



MEETING AGENDA

ZONING BOARD OF APPEALS
WEDNESDAY, November 17, 2021
6:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, IL
(Tentative & Subject to Change)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - a) October 20, 2021
- 4. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT**
- 5. RECEIPT OF APPEARANCES**
- 6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE**
- 7. PRE-HEARING AND AGENDA SETTING**
 - a) V-08-21, 5515 and 5517 South Elm Street
 - b) V-09-21, 332 and 328 North Oak Street
- 8. PUBLIC HEARING**
 - a) V-07-21, 31 Blaine Street
- 9. NEW BUSINESS**
- 10. OLD BUSINESS**
- 11. ADJOURNMENT**

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact 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
October 20, 2021**

1. CALL TO ORDER

Vice-Chairman Keith Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, October 20, 2021 at 6:32 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Members Gary Moberly, Joseph Alesia (*by telephone*), Tom Murphy, Leslie Lee, John Podliska, Bob Neiman (*by telephone*), and Vice-Chairman Keith Giltner

Absent: None

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

3. APPROVAL OF MINUTES

a) August 18, 2021

There being no changes or corrections to the draft minutes, Member Podliska **moved to approve the draft minutes of August 18, 2021, as presented.** Member Murphy seconded the motion.

Voice vote taken, all in favor, motion carried.

4. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT – None

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-07-21, 31 Blaine Street

Mr. Sean Taylor, property owner, addressed the Board. He said he is actively involved in preservation, and that is what drew him to Hinsdale. He said his home was renovated in 2012. The previous owner kept many historic aspects of the property. The challenges are with the one-story bump out living room. He would like to add a second story, a variance is required to extend and add a bedroom. This would improve the house for them, and make it more valuable for any future owner. The code requires a 6' foot setback from the north property line, the current bump out is only about 3' feet from the property line. Discussion followed the impact on the next door neighbor at 27 Blaine Street. Mr. Taylor indicated his neighbors are amenable to the proposed variation, and he will provide a letter to confirm. Mr. McGinnis explained the code

1 requires a setback approval is required for a vertical extension.

2 Mr. Taylor added they considered respecting the 6' foot setback restriction,
3 but it looked funny and there were cost challenges. .

4 Vice-Chairman Giltner told Mr. Tayler to be prepared to defend the standards
5 for approval, and provide evidence of neighbor support for the public hearing.
6

7 **8. PUBLIC HEARING – None**

8
9 **9. NEW BUSINESS – None**

10
11 **10. OLD BUSINESS – None**

12
13 **11. ADJOURNMENT**

14 With no further business before the Zoning Board of Appeals, Member Podliska
15 made a motion to **adjourn the Zoning Board of Appeals of October 20, 2021.**
16 Member Moberly seconded the motion.
17

18 Voice vote taken, all in favor, motion carried.
19

20 Vice-Chairman Giltner declared the meeting adjourned at 6:48 p.m.
21
22

23
24 _____
25 Christine M. Bruton
26
27
28

Approved: _____



7a

MEMORANDUM

DATE: November 5, 2021

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

CC: Christine Bruton, Village Clerk

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

RE: **Zoning Variation – V-08-21; 5515/5517 S. Elm Street**

In this application for variation, the applicant requests relief from the Minimum Lot Width requirements set forth in section 3-110(C)(3) in order to create two Zoning Lots. The specific request is for a 10' reduction in the required lot width for each of the two existing Non-conforming Lots of Record.

It should be noted that ZBA authority is limited to 10% in this case. In the event four affirmative votes are received, this request will move on to the Board of Trustees as a recommendation.

