



## MEETING AGENDA

**SPECIAL MEETING OF THE  
ZONING BOARD OF APPEALS  
WEDNESDAY, September 26, 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 August 15, 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-09-18, 306 N. Garfield
- 8. PUBLIC HEARINGS**
  - a) V-06-18, 330 Chestnut
  - b) V-07-18, 336 East Ogden Avenue (*revised application*)
  - c) V-08-18, 321 S. Garfield (*revised application*)
  - d) V-10-18, 536 The Lane
- 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](http://www.villageofhinsdale.org)

VILLAGE OF HINSDALE  
REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS  
August 15, 2018

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, August 15, 2018 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

**Present:** Members Gary Moberly, Joseph Alesia, Tom Murphy, Kathryn Engel and Chairman Bob Neiman

**Absent:** Members Keith Giltner and John Podliska

**Also Present:** Director of Community Development/Building Commissioner Robb McGinnis, Village Clerk Christine Bruton and Court Reporter Jan Heinemann

3. APPROVAL OF MINUTES

a) Regular meeting of July 18, 2018

Following corrections to the draft minutes, Member Murphy moved to **approve the draft minutes of July 18, 2018, as amended**. Member Alesia seconded the motion.

**AYES:** Members Moberly, Alesia, Murphy, Engel and Chairman Neiman

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Giltner and Podliska

Motion carried.

4. APPROVAL OF FINAL DECISIONS

a) V-05-18, 842 West Seventh Street, side yard setback

Chairman Neiman introduced the item and asked the Board if there were any changes or edits to the draft Final Decision. There being none, Member Alesia moved to **approve the Final Decision for V-05-18, 842 West Seventh Street, side yard setback**. Member Moberly seconded the motion.

**AYES:** Members Moberly, Alesia, Murphy, Engel and Chairman Neiman

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Giltner and Podliska

Motion carried.

1       **b) V-05-18, 842 West Seventh Street, building coverage**

2       Chairman Neiman introduced the item, noting this is the same case as the  
3       previous item, but a recommendation to the Village Board for final approval.  
4       There being no changes to the draft document, Trustee Engel moved to  
5       **approve the Final Decision for V-05-18, 842 West Seventh Street,**  
6       **building coverage.** Trustee Moberly seconded the motion.

7  
8       **AYES:** Members Moberly, Alesia, Murphy, Engel and Chairman Neiman

9       **NAYS:** None

10       **ABSTAIN:** None

11       **ABSENT:** Members Giltner and Podliska

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13       Motion carried.

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16       **5. RECEIPT OF APPEARANCES** – The Court Reporter administered the oath to all  
17       those intending to speak.

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19  
20       **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE**  
21       **PUBLIC COMMENT OF A GENERAL NATURE** - None

22  
23  
24       **7. PRE-HEARING AND AGENDA SETTING**

25       **a) V-08-18, 321 S. Garfield**

26       Mr. Jim Prisby, architect and builder representing the homeowner, addressed  
27       the Board. He added he is both a Hinsdale resident and member of the  
28       Historic Preservation Commission. He explained the property is a 150 year  
29       old house in the historic district. The existing old painted porch is falling apart  
30       and needs to be replaced. They would like to rebuild the porch in exactly the  
31       same place and to the same dimensions as the original porch, but 9" of front  
32       yard setback relief is required.

33       Chairman Neiman advised Mr. Prisby to be prepared to address the approving  
34       criteria more fully for the public hearing.

35       Chairman Neiman set the public hearing for the next scheduled meeting of the  
36       Zoning Board of Appeals.

37  
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39       **8. PUBLIC HEARINGS**

40       **a) V-06-18, 330 Chestnut (*Transcript on file*)**

41       Chairman Neiman asked the applicant and any neighbors present to step up  
42       to the dais. Mr. Bernie Bartelli, architect representing the applicant, and  
43       neighbors Mr. Bruce Wance of 122 S. Clay, Ms. Margaret Arens of 135 S.  
44       Clay, Mr. Steven Arens of 135 S. Clay and Ms. Kathleen Hajack of 214 S.  
45       Clay approached the Board. Chairman Neiman referenced emails that were  
46       sent earlier today, and stated that calling people names and casting  
47       aspersions on motives is unacceptable, would turn off a judge if this were a

1 court of law, and do not really advance the case. He understands that  
2 neighbors were noticed two weeks ago, according to law, and that the  
3 property owner did not know there was opposition to this variation request  
4 until yesterday; he believes tensions got unnecessarily high. Due to this  
5 development, the ZBA will continue this hearing to next month. He advised  
6 that owners and neighbors meet and try to reach a settlement agreement with  
7 respect to their issues. If they can be resolved that would be best, but this  
8 will give the neighbors and owner a chance to prepare.

9 Ms. Margaret Arens addressed the Board and asked for clarification of a  
10 'settlement agreement'. Chairman Neiman explained this is not a formal  
11 document, but an informal discussion and agreement.

12 Mr. Steve Arens addressed the Board and stated he is not aware of any  
13 emails, they are just here to represent themselves.

14 Mr. Bruce Wance addressed the Board. He stated he is an architect and the  
15 recipient of one of those emails, and while he felt proud of his civic duty to  
16 voice his opinions, it was hard for him to see the responding emails.  
17 Chairman Neiman said he has a right to file objections, as part of the record.  
18 Discussion followed. It was suggested the neighbors and Mr. Bertoli be  
19 allowed a few minutes to discuss the situation.

20  
21 *(Five minute recess taken)*  
22

23 The public hearing was reconvened, and Mr. Wance and Mr. Bertoli reported  
24 they are okay with continuance, and in the meantime will meet to try to  
25 resolve their differences. Member Murphy asked the comments focus on the  
26 variance before the Board, not previous grievances. Mr. Bartoli added that  
27 exterior appearance comes later in the process, but to the extent it helps  
28 toward an agreement and to ease neighbor's concerns, he will provide it to  
29 the ZBA.

30 It was suggested the property owner be present for the public hearing, as  
31 well.

32 Chairman Neiman continued the public hearing to the next scheduled meeting  
33 of the Zoning Board of Appeals.  
34

35 **b) V-07-18, 336 East Ogden Avenue (Transcript on file)**

36 Chairman Neiman opened the hearing. Mr. Kevin Jacobs and Mr. Jerry  
37 Mortier addressed the Board. Mr. Jacobs explained that since the last  
38 meeting, he has met with neighbors and believes they have come to a  
39 preliminary agreement, but which will also require Plan Commission  
40 approvals. They are here tonight to ask for setback relief. He plans on  
41 bringing another application back to the ZBA for signage and a drive aisle in  
42 front of the building to alleviate the concerns of the neighbors. This will  
43 require another hearing, but he is hoping to clear up the setback issue to  
44 move the project forward, but will continue to work with the neighbors. Mr.  
45 Jacobs noted that without the setback approval, they have no project.

46 Director of Community Development Robb McGinnis noted setback approval  
47 could be conditional on future approvals, and that the code provides for



1 concurrent applications. Discussion followed regarding a contingent approval;  
2 the Board agreed not to make the setback approval contingent.

3 Chairman Neiman asked Mr. Jacobs to address the criteria necessary for  
4 approval. Mr. Jacobs commented on the unique physical conditions of the lot  
5 and the pre-existing structure. He added that the requested setback relief will  
6 put the building 15' feet closer to the required setback than the current  
7 structure. This is not self-created. This will improve a grandfathered building  
8 that has been vacant for over 10 years. This will be an improvement to the  
9 Ogden Avenue corridor. In terms of code and plan purposes, the proposed  
10 use is the same as the original use and code. This is a low impact business  
11 producing high sales tax revenue. This is not a special privilege, and it will  
12 not impact the essential character of the area. In terms of the neighbors,  
13 landscaping and sound deafening have been addressed. They will build a  
14 modern building, a premium facility. The property will no longer be an  
15 eyesore, rather a benefit to the area. They did investigate other remedies,  
16 but those all made the variation request greater than this proposal.

17 Mr. Michael Stick, 802 Franklin, addressed the Board, and stated neighbors  
18 have had productive and fruitful discussions. He is not sure which issues are  
19 before the ZBA or another body, but setting the setback issue aside, he spoke  
20 to structural concerns and traffic. He said Land Rover has agreed to use the  
21 parking spaces on the south for employees, and limit ingress and egress to  
22 service bays on west side. They have agreed to move one door on the south  
23 so it is not adjacent to the service bay. The compressor room has been  
24 moved, and they will remove a door in that area. Speed bumps will be  
25 installed on the south side, but the north driveway will come before the ZBA in  
26 the future. Residents view this as a global agreement, but their concern  
27 would be that no one comes back for the north side drive aisle, and therefore  
28 he would prefer a conditioned approval.

29 Ms. Debra Braselton, 802 Franklin asked Land Rover representatives about  
30 lot coverage. Mr. Jerry Mortier said they did look at lot coverage, but  
31 because they are pulling the building back by 15' feet, lot coverage is not  
32 being increased.

33 Mr. McGinnis explained the sequence of applications and approvals, and  
34 explained that the problem with the proposed circulation aisle for this hearing  
35 was timing and the publication of proper legal notice. He suggested  
36 continuing the hearing to next month, and re-notice the hearing to include the  
37 drive aisle. Mr. Jacobs said as long as we can stay on the current schedule,  
38 he would be amenable to continuing the hearing, and will provide an amended  
39 application to the ZBA.

40 Chairman Neiman continued the hearing to the next scheduled meeting of the  
41 Zoning Board of Appeals.

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44 **9. NEW BUSINESS – None**

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47 **10. OLD BUSINESS – None**

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2 **11. ADJOURNMENT**

3 With no further business before the Zoning Board of Appeals, Member Moberly  
4 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**  
5 **August 15, 2018.** Member Engel seconded the motion.  
6

7 **AYES:** Members Moberly, Alesia, Murphy, Engel and Chairman Neiman

8 **NAYS:** None

9 **ABSTAIN:** None

10 **ABSENT:** Members Giltner and Podliska  
11

12 Motion carried.  
13

14 Chairman Neiman declared the meeting adjourned at 7:43 p.m.  
15  
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17 \_\_\_\_\_  
18 Christine M. Bruton  
19 Village Clerk  
20

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:** August 14, 2018

**RE:** Zoning Variation – V-09-18; 306 N. Garfield

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In this application for variation, the applicant requests relief from the minimum corner side yard setback requirements set forth in section 3-110.D.2(a)(i) footnote 8 for the construction of a porte cochere. The applicant is requesting a 13'9" reduction from the block average of 44'7" to 30'10".

This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the northeast corner of Garfield and Hickory Street. The property has a frontage of approximately 121', a depth of approximately 141.50', and a total square footage of approximately 17,121. The maximum FAR is approximately 5,309 square feet, the maximum allowable building coverage is 25% or approximately 4,280 square feet, and the maximum allowable lot coverage is 50% or approximately 8,560 square feet.

cc: Kathleen A. Gargano, Village Manager  
Zoning file V-09-18

Zoning Calendar No. V-09-18

**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): Dana Gapinski and John Wheeler

ADDRESS OF SUBJECT PROPERTY: 306 N. Garfield St.

TELEPHONE NUMBER(S): (773) 251-1250

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

DATE OF APPLICATION: July 27, 2018



**RECEIVED**  
7-30-18

## SECTION I

Please complete the following:

1. Owner. Name, address, and **telephone number** of owner: Dana Gapinski and  
John D. Wheeler, 306 N. Garfield Street, Hinsdale, IL 60521 (773) 251-1250

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.) Address: 306 N. Garfield Street.

Legal: LOT 1 IN OLD'S RESUBDIVISION OF LOT 3 AND THE EAST 1/2 OF VACATED ALLEY WEST AND ADJOINING SAID LOT 3, IN JOHNSTON'S SUBDIVISION OF BLOCK 11 OF AYER'S ADDITION TO HINSDALE, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OLD'S RESUBDIVISION RECORDED MARCH 13, 1957 AS DOCUMENT 835304, IN DUPAGE COUNTY, ILLINOIS.

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

a. Attorney: Robert T. O'Donnell, 28045 N. Ashley Circle, Suite 101, Libertyville, IL 60048

b. Engineer: \_\_\_\_\_

c. Architect: Dennis Parsons, 28 Springlake Avenue, Hinsdale, IL 60521

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.

See attached Exhibits 1a and 1b.

**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 Exhibit 2.
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 Exhibit 3.
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 Exhibit 4.
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 attached Exhibit 5.
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 Exhibit 6.
2. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought:

Section 3-110.D.2(a)(i) (fn. 8)

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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.)

13'9" variation sought from Hickory Street setback of 44' - 7" to a revised setback of 30'10".

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The purpose of the variation is to seek a building permit to construct a porte cochere attached to the Hickory Street frontage. The porte cochere will extend from the existing facade of the house to cover the portion of the circular driveway that passes in front of the house.

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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 minimum variation necessary to construct a porte cochere that spans the existing driveway in the proposed location is exactly that which is sought - 13' 9".

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See attached Exhibit 7.

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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.)

See attached Exhibit 5.

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### 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 Exhibit 7.**
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 Exhibit 7.**

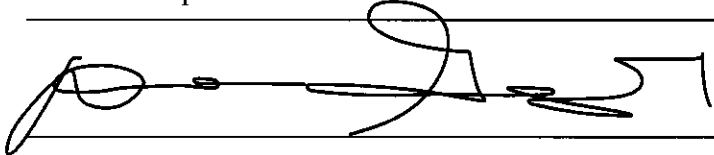
## SECTION IV

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 applicant, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

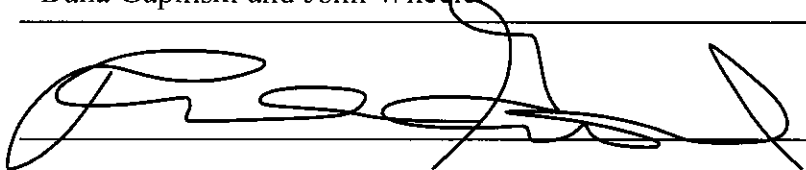
## SECTION V

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: Dana Gapinski and John Wheeler

Signature of Owner: 

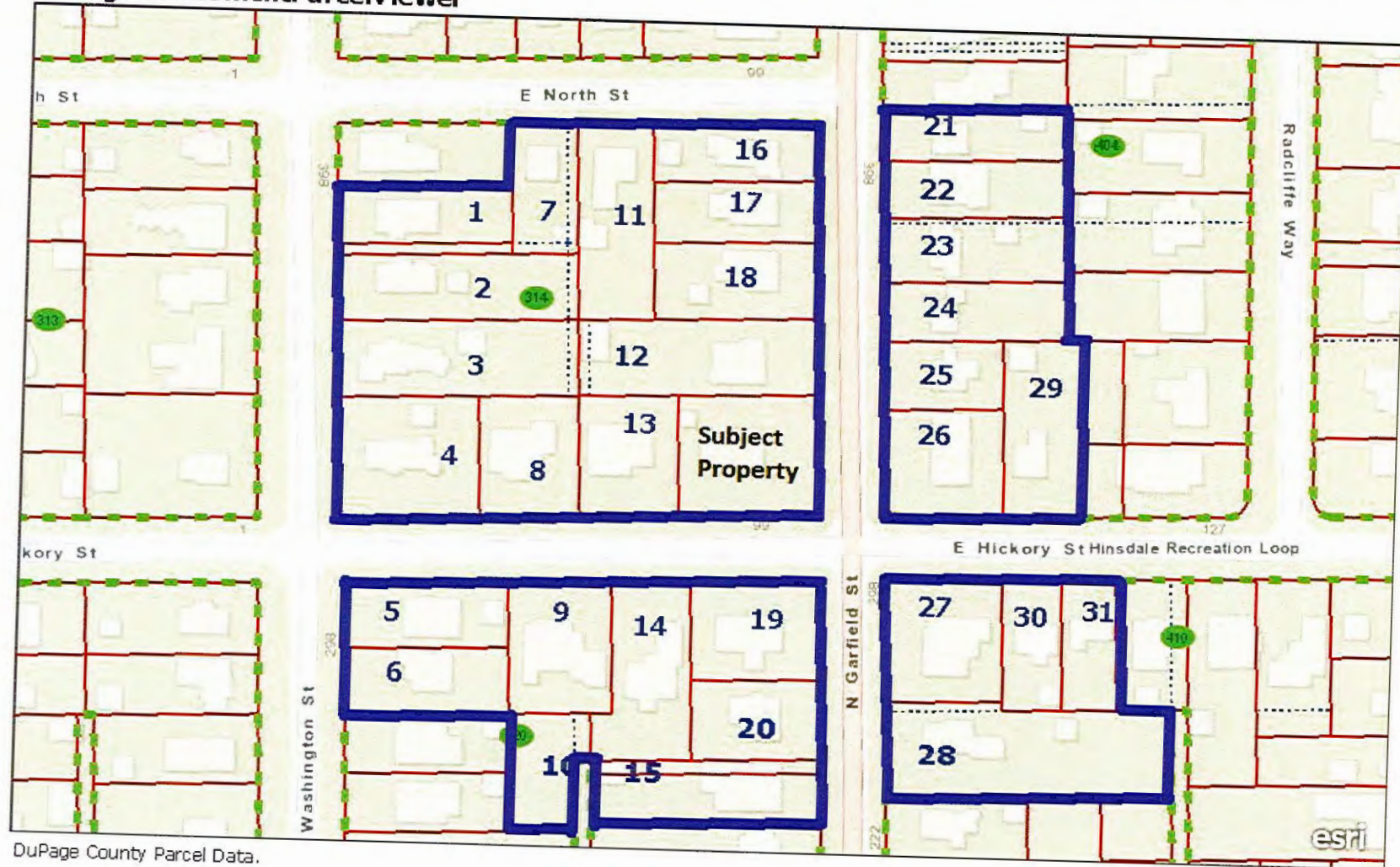
Name of Applicant: Dana Gapinski and John Wheeler

Signature of Applicant: 

Date: July 27, 2018

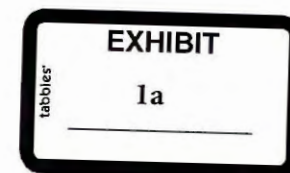
# Neighboring Owners within 250 Feet

DuPageAssessmentParcelViewer



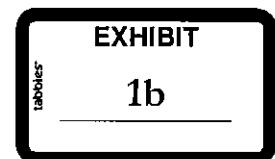
City of Chicago, County of DuPage, County of DuPage, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

<https://www.arcgis.com/home/webmap/print.html>



**List of Neighboring Property Owners Within 250 Feet**

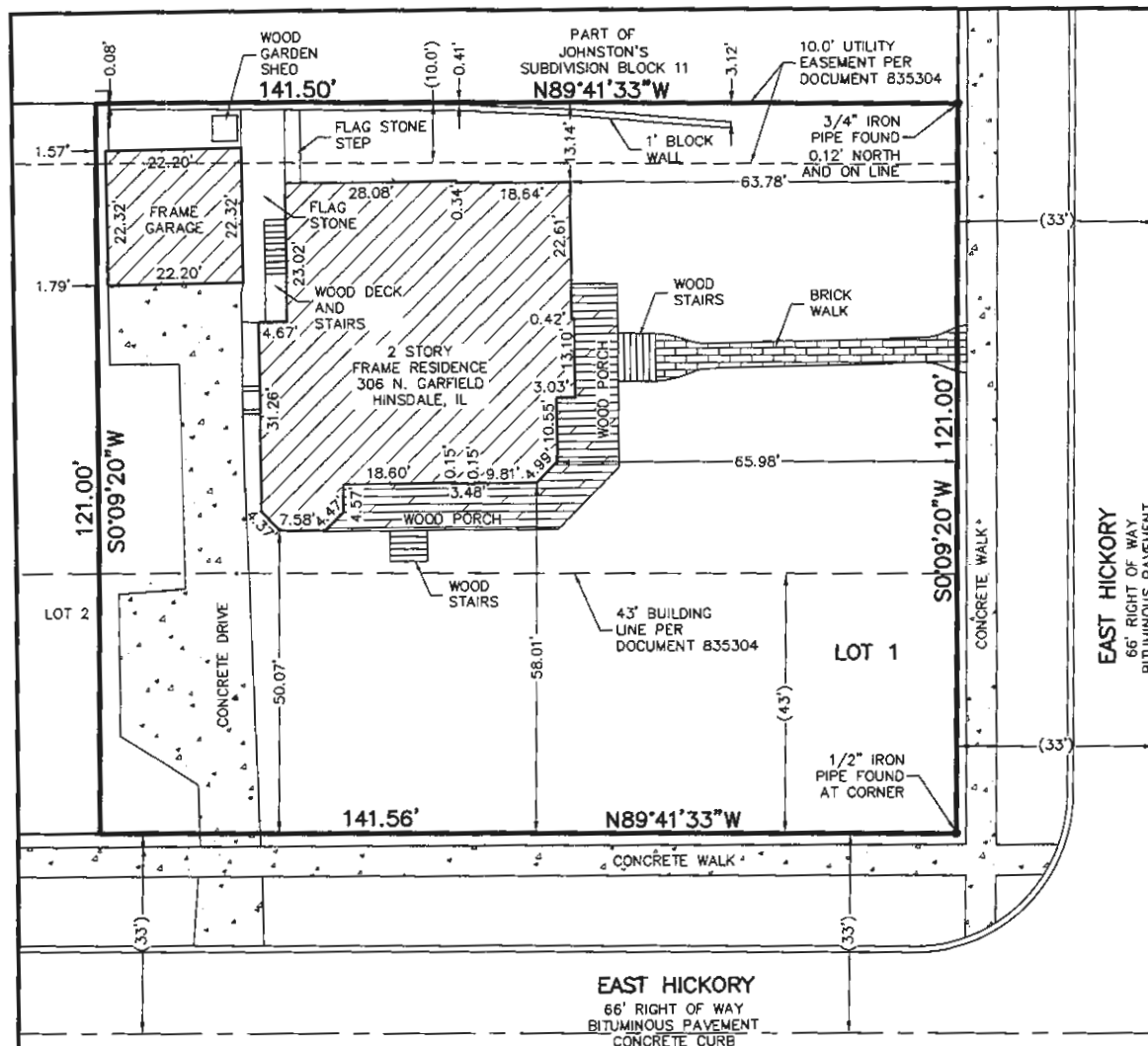
1. Robert A. Cloud & Julia A. Cloud  
325 N. Washington St.  
Hinsdale, IL 60521  
PIN # 09-01-314-002
2. Edward M. Barrow & Elizabeth K. Barrow  
319 N. Washington St.  
Hinsdale, IL 60521  
PIN # 09-01-314-006
3. Christopher P. Boruff & Julie A. Boruff  
313 N. Washington St.  
Hinsdale, IL 60521  
PIN # 09-01-314-007
4. Kevin M. Knaul & Tiffany M. Knaul  
305 N. Washington St.  
Hinsdale, IL 60521  
PIN # 09-01-314-012
5. Richard E. Erwin & Dixie L. Erwin  
235 N. Washington St.  
Hinsdale, IL 60521  
PIN # 09-01-320-001
6. Michael M. Teska & Stephanie L. Teska  
231 N. Washington St.  
Hinsdale, IL 60521  
PIN # 09-01-320-002
7. John G. Crawford  
18 North St.  
Hinsdale, IL 60521  
PIN # 09-01-314-004
8. The Joseph A. Brady III Trust dated September 1, 2000 and the Shannon M. Brady  
Trust dated September 1, 2000  
15 E. Hickory St.  
Hinsdale, IL 60521  
PIN # 09-01-314-013



9. James S. Moody & Amy Moody  
18 E. Hickory St.  
Hinsdale, IL 60521  
PIN # 09-01-320-008
10. James S. Moody & Amy Moody  
18 E. Hickory St.  
Hinsdale, IL 60521  
PIN # 09-01-320-024
11. Jeffrey S. Fronza & Meredith T. Fronza  
22 E. North St.  
Hinsdale, IL 60521  
PIN # 09-01-314-016
12. Bradley P. Summers & Loretta L. Summers  
314 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-314-011
13. Carol Starrett Pelino, Trustee of the Carol Starrett Pelino Trust dated May 3, 2017  
23 E. Hickory St.  
Hinsdale, IL 60521  
PIN# 09-01-314-014
14. Michael W. Connors & Lorraine Connors  
26 E. Hickory St.  
Hinsdale, IL 60521  
PIN # 09-01-320-023
15. Melvin Niemeyer and Laurie Condon, Trustees of the M & L Real Estate Trust  
222 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-320-014
16. Andrew Van Houtte & Emily A. Van Houtte  
330 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-314-008
17. Robert K. Neiman & Caron S. Neiman  
326 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-314-009

18. Robert R. Gilmore & Kay T. Gilmore  
322 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-314-017
19. Annamalai Thiagarajan  
36 E. Hickory St.  
Hinsdale, IL 60521  
PIN # 09-01-320-011
20. Anne Pax  
224 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-320-012
21. Curtis J. Fahlberg & Patti J. Klope-Fahlberg, Trustees of the Curtis Patti Fahlberg  
Living Trust  
331 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-404-007
22. Ravi Bansal & Sona Bhat  
325 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-404-008
23. James P. Gitzlaff & Renu Thamman  
321 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-404-009
24. Villa Benvenuto, LLC  
317 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-404-010
25. William J. Gatzulis & Joanna Collias  
311 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-404-011
26. George Casson Jr. & Mary E. Casson  
309 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-404-012

27. Brian Forsythe & Elaheh Forsythe  
233 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-410-001
28. Beth E. Flaming  
223 N. Garfield St.  
Hinsdale, IL 60521  
PIN # 09-01-410-008
29. Michael J. Meyer, Trustee of the Michael J. Meyer Trust dated October 19, 2016 &  
Janet M. Meyer, Trustee of the Janet M. Meyer Trust dated October 19, 2016  
113 E. Hickory St.  
Hinsdale, IL 60521  
PIN # 09-01-404-020
30. Dean V. Stermer & Rowena P. Stermer, Trustees of the Dean v. Stermer and  
Rowena P. Stermer Trust under agreement dated December 31, 2002  
112 E. Hickory St.  
Hinsdale, IL 60521  
PIN # 09-01-410-002
31. Timothy R. Kessler & Kristen Kessler  
118 E. Hickory St.  
Hinsdale, IL 60521  
PIN # 09-01-410-003



# PLAT OF SURVEY

OF

LOT 1 IN OLD'S RESUBDIVISION OF LOT 3 AND THE EAST 1/2 OF VACATED ALLEY WEST AND ADJOINING SAID LOT 3, IN JOHNSTON'S SUBDIVISION OF BLOCK 11 OF AYER'S ADDITION TO HINSDALE, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OLD'S RESUBDIVISION RECORDED MARCH 13, 1957 AS DOCUMENT 835304, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-01-314-015

PROPERTY ADDRESS: 306 NORTH GARFIELD STREET, HINSDALE, ILLINOIS

## SURVEYOR'S NOTES

1. DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
2. NORTH ARROW AND BEARINGS BASED ON THE EAST LINE OF PARCEL AS SHOWN.
3. IMPROVEMENT LOCATIONS ARE BASED ON A FIELD SURVEY BY PRAIRIE LAND SURVEY COMPANY, ON 7/6/2018.
4. COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES.
5. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.

STATE OF ILLINOIS )

COUNTY OF WILL )

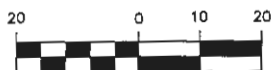
I, HEREBY CERTIFY THAT THE PLAT DRAWN HEREON AND THE SURVEY THAT IT REPRESENTS, WERE PREPARED AND PERFORMED BY US, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED AT PLAINFIELD, ILLINOIS THE 9TH DAY OF JULY 2018.

PRAIRIE LAND SURVEY COMPANY  
KEITH E. BOLLINGER, ILS NO. 35-3592  
LICENSE EXPIRES 11-30-2018



## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 Feet

FIELD WORK:	7/6/2018
DRAWN BY:	KB
CHECKED BY:	MS
PROJECT No.:	18139

## LEGEND

- LIMITS OF SURVEY
- CENTER LINE
- SET BACK LINE
- - - EASEMENT LINE

PRAIRIE LAND SURVEY COMPANY



PLAT OF SURVEY  
GAPINSKI, DANA  
306 NORTH GARFIELD  
HINSDALE, ILLINOIS

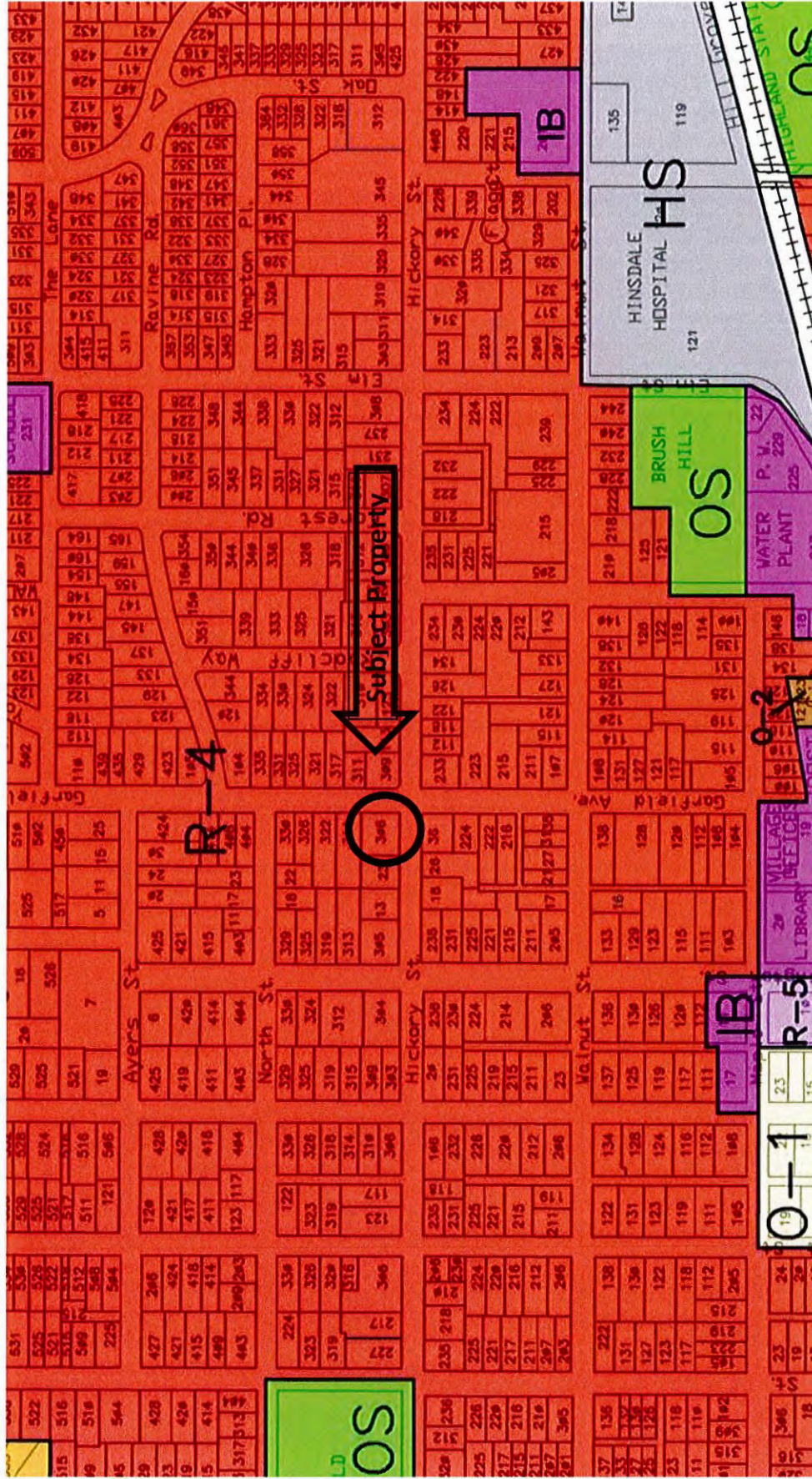
2342 Woodhill Court, Plainfield, Illinois  
PrairieLandSurvey.com  
(815) 341-0659

EXHIBIT

2

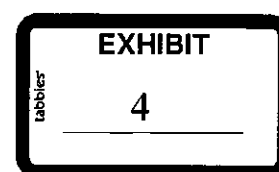


# Hinsdale Zoning Map



## Statement of Conformity

The subject property is located within, and completely surrounded by, the R-4 Single Family Residential District within the Village. The proposed variation is only for the purpose of constructing an accessory structure, a *porte-cochère*, which is a structure attendant to residential use in character with the R-4 district. The R-4 district allows for higher density residential use and smaller lot size than the R-1, R-2 and R-3 districts. The *porte-cochère* is an accessory structure, which is permitted in the R-4 district pursuant to §3-103 of the Code. Therefore, the proposed variation is in conformity with the Village Map. The applicant has been informed by the Village that the Village does not have a Comprehensive Plan.



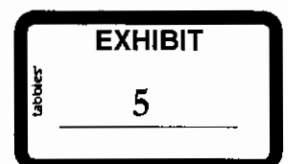
## Standards for Variation

**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.

**RESPONSE:** The subject property is located on the northeast corner of Garfield Street and Hickory Street. *See*, site plan attached to this Application as Exhibit 6. The subject property houses a two-story, seven-bedroom residence and a detached, two-car garage located on the northwest corner of the property. The front door of the residence on the subject property faces east on Garfield Avenue. The south façade of the residence contains a side door and a porch facing south on Hickory Street. The subject property has a driveway on the west side of the house which extends from Hickory Street to the detached garage in the northwest corner of the property. Because the garage is detached from the home, there is no place on the property where a driver may travel between a vehicle and the home while protected from the elements.

