

## MEETING AGENDA

**MEETING OF THE  
ZONING BOARD OF APPEALS  
WEDNESDAY, October 17, 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) Special meeting of September 26, 2018
- 4. APPROVAL OF FINAL DECISIONS**
  - a) V-07-18, 336 East Ogden Avenue, recommendation to Village Board for signage
  - b) V-07-18, 336 East Ogden Avenue, final approval of building addition
  - c) V-08-18, 321 S. Garfield
  - d) V-10-18, 536 The Lane
- 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 – None**
- 8. PUBLIC HEARINGS**
  - a) V-06-18; 330 Chestnut
- 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.

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VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE SPECIAL MEETING  
September 26, 2018

**1. CALL TO ORDER**

Chairman Bob Neiman called the specially scheduled meeting of the Zoning Board of Appeals to order on Wednesday, September 26, 2018 at 6:34 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

**2. ROLL CALL**

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

**Absent:** Member 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 August 15, 2018**

Following corrections to the draft minutes, Member Murphy moved to **approve the draft minutes of August 15, 2018, as amended.** Member Alesia seconded the motion.

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

**NAYS:** None

**ABSTAIN:** Member Giltner

**ABSENT:** Member Podliska

Motion carried.

**4. APPROVAL OF FINAL DECISIONS – None**

**5. RECEIPT OF APPEARANCES**

The Court Reporter administered the oath to all those intending to speak during these proceedings

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

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

**a) V-09-18, 306 N. Garfield**

Mr. Bob O'Donnell, attorney representing Ms. Dana Gapinski and Mr. John Wheeler, owners of subject property, addressed the Board. His client is asking for relief from the minimum corner sideyard. In the R4 zoning district, the required 35' feet is calculated by the 44' feet required off Hickory and the 50' feet required off Garfield. This significantly reduces the building

envelope. The homeowners want to construct a porte cochere on the Hickory side, which would require a reduction of almost 14' feet. The property has an existing detached garage; given the setbacks an attached garage cannot be built. The porte cochere finishes the house and allows for a covered area for people exiting and entering their vehicles. Building coverage and FAR are still significantly under what is allowed. The impervious surface ratio is still within the code for a circular driveway.

It was noted on the site plan, there is a building line private agreement with the neighbor. Mr. O'Donnell explained the neighbor has agreed to vacate this piece of property; the deed was recorded at the County today.

Chairman Neiman noted he will recuse himself, as he is a neighbor to the subject property.

The Public Hearing was set for the next scheduled meeting of the Zoning Board of Appeals.

## 8. PUBLIC HEARINGS

### a) V-06-18, 330 Chestnut

Chairman Neiman opened the public hearing and notified the Board that the parties have agreed to a continuance of the hearing.

Member Alesia moved to **continue the public hearing for V-06-18, 330 Chestnut**. Member Murphy seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Podliska

Motion carried.

### b) V-08-18, 321 S. Garfield (*Transcript on file*)

Mr. Jim Prisby, architect with Caprio Prisby, representing property owners Amy and Christopher Elder, addressed the Board. His client is requesting relief from the minimum front yard setback requirements for the reconstruction of a front porch. Mr. Elder confirmed the house was built in 1865, long before existing zoning code. Mr. Prisby explained they need 9" inches of relief from the required setback to build the new porch in exactly the same location as the original porch. Discussion followed regarding the rights of principle structures and footnotes that provide for encroachments of a front porch. The zoning code definitions are unclear.

Chairman Neiman asked Mr. Prisby to review each of the approving criteria.

Mr. Prisby explained the unique physical condition is because the home dates to 1862, long before the present zoning code existed. This is not self-created, because the porch existed before the current homeowner owned the property. They would be denied their substantial rights if prevented from building a new porch; and a key feature of the historic property would be eliminated. This is not special privilege as they only seek to replace the

existing porch, creating a new porch consistent with the intent of the code. The new porch will potentially extend the life of the home, and is consistent with the essential character of the area. It will not endanger the public welfare, will not impair an adequate supply of light and air, nor will it increase congestion in the public streets. Further, there will be no increase in the danger of flood, fire or stormwater issues, no increase in the use of public utilities, and no endangering of public health or safety.

There is no other remedy; the porch is in dire need of replacing, it cannot be repaired anymore, as it is sinking and pulling away from the house.

The Board had no additional questions for the applicant.

Member Giltner moved to **close the Public Hearing for V-08-18, 321 S. Garfield**. Member Engel seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Podliska

Motion carried.

## DELIBERATION

Members agreed the criteria for approval have been met, and expressed no additional concerns regarding the reconstruction of the existing front porch. Member Moberly moved to **approve the variation known as V-08-18, 321 S. Garfield**. Member Giltner seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Podliska

Motion carried.

### c) **V-10-18, 536 The Lane** (*Transcript on file*)

Mr. Peter Coulis, representing homeowners Linda and Mark Berlin, addressed the Board. He stated the house has always been there, and the owners wanted to remodel the structure. The builder was supposed to leave the west wall up, so as to avoid the need for a variance and preserve the rights to existing non-conformities. The foundation of the home has never been touched. The owners were never told by the builder that there was a stop work order on the project. Mr. Coules noted that the homes on both sides of the subject property have been remodeled since the 1950's. Further, the house meets the code, but the foundation does not nor has it ever. The owners have added French drains to the property, neighbors have been



1 informed and there have been no objections. There is no increase to Floor  
2 Area Ratio (FAR) or lot coverage. Mr. McGinnis confirmed the builder took  
3 down too much of the existing structure, so the homeowner lost the rights to  
4 the non-conformities. He explained that the Village building inspector  
5 discovered the problem. It was noted that the contractor's name is Mr. Chris  
6 Walker. Mr. McGinnis explained that the Board could make a  
7 recommendation to suspend or revoke his license.

8 Mr. Coules reviewed the criteria for approval and explained this is a unique  
9 situation because the existing foundation predates the 1989 code, this is not  
10 self-created, the contractor created the problem, they would be denied their  
11 substantial rights if they had to remove the home. Other people have  
12 renovated their properties, this is not special privilege. Notice was sent to 68  
13 households, and no objections have been filed. The proposed home is in  
14 harmony with other houses in the area, they are not adding anything to the  
15 block, simply repairing and fixing an old house. The essential character of  
16 the neighborhood is maintained, and there is no other remedy other than to  
17 tear down the house.

18 **Member Alesia moved to close the public hearing for V-10-18, 536 The**  
19 **Lane.** Member Engel seconded the motion.

20  
21 **AYES:** Members Moberly, Alesia, Giltner, Murphy, Engel and Chairman  
22 Neiman

23 **NAYS:** None

24 **ABSTAIN:** None

25 **ABSENT:** Member Podliska

26  
27 Motion carried.

## 28 29 DELIBERATION

30  
31 Member Moberly began by stating he doesn't want to see the house torn  
32 down, but added the ZBA is not designed to provide relief for bad contractors.  
33 He doesn't want to force that kind of hardship on this family, other than public  
34 shaming of contractor. Chairman Neiman agreed, and added the criteria is  
35 met and the neighbors don't object. Member Murphy added if what had  
36 happened benefited the homeowner, he might feel differently, but this seems  
37 to be a legitimate mistake. Member Giltner noted the original foundation  
38 indicates the home was closer to the lot line in the past.

39 **Member Moberly moved to approve the variation know as V-10-18, 536 The**  
40 **Lane.** Member Giltner seconded the motion.

41  
42 **AYES:** Members Moberly, Alesia, Giltner, Murphy, Engel and Chairman  
43 Neiman

44 **NAYS:** None

45 **ABSTAIN:** None

46 **ABSENT:** Member Podliska  
47

1 Motion carried.

2  
3 d) **V-07-18, 336 East Ogden Avenue** (*Transcript on file*)

4 Mr. Kevin Jacobs and Mr. Jerry Mortier were present and addressed the  
5 Board. Mr. Jacobs acknowledged the work done with the neighborhood  
6 group, and stated everything before the Board tonight comes with their  
7 support. The Plan Commission met last night; there was great support from  
8 neighbors. Mr. Jacobs thanked the neighbors for working with him.

9 Regarding the change to the site plan of a horizontal building addition, the  
10 change to the setback from Ogden Avenue is less than the existing building.  
11 Mr. Mortier confirmed the building was 60' feet off Ogden Avenue, the  
12 proposed building will move it to 75' feet from Ogden. The request is an  
13 additional 30' feet necessary to accommodate the dual showrooms. He said  
14 the unique physical condition with the setback is because the existing building  
15 has been there for decades; denial of the variance would necessitate  
16 significant redevelopment. This is not a special privilege; the existing non-  
17 conformity is being reduced. The property will have the same use as it was  
18 originally zoned for. The essential character of the area will remain the same;  
19 there is a benefit to the neighborhood. There is no other remedy; this is the  
20 smallest thing they can do.

21 Chairman Neiman made one general observation, stating he understands as a  
22 matter of reality the manufacturers demand certain things, but this would be  
23 the definition of self-created. However, regarding code and plan purpose, the  
24 fact that facility will be used in the same way as the Board approved, is an  
25 indication of meeting the code. The training facility was used to train and  
26 repair vehicles. The property was zoned as a car dealership and car repair  
27 facility, the renovation of the existing building makes it function as it was  
28 intended, explained Mr. Jacobs.

29 Regarding the circulation aisle; this idea came up through discussion with the  
30 neighborhood group. There is enough room for a drive. One of their largest  
31 concerns of neighbors was noise and traffic. This will help, so that customers  
32 from Ogden won't have to go to the south, residential side of the building. In  
33 order to make this a two-way drive aisle; a variance is required to reduce the  
34 24' foot requirement to 19' feet to stay within the setback. Discussion  
35 followed regarding clarification of drawings. Mr. Mortier confirmed the  
36 impervious area is within the allowable limits. Additional landscape was  
37 added to the rear of the property, and the off-street parking is for the display  
38 of eight vehicles.

39 **Mr. Michael Stick and Ms. Debra Braselton of 802 Franklin**, addressed the  
40 Board. Ms. Braselton said the resident concerns were the fence,  
41 landscaping, lighting and noise. The agreements previously arranged are not  
42 changed with the change to the setback on Ogden and the extension to the  
43 west. There were some changes made to the interior design and ingress and  
44 egress changes; these have been addressed. Land Rover has been very  
45 responsive, and neighbors are pleased with their response. The one concern  
46 they had with the changes was the egress and ingress on the western side of  
47 the building. To remedy these concerns, residents suggested adding a

1 driveway on the north side to reduce traffic on south. By doing a two-lane on  
2 the north, some percentage of people from Ogden Avenue will use this drive  
3 aisle instead of the south. The other benefit, is customers exiting the site can  
4 go east on Ogden, reducing the number of exits onto Oak Street.

5 Member Giltner moved to **close the public hearing with respect to the**  
6 **setback and circulation aisle variation requests, for V-07-18, 336 East**  
7 **Ogden Avenue.** Member Moberly seconded the motion.

8  
9 **AYES:** Members Moberly, Alesia, Giltner, Murphy, Engel and Chairman  
10 Neiman

11 **NAYS:** None

12 **ABSTAIN:** None

13 **ABSENT:** Member Podliska

14  
15 Motion carried.

## 16 17 DELIBERATION

18  
19 Member Giltner began deliberation asking if the five foot reduction on the two-  
20 way drive aisle is an issue. Mr. McGinnis said they will have to self-regulate  
21 to avoid tie-ups. It was noted a standard parking space is 9' feet; a car is  
22 about 7.5' feet wide. Member Engel said any exiting onto Ogden Avenue will  
23 require extra caution, but if this solution helps residents, she can support it.  
24 Member Murphy asked if the curb cut on Ogden Avenue is wide enough for  
25 egress and ingress. It was confirmed it is wide enough but only right hand  
26 turns are allowed. Additionally, curb cuts on Ogden Avenue are an Illinois  
27 Department of Transportation (IDOT) issue. Member Giltner commented,  
28 although not in the purview of this Board, the potential of cars backed up on  
29 Ogden Avenue could be a safety issue.

30 Member Murphy moved to **approve the variation request known as V-07-**  
31 **18, 336 East Ogden Avenue, for front yard setback, off street parking and**  
32 **the reduction in the width of a two-way drive aisle.** Member Alesia  
33 seconded the motion.

34  
35 **AYES:** Members Moberly, Alesia, Giltner, Murphy, Engel and Chairman  
36 Neiman

37 **NAYS:** None

38 **ABSTAIN:** None

39 **ABSENT:** Member Podliska

40  
41 Motion carried.

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1 Chairman Neiman asked for a **motion to re-open the hearing for V-07-18,**  
2 **for the discussion of requested sign code variations.** So moved by  
3 Member Engel, seconded by Member Moberly.

4  
5 **AYES:** Members Moberly, Alesia, Giltner, Murphy, Engel and Chairman  
6 Neiman

7 **NAYS:** None

8 **ABSTAIN:** None

9 **ABSENT:** Member Podliska

10  
11 Motion carried.

12  
13 Mr. McGinnis reported that the Plan Commission approved the signs, but  
14 made some comments about the size and number, and asked the Zoning  
15 Board to review this.

16 Regarding the number of wall signs, Mr. Jacobs explained that the  
17 requirement from the manufacturer is extensive; he and Mr. Mortier reviewed  
18 these and whittled it down to what they believe is essential. The  
19 manufacturer recommends 18 signs, they have reduced the number to four.  
20 He wants the Board to know this is the minimum for their operations. This  
21 includes four branded wall signs, two on the front and one on each side of the  
22 showroom. Discussion followed regarding the actual number of signs  
23 requested relative to the number allowed. Mr. McGinnis added the west side  
24 signs were of primary concern of the Plan Commission. It was noted these  
25 signs are illuminated. Chairman Neiman asked if the signs on the east and  
26 west side could be turned off when the dealership is closed. Mr. Mortier said  
27 yes, and went on to explain the size of the signs are driven by the overall  
28 massing of the building. The proposed signs are under the 300' square feet  
29 allowed by code. It was suggested that certain signs be turned off; this would  
30 cut down on light pollution without affecting then underlying purpose for which  
31 the signs are designed.

32 It was noted that most of their customers come from outside Hinsdale, but  
33 there are other ways to find businesses. Discussion followed; Member  
34 Murphy added that the signs don't look that big, relative to the size of the  
35 entire wall.

36 Ms. Braselton addressed the Board, and commented that neighbors haven't  
37 talked about the signs at all, but speaking for herself, she likes the suggestion  
38 of turning off the signage at night.

39 Member Engel moved to **close the public hearing for V-07-18, 336 East**  
40 **Ogden Avenue, relative to requested signage.** Member Alesia seconded  
41 the motion.

42  
43 **AYES:** Members Moberly, Alesia, Giltner, Murphy, Engel and Chairman  
44 Neiman

45 **NAYS:** None

46 **ABSTAIN:** None

47 **ABSENT:** Member Podliska

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2 Motion carried.  
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5 **DELIBERATION**  
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7 Chairman Neiman began discussion, and suggested the signage be approved  
8 if certain lighting be turned off during non-business hours. Member Engel  
9 concerned about signage on all sides, because other businesses will want  
10 similar signage. She believes signage on the front of the building is sufficient.  
11 Member Alesia agrees, and asked who will monitor the lights off condition.  
12 Member Moberly has some concerns about the number of signs and  
13 appearance, but does not want to restrict a business so they can't be  
14 successful. Member Giltner is concerned about the signs on the sides of the  
15 building, and doesn't think the success of the business hinges on these signs.  
16 Member Murphy is not troubled by the signs if they are off at night, and  
17 doesn't think they are garish on a corridor like Ogden Avenue. Chairman  
18 Neiman is not concerned about the precedential aspect, as all cases are  
19 unique. Discussion followed; Member Murphy suggested eliminating the sign  
20 on the west side of the building, but not the east side. The east side sign may  
21 be important for traffic that exits I-294, and may well serve the purpose for  
22 which it was intended.  
23

24 Member Engel moved to **approve the variation request known as V-07-18,**  
25 **336 East Ogden Avenue, relative to requested signage to reduce the**  
26 **number of signs from four to three, but to approve the size of the signs**  
27 **as requested.** Member Alesia seconded the motion.  
28

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

31 **NAYS:** None

32 **ABSTAIN:** None

33 **ABSENT:** Member Podliska  
34

35 Motion carried.  
36

37 Chairman Neiman complimented the applicant and neighbors for their  
38 successful collaboration, and wished Mr. Jacobs success.  
39

40 **9. NEW BUSINESS – None**  
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42 **10. OLD BUSINESS – None**  
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11. **ADJOURNMENT**

With no further business before the Zoning Board of Appeals, Member Moberly made a motion to **adjourn the meeting of the Zoning Board of Appeals of September 26, 2018**. Member Engel seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Podliska

Motion carried.

Chairman Neiman declared the meeting adjourned at 8:43 p.m.

\_\_\_\_\_  
Christine M. Bruton  
Village Clerk

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



**FINDINGS OF FACT AND RECOMMENDATION OF THE  
VILLAGE OF HINSDALE ZONING BOARD OF APPEALS TO  
THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

**ZONING CASE NO:** V-07-18

**PETITIONER:** J&L Hinsdale, LLC

**APPLICATION:** For certain Variations from the Zoning Code of the Village of Hinsdale ("Zoning Code") relative to certain signage and a building addition at 336 E. Ogden Avenue, Hinsdale, Illinois.

**MEETING HELD:** A Public Hearing was held on Wednesday, September 26, 2018 at 6:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on September 6, 2018.

**PROPERTY:** The subject property is commonly known as 336 E. Ogden Avenue, Hinsdale, Illinois (the "Property") and is legally described in **Exhibit A** attached hereto and made a part hereof.

**SUMMARY OF REQUEST:** The Village of Hinsdale has received a request from J&L Hinsdale, LLC, d/b/a Bill Jacobs Jaguar/Land Rover Hinsdale (the "Applicant") for certain variations relative to certain signage and the proposed construction of a building addition (the "Building Addition") to the existing Precode Structure located on the Property at 336 E. Ogden Avenue (the "Application"). A copy of the Application, showing the various signs requested by the Applicant, is attached hereto as **Exhibit B** and made a part hereof.