This property is located in the R3 Residential Zoning District in the Village of Hinsdale and is located on the east side of Elm Street between 55th and 57th. The property has a frontage of approximately 120', a depth of approximately 297', and a total square footage of approximately 35,640. The maximum FAR is .20 plus 2,000 or 9,128 square feet, the maximum Building Coverage is 25% or 8,910 square feet, and the maximum Total Lot Coverage is 50% or 17,820 square feet.

cc: Kathleen Gargano, Village Manager
Zoning file V-08-21



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): Alan Berger

5515 S Elm St
Address of Subject Property: 5517 S Elm St

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

Matthew Klein, attorney
324 W Burlington
LaGrange IL 60525

FOR OFFICE USE ONLY

Date Received: 11/4/21 CB Zoning Calendar No. V-08-21

PAYMENT INFORMATION: Check # _____ Check Amount \$ _____

SECTION 1- NAME & CONTACT INFORMATION

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

Name: Alan Berger

Address: 601 Lakeside Dr Hinsdale IL

Telephone: [REDACTED] email: [REDACTED]

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

Name: Matthew Klein

Address: 324 W Burlington LaGrange IL

Telephone: 708 354 8840 email: matthew.klein55@gmail.com

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

a. Attorney: Matthew Klein

b. Engineer: _____

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: 09-13-206-007, 008
Address: 5515, 5517 S Elm
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 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 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): Alan Berger

Signature of Applicant: Alan Berger

Signature of Applicant: _____

Date: 11/3/21

Berger Variation
5515 S Elm Street
5517 S Elm Street

Section 2

1. Subject Property

09-13-206-007 5515 S Elm
09-13-206-008 5517 S Elm

LOT 42 IN BLOCK 2 IN BRANIGAR BROTHERS HINSDALE HEIGHTS, BEING A SUBDIVISION OF THE NORTH 1,550 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1920, AS DOCUMENT 142482 , IN DUPAGE COUNTY, ILLINOIS.

LOT 43 IN BLOCK 2 IN BRANIGAR BROTHERS HINSDALE HEIGHTS, BEING A SUBDIVISION OF THE NORTH 1,550 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1920, AS DOCUMENT 142482 , IN DUPAGE COUNTY, ILLINOIS.

2. Title. Deed attached.
3. Neighboring Owners. List is attached
4. Survey. Survey is attached.
5. Existing Zoning. The surrounding area is zoned R-3 and developed with single family homes. Few lots within the surrounding area conform to the R-3 district requirements. Only 5 of 35 lots on the Elm Street frontage meet R-3 zoning district requirements, yet all except the two subject lots can freely be used for the construction of a new home. A sizable majority of lots in the R-3 zone fronting on 57th Street north to 55th Street fail to conform to R-3 zoning either by frontage less than 70 feet or area less than 15,000 square feet yet can freely be used for construction of a new home. See map segment attached.
6. Conformity. The proposed variation is in conformity with the Comprehensive Plan and Map. The Village by its plan and zoning has deemed it proper and appropriate to preserve and redevelop existing lots of less than 70 feet in width and less than 15,000 square feet in area. The Berger's lots, each designated as a separate lot by the Berger's, are each 17,500 square feet in area (conforming), and identical to the 60 foot width of all 20 interior lots on the east side of Elm Street.

Berger Variation
5515 S Elm Street
5517 S Elm Street

7. Zoning Standards. See response to
8. Successive Application. This is not a successive application.

Section 3

1. Ordinance Provision

3-110 C 3 a [R-3] lot width

2. Variation Sought

3-110 C 3 a [R-3] Reduce required lot width from 70 ft to 60ft

10-105 Deem the requirements of 10-105 related to Legal
Nonconforming Lots of Record applicable to each lot

3. Minimum Variation

Allow 60 lot width on each lot, and deem each of lot a Legal Nonconforming Lot
of Record.

Berger Variation
5515 S Elm Street
5517 S Elm Street

Section 4

Standards for Variation

a) Unique Physical Condition

Each of the two lots is 60 feet in width and 17,809 square feet in area, like each of the 18 other lots (each non-conforming due to 60 foot width) on the east side of Elm Street, and conforming in area. Ten (10) other lots on Elm Street fail to conform for lack of square footage. The Berger's lots are unique in that the Village ordinance as applied requires over 237% the zoning ordinance specified minimum land area (or up to nearly 450% of the land area required as the ordinance is applied to other near by lots) to build one new home. The Bergers lots are further unique in that, in an area - the Elm Street frontage - where only 6 of 44 lots conform to zoning yet can be used for construction of a new home, only the Bergers are required to combine the to lots rather than treat each very large lot as a buildable lot.

b) Not Self Created.