Applicants seek to construct a *porte-cochère* extending 20' 1" from the southern edge of the porch roof towards Hickory Street. Pursuant to Section 3-110.D.2(a)(i) of the Zoning Code, the required corner side yard setback for the Hickory Street frontage of the subject property is 44' 7". If approval for the variation and construction of the *porte-cochère* is granted, the new setback from the edge of the *porte-cochère* to Hickory Street will be 30' 10".

The permit application to construct the *porte-cochère* will be accompanied by an application for a permit to construct a circular driveway extending from the existing driveway on Hickory Street, passing under the *porte-cochère* on the south side of the residence and terminating at a new curb cut on Hickory Street towards the east end of the property. *See*, renderings of subject property depicting property with proposed *porte-cochère* and circular driveway from the south and east elevations, attached as Exhibits 5a and 5b, respectively. The circular driveway will be in conformance with all applicable code requirements and will not require any variation therefrom.



The addition of the *porte-cochère* will greatly enhance the usefulness of the property, permitting the residents to unload passengers and items from a vehicle under cover from the elements before storing the vehicle in the garage or along the driveway currently existing on the property for such purpose. The purpose of the *porte-cochère* is not to provide additional vehicle storage, but to facilitate the movement of passengers and items between vehicles and the home.

Moreover, the proposed *porte-cochère* is designed to blend seamlessly with the aesthetics of the existing residence. *See* Exhibits 5a and 5b. The construction of the proposed accessory structure will enhance, not detract from, the aesthetic character of the residence and neighborhood.

**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.

**RESPONSE:** Due to the unique arrangement of the homes sharing a frontage on Garfield Street with the subject property, and the homes sharing a frontage on Hickory Street with the subject property, the subject property has two extraordinarily large setbacks on both frontages. Ordinarily, the minimum corner yard setback in the R-4 district is 35'—unless the additional requirements of footnote 8 in §3-110.D.2.(a)(i) apply, requiring the minimum setback to be the average of those of existing buildings sharing the same frontage. However, corner yard setbacks for the subject property are 50' 1 ½" from Garfield and 44' 7" from Hickory. As a result of this requirement, applicants are prevented from building any structure on over 10,000 *feet* of their 17,000-foot lot, without seeking a variation from the Code.



- (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.

**RESPONSE:** Applicants have no control over the construction of the residences sharing frontage with their property on Garfield Street, all of which have greater depth than the subject property, or over those sharing frontage on Hickory Street.

- (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.

**RESPONSE:** Based on the size of applicants' lot, their allowable building coverage is 4,282 square feet. Currently, applicants are using only 3,144 square feet of their lot for building coverage, and they are not able to build any more structures on their lot without a variation, because of their extensive setbacks. The *porte-cochère* would increase applicants' building coverage to 3,504 square feet – still far less than allowable building coverage under the Code. Therefore, the carrying out of the strict letter of the setback provision would preclude applicants from being able to use the full extent of their allowable building coverage for their size lot under the Code.

Moreover, several owners of other lots in the Village enjoy the use of a *porte-cochère* on their property and applicants are not seeking any additional right not commonly enjoyed by owners of other lots in the Village subject to the same provisions.

- (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.

**RESPONSE:** A *porte-cochère* is not a special privilege or additional right not available to other owners of lots in the R-4 district. Many homes in Hinsdale have both detached garages and *porte-cochères* or carports. The purpose of the *porte-cochère* is to provide an architecturally appealing and useful accessory structure to the residence on the subject property, not to make more money from the use of the subject property.

**(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.

**RESPONSE:** The construction of the proposed *porte-cochère* would be in harmony with the general and specific purposes of the Code. The construction of an architecturally appealing open-air structure in lieu of an attached garage is in line with the pattern of land uses in the Village, and also supports the Code's goal of encouraging and enhancing the preservation of natural resources, aesthetic amenities, and natural features.

The total allowable building coverage on the subject property is 4,282 square feet. Even with the construction of the *porte-cochère*, the total building "coverage" is only 3,509 square feet—well below the allowable coverage. Moreover, while the proposed *porte-cochère* "covers" 365 square feet, it does not provide impermeable surface coverage. The total Floor Area Ratio of the subject property is 4,654 square feet, well below the allowable F.A.R. of 5,310 square feet. The subject property is also in harmony with the Code's purpose of limiting the bulk of new and existing structures.

**(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.

**RESPONSE:** The proposed variation satisfies this requirement. The *porte-cochère* will be a tasteful adornment to the southern façade of the residence facing Hickory Street, as well as the eastern façade of the residence which faces Garfield Street. *See*, Exhibits 5a and 5b. The proposed variation will complement the character of the neighborhood and will not have an injurious effect on neighboring property values. As an open structure, the proposed *porte-cochère* will not impair the supply of light or air to other properties. The proposed structure will alleviate the existing difficulty regarding loading/unloading of vehicles on the subject property during inclement weather and will not affect that on the public streets. The proposed structure will have no effect on stormwater drainage and will not unduly increase the danger of fire, unduly tax public utilities and facilities in the area, or 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.

**RESPONSE:** Applicants might have sought to relieve their lack of coverage from inclement weather between their vehicles and their residence, by seeking an even greater variance in order to build a larger garage attached to their residence. However, this would certainly affect the bulk and F.A.R. of their property, require a much greater setback from the one they are currently seeking, and potentially have other effects on the character of the neighborhood. Instead, the applicants' proposed solution to their overhead protection problems is that which least affects the character of the neighborhood, the aesthetic nature of the subject property, and the F.A.R. of the

subject property. Applicants believe the *porte-cochère* they seek to construct if the requested variation is granted supports the most reasonable use of the subject property in light of the existing difficulty.





EXHIBIT

5a

tabbles





QUIT CLAIM DEED

MAIL TO:

Aurora M. DeCook, Esq.  
190 S. LaSalle St., #1700  
Chicago, Illinois 60603

NAME & ADDRESS OF TAXPAYER:

John D. Wheeler &  
Dana Gapinski  
306 N. Garfield  
Hinsdale, IL 60521



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

DEC. 09, 2016

RHSP

9:19 AM

QCD

\$40.00 09-01-314-015

**002 PAGES R2016-136683**

THE GRANTOR, DANA GAPINSKI, married to JOHN D. WHEELER, 306 N. Garfield, of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, does hereby QUIT CLAIM and CONVEY unto the GRANTEES, JOHN D. WHEELER and DANA GAPINSKI, husband and wife, 306 N. Garfield, of the Village of Hinsdale, County of DuPage, State of Illinois, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of DuPage, in the State of Illinois, to wit:

LOT 1 IN OLD'S RESUBDIVISION OF LOT 3 AND THE EAST 1/2 OF VACATED ALLEY WEST AND ADJOINING SAID LOT 3, IN JOHNSTON'S SUBDIVISION OF BLOCK 11 OF AYER'S ADDITION TO HINSDALE, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OLD'S RESUBDIVISION RECORDED MARCH 13, 1957 AS DOCUMENT 835304, IN DUPAGE COUNTY, ILLINOIS.

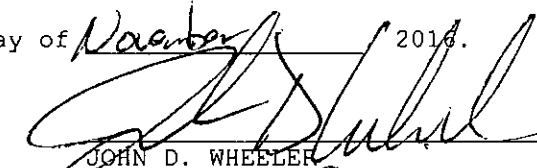
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

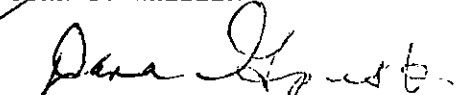
Permanent Index Number: 09-01-314-015

Property Address: 306 N. Garfield  
Hinsdale, IL 60521

This Quit Claim Deed is being executed by JOHN D. WHEELER solely for the purpose of waiving his homestead rights in the property.

Dated this 29<sup>th</sup> day of November, 2016.

  
JOHN D. WHEELER (SEAL)

  
DANA GAPINSKI (SEAL)

EXHIBIT

6

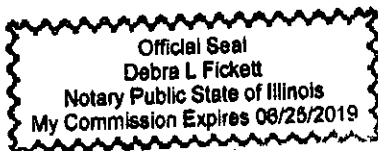
Quit Claim Deed

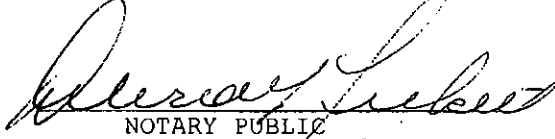
Page 1

State of Illinois )  
 ) SS  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that JOHN D. WHEELER and DANA GAPINSKI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 29 day of November, 2016.



  
NOTARY PUBLIC  
Commission expires: 6-25-2019

This instrument was prepared by:

Aurora M. DeCook, Esq.  
Madden, Jiganti, Moore & Sinars LLP  
190 South LaSalle St., Ste 1700  
Chicago, IL 60603  
(312) 346-4101

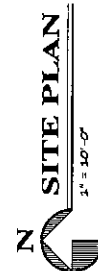
Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.

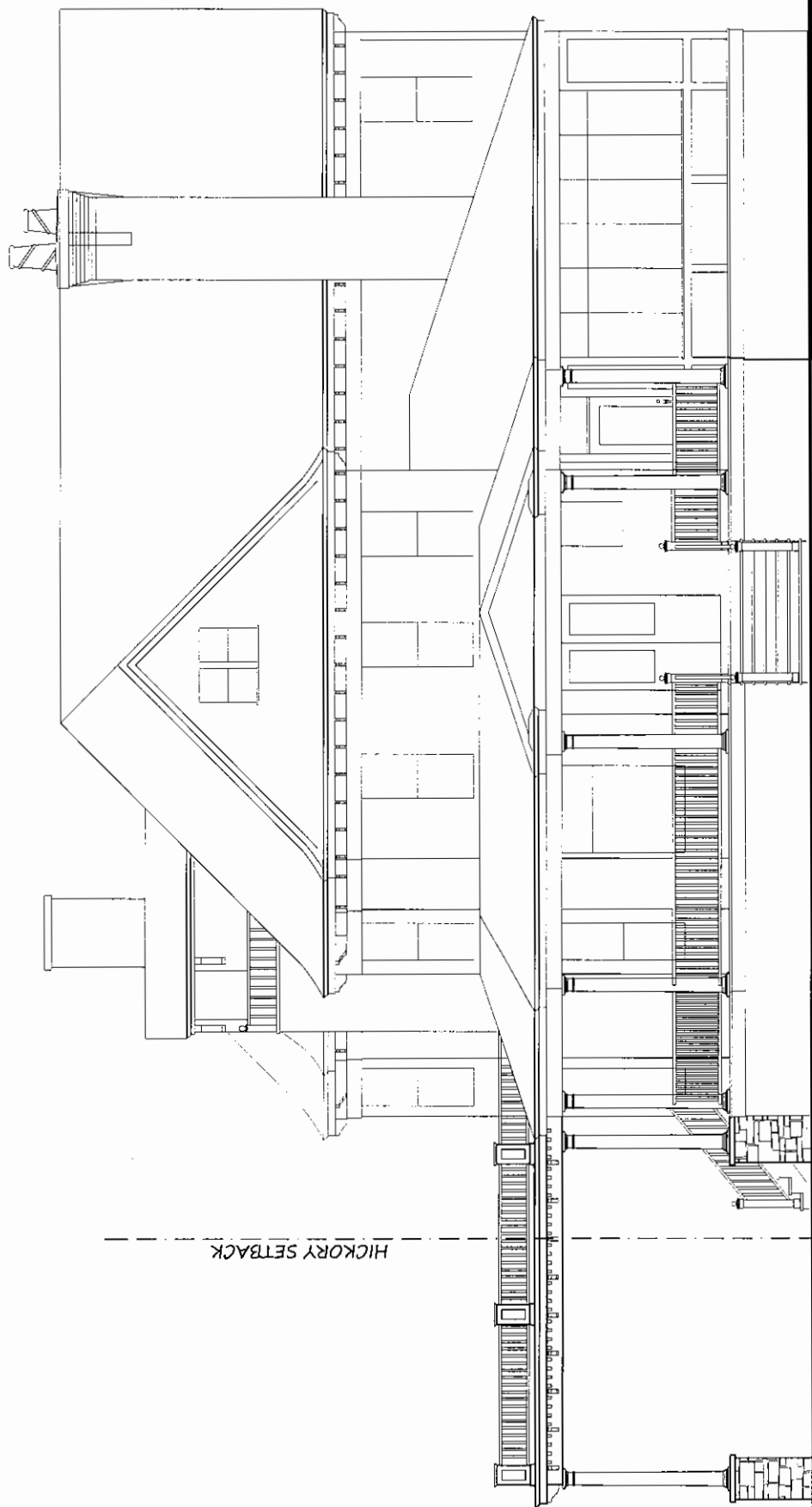
Date: 12/1/2016

Signature:

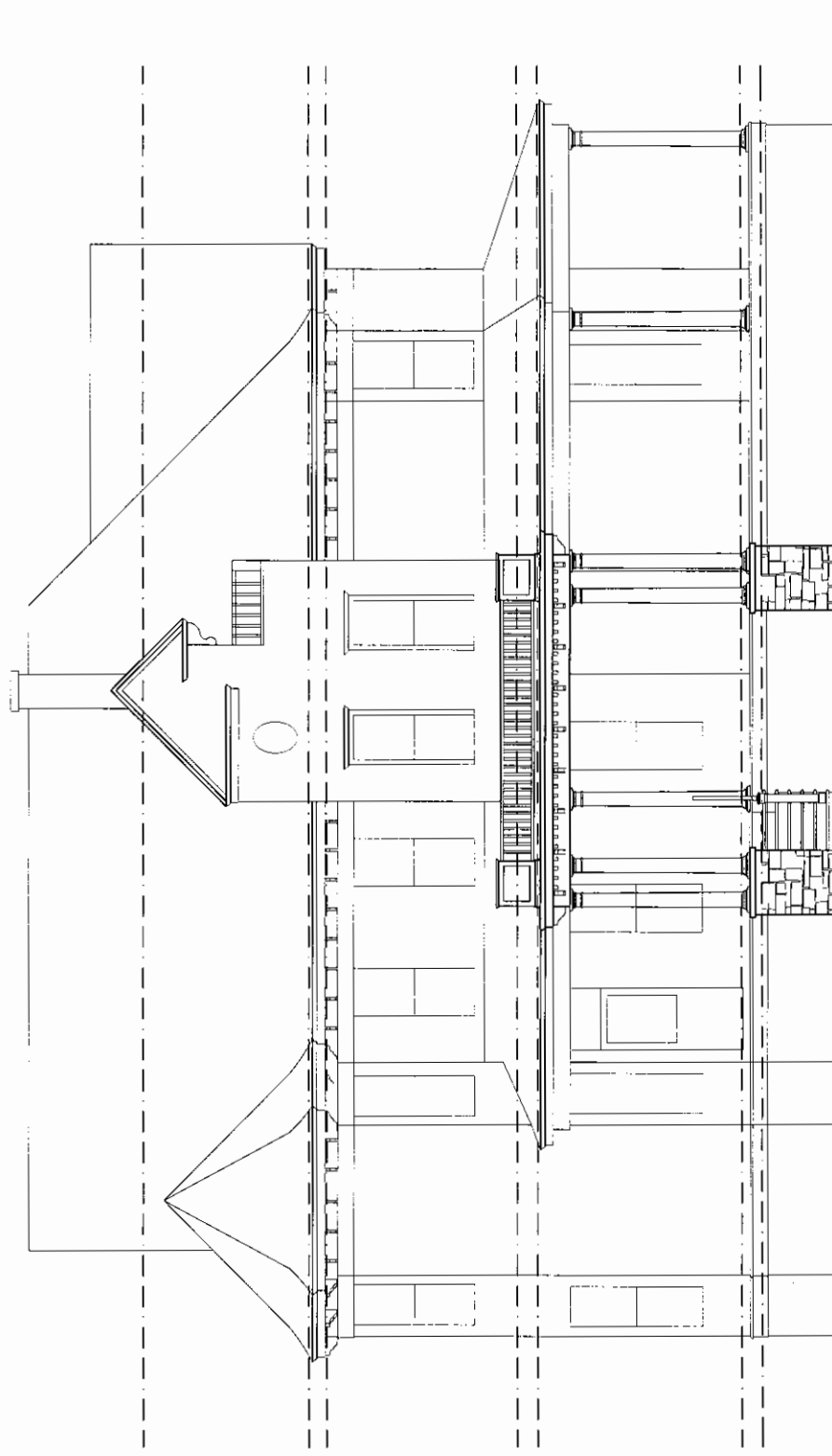
  
Grantor or Agent



[illegible]



# EAST ELEVATION



**SOUTH ELEVATION**

8a

## MEMORANDUM

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

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

**DATE:** August 9, 2018

**RE:** Zoning Variation – V-06-18; 330 Chestnut (REVISED)

---

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 setback vs. code required 20' (5-110(C)(3)(a))
- 0' rear yard setback vs. code required 20' (5-110(C)(3)(b))
- 2' side landscape buffer vs. code required 10' (9-107(L))
- 0' rear landscape buffer vs. code required 10' (9-107(L))

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



Zoning Calendar No. V-06-18 (revised)

**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: August 8, 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 setback vs. code required 20' (5-110(C 3a)) previously granted
- 0' rear yard setback vs. code required 20' (5-110(C 3b)) previously granted
- 2' side landscape buffer vs. code required 10' (9-107L)
- 0' rear landscape buffer vs. code required 10' (9-107L) previously granted

### 5) Standards for Variation

#### A. Unique Physical Condition:

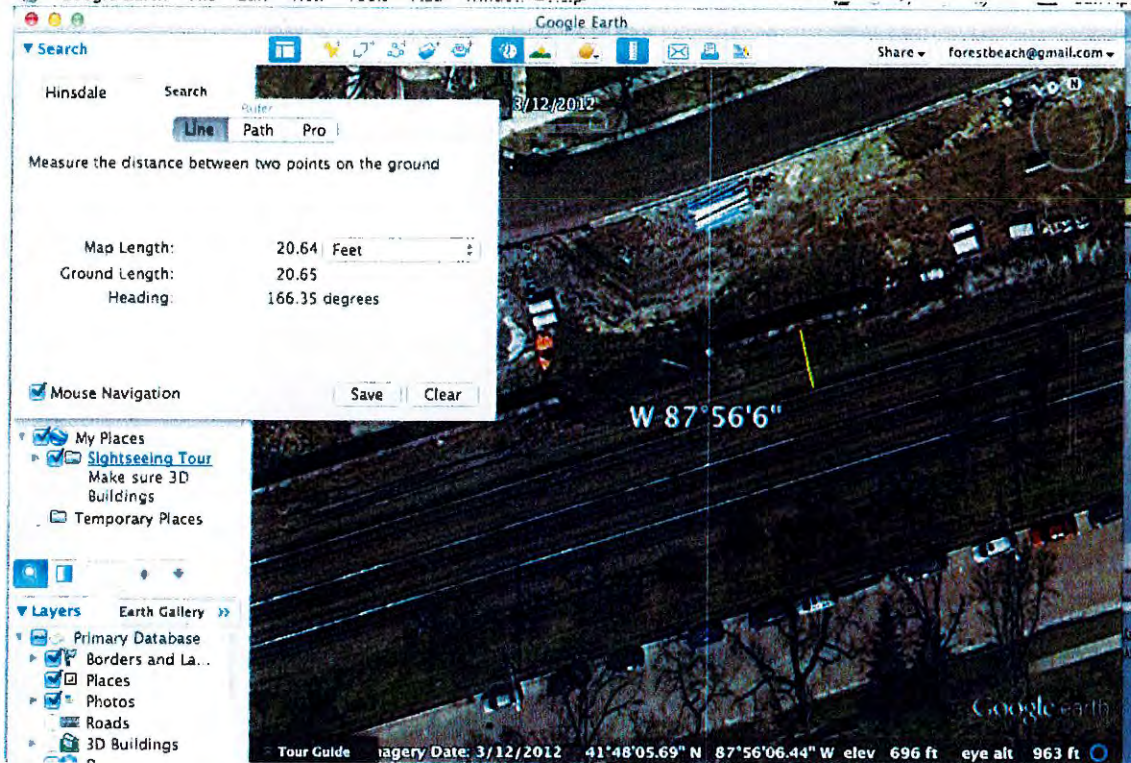
-The lot is uniquely shaped for the B-3 zoning district. The only feasible location for the proposed maintenance building is in the Southwest corner of the lot. The required side setbacks of 10' and rear yard setback of 20' would leave an unusable footprint. See sheet 2 of the attached drawing set.

-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.

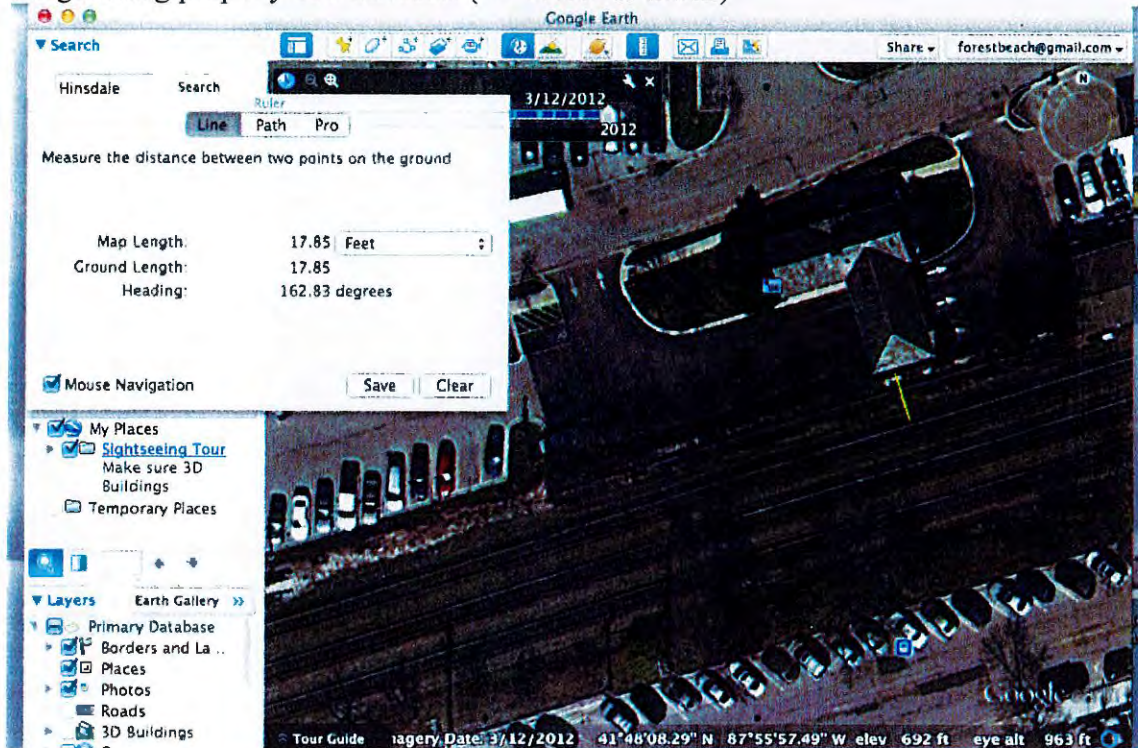
B. The unique physical condition is not self-created and is a result of the lot's shape, non-conformity for the zoning district.

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)

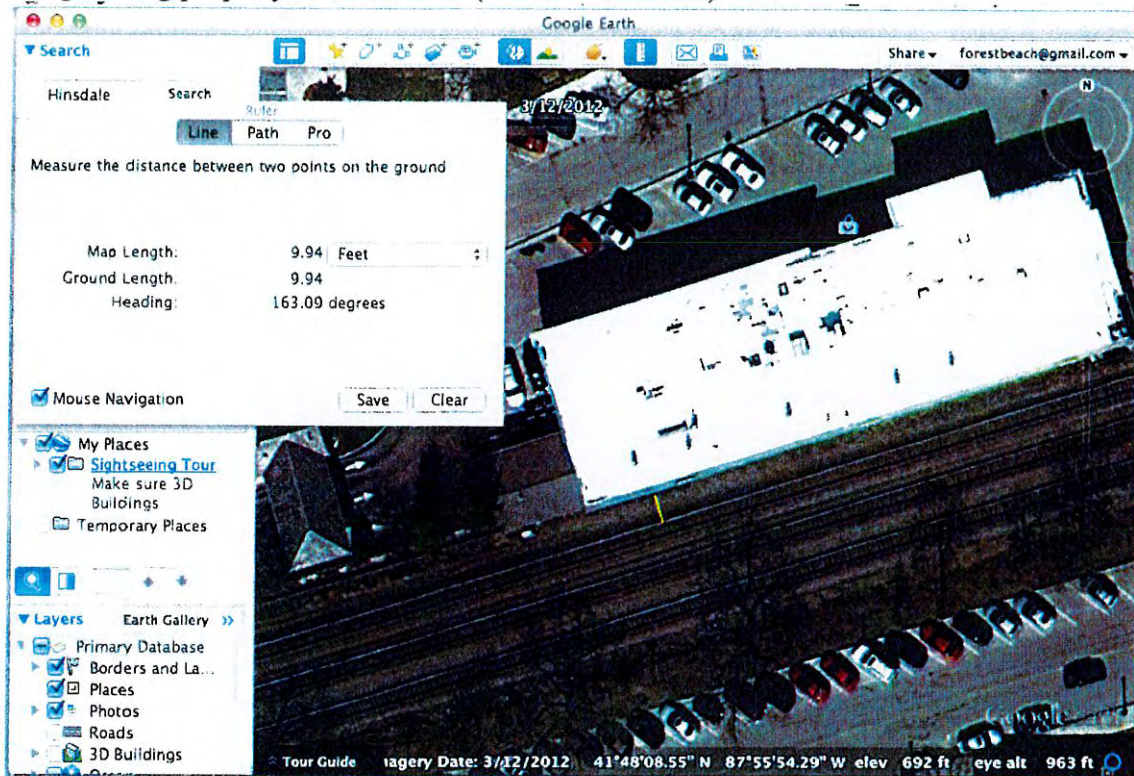


Neighboring property 130 Chestnut (+/- 17.85' to tracks)





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

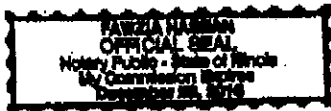
By: Thomas H. Bessler  
Name: Thomas H. Bessler  
Title: Vice President

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

Pawzia Hrusan  
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  
☐ Special Use Permit  
☐ Site Plan  
☐ Design Review  
☐ Other: \_\_\_\_\_  
☒ Variation  
☐ Planned Development  
☐ Exterior Appearance

**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:**

<b>front:</b>	<u>38'</u> <sup>***</sup>	<u>25'</u>
<b>interior side(s)</b>	<u>2'</u> / _____	<u>10'</u> / _____

Provided:

Required by Code:

corner side	_____	na
rear	_____	20'
<b>Setbacks (businesses and offices):</b>		
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 Bartelt  
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.	24,040 SF.
MINIMUM LOT DEPTH	125'	761.59'
MINIMUM LOT WIDTH	50'	7419.24'
BUILDING HEIGHT	30'	28.3' @ MEDIAN EAVE, 29.6' @ PARAPET
NUMBER OF STORIES	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= 12,045 SF.	7,243 (30%)
TOTAL LOT COVERAGE	40% OF LOT AREA= 21,681 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'-9" PARKING
CORNER YARD SETBACK	N/A	N/A
REAR YARD SETBACK	0' PER GRANTED ZONING VARIANCE	1'-5" TO GARDEN WALL, 2'-11" TO BLDG.
LANDSCAPE BUFFER (SIDE YARD)	10'	10'
LANDSCAPE BUFFER (FRONT YARD)	2'-1" PER GRANTED ZONING VARIANCE	6'-9"
LANDSCAPE BUFFER (REAR YARD)	0'-0" PER GRANTED ZONING VARIANCE	1'-10"
LOADING REQUIREMENTS	0' PER GRANTED ZONING VARIANCE	0
	REQUIRED	PROPOSED
ACCESSORY STRUCTURE HEIGHT	15'-0"	17'-10"

ZONING VARIATION REQUEST		
ZONING DISTRICT	B-3	
VARIATION REQUEST	REQUIRED BY CODE	CODE SECTION
15'-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 3a)
0'-0" REAR YARD (PREVIOUSLY GRANTED)	20'-0" REAR YARD	5-110 (C 3b)
2'-0" LANDSCAPE BUFFER SIDE YARD	10'-0" LANDSCAPE BUFFER	9-107 L
0'-0" LANDSCAPE BUFFER REAR YARD (PREVIOUSLY GRANTED)	10'-0" LANDSCAPE BUFFER	9-107 L

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2 ZONING REQUIREMENTS SITE PLAN	5 PROPOSED EAST ELEVATION
3 VARIATION REQUEST SITE PLAN	6 PROPOSED ELEVATIONS
VICINITY MAP OF LOT	

SANITARY M  
RIM  
E. & W. INV. = 681.02 (CONC.)

CATCH BASIN  
RIM = 690.23  
S. INV. = 685.63 (12" PVC)  
S.W. INV. = 682.43 (12" PVC)  
W. INV. = 683.78 (36" CONC.)