This Property is located in the B-3 General Business District in the Village of Hinsdale at the southwest corner of Ogden Avenue and Oak Street. The Property has a frontage of approximately 432', a depth of approximately 435', and a total square footage of approximately 157,687. The maximum FAR is .5 or approximately 78,843 square feet, and the maximum allowable lot coverage is 90% or approximately 141,918 square feet.

The Applicant has requested variations to the following Sections of the Zoning Code of the Village of Hinsdale ("Zoning Code") over which the Village President and Board of Trustees, upon a recommendation from the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority:

- Section 9-106.J.3(b) of the Zoning Code, to allow a total of four (4) additional wall signs on the building located on the Property beyond the two (2) wall signs authorized by the Zoning Code; and

- Section 9-106.F.8(b) of the Zoning Code, to allow on-site information signage totaling 6.75 square feet, as opposed to the three (3) square feet allowed by the Zoning Code.

Collectively, these two (2) variation requests shall be referred to herein as the "Requested Variations."

In addition to the Requested Variations, three (3) additional variations over which the ZBA had final authority were sought and approved by the ZBA. Those variations were to Section 5-110.C.1(b) of the Zoning Code, to allow a front yard setback of seventy five (75) feet from the Ogden Avenue centerline as opposed to the one hundred (100) foot setback from the Ogden Avenue centerline required by the Zoning Code, to Sections 5-110.C.1. and 9-104.G.2(b) of the Zoning Code, to allow off street parking for display purposes only in a Required Front Yard, and to 9-104.I.3 of the Zoning Code to allow a nineteen (19) foot wide two-way drive aisle as opposed to the twenty four (24) foot drive aisle width required by the Zoning Code (together, the "Additional Variations" and, collectively with the Requested Variations, the "Variations"). The final decision of the ZBA on the Additional Variations is detailed in a separate Final Decision issued by the ZBA.

On September 26, 2018, following the conclusion of the public hearing on this matter, the ZBA recommended approval of one of the Requested Variations to the Village President and Board of Trustees of the Village, and partial approval of the other Requested Variation, with a condition, on a vote of six (6) in favor, zero (0) opposed, and one (1) absent.

**PUBLIC HEARING:** At the combined public hearing on the Variations, Kevin Jacobs and Jerry Mortier testified as representatives of the Applicant on the Variations.

The representatives of the Applicant described the requests of Jaguar to them, as the dealer, for signage on the Property. Jaguar had requested eighteen (18) signs, including a twenty (20) foot pylon sign, and the Applicant had narrowed the requests significantly, including getting the pylon sign height down to eight (8) feet. The Requested Variation for wall signs includes two on the front façade, for Jaguar and Land Rover, and two (2) additional signs on each side of the showroom consisting of smaller logos. All of the wall signs were proposed to be illuminated.

The representatives of the Applicant and members of the ZBA discussed the need for the various Requested Variations, including how many signs were really necessary, the location of the signs, whether certain signs constituted one (1) sign or two (2), the visibility of the business to drivers coming either east or west on Ogden Avenue, including the visibility to customers so that they could see the business as they approached and make a safe, rather than a sudden, turn, times for lighting of the signs, and whether certain signs were illuminated or not. It was clarified that the size of the wall signs complies with the Zoning Code requirements, the Requested Variation relates to the number of wall signs. The second Requested Variation related to the size, rather than the number, of informational signs. One says "service" in order to indicate where the service door is.

A member of the public spoke, noting that she agreed with discussion by the ZBA relative to turning off illumination of the wall signs on the sides of the building at night, and questioned the need for the wall signs on the side of the building at all.

There being no further questions or members of the public wishing to speak on the application, the Public Hearing was closed.

Members discussed the Requested Variations. A motion to recommend approval of the Requested Variations for the size of the informational signage and to allow two (2) of the four (4) requested additional wall signs was made by Member Engel and seconded by Member Murphy. The motion specified that the approvals of signs 3, 4 (east side wall signs) and 8 (the "Service" sign), were conditioned on those signs not being illuminated during non-business hours. Wall signs 5 and 6 on the west side of the building were not recommended for approval.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Podliska

**FINDINGS:** The following are the Findings of the ZBA relative to the Requested Variations:

1. *General Standard: Carrying out the strict letter of the provisions of the Zoning Code would create a particular hardship or a practical difficulty, based on satisfaction of the standards below:*

2. *Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.* The existing building on the Property is longstanding. The location of the building and the Property on Ogden creates challenges in terms of customer location of the business, especially for those travelling from the east after exiting I-294. It was noted that without the east facing wall sign, customers would not be able to identify the business until they were right in front of it. The members agreed that some, but not all of the wall signs were necessary for customer location and for the business to be commercially successful.

3. *Not Self-Created:* The 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 the Zoning Code, for which no compensation was paid. The need for some of the Requested Variations is not self-created, and is in part driven by the existing physical conditions present on the Property and accommodations to the adjacent neighbors. The ZBA finds this standard to have been met.

4. *Denied Substantial Rights:* The carrying out of the strict letter of the provisions 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. In this case, requiring the Applicant to conform to the provisions of the Zoning Code for which relief is sought would limit the ability of the Applicant to, among other things, provide signage necessary to make a commercially viable use of the Property.

5. *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. The ability to, among other things, provide reasonable signage necessary for customers to locate the business, is not a special privilege. Because signs 5 and 6 requested for the west facing wall are not found to be necessary and would therefore be a special privilege, the ZBA recommends their denial.

6. *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 the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan. The ZBA found this standard to have been met as to the Requested Variations recommended for approval, but not for wall signs 5 and 6 recommended for denial.

7. *Essential Character Of The Area:* The variation would not result in a use or development on the subject property that:

(a) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or (b) would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or (c) would substantially increase congestion in the public streets due to traffic or parking; or (d) would unduly increase the danger of flood or fire; or (e) would unduly tax public utilities and facilities in the area; or (f) would endanger the public health or safety.

The granting of the Variations recommended for approval will allow the redevelopment of the Property with a commercially viable building and business that can be located by customers. The Requested Variations, other than wall signs 5 and 6 that are recommended for denial, are not opposed by adjacent residential neighbors. Imposition of the proposed condition that signs 3, 4 and 8 not be illuminated during non-business hours will help to minimize the impact of the use on adjacent properties. The building already exists, and the utilities are already in place. The Requested Variations as recommended for approval will not endanger the public health or safety.

8. *No Other Remedy: There is no means other than the requested variations by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.* The ZBA finds this standard has been met as to the Requested Variations recommended for approval.

#### **RECOMMENDATION:**

Based on the Findings set forth above, the ZBA, by a vote of six (6) in favor, zero (0) opposed and one (1) absent, recommends to the President and Board of Trustees that the following Requested Variations relative to signage at the Property, located in the B-3 General Business Zoning District at 336 E. Ogden Road, be GRANTED:

- Section 9-106.J.3(b) of the Zoning Code, to allow a total of two (2) additional wall signs (signs 3 and 4 in Exhibit B) on the building located on the Property beyond the two (2) wall signs authorized by the Zoning Code, subject to the condition that signs 3 and 4 not be illuminated during non-business hours; and
- Section 9-106.F.8(b) of the Zoning Code, to allow on-site information signage totaling 6.75 square feet, as opposed to the three (3) square feet allowed by the Zoning Code, subject to the condition that sign 8 not be illuminated during non-business hours.

The ZBA recommends DENIAL of two (2) wall signs (signs 5 and 6 in Exhibit B) making up a portion of one of the Requested Variations.

Signed: \_\_\_\_\_  
Robert Neiman, Chair  
Zoning Board of Appeals  
Village of Hinsdale

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

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**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.**

**PERMANENT INDEX NUMBER: 09-01-211-002**

**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**

**PERMANENT INDEX NUMBER: 09-01-211-001**

**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 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.**

**PERMANENT INDEX NUMBER: 09-01-211-003 = LOT 13**

**PERMANENT INDEX NUMBER: 09-01-211-004 = SOUTH 60 FEET OF LOT 71**



**EXHIBIT B**

**APPLICATION FOR VARIATIONS**

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.

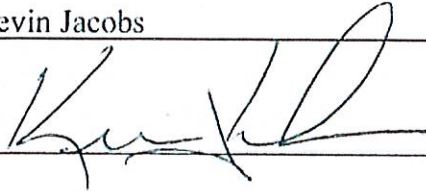
## SECTION V

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.

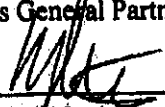
That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

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.I.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.I.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

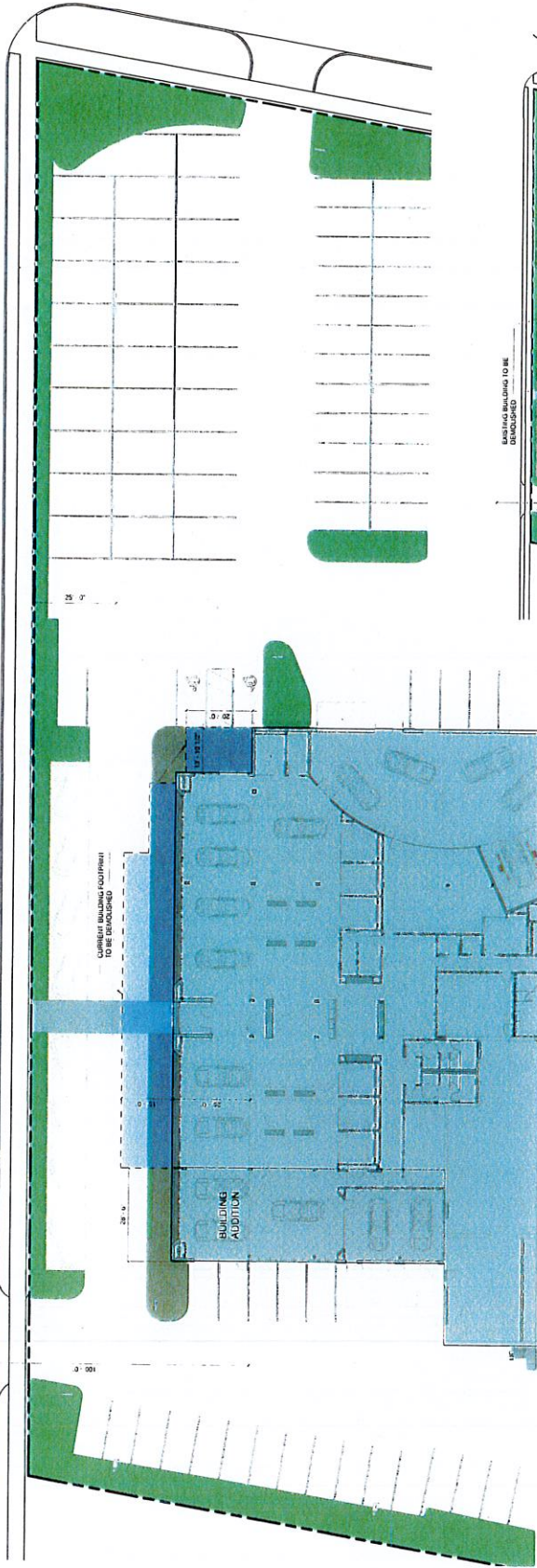
Exterior Rendering



THE REDMOND COMPANY  
DESIGN - CONSTRUCTION  
COMMERCIAL - RESIDENT  
10000 N. 10th Avenue, Suite 100  
Phoenix, Arizona 85021  
www.redmondco.com



E OGDEN AVE

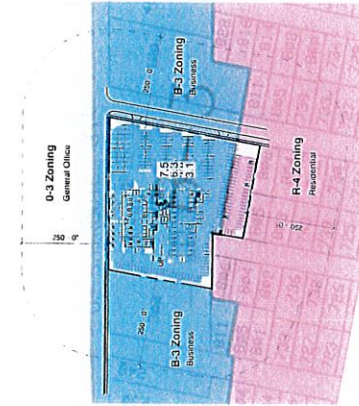


ZBA Site Plan



ZBA Site Plan Overall

Zoning	B-3	Min. Code Requirements	Existing Development	Proposed Development
Minimum Lot Area	6,250 SF	157,607 SF	Same	Same
Minimum Lot Depth	125 LF	435 LF	Same	Same
Minimum Lot Width	50 LF	432 LF	Same	Same
Building Height	30' Max	15' - 20'	20'	20'
Number of Stories	2	1	Same	Same
Front Yard Setback	100' from center of Ogden	60'	75'	75'
Corner Yard Setback	25'	150' Min	150' Min	150' Min
Interior Side Yard Setback	10'	65' Min	65' Min	65' Min
Rear Yard Setback	10'	15'	15'	15'
Maximum Floor Area Ratio	50% F.A.R.	23% F.A.R.	23% F.A.R.	23% F.A.R.
Parking Requirements	111 stalls	205 stalls	205 stalls	205 stalls
Parking Front Yard Setback	25'	5'	Same	Same
Parking Corner Yard Setback	25'	5'	Same	Same
Parking Interior Side Yard Setback	10'	10' average	Same	Same
Parking Rear Yard Setback	10'	10' average	Same	Same



Existing Zoning Map

# Jaguar Land Rover Hinsdale

Site Plan



THE REDMOND COMPANY  
 • DESIGN • CONSTRUCTION  
 • CONSULTING • MANAGEMENT  
 10000 N. 100th Ave., Suite 100  
 Minneapolis, MN 55438  
 Tel: 763.773.7000  
 Fax: 763.773.7001  
 www.redmondco.com

1/2008



## LANDSCAPE PLAN GENERAL NOTES

- [illegible]

Issuance and Revisions:		
Date	Number	Description
08/14/17		Client Review Submitted
08/15/17		Peer Comments Submitted
08/24/17		Revisions Based on Client Comments Submitted
09/01/17		Revisions Based on Staff Comments Submitted
09/29/17		Revisions Based on Client Comments Submitted
10/03/17		Additional Revisions Based on Meeting Comments Received
07/23/18		Revisions Based on Site Change
08/29/18		Additional Site Comments

Current as of 8/29/2018. Data last updated on 10/10/2018.

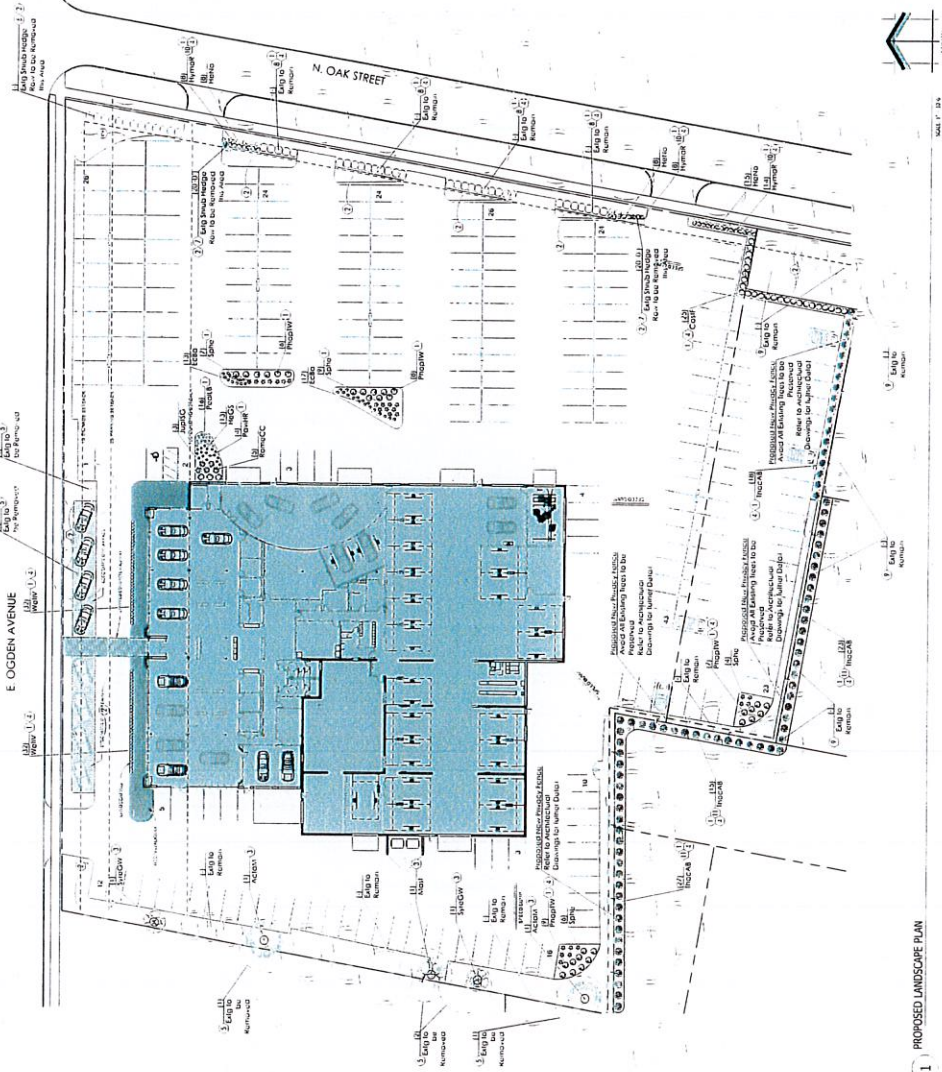
**Project:**

**JACOBS  
LAND ROVER**  
336 Ogdan Avenue  
Hinsdale, IL 60521

Sheet title: **PROPOSED LANDSCAPE PLAN,  
GENERAL NOTES,  
AND PLANT MATERIAL TABLE**

Date of Drawing	08/28/18
Scale	1" = 30'-0"
Drawn By:	MCD
Job Number:	L17-053
Sheet Number:	

LSP[1].]