Each of the two platted lots was established prior to the existing ownership - by plat in 1920, well prior to the current zoning. Only the Zoning Code, as applied, and no action of the Bergers, restricts the use of each of the two lots for one home.

c) Denied Substantial Rights. Each of the other 18 lots on the east side of Elm street - each with the identical (non-conforming) 60 feet width, and equal or less square footage than the Berger's lots, may be used for construction of a new home. Each the eight (8) lots on the west side of Elm, and the two (2) corner lots on the east side of Elm, each with less than the required 15,000 square feet of lot area, may be used for the construction of a new home. That the Zoning Code and planning of the Village will allow a new home to be built on a nearby R-3 lot 50 feet wide with 8,000 square feet (5650 S Washington), another 65 feet wide with 8019 square feet (23 W 57th Street), or on any of the 18 lots on Elm identical to Berger's (60 foot width, and 17, 809 square feet), but restrict the Berger's to construction of only one new home on the combined lots with 120 feet in width and 35,619 square feet of area, denies Bergers substantial property rights enjoyed by the other owners in the area - with no benefit to the neighbors or the village.

d) Not Merely Special Privilege.

No special privilege is requested. All the Bergers propose is that each of their two vacant lots be treated on par with the many lots surrounding them - almost all lots on their block and frontage are non-conforming in either width or square footage, yet can be built upon, in a zoning district where most of the lots are non-conforming yet can be used for construction of a new home.

Berger Variation
5515 S Elm Street
5517 S Elm Street

e) Code and Plan Purpose

The proposed variation will further the maintenance of a single family residential scale and character of development. The scale and character of the neighborhood is set by the 18 lots - mostly with new homes - on 60 foot wide Non-Conforming Lots of Record on the east side of Berger's block of Elm Street, and the 10 Non-Conforming Lots of Record of less than 15,000 square feet on the west side of Elm Street across from Berger's two lots, and at the end of the block on the east side of Elm.

The code has allowed virtually every nearby lot to remain and be allowed to be reconstructed with new larger homes with out conforming to the Code width or size requirement. There is no effort in the code to eliminate nor even gradually reduce the existing lots that fall below the 70 foot required width or the 15,000 required square footage, or both.

f) Essential Character of the Area.

There would be no change in the essential character of the area. All lots fronting on the east side of the block of Elm are 60 feet in width, the same as the 60 foot existing width of each of Berger's two lots. Each of the two lots is approx 17,800 square feet - a size conforming to the 15,000 square foot zoning requirement, and larger than almost all lots in the R-3 district. Many new homes have been constructed, and almost all properties have been well maintained, notwithstanding the Village allowing new construction on many surrounding R-3 lots of less than 60 feet in width or 15,000 square feet in area, all with no detriment to the essential character of the area. Allowing each of the Berger's lots to constitute a separate Legal Non-Conforming Lot of Record likewise will have no detrimental affect on the essential character of the area - a character established by the 60 foot lots and lots of less then 15,000 square feet surrounding the Berger's property.

g) No Other Remedy

No other options are available to allow the use of Berger's two lots, as designated by the Berger's - that is 5515 and 5517 S Elm, on par with the other lots in the neighborhood.

SECURE & GILF
LEGAL FORMS

No. 810
July, 1967

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Substantial to Individual)

(The Above Space For Recorder's Use Only)

RECORDED
DU PAGE COUNTY

Nov 12 2 30 PM '71

R71-58627

For [Signature]

THE GRANTOR Arthur C. Anderson and Rosanne G. Anderson, his wife

of the Village of Oak Park County of Cook State of Illinois
for and in consideration of Ten and No/100ths (\$10.00) - - - - - "DOLLARS
and other valuable considerations

CONVEY and WARRANT to Alan Lee Berger and Joan Lea Berger, his wife. Grantees Address: 5515 S. Elm, Hinsdale, Illinois

of the Village of Hinsdale County of DuPage State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of DuPage in the State of Illinois, to wit:

Lots 42 and 43 in Block 2 in Branigan Brothers Hinsdale Heights
being a Subdivision of the North, 1,550 feet of the East half
of the Northeast quarter of Section 13, Township 38 North,
Range 11, East of the Third Principal Meridian, according to
the Plat thereof recorded May 26, 1920 as Document 142482,
in DuPage County, Illinois.