BURIED MANHOLE

STORM MANHOLE  
RIM = 689.10  
E. INV. = 684.20 (36" RCP)  
S.W. INV. = 684.20 (12" RCP)

CHESTNUT STREET

S 89°30'23" W (M)&(R)  
39.99' (M)

N 82°58'17" E (M)&(R)  
26.98' (M)

VALVE  
RIM = 689.15

EXISTING PARKING

REQUIRED 25'  
FRONT YARD SETBACK

CATCH BASIN  
RIM = 690.78  
N.E. INV. = 684.43 (12" CONC.)  
S.W. INV. = 684.43 (12" CONC.)  
E. INV. = 684.93 (8" PVC)

10'-0" SIDE YARD, SETBACK AND  
LANDSCAPE BUFFER  
(REQUIRED BY 5-110 (C 2a,b)  
AND 9-107L)

10' REQUIRED LANDSCAPE  
BUFFER (9-107L)

20'-0" REQUIRED REAR YARD &  
SETBACK (5-110 C 3b)

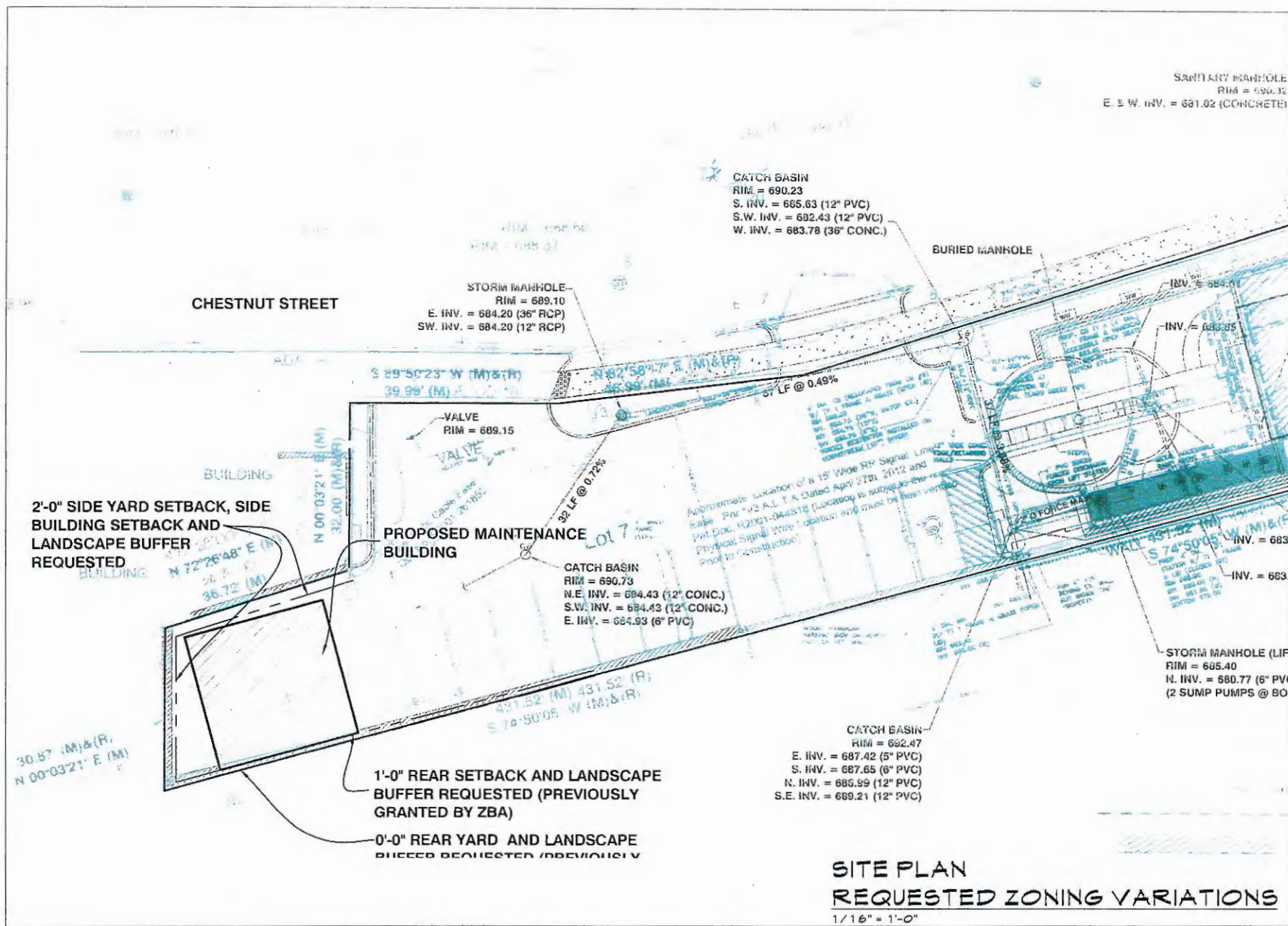
CATCH BASIN  
RIM = 692.47  
E. INV. = 687.42 (5" PVC)  
S. INV. = 687.65 (8" PVC)  
N. INV. = 683.88 (12" PVC)  
S.E. INV. = 689.21 (12" PVC)

STORM MANH  
RIM = 685.40  
N. INV. = 680.7  
(2 SUMP PUM)

SITE PLAN  
ZONING REQUIREMENTS

1/16" = 1'-0"





**SITE PLAN**  
**REQUESTED ZONING VARIATIONS**  
1/16" = 1'-0"

MICHAEL ABRAHAM  
ARCHITECTURE

HINSDALE LAND RESTORATION AND  
PRESERVATION LLC  
330 Chestnut Street Hinsdale, Illinois

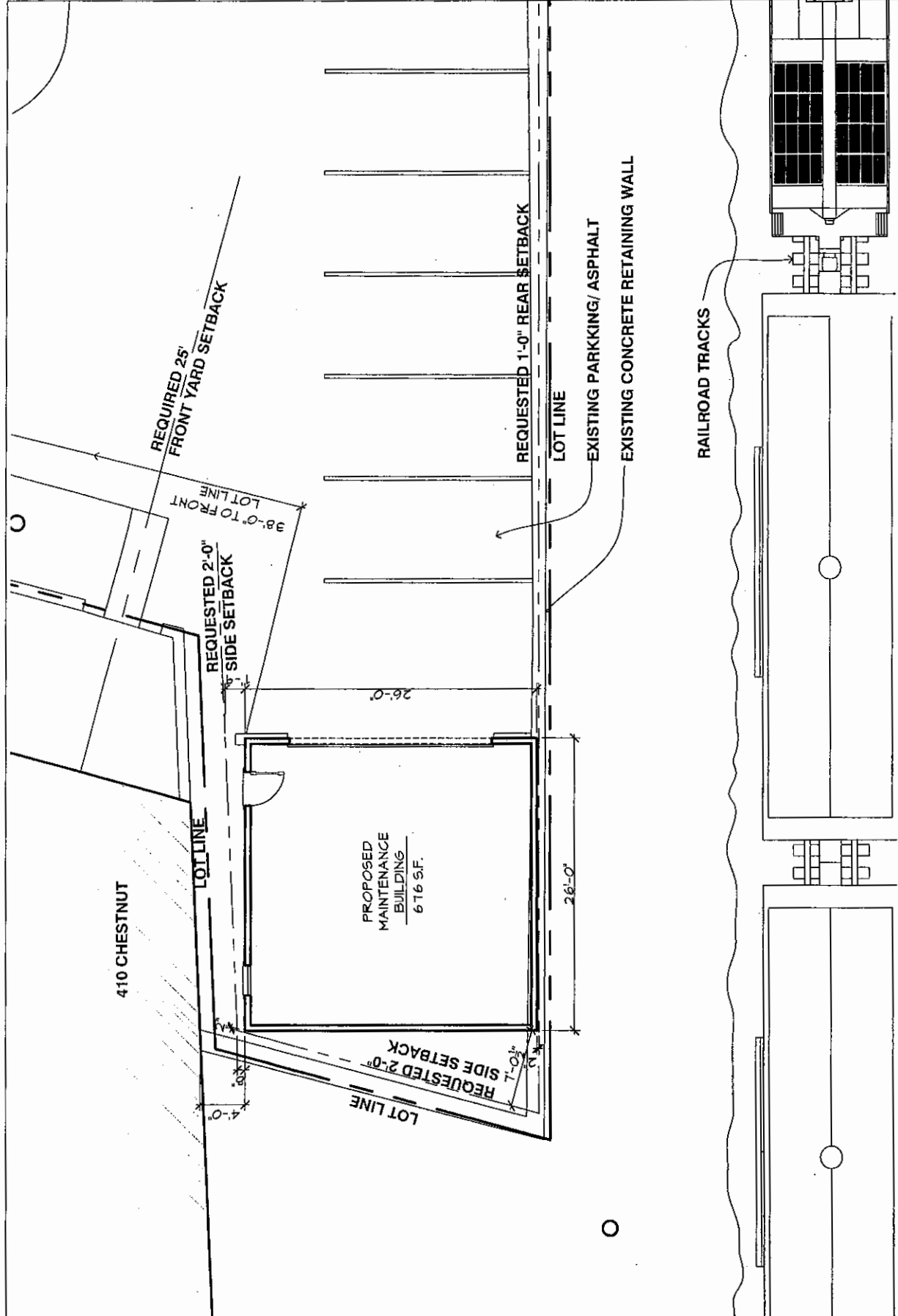
HINSDALE LAND RESTORATION AND PRESERVATION LLC

08.08.18

4

FLOOR PLAN

1/8" = 1'-0"



MICHAEL ABRAHAM  
ARCHITECTURE

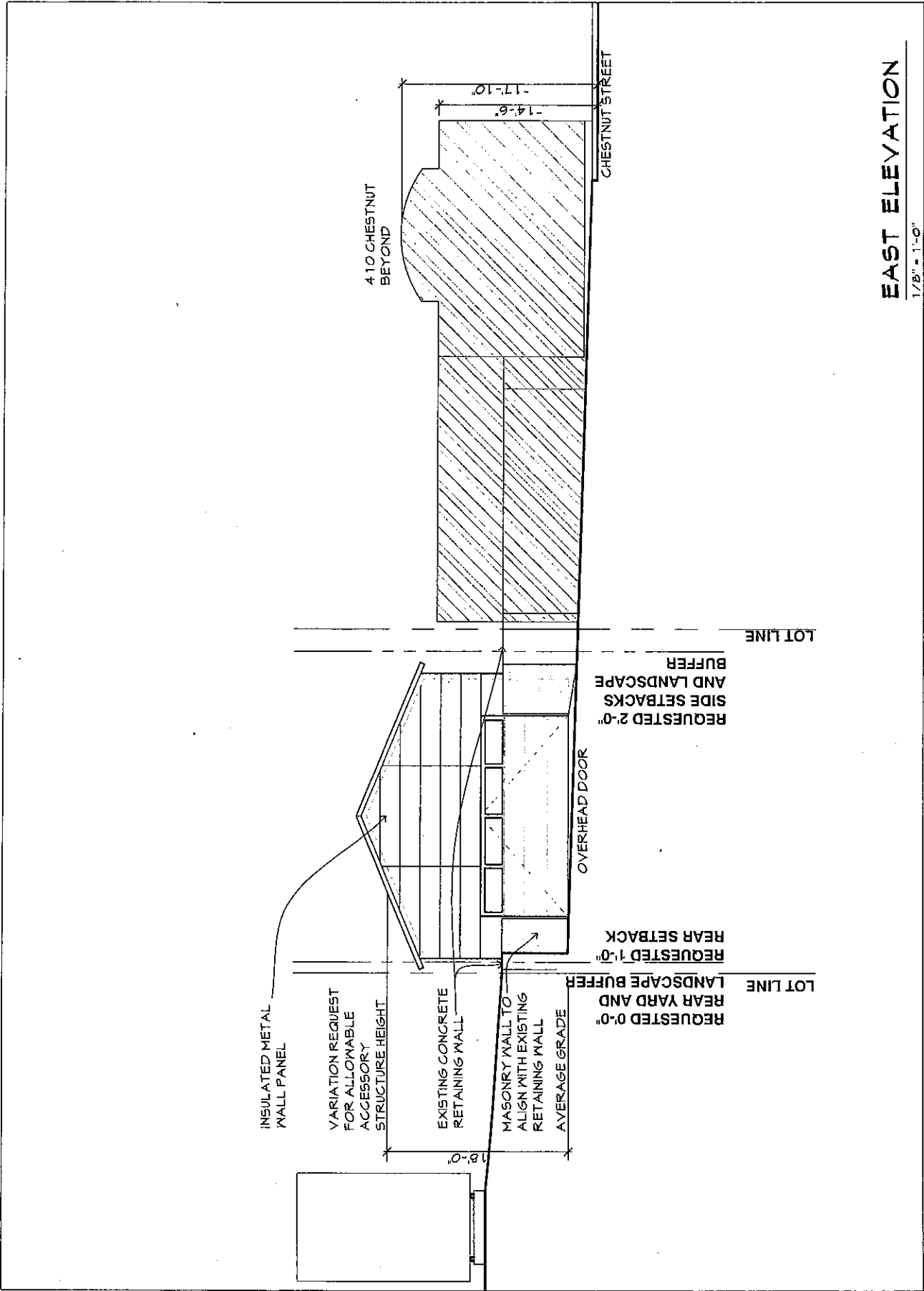
HINSDALE LAND RESTORATION AND  
PRESERVATION LLC  
330 Chestnut Street Hinsdale, Illinois

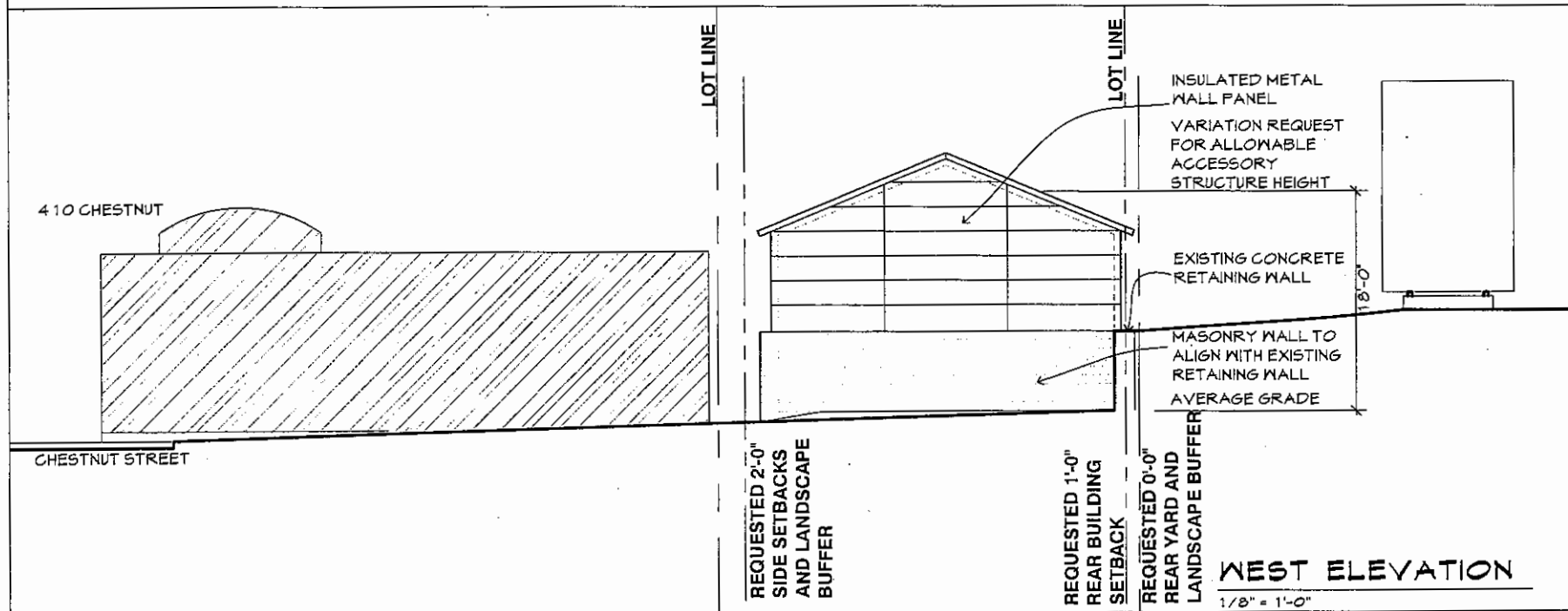
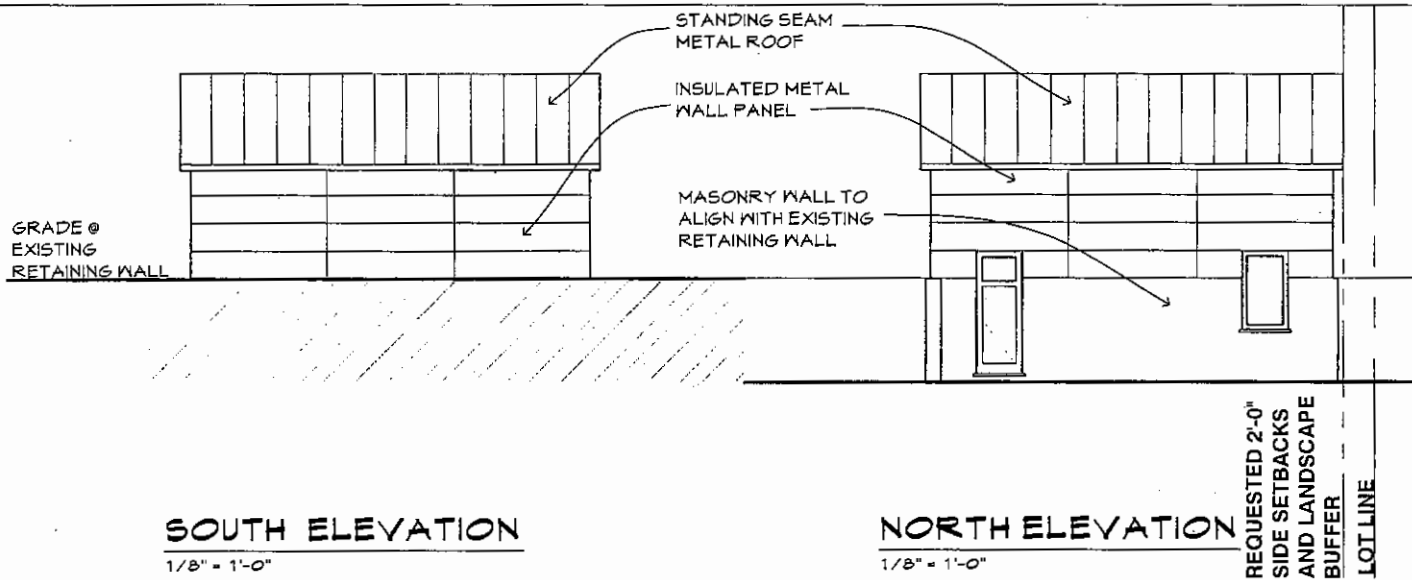
08.08.18

5

EAST ELEVATION

1/8" = 1'-0"





HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

330 Chestnut Street Hinsdale, Illinois  
63526-8855-8417  
ILLINOIS 63524

MICHAEL ABRAHAM  
ARCHITECTURE

MICHAEL ABRAHAM 63524

63526-8855-8417

ILLINOIS 63524

CLARENCE BLISS

148 Burlington Avenue

08.08.18

6



## EXISTING ZONING INFORMATION

	CODE REQUIREMENTS	CURRENT BUILDING
MINIMUM LOT AREA	6,250 S.F.	24,290 S.F.
MINIMUM LOT DEPTH	125'	~61.5'
MINIMUM LOT WIDTH	50'	~49.24'
BUILDING HEIGHT	30'	28.9' @ MEDIAN EAVE, 29.6' @ PARAPET
NUMBER OF STORIES	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"
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TOTAL LOT COVERAGE	90% OF LOT AREA= 21,601 S.F.	13,442 (56%)
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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'-9"
LANDSCAPE BUFFER (REAR YARD)	0'-0" PER GRANTED ZONING VARIANCE	1'-10"
LOADING REQUIREMENTS	0 PER GRANTED ZONING VARIANCE	0
	REQUIRED	PROPOSED
ACCESSORY STRUCTURE HEIGHT	15'-0"	17'-10"

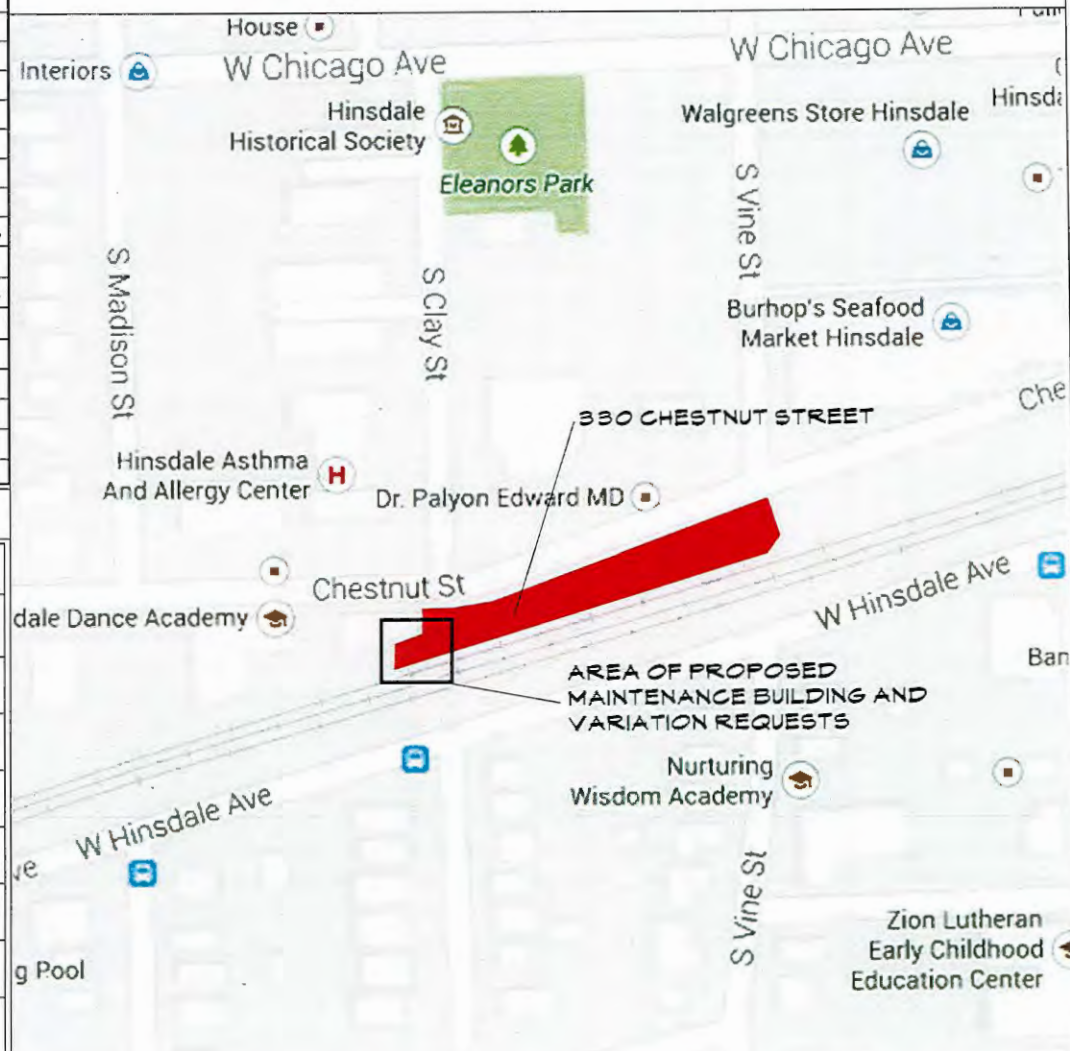
## ZONING VARIATION REQUEST

ZONING DISTRICT		B-3
VARIATION REQUEST	REQUIRED BY CODE	CODE SECTION
15'-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 3a)
0'-0" REAR YARD (PREVIOUSLY GRANTED)	20'-0" REAR YARD	5-110(C 3b)
2'-0" LANDSCAPE BUFFER SIDE YARD	10'-0" LANDSCAPE BUFFER	9-107 L
0'-0" LANDSCAPE BUFFER REAR YARD (PREVIOUSLY GRANTED)	10'-0" LANDSCAPE BUFFER	9-107 L

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| 3 VARIATION REQUEST SITE PLAN   | 6 EXTERIOR VIEWS |
| 7 EXTERIOR VIEWS                |                  |

## VICINITY MAP OF LOT

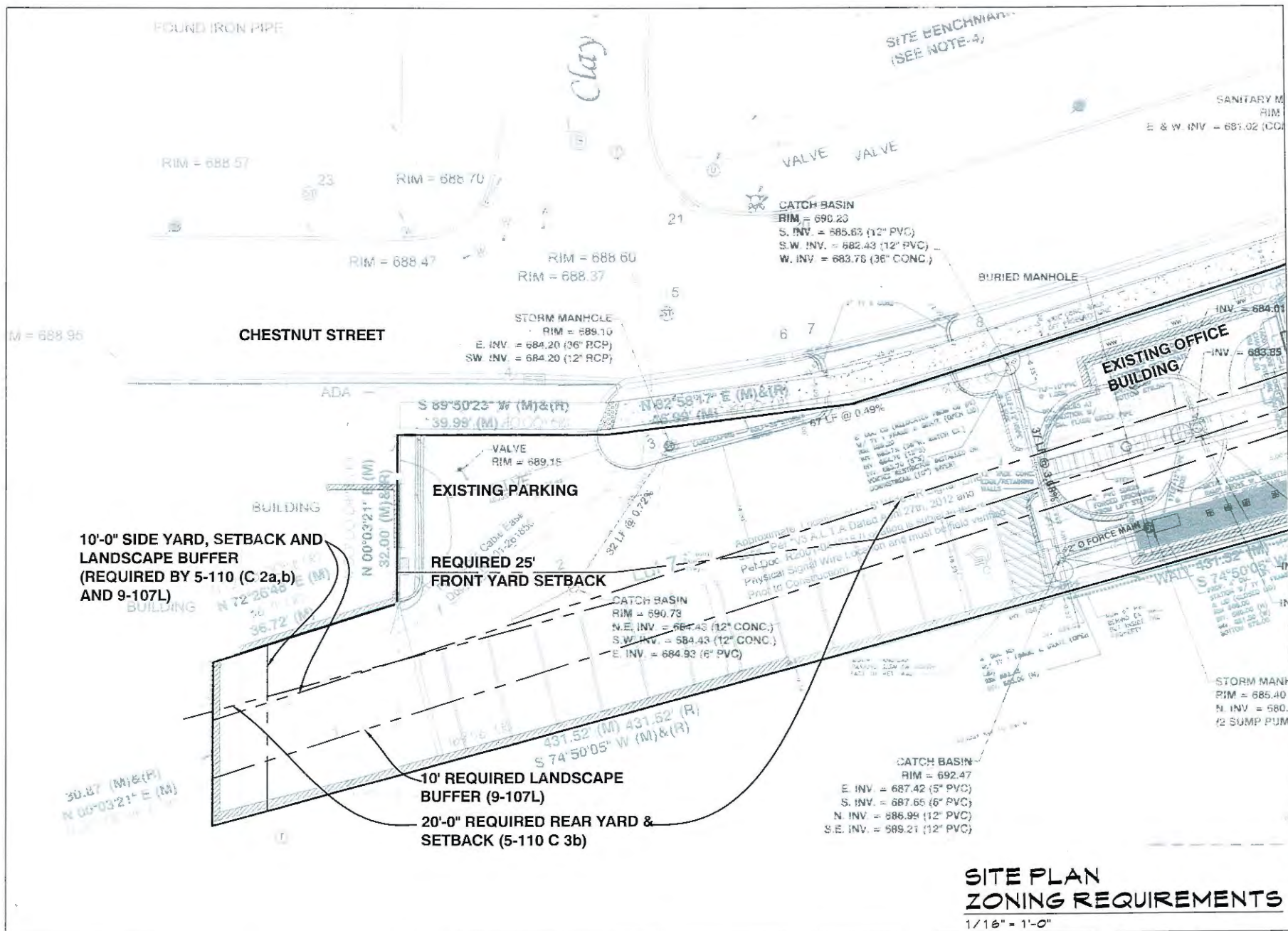


MICHAEL ABRAHAM  
ARCHITECTURE

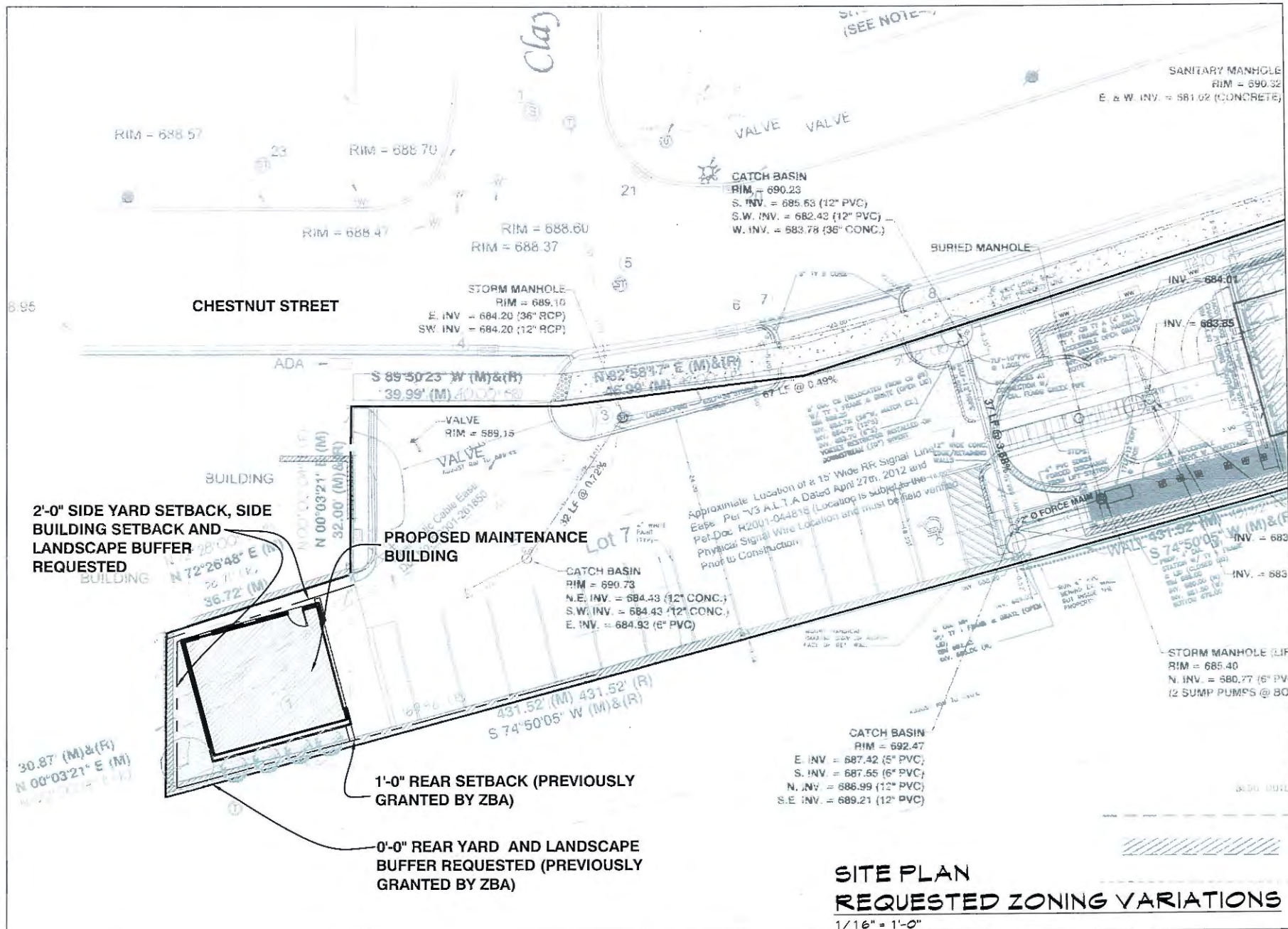
HINSDALE LAND RESTORATION AND  
PRESERVATION LLC  
330 Chestnut Street Hinsdale, Illinois

09.19.18

1





MICHAEL ABRAHAM  
ARCHITECTURE

HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

330 Chestnut Street Hinsdale, Illinois

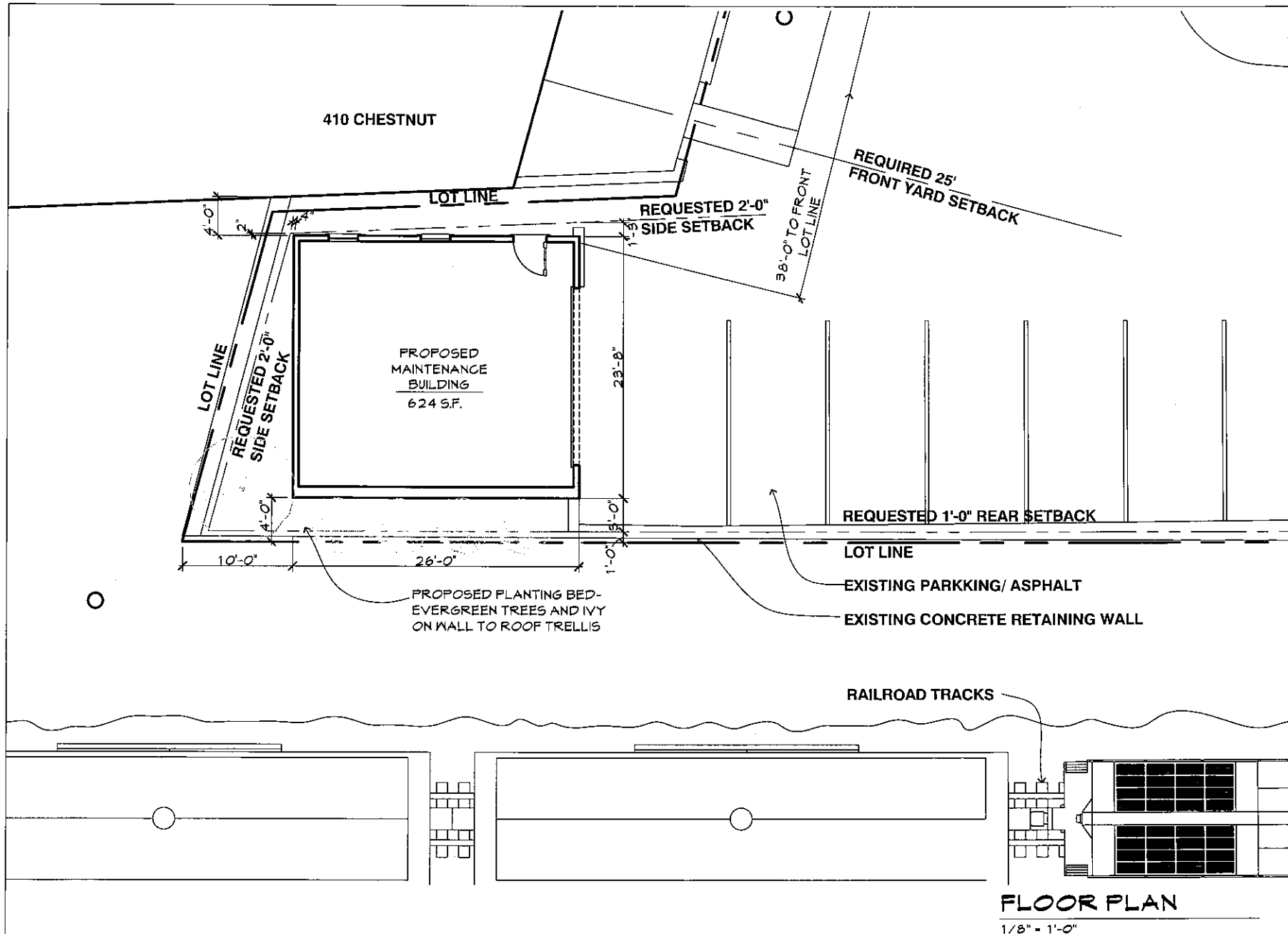
1111

**C**

141 Burlington Avenue

09.19.18

3



HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

330 Chestnut Street Hinsdale, Illinois

MICHAEL ABRAHAM  
ARCHITECTURE

09.19.18

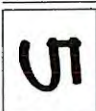
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VIEW FROM NE