PROPOSED LANDSCAPE PLAN

[illegible]



# DIGGERS HOTLINE

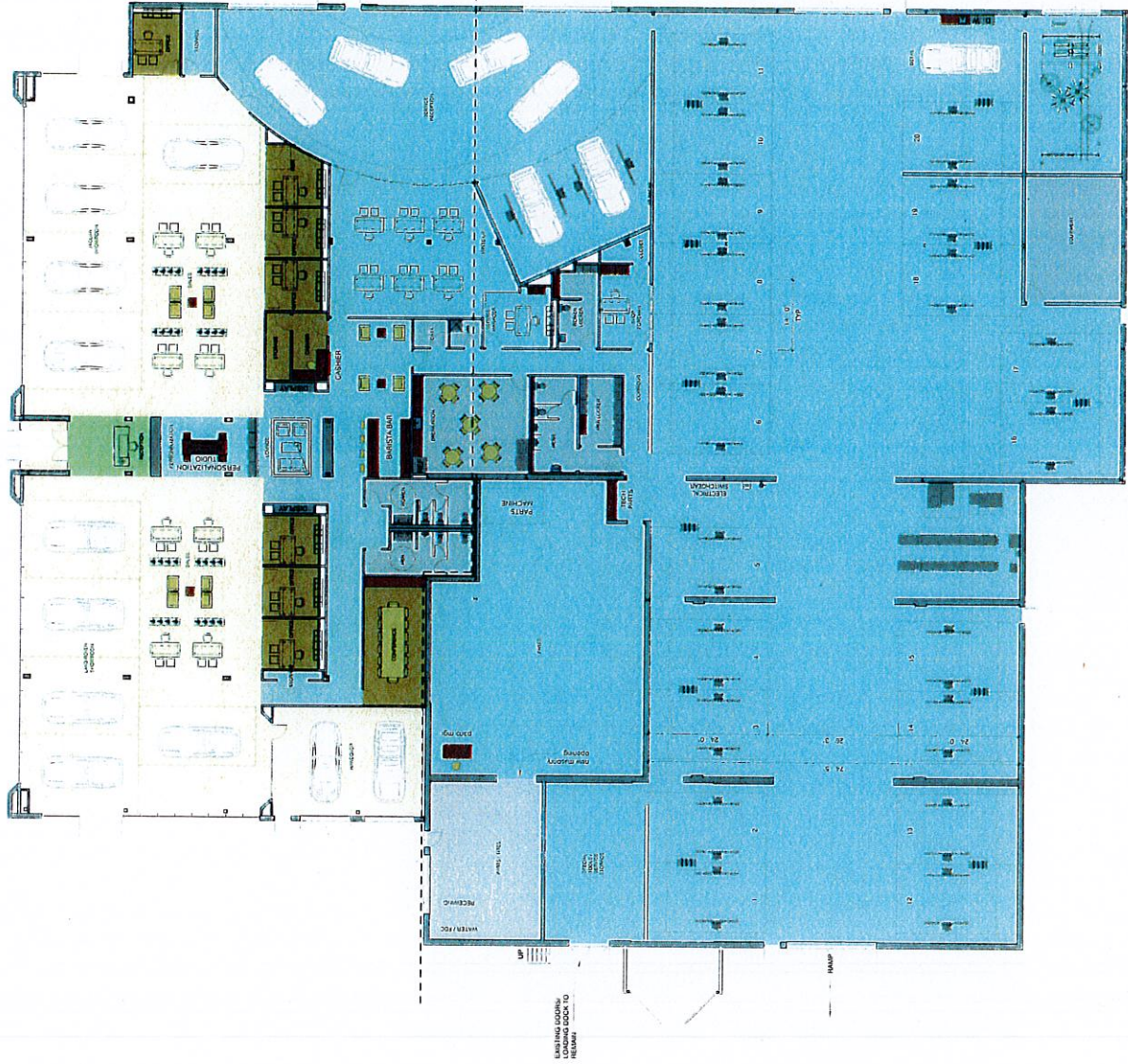
24 HOUR  
 TOLL FREE  
 1-800-4-A-DIGGER

WE'LL FIND ANY BURIED PIPE, CABLE OR UTILITY  
 BEFORE YOU DIG. WE'LL LOCATE ANY BURIED  
 UTILITY IN THE U.S. OR CANADA. WE'LL  
 LOCATE ANY BURIED UTILITY IN THE U.S. OR  
 CANADA. WE'LL LOCATE ANY BURIED UTILITY  
 IN THE U.S. OR CANADA. WE'LL LOCATE ANY  
 BURIED UTILITY IN THE U.S. OR CANADA.









# Jaguar Land Rover Hinsdale

First Floor

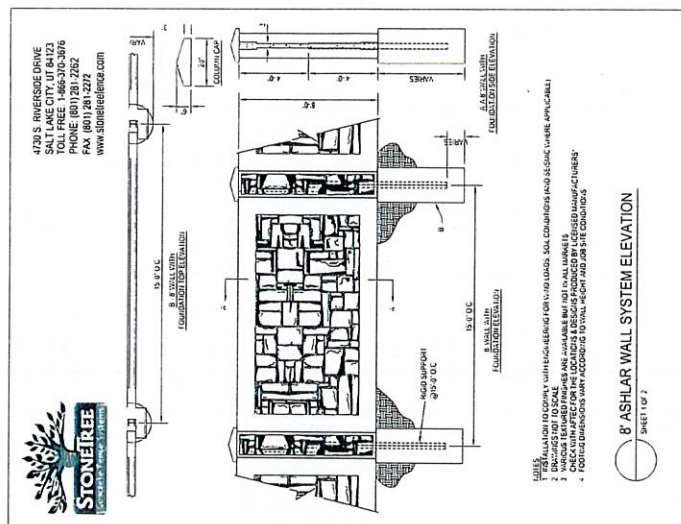
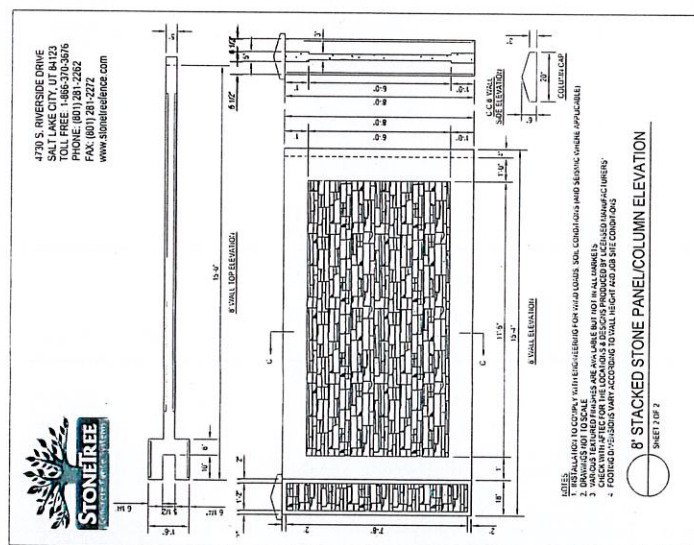
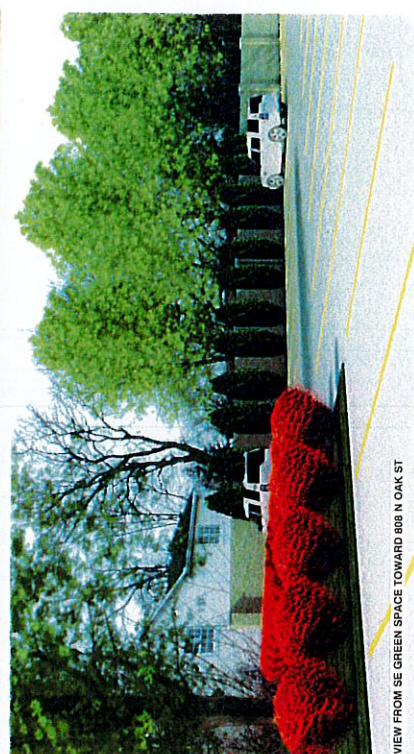
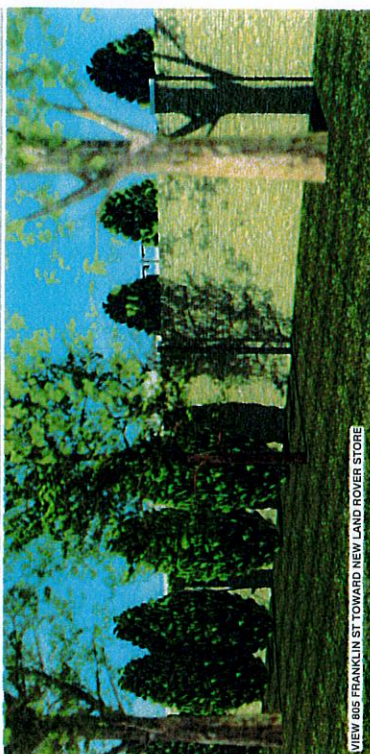
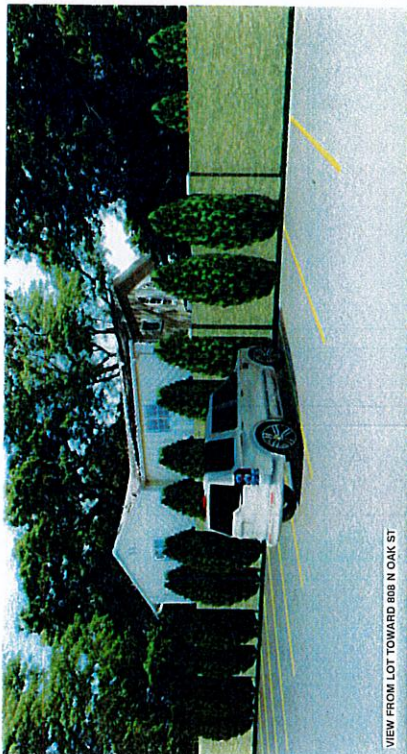
**THE REDMOND COMPANY**  
 10000 N. 10th Ave.  
 Suite 200  
 Greenwood Village, CO 80120  
 Tel: 303.259.8000 Fax: 303.259.1314  
 www.redmondco.com

10/06





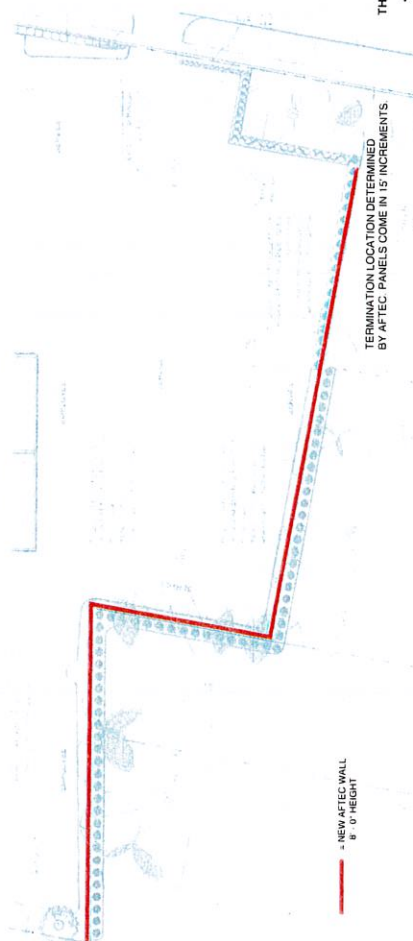




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NEIGHBORS CHOICE ON PATTERN



— NEW AFTEC WALL  
8' - 0" HEIGHT

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

W228 14745 Westwood Drive  
Washington, Washington 93186  
Tel 202-249 9600 fax 202-249 1314  
Innovative Approach. Unique Solutions.  
[www.theredmond.com](http://www.theredmond.com)

**Jacobs Land Rover**

Fence - AFTEC

01/22/00 17:00





TEST DRIVE ROUTES







VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

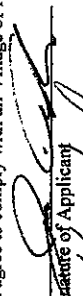
Applicant	Contractor
Name: The Redmond Company	Name: The Redmond Company
Address: W228 N745 Westmound Drive	Address: W228 N745 Westmound Drive
City/Zip: Waukesha, WI 53186	City/Zip: Waukesha, WI 53186
Phone/Fax: (262) 933-8288 / 549-9600	Phone/Fax: (262) 549-9600 / 549-9600
E-Mail: jtreuden@theredmondco.com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

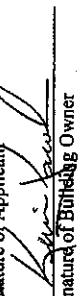
ADDRESS OF SIGN LOCATION:  
ZONING DISTRICT: B-3 General Business District  
SIGN TYPE: Wall Sign  
ILLUMINATION Internally Illuminated

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

Sign Information:	Site Information:
Jaguar Signage - Sign Item #1	Lot/Street Frontage: 432.5
Overall Size (Square Feet): 57.54 ( 27.75 x 2.1 )	Building/Tenant Frontage: 163
Overall Height from Grade: 18.00 Ft.	Existing Sign Information:
Proposed Colors (Maximum of Three Colors):	Business Name:
● Chrome	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:  Date: 08/24/2018

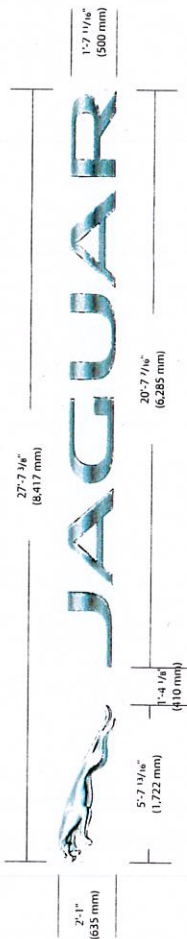
Signature of Building Owner:  Date: 08/24/2018

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: \_\_\_\_\_

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. E:	R3 CK
	Date:	JULY-15-2018
Revision Note: added Jaguar brand		

☐ Conceptual      ☐ Master      ☒ Electrical

Information Required:      120V ☐ 347V

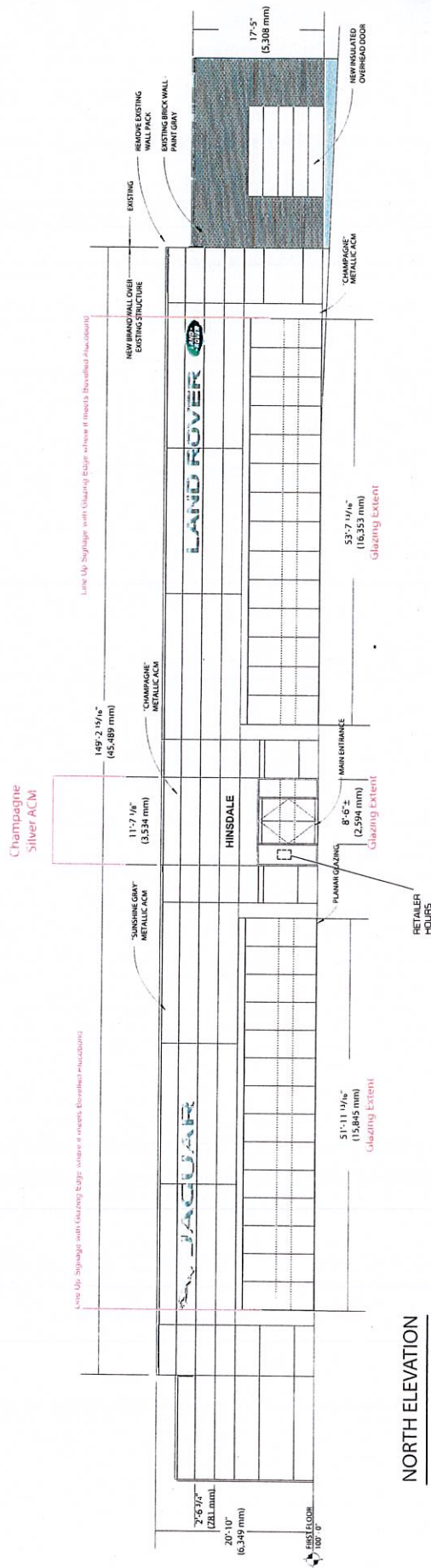
☐ Other \_\_\_\_\_

Customer Approval

Signature \_\_\_\_\_

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

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 provide further details if required.





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

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Toronto, Ontario, Canada M1R 4E8  
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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:	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

<b>Contractor</b>	
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

<b>ADDRESS OF SIGN LOCATION:</b>	
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)

<b>Sign Information:</b> Land Rover Signage - Sign Item #2	
Overall Size (Square Feet):	85.27 ( 31.0 x 1.66 )
Overall Height from Grade:	18'-0" Ft.
Proposed Colors (Maximum of Three Colors):	
<input checked="" type="radio"/> Chrome	
<input type="radio"/> White	
<input type="radio"/> Green	

<b>Site Information:</b>	
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: \_\_\_\_\_

<b>Project ID</b>	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 to sign

**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 sign is suitable for the location to accept the installation of the sign being ordered. Please ask P&S to provide further details if required.

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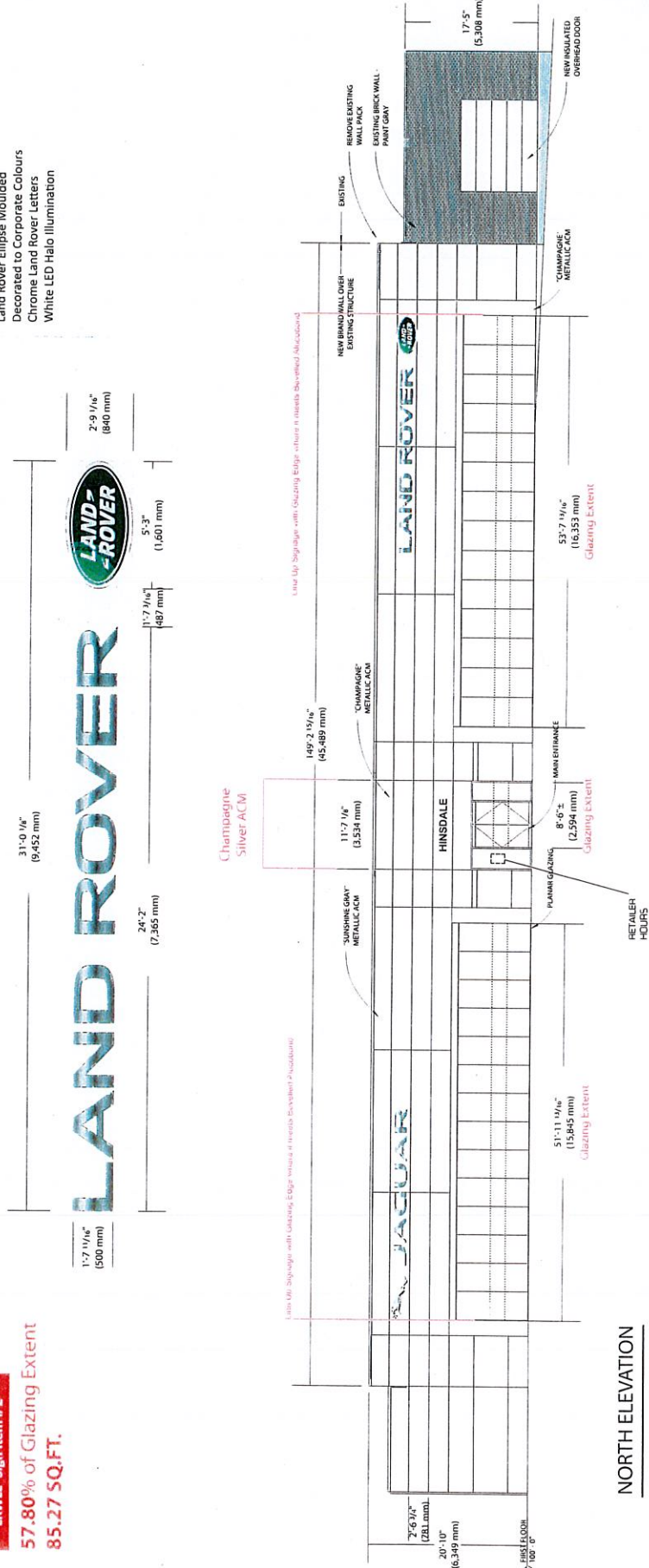
**Specifications:**

Illuminated Individual Letters & Logo Facade Signage

LAND ROVER :  
Land Rover Ellipse Moulded  
Decorated to Corporate Colours  
Chrome Land Rover Letters  
White LED Halo Illumination

**LRWLL- Sign Item # 2**

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



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

This sign to be installed in accordance with the requirements of the applicable local codes. This includes proper grounding and bonding of the sign.