Subject to: 1) General Taxes and special taxes for the year
1970 and subsequent years; 2) Covenants, conditions, ease-
ments, and restrictions of record; and 3) building lines and
building and zoning laws and ordinances.

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 not in tenancy in common, but in joint tenancy forever.

DATED this 8th day of October 19 71

PLEASE PRINT OR
SIGNATURES
Arthur C. Anderson (Seal) Rosanne G. Anderson (Seal)
Arthur C. Anderson Rosanne G. Anderson
(Seal) (Seal)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in
and for said County, in the State of Illinois, DO HEREBY CERTIFY that Arthur C. Anderson
and Rosanne G. Anderson, his wife

personally known to me to be the same person and whose name are
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 official seal, this 8th day of October 19 71

Commission expires September 20, 1974 Henry W. Lehmann
Henry W. Lehmann NOTARY PUBLIC

ADDRESS OF PROPERTY:
5515 S. Elm
Hinsdale, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Mr. Henry Lehmann
3624 W. 216th Street
Matteson, Illinois 60443

140-133

STAMPED RECORDS
DU PAGE COUNTY
RECEIVED
OCT 12 1971
3-250

DOCUMENT NUMBER
1230

471-387 AL DMH
CHARGE DU PAGE CO. DIVISION

11100 S. Michigan Ave.

OFFICE

Lot Surveys
Subdivisions, Town Site
Laid Out, Railroad Lines
Located, Drainage and
Irrigation Work.

CERTIFICATE OF SURVEY

by
BURDA & VAN SCHELTEMA
SURVEYORS & CIVIL ENGINEERS

PHONE

PULLMAN 5-0611

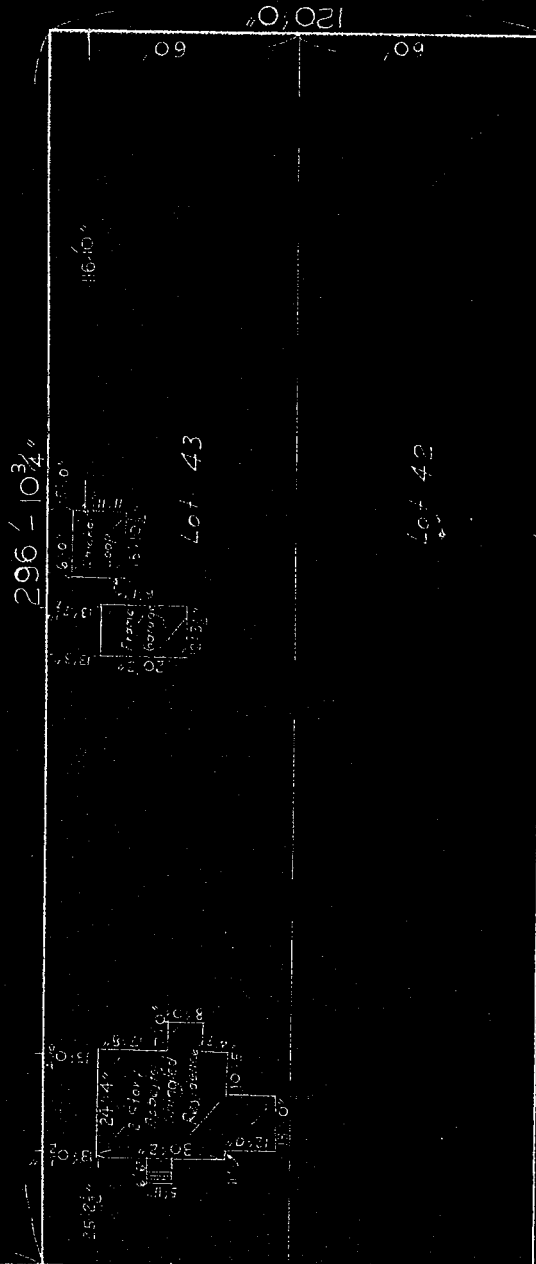
Quantities
Excavations Estimated
Test Bore
Reports Made
Settlement
Building