EXTERIOR VIEWS



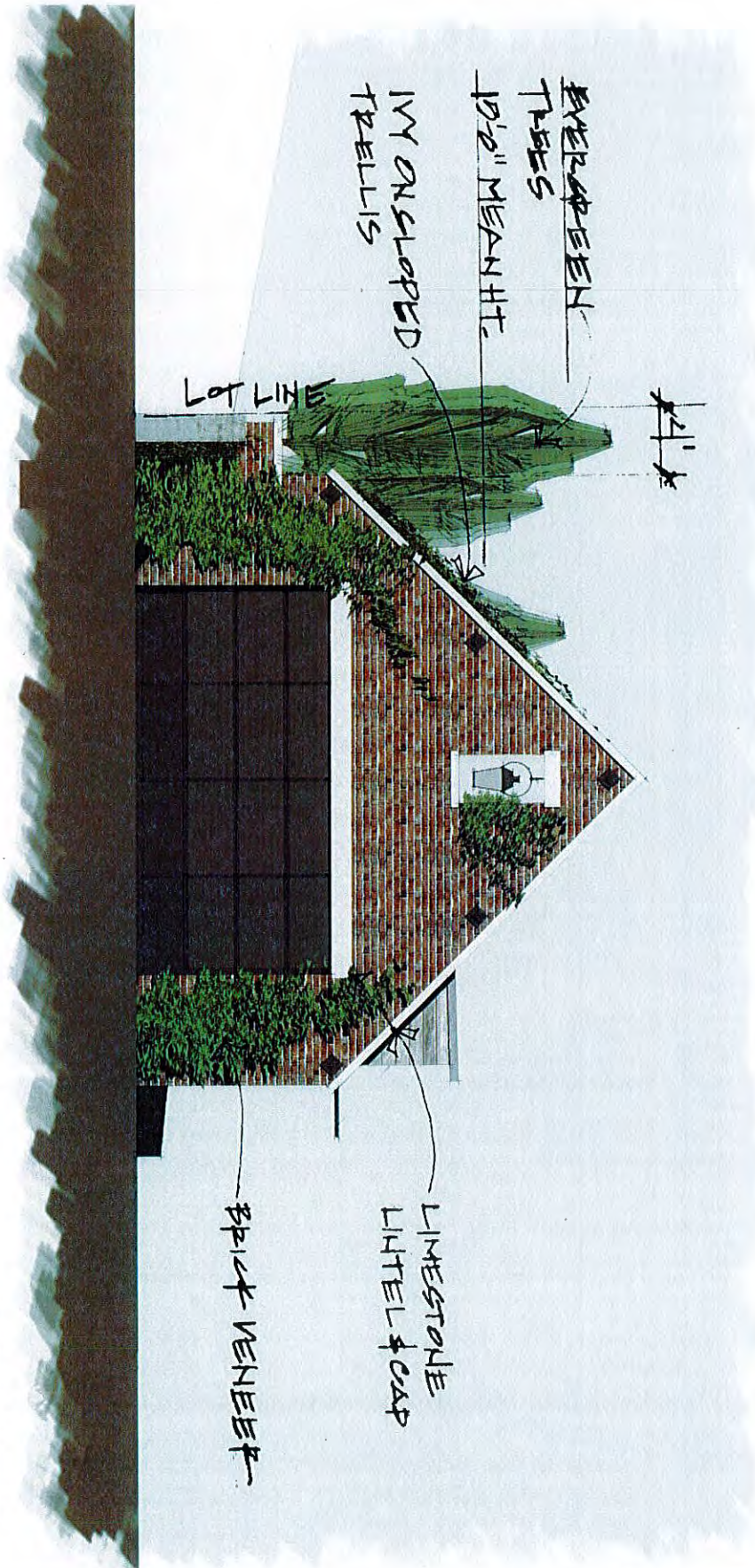
09.19.18

HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

330 Chestnut Street Hinsdale, Illinois

MICHAEL ABRAHAM  
ARCHITECTURE





EAST ELEVATION

EXTERIOR VIEWS

6

09.19.18

HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

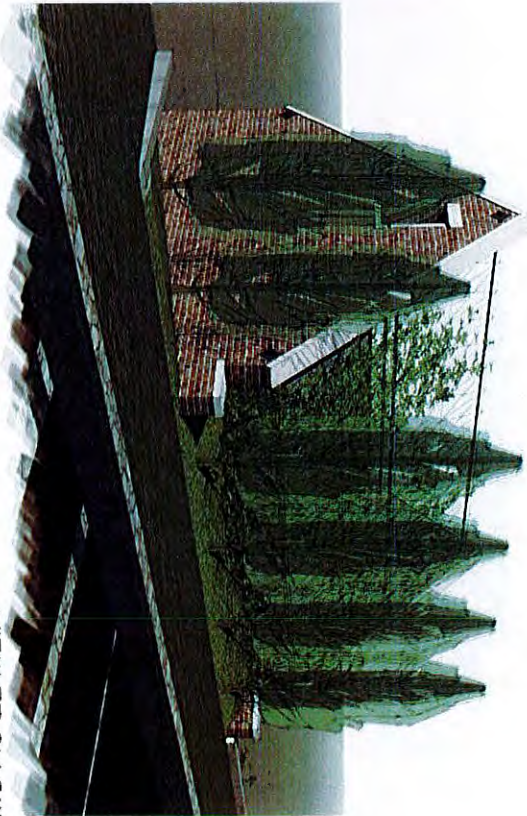
330 Chestnut Street Hinsdale, Illinois

MICHAEL ABRAHAM  
ARCHITECTURE





VIEW FROM NE



VIEW FROM SW



VIEW FROM SE

EXTERIOR VIEWS

HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

330 Chestnut Street Hinsdale, Illinois

MICHAEL ABRAHAM  
ARCHITECTURE

7

09.19.18

## Christine Bruton

---

**From:** Tim Callahan <tpc.callahan@gmail.com>  
**Sent:** Tuesday, August 14, 2018 11:38 AM  
**To:** Zoning Board of Appeals  
**Cc:** Robert McGinnis; Kathleen Gargano  
**Subject:** Zoning Variance for 330 Chestnut (V-06-18)

Dear Zoning Board of Appeals:

We are the owners of the property at 132 South Clay Street, which has a direct site line to the property at 330 Chestnut. We write in strong opposition to the zoning variances being sought by the owner ("Owner") of the property at 330 Chestnut (V-06-18: 330 Chestnut). We do so for the following reasons:

1. According to the Village Zoning Code, in order to secure a zoning variance, an owner must demonstrate, *inter alia*, that the unique physical condition of the subject property was not "Self-Created". In its Application for Variation, the Owner certifies to the Village that the unique shape of the subject property was not self-created. This statement is disingenuous at best. The Owner purchased the property at 330 Chestnut some time ago; sought and received certain variances for such property from the Village; and developed an office building and parking lot on such property – leaving the oddly shaped site which the Owner now claims resulted somehow from events outside his/her control. Such an argument is ludicrous and would mean that any lot owner in Hinsdale could develop a structure on a portion of their property and later claim that any oddly shaped balance of their property is worthy of a zoning variance.
2. As mentioned above, the Owner developed an office building on this property a few years ago. Prior to its construction, we read a quote in the Hinsdale Doings from the Village President indicating that he was pleased at the attractive design of the structure. Little did we know that this statement only applied to the façade of the new building which faces Chestnut and numerous retail and office structures. Yes, this side of the building is in fact pleasant and in keeping with the neighborhood. However, as to those most impacted – i.e., the residences south of the railroad tracks – we are treated to the "butt end" of the building; which is clad in a hideous metal material more suited for an industrial warehouse. The Owner now comes along seeking to build a structure much higher than the zoning code allows and that will be clad entirely in a metal material. How many more ugly structures must the homeowners south of the tracks endure? The zoning code was written in its current form for a purpose – to protect homeowners like us from structures such as this – which are clearly not befitting the neighborhood.
3. Finally, the drawings attached to the Owner's application state that this will be a maintenance building – a maintenance building for what? The newly developed office building (which remains vacant) already has an underground garage and presumably maintenance facilities. Why would such a new facility be necessary? Or is it possible – as rumored – that the Owner is merely seeking to build a structure to store his/her numerous high end vehicles and other toys (which appear to be currently stored in the aforementioned underground garage)? In any case, indulging a single landowner seeking to build an unsightly structure at the expense of numerous adjoining neighbors (and otherwise negatively impacting their property values) is not within the spirit of the Village Zoning Code.

For the reasons expressed above, we respectively ask that you deny the Owner's Application for Variance.

Tim and Kathi Callahan



August 15, 2018

Village of Hinsdale  
Zoning Board of Appeals  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

Attn: Chairperson Neiman and Members Giltner, Alesia, Engel, Moberly, Podliska and Murphy

Re: Opposition to Zoning Variation V-06-18; 330 Chestnut

Dear Hinsdale Zoning Board of Appeals:

I hope to speak at Wednesday's meeting but also request this memo and attached petition opposing "Zoning Variation V-06-18; 330 Chestnut" become part of the official record as it pertains to this application.

We oppose "Zoning Variation V-06-18; 330 Chestnut" and the proposed accessory building reflected therein. It will intrude into our residential neighborhood. We fear it will impact property values and set a precedent that, absent consideration for the historic character of our neighborhood or Zoning Code, its ok to build an industrial style building with lot-line and building height variances. Our opposition is detailed below.

A. Questionable application responses: Zoning Variation V-06-18; 330:

1. Application Section II, Item 5b (page 5): Not Self-Created:

*Applicant claims the unique physical condition of site is not self-created. This is incorrect. Applicant purchased a vacant lot at 330 Chestnut and then designed and recently completed the building that now exists. The "unique physical condition of site" is the result of Applicant's existing building, not the site. Even though this situation was created by Applicant's just-completed building, Applicant wants ZBA to approve (4) variances so an accessory building can be built. We request all (4) variances be rejected.*

2. Application Section II, item 5.e (page 5): Code and Plan Purposes

*Applicant claims the goal is to build a structure that matches code. This is incorrect. Notwithstanding the stated purpose and goal of Hinsdale's Zoning Code is to preserve and enhance Hinsdale's historic character as a community comprised principally of well-maintained single-family neighborhoods, this application reflects a structure that, if allowed to be built as presented with these (4) variances, will negatively change the character of our neighborhood and, as such, will not "match" code.*

3. Application Section II, item 5.f.1 (page 5) Essential Character of the Area

*Applicant claims the minimal footprint would significantly improve vacant condition of site as well as shield existing dumpsters. Applicant's response fails to consider the impact this proposed accessory building will have on the existing residential neighborhood to the south. If approved, these (4) variances will allow an industrial style "pole barn" to become part of the character of our neighborhood and will, as a result, impact its historic quality and property / residential values. See rendering below.*

4. Application Section II, item G (page 6) No Other Remedy

*Applicant claims there is no other remedy if the goal is to "create a usable accessory structure." This is incorrect. Respectfully, for our neighborhood, the goal is not to "create a usable accessory structure" for Applicant but rather consider a building that is in accordance with Hinsdale Zoning Code. Also:*

- a. *Why build an accessory garage building when 330 Chestnut already has an enclosed garage?*
- b. *Will the existing 330 Chestnut building fail if these variances are rejected? What is the "hardship"?*
- c. *Why wasn't the need for additional garage area considered when 330 Chestnut was first designed?*
- d. *Instead of changing the code to suit Applicant's needs why not reject these variances and allow Applicant to either build in accordance with the code or find another property / building?*

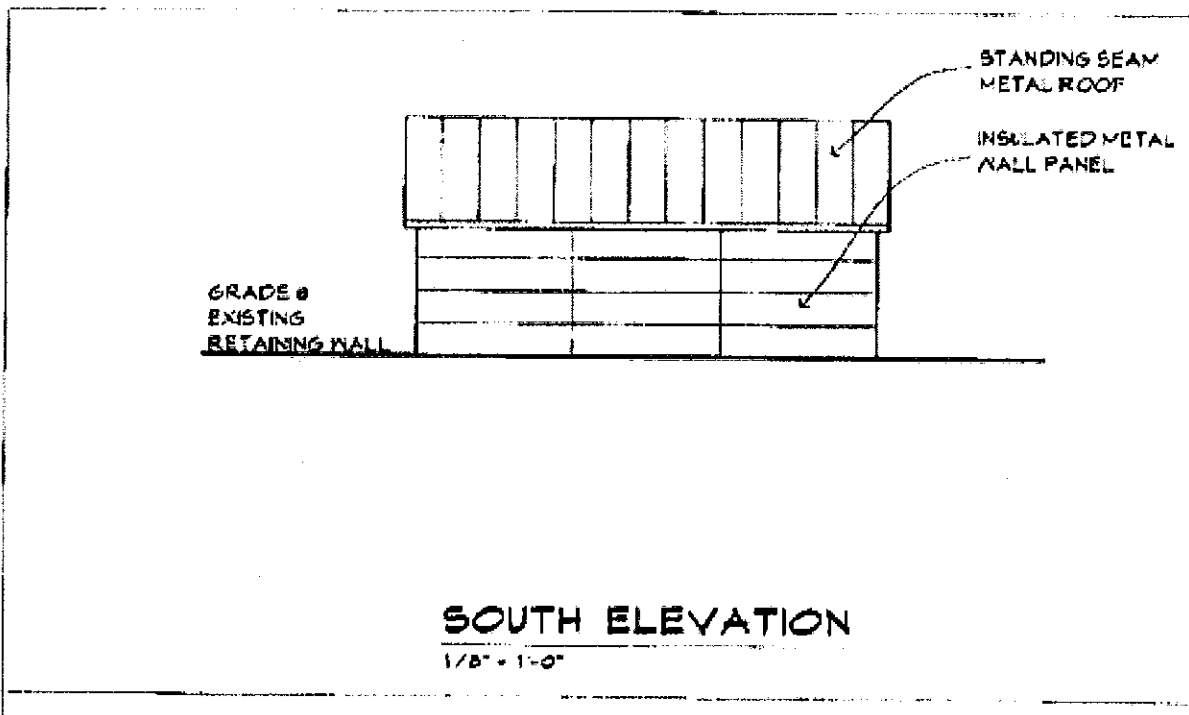
B. Zoning Variation V-06-18; 330 Chestnut is non-compliant with Hinsdale's Zoning Code.

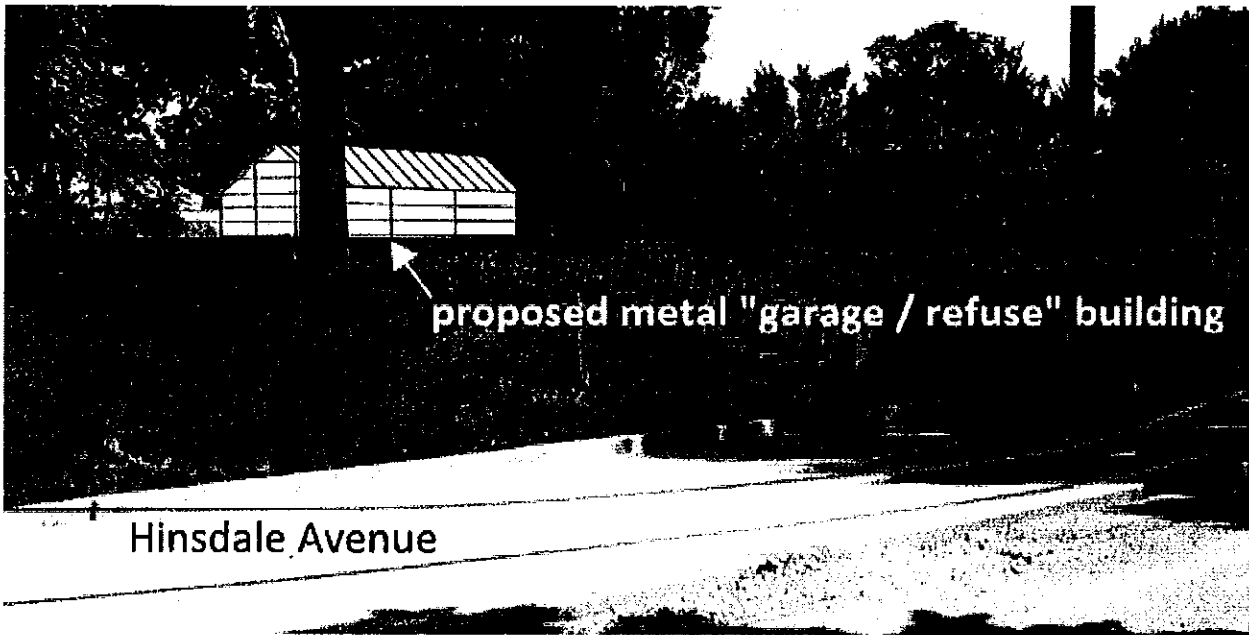
The proposed building;

1. Is not compatible with adjacent Hinsdale Residential Land Use.
2. Increases non-conforming use, i.e. (4) variances submitted by Applicant.
3. Will not protect the character of existing residences.
4. Will not enhance the aesthetic amenities of Hinsdale's residential neighborhood.
5. Will not protect our neighborhood from development overload.

C. Additional Concerns with the proposed accessory building

1. Life Safety: narrow gangway resulting from this accessory building will create a loitering, graffiti, and garbage accumulation / rodent risk.
2. Light Pollution: anticipated exterior illumination on the accessory building will impact our residential neighborhood.
3. Sound pollution: train related reverberation off the proposed accessory building will impact our residential neighborhood.
4. Building Aesthetics: The proposed accessory building is industrial in style. It will look different from the existing 330 Chestnut structure, buildings in the area and those in our residential neighborhood. That the primary off-site elevation of this building faces south, the negative impact will be substantial. Other accessory buildings in the area built with compatible materials include:
  - a. Hinsdale pool accessory "maintenance" building has a brick veneer matching the pool building
  - b. Clarendon Hills Middle School accessory "maintenance" building on Chicago Ave has a brick veneer matching the school.
5. Building Scale: This industrial style building will become part of the character of our residential neighborhood because it will be 1' off the Burlington lot line setback and will, as a result, impact the existing residential neighborhood and historic buildings south of the tracks
6. Precedent: We fear the message of this proposed accessory building, if approved, will be industrial style buildings and lot line reduction / building height variances will be allowed even if they impact an adjacent residential neighborhood.





View from the residential neighborhood south of the Burlington Railroad tracks

Respectfully, we feel it shouldn't be Hinsdale's responsibility to change the code to address that which was self-created by this variance-applicant especially when changing the code negatively impacts the adjacent residential neighborhood, as this proposed building will do.

The attached petition reflects neighborhood homeowner opposition from Vine to Madison and from Hinsdale Avenue to 4<sup>th</sup> Street including unanimous opposition from available homeowners in the 100-block of South Clay Street.

That Application Section II, item 4 states this is the minimum variation to the code that Applicant will accept to permit the proposed use / construction, we request Hinsdale Zoning Board of Appeals unanimously reject "Zoning Variance V-06-18; 330 Chestnut" and, in the process, vote to preserve the historic character of our neighborhood.

Thank you.


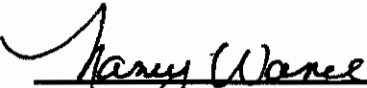




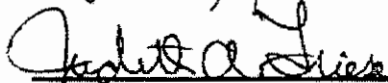
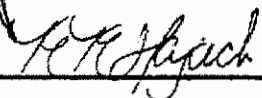
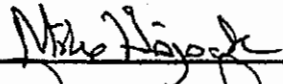
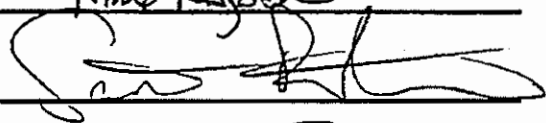
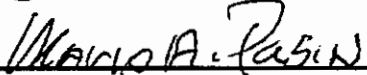

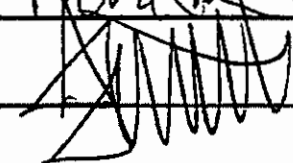
A handwritten signature in black ink, appearing to read 'Bruce J. Wance'.

Bruce J. Wance, AIA, LEED AP, BD+C  
122 South Clay Street  
Hinsdale, Illinois 60521

E: [bruce.wance@gmail.com](mailto:bruce.wance@gmail.com)

Attachment: Petition in opposition to Zoning Variation V-06-18; 330 Chestnut

We oppose the Zoning Variation requested at 330 Chestnut Street, Hinsdale, IL  
We request Hinsdale Zoning Board of Appeals reject this Zoning Variation request

<u>Name (printed)</u>	<u>Name (signed)</u>	<u>Address</u>
BRUCE WANCE		122 S CLAY ST
Nancy Wance		122 S. Clay St
Charlotte Bertermann		126 S. Clay St.
DAVID BERTERMANN		126 S. CLAY ST.
WILLIAM BRUCE RENDICK		119 S. Clay St.
STEVEN C. ARENS		135 S. CLAY ST.
Judith Fries		213 S. Clay St
Kathleen Hajack		214 S. Clay St.
Mike Hajack		214 S. Clay St.
Scott Bertermann		126 S. Clay St.
Maria Pasin		219 S. CLAY ST.
Maria Pasin		202 S. Clay St
Anthony Mammalio		125 S MADISON

We oppose the Zoning Variation requested at 330 Chestnut Street, Hinsdale, IL  
We request Hinsdale Zoning Board of Appeals reject this Zoning Variation request

Name (printed)

Name (signed)

Address

Emily Curley

Emily Curley

128 S. Clay St.

Gerald A. Wood Jr.

Gerald A. Wood Jr.

139 S. Clay St.

Antoinette Garbis

Antoinette Garbis

204 S. Vine St.

RUTH E. FINLAY

Ruth E. Finlay

140 S. Vine

Angela Bailey

Angela Bailey

136 S. Vine St.

Steve Andrews

Steve Andrews

128 S. Vine St.

THOMAS HEINZ

Thomas P. Heinz

116 S. Vine St.

Paul B. Fichter

Paul B. Fichter

117 S. Clay St.

Tim Callahan

Tim Callahan

132 S. Clay St.

Alison Fichter

Alison Fichter

117 S. Clay

BOUNCING BUSTER LLC

By: Tim Callahan, ITS MANAGER

136 S. Clay St.

Ryan Curley

Ryan Curley

128 S. CLAY ST.

RICHARD WALLACH

Richard Wallach

140 S. CLAY ST.

We oppose the Zoning Variation requested at 330 Chestnut Street, Hinsdale, IL  
We request Hinsdale Zoning Board of Appeals reject this Zoning Variation request

Name (printed)

Name (signed)

Address

Andrea Bliss

Andrea Bliss

127 S. Clay St.

MATT BLISS

M. Bliss

127 S. CLAY ST

Margaret W. Arens

M. Arens

135 S. Clay St.

Maureen Brennan

Maureen Brennan

131 S Clay St.

John Wagner

John Wagner

131 S. Clay Street

Kathi Callahan

K. Callahan

132 S. Clay St.

Jan T Edleson

Jan Edleson

408 W 2nd ST

Adrienne Renwick

Adrienne Renwick

119 S. Clay St.



We oppose the Zoning Variation requested at 330 Chestnut Street, Hinsdale, IL  
We request Hinsdale Zoning Board of Appeals reject this Zoning Variation request

Name (printed)

Name (signed)

Address

Michelle Heinz

DEWITT ANDREWS

David Bailey

Tim Devane

John

David Bell

Daniel Mulvey

Timothy J. Devane

116 S. Vine St. Hinsdale

128 S. Vine Hinsdale

136 S. Vine St. Hinsdale

120 S. Vine St

# DuPageMaps - Parcel Report

User Request Date: Thursday, August 16, 2018

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DuPage County IT - GIS Department  
421 N. County Farm Rd  
Wheaton, IL 60187  
USA  
Ph# (630) 407-5000  
www.dupageco.org

PIN 0912207019  
Bill Name UNION CHURCH OF HINSDALE  
Property Number 119  
Property Street Direction E  
Property Street Name 137 S. GARFIELD AVE  
Property Apartment 3RD ST  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912211001  
Bill Name SHERMAN, JENNIFER L  
Property Number 305  
Property Street Direction S  
Property Street Name GARFIELD AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912215002  
Bill Name WILLIAMS, SANDRA TR  
Property Number 415  
Property Street Direction S  
Property Street Name GARFIELD AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912211007  
Bill Name STOELTING, CURTIS W TRUST  
Property Number 121  
Property Street Direction E  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912215005  
Bill Name SCALZO TR, CYNTHIA M  
Property Number 126  
Property Street Direction E  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912131010  
Bill Name RUTTER, SANDRA M TR  
Property Number 320  
Property Street Direction S  
Property Street Name GARFIELD AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912215004  
Bill Name SEIDMAN, DAVID & C TR  
Property Number 122  
Property Street Direction E  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912131008  
Bill Name MARSH, THOMAS & DOLORES  
Property Number 23  
Property Street Direction E  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912131004  
Bill Name OLES, JAMES & S STARKSTON  
Property Number 306  
Property Street Direction S  
Property Street Name GARFIELD AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓  
PIN 0912132015  
Bill Name EVANGELICAL COVENANT  
Property Number 30  
Property Street Direction W  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

CHURCH OF HINSDALE  
412 S. GARFIELD ST.

✓  
PIN 0912211003  
Bill Name  
Property Number 122  
Property Street Direction E  
Property Street Name 3RD ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

RICHARD ERNOVICH

✓  
PIN 0912131003  
Bill Name EAST THIRD LLC  
Property Number 30  
Property Street Direction E  
Property Street Name 3RD ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

306 S. GARFIELD

✓  
PIN 0912211008  
Bill Name LONTEEN, C & J SNYDER  
Property Number 127  
Property Street Direction E  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓  
PIN 0912211006  
Bill Name PANVENO, ERINN & BRETT  
Property Number 115  
Property Street Direction E  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912211002

Bill Name GEIER, PAUL & STEPHANIE

Property Number 118

Property Street Direction E

Property Street Name 3RD ST

Property Apartment

Property City HINSDALE

Property Zip 60521

✓ PIN 0912207018

Bill Name UNION CHURCH OF HINSDALE

Property Number 320 E GRANT ST.

Property Street Direction

Property Street Name GARFIELD AVE

Property Apartment

Property City HINSDALE

Property Zip 60521

✓ PIN 0912131009

Bill Name PRAME, THOMAS & AMY

Property Number 318

Property Street Direction S

Property Street Name GARFIELD AVE

Property Apartment

Property City HINSDALE

Property Zip 60521

✓ PIN 0912211005

Bill Name ELDER, CHRISTOPHER & AMY

Property Number 321

Property Street Direction S

Property Street Name GARFIELD AVE

Property Apartment

Property City HINSDALE

Property Zip 60521

✓ PIN 0912215003

Bill Name HILLEGASS, DANIEL & K

Property Number 112

Property Street Direction E

Property Street Name 4TH ST

Property Apartment

Property City HINSDALE

Property Zip 60521



✓ PIN 0912132014  
Bill Name EVANGELICAL COVENANT  
Property Number ~~30~~  
Property Street Direction ~~W~~  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

412 S GARFIELD ST.

✓ PIN 0912215001  
Bill Name FREY, DWIGHT  
Property Number 104  
Property Street Direction E  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912132011  
Bill Name EVANGELICAL COVENANT  
Property Number ~~30~~  
Property Street Direction ~~E~~  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

412 S GARFIELD

✓ PIN 0912207020  
Bill Name UNION CHURCH OF HINSDALE  
Property Number 137  
Property Street Direction S  
Property Street Name GARFIELD AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0912132012  
Bill Name EVANGELICAL COVENANT  
Property Number ~~30~~  
Property Street Direction ~~E~~  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

412 S GARFIELD

PIN 0912132013  
Bill Name EVANGELICAL COVENANT  
Property Number ~~30~~  
Property Street Direction ~~E~~  
Property Street Name 4TH ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

412 S. GARFIELD

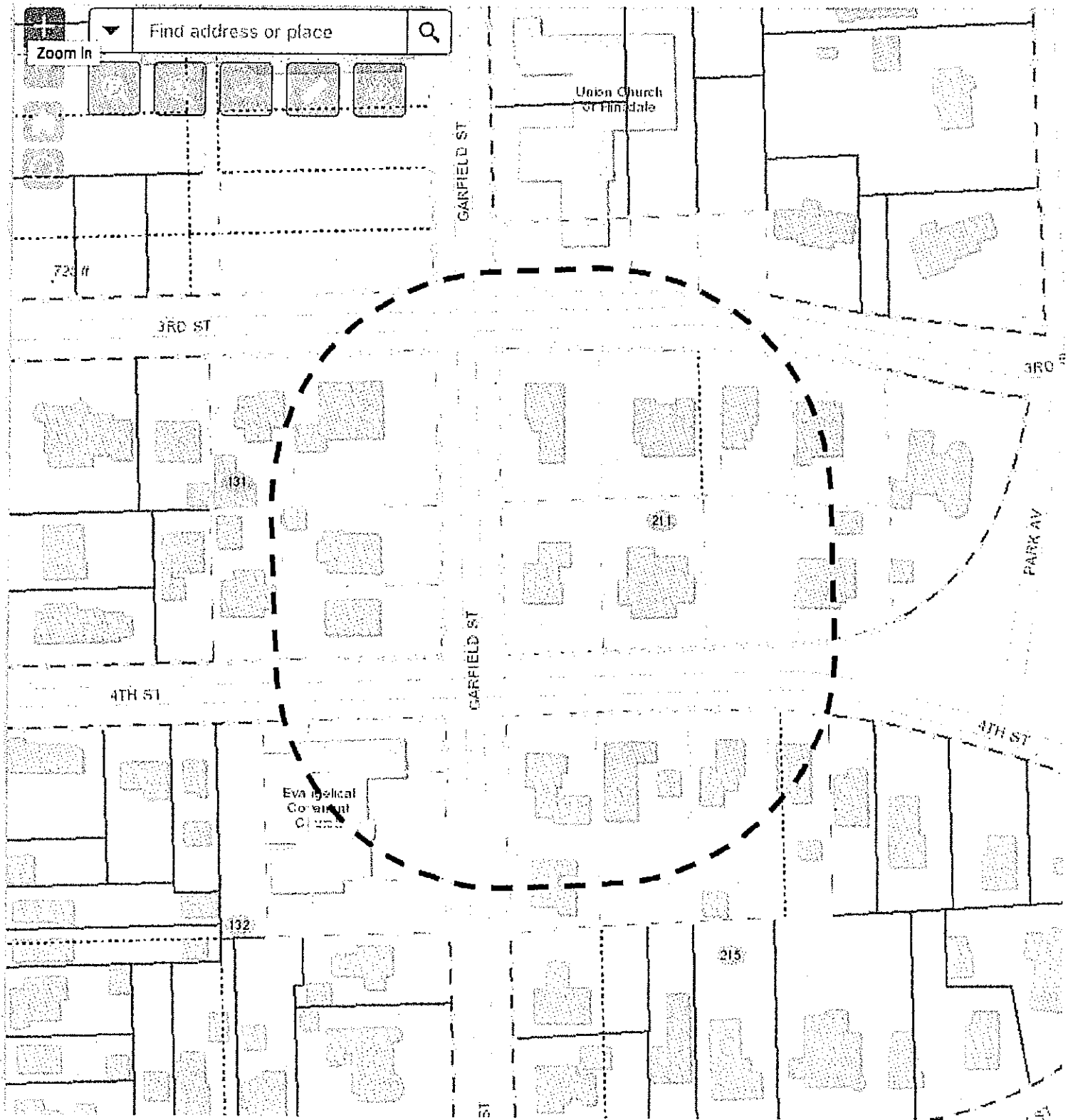
PIN 0912211004  
Bill Name ARQUILLA, KIMBERLY & V  
Property Number ~~30~~  
Property Street Direction ~~E~~  
Property Street Name 3RD ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

221 N. GRANT ST.

PIN 0912130018  
Bill Name SCHOOL DISTRICT NO 181  
Property Number ~~100~~  
Property Street Direction ~~S~~  
Property Street Name GARFIELD AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

6010 S. ELM ST.

BURN RAGE IL 60527



**MEMORANDUM**

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

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

**DATE:** September 19, 2018

**RE:** Zoning Variation – V-07-18; 336 E. Ogden Avenue (REVISED)

---

In this amended application for variation, the applicant requests relief from several provisions of the code in order to construct an addition to a precode structure.

The specific code sections are 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)).

Newly added requests include;

- Off street parking in a Required Front Yard per 5-110.C.1
- Reduction in the width of a two-way drive aisle to 19' vs. code required 24' (9-104(I)(3).
- 4 additional wall signs beyond what section 9-106(J)(3)(b) allows.
- On-site informational signage at 6.75 square feet each vs. 3 square feet per 9-106(F)(8)(b).

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

Zoning Calendar No. V-07-18, amended

**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: 8/24/2018



**RECEIVED**  
CB 8/30/18



## 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:

Section 5-110.C.1 Minimum Yards and Setbacks

Section 10-104.B.1 Front and Rear Yard Vertical Extensions

Section 9-104.I.3 Off Street Parking Design Requirements - Circulation Aisles

Section 9-106.J.3.(b) Signs - Number of Signs per Lot

Section 9-106.F.8.(b) Signs - Site Informational Maximum Gross Surface Area

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 letter

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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 letter

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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.)

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### 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.

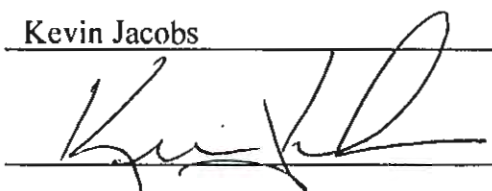
## SECTION V

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: 8/24/2018

**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.

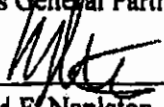
That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

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

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

Re: 336 E. Ogden - Yard Setback for Precode structure (Section 5-110.C.1)

General description of Variance requested:

J&L Hinsdale is requesting to be allowed a small horizontal building addition and a parking area for a precode structure in order to meet specific requirements being mandated by Jaguar Land Rover "JLR" for the development of this site. JLR mandates a front façade that is symmetrical. JLR requires 5 cars within each showroom. Each of these vehicles requires a clear width of 15'-10", which is determining the overall width needed for the front of the building.

To meet the JLR requirements and allow for proper site circulation, the existing front façade of the building is being pulled back and a vehicle parking area is being added along Ogden Avenue. These changes are reducing the overall non-conformity for the existing building, while maintaining the existing parking setback currently on the site. Unfortunately, to meet the width and display vehicle requirements mandated, a small horizontal addition is needed to house the showroom display vehicles.

Expanded Response from Application:

## **Section I**

### **10. Conformity:**

The approval being requested conforms with the Village Official Comprehensive Plan and the Official Map except for:

- 1) The horizontal expansion of the building within a yard setback, for a precode structure, per section 10-104 (B) 1 and 5-110.C.1.
- 2) The minimum 25' yard requirement per section 5-110.C.1.

### **11. Zoning Standards:**

Please refer to section II

## **Section II**

### **3. Variation Sought**

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

Allow for vehicular parking within the required 25 foot yard located directly in front of the proposed building. The proposed parking setback will match the existing parking lot setback on this site.

### **4. Minimum Variation:**

Allow for a 30'-0" building horizontal expansion within the required 100 foot building setback and allow for a 5'-0" front yard for the display vehicle parking along Ogden, to match the adjacent, existing parking lot setbacks.

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

The existing parking lot is positioned within the required front yard.

