



MEETING AGENDA

Due to the ongoing public health emergency, and based on the authority provided by Executive Order 2020-07, issued by Governor Pritzker on March 16, 2020, as most recently extended by Executive Order 2020-33, dated April 30, 2020, and Executive Order 2020-32, issued by Governor Pritzker on April 30, 2020, limiting public gatherings and suspending the Open Meetings Act physical presence requirement, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.

Public comments are welcome on any topic related to the business of the Village Board at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. While emailed or written comments are encouraged, public comment may also be made by phoning into the meeting at 312.667.4792 Conference Code 581537. If you have questions regarding communication to the Board during the meeting, please contact Assistant Village Manager/Director of Public Safety Brad Bloom at 630.789.7007.

ZONING BOARD OF APPEALS

WEDNESDAY, May 20, 2020

6:30 P.M.

This meeting will be conducted electronically. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website

(Tentative and Subject to Change)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - a) Meeting of February 19, 2020
- 4. APPROVAL OF FINAL DECISIONS – None**
- 5. RECEIPT OF APPEARANCES – None**
- 6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE**
- 7. PRE-HEARING AND AGENDA SETTING**
 - a) V-03-20, 329 East Sixth Street
- 8. PUBLIC HEARING**
 - a) V-01-20, 32 Blaine
- 9. NEW BUSINESS**



MEETING AGENDA

10. OLD BUSINESS

11. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630-789-7014 or by TDD at **630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

www.villageofhinsdale.org

VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
FEBRUARY 19, 2020

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7 **1. CALL TO ORDER**

8 Chairman Bob Neiman called the regularly scheduled meeting of the Zoning
9 Board of Appeals to order on Wednesday, February 19, 2020 at 6:31 p.m. in
10 Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.
11

12 **2. ROLL CALL**

13 **Present:** Members Joseph Alesia, Keith Giltner Tom Murphy, Kathryn Engel,
14 John Podliska, and Chairman Bob Neiman
15

16 **Absent:** Member Gary Moberly
17

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

21 **3. APPROVAL OF MINUTES**

22 a) **Meeting of January 15, 2020**

23 Following changes to the draft minutes, Member Podliska **moved to approve**
24 **the draft minutes of January 15, 2020, as amended.** Member Engel
25 seconded the motion.
26

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

28 **NAYS:** None

29 **ABSTAIN:** Member Giltner

30 **ABSENT:** Member Moberly
31

32 Motion carried.
33

34 **4. APPROVAL OF FINAL DECISIONS**

35 a) **V-06-19, 908 N. Elm Street**

36 There being no changes to the draft final decision, Member Murphy **moved to**
37 **approve the draft final decision for V-06-19, 908 N. Elm Street, as**
38 **presented.** Member Engel seconded the motion.
39

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

41 **NAYS:** None

42 **ABSTAIN:** Member Giltner

43 **ABSENT:** Member Moberly
44

45 Motion carried.
46
47
48

b) **V-05-19, 5500 South Grant Street, Hinsdale Central High School** (Findings of Fact)

There being no changes to the draft findings of fact, Member Murphy **moved to approve the draft findings of fact for V-05-19, 5500 South Grant Street, Hinsdale Central High School, as presented.** Member Engel seconded the motion.

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

NAYS: None

ABSTAIN: Member Giltner

ABSENT: Member Moberly

Motion carried.

c) **V-05-19, 5500 South Grant Street, Hinsdale Central High School** (Final Decision)

There being no changes to the draft final decision, Member Murphy **moved to approve the draft final decision for V-05-19, 5500 South Grant Street, Hinsdale Central High School, as presented.** Member Engel seconded the motion.

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

NAYS: None

ABSTAIN: Member Giltner

ABSENT: Member Moberly

Motion carried.

5. RECEIPT OF APPEARANCES - None

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

7. PRE-HEARING AND AGENDA SETTING

a) **V-01-20, 32 Blaine**

Mr. Tom Hawbecker addressed the Board. He is the applicant and one of the owners and partners of the law firm intending to use this property as a professional office. He explained, relative to his application, that full plans have been developed for the property, but he only included the particular page that addresses the parking. He said 11 spaces are required by code, but there is only space for 7, including one ADA required handicapped spot.

This is an older home and to get a certificate of occupancy, there needs to be two means of ingress and egress, ADA accessibility, a new porch, and dormers. It is a large project, but they will keep the same charm. There will be no additions other than a rear porch. This building was used as a law office by the previous owner. Mr. McGinnis stated this is a permitted use in the O-1 zoning district. He added that parking restrictions were changed on

Blaine by the Police Department in response to resident concerns, and all parking is on the other side of the street. The former owner demolished the garage, and replaced it with rough asphalt. Mr. Hawbecker said there will usually be three persons working out of the building on a daily basis. Member Podliska pointed out the office is only one block away from the new parking deck. Mr. Hawbecker said they own other buildings in town, and parking is not an issue. They are a transactional firm, and there are not a lot of clients coming into the office.

Chairman Neiman reminded the applicant to review each of the approving criteria at the public hearing next month.

The public hearing was set for the next meeting of the Zoning Board of Appeals on March 18.

8. PUBLIC HEARING – None

9. NEW BUSINESS – None

10. OLD BUSINESS – None

11. ADJOURNMENT

With no further business before the Zoning Board of Appeals, Member Alesia made a motion to **adjourn the Zoning Board of Appeals of February 19, 2020.** Member Podliska seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Member Moberly

Motion carried.

Chairman Neiman declared the meeting adjourned at 6:43 p.m.

Christine M. Bruton

Approved: _____

7a

MEMORANDUM

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

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

DATE: April 8, 2020

RE: Zoning Variation – V-03-20; 329 E. 6th Street

In this application for variation, the applicant requests relief from the requirements set forth in section 3-110(A)(2) and 3-110(F)(2) of the Code in order to relocate a detached pre-code garage. The garage is currently over the lot line and the intent is to relocate it into a code compliant location. Section 10-104(E) specifically requires that any relocated structure meet all code requirements, even if located on the same lot. The Code limits detached accessory structures to 15' in height and accessory coverage to 10% of overall lot area. The specific request is for an increase of 4'7" in height and an increase of 3,800 square feet of maximum accessory coverage.

It should be noted that in the event the Zoning Board of Appeals approves the request, it will move on to the Board of Trustees as a recommendation. The ZBA does not have final authority on either of the requested variations in this case.

This property is a conforming lot located in the R-1 Residential District in the Village of Hinsdale and is located on the NW corner of 6th and Oak Street. The property is approximately 160' x 275' for approximately 41,928 square feet of lot area. The maximum permitted accessory coverage is 10% or 4,192.8 square feet and the existing accessory coverage is approximately 7,904 square feet.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-03-20



19 E. Chicago Avenue, Hinsdale, IL 60521

APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF (10) COPIES

(All materials to be collated)

FILING FEES: \$850.00

Name of Applicant(s): Jennifer and Neal Reenan

Address of Subject Property: 329 East Sixth Street

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

FOR OFFICE USE ONLY

Date Received: 4/7/20 Zoning Calendar No. V-03-20

PAYMENT INFORMATION: Check # 3685 Check Amount \$ 850.

SECTION 1- NAME & CONTACT INFORMATION

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

Name: Jennifer and Neal Reenan

Address: [REDACTED]

Telephone: [REDACTED] email: [REDACTED]

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

Name: N/A

Address:

Telephone: email:

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

Name:

Address:

Telephone: email:

4. **Subject Property.** Address, PIN Number, and legal description of the subject property, use separate sheet for legal description, if necessary.

PIN Number: 090-12-225-018

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

a. Attorney:

b. Engineer: Ridgeline Consultants 1661 Aycutt Rd Montgomery IL

c. Architect: Michael Abraham Architecture 148 Burlington Ave Clarendon Hills, IL

d. Contractor: Dave Knecht Homes 15 Spinning Wheel #425 Hinsdale, IL

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:

See Attached

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:
- (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.

2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements.

SECTION IV

1. Application Fee and Escrow. Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
2. Additional Escrow Requests. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. Establishment of Lien. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the applicant, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

Name of Applicant: Jennifer Reenan

Signature of Applicant: Jennifer Reenan

Date: 4/2/20

MICHAEL ABRAHAM ARCHITECTURE

148 BURLINGTON STREET
CLARENDON HILLS, ILLINOIS. 60514
PHONE (630) 655.9417

The Reenan Residence 329 East Sixth Street Hinsdale, Illinois

May 1, 2020

Variation Request

Section I

9. Existing Zoning

The existing zoning is R1 with single-family detached use for the subject property. All properties and uses within a 250-foot radius of the subject property are zoned R1 single-family detached use. The principal and accessory structure are pre-code dating to the late 1890s. The existing detached garage encroaches over the North property line. The structure is registered with the National Park Service's National Register of Historic Places with the garage listed as a contributing structure. The subject property also falls within the Robbins Park Historic District.

10. Conformity

The proposed relocation of the existing historic structure, other than the variances being requested, will increase the overall conformity with the Village Official Comprehensive Plan and the Official Map for the subject property.

11. Zoning Standard

We seek two variations to the Hinsdale Zoning Code: (1) 3-110A.2 Maximum height for accessory structure and (2) 3-110F.2 Maximum building coverage, maximum total accessory uses. Conformity with these provisions is not possible as the building is an existing historic structure. Although this is an existing structure, the proposed relocation of the structure requires it to meet all current zoning and use standards per 10-102F.

12. Successive Application

To the best of our knowledge, no successive application has ever been filed for this request.

Section II

2. Ordinance Provision

We seek two variations to the Hinsdale Zoning Code: (1) 3-110A.2 Maximum height for accessory structure and (2) 3-110F.2 Maximum building coverage, maximum total accessory uses.

3. Variations Sought

Variation (1): 3-110A.2 Maximum height for accessory structure:

We seek a height increase above the current maximum allowed. The current allowable maximum height of 15 feet is measured vertically from average existing grade of the four (4) corners to the mean height between principal eave and the highest ridge.

Variation (2): 3-110F.2 Maximum building coverage, maximum total accessory uses:

We seek an increase in the maximum allowable building coverage, maximum total accessory use beyond the allowable 10% of lot area. This calculates to $(.1(41,928\text{SF})) = 4,192.8$ maximum allowable square feet for the subject property.

4. Minimum Variation

Variation (1): 3-110A-2 Maximum height for accessory structure:

The variation required is an increase of 4'-7". This is a zero increase from what exists today.

Variation (2): 3-110F. 2 Maximum building coverage, maximum total accessory uses:

The variation required is an increase 3,800 square feet to the allowable. This is a 1% increase from what exists today for a margin of error.

5. Standards for Variation

(a) Unique Physical Condition:

The current 1 ½ story frame detached garage was built originally as the coach house to the Nationally Registered Historic Orland P. Bassett House, the principal structure on the subject property. Both were constructed around the same time in the late 1890s and the detached structure is listed as a contributing structure on the National Park Service application. The coach house was later converted to 3-car garage. In 1949, the subject property was subdivided and the North 92-feet of the lot was sold off and a new home was constructed there. For unknow reasons, the detached garage was partially located on the new subdivided property to the North, as shown on the plat of survey. An easement was recorded with the DuPage County Assessor's office (R67-14747) for the continued use and maintenance of the structure.

During investigative excavation of the sub-structure for the detached garage, the detached garage was found to be sitting on a severely detreated timber foundation. The International Residential Code with Hinsdale provisions directly prohibits this type of construction. With the intent to restore the exterior façade and create a finished space in the upper level of the structure, it was determined that a concrete foundation system must be part of the project scope in order to protect the structure from any further deterioration and ensure it will last for generations to come.

Adding new foundation meant having to lift the structure off the current timbers and dig directly under it. Through bidding of trades, it was determined that less financial hardship would be realized by digging adjacent to the structure and relocating it to the new sitting as proposed. Given the structure's encroachment, this route made perfect sense.