South Line of 55th (10th) Street

Lots 42 and 43 in Block 2 in Precinct 13, were
Kinsman Heights, being a subdivision of the
Block 1320 West of the East 1/2 of the Northwest 1/4
of Section 13, Township 38 North, Range 11 East
of the Third Principal Meridian, according to the
plat thereof recorded on May 26, 1920, as document
12452, in DePue County, Illinois.

Record = 305 1/2"



Jesse E. and Marie D. Clarke
owners

I HEREBY CERTIFY that I have made
a survey on Oct 27, 1925
and that the location of the
buildings
on the above described property
correctly shown on the plat here
drawn.

Illinois Registered Land Surveyor

State of Illinois
County of Cook

THIS IS TO CERTIFY that we have surveyed
the above described property, and that the annexed
plat is a correct representation of said survey.

Burda & Van Scheltema

Registered

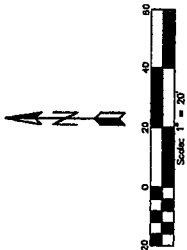
Contractors or Builders should be notified to carefully re-
this plat with the stakes, points, etc., given on the property before building for the same, and at once report any error
ing or apparent inconsistencies between the same to the Surveyor so that misunderstandings, displacement of points,
etc., may be corrected before damages done.

Order No. 5, 5010-1049

Book 185 Page 117

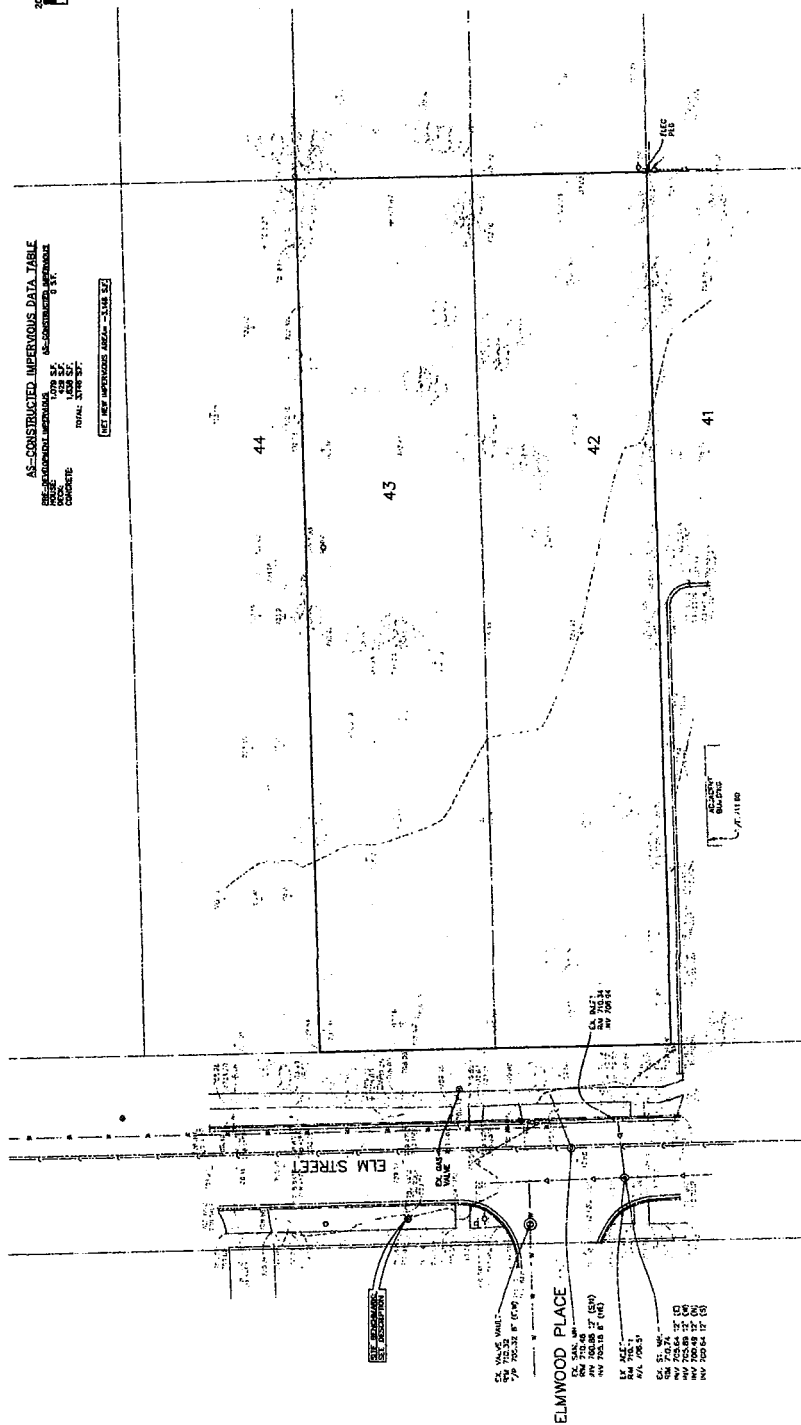
LOTS 42 AND 43 IN BLOCK 2 IN BRANIGAN BROTHERS MEXDALE HEIGHTS BEING A SUBDIVISION OF THE NORTH 1.550 OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1920 AS DOCUMENT 142462, IN DUPAGE COUNTY, ILLINOIS.

