



MEETING AGENDA

Public comments are welcome on any topic related to the business of the Zoning Board of Appeals 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 following the Zoom instructions below:

Join Zoom Meeting:

<https://tinyurl.com/57uh6z5x>

Meeting ID: 860 2572 5624

Passcode: 475217

Dial in: 1 312 626 6799

ZONING BOARD OF APPEALS

WEDNESDAY, June 16, 2021

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) May 19, 2021
- 4. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT – None**
- 5. RECEIPT OF APPEARANCES**
- 6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE**
- 7. PRE-HEARING AND AGENDA SETTING**
- 8. PUBLIC HEARING**
 - a) V-05-21, 218 West Ogden Avenue
 - b) V-06-21, 20 Charleston Road
- 9. NEW BUSINESS**
- 10. OLD BUSINESS**
- 11. ADJOURNMENT**



MEETING AGENDA

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 the ADA Coordinator Brad Bloom at 630-789-7007 or by TDD at **630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

www.villageofhinsdale.org

VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
May 19, 2021

The regularly scheduled meeting of the Hinsdale Zoning Board of Appeals (conducted electronically via Zoom) was called to order by Vice-Chairman Keith Giltner on Wednesday, May 19, 2021 at 6:33 p.m., roll call was taken.

Vice-Chairman Giltner - Opening Remarks:

Due to the ongoing public health emergency, and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, the Village President has determined that an in-person meeting is not practical or prudent at this time, and this meeting will therefore be conducted electronically.

Public comment is permitted during the public hearing portions of the meeting. I will ask persons wishing to make public comment to identify themselves before speaking, spelling their last name and stating their address.

1. ROLL CALL

Present electronically: Members Gary Moberly, Joseph Alesia, Tom Murphy, Leslie Lee, John Podliska, and Vice-Chairman Keith Giltner

Absent: Chairman Bob Neiman

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

2. APPROVAL OF MINUTES

a) March 17, 2021

Following changes to the draft minutes, Member Podliska **moved to approve the draft minutes of March 17, 2021, as amended.** Member Moberly seconded the motion.

AYES: Members Moberly, Alesia, Murphy, Lee, Podliska, and Vice-Chair Giltner

NAYS: None

ABSTAIN: None

ABSENT: Chairman Neiman

Motion carried.

b) April 21, 2021

Following changes to the draft minutes, Member Podliska **moved to approve the draft minutes of April 21, 2021, as amended.** Member Moberly seconded the motion.

AYES: Members Moberly, Alesia, Murphy, Lee, Podliska, and Vice-Chair Giltner

NAYS: None

ABSTAIN: None

ABSENT: Chairman Neiman

Motion carried.

3. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT

a) V-03-21, 505 South County Line Road

Following changes to the draft final decision, Member Podliska **moved to approve the draft final decision for V-03-21, 505 South County Line Road, as amended.** Member Moberly seconded the motion.

AYES: Members Moberly, Alesia, Murphy, Lee, Podliska, and Vice-Chair Giltner

NAYS: None

ABSTAIN: None

ABSENT: Chairman Neiman

Motion carried.

b) V-04-21, 120 East Fifth Street

Following changes to the draft final decision, Member Moberly **moved to approve the draft final decision for V-04-21, 120 East Fifth Street, as amended.** Member Murphy seconded the motion.

AYES: Members Moberly, Alesia, Murphy, Lee, Podliska, and Vice-Chair Giltner

NAYS: None

ABSTAIN: None

ABSENT: Chairman Neiman

Motion carried.

4. RECEIPT OF APPEARANCES - None

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

6. PRE-HEARING AND AGENDA SETTING

a) V-06-21, 20 Charleston Road

Mr. John Daly, representing the applicant and homeowner, addressed the Board. The applicant is requesting interior side yard setback relief to consolidate 20 and 22 Charleston Road into one property. The current home is located at 20 Charleston, and will not be moving.

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

7. PUBLIC HEARING

a) V-05-21, 218 West Ogden Avenue

Vice-Chairman Giltner opened the hearing. He explained that there was a problem with the mailing for the public hearing, and the applicant has asked the hearing be continued to the next meeting of the Board.

Member Podliska moved to continue the hearing for **V-05-21, 218 West Ogden Avenue**. Member Alesia seconded the motion.

AYES: Members Moberly, Alesia, Murphy, Lee, Podliska, and Vice-Chair Giltner

NAYS: None

ABSTAIN: None

ABSENT: Chairman Neiman

Motion carried.

8. NEW BUSINESS – None

9. OLD BUSINESS – None

10. ADJOURNMENT

With no further business before the Zoning Board of Appeals, Member Podliska made a motion to **adjourn the regularly scheduled meeting of the Zoning Board of Appeals of May 19, 2021**. Member Alesia seconded the motion.