The accessory building coverage on the subject lot is counted from two existing structures. A roughly 7,217 square foot tennis court that was built in the 1970s and the 687 square foot detached garage. Combined these make up the allowable accessory building coverage.

(b) Not Self-Created

The aforesaid unique physical condition as stated in 5(a) above is not a result of any action or inaction of the owner, or of the owner's predecessors in the title. The encroachment easement was known to the owner prior to acquisition of the subject property. This existed prior to the time of the enactment of the provisions from which we seek a variation.

(c) Denied Substantial Rights

It is currently our right to fix the detached garage in place with no variations. However, our desire to relocate the detached garage fully on the subject property and abandon the encroachment easement is not allowed per Hinsdale Zoning Code. This is due to the existing structure not meeting the two provisions on which we seek variation.

(d) Not Merely Special Privilege

The requested variations are not merely special privilege or additional for the occupant to enjoy. The variations are for the protection and preservation of this National Registered Place's contributing structure.

(e) Code and Plan Purposes

The variation will not result in use or development of the subject property causing discord with the general and specific purposes, which the code and the provision - from which a variation is sought - were enacted, or from the general purpose and intent of the Official Comprehensive Plan.

(f) Essential Character of the Area

- (1) The variations will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity.
- (2) The variations will not materially impair an adequate supply of light and air to the properties and improvements in the vicinity.
- (3) The variations will not substantially increase congestion in the public streets due to traffic or parking.
- (4) The variations will not unduly increase the danger of flood or fire.
- (5) The variations will not unduly tax public utilities and facilities in the area.
- (6) The variations will not endanger the public health or safety.

(g) No Other Remedy

As stated above, the structure can be maintained in place. We are looking to meet current setback codes and properly restore the structure. The variations to the code being requested are not more than what is existing.

This instrument was prepared by:
Jason A. Doran
Momkus McCluskey, LLC
1001 Warrenville Road, Suite 500
Lisle, Illinois 60532
630-434-0400

After recording, return to:

NEAL REENAN
329 E. 6TH ST.
HINSDALE, IL
60521



Send Subsequent Tax Bills to:

NEAL REENAN
329 E. 6TH ST.
HINSDALE, IL
60521

WARRANTY DEED
(Individual to Individual)

THE GRANTORS, Stephen C. McGue and Julie R. McGue, husband and wife, of Hinsdale, County of DuPage, State of Illinois, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid, CONVEY and WARRANT to Jennifer Reenan and Neal Reenan, husband and wife, of 3811 Mallard, Naperville, Illinois 60564, not as tenants in common, not as joint tenants, but as TENANTS BY THE ENTIRETY, all right, title and interest in the following described real estate situated in the County of DuPage, in the State of Illinois, to wit:

LOTS "B" AND "C" (EXCEPT THE NORTH 111.8 FEET OF THE WEST 50 FEET OF SAID LOT "C") IN THE RESUBDIVISION OF HAROLD E. MOYER'S SUBDIVISION OF LOT 4 IN BLOCK 11 OF W. ROBBINS PARK ADDITION TO HINSDALE, IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED ON AUGUST 30, 1949 AS DOCUMENT 575058, IN DUPAGE COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, and general real estate taxes not due and payable at the time of closing.

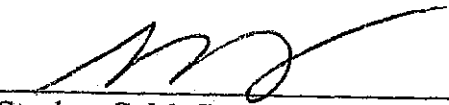
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 09-12-225-018-0000

Address of Real Estate: 329 E. 6th Street, Hinsdale, Illinois

Affiants further state naught.

Dated: 6-22-2016, 2016


Stephen C. McGue

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

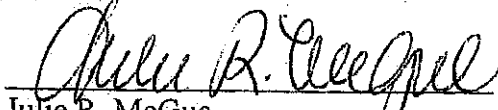
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen C. McGue, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, produced drivers license as identification and acknowledged that he signed, sealed and delivered the Warranty Deed as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal,
This 22 day of June, 2016.


Notary Public



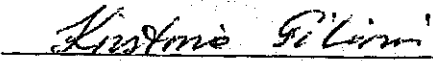
Dated: 6-22, 2016


Julie R. McGue

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julie R. McGue personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, produced drivers license as identification and acknowledged that she signed, sealed and delivered the Warranty Deed as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal,
this 22 day of June, 2016.


Notary Public



PLAT

PHOEBE H. DUTCHER
Recorder of Deeds
Du Page County
Wheaton, Illinois

Nº 2209

Date 5-12-67

Check

Cash

\$9.00

RECEIVED FROM Seafield + Main

TITLE Deed in Trust Easement Henry L. Fox - Grantor
Haris T & Bk # 32687 - Trustee

DESCRIPTION pts of Resub of Harold E. Mayer Sub of Lt 4 B 11 W. Robbin

Park Add to Hinsdale

Sec. 12 Twp. 38 Rng. 11

DATE OF INSTRUMENT May 8, 1967

MAIL TO Seafield + Main

First National Bank Bldg - Hinsdale, Ill. 60521

Copies _____ Certified _____

CHARGE _____

Accompanying Papers Deed in Trust Easement

BOOK 52

PAGE 147

R67-14747

DEED NO.
FILED FOR RECORD IN RECORDERS
OFFICE OF DUPAGE COUNTY, ILLINOIS

MAY 12 1967 -9 35AM

Phoebe H. Dutcher
RECORDER

DEED IN TRUST

MAY 12 1967 -9 35AM

This Indenture Witnesseth, THAT THE GRANTORS

HENRY L. FOX AND DOROTHY D. FOX, his wife

Charles A. Butler

of the County of Du Page and State of Illinois, for and in consideration
of ONE (\$1.00) Dollars, and other good and valuable considerations in hand
paid, Convey and Quit Claim unto HARRIS TRUST AND SAVINGS BANK

A CORPORATION

of ILLINOIS, as Trustee, under the provisions of a trust agreement dated the
11th day of March, 1967, and known as Trust Number 32687
(hereinafter referred to as "said trustee," regardless of the number of trustees,) the following described
real estate in the County of Du Page and State of Illinois, to-wit:

A non-exclusive easement for the purpose of maintaining the
frame garage located thereon for the use and maintenance

of said garage over the premises described in the Rider

attached hereto and made a part hereof and described as parcel

"A" appurtenant to and for the benefit of the premises

described as parcel "B" in said Rider.

See Rider attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the
uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide
said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision
or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options
to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises
or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust
all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage,
pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof,
from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon
any terms and for any period or periods of time, not exceeding in the case of any single demise the term of
198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend,
change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract
to make leases and to grant options to lease and options to renew leases and options to purchase the whole
or any part of the reversion and to contract respecting the manner of fixing the amount of present or future
rentals; to partition or to exchange said property, or any part thereof, for other real or personal property;
to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or
about or easement appurtenant to said premises or any part thereof; and to deal with said property and
every part thereof in all other ways and for such other considerations as it would be lawful for any person
owning the same to deal with the same, whether similar to or different from the ways above specified, at
any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said
premises or any part thereof shall be conveyed, contract to be sold, leased or mortgaged by said trustee,
be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said
premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire
into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any
of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument
executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person
relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the
delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect;
(b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and
limitations contained in this Indenture and in said trust agreement or in some amendment thereof and
binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to
execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the
conveyance is made to a successor or successors in trust, that such successor or successors in trust have been
properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and
obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any
of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said
real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall
have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the
earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby
directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in
trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the
statute in such case made and provided.

And the said grantor hereby expressly waive and release any and all right or benefit
under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of home-
steads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and
seal this day of May, 1967.

Henry L. Fox [SEAL]
Henry L. Fox

Dorothy D. Fox [SEAL]
Dorothy D. Fox

A delineation of the property
described in this instrument
appears in

PLAT BOOK NO. 52 PAGE 147

900/28

R67-14747

STATE OF ILLINOIS
COUNTY OF DU PAGE

I, LOUIS R. MAIN

NOTARY PUBLIC

in and for said County, in the

State aforesaid, do hereby certify that

HENRY L. FOX AND DOROTHY D. FOX, his wife

personally known to me to be the same persons whose names are
subscribed to the foregoing instrument, appeared before me this day in person
and acknowledged that they signed, sealed and delivered the said instru-
ment as their free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this

5th

day of

May

A. D. 1967

Louis R. Main

LOUIS R. MAIN



Trust No. _____

Deed in Trust

HENRY L. FOX AND

DOROTHY D. FOX, HIS WIFE

TO

HARRIS TRUST AND SAVINGS BANK

TRUSTEE

SCOTFIELD AND MAIN
FIRST NATIONAL BANK BUILDING
HINSDALE, ILLINOIS

GEORGE H. COLE & COMPANY

RIDER

R67-14747

RIDER attached hereto and made a part hereof DEED IN TRUST between HENRY L. FOX AND DOROTHY D. FOX, His wife, and HARRIS TRUST AND SAVINGS BANK, as Trustee under Trust Agreement dated March 11, 1967 and known as number 32687.

PARCEL "A"

Commencing at the Southeast corner of the North 111.8 feet of the West 50 feet of Lot "C" in the Resubdivision of Harold E. Moyer's Subdivision of Lot 4 in Block 11 of W. Robbins' Park Addition to Hinsdale, a subdivision of the South half of the Northeast quarter and the North half of the North half of the Southeast quarter of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said resubdivision recorded August 30, 1949 as Document 575058; thence West 15 feet on the South line of said North 111.8 feet for a place of beginning; thence continuing West 22.5 feet on the said South line; thence North 1.5 feet, thence East 22.5 feet, thence South 1.5 feet to the place of beginning in Du Page County, Illinois

PARCEL "B"

Lots "B" and "C" (except the North one hundred eleven and eight tenths (111.8) feet of the West fifty (50) feet of said Lot "C") in the Resubdivision of Harold E. Moyer's Subdivision of Lot four (4) in Block eleven (11) of W. Robbins Park Addition to Hinsdale, in Section twelve (12), Township 38 thirty eight North, Range eleven (11), East of the Third Principal Meridian, according to the plat of said Resubdivision recorded on August 30, 1949 as Document 575058, in Du Page County, Illinois.

This easement shall terminate upon the destruction of the garage or upon the removal of said garage located thereon.

See Plat of Survey attached hereto showing delineation of easement.