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

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Toronto, Ontario, Canada M1R 4E8  
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**NORTH ELEVATION**



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

Applicant		Contractor	
Name:	The Redmond Company	Name:	The Redmond Company
Address:	W228 N745 Westmound Drive	Address:	W228 N745 Westmound Drive
City/Zip:	Waukesha, WI 53186	City/Zip:	Waukesha, WI 53186
Phone/Fax:	(262) 933-8288 / 549-9600	Phone/Fax:	(262) 549-9600 / 549-9600
E-Mail:	jtreuden@theredmondco.com	E-Mail:	jtreuden@theredmondco.com
Contact Name:	Jesse Treuden	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:		Site Information:	
Side Branding - Sign Items #3 & 4		Lot/Street Frontage:	432.5
Overall Size (Square Feet):	51.33 ( 14.66 x 3.5 )	Building/Tenant Frontage:	163
Overall Height from Grade:	18.0 Ft.	Existing Sign Information:	
Proposed Colors (Maximum of Three Colors):		Business Name:	
<input checked="" type="radio"/> Chrome		Size of Sign:	Square Feet
<input checked="" type="radio"/> White		Business Name:	
<input checked="" type="radio"/> Green		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: [Signature] Date: 08/24/2018

Signature of Building Owner: [Signature] Date: 08/24/2018

**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: \_\_\_\_\_



## Side Branding- Sien Item #4

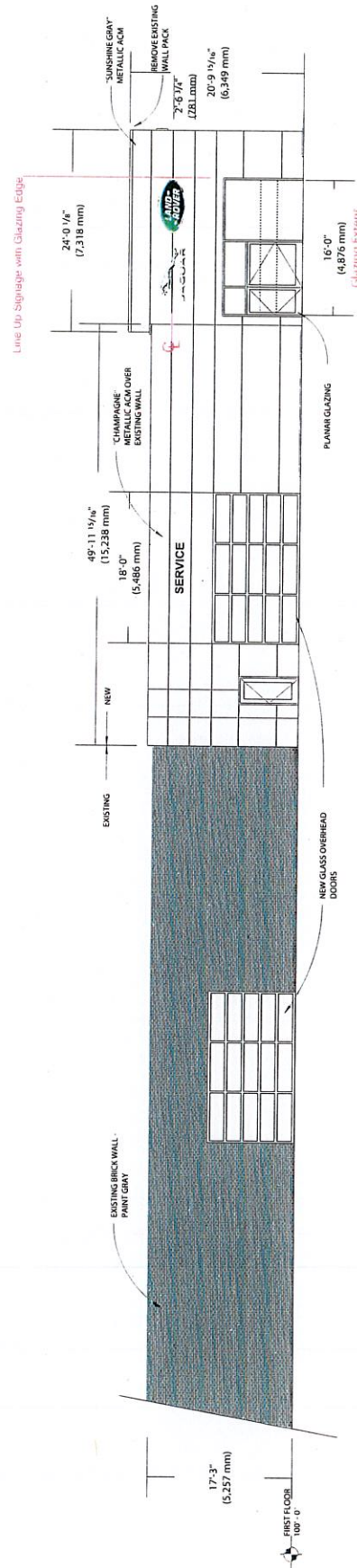
6'-6 13/16"  
2,002 mm



**Total: 51.33 SQ.FT.**

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

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



## EAST ELEVATION



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Toronto, Ontario, Canada M1R 4E8  
www.pattonsdesign.com  
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(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.

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 Jambal Bay and

**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

## Conceptual

**Information Required:**

## Master

Electrical

☒ 120V ☐ 347V

☐ Other

Customer Awareness

10/1/00/1000

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



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

Applicant		Contractor	
Name:	The Redmond Company	Name:	The Redmond Company
Address:	W228 N745 Westmound Drive	Address:	W228 N745 Westmound Drive
City/Zip:	Waukesha, WI 53186	City/Zip:	Waukesha, WI 53186
Phone/Fax:	(262) 933-8288 / 549-9600	Phone/Fax:	(262) 549-9600 / 549-9600
E-Mail:	jtreuden@theredmondco.com	E-Mail:	jtreuden@theredmondco.com
Contact Name:	Jesse Treuden	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:		Site Information:	
Overall Size (Square Feet):	51.33 (14.66 x 3.5)	Lot/Street Frontage:	432.5
Overall Height from Grade:	18.0 Ft.	Building/Tenant Frontage:	163
Proposed Colors (Maximum of Three Colors):	<input type="radio"/> Chrome <input type="radio"/> White <input type="radio"/> Green	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: [Signature] Date: 08/24/2018  
Signature of Building Owner: [Signature] Date: 08/24/2018

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: \_\_\_\_\_

<b>Project ID</b> AD2-21003	
Date:	Feb-13-2018
Scale:	1/2"=1'-0"
Sales:	A Di Marco
Designer:	GR
Rev. #:	R5 CK
Date:	JULY 13 2018
Revision Note:	Added Jaguar Brand
<div> <div> </div> <div> <b>Conceptual</b> Information Required:         </div> </div>	
<div> <div> <input type="checkbox"/> Master         </div> <div> <input checked="" type="checkbox"/> Electrical         </div> </div>	
<div> <input checked="" type="checkbox"/> 120V         <input type="checkbox"/> 347V         <input type="checkbox"/> Other       </div>	
<div> <div> </div> <div> <b>Customer Approval</b> Signature: _____ MM/DD/YYYY         </div> </div>	
<p>It is the Customer's responsibility to ensure the structure of the sign is suitable for the intended use and to accept the installation of the signs being ordered. Please see P&amp;G to provide further details if required.</p> <p>All rights reserved. The artwork displayed on this drawing is the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.</p>	

**Specifications:**

**OPTIONAL:**

**Illuminated Individual Letters & Logo Facade Signage**

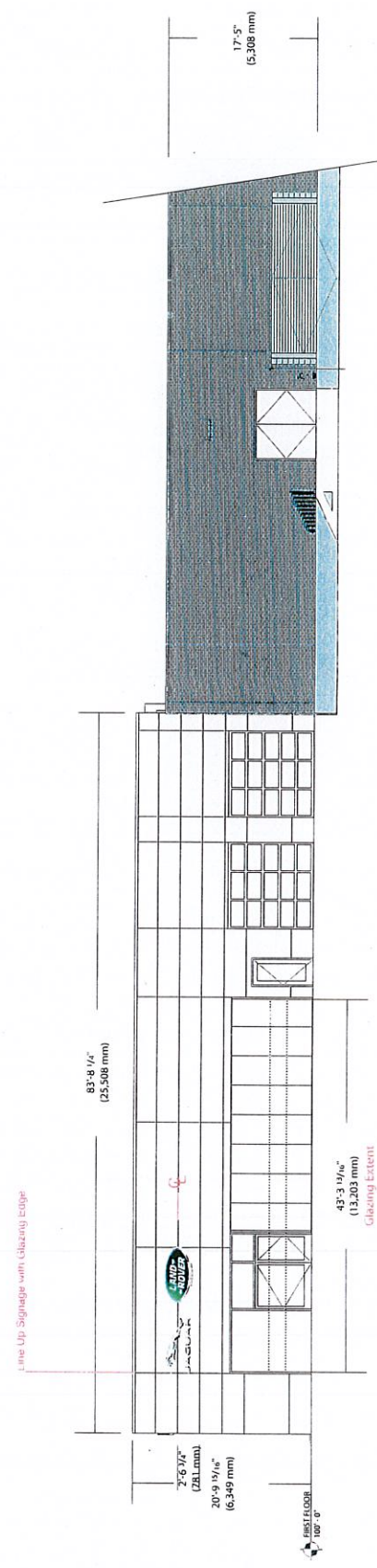
**JAGUAR:**  
Moulded Chrome Leaper & Letters  
White LED Halo Illumination

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



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

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







VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

ADL-300 - Sign Item #7

Applicant		Contractor	
Name:	The Redmond Company	Name:	The Redmond Company
Address:	W228 N745 Westmound Drive	Address:	W228 N745 Westmound Drive
City/Zip:	Waukesha, WI 53186	City/Zip:	Waukesha, WI 53186
Phone/Fax:	(262) 933-8288 / 549-9600	Phone/Fax:	(262) 549-9600 / 549-9600
E-Mail:	jtreuden@theredmondco.com	E-Mail:	jtreuden@theredmondco.com
Contact Name:	Jesse Treuden	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: Hinsdale Signage - Sign Item #7		Site Information:	
Overall Size (Square Feet):	6.73 ( 6.83 x 1.0 )	Lot/Street Frontage:	432.5
Overall Height from Grade:	12.75 Ft.	Building/Tenant Frontage:	163
Proposed Colors (Maximum of Three Colors):		Existing Sign Information:	
• Black		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: [Signature] Date: 08/24/2018

Signature of Building Owner: [Signature] Date: 08/24/2018

**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: \_\_\_\_\_





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: <u>(262) 933-8288 / 549-9600</u>	Phone/Fax: <u>(262) 549-9600 / 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	Site Information
Overall Size (Square Feet): <u>5.80</u> ( <u>5.83</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):	Existing Sign Information:
<input checked="" type="radio"/> <b>Black</b>	Business Name: _____
<input type="radio"/> _____	Size of Sign: _____ Square Feet
<input type="radio"/> _____	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: [Signature] Date: 08/24/2018

Signature of Building Owner: [Signature] Date: 08/24/2018

**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: \_\_\_\_\_





VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

Applicant		Contractor	
Name:	The Redmond Company	Name:	The Redmond Company
Address:	W228 N745 Westmound Drive	Address:	W228 N745 Westmound Drive
City/Zip:	Waukesha, WI 53186	City/Zip:	Waukesha, WI 53186
Phone/Fax:	(262) 933-8288 / 549-9600	Phone/Fax:	(262) 549-9600 / 549-9600
E-Mail:	jtreuden@theredmondco.com	E-Mail:	jtreuden@theredmondco.com
Contact Name:	Jesse Treuden	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		Site Information:	
Overall Size (Square Feet):	23.79 ( 7.33 x 3.5 )	Lot/Street Frontage:	432.5
Overall Height from Grade:	7.33 Ft.	Building/Tenant Frontage:	163
Proposed Colors (Maximum of Three Colors):		Existing Sign Information:	
1 Grey		Business Name:	
2 Silver		Size of Sign:	Square Feet
3		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: [Signature] Date: 08/24/2018  
Signature of Building Owner: [Signature] Date: 08/24/2018

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: \_\_\_\_\_

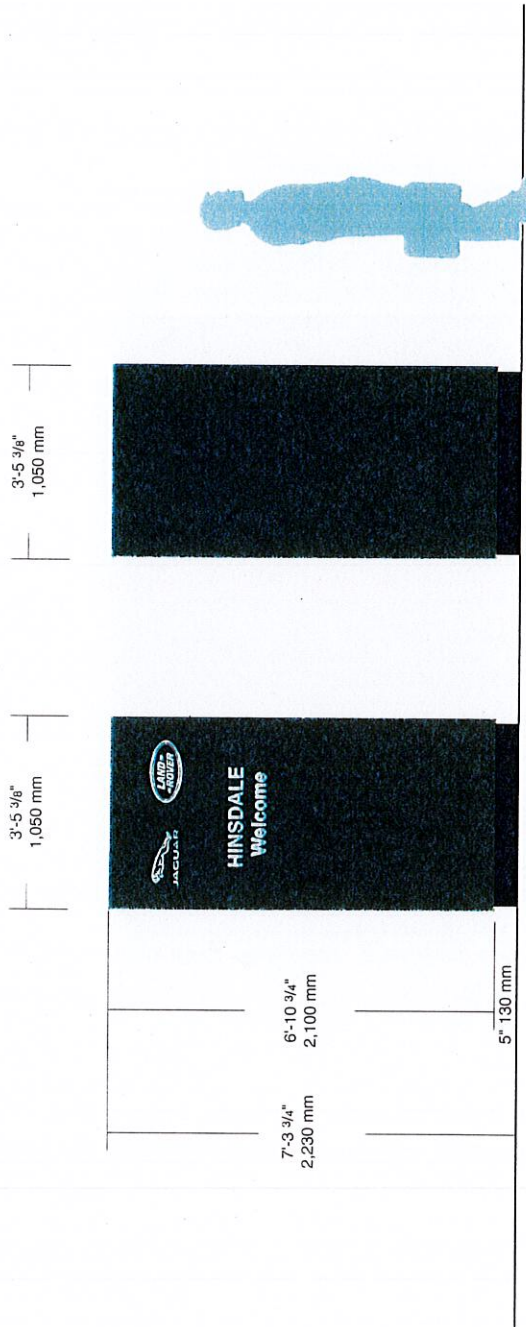


<b>Project ID</b>	
AD2-21003	
Date:	Feb-13-2018
Scale:	3/8"=1'-0"
Sales:	A Di Marco
Designer:	GK
Rev. #	R3 C1
Date:	JULY 13-2018
Revision Note: Added Light Colors	
<input checked="" type="checkbox"/> Conceptual Information Required:	
<input checked="" type="checkbox"/> Master <input type="checkbox"/> Electrical <input type="checkbox"/> 120V <input type="checkbox"/> 347V <input type="checkbox"/> Other	
<b>Customer Approval</b> 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 see P56 to provide further details if required.

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**JLB Hinsdale**  
2495 Aurora Avenue  
Naperville, IL 60540



SIDE A - Parallel to Street

SIDE B - No Graphics

**AMS-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

555 Ellesmere Road Toronto, Ontario, Canada M1H 4E8  
(Toll Free) 1.866.635.1110 (Fax) 1.655.759.4965  
www.pattisonsign.com

**Pattison Sign Group**  
Powering Your Brand

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 this sign.

Fluorescent, Neon and LED 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

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

Site Information	
Lot/Street Frontage:	432.5
Building/Tenant Frontage:	163
Existing Sign Information:	
Business Name:	
Size of Sign:	
Business Name:	
Size of Sign:	

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	08/24/2018
Signature of Building Owner	
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:

<b>Project ID</b>	
AD2-21003	
Date:	Feb-13-2018
Scale:	3/8"=1'-0"
Sales:	A Di Marco
Designer:	GR
Rev. #:	BA CX
Date:	AUG-20-2018
Revision Note:	Custom Sign

<input type="checkbox"/> Conceptual	Information Required:
-------------------------------------	-----------------------

<input checked="" type="checkbox"/> Master	Electrical
<input checked="" type="checkbox"/> 120V	<input type="checkbox"/> 347V
<input type="checkbox"/> Other	

<b>Customer Approval</b>	
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 sign. The sign is not to be used to provide further details if required.

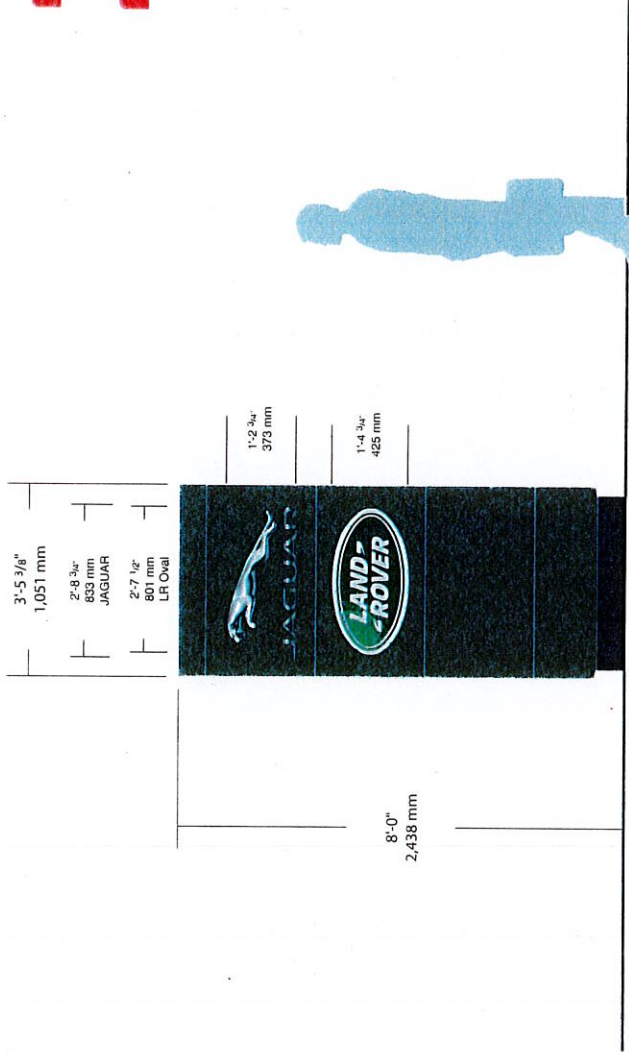
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**APS-D3 - Sign Item # 18**  
**27.58SQ.FT.**

**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



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.