(b) Not Self-Created:

This is an existing precode structure and site condition, both of which were 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 and a reduction in the required front yard, while also improving the overall non-conformity of the existing building is 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 or front yard reduction 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 or display vehicle parking will not impact the "light and air" of any neighboring properties
- 3 The horizontal addition or display vehicle parking 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 or display vehicle parking.
- 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 or display vehicle parking.

(g) Other Remedy:



Other solutions explored required additions to other portions of the building and increased vehicular traffic adjacent to the residential neighbors at the South side of the lot that would be detrimental to 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 indicated on provided drawings.

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

Re: 336 E. Ogden – Circulation Requirements (Section 9-14.1.3)

General description of Variance requested:

J&L Hinsdale is requesting a variance to reduce the required width of a two-way circulation aisle to be located on the North side of the building along E. Ogden Avenue.

To allow for proper site circulation and reduce the amount of vehicular traffic along the south end of the property, the proposed aisle must be located between the existing building and Ogden Avenue. The existing space between the building and Ogden is limited due to the location of the precode structure. This existing condition is the reason for this variance request.

Expanded Response from Application:

## **Section I**

### **10. Conformity:**

The approval being requested conforms with the Village Official Comprehensive Plan and the Official Map except for the two-way circulation aisle minimum width requirement for the aisle located in front of the building, per section 9-104.1.3

### **11. Zoning Standards:**

Please refer to section II

## **Section II**

### **3. Variation Sought**

Allow for a reduction in the minimum two way circulation aisle width for the circulation aisle located along the north side of the building.

### **4. Minimum Variation:**

Allow for a 19'-0" wide two way circulation aisle along the North side of the building.

### **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 proximity of the existing precode structure to Ogden Avenue is limiting the amount of space available to provide the proposed two way circulation aisle.

(b) Not Self-Created:

The existing precode structures proximity to Ogden Avenue was built before the current setback requirements were being regulated.

(c) Denied Substantial Rights:

The denial of this request would prevent the development of this building for the intended use as it would not allow for the Jaguar Land Rover mandated interior and exterior vehicular displays.

(d) Not Merely a Special Privilege:

The opportunity to repurpose a building with a slight reduction in the required two-way circulation aisle width is not a special privilege.

(e) Code and Plan Purposes:

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

(f) Essential Character of the Area:

- 1 The reduction 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 reduction will not impact the "light and air" of any neighboring properties
- 3 The proposed reduction will not have any additional traffic impacts on the surrounding areas.
- 4 There is not an increased risk of fire or flood with the reduction in circulation aisle width.
- 5 The reduction would have no impact on public utilities.
- 6 There is no impact to public health or safety with the reduction to the circulation aisle width.

(g) Other Remedy:

Other solutions explored required more vehicular traffic be directed toward the back of the building adjacent to the residential neighbors at the South side of the lot. The increased traffic would be detrimental to 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 indicated on provided drawings.

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

Re: 336 E. Ogden – Number of Wall Signs (Section 9-106.J.4.(b))

General description of Variance requested:

J&L Hinsdale is requesting the ability to provide a total of four branded wall signs on the proposed building, with no increase being requested for the maximum 300 gross square feet already allowed by section 9-106.J.4.(b).

Expanded Response from Application:

## **Section I**

### **10. Conformity:**

The approval being requested conforms with the Village Official Comprehensive Plan and the Official Map except for:

- 1) The number of wall signs exceeds that which is allowed per section 9-106.J.3(b).

### **11. Zoning Standards:**

Please refer to section II

## **Section II**

### **3. Variation Sought**

Allow for additional wall signs to be provided on the proposed building facing East and West along Ogden.

### **4. Minimum Variation:**

Allow for four (4) wall signs to be installed on the proposed building.

### **5. Standards for Variation:**

#### **(a) Unique Physical Conditions:**

Jaguar Land Rover is mandating use of signage on East and West ends of building. Proximity of precode structure to Ogden Avenue reduces visibility of JLR mandated signage on north façade of building.

#### **(b) Not Self-Created:**

This is an existing pre-code structure and manufacturer mandate.

(c) Denied Substantial Rights:

The denial of this request would prevent the development from providing manufacturer mandated signage and would limit visibility of wall signage along Ogden Avenue.

(d) Not Merely a Special Privilege:

The opportunity to provide more evenly distributed signage along Ogden Avenue, so as to be visible when approaching from the east and west is not a special privilege.

(e) Code and Plan Purposes:

The proposed signage would not create a condition that is outside the general purposes of the ordinance and would not result in an increased overall allowable square footage of signage. The proposed variance would only allow for a more even distribution of the building signage.

(f) Essential Character of the Area:

- 1 The increased sign quantity 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 increased sign quantity will not impact the "light and air" of any neighboring properties
- 3 The increased sign quantity will not have any additional traffic impacts on the surrounding areas.
- 4 There is not an increased risk of fire or flood with the increased sign quantity.
- 5 The increased sign quantity will not have any burden on public utilities.
- 6 There is no impact to public health or safety with the increased sign quantity.

(g) Other Remedy:

Other solutions explored would have required additional ground signs.

### **Section III**

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



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

Re: 336 E. Ogden – Site Informational Signs

General description of Variance requested:

J&L Hinsdale is requesting to be allowed to provide site informational signs that are larger than 3 square feet as required per section 9-106.F.8.(b).

Expanded Response from Application:

## **Section I**

### **10. Conformity:**

The approval being requested conforms with the Village Official Comprehensive Plan and the Official Map except for the size limitation for the site information signs per section 9-106.F.8.(b).

### **11. Zoning Standards:**

Please refer to section II

## **Section II**

### **3. Variation Sought**

Allow for an increase in the size of two (2) wall mounted site informational signs.

### **4. Minimum Variation:**

Allow for two (2) wall mounted site informational signs that are a maximum of 6.75 square foot each.

### **5. Standards for Variation:**

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

- (a) Unique Physical Conditions:  
Jaguar Land Rover mandated signage requirements.
- (b) Not Self-Created:  
Jaguar Land Rover mandated signage requirements.
- (c) Denied Substantial Rights:

The denial of this request would prevent the development from meeting the Jaguar Land Rover mandated signage requirements.

(d) Not Merely a Special Privilege:

Increase in signage area to fit with the scale of the overall building.

(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 slight increase in allowable site informational signage area 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 signage increase will not impact the "light and air" of any neighboring properties
- 3 The proposed signage increase will not have any additional traffic impacts on the surrounding areas.
- 4 There is not an increased risk of fire or flood with the proposed signage increase.
- 5 The signage increase will not be any more of a burden on public utilities.
- 6 There is no impact to public health or safety with the proposed signage increase.

(g) Other Remedy:

Other solutions explored required signage that did not meet the manufacturer mandated requirements.

### **Section III**

1. Site Plan, Floor Plan and Elevations included.
2. Zoning information indicated on provided drawings.
3. Signage Drawings included.



## Jaguar Land Rover Hinsdale

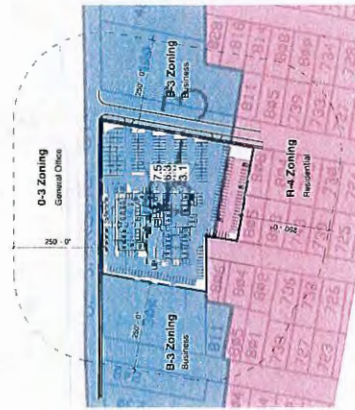
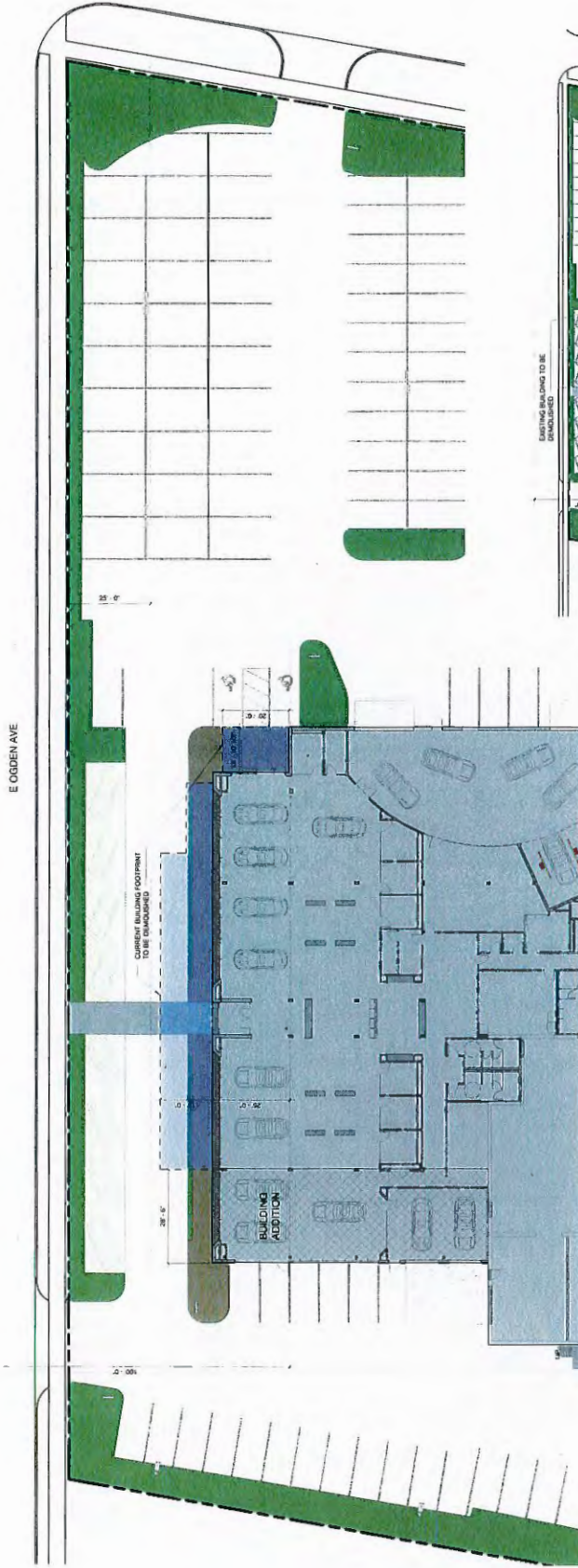
Exterior Rendering



THE REDMOND COMPANY  
 • DESIGN • CONSTRUCTION  
 • COMMERCIAL • RESIDENTIAL  
 1000 N. W. 10th Street  
 West Palm Beach, Florida 33411  
 561.831.1234  
 www.theredmondco.com

8/26/18 1/208





Existing Zoning Map

**ZBA Site Plan Overall**

Min. Code Requirements	Existing Development	Proposed Development
Minimum Lot Area	157,687 SF	Same
Minimum Lot Depth	435 LF	Same
Minimum Lot Width	432 LF	Same
Building Height	15' - 30'	20'
Number of Stories	3	Same
Front Yard Setback	100' from center of Right of Way	75'
Corner Yard Setback	110' Min	150' Min
Interior Side Yard Setback	10' Min	10' Min
Rear Yard Setback	30'	40'
Maximum Floor Area Ratio	20% F.A.R.	20% F.A.R.
Parking Requirements	111 stalls	261 stalls
Parking Front Yard Setback	5'	Same
Parking Corner Yard Setback	25'	Same
Parking Interior Side Yard Setback	10'	10' average
Parking Rear Yard Setback	20'	10' average

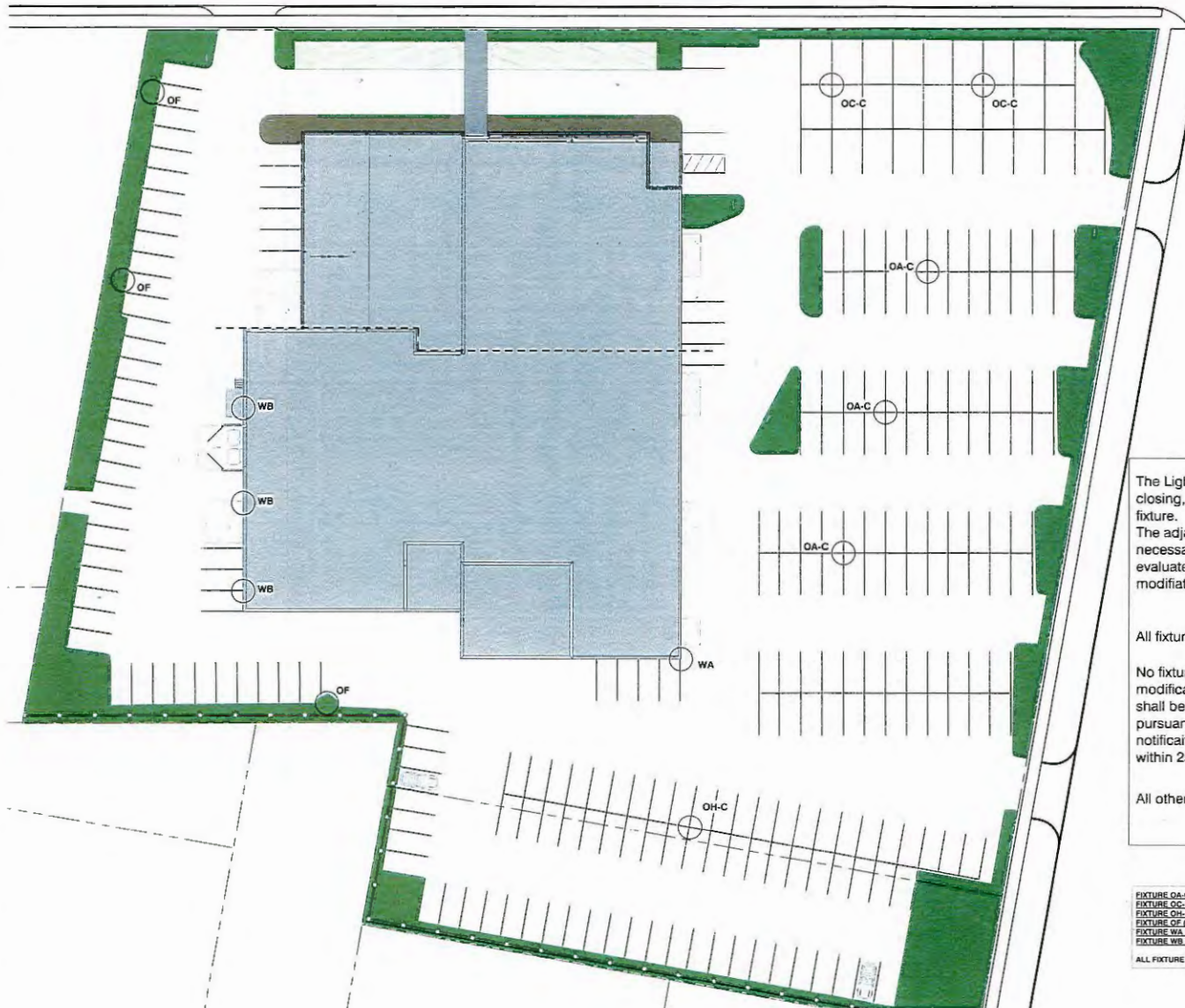
**Jaguar Land Rover Hinsdale**

## Site Plan









The Lighting of the Parking Lot will be reduced to security levels one hour after closing, but no later than 9 p.m.. Security levels are defined as 15,000 lumens per fixture.

The adjacent neighbors, Village, and applicant agree to meet, if deemed necessary by any party, thirty (30) days after the lights are first in use in order to evaluate and assess the impact of the lights and to determine whether modifications are necessary

All fixtures shall be 3000 kelvin per the fixture manufacturer product data

No fixture on the site shall exceed 60,000 lumens. Any additions and/or modifications (other than lighting level) to the approved lighting plan, as shown, shall be considered and processed as major adjustments pursuant to the Village's site plan major adjustment process and shall include a notification to the neighbors within 250 feet of the subject property.

All other ordinances with respect to site lighting will be met; i.e. .5 fc at lot lines.

FIXTURE OA-C (INVENTORY)	Back-Back, 3000K
FIXTURE OC-C (OGGON INVENTORY)	Twin, 3000K
FIXTURE OH-C (SERVICE)	Back-Back, 3000K, light spill control
FIXTURE OF (PROPERTY LINE)	Single, 3000K, directional arm
FIXTURE WA (BUILDING SE CORNER)	Single, 3000K, light spill control
FIXTURE WB (BUILDING WEST)	Single, 3000K, light spill control
ALL FIXTURE TYPES WILL BE "BLADE STYLE" LED FIXTURES	

## Jaguar Land Rover Hinsdale

Site Lighting Plan



# Jaguar Land Rover Hinsdale

First Floor

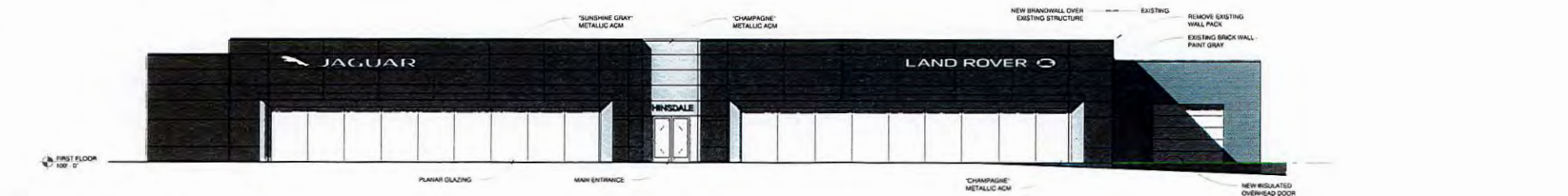


THE REDMOND COMPANY  
 • DESIGN • CONSTRUCTION  
 • CONSULTING • MANAGEMENT  
 10000 W. 16th Avenue, Suite 100  
 Westminster, Colorado 80040  
 Phone: 303.440.1000  
 Fax: 303.440.1001  
 www.theredmondco.com

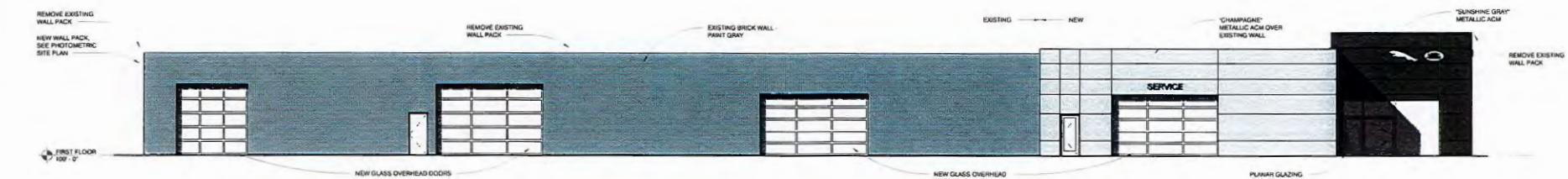


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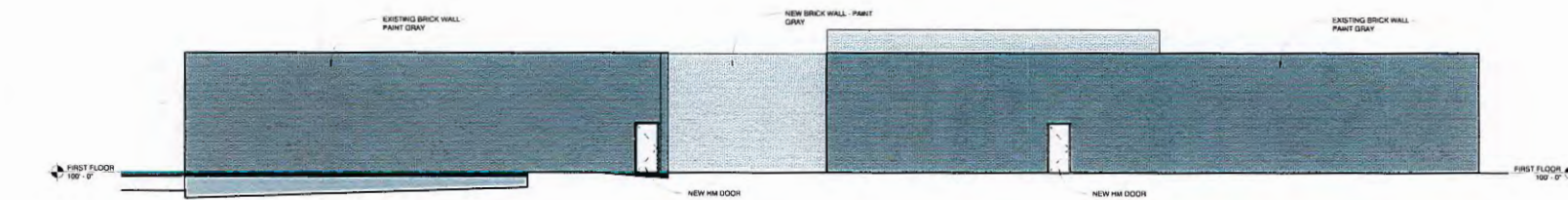




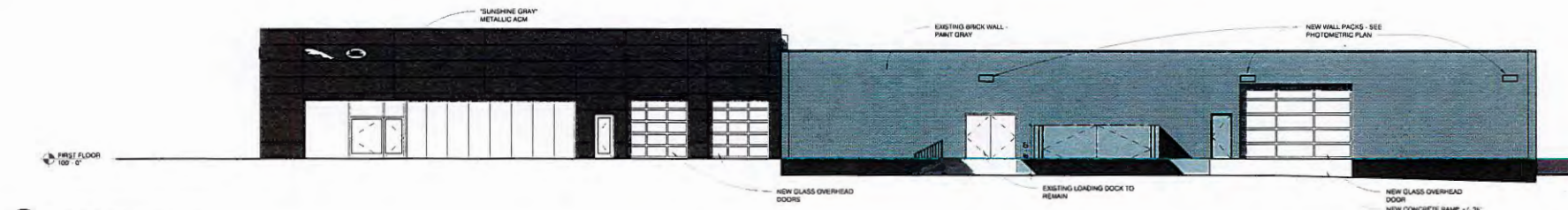
1 NORTH ELEVATION - PROPOSED  
1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED  
1/8" = 1'-0"



3 SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"

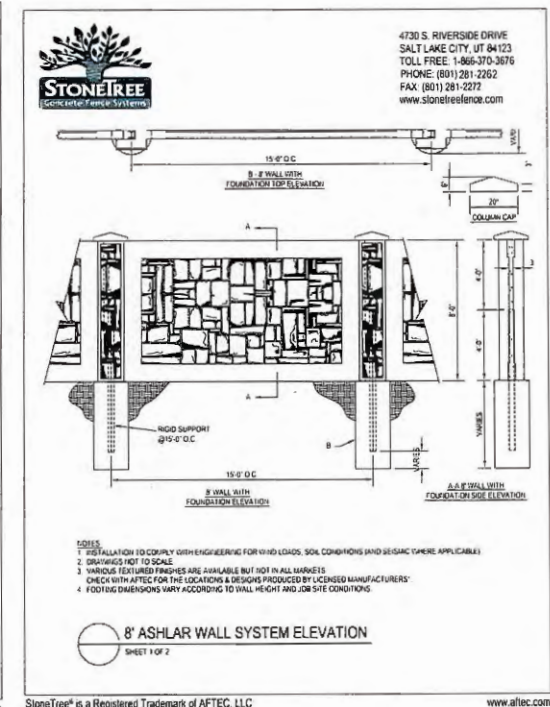
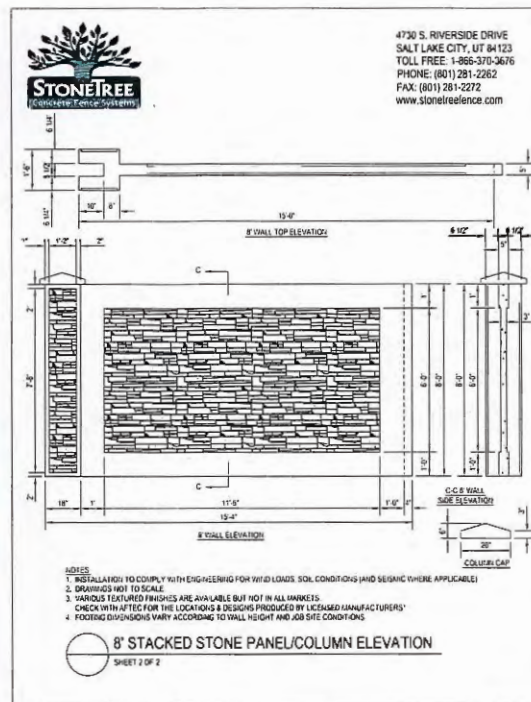


4 WEST ELEVATION - PROPOSED  
1/8" = 1'-0"

## Jaguar Land Rover Hinsdale

Exterior Elevations





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[www.aftec.com](http://www.aftec.com)

NEIGHBORS CHOICE ON PATTERN



## Jacobs Land Rover

**Fence - AFTEC**



**THE REDMOND COMPANY**  
 • DESIGN • CONSTRUCTION  
 • CONSULTING • MANAGEMENT

W228 N745 Westmound Drive  
 Waukesha, Wisconsin 53186  
 tel: 262.549.9600 fax: 262.549.1314

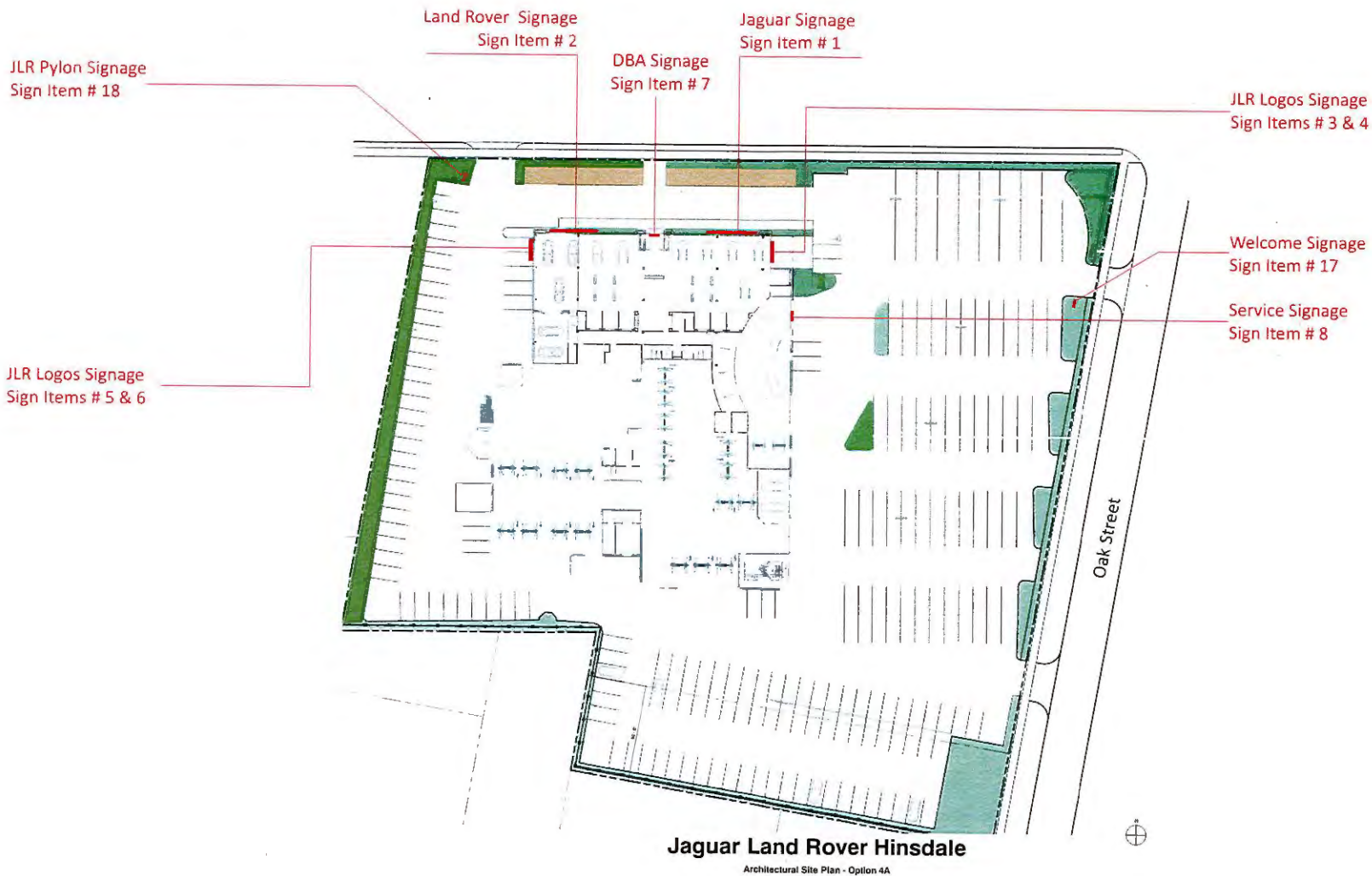
*Innovative Approach. Unique Solutions.*  
[www.theredmondco.com](http://www.theredmondco.com)





## TEST DRIVE ROUTES





NOTE: Sign Symbols (—) are NOT to Scale

**Project ID**  
AD2-21003

Date: Feb-13-2018  
Scale: N.T.S.  
Sales: A.Di Marco  
Designer: GR

Rev. #: R4 CK  
Date: AUG-20-2018

Revision Note:  
Signs re-location.

☒ **Conceptual**

Information Required:

☐ **Master**

☒ **Electrical**

☐ 120V ☐ 347V  
☐ Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_  
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 933-8288 / 549-9600  
E-Mail: jtreden@theredmondco.com  
Contact Name: Jesse Treuden

**Contractor**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 549-9600 / 549-9600  
E-Mail: jtreden@theredmondco.com  
Contact Name: Jesse Treuden

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

\*Illumination cannot exceed 50 foot-  
candles as defined in Section 9-106(E)(b)

**Sign Information:** Jaguar Signage - Sign Item #1

Overall Size (Square Feet): 57.54 ( 27.75 x 2.1 )

Overall Height from Grade: 18.00 Ft.

Proposed Colors (Maximum of Three Colors):

① Chrome

② \_\_\_\_\_

③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 432.5

Building/Tenant Frontage: 163

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

[Signature]  
Signature of Applicant

08/24/2018

Date

[Signature]  
Signature of Building Owner

08/24/2018

Date

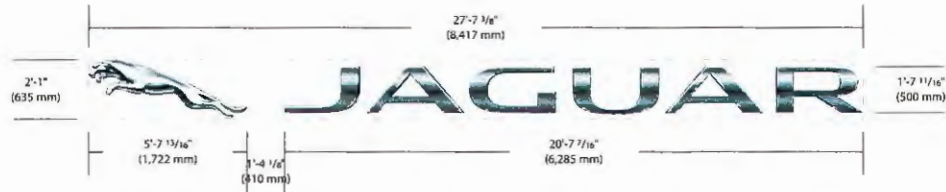
**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Total square footage: \_\_\_\_\_ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

JWLL- Sign Item # 1

53.12% of Glazing Extent  
57.54 SQ.FT.



Specifications:

Illuminated Individual Letters & Logo Facade Signage

JAGUAR:  
Moulded Chrome Leaper & Letters  
White LED Halo Illumination

Project ID

AD2-21003

Date: Feb-13-2018

Scale: 3/16"=1'-0"

Sales: A.Di Marco

Designer: GR

Rev. #: R3 CK

Date: JULY-15-2018

Revision Note:

Added Jaguar brand.

Conceptual

Information Required:

Master

Electrical

☒ 120V ☐ 347V

☐ Other \_\_\_\_\_

Customer Approval

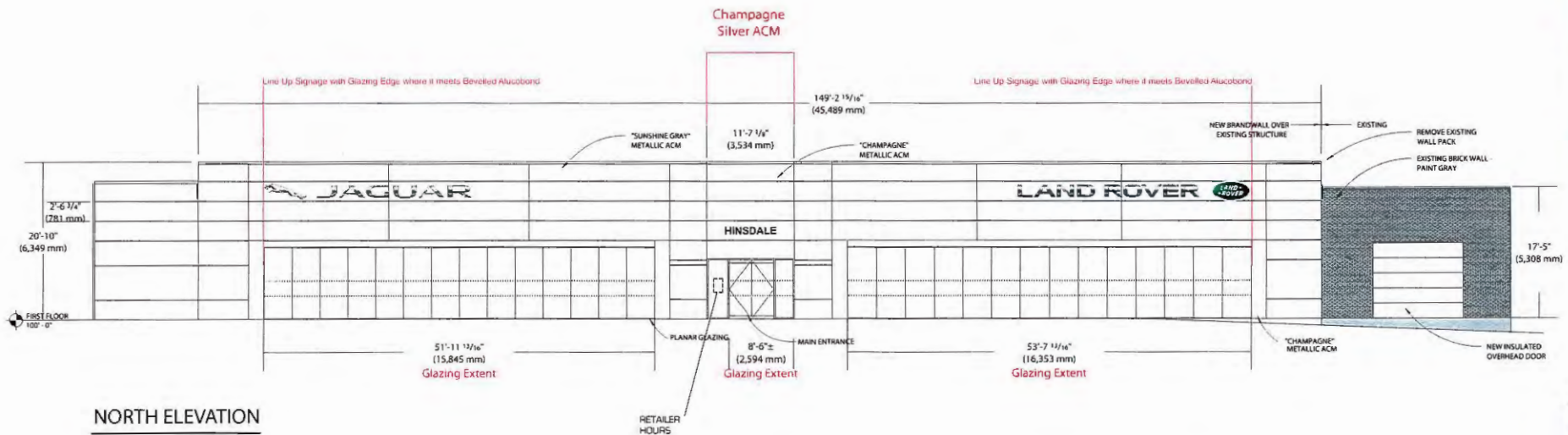
Signature \_\_\_\_\_

MM/DD/YYYY

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JLR Hinsdale  
2495 Aurora Avenue  
Naperville, IL - 60540



NORTH ELEVATION



555 Ellesmere Road  
Toronto, Ontario, Canada M1R 4E8  
www.pattisonsign.com

(T) 416.759.1111  
(F) 1.855.759.4965  
(TF) 1.800.268.6536



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

<b>Applicant</b>
Name: <u>The Redmond Company</u>
Address: <u>W228 N745 Westmound Drive</u>
City/Zip: <u>Waukesha, WI 53186</u>
Phone/Fax: (262) <u>933-8288</u> / <u>549-9600</u>
E-Mail: <u>jtreuden@theredmondco.com</u>
Contact Name: <u>Jesse Treuden</u>

<b>Contractor</b>
Name: <u>The Redmond Company</u>
Address: <u>W228 N745 Westmound Drive</u>
City/Zip: <u>Waukesha, WI 53186</u>
Phone/Fax: (262) <u>549-9600</u> / <u>549-9600</u>
E-Mail: <u>jtreuden@theredmondco.com</u>
Contact Name: <u>Jesse Treuden</u>

<b>ADDRESS OF SIGN LOCATION:</b>	
<b>ZONING DISTRICT:</b> B-3 General Business District	
<b>SIGN TYPE:</b> Wall Sign	*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)
<b>ILLUMINATION</b> Internally Illuminated	

<b>Sign Information:</b> Land Rover Signage - Sign Item #2	<b>Site Information:</b>
Overall Size (Square Feet): <u>85.27</u> ( <u>31.0</u> x <u>1.66</u> )	Lot/Street Frontage: <u>432.5</u>
Overall Height from Grade: <u>18'-0"</u> Ft.	Building/Tenant Frontage: <u>163</u>
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
● <u>Chrome</u>	Business Name: _____
● <u>White</u>	Size of Sign: _____ Square Feet
● <u>Green</u>	Business Name: _____
	Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.	
<u></u> Signature of Applicant	<u>08/24/2018</u> Date
<u></u> Signature of Building Owner	<u>08/24/2018</u> Date
<b>FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE</b>	
Total square footage: _____ x \$4.00 = <u>0</u> (Minimum \$75.00)	
Plan Commission Approval Date: _____ Administrative Approval Date: _____	



**57.80% of Glazing Extent**  
**85.27 SQ.FT.**







VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: The Redmond Company  
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City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 933-8288 / 549-9600  
E-Mail: jtreuden@theredmondco.com  
Contact Name: Jesse Treuden

**Contractor**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 549-9600 / 549-9600  
E-Mail: jtreuden@theredmondco.com  
Contact Name: Jesse Treuden

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

\*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

**Sign Information:** Side Branding - Sign Items #3 & 4

Overall Size (Square Feet): 51.33 ( 14.66 x 3.5 )

Overall Height from Grade: 18.0 Ft.