AYES: Members Moberly, Alesia, Murphy, Lee, Podliska, and Vice-Chair Giltner

NAYS: None

ABSTAIN: None

ABSENT: Chairman Neiman

Motion carried.

Vice-Chairman Giltner declared the meeting adjourned at 6:44 p.m.

Christine M. Bruton

Approved: _____

MEMORANDUM

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

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

DATE: April 13, 2021

RE: Zoning Variation – V-05-21; 218 W. Ogden Avenue

In this application for variation, the applicant requests relief from the minimum lot width requirement in the Code in order to subdivide the property into three buildable single family lots. The applicant intends to demolish the structures and associated improvements and subdivide the property into three parcels; one code compliant lot on Vine Street, one code compliant corner lot on Grant and Ogden, and one interior lot on Grant Street short of the minimum lot width requirement set forth in 3-110(C)(3).

The specific relief is for a reduction in minimum lot width for the interior lot from 70' to 63', for 7' of relief. It should be noted that the Zoning Board of Appeals (ZBA) has final authority on this request as it is within 10%. Should the ZBA grant the requested relief, the application will move on to the Plan Commission and Board of Trustees for consideration of the Subdivision Plat.

This property is located in the R-4 single-family zoning district in the Village of Hinsdale and is located on the south side of Ogden Avenue between Vine and Grant Street. The property has a frontage of approximately 106', a depth of approximately 353', and a total square footage of approximately 47,222. The maximum FAR is 20% +2,000 square feet or approximately 11,444 square feet. The maximum building coverage is 25% or approximately 11,805 square feet. The Total Lot Coverage is 50% or approximately 23,611 square feet.

cc: Kathleen Gargano, Village Manager
Zoning file V-05-21



19 E. Chicago Avenue, Hinsdale, IL 60521

APPLICATION FOR VARIATION

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

FILING FEE: \$850.00

Name of Applicant(s): KAL DEVELOPMENT GROUP LLC

Shabbir Karimi, Manager and Abbas Al-Qamari, Manager

Address of Subject Property: 218 W. Ogden Avenue, Hinsdale, IL 60521

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

FOR OFFICE USE ONLY

Date Received: 4/12/21 Zoning Calendar No. V-05.21

PAYMENT INFORMATION: Check # _____ Check Amount \$ _____

SECTION 1- NAME & CONTACT INFORMATION

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

Name: KAL DEVELOPMENT GROUP LLC

Address: 1835 Elmore Avenue, Downers Grove, IL 60515

Telephone: (630) 667-4428 email: shabbir@kaldevgroup.com

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

Name: KAL DEVELOPMENT GROUP LLC

Address: 1835 Elmore Avenue, Downers Grove, IL 60515

Telephone: (630) 667-4428 email: shabbir@kaldevgroup.com

3. **Consultants.** Name and contact information (phone or email) of each professional consultant advising applicant with respect to this application:

a. Attorney: Peter Coules, Jr., Donatelli & Coules, Ltd. - peter@donatellicoules.com

b. Engineer: Brian Leprich, Engineering Resource Associates, Inc. - bleprich@eraconsultants.com

c. Architect: _____

d. Contractor: _____

e. Other: _____

4. **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: _____

Address: _____

Telephone: _____ email: _____

5. **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. _____

SECTION 2- REQUIRED DOCUMENTATION

1. **Subject Property.** Address, PIN Number, and legal description of the subject Property, use separate sheet for legal description, if necessary.
PIN Number: 09-01-117-001; 09-01-117-005; 09-01-117-006; 09-01-117-002
Address: 218 W. Ogden Avenue, Hinsdale, IL 60521
2. **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.
3. **Neighboring Owners.** 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.
(Note: 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.)
4. **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.
5. **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.
6. **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.
7. **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. *(Section 4 of this application)*
8. **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 3- ZONING RELIEF REQUESTED

1. **Ordinance Provision.** The specific provisions of the Zoning Ordinance from which a variation is sought: *(Attach separate sheet if additional space is needed.)*

See Attached.

2. **Variation Sought.** The precise variation being sought, the purpose therefore, 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.

3. **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.

SECTION 3- ZONING RELIEF REQUESTED

1. **Ordinance Provision.**

Sec. 3-110 (C)(3)(a) – Minimum Lot Area and Dimensions: Lot Width

2. **Variation Sought.**

The Applicant seeks a variation for a reduction of the minimum lot width for an interior lot in the R-4 Zoning District from 70' to 63'. The proposed lot would have a 67.99' lot width at the street, along Grant Street, and would have a 63' lot width at the property setback line. This 63' lot width at the building line is still greater than the average lot width of the four (4) lots to the south, along the same block on Grant Street, in which most houses are on 50' lots.