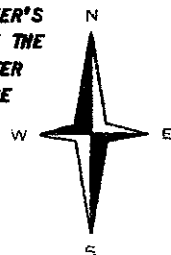
900
9/12

Page 147

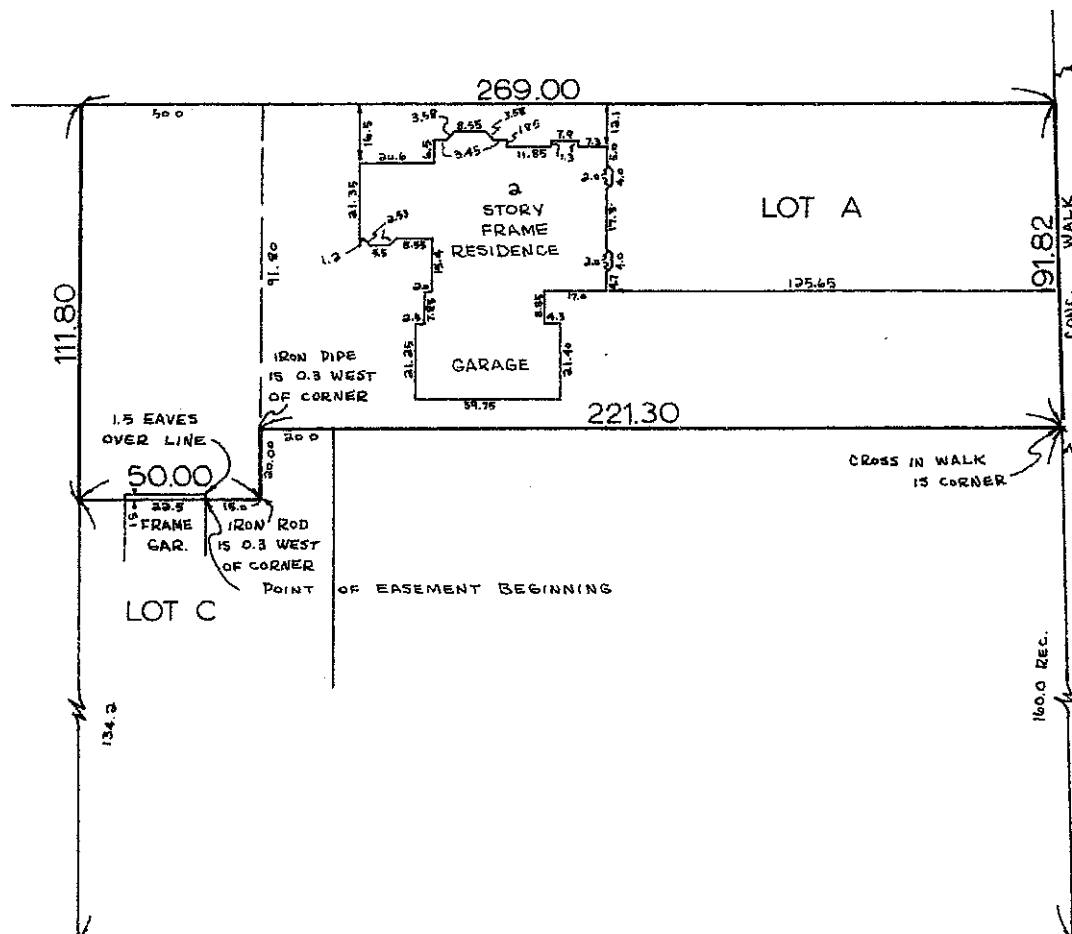
of

AND

SHOWING EASEMENT UNDER GARAGE EAVES



SCALE 1" = 30'



For Details of this

Deed in Trust Agreement

See Doc. R67-14747

State of Illinois
County of DuPage

This is to certify that J. RONALD W. SCOTT, Professional Land Surveyor No. 1630, have surveyed the above described property as shown on the annexed Plat, which is a correct representation of said survey. All distances are in feet and decimals thereof, and are corrected to a temperature of 68° Fahrenheit.

Given under my hand and seal this 18th day of December A.D. 1963

Ronald W. Scott (Seal)
Illinois Land Surveyor No. 1630

For Building Restrictions and Easements refer to your Abstract, Deed, Guarantee Policy and Local Ordinances.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE

R67-14747

FILED FOR RECORD IN RECORDER'S
OFFICE OF DUPAGE COUNTY, ILLINOIS

MAY 12 1967 -9 35 AM

Charles H. Dutcher
RECORDER

IRON PIPES AT ALL
CORNERS UNLESS
OTHERWISE NOTED.

JOB NO. 700

BOOK F- 3 PAGE 17

DRAWN BY R.W.S.

CHECKED BY B.L.W.

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: Jennifer and Neal Reenan

Owner's name (if different): _____

Property address: 329 East Sixth Street

Property legal description: [attach to this form]

Present zoning classification: R-1, Single Family Residential ☒

Square footage of property: 41,928

Lot area per dwelling: 1

Lot dimensions: 160 x 275

Current use of property: Single Family Detached

Proposed use: ☒ Single-family detached dwelling
☐ Other: _____

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

Brief description of request and proposal:

Relocation of existing detached garage

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>240.0'</u>	Average
interior side(s)	<u>2.5' /</u>	<u>2.0' /</u>

Provided:

Required by Code:

corner side	101'	Average
rear	6.0'	5.0'
Setbacks (businesses and offices):		
front:		
interior side(s)	/	/
corner side		
rear		
others:		
Ogden Ave. Center:		
York Rd. Center:		
Forest Preserve:		
Building heights:		
principal building(s):	N/A	
accessory building(s):	N/A	
Maximum Elevations:		
principal building(s):	N/A	
accessory building(s):	19.58'	15.0'
Dwelling unit size(s):		
Total building coverage:	5653.8sf	10482sf
Total lot coverage:	15746sf	20964sf
Floor area ratio:	7815.1sf	10356sf
Accessory building(s):	(1) ^{Detached} Detached Garage	

Spacing between buildings: [depict on attached plans]

principal building(s):	31'		
accessory building(s):			

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

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.

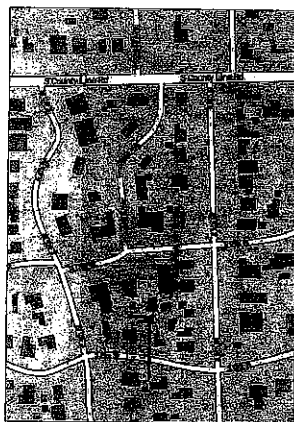
By: Jennifer Reenan
Applicant's signature

Jennifer Reenan
Applicant's printed name

Dated: April 4, 2020

1015 "A" AND "C" RECEIVE THE NORTHEAST LOT OF THE WEST SEQUOIA OF SAO LOU, IN THE RESERVATION OF NABULELE. NABULELE'S SIBLING SON OF LOT 1 IN BLOCK 1 OF THE NABULELE TRACT, ADDITION TO NABULELE, IN SECTION 15, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN OF SAO LOU NABULELE RECORDED ON JULY 20, 1908 AS DOCUMENT 57899, IN HUNTER COUNTY, ILLINOIS.

COMMUNITY KNOWN AS 220 E. 6TH STREET, HUNTER, ILLINOIS.



Vicinity Map
(No Scale)

0.00' ON = DISTANCE INSIDE SUBJECT PROPERTY LINE
AS MEASURED PERPENDICULAR TO BOUNDARY LINE

EX = EXTERIOR
 FCE = FENCE CORNER
 FFE = FINISHED FLOOR ELEVATION
 (M) = MEASURED DISTANCE
 NT = MULTI TRUNK
 N = NORTH
 NLY = NORTHEAST
 PAUL = PUBLIC UTILITY EASEMENT
 (R) = RECORDED DISTANCE
 S = SOUTH
 SLY = SOUTHWEST
 T/F = TOP OF FOUNDATION ELEVATION
 TWL = TOP OF WALL ELEVATION

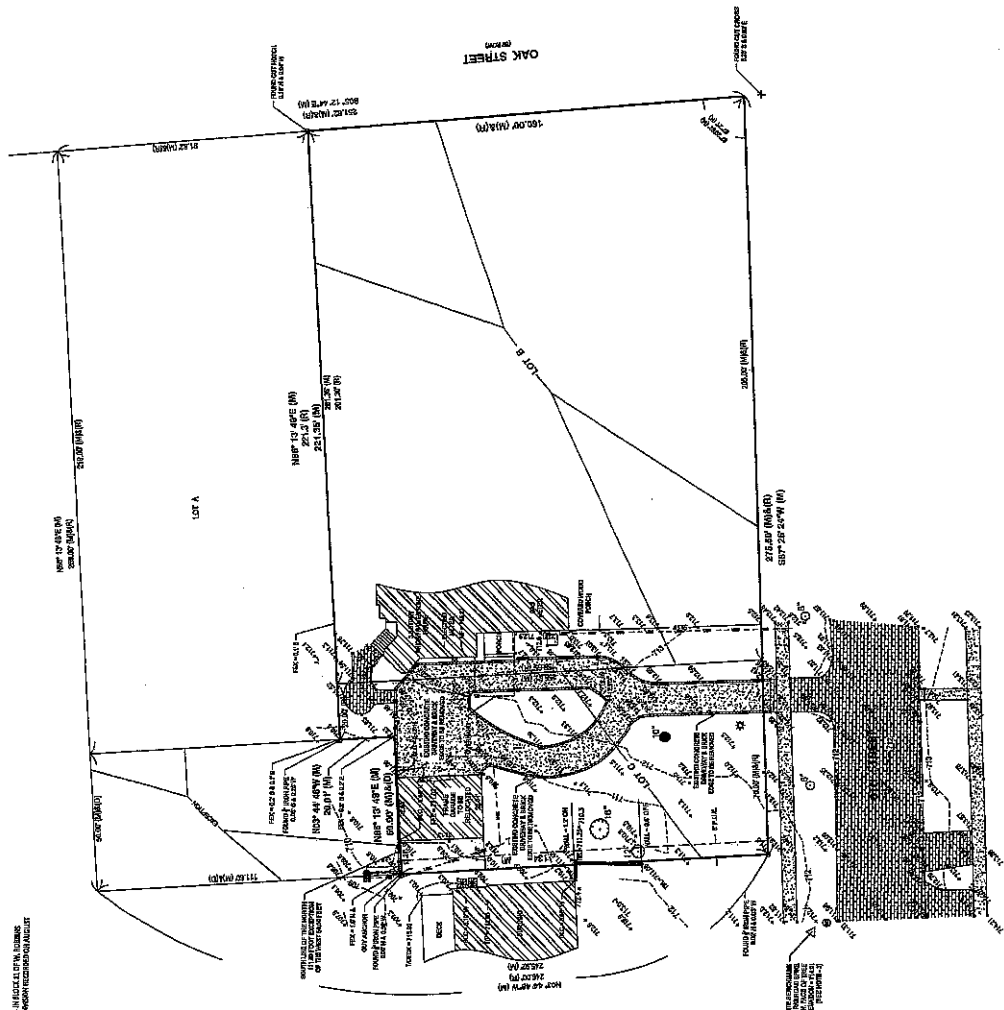
WLY = WESTERLY

■ AIR CONDITIONER
 ■ BOX
 ■ BRICK
 ■ CONCRETE

-  = DECIDUOUS TREE
-  = ELECTRIC PIEDestal
-  = GAS METER
-  = GUY ANCHOR
-  = LIGHT
-  = PINE TREE
-  = WOOD UTILITY POLE

TELETYPE LINE 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 109

- [illegible]



DATE	2020-0024
PROJECT	
CLIENT	
DESIGNER	
SCALE	
DATE	

Ridgeline Consultants LLC
 1000 N. 10th St., Suite 100
 Chicago, IL 60610
 Tel: 312.462.1000
 Fax: 312.462.1001
 Email: info@ridgeline.com

Michael Abraham Architecture
 329 E. 5th Street
 Hinsdale, IL 60521
 Tel: 630.329.1000
 Fax: 630.329.1001
 Email: info@michaelabraham.com