(71) 416.759.1111  
(F) 1.855.759.4955  
(TF) 1.800.268.6536

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

**Pattison Sign Group**  
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**FINAL DECISION****VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
PETITION FOR VARIATION**

**ZONING CASE NO:** V-07-18

**PETITIONER:** J&L Hinsdale, LLC

**APPLICATION:** For certain Variations from the Zoning Code of the Village of Hinsdale ("Zoning Code") relative to certain signage and construction of an addition to an existing precode structure at 336 E. Ogden Avenue, Hinsdale, Illinois.

**MEETING HELD:** A Public Hearing was held on Wednesday, September 26, 2018 at 6:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on September 6, 2018.

**PROPERTY:** The subject property is commonly known as 336 E. Ogden Avenue, Hinsdale, Illinois (the "Property") and is legally described in Exhibit A attached hereto and made a part hereof.

**SUMMARY OF REQUEST:** The Village of Hinsdale has received a request from J&L Hinsdale, LLC, d/b/a Bill Jacobs Jaguar/Land Rover Hinsdale (the "Applicant") for certain variations relative to certain signage and the proposed construction of a building addition (the "Building Addition") to the existing Precode Structure located on the Property at 336 E. Ogden Avenue (the "Application").

This Property is located in the B-3 General Business District in the Village of Hinsdale at the southwest corner of Ogden Avenue and Oak Street. The Property has a frontage of approximately 432', a depth of approximately 435', and a total square footage of approximately 157,687. The maximum FAR is .5 or approximately 78,843 square feet, and the maximum allowable lot coverage is 90% or approximately 141,918 square feet.

The Applicant has requested variations to the following Sections of the Zoning Code of the Village of Hinsdale ("Zoning Code") over which the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority:

- Section 5-110.C.1(b) of the Zoning Code, to allow a front yard setback of seventy five (75) feet from the Ogden Avenue centerline as opposed to the one hundred (100) foot setback from the Ogden Avenue centerline required;
- Sections 5-110.C.1. and 9-104.G.2(b) of the Zoning Code, to allow off street parking for display purposes only, in a Required Front Yard; and

- 9-104.I.3 of the Zoning Code, to allow a nineteen (19) foot wide two-way drive aisle as opposed to the twenty four (24) foot drive aisle width required by the Zoning Code.

Collectively, these three variation requests shall be referred to herein as the "Requested Variations."

In addition to the Requested Variations, two (2) additional variations over which the Village President and Board of Trustees have final authority were sought and recommended for approval by the ZBA. Those variations were to Section 9-106.J.3(b) of the Zoning Code to allow a total of four (4) additional wall signs beyond the maximum of two (2) allowed by the Zoning Code, and from Section 9-106.F.8(b) to allow on-site information signage totaling 6.75 square feet, as opposed to the three (3) square feet allowed by the Zoning Code (together, the "Additional Variations" and, collectively with the Requested Variations, the "Variations"). The findings and recommendation of the ZBA on the Additional Variations are detailed in a separate Findings and Recommendation from the ZBA to the Board of Trustees in this matter.

On September 26, 2018, following the conclusion of the public hearing on this matter, the ZBA indicated its approval of the Requested Variations and the preparation of this Final Decision.

**PUBLIC HEARING:** At the combined public hearing on the Variations, Kevin Jacobs and Jerry Mortier testified as representatives of the Applicant on the Variations.

The representatives of Applicant noted they had been working closely with the immediately adjacent neighbors to reach a plan everyone could agree to. They are taking the existing building on the Property, previously used as a GM Training Facility, and renovating it for use as a functioning Land Rover/Jaguar dealership and service facility. The Applicant is changing the setback from Ogden and also extending it to the west a bit. The setback is currently sixty (60) feet from the centerline of Ogden and it is being moved back to seventy five (75) feet. The front portion of the building is also being extended thirty (30) feet to the west. The requests are driven in part by manufacturer showroom requirements for Land Rover and Jaguar, but are also driven by the existing building and layout of the Property, the physical characteristics of the Property, and impervious surface requirements, among other reasons.

The Applicant had worked with the neighbors to develop a circulation plan for the Property. In order to minimize customers driving around the back of the building close to the neighbors upon entering, a front two-way drive aisle concept was developed. One of the Requested Variations relates to the width of that proposed two-way drive aisle. The request for a variation on the width of the drive aisle is driven by the existing building and layout of the structures on the Property, and the need to meet the Village's impervious surface coverage requirements.

Front yard parking of vehicles for display purposes only on a pervious surface is also proposed and was discussed.

The representatives of the Applicant testified as to how the Requested Variations met the Village's variation standards, and answered various questions posed by the members of the ZBA.

Two residents who live adjacent to the Property, testified about the concerns the neighbors had, and how the Applicant had worked with the neighbors to significantly address their concerns. They support the Requested Variations.

There being no further questions or members of the public wishing to speak on the application, the portion of the Public Hearing related to the Requested Variations was closed.

Members discussed the Requested Variations and agreed that the standards for variations set forth in 11-503(F) of the Hinsdale Zoning Code had been met. A motion to recommend approval was made by Member Murphy and seconded by Member Alesia.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Podliska

**FINDINGS:** The following are the Findings of the ZBA relative to the Requested Variations:

1. *General Standard: Carrying out the strict letter of the provisions of the Zoning Code would create a particular hardship or a practical difficulty, based on satisfaction of the standards below:*

2. *Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot. All members agree that the long-existing precode structure on the Property, along with the physical layout of the structures and parking on the Property, and proximity of the use to the adjacent neighbors, are driving the request for the Requested Variations.*

3. *Not Self-Created: The 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 the Zoning Code, for which no compensation was paid. The need for the Requested Variations is not self-created, and is in part driven by the existing physical conditions present on the Property and accommodations to the adjacent neighbors. The ZBA finds this standard to have been met.*

*4. Denied Substantial Rights: The carrying out of the strict letter of the provisions 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. In this case, requiring the Applicant to conform to the provisions of the Zoning Code for which relief is sought would limit the ability of the Applicant to, among other things, accommodate the concerns of adjacent neighbors, and to provide reasonable circulation on the site. One of the Requested Variations will actually decrease the extent of an existing non-conformity.*

*5. 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. The ability to, among other things, provide reasonable circulation on the site that is pleasing to the adjacent neighbors, and to move the building back from Ogden, thereby decreasing an existing non-conformity, are not special privileges. The Variations are not sought to make more money from use of the Property, but are instead sought in order to accommodate adjacent neighbors and to make a viable commercial use of the Property.*

*6. 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 the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan. The ZBA found this standard to have been met.*

*7. Essential Character Of The Area: The variation would not result in a use or development on the subject property that:*

*(a) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or (b) would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or (c) would substantially increase congestion in the public streets due to traffic or parking; or (d) would unduly increase the danger of flood or fire; or (e) would unduly tax public utilities and facilities in the area; or (f) would endanger the public health or safety.*

The granting of the Variations will allow the redevelopment of the Property with a Building Addition that will help to create a visually interesting and commercially viable building. The variations are supported by adjacent residential neighbors and will help to minimize the impact of the use on adjacent properties. The building already exists,

and the utilities are already in place. The Requested Variations will not endanger the public health or safety.

8. *No Other Remedy: There is no means other than the requested variations by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.* The ZBA finds this standard to have been met.

#### **FINAL DECISIONS:**

The following Requested Variations are hereby Approved:

1. A Variation to Section 5-110.C.1(b) of the Zoning Code, to allow a front yard setback of seventy five (75) feet from the Ogden Avenue centerline as opposed to the one hundred (100) foot setback from the Ogden Avenue centerline required;
2. A Variation to Sections 5-110.C.1. and 9-104.G.2(b) of the Zoning Code, to allow off street parking for display purposes only in a Required Front Yard; and
3. A Variation to Section 9-104.I.3 of the Zoning Code, to allow a nineteen (19) foot wide two-way drive aisle in the front of the existing building, as opposed to the twenty four (24) foot drive aisle width required by the Zoning Code.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Signed: \_\_\_\_\_

Robert Neiman, Chair  
Zoning Board of Appeals  
Village of Hinsdale

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

Filed this \_\_\_\_ day of \_\_\_\_\_, 2018, with the office of the Building Commissioner.

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**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.**

**PERMANENT INDEX NUMBER: 09-01-211-002**

**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**

**PERMANENT INDEX NUMBER: 09-01-211-001**

**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 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.**

**PERMANENT INDEX NUMBER: 09-01-211-003 = LOT 13**

**PERMANENT INDEX NUMBER: 09-01-211-004 = SOUTH 60 FEET OF LOT 71**



**FINAL DECISION**

**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
PETITION FOR VARIATION**

**Zoning Calendar:** V-08-18

**Petitioner:** Mr. & Mrs. Chris Elder

**Meeting held:** Public Hearing was held on Wednesday, September 26, 2018 at 6:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on August 23, 2018.

**Premises Affected:** Subject Property is commonly known as 321 S. Garfield, Hinsdale, Illinois and is legally described as:

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

**Subject:** 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'.

**Facts:** 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.

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

Hinsdale Zoning Code had been met. Specifically cited reasons included the fact that this was not self-created, the age of the structure, and the fact that the request was to simply replace the existing porch in its present location.

A motion to recommend approval was made by Member Moberly and seconded by Member Giltner.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Podliska

THE HINSDALE ZONING BOARD OF APPEALS

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Chairman Robert Neiman

Filed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, with the office of the Building Commissioner.

**FINAL DECISION**

**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
PETITION FOR VARIATION**

**Zoning Calendar:** V-10-18

**Petitioner:** Mark and Linda Berlin

**Meeting held:** Public Hearing was held on Wednesday, September 26, 2018 at 6:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on September 6, 2018.

**Premises Affected:** Subject Property is commonly known as 536 The Lane, Hinsdale, Illinois and is legally described as:

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

**Subject:** 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.

**Facts:** 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.

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.

**Action of the Board:**

Members discussed the request and agreed that the standards for variation set forth in 11-503 (F) of the Hinsdale Zoning Code had been met. Specifically cited reasons included the fact that this was not a condition created by the owner, but by a contractor that did not do what they were supposed to. The intent of the owner in this case was to work within the confines of the code, not to skirt it. Nothing changed by virtue of the work that was done and the setbacks remained as they existed before the work started. Also stated was the fact that the abutting neighbors both supported the request.

A motion to recommend approval was made by Member Moberly and seconded by Member Giltner.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Podliska

**THE HINSDALE ZONING BOARD OF APPEALS**

---

Chairman Robert Neiman

Filed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, with the office of the Building Commissioner.



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

**MICHAEL ABRAHAM  
ARCHITECTURE**  
148 BURLINGTON AVENUE  
CLARENDON HILLS, ILLINOIS 60514  
PHONE (630) 655.9417  
MICHAEL-ABRAHAM.COM

September 27, 2018

**RE: 330 Chestnut V-06-18**

We are respectfully rescinding our variation request for height relief from our ZBA application.

Sincerely,

Bernie Bartelli  
Michael Abraham Architecture  
bb@michael-abraham.com











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 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: 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

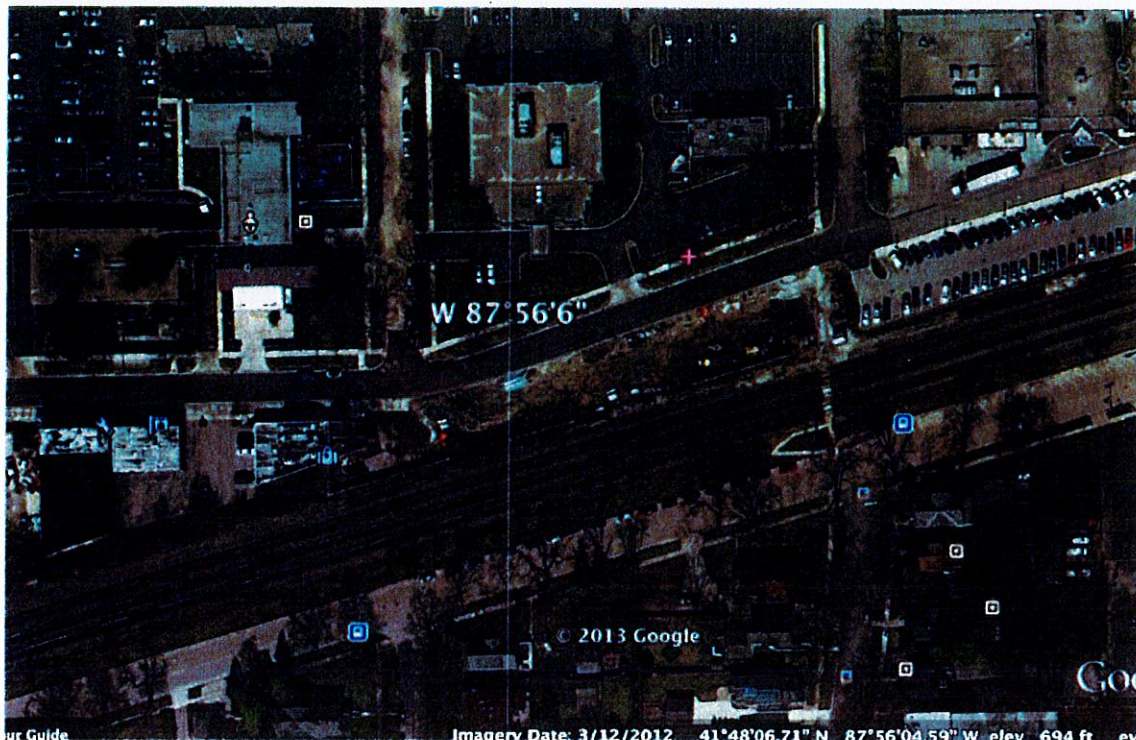
### SECTION I

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.

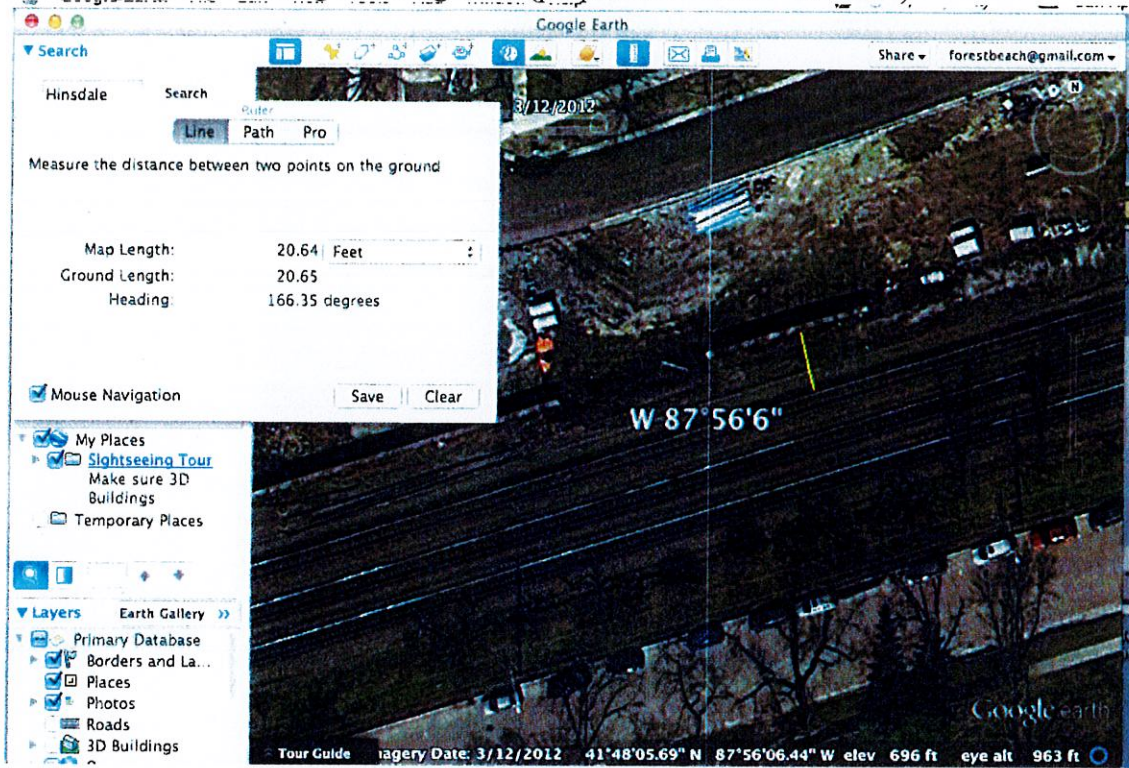
-This uniquely shaped corner of the lot is atypical for the B-3 district, with an average width of 30', well below the minimum lot width of 125' for the B-3 district. This limits the footprint of the proposed building.