3. **Minimum Variation.**

The minimum variation of the lot width at the property setback that is necessary in order to achieve the desired zoning lots is a reduction of the 70' lot width requirement to 63'. Applicant is not seeking any additional variations beyond what is necessary to establish the new zoning lots.

**SECTION 4- STANDARDS FOR VARIATION
AS SET FORTH IN SECTION 11-503(F)
(Fence Applications – Section 5)**

Provide an explanation of the characteristics of the Subject Property that prevent compliance with the provisions of the Zoning Ordinance, and the specific facts you believe support the granting of the requested variation(s). In addition to your general explanation, you must specifically address each of the following conditions required for approval by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 4 – Standards for 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.

SECTION 4 - STANDARDS FOR VARIATION
AS SET FORTH IN SECTION 11-503(F)

Unique Physical Conditions.

The unique physical conditions of the subject property are the fact that Ogden Avenue is on an angle (also not excluded as a corner lot when homes are not oriented to face Ogden Avenue) and the width at the setback line is the issue and not at the street.

(a) **Not-Self Created.**

The Applicant purchased the property, which had previously been used for the Hinsdale Animal Hospital. Also the angle of Ogden Avenue creates an issue for the width at the building set back line.

(b) **Denied Substantial Rights.**

If the 70' lot width requirement is enforced and the variance not permitted, only one home can be built on Grant Street and that would be approximately three (3) times (most 50') the average lot on the block and would not be marketable and presently two (2) PIN's on Grant Street so contemplated to be two (2) homes on the subject property.

(c) **Not Merely Special Privilege.**

The Applicant is not seeking a special privilege in seeking the variance for a 63' lot width, as the four lots to the south have a lot width of approximately 50'.

(d) **Code and Plan Purposes.**

The Code and building requirements are intended to help preserve the housing types and residential character of the Village. The proposed variance would allow the Applicant to develop the lots in a manner which is consistent with the surrounding lots and help preserve the housing types and residential character of the area.

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

The variance sought by the Applicant would not have a detrimental effect on the essential character of the area or have a negative effect on the public welfare. Rather, the proposed variance will allow the Applicant to develop the property in a manner that is consistent with the essential character of the area, as Applicant will be developing single family residences, rather than the commercial use the property previously had (veterinary clinic), and will not only have a less intensive use and

noise, but will also increase the property taxes for the property, benefiting the Village and the community. Further, it should increase the value of the neighboring properties.

(f) **No Other Remedy.**

There is not another remedy which would allow the Applicant to develop two (2) lots along Grant Street without seeking a variance for one of the two lots. Applicant is seeking a variance of the interior lot in order to allow for the corner lot, which will be along Grant Street and Ogden Avenue, to have a greater lot width in order to provide a great buffer between the home and Ogden Avenue.

- (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.

<p style="text-align: center;">SECTION 5- STANDARDS FOR VARIATION – FENCES <i>AS SET FORTH IN SECTION 9-12-3(J)</i></p>

You must specifically address each of the following conditions required for approval of a fence by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 5 – Standards for Variation - Fences.

- (a) Applicant is affected by unique circumstances which create a hardship justifying relief.
- (b) Will not alter the essential character of the locality.
- (c) Will be in harmony with the general purpose and intent of the code.
- (d) Will set no unfavorable precedent either to the locality or to the Village as a whole.
- (e) Will be the minimum necessary to afford relief to the applicant.
- (f) Will not adversely affect the public safety and general welfare.

6. STATEMENT OF CONFORMITY

The subject property is located within the R-4 Single Family Residential District within the Village. The Applicant seeks a variance pursuant to Section 11-503(E)(1)(a), which is a permitted variation in the R-4 Single Family Residential District. Therefore, granting the requested variations on the subject property would be in conformity with the Official Map and permissible under the Code.

SECTION 6- SUBJECT PROPERTY ARCHITECTURAL DRAWINGS/SURVEYS

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. If applicable, include any grading changes being proposed.

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.

SECTION 7- EXPLANATION OF FEES & APPLICANT SIGNATURE

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.

By signing below, the owner or their authorized representative, 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 Applicant(s): KAL DEVELOPMENT GROUP LLC - Shabbir Karimi, Manager and Abbas Al-Qamari, Manager

Signature of Applicant: _____



Signature of Applicant: _____

Date: 04/12/2021

616	218	616	629	636
612	611	610	621	632
604	215	606	617	626
602		602	615	622
568	222	570	609	618
558	565	566	605	616
552	561	560	603	610
546	557	558		606
542	555	554	565	
536	547	550	561	570
	545	546	555	566
	541	542	553	560
	537	538	549	554
	531	534	545	550
		530	541	540
			537	536
			533	532
			529	528

SPECIAL WARRANTY DEED

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
03/10/2021 08:18 AM
RHSP
COUNTY TAX STAMP FEE 277.50
STATE TAX STAMP FEE 555.00