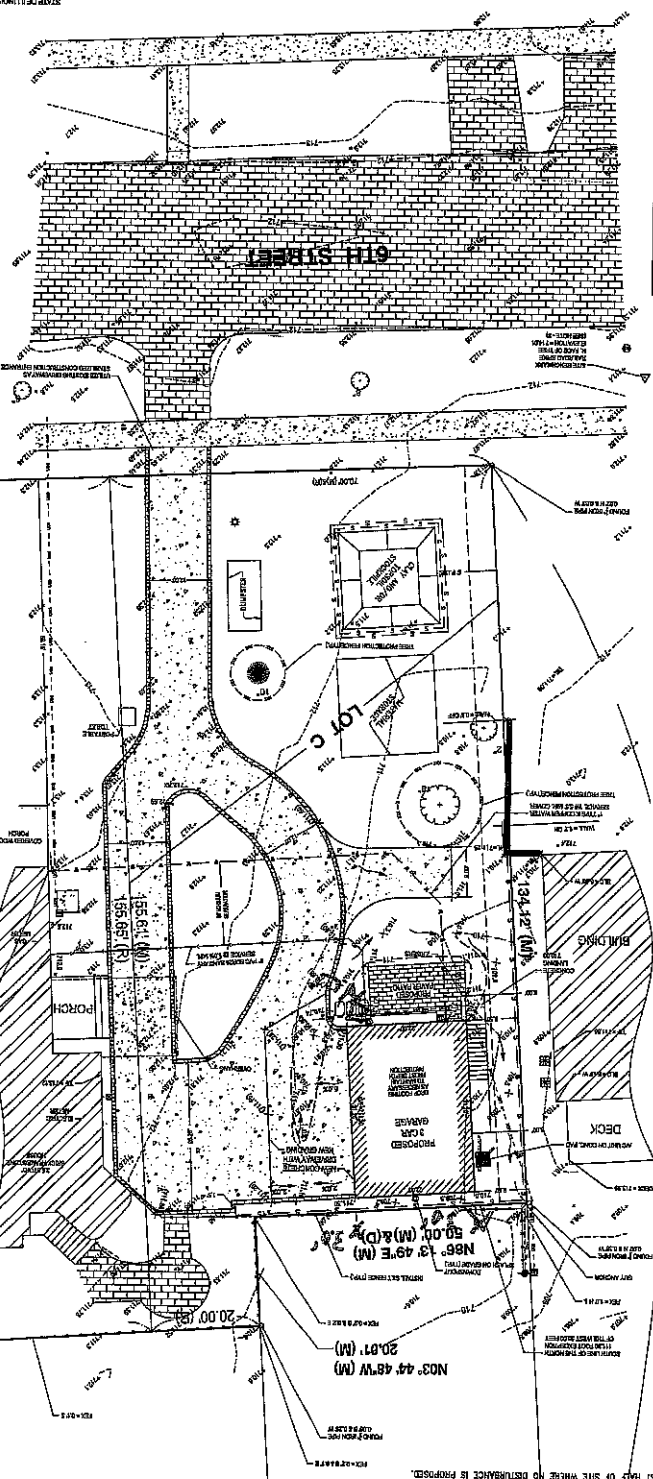
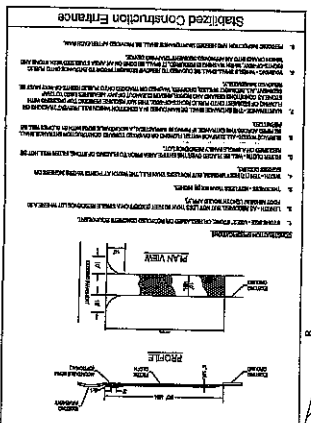
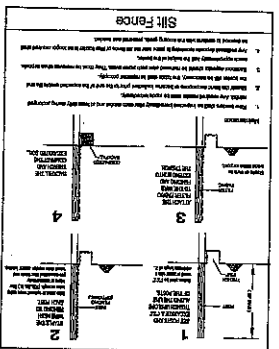
Michael Abraham Architecture
 329 E. 5th Street
 Hinsdale, IL 60521
 Tel: 630.329.1000
 Fax: 630.329.1001
 Email: info@michaelabraham.com

2
2

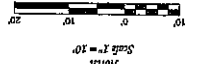
SITE DEVELOPMENT PLAN

UNITED STATES OF AMERICA
 STATE OF ILLINOIS
 COUNTY OF DUKE
 TOWNSHIP OF NORTH
 SECTION 14, T14N, R14E, S14W
 11/20/2021

THE DEVELOPMENT OF THE SITE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF NORTH, COUNTY OF DUKE, STATE OF ILLINOIS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF NORTH, COUNTY OF DUKE, STATE OF ILLINOIS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF NORTH, COUNTY OF DUKE, STATE OF ILLINOIS.

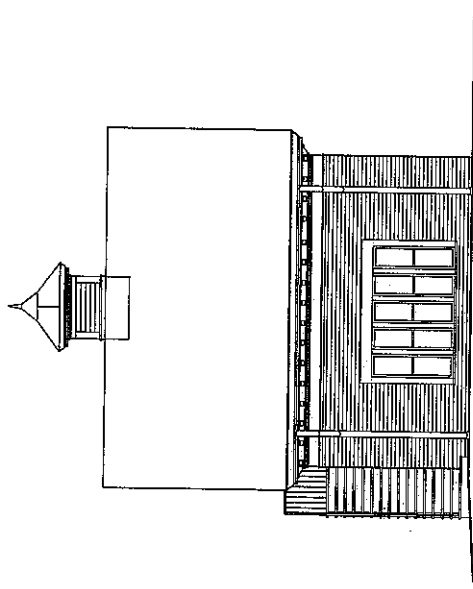


1. THE DEVELOPMENT OF THE SITE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF NORTH, COUNTY OF DUKE, STATE OF ILLINOIS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF NORTH, COUNTY OF DUKE, STATE OF ILLINOIS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF NORTH, COUNTY OF DUKE, STATE OF ILLINOIS.



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LOT COVERAGE TABULATION	
PERMANENT	25.23%
TEMPORARY	2.24%
TOTAL	27.47%
PERMANENT	25.23%
TEMPORARY	2.24%
TOTAL	27.47%

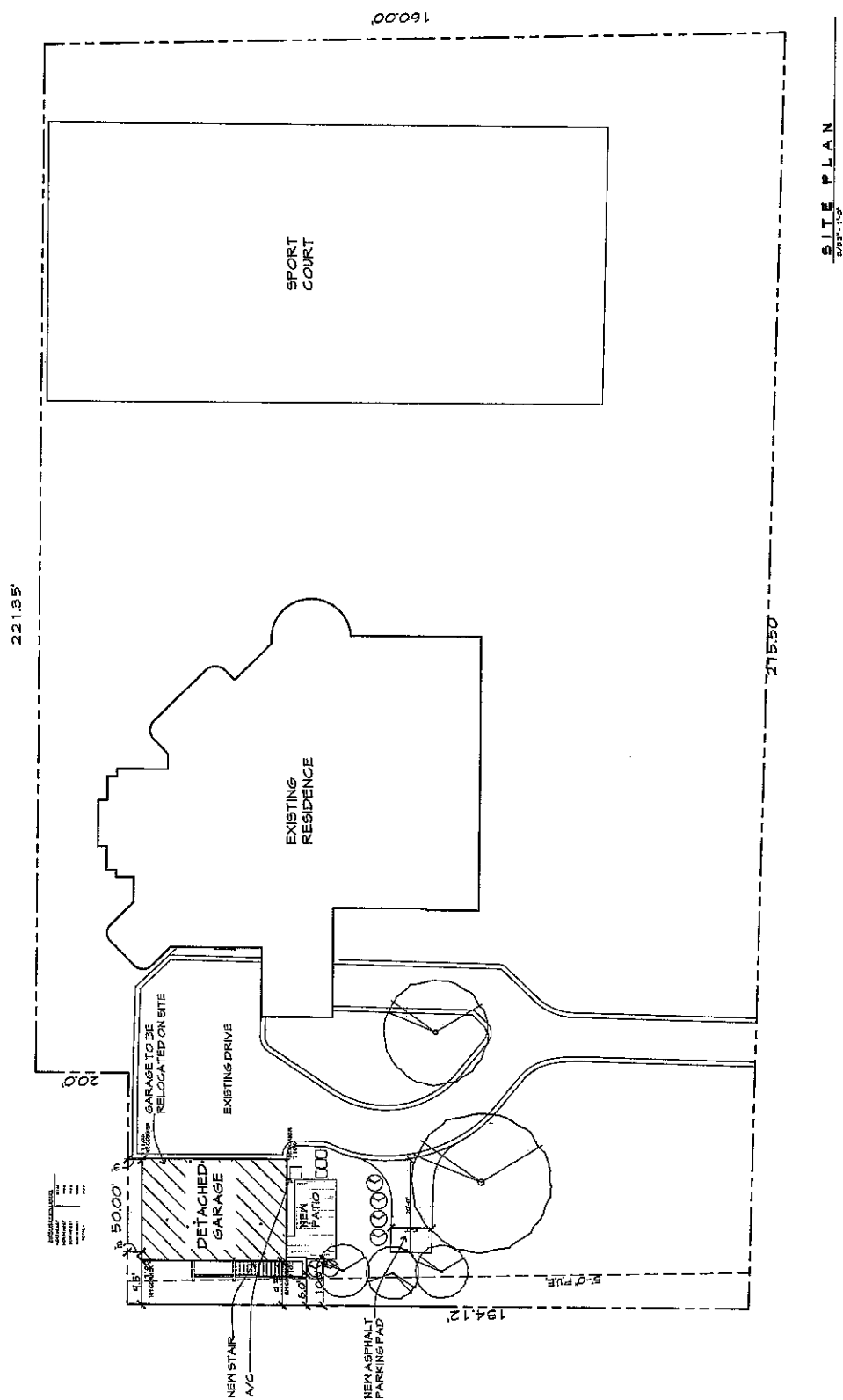


REENAN DETACHED GARAGE

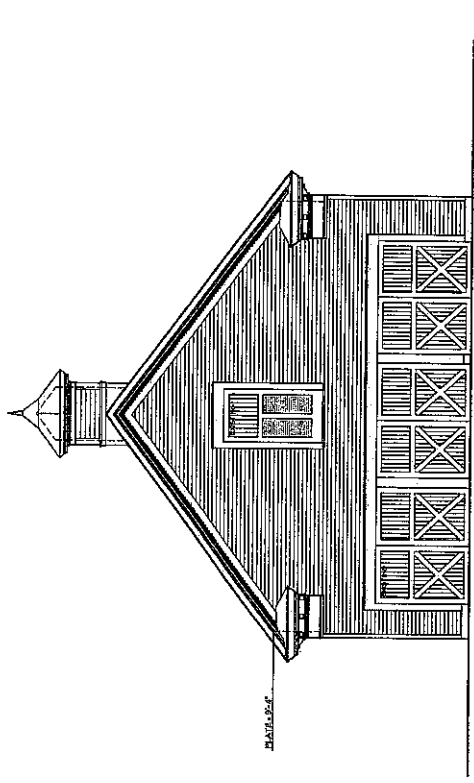
329 EAST 6TH STREET HINSDALE IL

M I C H A E L A B R A H A M A R C H I T E C T U R E

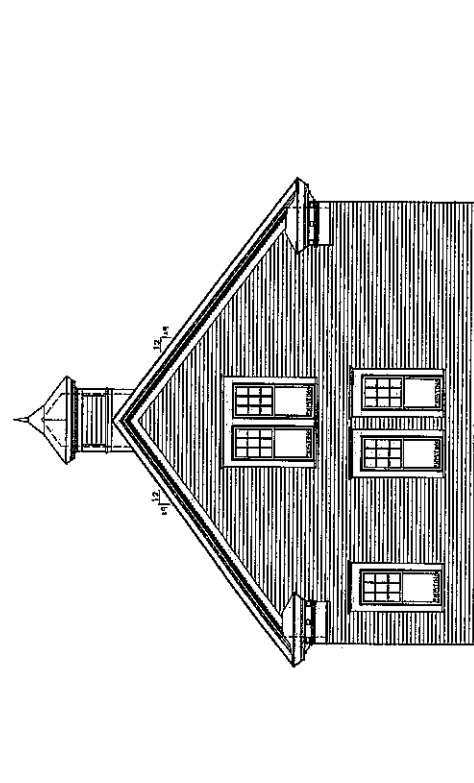
148 BURLINGTON AVENUE CLARENDON HILLS IL PHONE 830/565-8417 MICHAEL-ABRAHAM.COM



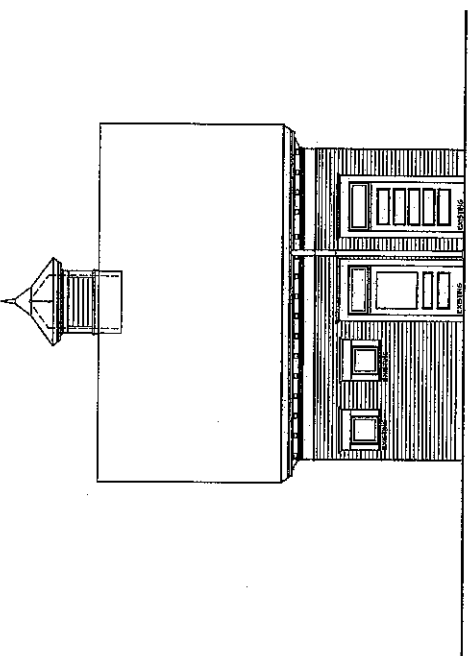




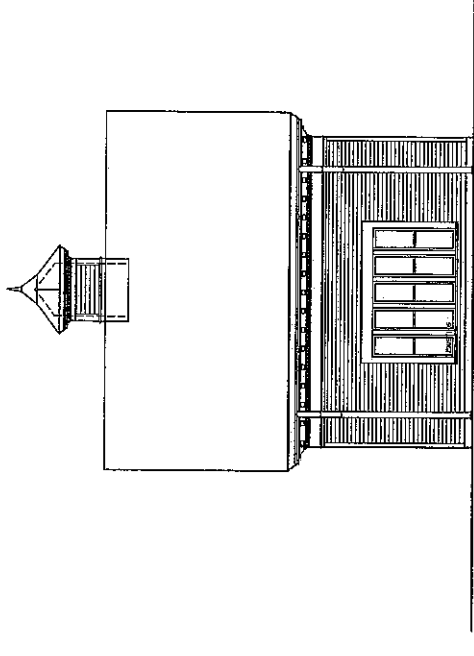
AS BUILT
EAST ELEVATION
1/4"=1'-0"