Proposed Colors (Maximum of Three Colors):

- ☒ Chrome
- ☒ White
- ☒ Green

**Site Information:**

Lot/Street Frontage: 432.5

Building/Tenant Frontage: 163

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

  
Signature of Applicant

08/24/2018  
Date

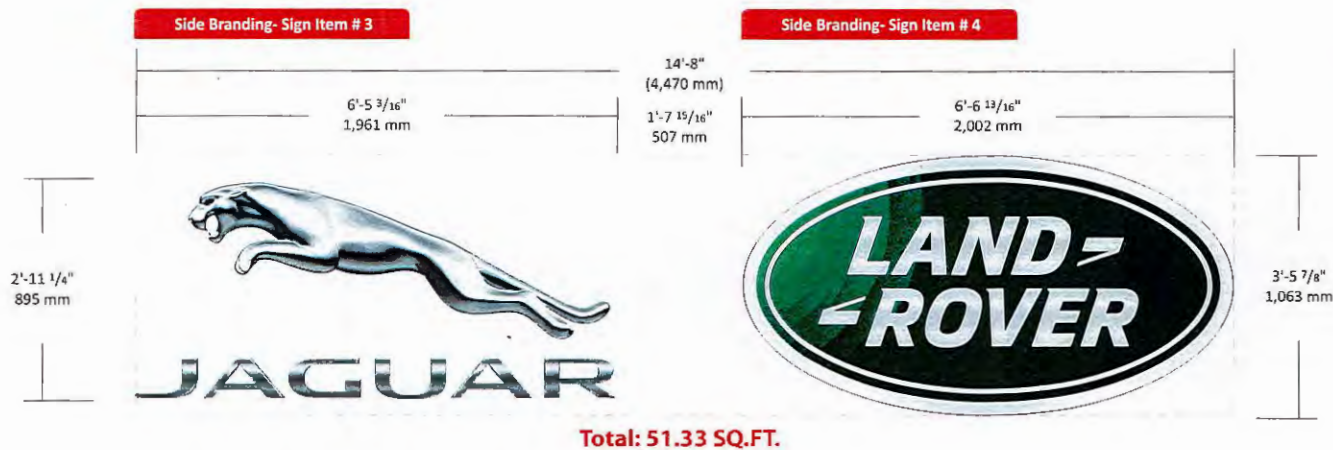
  
Signature of Building Owner

08/24/2018  
Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Total square footage: \_\_\_\_\_ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



LEAPER MOULDING JV7 LOGO - REFERENCE : SEB-JXL  
**16.58 SQ.FT.**

ELLISPE MOULDING LV8 LOGO - REFERENCE : SEB-LXL  
**22.93 SQ.FT.**

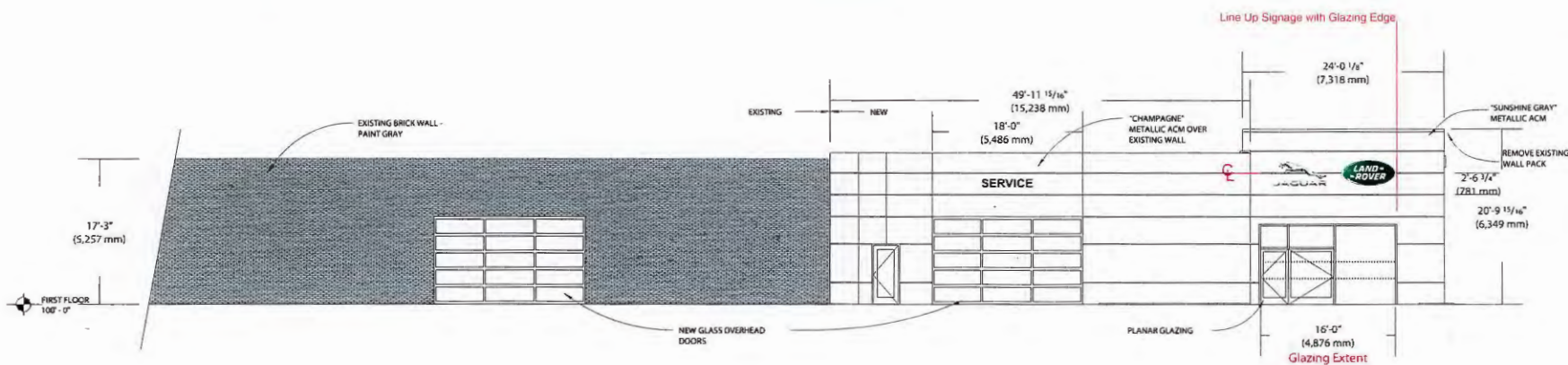
**Specifications:**

**OPTIONAL:**

**Illuminated Individual Letters & Logo Facade Signage**

**JAGUAR:**  
Moulded Chrome Leaper & Letters  
White LED Halo Illumination

**LAND ROVER OVAL:**  
Land Rover Ellipse Moulded  
Decorated to Corporate Colours



**EAST ELEVATION**

**Project ID**

**AD2-21003**

Date: Feb-13-2018

Scale: 1/2"=1'-0"

Sales: A.Di Marco

Designer: GR

Rev. #: R3 - CK

Date: JULY-13-2018

Revision Note:

Added Jaguar brand.

**Conceptual**

Information Required:

**Master**

**Electrical**

☒ 120V ☐ 347V

☐ Other

**Customer Approval**

Signature

MM/DD/YYYY

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VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 933-8288 / 549-9600  
E-Mail: jtreuden@theredmondco.com  
Contact Name: Jesse Treuden

**Contractor**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 549-9600 / 549-9600  
E-Mail: jtreuden@theredmondco.com  
Contact Name: Jesse Treuden

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

\*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

**Sign Information:** Side Branding - Sign Items #5 & 6

Overall Size (Square Feet): 51.33 ( 14.66 x 3.5 )

Overall Height from Grade: 18.0 Ft.

Proposed Colors (Maximum of Three Colors):

① Chrome

② White

③ Green

**Site Information:**

Lot/Street Frontage: 432.5

Building/Tenant Frontage: 163

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

[Signature]  
Signature of Applicant

08/24/2018  
Date

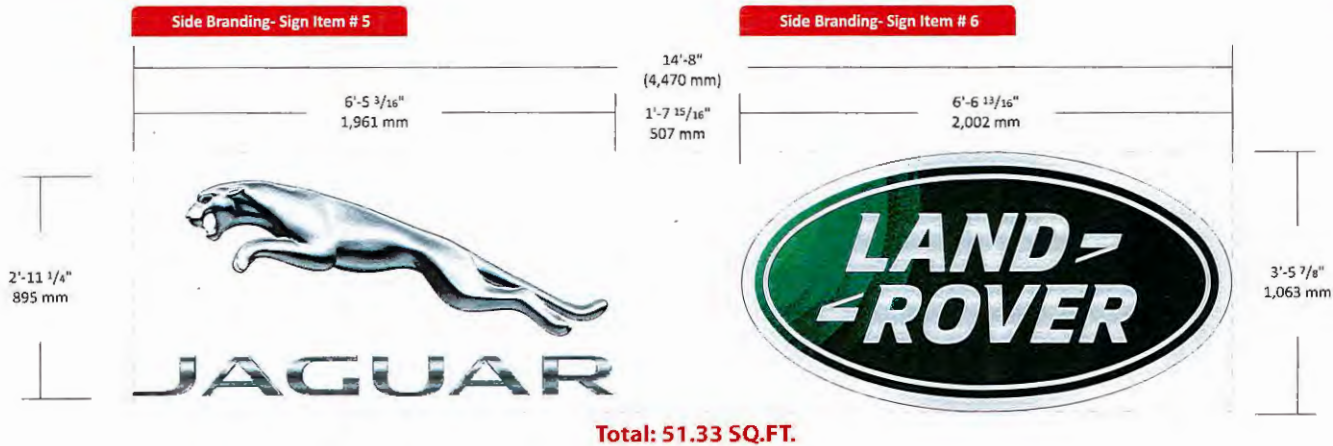
[Signature]  
Signature of Building Owner

08/24/2018  
Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

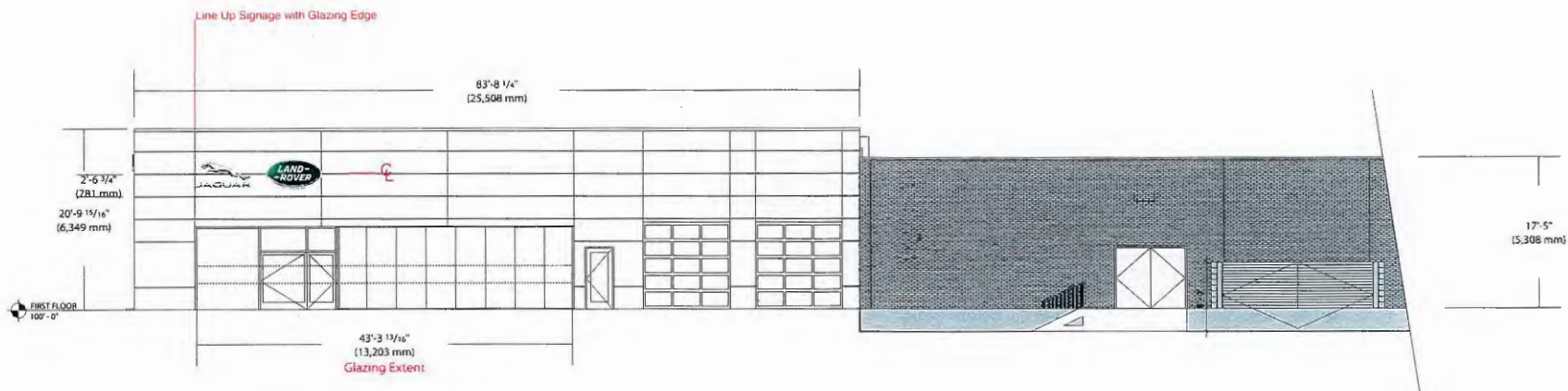
Total square footage: \_\_\_\_\_ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



LEAPER MOULDING JV7 LOGO - REFERENCE : SEB-JXL  
16.58 SQ.FT.

ELLISPE MOULDING LV8 LOGO - REFERENCE : SEB-LXL  
22.93 SQ.FT.



WEST ELEVATION

**Specifications:**

**OPTIONAL:**

Illuminated Individual Letters & Logo Facade Signage

**JAGUAR:**

Moulded Chrome Leaper & Letters  
White LED Halo Illumination

**LAND ROVER OVAL:**

Land Rover Ellipse Moulded  
Decorated to Corporate Colours

**Project ID**

AD2-21003

Date: Feb-13-2018

Scale: 1/2"=1'-0"

Sales: A.Di Marco

Designer: GR

Rev. #: R3 CK

Date: JULY-13-2018

Revision Note:

Added Jaguar brand

**Conceptual**

Information Required:

**Master**

**Electrical**

☒ 120V ☐ 347V

☐ Other

**Customer Approval**

Signature

MM/DD/YYYY

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VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

ADL-300 - Sign Item #7

Applicant	Contractor
Name: <u>The Redmond Company</u>	Name: <u>The Redmond Company</u>
Address: <u>W228 N745 Westmound Drive</u>	Address: <u>W228 N745 Westmound Drive</u>
City/Zip: <u>Waukesha, WI 53186</u>	City/Zip: <u>Waukesha, WI 53186</u>
Phone/Fax: (262) <u>933-8288</u> / <u>549-9600</u>	Phone/Fax: (262) <u>549-9600</u> / <u>549-9600</u>
E-Mail: <u>jtreuden@theredmondco.com</u>	E-Mail: <u>jtreuden@theredmondco.com</u>
Contact Name: <u>Jesse Treuden</u>	Contact Name: <u>Jesse Treuden</u>

**ADDRESS OF SIGN LOCATION:**  
**ZONING DISTRICT:** B-3 General Business District  
**SIGN TYPE:** Wall Sign  
**ILLUMINATION** Internally Illuminated

\*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

Sign Information: Hinsdale Signage - Sign Item #7	Site Information:
Overall Size (Square Feet): <u>6.73</u> ( <u>6.83</u> x <u>1.0</u> )	Lot/Street Frontage: <u>432.5</u>
Overall Height from Grade: <u>12.75</u> Ft.	Building/Tenant Frontage: <u>163</u>
Proposed Colors (Maximum of Three Colors): ① <u>Black</u> ② _____ ③ _____	Existing Sign Information: Business Name: _____ Size of Sign: _____ Square Feet Business Name: _____ Size of Sign: _____ Square Feet

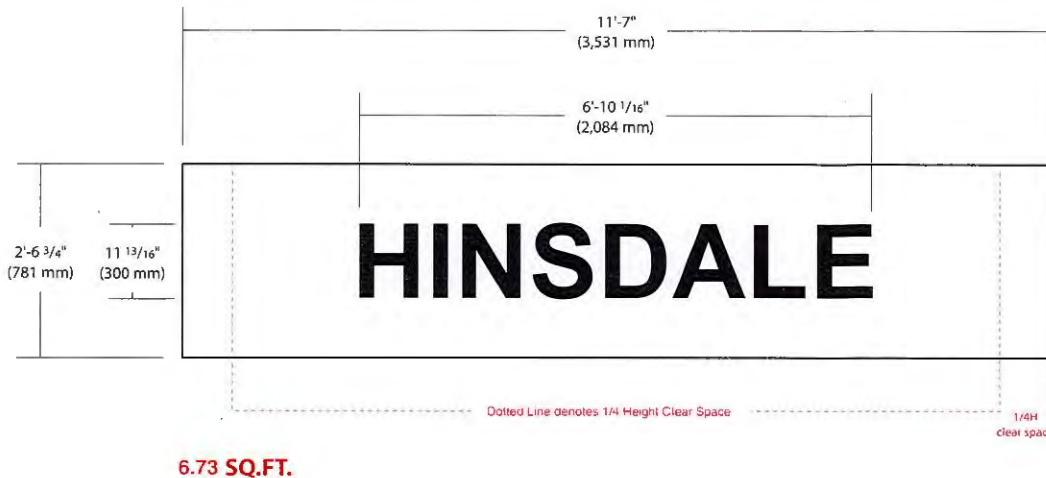
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

<u>[Signature]</u> Signature of Applicant	<u>08/24/2018</u> Date
<u>[Signature]</u> Signature of Building Owner	<u>08/24/2018</u> Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Total square footage: \_\_\_\_\_ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



#### ADL-300- Sign Item # 7

#### Specifications:

#### Illuminated Individual Letters DBA Signage

Built Up Acrylic Letters  
Gloss Black Faces with Opal Acrylic Returns  
White Halo LED Illumination

#### Colours:

- Black Acrylic Faces
- Opal Acrylic Returns

#### Project ID

AD2-21003

Date: Feb-13-2018

Scale: 1/4"=1'-0"

Sales: A.Di Marco

Designer: GR

Rev. #: R3 CK

Date: JULY-13-2018

Revision Note:

Added Jaguar brand.

#### Conceptual

Information Required:

#### Master

#### Electrical

☐ 120V ☐ 347V

☐ Other \_\_\_\_\_

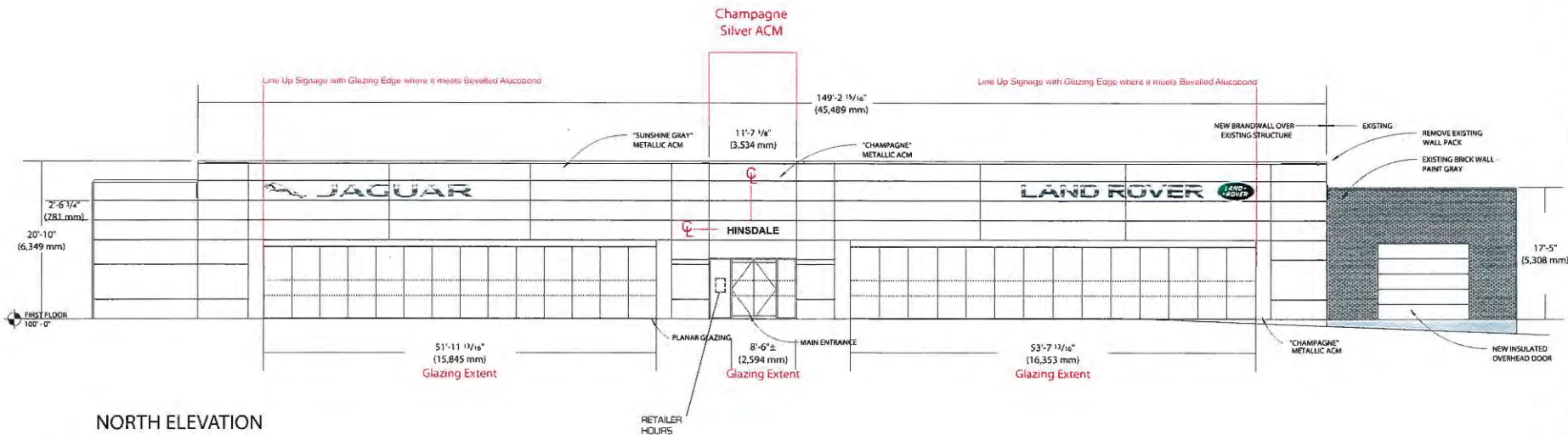
#### Customer Approval

Signature \_\_\_\_\_

MM/DD/YYYY

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VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

ADL-300 - Sign Item #7

**Applicant**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 933-8288 / 549-9600  
E-Mail: jtcreuden@theredmondco.com  
Contact Name: Jesse Treuden

**Contractor**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 549-9600 / 549-9600  
E-Mail: jtcreuden@theredmondco.com  
Contact Name: Jesse Treuden

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

\*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

**Sign Information:** Service Signage - Sign Item #8

Overall Size (Square Feet): 5.80 ( 5.83 x 1.0 )

Overall Height from Grade: 12.75 Ft.

Proposed Colors (Maximum of Three Colors):

- ☒ Black
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 432.5

Building/Tenant Frontage: 163

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

[Signature]  
Signature of Applicant

08/24/2018  
Date

[Signature]  
Signature of Building Owner

08/24/2018  
Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Total square footage: \_\_\_\_\_ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

5'-10 11/16"  
(1,795 mm)

11 13/16"  
(300 mm)

# SERVICE

5.79 SQ.FT.

ADL-300- Sign Item # 8

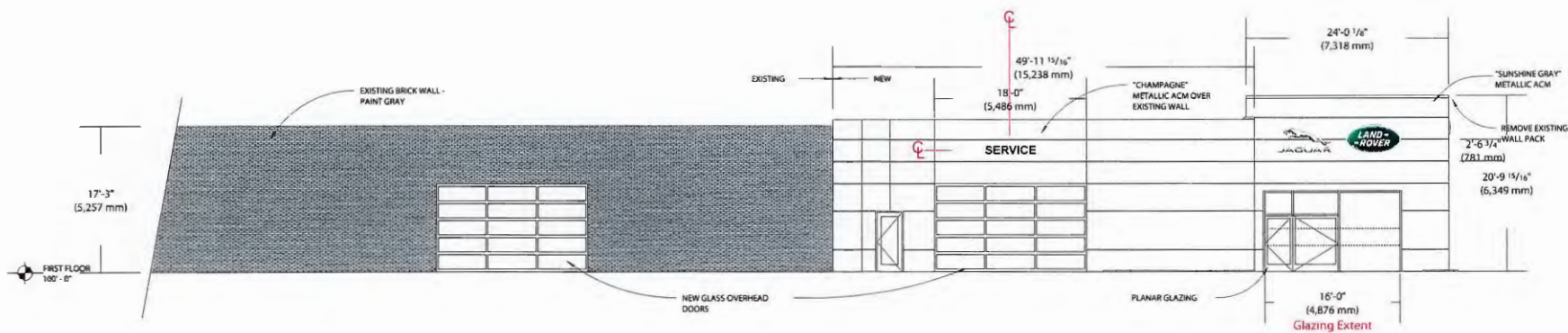
#### Specifications:

#### Illuminated Individual Letters Service Signage

Built Up Acrylic Letters  
Gloss Black Faces with Opal Acrylic Returns  
White Halo LED Illumination

#### Colours:

- ☒ Black Acrylic Faces
- ☐ Opal Acrylic Returns



EAST ELEVATION

#### Project ID

AD2-21003

Date: Feb-13-2018

Scale: 3/4"=1'-0"

Sales: A.Di Marco

Designer: GR

Rev. #: R3 CK

Date: JULY-13-2018

#### Revision Note:

Addition of Jaguar brand

#### Conceptual

#### Information Required:

#### Master

#### Electrical

☐ 120V ☐ 347V

☐ Other \_\_\_\_\_

#### Customer Approval

Signature \_\_\_\_\_

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 933-8288 / 549-9600  
E-Mail: jtreuden@theredmondco.com  
Contact Name: Jesse Treuden

**Contractor**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 549-9600 / 549-9600  
E-Mail: jtreuden@theredmondco.com  
Contact Name: Jesse Treuden

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Monument Sign

**ILLUMINATION:** None

\*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

**Sign Information:** Welcome Signage - Sign Item #17

Overall Size (Square Feet): 23.79 ( 7.33 x 3.5 )

Overall Height from Grade: 7.33 Ft.

Proposed Colors (Maximum of Three Colors):

- ☒ Grey
- ☒ Silver
- ☐ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 432.5

Building/Tenant Frontage: 163

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

[Signature]  
Signature of Applicant

08/24/2018  
Date

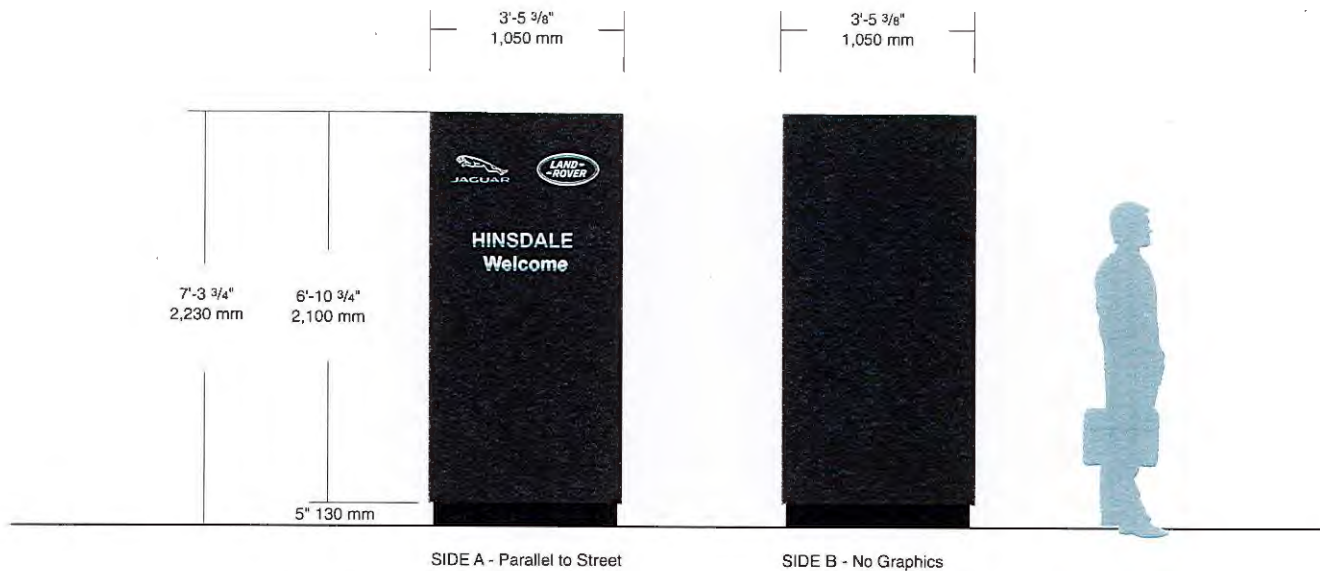
[Signature]  
Signature of Building Owner

08/24/2018  
Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Total square footage: \_\_\_\_\_ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



**AWS-D1- Sign Item # 17**

**23.79 SQ.FT.**

**Specifications:**

**Welcome Sign**  
1050 x 2100 mm Face

- D/F Non-Illuminated
- 3mm Thick Aluminum Composite Panels
- Finished Sunshine Gray
- Silver Graphics

**NOTE:**

The Welcome Sign must be located beside the Main Vehicle access to the Site, Parallel to the Road & Set Back Sufficiently to Maintain Good Visibility & Local Regulations

**Project ID**

**AD2-21003**

Date: Feb-13-2018  
Scale: 3/8"=1'-0"  
Sales: A.Di Marco  
Designer: GR

Rev. #: **R3 C.K.**

Date: **JULY-13-2018**

Revision Note:  
Added Jaguar brand.

☒ **Conceptual**

Information Required:

☐ **Master**

☒ **Electrical**

☐ 120V ☐ 347V

☐ Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask P&G to provide further details if required.

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**JLR Hinsdale**  
2495 Aurora Avenue  
Naperville, IL - 60540



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 933-8288 / 549-9600  
E-Mail: jtreuden@theredmondco.com  
Contact Name: Jesse Treuden

**Contractor**

Name: The Redmond Company  
Address: W228 N745 Westmound Drive  
City/Zip: Waukesha, WI 53186  
Phone/Fax: (262) 549-9600 / 549-9600  
E-Mail: jtreuden@theredmondco.com  
Contact Name: Jesse Treuden

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Monument Sign

**ILLUMINATION** None

\*Illumination cannot exceed 50 foot-  
candles as defined in Section 9-106(E)(b)

**Sign Information:** Approved Signage - Sign Item #18

Overall Size (Square Feet): 27.58 (8.00 x 3.5)

Overall Height from Grade: 8.00 Ft.

Proposed Colors (Maximum of Three Colors):

- ☒ Chrome
- ☒ White
- ☒ Green

**Site Information:**

Lot/Street Frontage: 432.5

Building/Tenant Frontage: 163

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

[Signature]  
Signature of Applicant

08/24/2018

Date

[Signature]  
Signature of Building Owner

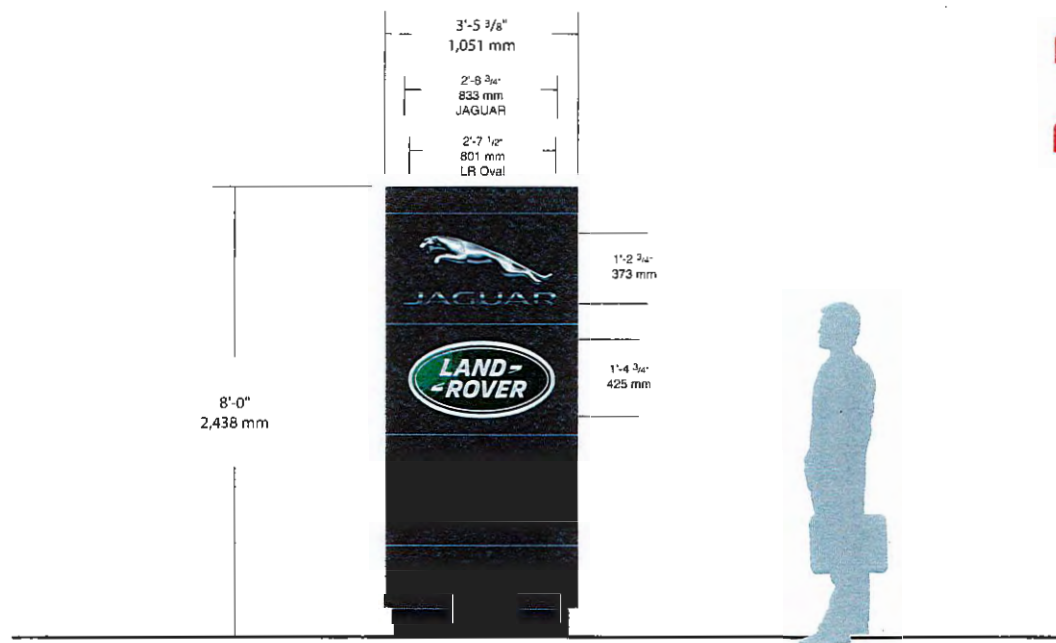
08/24/2018

Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Total square footage: \_\_\_\_\_ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



APS-D3 - Sign Item # 18

27.58SQ.FT.

Specifications:

APS-D3 Small Dual Brand  
1050 X 3300 mm

Note: No Visible Fixings

- Internally Illuminated with White LEDs

- 3mm Thick Aluminum Composite Panels

Finished Sunshine Gray

- Satin Silver Anodized Aluminium Edging & Trim

- Black ABS Skirt

Project ID

AD2-21003

Date: Feb-13-2018

Scale: 3/8"=1'-0"

Sales: A.Di Marco

Designer: GR

Rev. #: R4 CK

Date: AUG-20-2018

Revision Note:  
Custom Pylon.

Conceptual

Information Required:

Master

Electrical

☒ 120V ☐ 347V

☐ Other \_\_\_\_\_

Customer Approval

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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8c

## MEMORANDUM

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

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

**DATE:** August 9, 2018

**RE:** Zoning Variation – V-08-18; 321 S. Garfield Ave.

---

In this application for variation, the applicant requests relief from the minimum front yard setback requirements set forth in section 3-110 (l) (5)(d) for the reconstruction of a front porch. The applicant is requesting a 9" reduction in the required front yard setback from 25' to 24.25'.

This property is located in the R-1 Residential District in the Village of Hinsdale and is located on the northeast corner of Garfield and Fourth Street. The property has a frontage of approximately 110.65', a depth of approximately 166.15', and a total square footage of approximately 18,385. The maximum FAR is approximately 5,612 square feet, the maximum allowable building coverage is 25% or approximately 4,596 square feet, and the maximum allowable lot coverage is 50% or approximately 9,193 square feet.

cc: Kathleen A. Gargano, Village Manager  
Zoning file V-08-18

Zoning Calendar No. V-08-18, revised

**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): MR & MRS. C. ELDER

ADDRESS OF SUBJECT PROPERTY: 321 SOUTH GARFIELD

TELEPHONE NUMBER(S): 630-654-0897

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

DATE OF APPLICATION: AUGUST 8, 2018



**RECEIVED**  
CB 8/27/18

## SECTION I

Please complete the following:

1. Owner. Name, address, and telephone number of owner: MRS. C. ELDER,  
321 SOUTH GARFIELD, HINSDALE, 630-654-0897
2. Trustee Disclosure. In the case of a land trust the name, address, and telephone number of all trustees and beneficiaries of the trust: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Applicant. Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 321 SOUTH GARFIELD. SEE  
ATTACHED FOR LEGAL  
\_\_\_\_\_  
\_\_\_\_\_
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
  - a. Attorney: ARCHITECT: CARLO PRISBY, 106 S. WASHINGTON ST
  - b. Engineer: HINSDALE, IL 60521
  - c. 630-323-7554
  - 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. CHRIS ELDER - VILLAGE TRUSTEE  
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.

SEE  
ATTACHED



## 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:

ZONING ORDINANCE 3-110-I-5-(d), SPECIFICALLY  
MAINTAINING 25 FEET FOR A PORCH IN A R-1  
ZONING DISTRICT

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.)

OWNER IS SEEKING A VARIATION OF 9" TO  
ALLOW THE RECREATION OF THEIR EXISTING  
FRONT PORCH WHICH NEEDS TO BE REPLACED.  
THE INTENT IS TO MATCH THE EXISTING  
CONDITIONS WITH THE NEW.

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 9" IS THE MINIMUM SOUGHT. THE PORCH  
IS ALREADY NARROW.

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.)