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

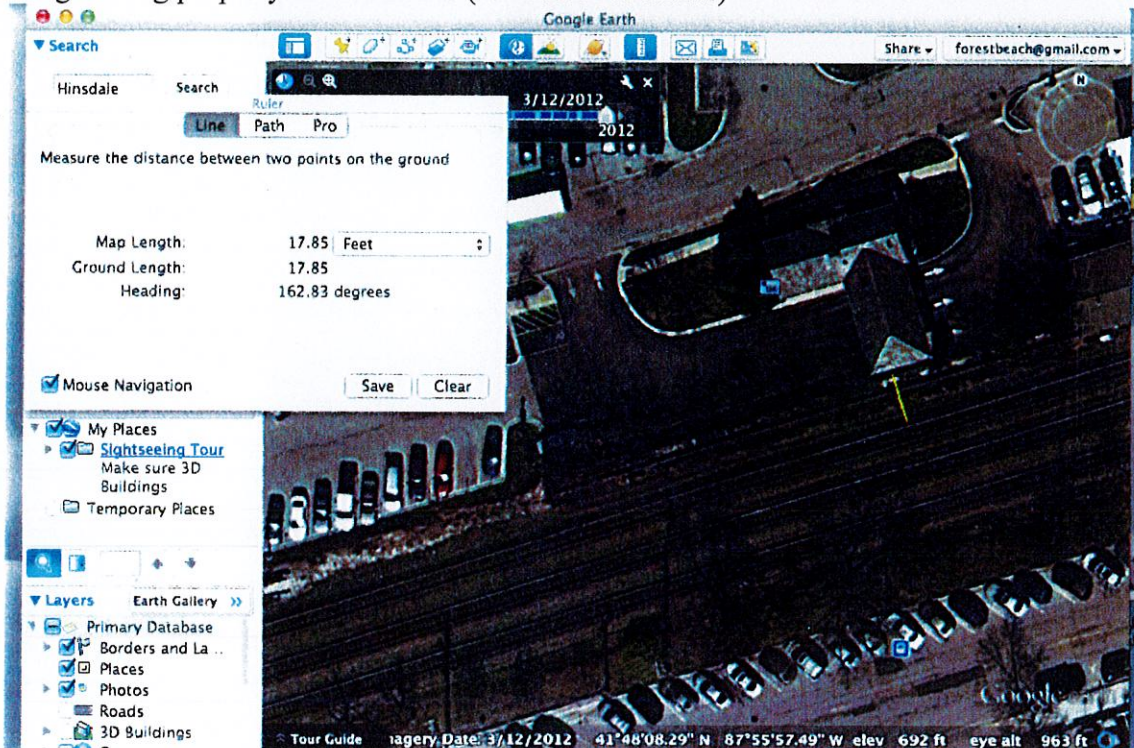
C. Carrying out the existing required side and rear yard setbacks would render a building that is unusable. See the diagrams below for the proximity to the tracks for the proposed building and the neighboring properties:



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

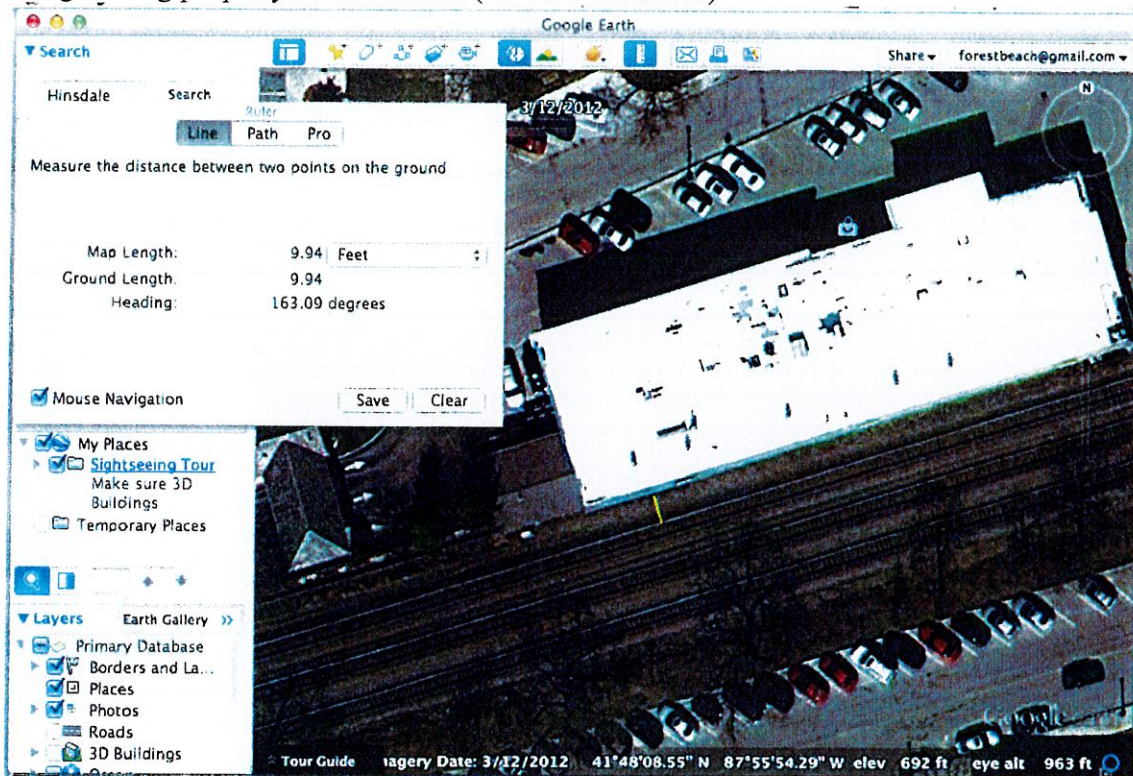


Neighboring property 130 Chestnut (+/- 17.85' to tracks)





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

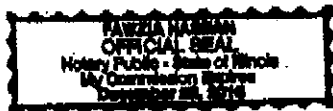
By: Thomas H. Bessler  
Name: Thomas H. Bessler  
Title: Vice President

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 26, 2016

Pamela Hoffman  
Notary Public

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



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

**Application for Certificate of Zoning Compliance**


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

**Applicant's name:** Hinsdale Land Restoration and Preservation, LLC

**Owner's name (if different):** Sharon Habiger

**Property address:** 330 Chestnut Street

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

**Present zoning classification:** B-3, General Business District 

**Square footage of property:** 24,090

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

**Lot dimensions:** see x plat

**Current use of property:** Office building

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

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

**Brief description of request and proposal:**

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

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

**Provided:                      Required by Code:**

**Yards:**

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

Provided:

Required by Code:

corner side

na

rear

20'

**Setbacks (businesses and offices):**

front:

25'

interior side(s)

2' /

10' /

corner side

na

rear

1'\*

20'

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

**Building heights:**

principal building(s):

30'

accessory building(s):

18'\*

15'

**Maximum Elevations:**

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

na

Total lot coverage:

14,118\*\*

21,681

Floor area ratio:

7,243\*\*\*

12,045

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):

4'\*\*\*

3'

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

**Statement of applicant:**

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

By:

Applicant's signature

Bernie 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'	67.59'
MINIMUM LOT WIDTH	50'	479.24'
BUILDING HEIGHT	30'	28.3 @ MEDIAN EAVE, 25.6 @ 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'-1 1/2"
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 (4.5, 604), 144	15
FRONT YARD SETBACK	2'-1 1/2" 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'-1 1/2" TO BLDG
LANDSCAPE BUFFER (SIDE YARD)	10'	10'
LANDSCAPE BUFFER (FRONT YARD)	2'-1 1/2" PER GRANTED ZONING VARIANCE	6'-4"
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"	11'-10"

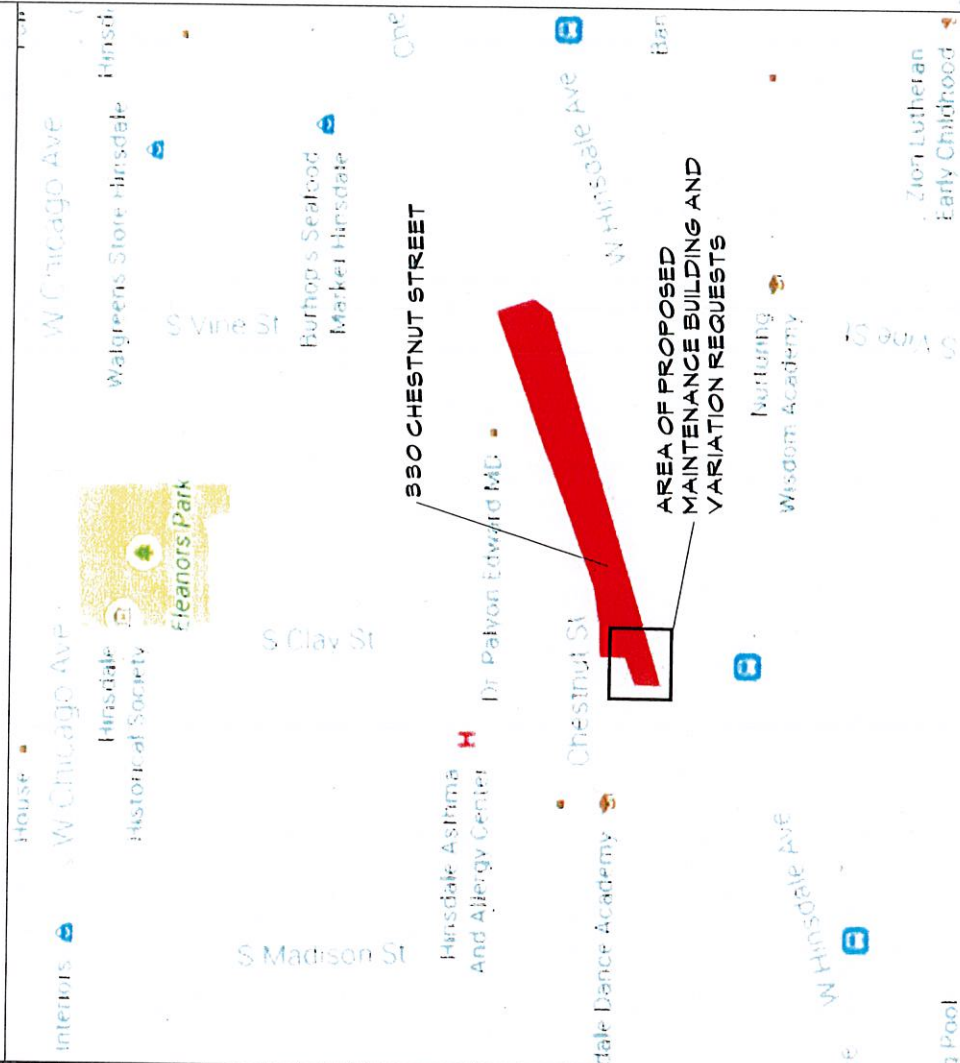
## ZONING VARIATION REQUEST

ZONING DISTRICT	VARIATION REQUEST	REQUIRED BY CODE	B-3
	18'-0" ACCESSORY STRUCTURE HEIGHT	15' ACCESSORY STRUCTURE HEIGHT	CODE SECTION 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