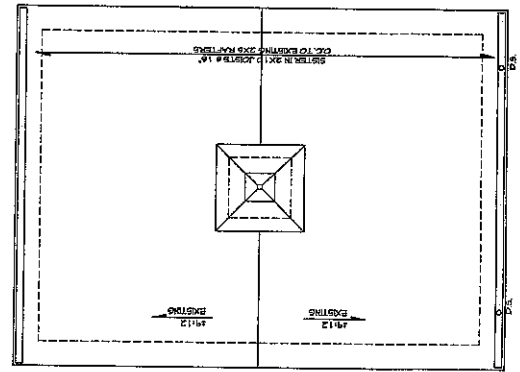
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WEST ELEVATION
1/4"=1'-0"



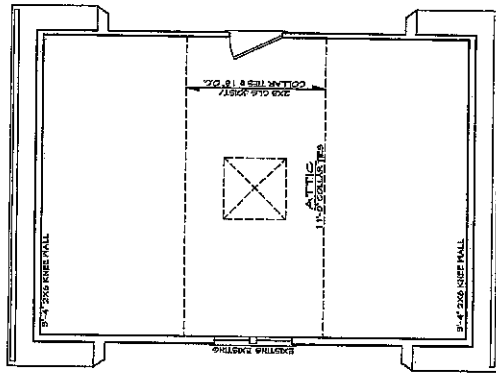
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NORTH ELEVATION
1/4"=1'-0"



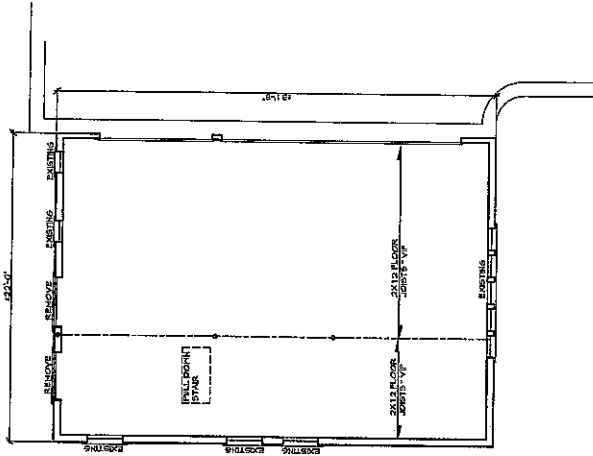
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SOUTH ELEVATION
1/4"=1'-0"



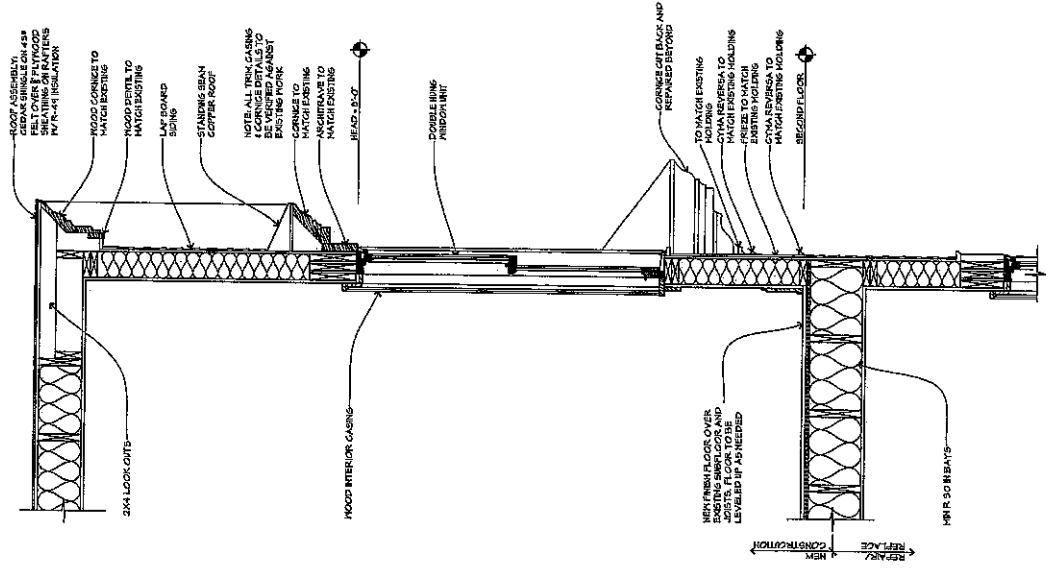
AS BUILT
ROOF PLAN



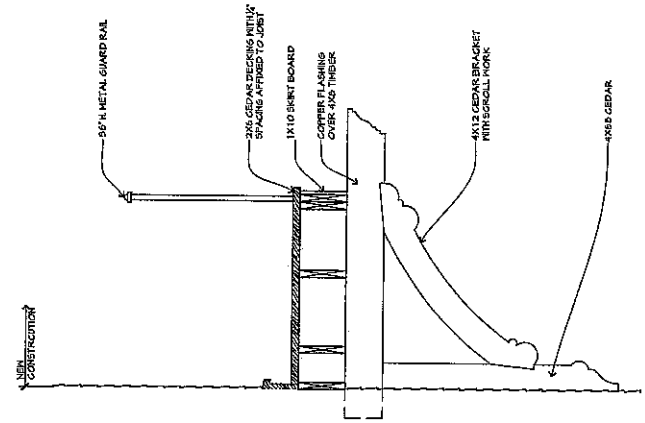
AS BUILT
SECOND FLOOR PLAN



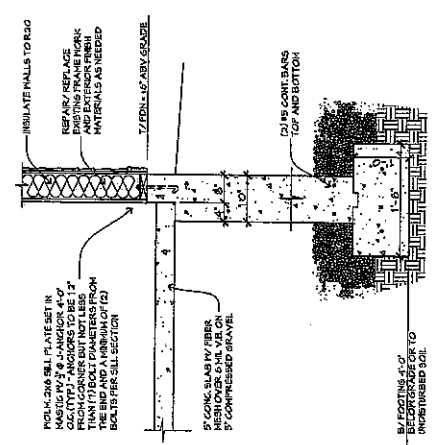
AS BUILT
FIRST FLOOR PLAN
1/4" = 1'-0"



1 SECTION AT SOUTH DORMER
SCALE 1" = 1'-0"

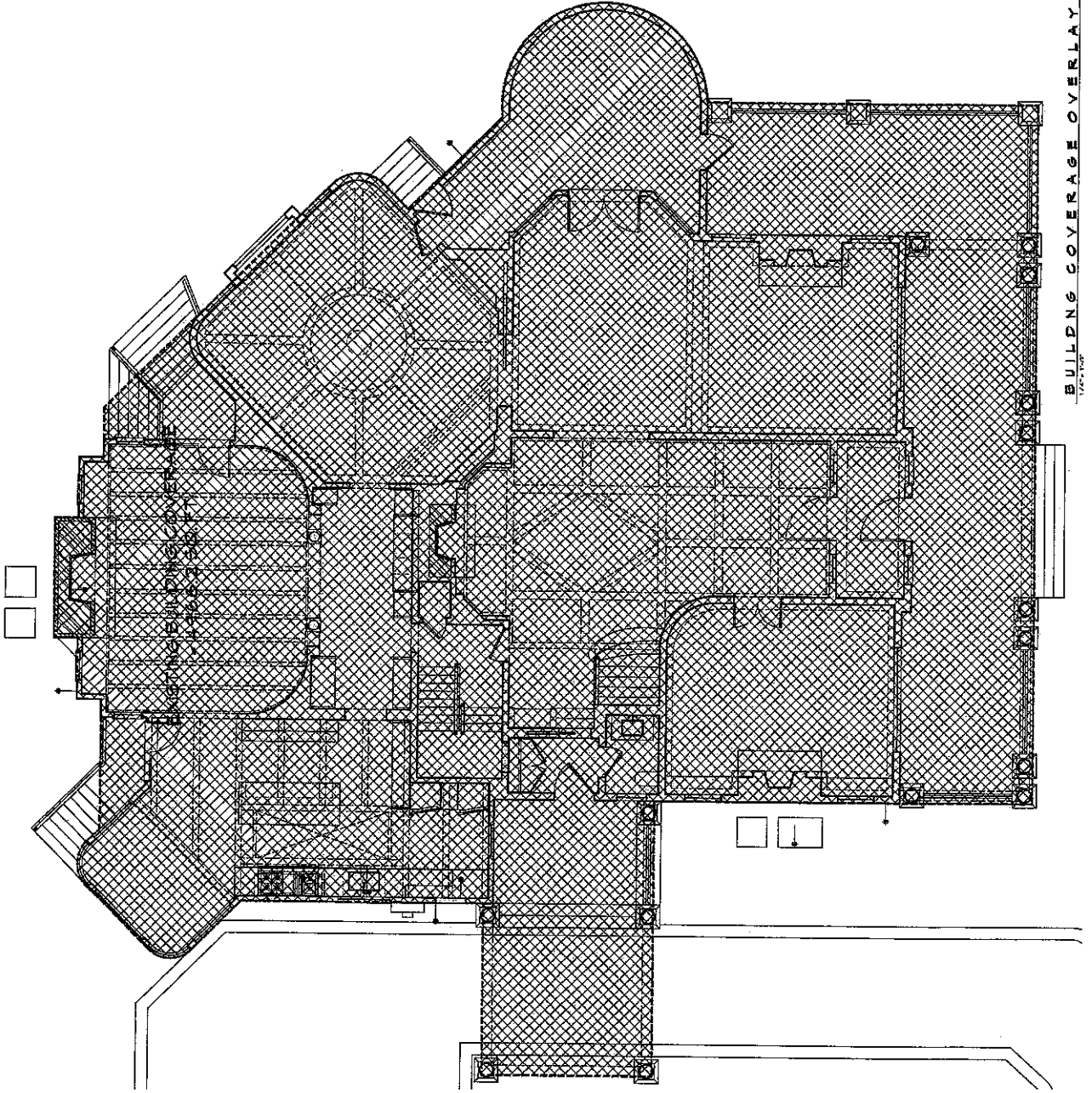
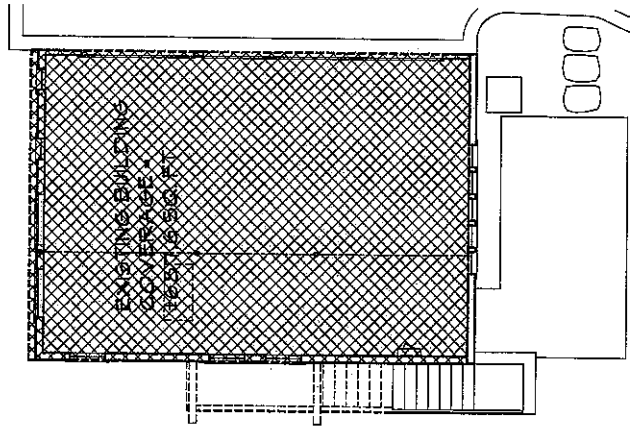


