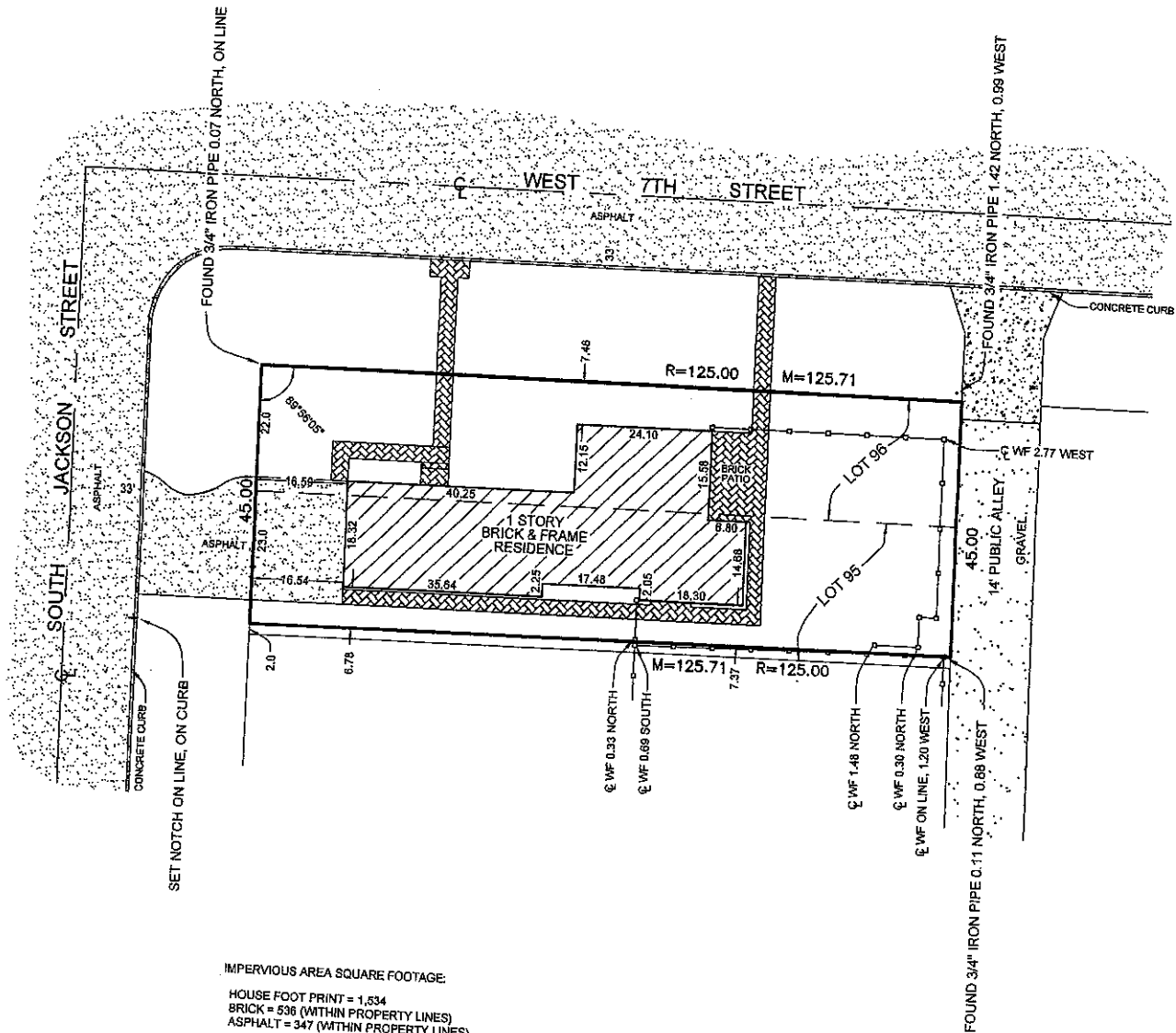
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBOGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

LOTS 96 AND 95 (EXCEPT THE SOUTH 2 FEET THEREOF) IN S. T. KIMBELL'S RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 21 IN STOUGH'S SECOND ADDITION TO HINSDALE, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AUGUST 5, 1892 AS DOCUMENT 49378, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 842 WEST 7TH STREET, HINSDALE.