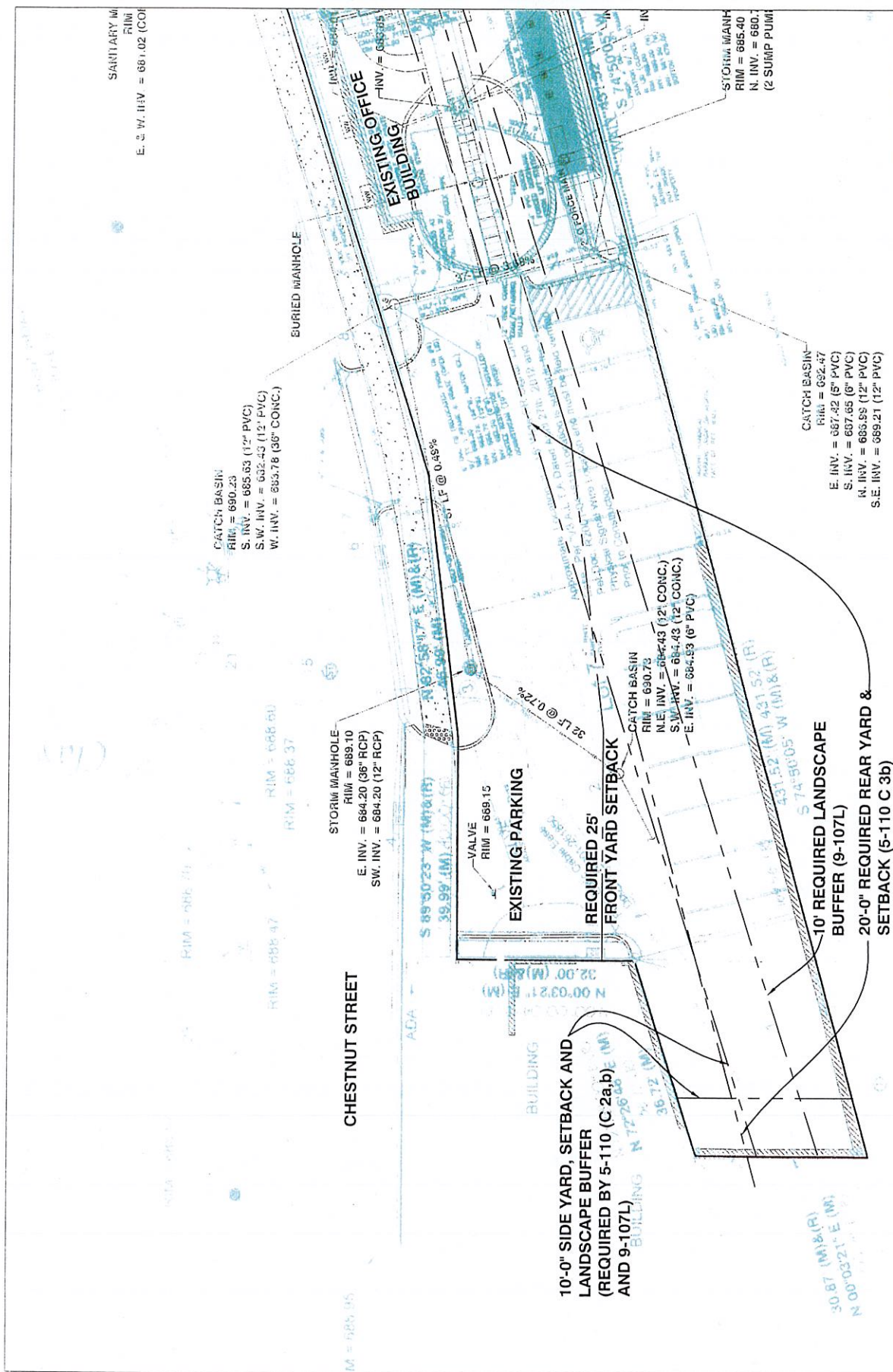
## TABLE OF CONTENTS

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

## VICINITY OF LOT

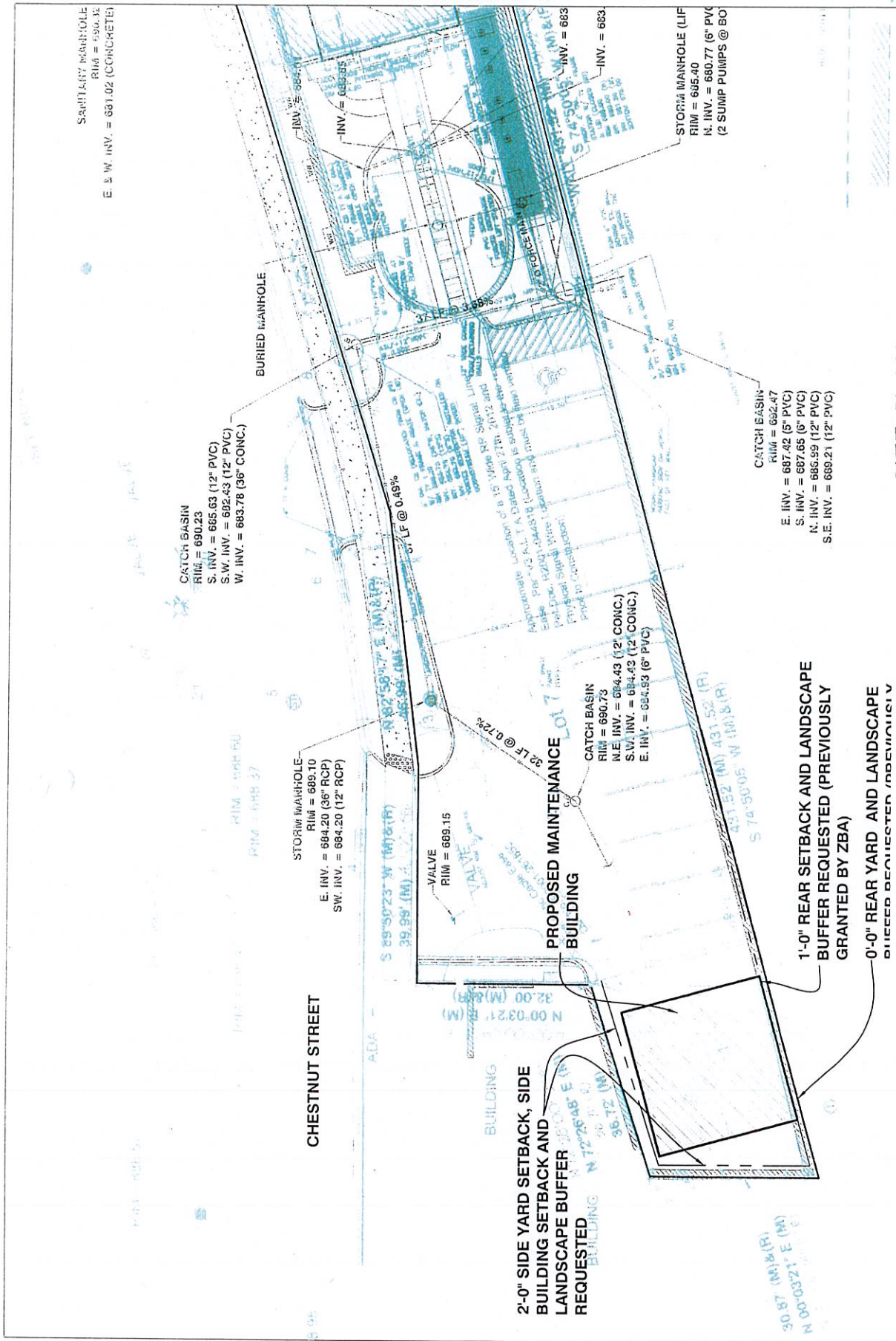


# SITE PLAN ZONING REQUIREMENTS

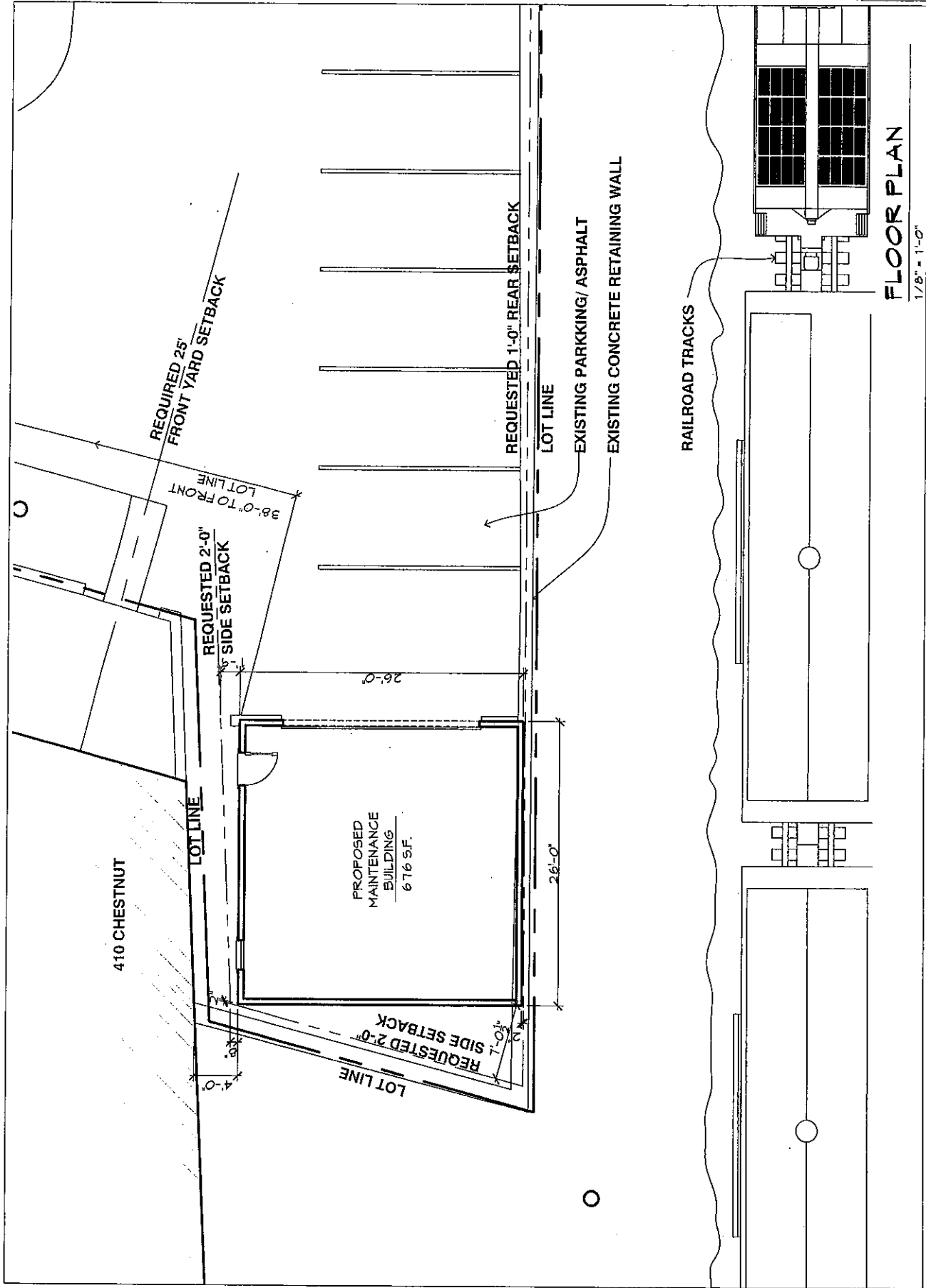
$$\frac{1}{16"} = 1'-0"$$




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







HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

MICHAEL ABRAHAM  
ARCHITECTURE

08.08.18

4

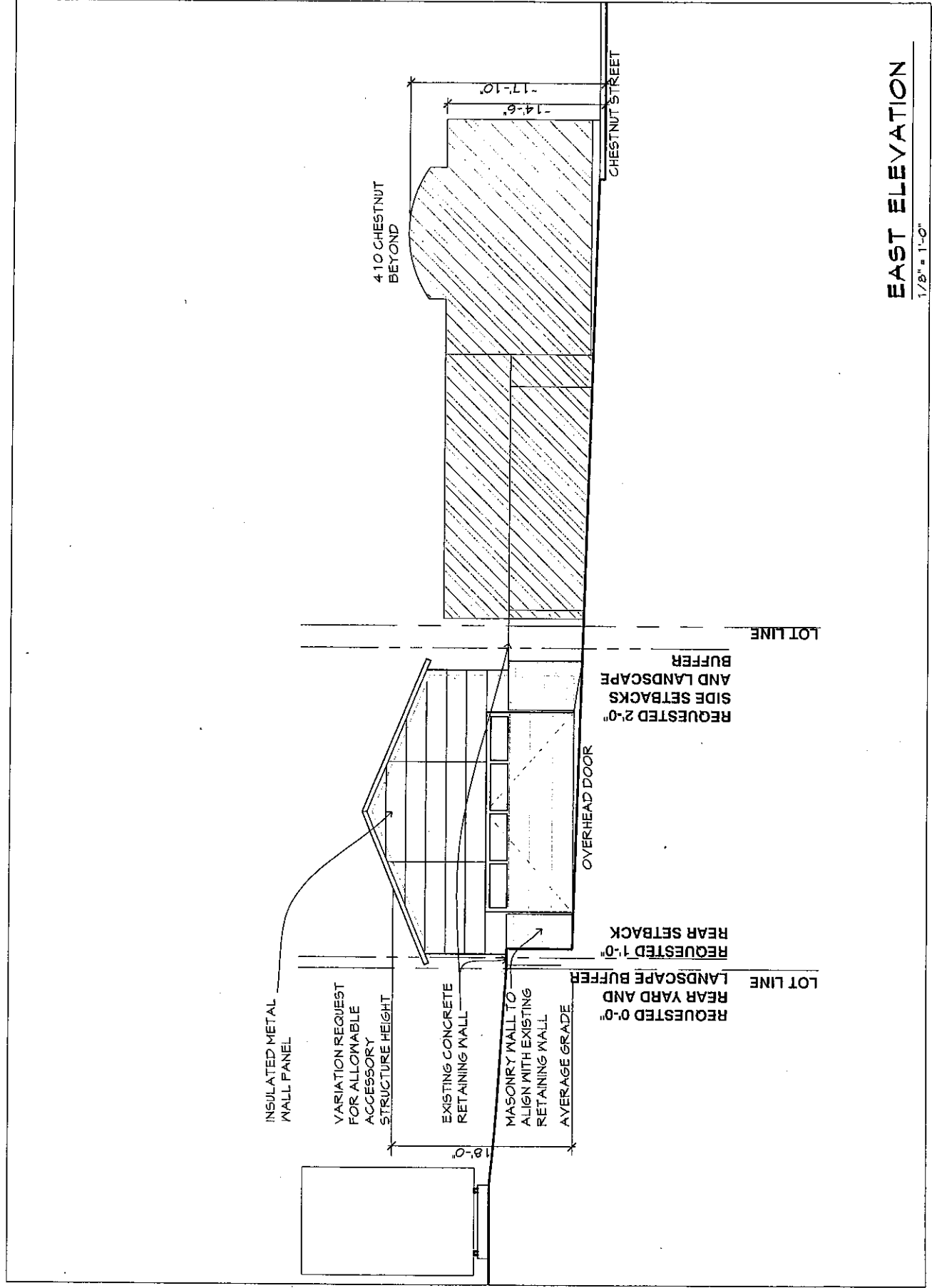
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08.08.18

# HINSDALE LAND RESTORATION AND PRESERVATION LLC

MICHAEL ABRAHAM ARCHITECTURE

330 Chestnut Street Hinsdale, Illinois

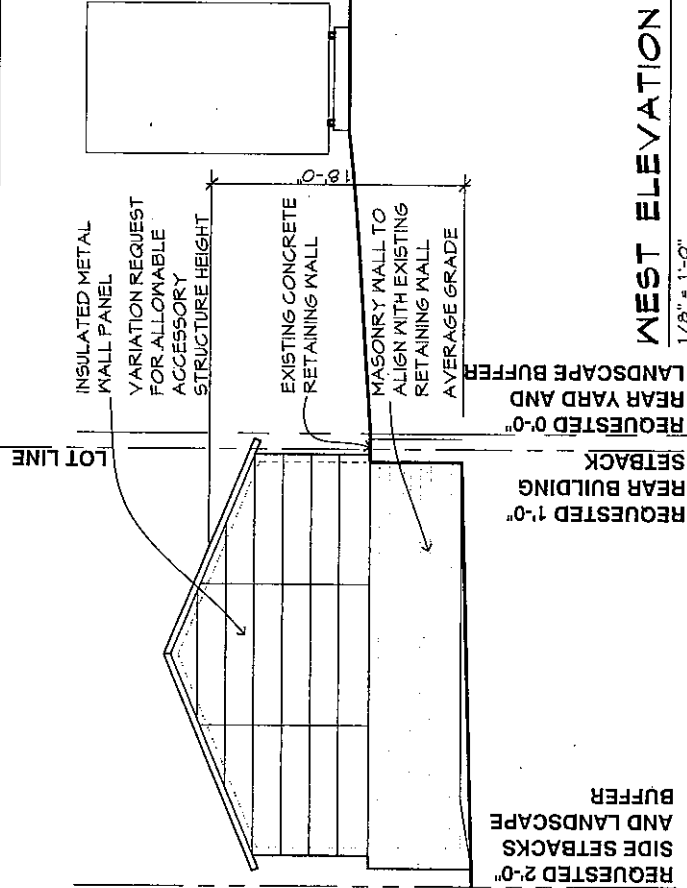


HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

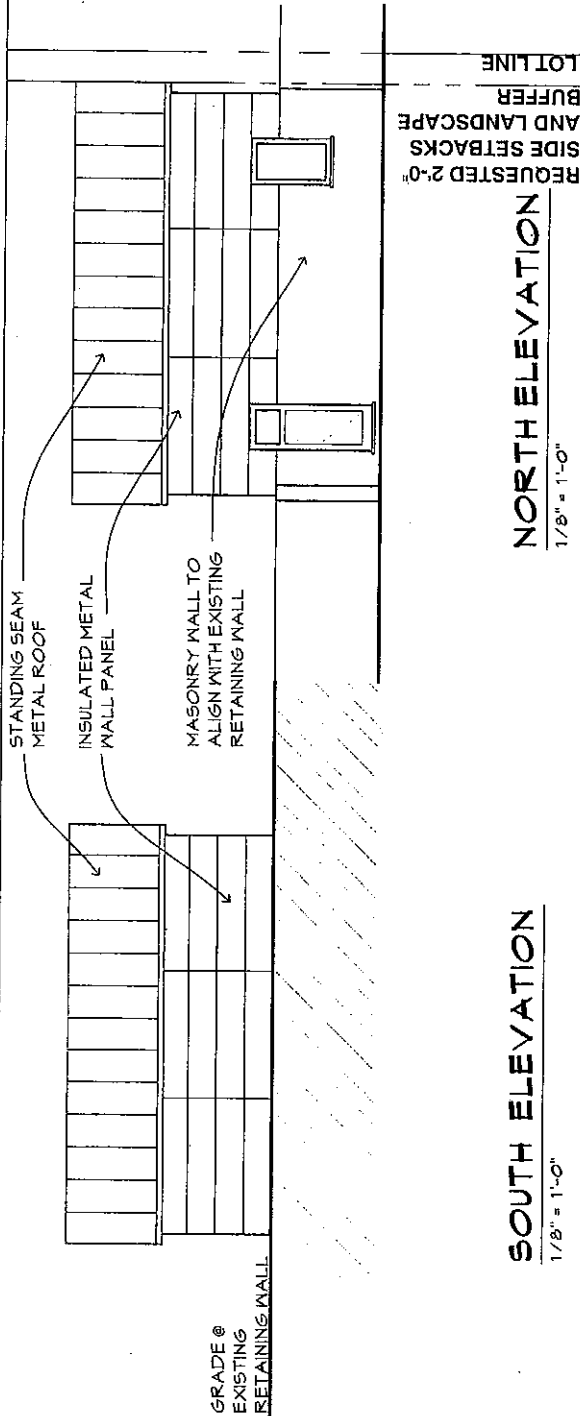
MICHAEL ABRAHAM  
ARCHITECTURE

330 Chestnut Street Hinsdale, Illinois 60521  
P 630.855.8472 F 630.855.8471 MICHAEL.ABRAHAM@MABARCH.COM

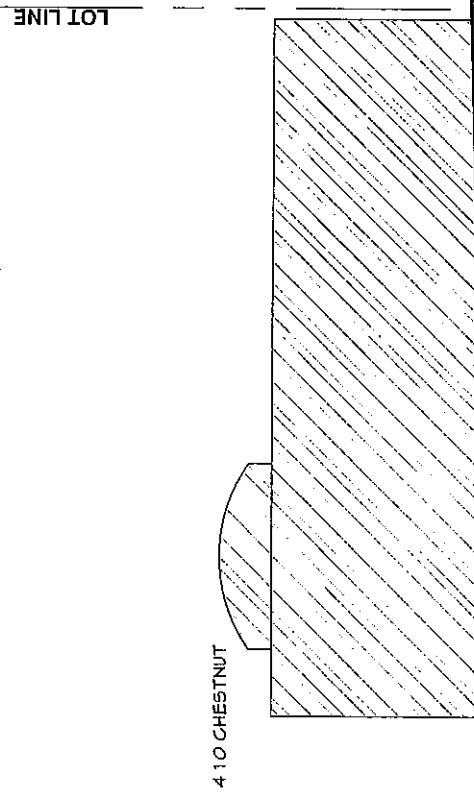
WEST ELEVATION  
1/8" = 1'-0"



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



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

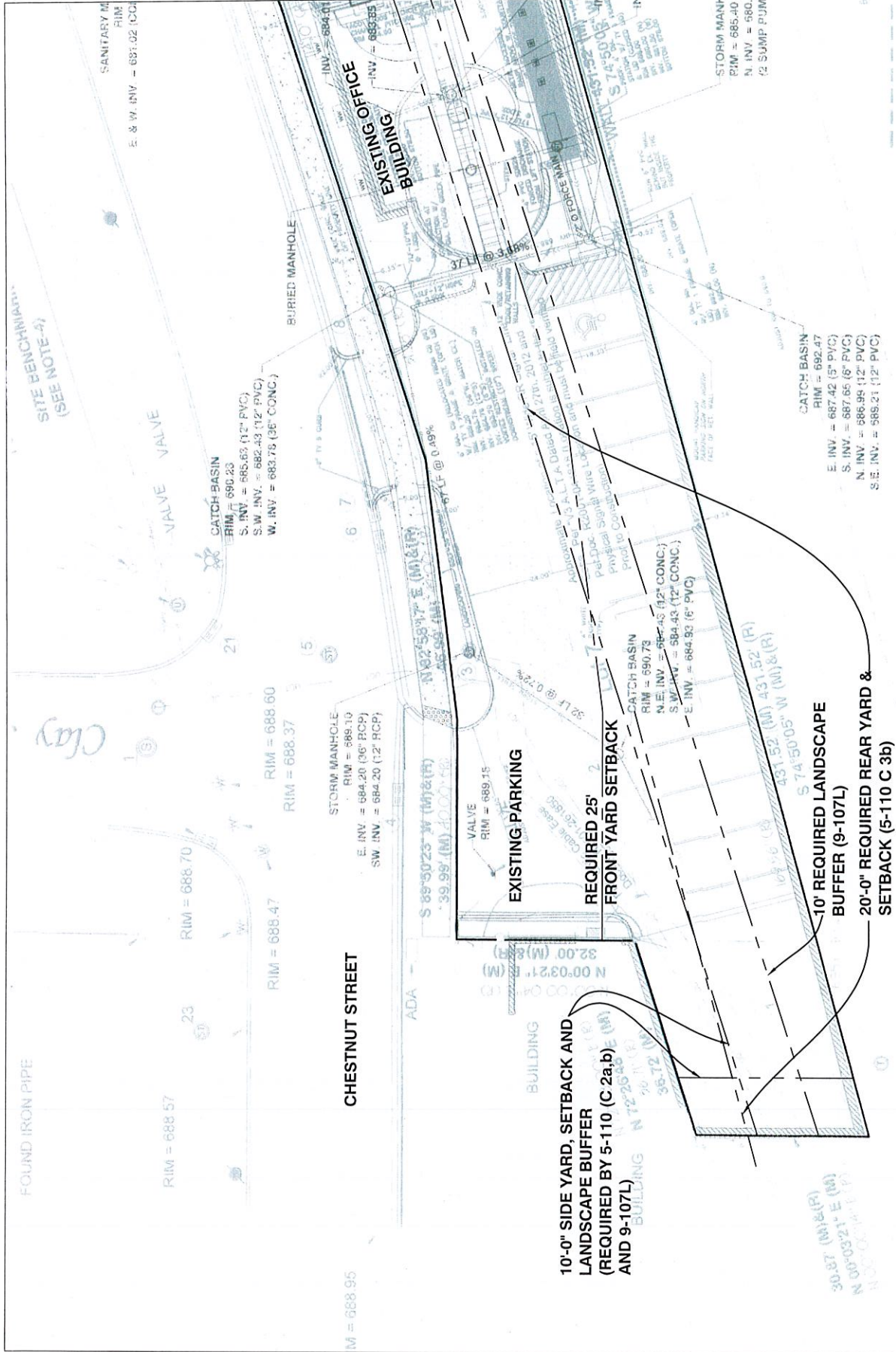


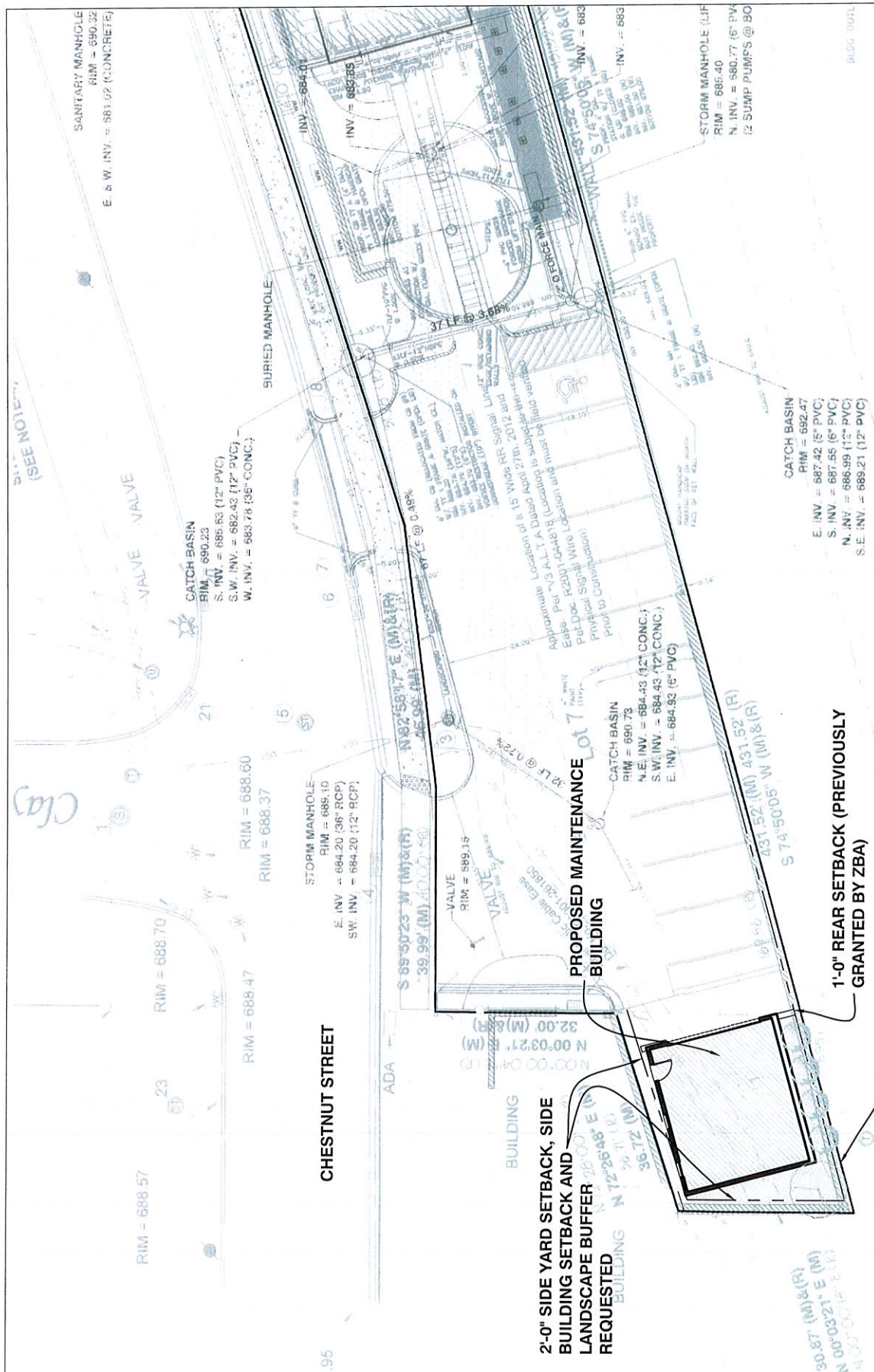




SITE PLAN  
ZONING REQUIREMENTS

1/16" = 1'-0"