2 BRACKET DETAIL
SCALE 1" = 1'-0"

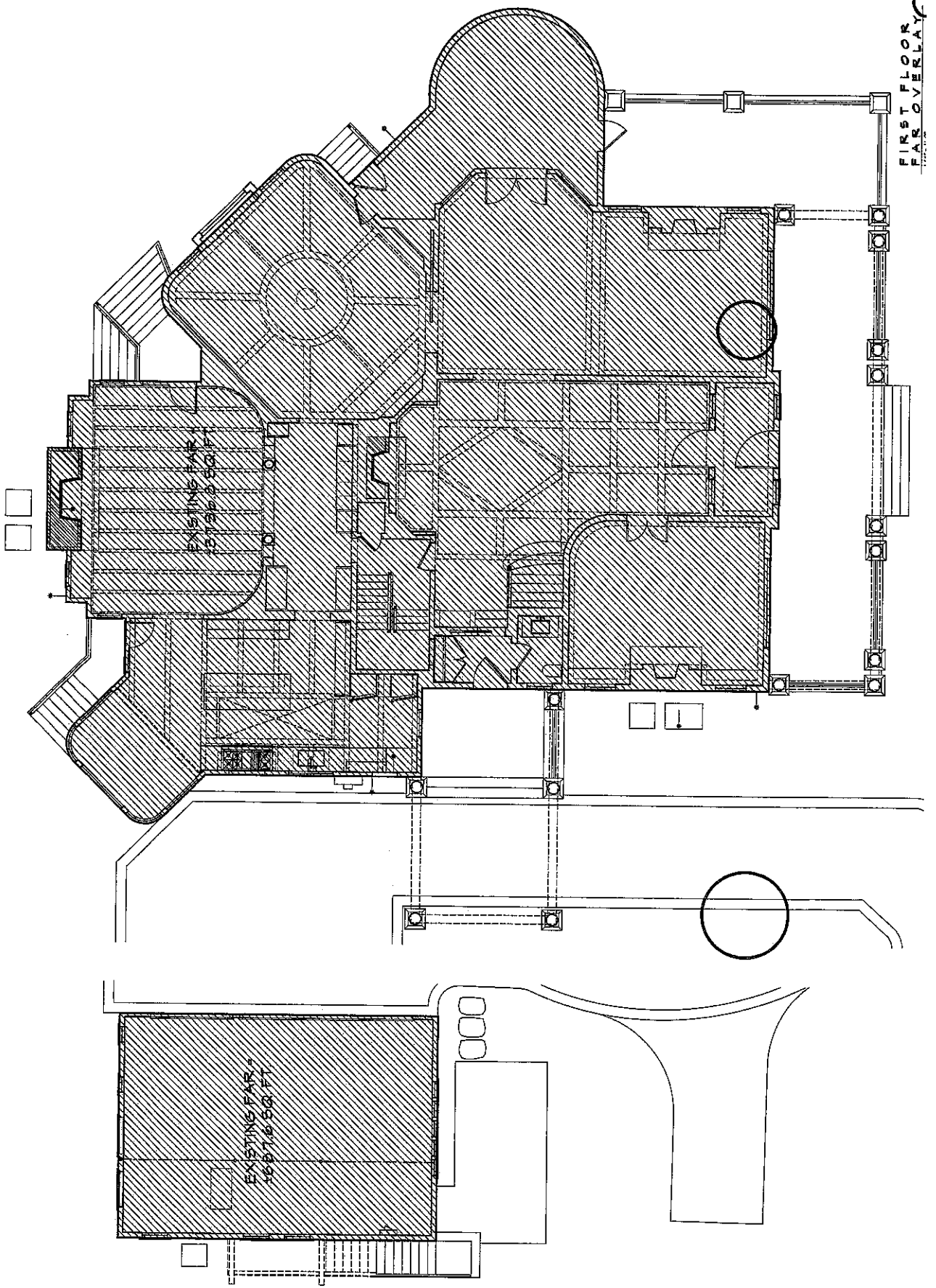


3 PROPOSED FOUNDATION DETAIL
SCALE 1" = 1'-0"

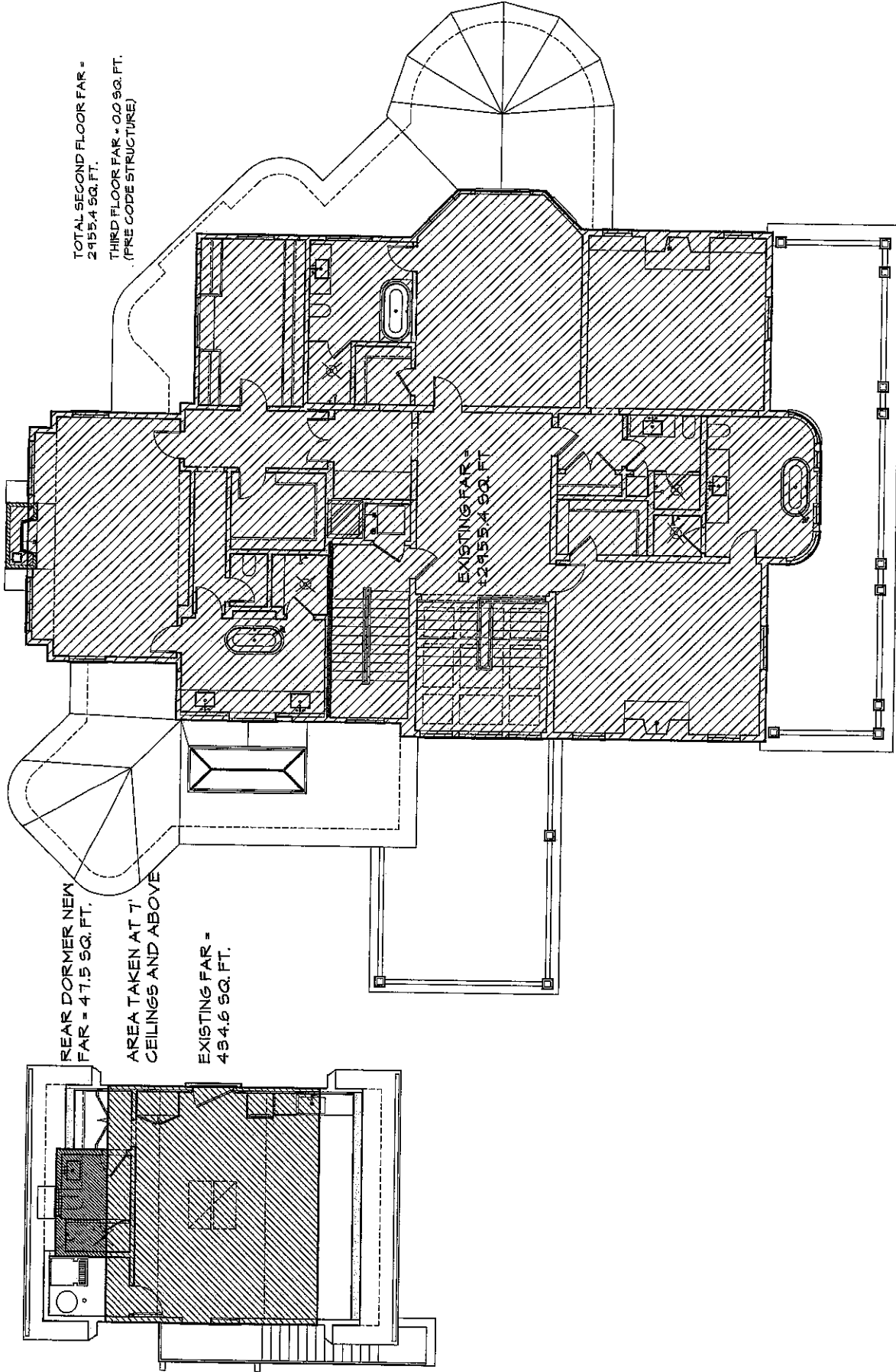
EXISTING SPORT COURT =
±1217.1 SQ. FT.



BUILDING COVERAGE OVERLAY
1/2" = 1'-0"



SECOND FLOOR
FAR OVERLAY



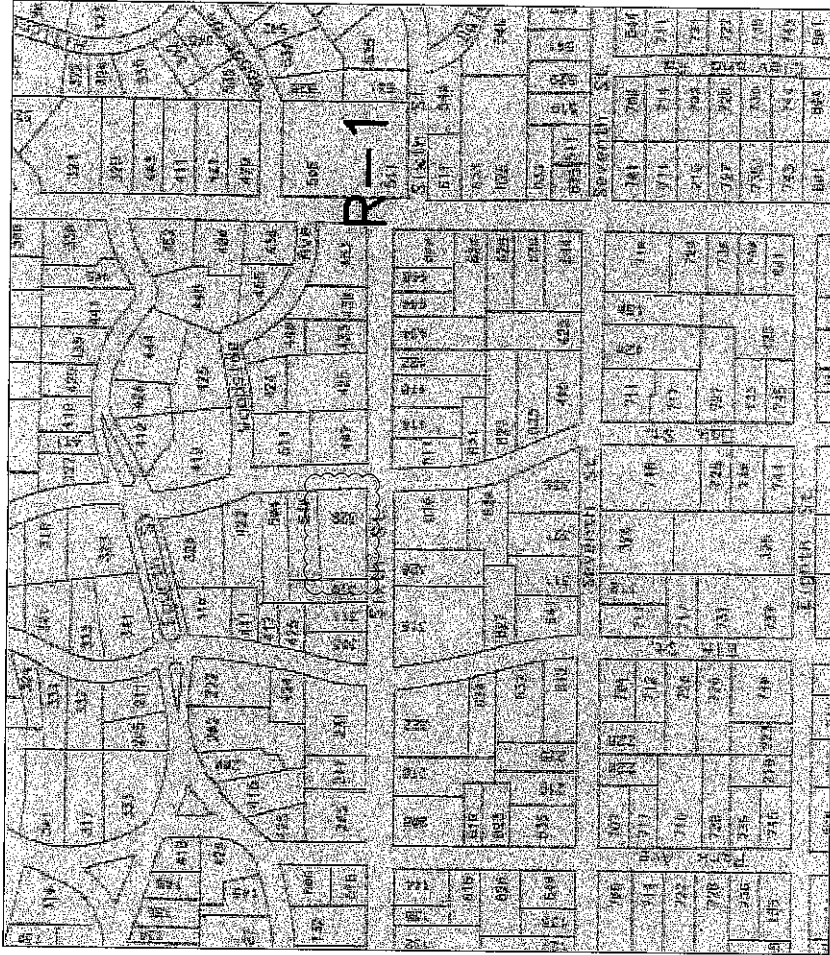
Zoning Map
PROJECT NO.
18013

DRAWN BY:
JR
CHECKED:
MA

DOCUMENT:
Issued for Permit 20.02.21
Revision Request 20.04.07

Reenan Detached Garage
329 East Sixth Street
Hinsdale, IL

MICHAEL ABRAHAM
ARCHITECTURE



82

MEMORANDUM

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

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

DATE: February 12, 2020

RE: Zoning Variation – V-01-20; 32 Blaine Street

In this application for variation, the applicant requests relief from the off-street parking requirements set forth in section 9-104(G)(1)(b) of the Code in order to lawfully convert an existing house into an office as permitted in the O-1 zoning district. The code requires a total of 11 parking spaces based on the square footage of the existing structure. Based on the size of the lot, the applicant proposes to construct 7 spaces including 1 ADA space. The specific request is for a reduction of 4 spaces in order to accommodate the change of use.

It should be noted that in the event the Zoning Board of Appeals approves the request, it will move on to the Plan Commission for Site Plan and Exterior Appearance review.