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### 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 applicant, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

## 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: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

*Amey D Elder*

Name of Applicant: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

*Amey D Elder*

Date: \_\_\_\_\_

*8/18/18*

## **Zoning Variation Request**

Mr. & Mrs. C. Elder  
321 South Garfield  
Hinsdale, Illinois 60521

The following is intended to be supplemental to the information found within the application.  
**Amended 8-28-2018**

- Section 1 - #8      Survey:  
Attached is a Plat of Survey for the property. The architectural plans also indicate more recent additions to the property. The following is the Legal Description:  
LOT FIVE (5) IN THE BLOCK FOUR (4) OF W. ROBBINS PARK ADDITION TO HINSDALE, A SUBDIVISION IN THE SOUTH HALF OF THE NORTH EAST QUARTER AND THE NORTH QUARTER OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JUNE 12, 1871 AS DOCUMENT 14048 IN BOOK 2 OF PLATS, PAGE 27, IN DU PAGE COUNTY, ILLINOIS
- Section 1 - #9:      The existing property is located with the R-1 District as well as the Robbin's Park Historic District. It is a Single Family residential property with adjoining residential properties. In the area are two churches and the new middle school.
- Section 1 - #10:      The subject property conforms to all zoning regulations except for the existing Front Yard Setback and the location of the front porch. The front porch is currently nine inches (9") over the existing allowable setback for and R-1 District.
- Section 1 - #11:      The application is requesting that the existing 9" non-conformity be maintained to allow for the replacement of the existing porch with a new porch of substantially equal dimensions.
- Section 2 - #5:      The existing home is one of the oldest homes in Hinsdale with tax records dating back to 1862. The existing house was platted on this site long before the enactment of the current zoning requirements. All other aspects of the home meet current regulations including principal structure front, interior and rear yard setbacks, height, elevation, coverage, F.A.R. etc.
- Section 2 - #5 (a)      Unique Physical Condition  
The existing home dates back to 1862 and was platted long before current zoning regulations were adopted. The lot is non-conforming in terms of lot size as it is only 61.3% of the 30,000 s.f. requirement.
- Section 2 - #5 (b)      Not Self-Created  
This was not self-created as the house existed before the current zoning setbacks were applied. The porch and home existed prior to the owner purchasing the house.



Section 2 - #5 (c)

Denied Substantial Rights

The denial of the application would prevent the owner from rebuilding his porch. Porches are allowed within the village with many similar existing porches in violation of the current zoning standards. Not allowing the porch to be rebuilt would eliminate this key feature found on similar homes throughout the village.

Section 2 - #5 (d)

Not Merely Special Privilege

We believe that no such special privilege exists. The request for a porch replacement only seeks approval to replace an existing architectural feature common throughout village housing.

Section 2 - #5 (e)

Code and Plan Purposes

The construction of a new porch is consistent with the intent of the provisions found within the Official Comprehensive Plan. Porches are encouraged within the village. This new porch will also potentially extend the life of the historic home by making it less attractive to a potential teardown.

Section 2 - #5 (f)

Essential Character of the Area

The request variation would not:

- Endanger public welfare. The new porch is still well behind the property lines and does not create any conditions that might endanger the public.
- Devalue subject property or neighboring properties. Adding an attractive new porch only enhances the property and the neighborhood.
- Impair adequate supply of light and air to the properties in the vicinity. The porch is not located on the property where it affects the light or ventilation of any adjacent property.
- Increase congestion in the public streets. The replacement of the porch will not add any additional traffic or cause congestion.
- Increase the danger of flood or fire. The construction does not change site grading or affect storm water management. The new construction will not be a fire hazard.
- Unduly tax public utilities or facilities in the area. The porch does not add to the water or sewer demands. We are adding a little more lighting but nothing that would affect power demands.
- Endanger public health or safety.

Section 2 - #5 (g)

No Other Remedy:

The existing porch is in dire need of replacement. Attached photos illustrate the existing conditions. Over the years the porch has been repaired and patched as needed to extend the life of the existing structure. It's now reached a point where repairs no longer make sense. The porch is sinking and pulling away from the house on the north end. Supporting rotting wood decking in order to replace concrete piers is not feasible or realistic. The owner simply wishes to recreate the porch to match size and scale but the current zoning places the existing porch 9" in violation of the current setback codes. A variation is required to allow reconstruction.

166.15'

EXISTING  
DETACHED  
GARAGE

50'-0"

110.71'

110.65'

EXISTING HOUSE

57'-2<sup>3</sup>/<sub>8</sub>"

PROPOSED  
FRONT PORCH

REVISE PAVER WALK  
PER NEW PORCH  
STAIRS

± 24'-3<sup>1</sup>/<sub>4</sub>"  
(EXISTING)

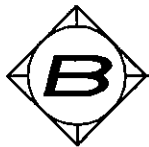
30'-6<sup>1</sup>/<sub>2</sub>"

33'-2<sup>1</sup>/<sub>4</sub>"

166.25'

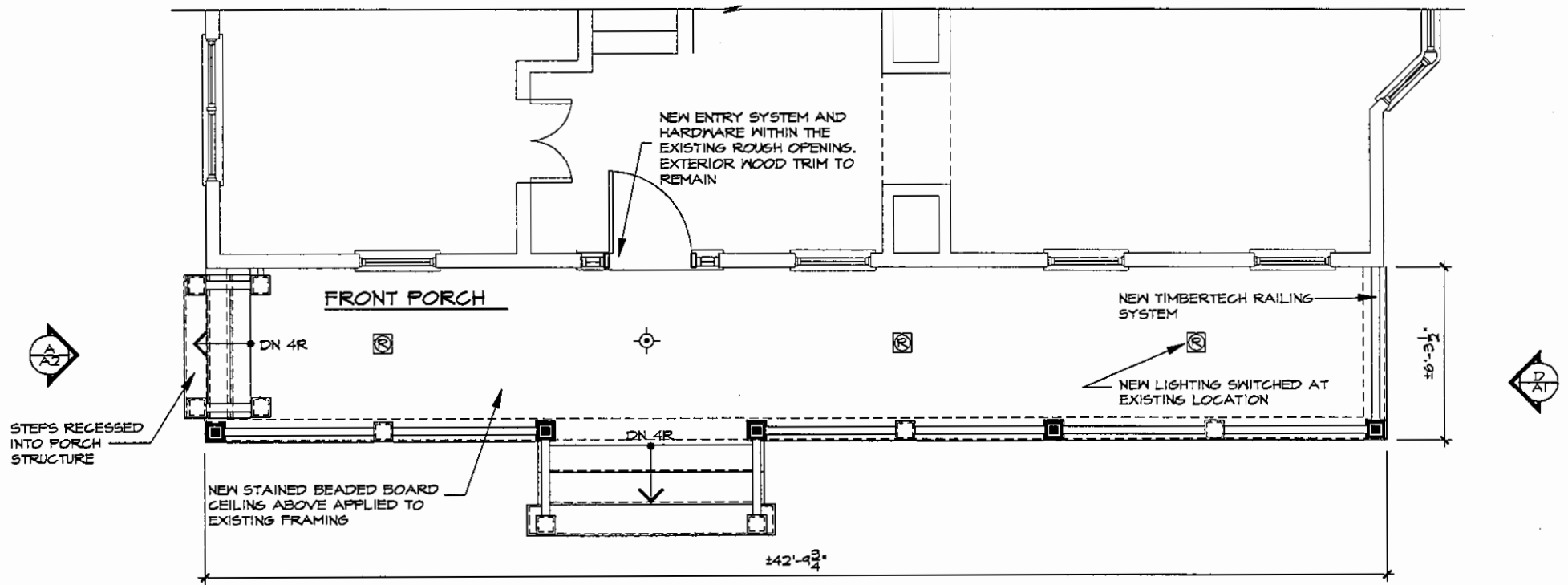
EAST FOURTH STREET

SOUTH GARFIELD AVENUE

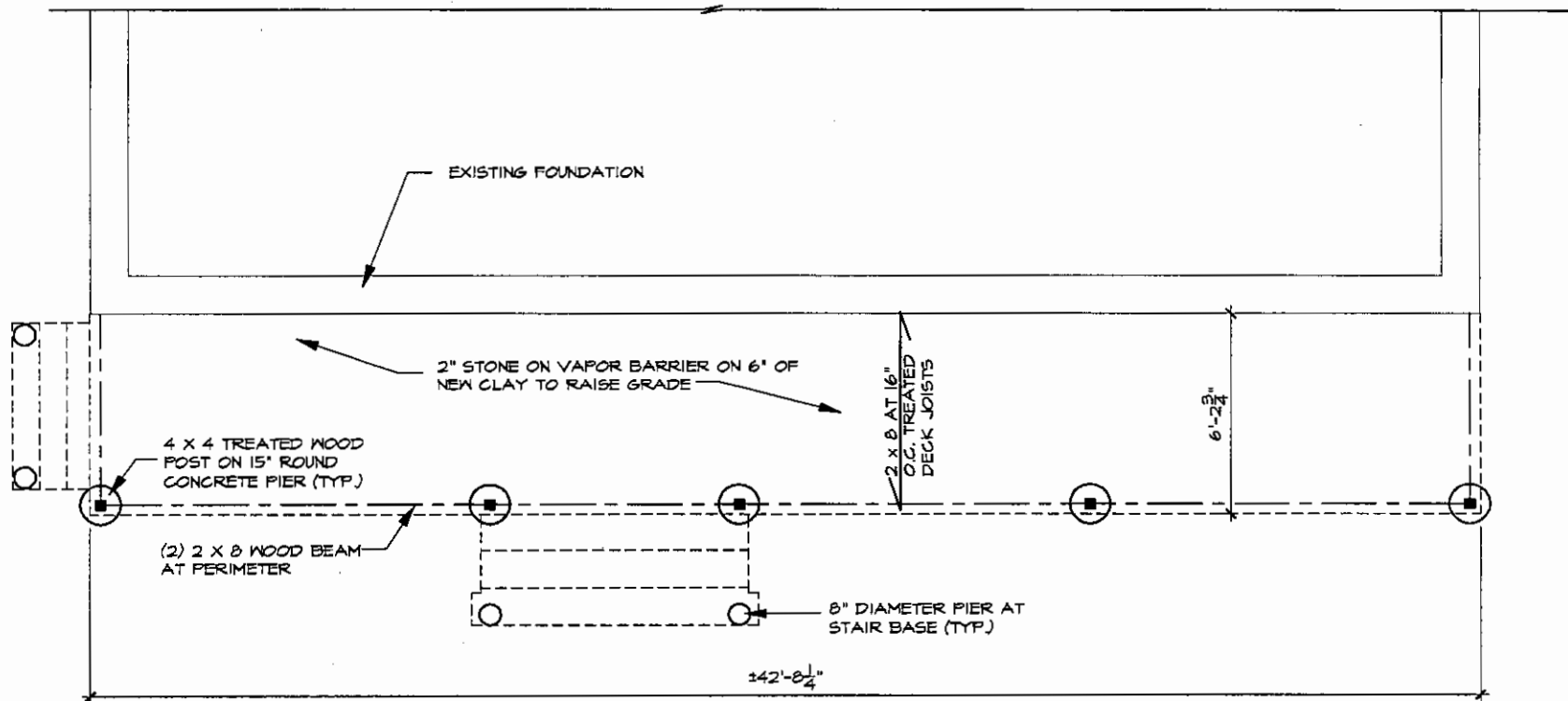


**SITE PLAN**



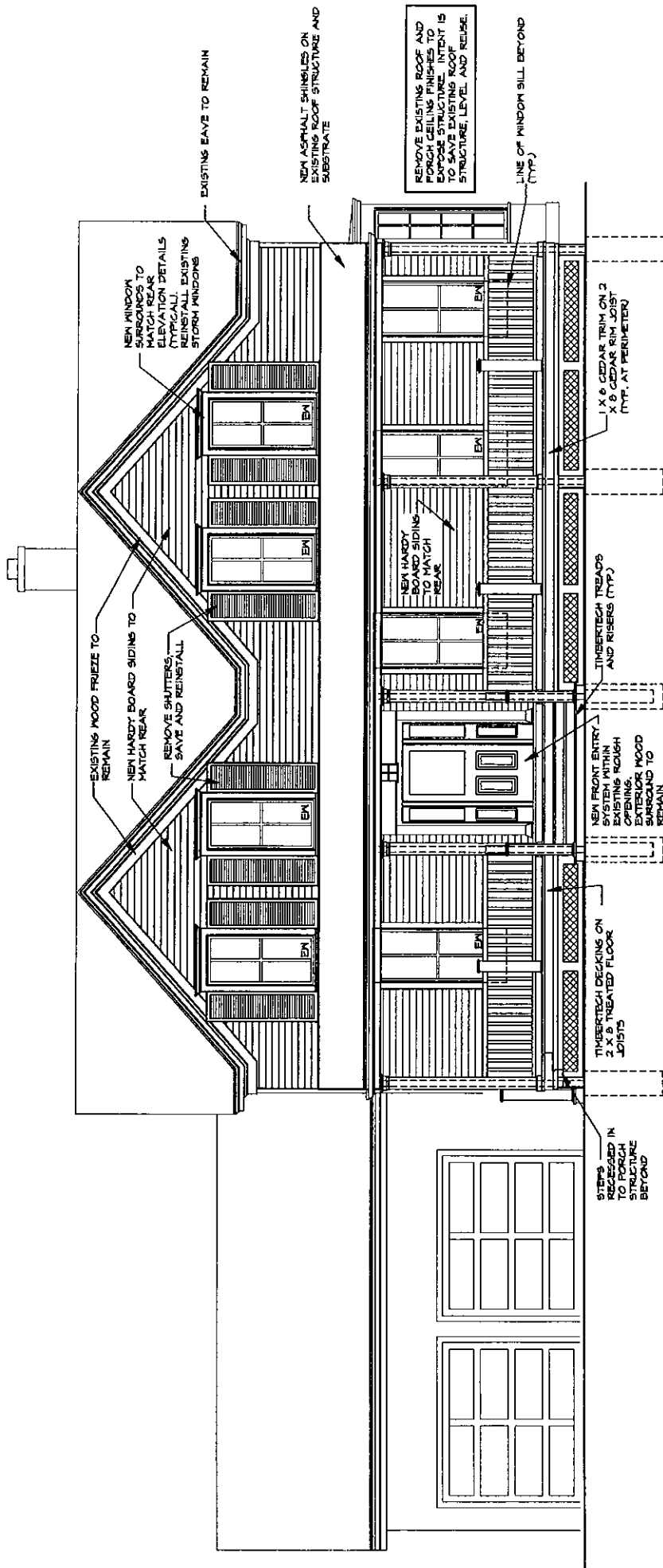


# **FIRST FLOOR PLAN**



# FOUNDATION PLAN

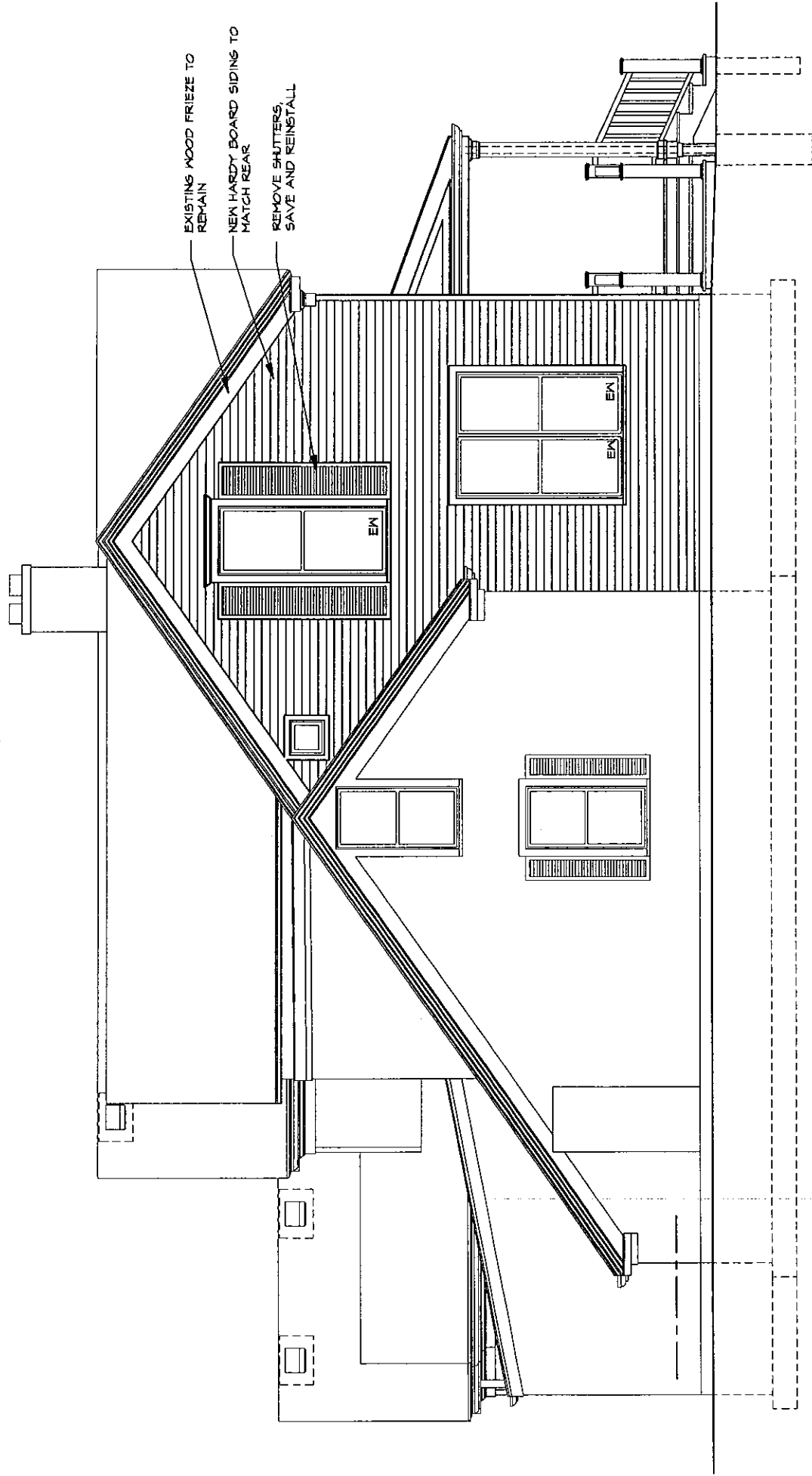




# **FRONT (WEST) ELEVATION**

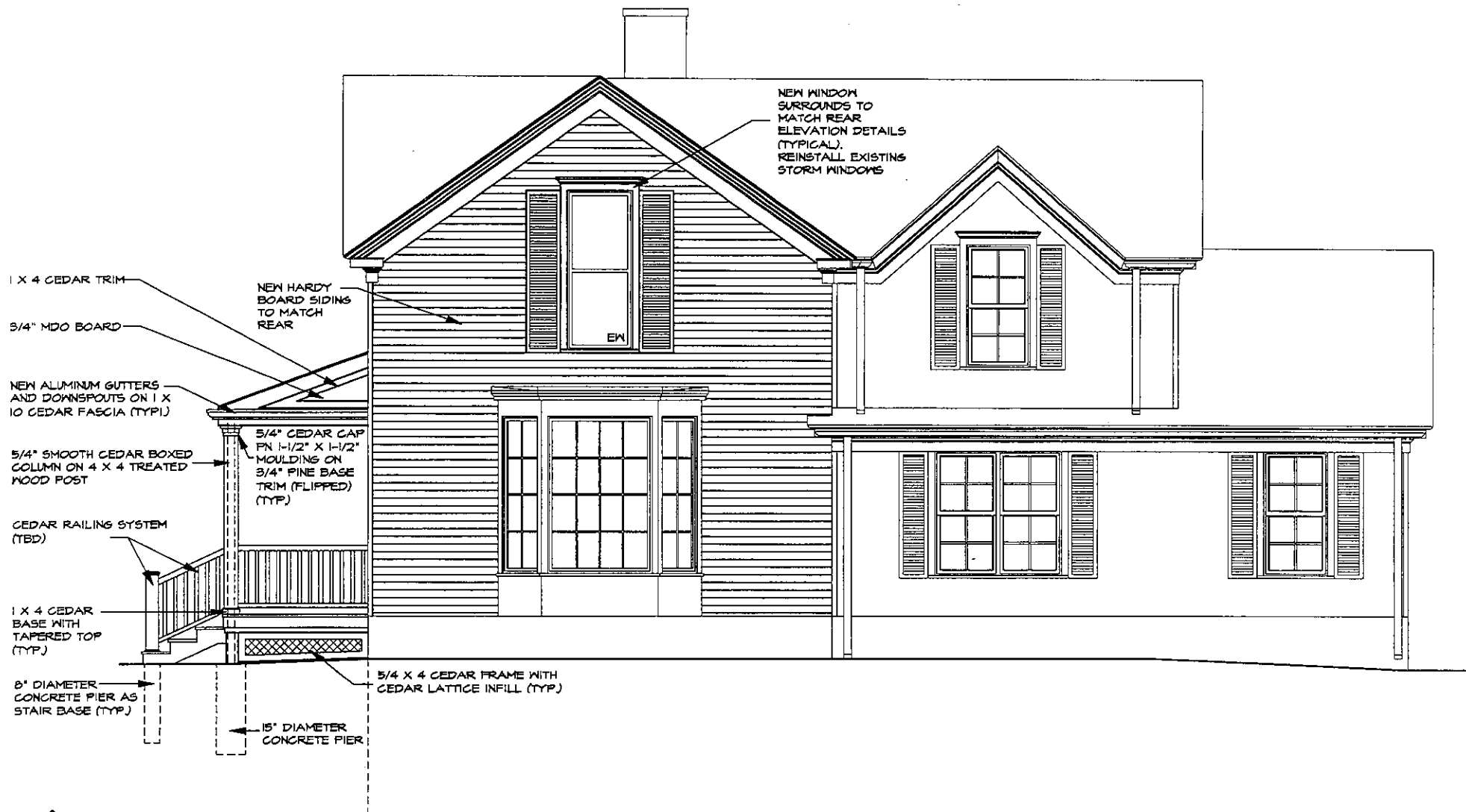






**A** NORTH ELEVATION

1/4" = 1'-0"



**SOUTH ELEVATION**















**MEMORANDUM**

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

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

**DATE:** September 4, 2018

**RE:** Zoning Variation – V-10-18; 536 The Lane

---

In this application for variation, the applicant requests relief from both the minimum interior side yard setback, as well as the combination side yard setback, set forth in section 3-110.D.2(b) for the construction of an addition to their home. The applicant is requesting a 6" reduction in the minimum side yard setback and a 3.15' reduction in the combination side yard setback. The code prescribed minimums are 6' and 15' respectively.

It should be noted that the relief being sought in this case was driven by the fact that the contractor hired to do the work deviated from the approved plans and took down more than 50% of the exterior walls of the structure. As such, the house was demolished by definition and any rights to the non-conformities associated with the existing structure were forfeited.

This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the south side of The Lane between Phillippa and Justina Street. The property has a frontage of approximately 50', a depth of approximately 144', and a total square footage of approximately 7,200. The maximum FAR is approximately 2,900 square feet, the maximum allowable building coverage is 25% or approximately 1,800 square feet, and the maximum allowable lot coverage is 60% or approximately 4,320 square feet.

cc: Kathleen A. Gargano, Village Manager  
Zoning file V-10-18

Zoning Calendar No.

V-10-18, revised

**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): Mark and Linda Berlin

ADDRESS OF SUBJECT PROPERTY: 536 The Lane, Hinsdale, IL 60521

TELEPHONE NUMBER(S): (630) 660-8188

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

DATE OF APPLICATION: August 28, 2018



**RECEIVED**  
CB 8/28/18

## SECTION I

Please complete the following:

1. Owner. Name, address, and telephone number of owner: Mark and Linda Berlin;  
536 The Lane, Hinsdale, IL 60521; (630) 660-8188
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.) Commonly known as: 536 The lane, Hinsdale, IL 60521; Lot 3 IN BLOCK 16 IN JEFFERSON GARDENS, PART OF THE WEST 1/2 MOF SECTION 6, TOWNSHIP 38 NORTH RANGE 12, EASR OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17. 1929 AS DOCUMENT 10457275. IN COOK COUNTY, ILLINOIS.
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
  - a. Attorney: Peter Coules, Jr. Esq.
  - 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:

The property is located in the R-4 Residential District in the Village of Hinsdale and is located on The Lane between Justina St. and Phillippa St. The property has a side yard setback on the east side of 5'6". Section 3-110 of the Zoning Code requires that the side yard setback 6'.

---

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.) Two of them.

The Applicant requests relief from the side yard setback requirements set for in Section 3-110 for the construction of a single family residence with a side yard setback on the east side of 5'6", as the foundation of the home would be 5'6" from the property line, (despite the wall of the home) being 6' from the property line. Also from 3-110 (D)(2)(b)(ii) which requires 15' of combined side yard setback and presently 11.85'. These are the same setbacks that the property has always had since the applicant purchased the property in 1898. No changes to the current setback are being requested.

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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.)

Same as variation sought.

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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.)

N/A

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### 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:

Linda Berlin

Signature of Owner:

Lh Berlin

Name of Applicant:

Linda Berlin

Signature of Applicant:

Lh Berlin

Date:

8/30/18

#### SECTION I #9

##### EXISTING ZONING

The existing zoning for the Subject Property is the R-4 District for single family residential properties. All properties within 250 feet in all directions from the Subject Property are also in the R-4 District for single family residential properties. The current use of the Subject Property is as a primary residence.

#### SECTION I #10

##### CONFORMITY

The approval of the requested variance for the side yard setback would not prevent the Subject Property from being in conformity with the surrounding properties. As indicated, a variance is only being requested regarding the foundation of the property, not the structure itself. The structure would remain in compliance and conformity with the Village Official Comprehensive Plan and Official Map as the structure would remain 6' from the lot line on the sides. Further, these are the same setbacks which the property has maintained since the Applicant purchased the property in 1989. The only reason a variance is being requested is because the builder hired by the Applicant did not follow the plans for renovations to the property and took down all but one wall at the property. Therefore, the variance being requested is only to put a wall back up where it previously was, keeping the Property in conformity with its previous state.

Further, the neighbors to the East and West abutting the property, have no issues with the requested variances.

#### SECTION I # 11

##### ZONING STANDARDS

###### (a) Unique Physical Conditions

The house on the Property, which the Owner/Applicant purchased in 1989, is a small structure and no longer conforms with the quality and condition of the homes on the surrounding properties. Each of the surrounding properties has a large recently built home and the Applicant is requesting this variance to complete construction to conform the home to the surrounding properties. The property is a legal non-conforming lot in the R-4 district and by being only 50' wide the existing foundation and does not meet the required setbacks.

###### (b) Not-Self Created



The aforesaid unique physical condition is not the result of any action or inaction of the Owner/Applicant, as the foundation was already in place when they acquired title. The Applicant never created the 5'6" setback nor have they changed the combined side yard setback. Further, the Applicant hired a builder to perform renovations to the Property with specific plans to leave up the foundation wall on the east side of the Property. Unfortunately, not at the direction of the Applicants who were not living at the property during the renovations, the builder took down the east side foundation wall, creating the need to request this variance. This was neither the intention nor the fault of the Applicants.

(c) Denied Substantial Rights

Applicant believes that if they were required to carry out the strict letter of the Zoning Code, their rights to renovate their home on the Subject Property would be substantially impaired and they would be required to incur significant cost and expense to comply with the strict letter of the Zoning Code by tearing down the existing structure and replacing the foundation. The whole exterior of the home has been completed and all electrical and plumbing roughed in. The work left is merely interior and can be completed in approximately three (3) months.

(d) Not Merely Special Privilege

Granting Applicant the variance to construct a home with a side yard setback on the east side of 5'6" is not a special privilege as that was the distance of the setback and the foundation when the Applicant purchased the property in 1989. The same can be said with the combined side yard request. It was always the setback for the east side of the Property. Applicant is in fact seeking to construct a wall on the foundation which does meet the 6' setback requirement for the side yard and would make the home appear to be in compliance with the surrounding homes. Further the combined yard setback has always been 15' and there has always existed 11.85'

(e) Code and Plan Purposes

The proposed setback variance is in harmony with the general and specific purposes of this Zoning Code and the general purpose and intent of the Official Comprehensive Plan, as well as the homes on The Lane.

(f) Essential Character of the Area

The proposed setback variance is necessary to maintain the essential character of the area as the setback is being requested to construct a home that will more closely conform with the character and quality of the surrounding homes in the area and the home will appear to have a setback that is in compliance with the Code.

(g) No Other Remedy

There are no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a sufficient degree without allowing the proposed variations for the proposed setback variance.



Doc#: 1507917009 Fee: \$48.25  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Alldaylt Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 03/20/2015 10:10 AM Pg: 1 of 5

*Return to:*  
 Indecomm Global Services  
 1260 Energy Lane  
 St. Paul, MN 55108

AFTER RECORDING RETURN TO:  
 MARK F. BERLIN AND LINDA BERLIN  
 536 THE LANE  
 HINSDALE, IL 60521  
 File No. 01-15008201-02C

Name & Address of Taxpayer:  
 MARK F. BERLIN AND LINDA BERLIN  
 536 THE LANE  
 HINSDALE, IL 60521

Tax ID No.: 18-06-301-003-0000

797767007-01 <sup>Free</sup> <sub>1st</sub> QUIT CLAIM DEED

THIS DEED made and entered into on this 21<sup>st</sup> day of FEB., 20 15, by and between MARK F. BERLIN AND LINDA BERLIN, AS TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 11TH DAY OF JUNE, 2005 AND KNOWN AS THE REVOCABLE LIVING TRUST OF MARK F. BERLIN AND LINDA M. BERLIN AS TENANTS IN COMMON, a mailing address of 536 THE LANE, HINSDALE, IL 60521, hereinafter referred to as Grantor(s) and MARK F. BERLIN AND LINDA BERLIN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, a mailing address of 536 THE LANE, HINSDALE, IL 60521, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 536 THE LANE, HINSDALE, IL 60521

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 0517444012, Recorded: 06/23/2005

*Handwritten notes and signatures:*  
 5799  
 [Signature]  
 [Signature]  
 [Signature]  
 [Signature]  
 [Signature]

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph c"  
Section 31-45; Real Estate Transfer Tax Act

2-21-15

Date

Mark F. Berlin  
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mark F. Berlin Trustee  
MARK F. BERLIN, TRUSTEE UNDER THE PROVISIONS OF A  
TRUST AGREEMENT DATED THE 11TH DAY OF JUNE, 2005 AND  
KNOWN AS THE REVOCABLE LIVING TRUST OF MARK F. BERLIN AND LINDA M. BERLIN

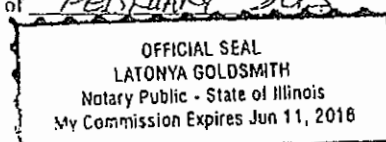
Linda Berlin Trustee  
LINDA BERLIN, TRUSTEE UNDER THE PROVISIONS OF A  
TRUST AGREEMENT DATED THE 11TH DAY OF JUNE, 2005 AND  
KNOWN AS THE REVOCABLE LIVING TRUST OF MARK F. BERLIN AND LINDA M. BERLIN

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARK F. BERLIN AND LINDA BERLIN, AS TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 11TH DAY OF JUNE, 2005 AND KNOWN AS THE REVOCABLE LIVING TRUST OF MARK F. BERLIN AND LINDA M. BERLIN is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 21ST day of FEBRUARY 2015

Latonya Goldsmith  
Notary Public Latonya Goldsmith  
My commission expires: 6-11-18



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
HOWARD W. ANDERSON, III, ESQ.  
PO BOX 851, 402-3 PENDLETON ROAD  
CLEMSON, SC 29633  
866-333-3081






EXHIBIT A  
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 3 IN BLOCK 16 IN JEFFERSON GARDENS, PART OF THE WEST 1/2 OF SECTION 6, TOWNSHIP 38  
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED AUGUST 17, 1929 AS DOCUMENT 10457275, IN COOK COUNTY, ILLINOIS.