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



MICHAEL ABRAHAM  
ARCHITECTURE

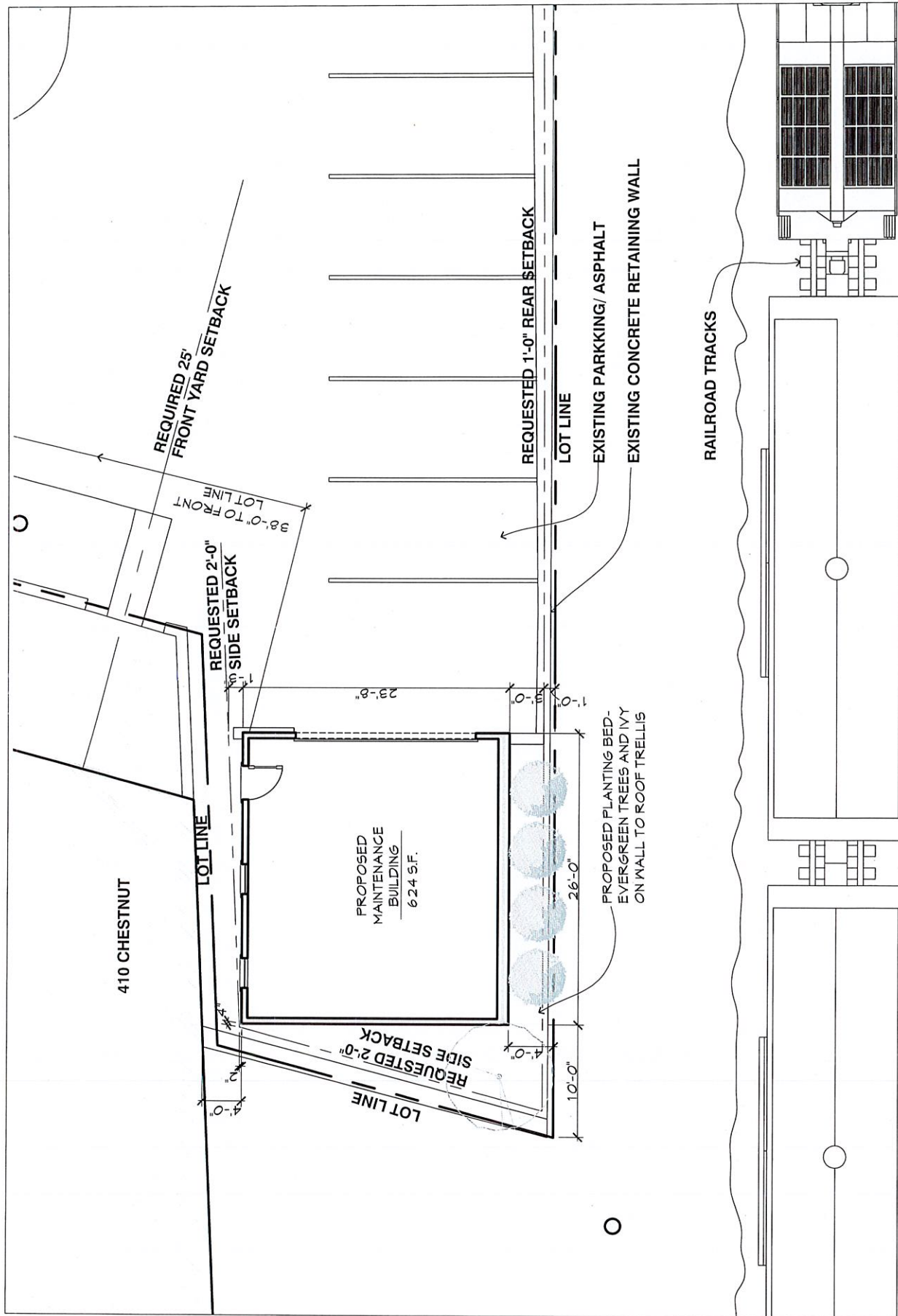
HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

09.19.18

4

FLOOR PLAN

1/8" = 1'-0"





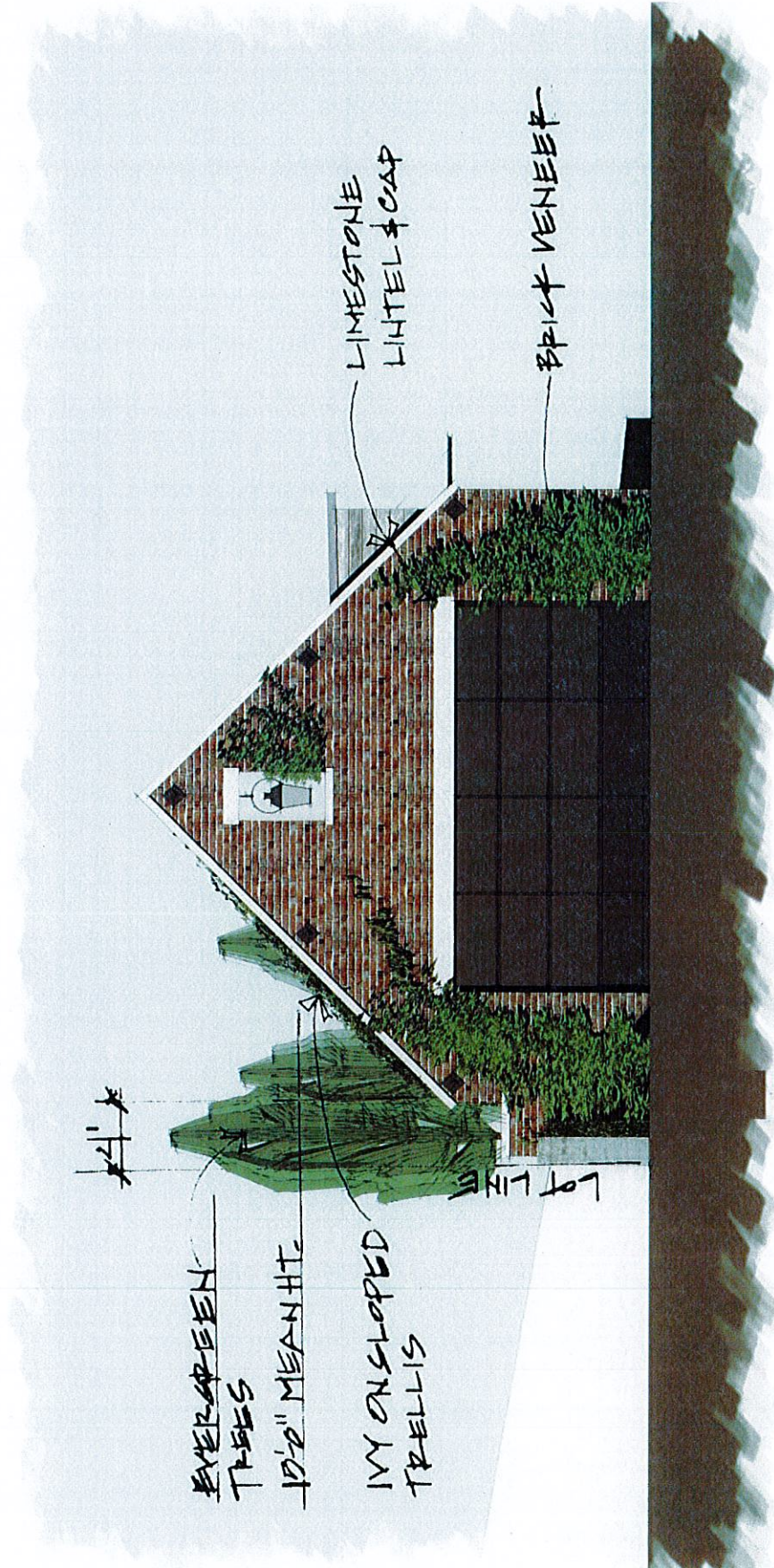
VIEW FROM NE  
EXTERIOR VIEWS





EAST ELEVATION

EXTERIOR VIEWS



EVERGREEN  
TREES  
10'0" MEAN HT.  
IVY ON SLOPED  
TRELLIS

LOT LINE

LIMESTONE  
LIGHT & CAP

BRICK VENEER



EXTERIOR VIEWS



HINSDALE LAND RESTORATION AND  
PRESERVATION LLC

330 Chestnut Street Hinsdale, Illinois

MICHAEL ABRAHAM  
ARCHITECTURE

## Christine Bruton

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**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 respectfully 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, it's 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?*

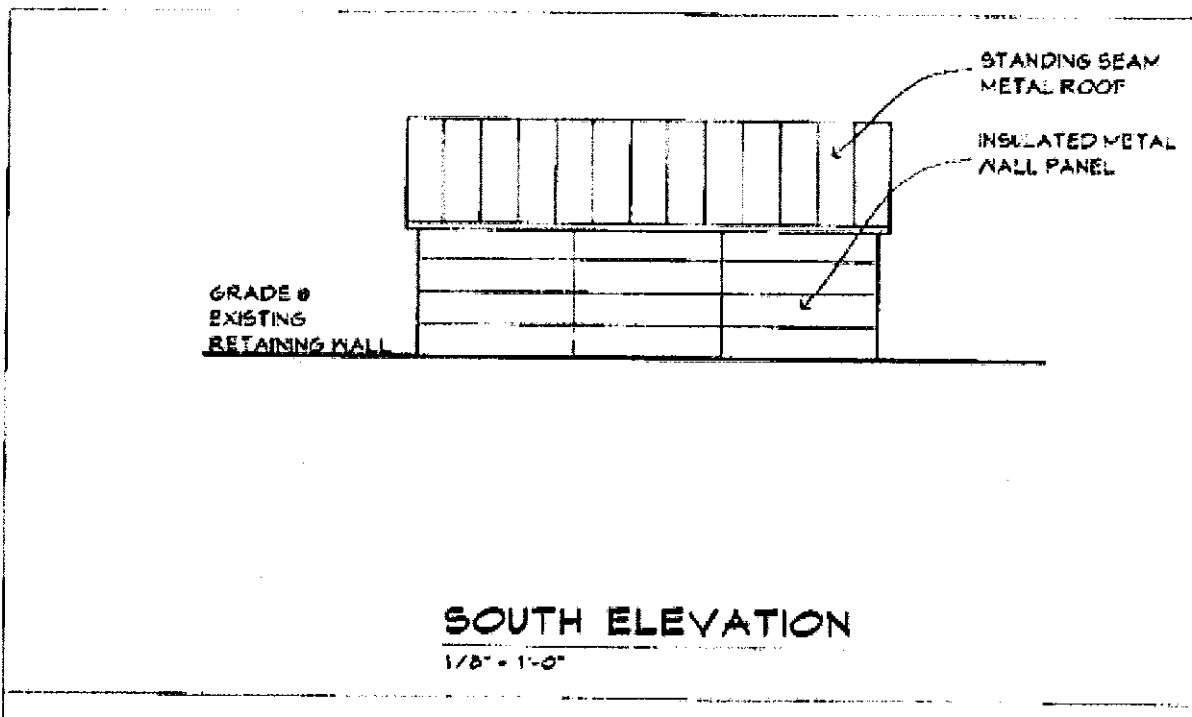
**B. Zoning Variation V-06-18; 330 Chestnut is non-compliant with Hinsdale's Zoning Code.**

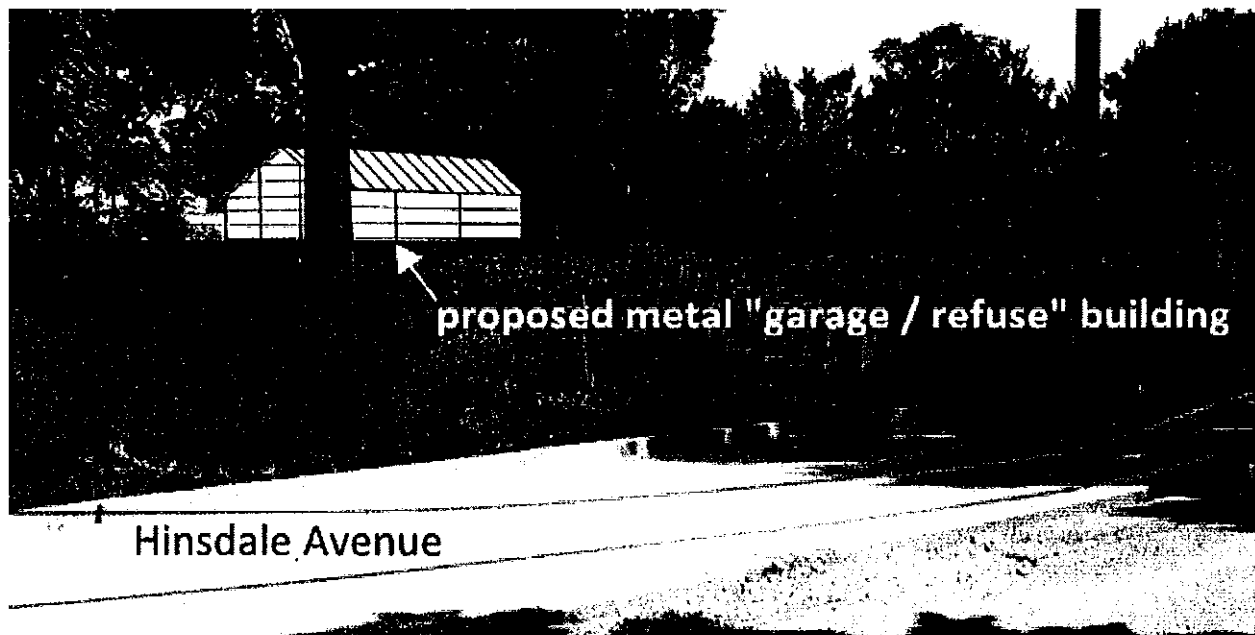
The proposed building:

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'.







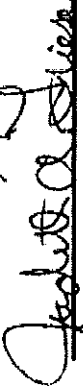
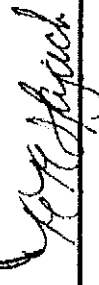





Bruce J. Wance, AIA, LEED AP, BD+C  
122 South Clay Street  
Hinsdale, Illinois 60521

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 Beetsmann		126 S. Clay St.
DAVID BEETSMANN		126 S. clay st.
WILLIAM BRUCE RENWICK		119 S. Clay St.
STEVEN C. ARENS		135 S. CLAY ST.
Judith Friese		213 S. Clay St
Kathleen Hajack		214 S. Clay St.
Mike Hajack		214 S. CLAY ST.
Sgt. Beetsmann		126 S. Clay St.
Maria Parris		219 S. CLAY ST.
Mrs. Beetsmann		223 S. Clay St
Anthony Wance		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.

Antionette Garbis

Antionette 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 R. Heinz

116 S. Vine St.

Paul B Fisher

Paul B Fisher

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)

Andrea Bliss

MATT BLISS

Margaret W. Arens

Maureen Brennan

John C. Warner

Kathleen Callahan

San T Edleron

Adrienne Renwick

Name (signed)

Andrea Bliss

M. Bliss

M. Arens

M. Brennan

J. Warner

K. Callahan

S. Edleron

Adrienne Renwick

Address

127 S. Clay St.

127 S. CLAY ST

135 S. Clay St.

131 S Clay St.

131 S. Clay Street

132 S. Clay St.

408 W 2nd St

119 S. Clay St.

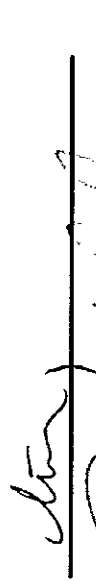





We oppose the Zoning Variation requested at 330 Chestnut Street, Hinsdale, IL  
We request Hinsdale Zoning Board of Appeals reject this Zoning Variation request

Name (printed)

Michelle Heine  
Dipenski Proccius  
David Bailey  
Tim Devane

Name (signed)

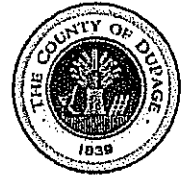
Address

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 3RD ST  
Property Apartment  
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 & BRET  
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 3RD 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 130  
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 130  
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.  
BURR RAMP IL. 60527