This property is a conforming lot located in the O-1 Specialty Office District in the Village of Hinsdale and is located on the west side of Blaine Street between Hinsdale Avenue and First Street. The property is approximately 70' x 133' for approximately 9,310 square feet of lot area. The maximum permitted lot coverage is 80% or 7,448 square feet and the existing lot coverage is approximately 6,114 square feet.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-01-20

Zoning Calendar No. V-01-20

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): 32 BLAINE LLC

ADDRESS OF SUBJECT PROPERTY: 32 BLAINE

TELEPHONE NUMBER(S): 670-789-6833

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

DATE OF APPLICATION: 2/11/2020



RECEIVED
CB 2/13/20

SECTION 1

Please complete the following:

1. Owner. Name, address, and telephone number of owner: **32 Blaine, LLC, 32 Blaine, Hinsdale IL 60521; 630-789-6833.**
2. Trustee Disclosure. In the case of a land trust the name, address, and telephone number of all trustees and beneficiaries of the trust: **NONE**
3. Applicant. Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property:
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) **32 Blaine**

THE SOUTH 30 FEET OF LOT 12 AND THE NORTH 40 FEET OF LOT 13 IN GLADSTONE PARK, BEING A RESUBDIVISION OF BLOCK 4 IN ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION IN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GLADSTONE PARK, RECORDED SEPTEMBER 7, 1887 AS DOCUMENT 38039, IN DUPAGE COUNTY, ILLINOIS.

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

a. **Attorney:** HAWBECKER & GARVER, LLC; 26 BLAINE, HINSDALE IL 60521

b. **Architect:** Caprio Prisby Architectural Design, PC 106 South Washington Street, Hinsdale, IL 60521

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. **NONE**

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.

Refer to attached name and address of neighboring owners.

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.

Please see attached Survey

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.

EXISTING ZONING CLASSIFICATION IS O-1, SPECIALTY OFFICE DISTRICT. ALL PROPERTIES ON THE EAST SIDE OF GARFIELD AND WEST SIDE OF BLAINE, BETWEEN FIRST STREET AND CHICAGO AVENUE, ARE ZONED O-1 AND ARE USED AS PROFESSIONAL OFFICES. THE SUBJECT PROPERTY WILL REMAIN THE SAME AND BE USED AS PROFESSIONAL OFFICES. PROPERTIES ON THE WEST SIDE OF GARFIELD BETWEEN FIRST STREET AND CHICAGO AVENUE ARE ZONED IB OR B-2. PROPERTIES ON THE EAST SIDE OF BLAINE ARE ZONED R-4 OR IB.

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.

THE APPROVAL BEING REQUESTED CONFORMS WITH THE VILLAGE OFFICIAL COMPREHENSIVE PLAN AND THE OFFICIAL MAP EXCEPT WITH REGARD TO PARKING REQUIREMENTS. THIS IS AN EXISTING BUILDING BUILT AROUND 1900. GIVEN THE SIZE OF THE BUILDING AND THE SIZE OF THE LOT, THERE IS NOT ENOUGH SPACE TO ENCOMPASS THE REQUISITE NUMBER OF PARKING SPACES.

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. **PLEASE SEE 10 ABOVE.**

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.

NONE

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.

ATTACHED IS A COPY OF THE LAST RECORDED DEED VESTING TITLE IN LAW OFFICES OF 32 BLAINE LLC. 32 BLAINE, LLC ACQUIRED THE PROPERTY ON OCTOBER 16, 2019 AND IS THE SOLE OWNER OF 32 BLAINE.

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

9-104(G)(1)(b)

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.)

ONE PARKING SPACE IS REQUIRED PER 250 SQ FEET (NET). 2643.28 S.F./250 S.F.= 10.57 SPACES ROUNDED UP TO 11 TOTAL SPACES. CURRENT PLANS ALLOW FOR 7 SPACES WHICH INCLUDES ONE ADA COMPLIANT SPACE.

4. Minimum Variation. A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development: (Attach separate sheet if additional space is needed.)

THE MINIMUM VARIATION WOULD BE A REDUCTION OF 4 PARKING SPACES

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. **This home was constructed circa 1900 and is a classic Victorian Hinsdale home. We would like to retain that same character as all the other homes in this area but by doing so, the size of the home, and of course, the size of the lot will remain unchanged. To that end, there is no way to increase the number of parking spaces.**

(b) Not Self-Created. **Once again, the home was built circa 1900, long before the parking regulations and zoning ordinances came into effect.**

(c) Denied Substantial Rights. **Quite simply, there is no way to keep the desires of the O-1 district (small offices, retaining the residential character and appearance of the village while promoting limited business activity) without granting variations on the parking requirements. The space is just not there to encompass the requisite number of parking spaces.**

(d) Not Merely Special Privilege. **Once again, the space is just not there to encompass the requisite number of parking spaces and that would most likely apply to all the homes in this O-1 district.**

(e) Code and Plan Purposes. **By granting the Variation, the home will be able to fulfill the visions of the O-1 district, small offices, retaining the residential character and appearance of the village while promoting limited business activity.**

(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. **Without the variation, there would be no way to obtain a certificate of occupancy which would then render this property's only use as Residential, despite being in the O-1 district.**

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. **PLEASE REFER TO THE ATTACHED PLANS.**

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.

PLEASE REFER TO THE ATTACHED PLANS.

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.

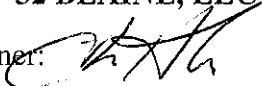
3. Establishment of Lien. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the applicant, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a

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.

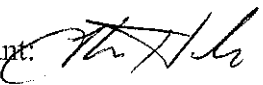
SECTION V

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: **32 BLAINE, LLC**

Signature of Owner: 

Name of Applicant: **TOM HAWBECKER, MEMBER**

Signature of Applicant: 

Date: *2/11/2020*

#7 Neighboring Owners:

1. 09-12-201-001, 29 S. Garfield; Patrick Madison, 6806 Camden Rd. Downers Grove, IL 60516
2. 09-12-201-002, 23 S. Garfield; Madison Family Trust, 6806 Camden Rd. Downers Grove, IL 60516
3. 09-12-201-003 27 S. Garfield; Robert Smutny, 7605 Baimbridge Dr. Downers Grove, IL 60516
4. 09-12-201-004, 33 S. Garfield; Douglas Day, 33 S. Garfield, Hinsdale, IL 60521
5. 09-12-201-005, 35 S. Garfield; Law offices of 35 S. Garfield, LLC Hinsdale IL 60521
6. 09-12-201-006/007, 105 E. 1st St.; First Street Limited, 105 E. 1st St. Hinsdale, IL 60521
7. 09-12-201-008, 18 Blaine Street; Dennis Fitzpatrick, 18 Blaine Street, Hinsdale, IL 60521
8. 09-12-201-009, 22 Blaine Street; Edward Chen, 22 Blaine Street, Hinsdale, IL 60521
9. 09-12-201-010, 26 Blaine Street; 26 Blaine Street LLC, 26 Blaine Street, Hinsdale, IL 60521
10. 09-12-201-012, 38 S Blaine Street; Dawn and Julie White, 150 Easton Pl. Burr Ridge, IL 60527
11. 09-12-201-016, 105 E. First St; First Street Limited, 105 E. First St. Hinsdale, IL 60521
12. 09-12-201-017, 115 E. 1st St.; James Lovelace, 115 E. 1st St. Hinsdale, IL 60521
13. 09-12-202-001, 15 S. Blaine; TM Popson and L Van Matre, 15 S. Blaine St. Hinsdale, IL 60521
14. 09-12-202-002, 19 S. Blaine; Scott and Danielle Miller, 19 S. Blaine Hinsdale, IL 60521
15. 09-12-202-003, 23 S. Blaine St.; Kathryn Munson, 23 S. Blaine St. Hinsdale, IL 60521
16. 09-12-202-004, 27 S. Blaine St.; Sean and Meghan Sullivan, 27 Blaine St. Hinsdale, IL 60521
17. 09-12-202-005, 31 S. Blaine St.; Dean and Janelle Taylor, 31 Blaine St. Hinsdale, IL 60521
18. 09-12-202-006, 37 S. Blaine St.; Michael and Anna Ferguson, 37 S. Blaine St. Hinsdale, IL 60521
19. 09-12-202-012, 139 E. 1st St.; Redeemer Evangelical Lutheran Church, 139 E. 1st St. Hinsdale, IL 60521
20. 09-12-129-005, 36 E. Hinsdale Ave.; Jane Foster Trustee, 165 Pheasant Hollow, Burr Ridge, IL 60527
21. 09-12-129-006, 40 E. Hinsdale Ave; Garfield 1 LLC, 311 Hudson Ave. Clarendon Hills, IL 60514
22. 09-12-129-008, 40 S. Garfield, Village of Hinsdale, 19 E. Chicago Ave. Hinsdale, IL 60521
23. 09-12-129-012, 35 E. 1st St.; TRP 35 First Street LLC, 7630 Plaza Ct. Unit 100, Willowbrook, IL 60527
24. 09-12-129-013, 50 S. Garfield; TRP 50 Garfield St. LLC; 7630 Plaza Ct. Unit 100, Willowbrook, IL 60527.
25. 09-12-202-008, 18 S. Park Ave; Kari and Edward Snodgrass 18 S. Park Ave Hinsdale, IL 60521

26. 09-12-202-009, 24 S. Park Ave: Daniel and Kathryn Cole, 25 S. Park Ave Hinsdale, IL 60521
27. 09-12-202-010, 26 S Park Ave; Brian and Susan Petersen 26 S. Park Ave Hinsdale IL 60521
28. 09-12-202-011. 34 S Park Ave: Lawrence R and JL Zeno, 34 S. Park Ave, Hinsdale, IL 60521



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

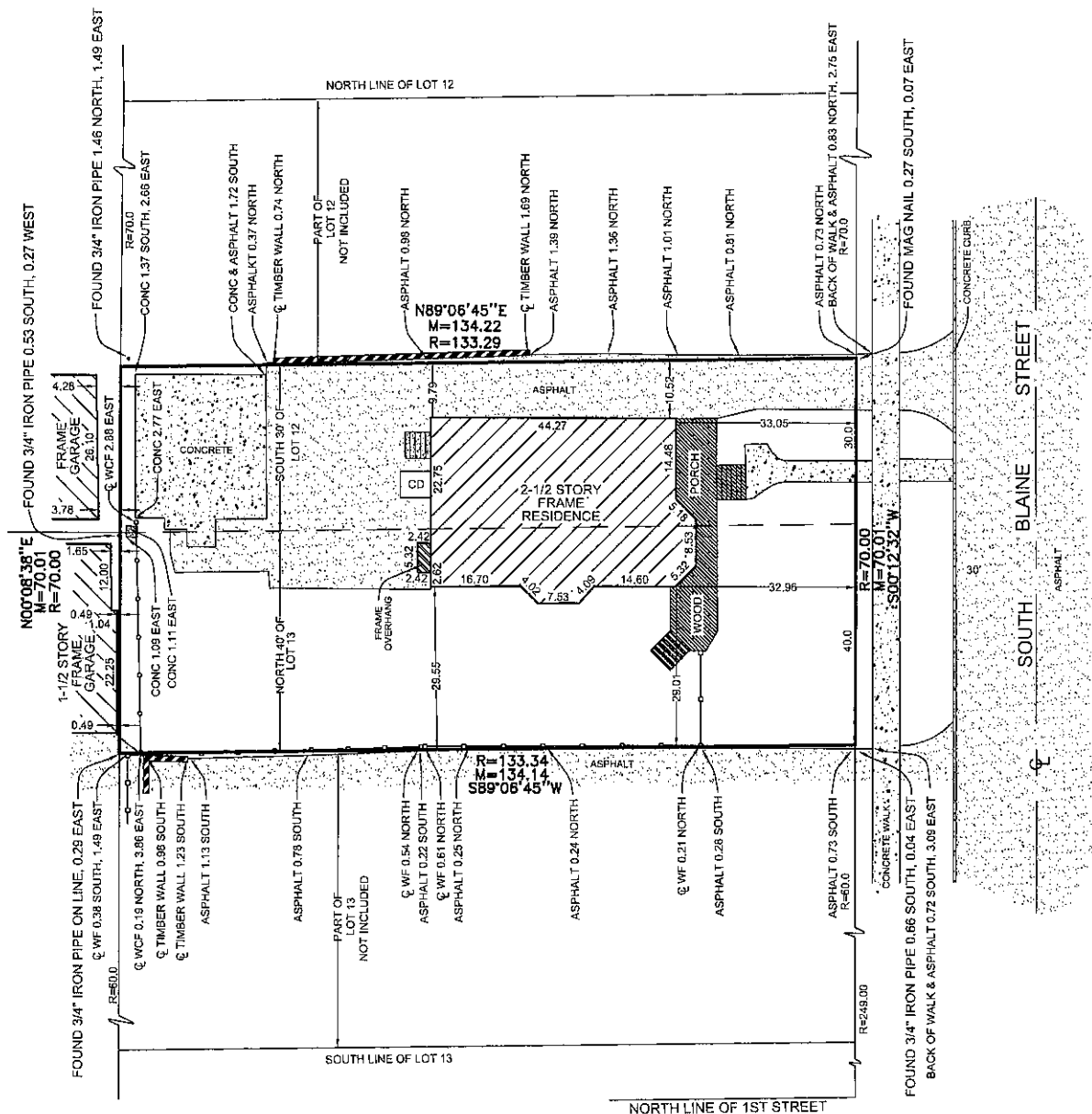
SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