TAX ID NO.: 18-06-301-003-0000

PROPERTY COMMONLY KNOWN AS: 536 THE LANE, HINSDALE, IL 60521



## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-21, 2015

Signature: Mark F. Berlin  
Grantor, or Agent

L. Berlin

Subscribed and sworn to before me

By the said MARK F. BERLIN AND LINDA BERLIN  
This 21<sup>st</sup> day of FEBRUARY, 2015

Latonya Goldsmith  
Notary Public - State of Illinois  
My commission expires: 6-11-18

OFFICIAL SEAL  
LATONYA GOLDSMITH  
Notary Public - State of Illinois  
My Commission Expires Jun 11, 2018

The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-21, 2015

Signature: Mark F. Berlin  
Grantee, or Agent

L. Berlin

Subscribed and sworn to before me

By the said MARK F. BERLIN AND LINDA BERLIN  
This 21<sup>st</sup> day of FEBRUARY, 2015

Latonya Goldsmith  
Notary Public - State of Illinois  
My commission expires: 6-11-18

OFFICIAL SEAL  
LATONYA GOLDSMITH  
Notary Public - State of Illinois  
My Commission Expires Jun 11, 2018

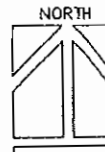
Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# PLAT OF SURVEY

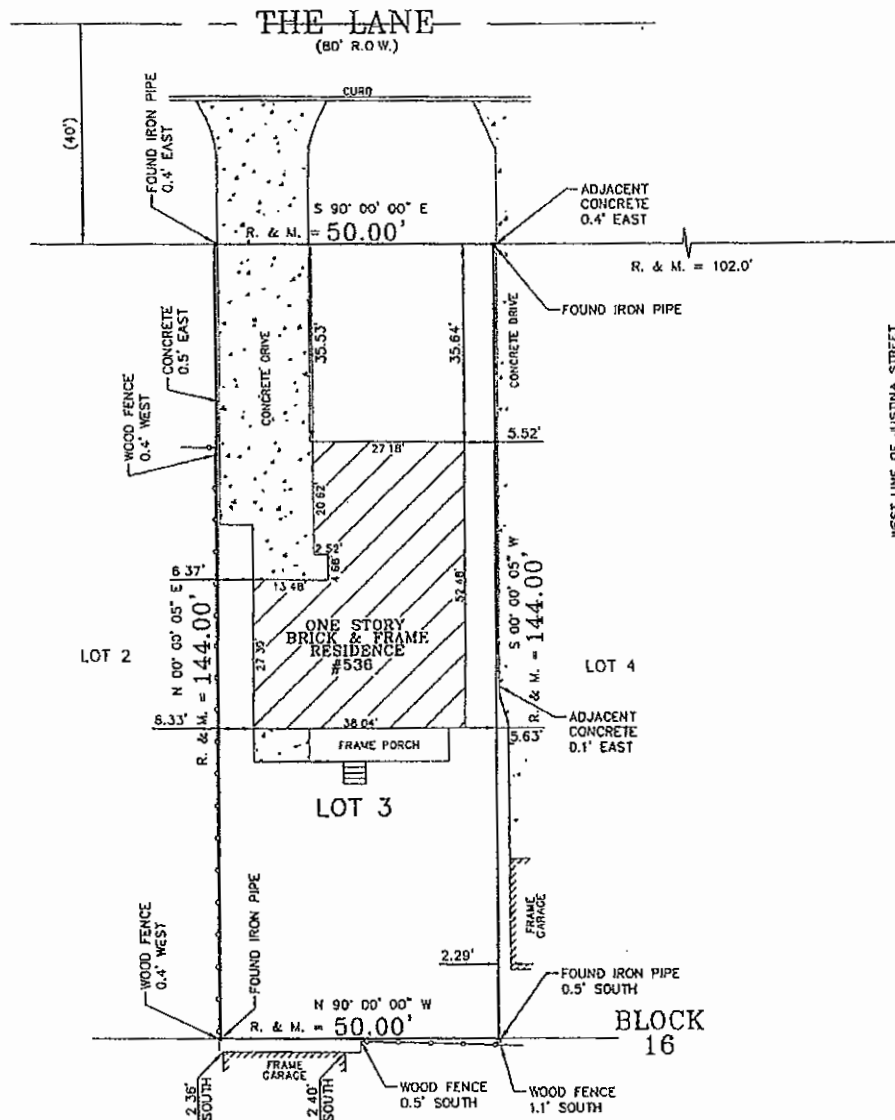
OF

LOT 3 IN BLOCK 16 IN JEFFERSON GARDENS, PART OF THE WEST HALF OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1929 AS DOCUMENT 10457275, IN COOK COUNTY, ILLINOIS.



SCALE: 20'

BEARING SYSTEM:  
ASSUMED



NOTE: R. & M. DENOTES RECORD AND MEASURED DISTANCES RESPECTIVELY  
BEARINGS SHOWN HEREON ARE MEASURED

AREA SURVEYED = 7,200 SQ. FT.

CLIENT: LINDA BERLIN  
JOB ADDRESS: 536 THE LANE, HINSDALE, ILLINOIS  
JOB NO: 15-10-052

State of Illinois } SS  
County of Cook }

I, Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that this plat hereon drawn is a correct representation of said survey.

Dated, this 17th day of NOVEMBER, 2015

Illinois Professional Land Surveyor No. 3132  
License expires November 30, 2016

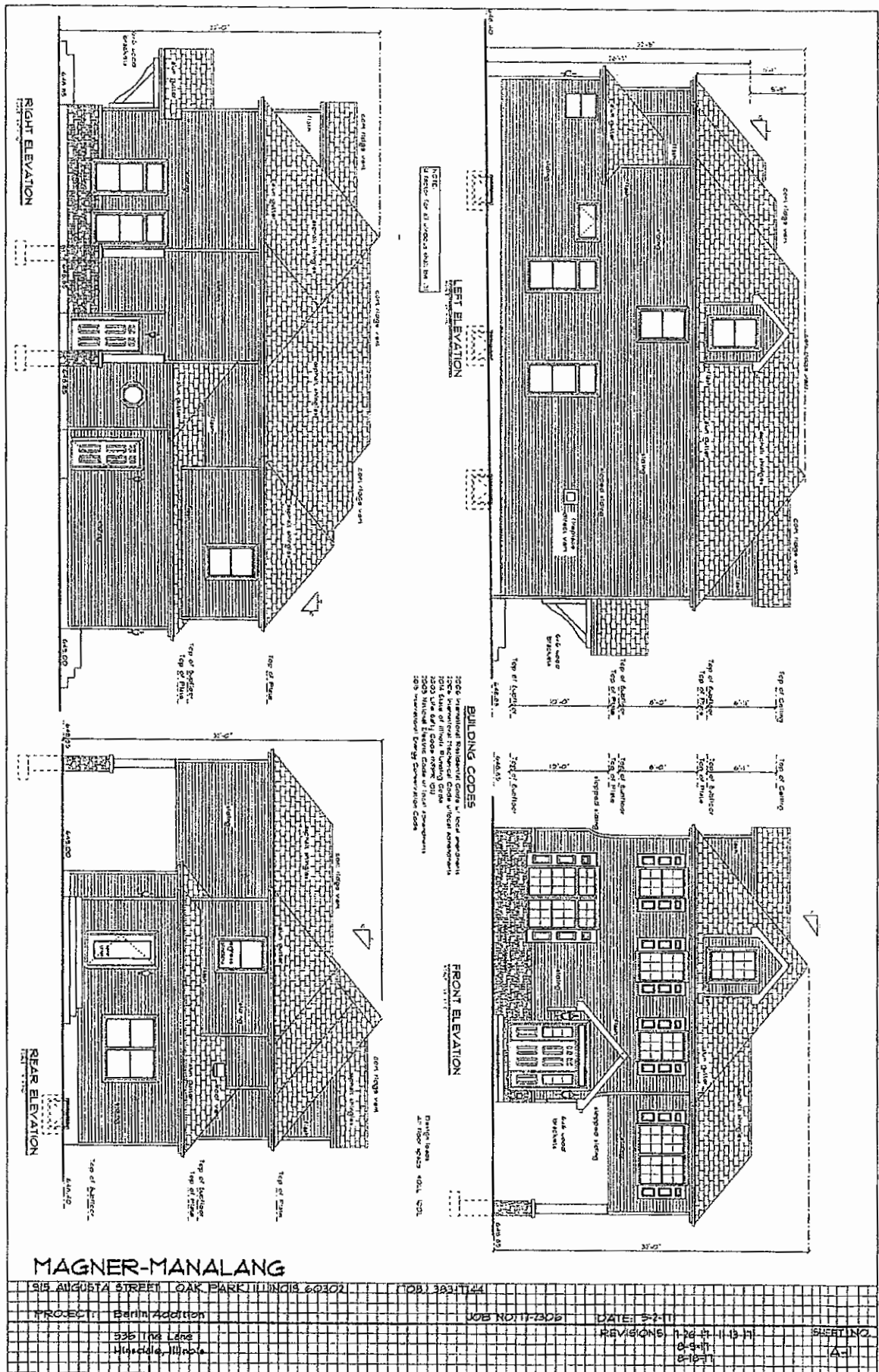
Date fieldwork performed 11-07-2015

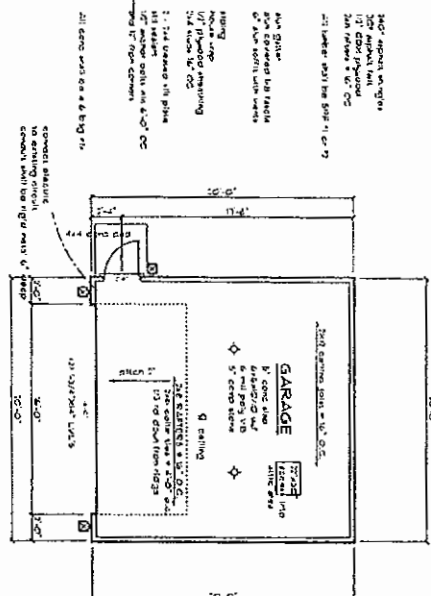
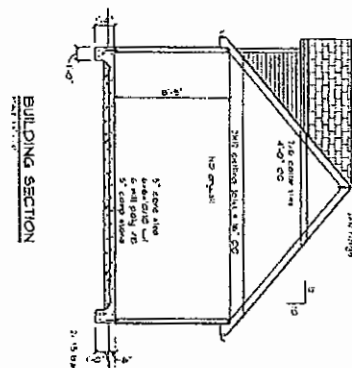
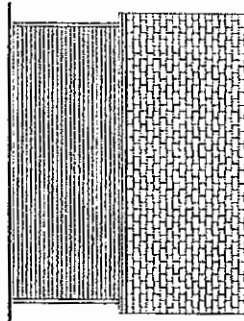
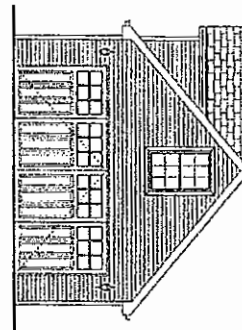
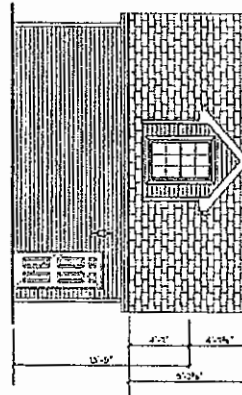
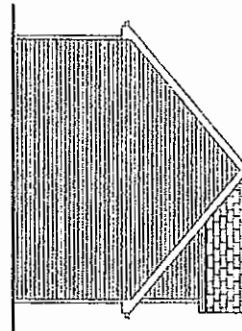
**S.H. CAMPBELL**  
LAND SURVEYING

8432 SOUTH 84TH AVENUE TEL: (708) 594-5370  
HICKORY HILLS, IL. 60457 FAX: (708) 594-5369

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONG FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES







## MAGNER-MANALANG

915 AUGUSTA STREET	OAK PARK	ILLINOIS 60302
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(08) 383-7744

PROJECT: Berlin Addition

JOB NO: 17-2306

DATE: 5-7-11

REVISIONS 7-21-77  
8-9-77  
8-18-77

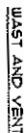
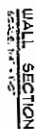
REVISIONS 1-21-77

8-3-1  
8-8-1

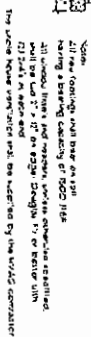
SHEET NO.

G-1



[illegible][illegible]

OTY	PLANNING LEAD VALUE	LOAD VALUE
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4	WINTER 40%	12
2	WINTER 40%	4
2	WINTER 40%	4
1	WINTER 40%	2
1	WINTER 40%	2
2	WINTER 40%	10
	WINTER 40%	26



1915 AUGUSTA STREET	OAK PARK, ILLINOIS 60302
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UOB NO. 17-2306

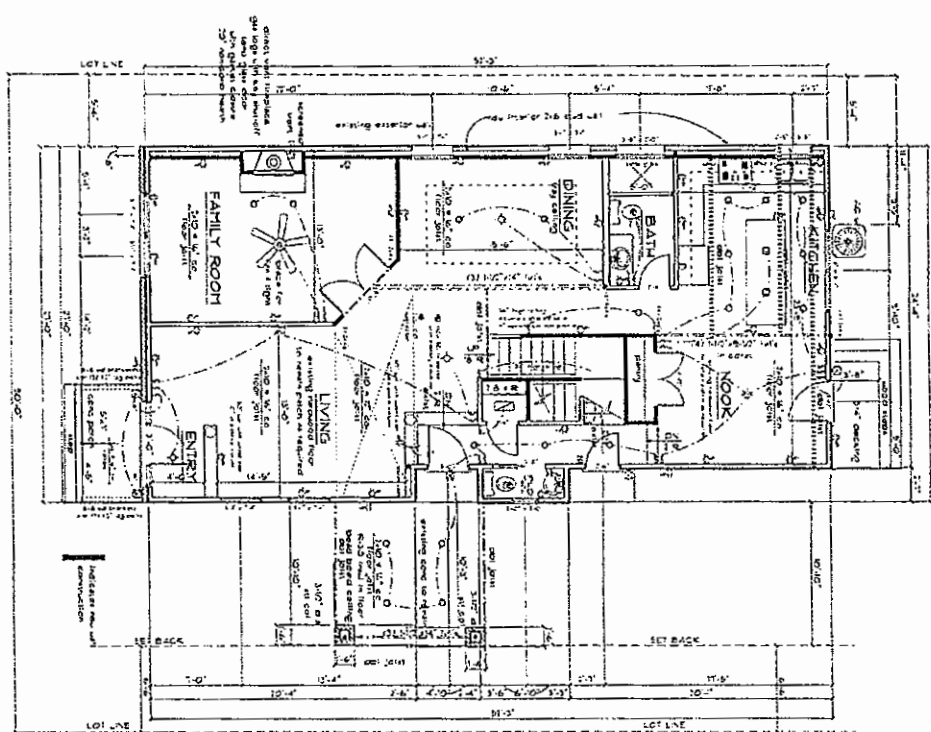
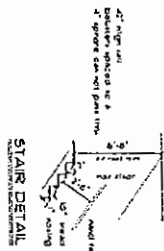
DATE: 3-7

REVISIONS - 26-11 4413-1  
8-9-17  
8-18-17

SHEET NO

A-2

As the group used the computer with a screen reader, most of the learning activities were done by the students. The teacher's role was to monitor the progress of the students and to provide support when needed. The students were encouraged to work in pairs or small groups. The teacher provided feedback and encouragement throughout the lesson. The students were also encouraged to ask questions and to share their own experiences. The teacher provided a summary of the lesson at the end of the class. The students were also given a chance to reflect on their learning and to share their thoughts with the class. The teacher provided a final summary of the lesson and encouraged the students to continue to practice their skills at home.

[illegible][illegible][illegible]

1915 AUGUSTA STREET LOAK PARK ILLINOIS 60302

Q0813B34T144

JOB NO. 17-2306

DATE: 5-7-77

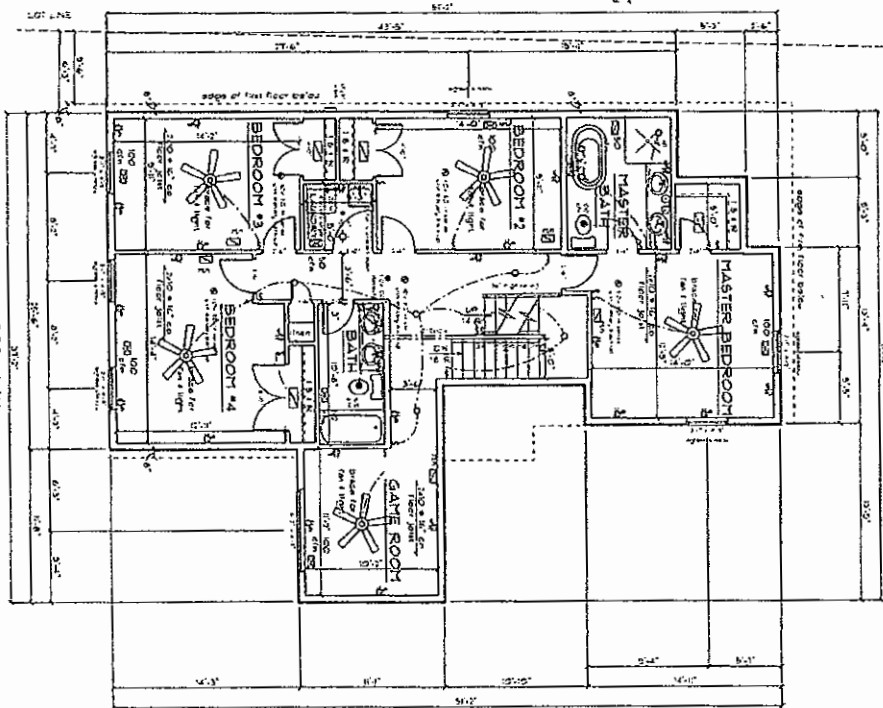
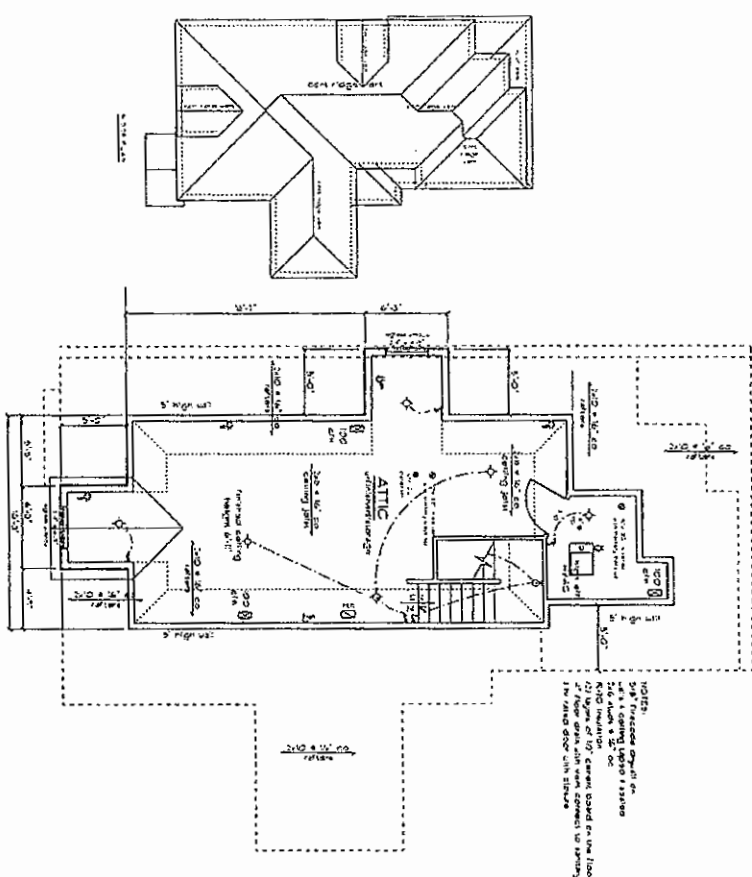
REVISIONS: 1-26-77 1-13-77  
8-3-77  
8-18-77

SHEET NO.

A-3

Barlin, Adolton  
536 The Lane  
Hinsdale, Illinois

VENTILATION SCHEDULE				
ROOM	AREA	CFM	ACTUAL	REMARKS
LIVING ROOM	220	184	232	134
DINING ROOM	220	170	212	134
KITCHEN	120	100	120	134
BATH	50	40	50	134
POURING ROOM	14	10	10	134
MASTER BEDROOM	120	100	120	134
BEDROOM 1	120	100	120	134
BEDROOM 2	120	100	120	134
BEDROOM 3	120	100	120	134
BEDROOM 4	120	100	120	134
BATH	50	40	50	134
LAUNDRY	50	40	50	134
ATTIC/LOFT	400	320	400	134
REAR PORCH	120	100	120	134



# MAGNER-MANALANG

915 AUGUSTA STREET OAK PARK, ILLINOIS 60302

DOB 3831144

PROJECT: Building Addition

DOB ND 17-1206

DATE: 5-7-11

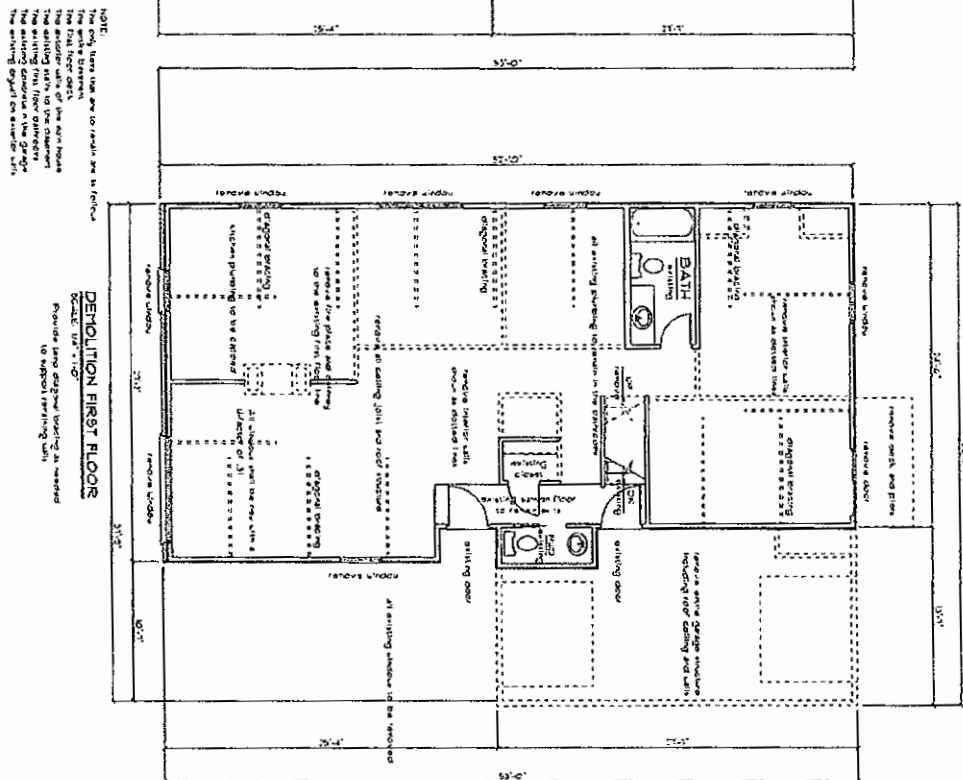
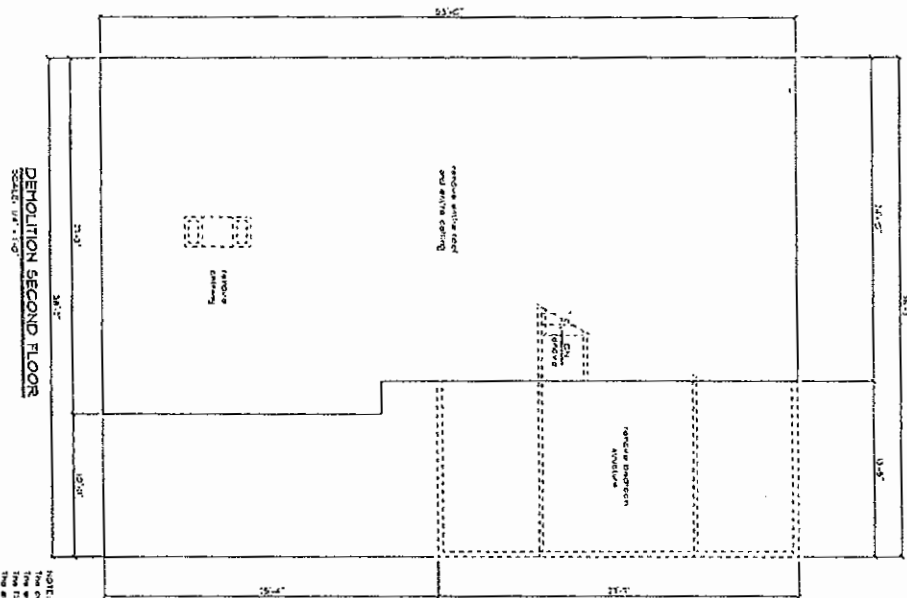
REVISIONS: 1-16-11 IN-H-A

SHEET NO

536 The Lane  
Hinsdale, Illinois

8-18-11

A-3



## MAGNER-MANALANG

915 AUGUSTA STREET, OAK PARK, ILLINOIS 60302

1081383744

DATE: 5-7-71

REVISIONS: 7-26-07 1143-07

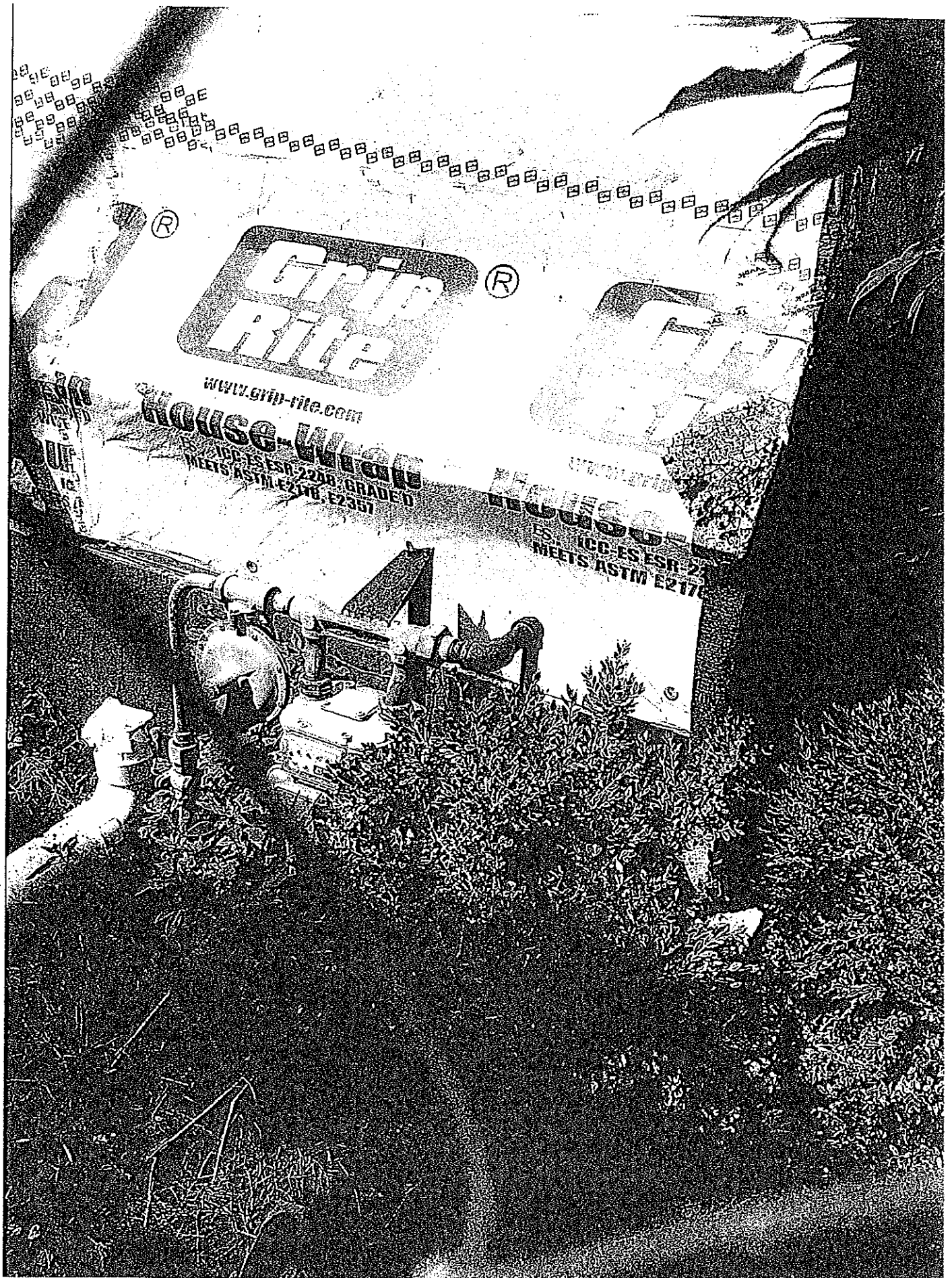
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DEF

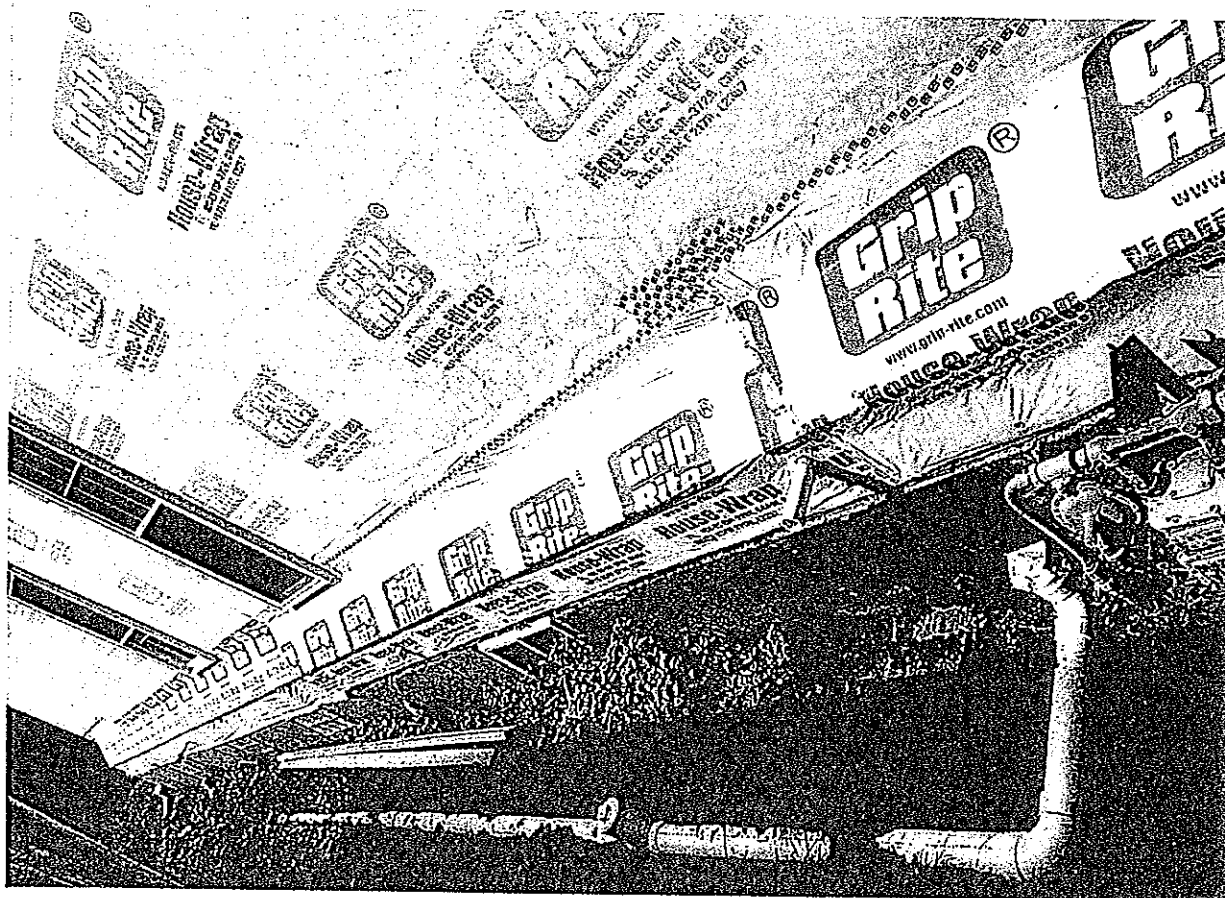
PROJECT: Berlin Addition

536 The Lane

Hredde, Hredde







**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:** Mark and Linda Berlin

**Owner's name (if different):** \_\_\_\_\_

**Property address:** 536 The Lane, Hinsdale, IL 60521

**Property legal description:** [attach to this form]

**Present zoning classification:** R-4, Single Family Residential

**Square footage of property:** 1,080

**Lot area per dwelling:** \_\_\_\_\_

**Lot dimensions:** 50 x 144

**Current use of property:** \_\_\_\_\_

**Proposed use:** ☒ Single-family detached dwelling  
☐ Other: \_\_\_\_\_

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

**Brief description of request and proposal:**

Side yard and combined side yard variations

**Plans & Specifications:** [submit with this form]

**Provided:**

**Required by Code:**

**Yards:**

front:	<u>35.6"</u>	<u>35"</u>
interior side(s)	<u>5'6" / 11'6"</u>	<u>8" / 16"</u>

Provided:

Required by Code:

corner side	<u>n/a</u>	<u>n/a</u>
rear	<u>25</u>	<u>25</u>

Setbacks (businesses and offices):

front:	<u>n/a</u>	<u>n/a</u>
interior side(s)	<u>n/a / n/a</u>	<u>n/a / n/a</u>
corner side	<u>n/a</u>	<u>n/a</u>
rear	<u>n/a</u>	<u>n/a</u>
others:	<u>n/a</u>	<u>n/a</u>
Ogden Ave. Center:	<u>n/a</u>	<u>n/a</u>
York Rd. Center:	<u>n/a</u>	<u>n/a</u>
Forest Preserve:	<u>n/a</u>	<u>n/a</u>

Building heights:

principal building(s):	<u>32"</u>	<u>35.5"</u>
accessory building(s):	<u>15"</u>	<u>15"</u>

Maximum Elevations:

principal building(s):	<u>32"</u>	<u>35.6"</u>
accessory building(s):	<u>15"</u>	<u>15"</u>

Dwelling unit size(s):	<u>n/a</u>	<u>n/a</u>
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Total building coverage:	<u>1,380 sq ft.</u>	<u>1,800 sq ft.</u>
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Total lot coverage:	<u>3,231</u>	<u>3,600</u>
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Floor area ratio:	<u>2,869</u>	<u>2,900</u>
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Accessory building(s): \_\_\_\_\_

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>34' 9"</u>	<u>10"</u>	<u>n/a</u>
accessory building(s):	<u>34' 9"</u>	<u>10"</u>	<u>n/a</u>

Number of off-street parking spaces required: n/a

Number of loading spaces required: n/a

Statement of applicant:

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

By: 

Applicant's signature

Linda Berlin

Applicant's printed name

Dated: 8/30, 2018.

**LEGAL DESCRIPTION**

LOT 3 IN BLOCK 16 IN JEFFERSON GARDENS, PART OF THE WEST ½ OF SECTION 6,  
TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1929 AS DOCUMENT  
10457275, IN COOK COUNTY, ILLINOIS.

PIN: 18-06-301-003-0000  
Property Address: 536 The Lane, Hinsdale, IL 60521