IMPERVIOUS AREA SQUARE FOOTAGE:
HOUSE FOOT PRINT = 1,534
BRICK = 536 (WITHIN PROPERTY LINES)
ASPHALT = 347 (WITHIN PROPERTY LINES)

THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: MARCH 9TH, 2017.
BUILDING LOCATED: MARCH 9TH, 2017.
IMPERVIOUS AREA ADDED: MARCH 16TH, 2017.
ORDERED BY: MARIA SPIROVSKI

PLAT NUMBER: 90NE60-1 & 171015 SCALE: 1" = 20'

LEGEND

M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C. = CENTER LINE
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
V.F. = VINYL FENCE
I.F. = IRON FENCE

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

LOT AREA: 5,656 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446



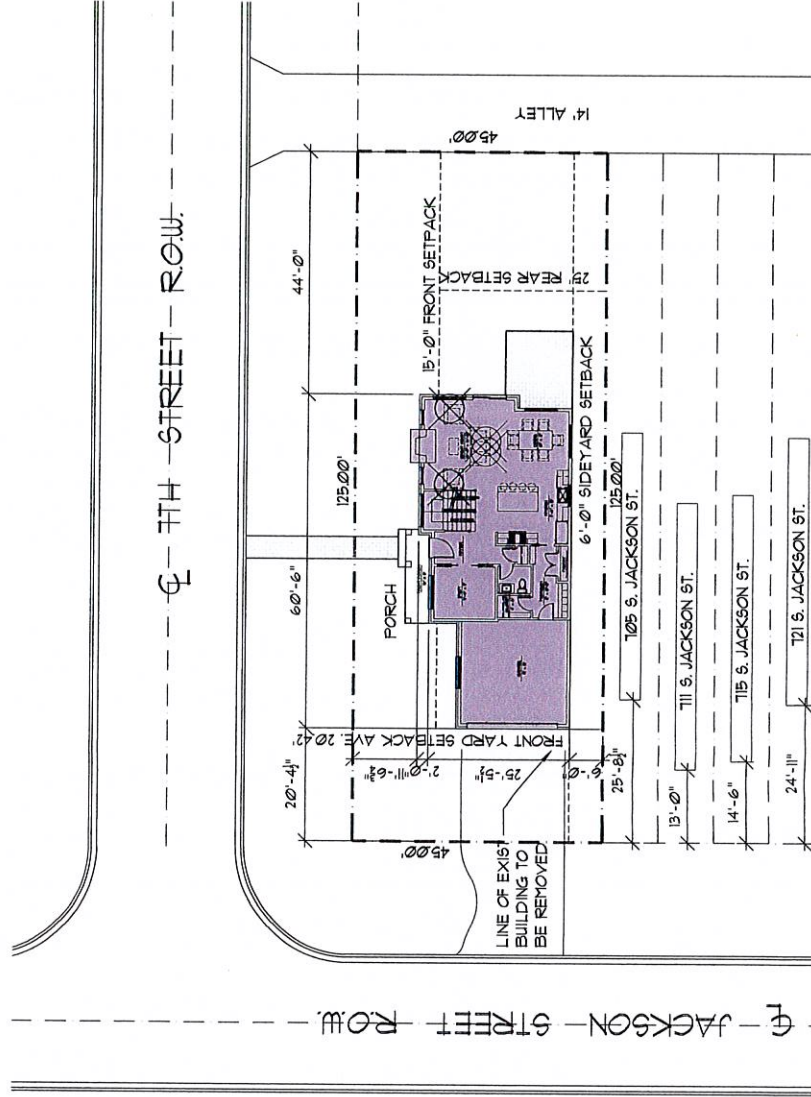
LICENSE EXPIRATION
11-30-2018

SPIROVSKI RESIDENCE

842 WEST 7TH STREET

HINSDALE ILLINOIS

SITE SUMMARY:	
842 WEST 7TH STREET, HINSDALE, ILLINOIS	
NEIGHBORHOOD: HINSDALE	
ZONED: R-4 SINGLE FAMILY	
LOT AREA (PER PLAT OF SURVEY):	5625 SF.
(4500' x 12500')	
ALLOWABLE FAR:	2800 SF.
((624' x 1675') x 1000' OR 3000'	
ALLOWABLE BUILDING COVERAGE:	1406 SF.
(625' x 1675')	
VARIANCE REQUEST:	
ALLOWABLE BUILDING COVERAGE:	1406 SF.
EXISTING LOT AREA (4500' x 12500' x 5675')	
(625' x 1675')	
A • FIRST FLOOR AREA:	1045 SF.
B • TWO-CAR GARAGE AREA:	404 SF.
C • SECOND FLOOR AREA:	1331 SF.
PROPOSED FAR:	2800 SF.
A • B • C	
PROPOSED BUILDING COVERAGE:	1406 SF.
A • B	



SITE PLAN

SCALE: 1" = 30'-0"

T-1

1722

Job No.

Drawn

Checked

Date

04/09/2018

MIKE AND MARIA SPIROVSKI
PROPOSED NEW RESIDENCE
842 WEST 7TH STREET
HINSDALE ILLINOIS



ROBERTS
DESIGN & BUILD
4508 ROSELYN ROAD
DOWNERS GROVE, IL 60516
OFFICE 630.871.1325
FAX 630.814.4046

Date	Revision
By	