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

THE SOUTH 30 FEET OF LOT 12 AND THE NORTH 40 FEET OF LOT 13 IN GLADSTONE PARK, BEING A RESUBDIVISION OF BLOCK 4 IN ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GLADSTONE PARK, RECORDED SEPTEMBER 7, 1887 AS DOCUMENT 38039, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 32 BLAINE STREET, HINSDALE.



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

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

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

SURVEY DATE: NOVEMBER 1ST, 2019.

BUILDING LOCATED: NOVEMBER 1ST, 2019. FILE: 971549.CRD

ORDERED BY: HAWBECKER & GARVER ATTORNEYS

PLAT NUMBER: 192525 SCALE: 1" = 20'

LEGEND
M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C. = CENTER LINE
W.F. = WOOD FENCE
W.C.F. = WOOD & CHAIN LINK FENCE
C.D. = CELLAR DOORS

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

LOT AREA: 9,392 SQUARE FEET.

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

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

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

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



WARRANTY DEED
ILLINOIS STATUTORY

PREPARED BY:

The Fry Group, LLC
Vanessa Cici Fry
18W140 Butterfield Road, Suite 1100
Oak Brook Terrace, IL 60181

MAIL RECORDED DEED TO:

HAWBECKER & GARVER, LLC
26 Blaine Street
Hinsdale, IL 60521

NAME & ADDRESS OF GRANTEE:

32 Blaine LLC
26 Blaine Street
Hinsdale, IL 60521

CT-19CNW888043WC 1/5 ECA

THIS INDENTURE WITNESSETH, That the Grantors, Kurtz Investments, Ltd, an Illinois corporation of the Village of Hinsdale, State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto: 32 Blaine LLC, an Illinois limited liability corporation, the following described real estate in the County of DuPage and State of Illinois, to-wit:

Legal Description:

THE SOUTH 30 FEET OF LOT 12 AND THE NORTH 40 FEET OF LOT 13 IN GLADSTONE PARK, BEING A RESUBDIVISION OF BLOCK 4 IN ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GLADSTONE PARK, RECORDED SEPTEMBER 7, 1887 AS DOCUMENT 38039, IN DU PAGE COUNTY, ILLINOIS.

Property Address: 32 Blaine St., Hinsdale, IL 60521

Permanent Index Number: 09-12-201-011-0000

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

TO HAVE AND TO HOLD said premises, forever.

Subject, however, to the general taxes for the year of 2019 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Dated this 16th day of October, 2019.

Kurtz Investments, Ltd,

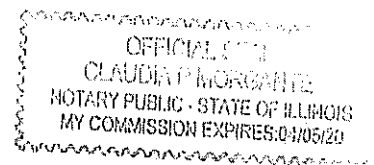
X [Signature]
Dana L. Kurtz, President of Kurtz Investments, Ltd.

State of Illinois,
County of DeKalb) SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that the Grantor, Dana L. Kurtz,, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

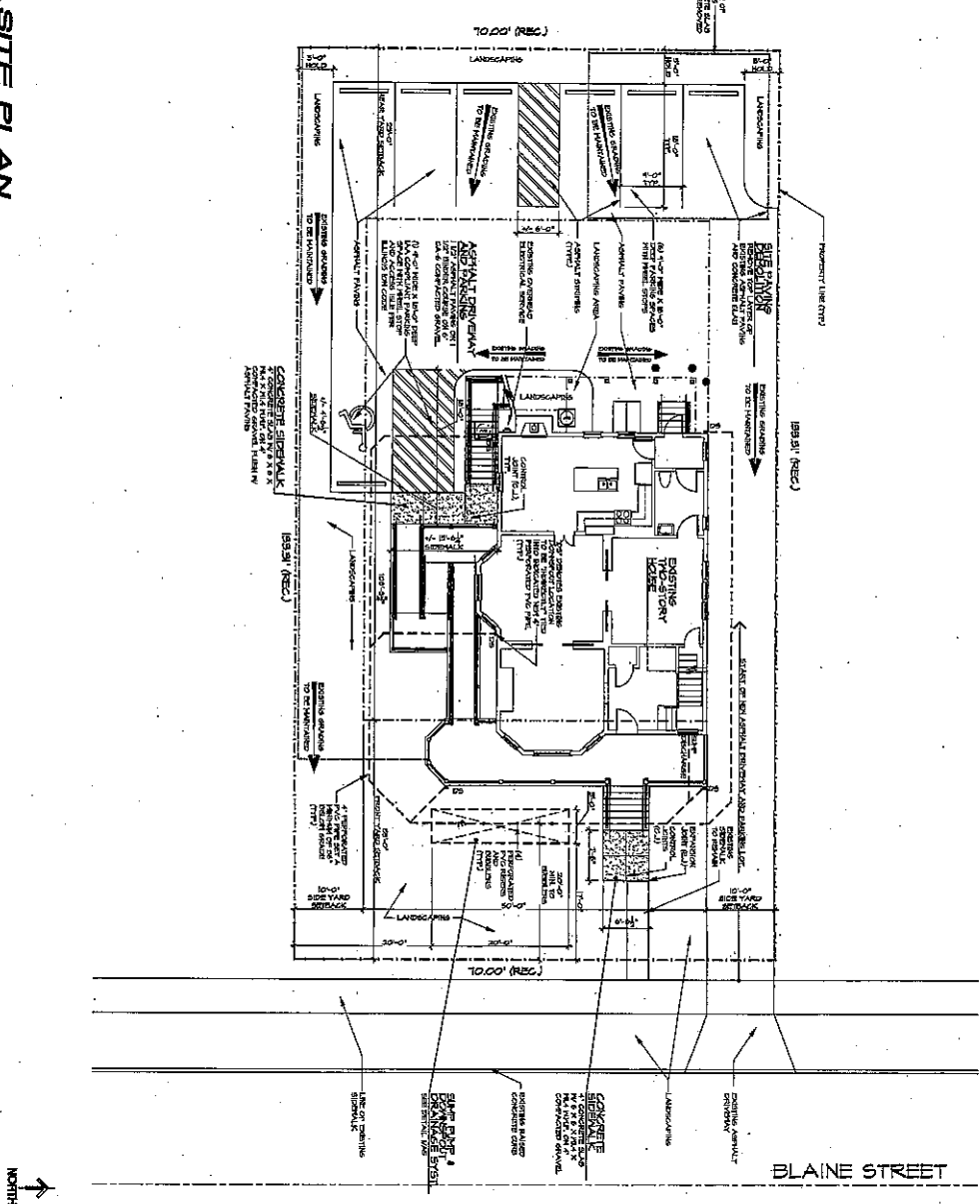
Given under my hand and notarial seal this 16th day of October, 2019.

[Signature]
Notary Public



GENERAL NOTES:
 1. EXISTING BUILDING TO BE DEMOLISHED.
 2. EXISTING BUILDING TO BE DEMOLISHED.
 3. EXISTING BUILDING TO BE DEMOLISHED.
 4. EXISTING BUILDING TO BE DEMOLISHED.
 5. EXISTING BUILDING TO BE DEMOLISHED.

SITE PLAN



ZONING INFORMATION

ZONING DISTRICT: C-1
LOT CLASSIFICATION: INTERIOR LOT
TOTAL LOT AREA: 10,000 SQ. FT.
CONFORMANCE: CONFORMANCE
MAXIMUM BUILDING HEIGHT: 35'-0"
MAXIMUM BUILDING FOOTPRINT: 10,000 SQ. FT.
ACTUAL BUILDING ELEVATION: 100'-0"

BUILDING COVERAGE AND FLOOR CALCULATIONS

AREA	AREA	AREA
CEILING	10,000 SQ. FT.	10,000 SQ. FT.
FIRST FLOOR	10,000 SQ. FT.	10,000 SQ. FT.
SECOND FLOOR	10,000 SQ. FT.	10,000 SQ. FT.
ATTIC	10,000 SQ. FT.	10,000 SQ. FT.
TOTALS	40,000 SQ. FT.	40,000 SQ. FT.

MAX ALLOW. FLOOR AREA RATIO: 40% (10,000 SQ. FT. / 25,000 SQ. FT.)
ACTUAL BUILDING COVERAGE: 40% (10,000 SQ. FT. / 25,000 SQ. FT.)
MAX ALLOW. BUILDING COVERAGE: 40% (10,000 SQ. FT. / 25,000 SQ. FT.)
ACTUAL BUILDING COVERAGE: 40% (10,000 SQ. FT. / 25,000 SQ. FT.)

OCCUPANCY LOAD TABULATION
FEB. 2008 INTERNATIONAL BUILDING CODE
BURNING CLASSIFICATION

CELLAR (ALL STORAGE)
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
FIRST FLOOR
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
SECOND FLOOR
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
ATTIC
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.

ZONING CLASSIFICATION C-1
BUS. / PROF. OFFICE
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
TOTAL SPACES PROVIDED: 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.

PLANING REQUIREMENTS (NET SQUARE FOOTAGE)
PER V. LANE OF INDIVIDUAL ZONING ORDINANCE

CELLAR (ALL STORAGE)
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
FIRST FLOOR
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
SECOND FLOOR
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
ATTIC
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.

ZONING CLASSIFICATION C-1
BUS. / PROF. OFFICE
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
TOTAL SPACES PROVIDED: 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.

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CELLAR (ALL STORAGE)
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
FIRST FLOOR
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
SECOND FLOOR
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.
ATTIC
 10,000 SQ. FT. / 100 SQ. FT. / 100 SQ. FT. / 100 SQ. FT.

100 N. Washington Street
 Chicago, IL 60610
 Tel: 312.321.7654
 Fax: 312.321.7655
 www.capttoprisby.com



PREPARED BY:
 CAPT TOPRISBY
 ARCHITECTURAL DESIGN
 100 N. WASHINGTON STREET
 CHICAGO, IL 60610

DESIGNED BY:
 CAPT TOPRISBY
 ARCHITECTURAL DESIGN
 100 N. WASHINGTON STREET
 CHICAGO, IL 60610

REVISION DATES:
 100 N. WASHINGTON STREET
 CHICAGO, IL 60610

DATE ISSUED:
 01-20-2020

FOR: HAWBECKER AND GARVER, LLC.

32 SOUTH BLAINE STREET
HINSDALE, ILLINOIS 60521

22 SOUTH BLAINE STREET
HINSDALE, ILLINOIS 60521

22 SOUTH BLAINE STREET
HINSDALE, ILLINOIS 60521

22 SOUTH BLAINE STREET
HINSDALE, ILLINOIS 60521