DOCUMENT # R2021-037978

Recording requested by, and
After recording return to:
Adnan Kagalwalla
KAL DEVELOPMENT GROUP LLC
1835 Elmore Avenue
Downers Grove, Illinois 60515

STATE OF ILLINOIS

§
§
§
§
§

KNOW ALL BY THESE PRESENTS:

COUNTY OF DUPAGE

THAT, ANTHONY T. KREMER, not individually, but solely as Trustee of the Anthony T. Kremer Trust dated January 15, 2003 ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned by KAL DEVELOPMENT GROUP LLC, an Illinois limited liability company ("Grantee"), whose mailing address is 1835 Elmore Avenue, Downers Grove, Illinois 60515, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, REMISE, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Schedule 1 attached hereto and made a part hereof for all purposes, together with all of Grantor's right, title and interest in and to the improvements and permanent fixtures situated thereon (collectively, "Property"); subject, however to the matters described on Schedule 2 attached hereto and made a part hereof for all purposes.

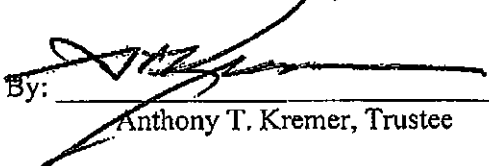
THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY.

TO HAVE AND TO HOLD, subject to the foregoing, the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED this 5 day of March, 2021.

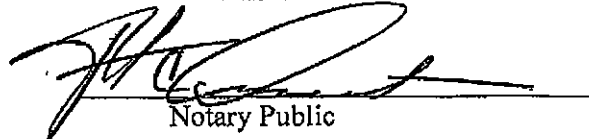
GRANTOR:

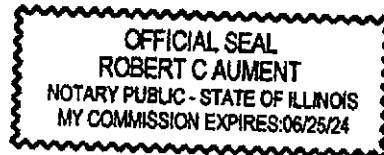
ANTHONY T. KREMER, not individually,
but solely as Trustee of the Anthony T.
Kremer Trust dated January 15, 2003

By: 
Anthony T. Kremer, Trustee

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Anthony T. Kremer, not individually, but solely as Trustee of the Anthony T. Kremer Trust dated January 15, 2003, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official notarial seal this 5 day of March, 2021.


Notary Public



SCHEDULE 1 TO DEED

LEGAL DESCRIPTION

Legal Description:

LOTS 1, 2, 10 AND 11 IN BLOCK 6 IN LANSING'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1891 AS DOCUMENT 45718, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-01-117-001; 09-01-117-005; 09-01-117-006; 09-01-117-002

218 W. Ogden Ave, Hinsdale IL 60521

SCHEDULE 2 TO DEED

EXCEPTIONS

[NOTE: TO BE FINALIZED UPON ISSUANCE OF PRO-FORMA.]

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. TAXES FOR THE YEAR 2020 AND 2021.
7. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
8. COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT BETWEEN J.W. NEFF AND MARGUERITE NEFF, HIS WIFE, AS FOLLOWS: SAID LOT 11, AFORESAID, SHALL BE USED ONLY FOR AN ANIMAL HOSPITAL AND RESIDENT AND THAT IF, AT ANY TIME, THE USE OF SAID PREMISES AS AN ANIMAL HOSPITAL SHALL BE DISCONTINUED, THAT ALL RIGHT AND CLAIM OF RIGHT TO SAID PROPERTY FOR ANY NON-CONFORMING PURPOSE SHALL THEREUPON TERMINATE AND THE PROPERTY BECOME SUBJECT IN ALL RESPECTS TO THE PROVISIONS OF THE ZONING ORDINANCES OF THE VILLAGE OF HINSDALE THEN APPLICABLE TO THE DISTRICT IN WHICH SUCH PROPERTY MAY THEN BE LOCATED.

MEMORANDUM

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

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

DATE: May 11, 2021

RE: Zoning Variation – V-06-21; 20/22 Charleston Road

In this application for variation, the applicant requests relief from the Interior Side Yard Setback set forth in section 3-110(D)(2)(b) of the Code in order to purchase the property located next door at 22 Charleston and consolidate the lots. The specific request is for 2.23' of relief.

The applicant in this case wants to purchase the vacant lot at 22 Charleston and consolidate it with the lot they currently own at 20 Charleston. Because the width of the 20 property would increase, the required side yard setbacks increase as well. Although the house is not moving on the 20 lot, the minimum side yard requirement would go to 25.95'.

This property is located in the R-3 Single family Residential District in the Village of Hinsdale and is located on the south side of Charleston at the end of the block. Upon consolidation, the property will have a frontage of approximately 149.97', an average depth of approximately 222', and a total square footage of approximately 54,317. The maximum FAR is approximately 12,863 square feet, the maximum allowable building coverage is 25% or approximately 13,579 square feet, and the maximum lot coverage is 50% or 27,158 square feet.

cc: Kathleen Gargano, Village Manager
Zoning file V-06-21

20 Charleston Road & 22 Charleston Road

May 12, 2021

Variation Request Section I

9. Existing Zoning

The existing zoning is R3 with single family detached use for the subject property. All properties and uses within a 250-foot radius of the subject property are zoned R3 single-family detached use. All of the existing structures on the property meet the current zoning requirements for that lot.

10. Conformity

The homeowner of 20 Charleston Road owns the vacant property at 22 Charleston Road and combine the two properties into one. Both properties are conforming lots by the Village standards. If the requested lot consolidation was confirmed by the village, the new interior side-yard setbacks that would be imposed on the new, wider, lot would have the existing principal structure projecting into the interior side yard setback by +/- 2.23 ft.

11. Zoning Standard

We seek one variation to the Hinsdale Zoning Code: 3-110D.2ii Minimum side yards, interior side. Conformity with these provisions is not possible as the building is an existing structure. We are not seeking to make any changes to the south side of the structure that will now be project into the new side-yard setbacks that are created from the lot consolidation. We are simply seeking to consolidate the lots (20 Charleston Road & 22 Charleston Road) and bring the existing principal structure into compliance while doing so.

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 one variation to the Hinsdale Zoning Code: 3-110D.2ii Minimum side yards, interior side.

3. Variations Sought

Variation (1): 3-110D.2ii Minimum side yards, interior side:

We seek to decrease the interior side yard setback along the east property line to accommodate the existing principal structure's location on the lot.

4. Minimum Variation

Variation (1): 3-110D.2ii Minimum side yards, interior side:

The variation required is a decrease of +/- 2.23 ft, from 25.95' to 23.72', of the minimum required side-yard setback. This places the interior setback at the existing extent of the principal structure on the east side

5. Standards for Variation

(a) Unique Physical Condition:

The variation in which we seek will not impact or change anything already existing on the home.

(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 location of the principal structure on the lot has existed prior to the time of the enactment of the provisions from which we seek a variation

(c) Denied Substantial Rights

It is currently in the homeowners right to buy the property at 22 Charleston Road, but with a denial of this variance request, it would deny the homeowners the right to consolidate the two properties into one. This is due to the existing structure not meeting the provisions on which we seek variation.

(d) Not Merely Special Privilege

The requested variation is not merely special privilege or an additional right for the occupant to enjoy. The variation requested would be to the benefit of the Village of Hinsdale as it would bring the existing pre-code structure to meet the current zoning code.

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 variation 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 variation will not materially impair an adequate supply of light and air to the properties and improvements in the vicinity.

(3) The variation will not substantially increase congestion in the public streets due to traffic or parking.

(4) The variation will not unduly increase the danger of flood or fire.

(5) The variation will not unduly tax public utilities and facilities in the area.

(6) The variation will not endanger the public health or safety.

(g) No Other Remedy

As stated above, the existing structure will remain in place and there will be no additions or modifications to the east side of the existing structure. We are looking to meet current setback codes. The variations to the code being requested are not more then what is existing.

If there are other items that are in need of clarification, please call.

Jon Green
Engineering Resource Associates
630-393-3060
jgreen@eraconsultants.com

John Daly
630-248-9554
dbi72755@gmail.com



19 E. Chicago Avenue, Hinsdale, IL 60521

APPLICATION FOR VARIATION

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

FILING FEE: \$850.00

Name of Applicant(s): Kevin Keevil & Wendy Austin

Address of Subject Property: 20 Charleson Road, Hinsdale IL 60521

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

FOR OFFICE USE ONLY

Date Received: 5/13/21 Zoning Calendar No. V-06-21

PAYMENT INFORMATION: Check # _____ Check Amount \$ _____

SECTION 1- NAME & CONTACT INFORMATION

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

Name: Kevin Keevil & Wendy Austin

Address: 20 Charleston Road, Hinsdale IL 60521

Telephone: 630-248-1962 email: wendy.austin@att.net

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

Name: _____

Address: _____

Telephone: _____ email: _____

3. **Consultants.** Name and contact information (phone or email) of each professional consultant advising applicant with respect to this application:

a. Attorney: _____

b. Engineer: Jon Green, PE, CFM, Engineering Resource Associates Inc., 3s701 West Ave., Suite #150, Warrenville, IL 60555 630-393-3060

c. Architect: _____

d. Contractor: _____

e. Other: John Daly 630.248.9554 dbi72755@gmail.com

4. **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: _____

Address: _____

Telephone: _____ email: _____

5. **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. _____

SECTION 2- REQUIRED DOCUMENTATION

1. **Subject Property.** Address, PIN Number, and legal description of the subject

Property, use separate sheet for legal description, if necessary.

PIN Number: 09-12-214-002 09-13-214-001

Address: 22 Charleston Road, Hinsdale IL 60521

2. **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.
3. **Neighboring Owners.** 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.
(Note: 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.)
4. **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.
5. **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.
6. **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.
7. **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. *(Section 4 of this application)*
8. **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 3- ZONING RELIEF REQUESTED

1. **Ordinance Provision.** The specific provisions of the Zoning Ordinance from which a variation is sought: *(Attach separate sheet if additional space is needed.)*

Interior Side Yard Setback Requirement

2. **Variation Sought.** The precise variation being sought, the purpose therefore, 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.)*

Property owner is consolidating two lots into one lot. The existing house has an existing interior side yard setback of 23.72 ft. which is currently in compliance as two separate lots. Once consolidated the interior side yard setback requirement is 25.95 ft. A +/- 2.23ft deviation from the minimum required interior side setback for this lot consolidation is requested and required.

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

A +/- 2.23 ft variance is required since a consolidated lot would require a larger interior side lot line. The home is existing and will remain.

**SECTION 4- STANDARDS FOR VARIATION
AS SET FORTH IN SECTION 11-503(F)**

(Fence Applications – Section 5)

Provide an explanation of the characteristics of the Subject Property that prevent compliance with the provisions of the Zoning Ordinance, and the specific facts you believe support the granting of the requested variation(s). In addition to your general explanation, you must specifically address each of the following conditions required for approval by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 4 – Standards for 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.

<p style="text-align: center;">SECTION 5- STANDARDS FOR VARIATION – FENCES <i>AS SET FORTH IN SECTION 9-12-3(J)</i></p>

You must specifically address each of the following conditions required for approval of a fence by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 5 – Standards for Variation - Fences.

- (a) Applicant is affected by unique circumstances which create a hardship justifying relief.
- (b) Will not alter the essential character of the locality.
- (c) Will be in harmony with the general purpose and intent of the code.
- (d) Will set no unfavorable precedent either to the locality or to the Village as a whole.
- (e) Will be the minimum necessary to afford relief to the applicant.
- (f) Will not adversely affect the public safety and general welfare.

SECTION 6- SUBJECT PROPERTY ARCHITECTURAL DRAWINGS/SURVEYS

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. If applicable, include any grading changes being proposed.

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.

SECTION 7- EXPLANATION OF FEES & APPLICANT SIGNATURE

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.

By signing below, the owner or their authorized representative, 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 Applicant(s): Kevin Keevil & Wendy Austin

Signature of Applicant: Wendy Austin

Signature of Applicant: Kevin Keevil

Date: 05/12/21

<p style="text-align: center;">ADDENDUM – RULES FOR WRITTEN SUBMISSIONS AND ORAL ARGUMENT</p>
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The Hinsdale Zoning Board of Appeals (ZBA) unanimously approved and adopted the following rules governing written submissions and oral arguments on November 15, 2017:

1. No party is required to submit legal briefs or letters to the ZBA in support of any zoning appeal or variance request. The only documents that any appellant or zoning variance applicant must submit are the appeal forms and/or variance request forms and accompanying materials already required under the Hinsdale Zoning Code. The party that filed the appeal or the variance request need not retain counsel to represent them, but they may do so if they wish.
2. If any party wishes to submit a separate legal brief or letter detailing the reasons why the ZBA should grant such appeal or variance request, then such party shall deliver to the Zoning Board of Appeals at Hinsdale Village Hall, 19 E. Chicago Avenue, ten (10) signed copies of such briefs or letters at least 14 days before the ZBA meeting when the ZBA will hold the hearing, the appeal, or the variance application.
3. Within seven days thereafter, the Village of Hinsdale may, but is not required, to file a brief or letter in response to any brief or letter that any other party has filed. Any such letter or brief that the Village may file in response shall conform to all of the requirements established in these rules.
4. Any brief or letter submitted in support of or in response to any such letter or brief must be on 8-1/2" by 11" paper. The text must be double-spaced, but quotations more than two lines long may be indented and single-spaced. The type face must be 14 point type or larger. A one inch margin is required at the top, bottom, and each side of each page. Each page must have a page number at the bottom.
5. No such briefs or letters shall exceed 12 pages unless the ZBA grants a party's request for an extension of that page limit. Footnotes are discouraged.
6. If any such letter or brief cites to any legal authority, then the letter or brief must contain an index indicating each page number of the letter or brief which cites to that legal authority.
7. If any such brief or letter refers to any other documents, then all such documents must be attached as exhibits. Every such exhibit attached to the brief or letter must be identified with an exhibit number, and must be preceded by a numbered tab corresponding with the exhibit number that protrudes on the right hand side of such brief or letter. All such exhibits must be legible.

8. Any such brief or letter containing less than 20 pages of text and exhibits combined must be firmly stapled in the upper left hand corner of the brief or letter. Briefs or letters that contain more than 20 pages of combined text and exhibits must be spiral bound on the left hand side in a manner that does not interfere with the legibility of any such text or exhibits.
9. If any such brief or letter cites any code section, ordinance, statute, or court decision, then such legal authority must be attached in its entirety as an exhibit to the brief or letter, and the exhibit number must be included in the index required under paragraph 6.
10. The ZBA will not consider briefs or letters that do not meet all of these requirements.
11. At the hearing on any such appeal or variance request, the party that filed the appeal or the variance request has a maximum of 15 minutes to present their initial arguments regarding why the ZBA should grant such appeal or variance request; the Village may then have a maximum of 15 minutes to respond; and the party that filed the appeal or variance request may then have five minutes to reply. These time limits may be extended by a maximum of five minutes per side in the ZBA's discretion. These time limits apply only to oral argument by a party to the ZBA regarding whether the facts support a conclusion that the ZBA should grant the appeal or variance request under the applicable zoning standards, but not to any witness testimony that any party may wish to present.
12. Any non-party to any such appeal or variance request who wishes to address the ZBA at the hearing on any such appeal or variance request, may have a maximum of five minutes to address the ZBA regarding whether the ZBA should grant the appeal or variance request.

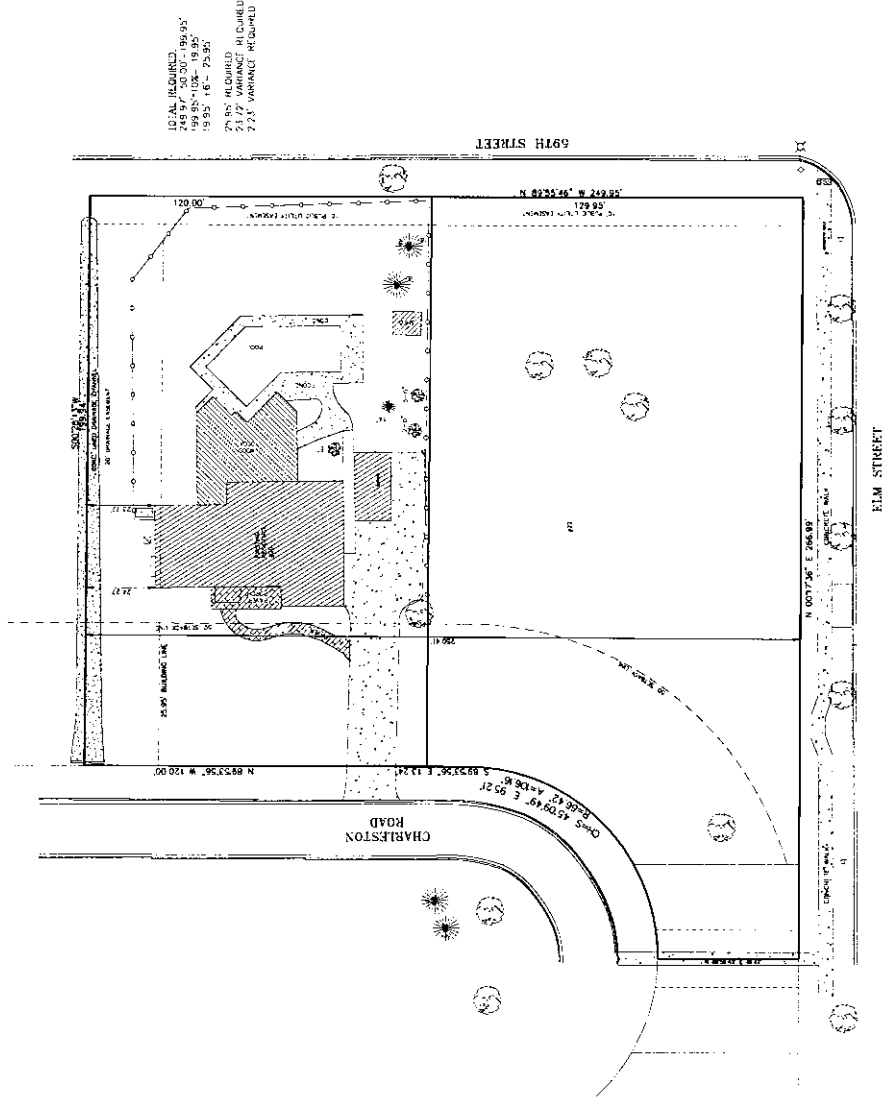
Adopted by the Zoning Board of Appeals on November 15, 2017.

SITE PLAN EXHIBIT

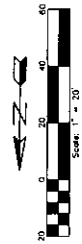
LOTS 17 & 18 CHARLESTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT LINES REQUIRED JULY 23, 1982 AS DOCUMENT 1862-28008 IN DUPAGE COUNTY, ILLINOIS

P.L.N. 09-13-214-001 & 09-13-214-002

COMMONLY KNOWN AS: 30 & 32 CHARLESTON ROAD, WINDSORE, ILLINOIS



10' AL. REQUIRED
248.97' 50.00' - 199.95'
199.95' - 108' - 19.95'
19.95' - 16' - 75.95'
27' 55' REQUIRED
51.77' VARIANCE REQUIRED
72.0' VARIANCE REQUIRED



20 + 22 Charleston, Hinsdale, IL 60521					
Lot Consolidation/Fence Variance Request					
All properties within 250'					
Property Address			Mail To		
KRAUSE; JEFFREY A TR	244 Meadowbrook Ln, Hinsdale IL 60521		Address per Prop Tax Bill	KRAUSE; JEFFREY A TR	244 Meadowbrook Ln, Hinsdale IL 60521
WIESBROCK; DANIEL & ANN	248 Meadowbrook Ln, Hinsdale IL 60521			WIESBROCK; DANIEL & ANN	248 Meadowbrook Ln, Hinsdale IL 60521
SCHALLER; ROBERT V & NANCY	249 Meadowbrook Ln, Hinsdale IL 60521			SCHALLER; ROBERT V & NANCY	249 Meadowbrook Ln, Hinsdale IL 60521
SOOD; JITEN; & SONAM	5818 South Elm St, Hinsdale, IL 60521			SOOD; JITEN; & SONAM	5818 South Elm St, Hinsdale, IL 60521
DULCE; HUGO & SORAYA	5822 South Elm St, Hinsdale, IL 60521			DULCE; HUGO & SORAYA	5822 South Elm St, Hinsdale, IL 60521
CUCHNA; JOHN R & SALLY A	5826 South Elm St, Hinsdale, IL 60521			CUCHNA; JOHN R & SALLY A	5826 South Elm St, Hinsdale, IL 60521
O TOOLE TR; MAGDALEN B	13 Charleston Road, Hinsdale IL 60521			O TOOLE TR; MAGDALEN B	13 Charleston Road, Hinsdale IL 60521
DAY; MARGOT JANE TR	14 Charleston Road, Hinsdale IL 60521			DAY; MARGOT JANE TR	14 Charleston Road, Hinsdale IL 60521
WOOD; KYLE A & DAWN D	15 Charleston Road, Hinsdale IL 60521			WOOD; KYLE A & DAWN D	15 Charleston Road, Hinsdale IL 60521
FITZGERALD; PATRICK & C A	16 Charleston Road, Hinsdale IL 60521			FITZGERALD; PATRICK & C A	16 Charleston Road, Hinsdale IL 60521
CLARK; ELIZABETH & CARL	17 Charleston Road, Hinsdale IL 60521			CLARK; ELIZABETH & CARL	17 Charleston Road, Hinsdale IL 60521
NATARAJAN; B ET AL	18 Charleston Road, Hinsdale IL 60521			NATARAJAN; B ET AL	18 Charleston Road, Hinsdale IL 60521
JHR REAL ESTATE LLC	19 Charleston Road, Hinsdale IL 60521	Prop Tax mailing address		JHR REAL ESTATE LLC	321 S ELM ST, Hinsdale IL 60521
ABRAM; THOMAS & MARCIA	21 Charleston Road, Hinsdale IL 60521			ABRAM; THOMAS & MARCIA	21 Charleston Road, Hinsdale IL 60521
FULLER; ETHAN	301 E 59th St, Hinsdale IL 60521			FULLER; ETHAN	301 E 59th St, Hinsdale IL 60521
FYLSTRA; RAYMOND A & C	309 E 59th St, Hinsdale IL 60521			FYLSTRA; RAYMOND A & C	309 E 59th St, Hinsdale IL 60521
SHETTY; RAVI & NAYA	315 E 59th St, Hinsdale IL 60521	Prop Tax - Bank @ actual address		SHETTY; RAVI & NAYA	315 E 59th St, Hinsdale IL 60521
HARRIS BK HINSDALE L-2931	319 E 59th St, Hinsdale IL 60521			HARRIS BK HINSDALE L-2931	319 E 59th St, Hinsdale IL 60521
ZHANG; XUEJIE & X	323 E 59th St, Hinsdale IL 60521	Prop Tax mailing address		ZHANG; XUEJIE & X	11824 AUTUMNWOOD CT, Glen Ellyn VA 23059
ANGELOPOULOS; GREGORY & S	327 E 59th St, Hinsdale IL 60521			ANGELOPOULOS; GREGORY & S	327 E 59th St, Hinsdale IL 60521