COMMUNION ADDRESS: 5515 S. ELM STREET, HENSDALE, ILLINOIS



AS-CONSTRUCTED IMPERVIOUS DATA TABLE	
	AS-CONSTRUCTED IMPERVIOUS 0.5 F.
PRE-DEMOLITION IMPERVIOUS	1,078 SF.
HOUSE	428 SF.
POOR	1,636 SF.
CONCRETE	
TOTAL	3,142 SF.

NEW! NEW IMPROVED! ACRYLUM - 3.148 S.F.



SITE BENCHMARK:
ARROW POINT ON INTERMEDIATE ALONG THE WEST SIDE OF
ELM STREET IN FRONT OF PROJECT SITE

ENGINEERING RESOURCE ASSOC. HEREBY CERTIFIES THAT THE CONSTRUCTION MEETS THE STORMWATER MANAGEMENT ORDINANCE OF THE VILLAGE OF NUNSDALE

EXPIRATION DATE: JUNE 2020

3

I, JON P. GREEN, HEREBY VERIFY THAT
I HAVE MEASURED THE ABOVE PROPERTY AND
THAT THE PLAN HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID CONDITIONS.
DATED AT WARRENVILLE, IL
THIS 16th DAY OF JUNE A.D. 2020

AS-CONSTRUCTED FINAL GRADING PLAN DATED: JUNE 16, 2020 SHEET 1 OF 1

REGISTERED PROFESSIONAL ENGINEER NO. 062-052108
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

It's smart. It's free. It's the law.

**Call before
you dig**
800.892.0123

CALL BEFORE YOU DIG
Call before you dig. It's the law. It's smart. It's free. It's the law.

PREPARED FOR: ALAN BERGER

ENGINEERING RESOURCE ASSOCIATES

 35701 WEST AVENUE, SUITE 150
 WARDENVILLE, ILLINOIS 60555
 PHONE (800) 393-0060
 FAX (630) 293-2152



ENGINEERING
RESOURCE ASSOCIATES

Sec. 12-206: Definitions:

Lot: See definitions of Lot Of Record and Lot, Zoning. Unless the context indicates otherwise, all references in this code to a "lot" shall be deemed to mean a "zoning lot".

Lot Of Record: A lot that is part of a subdivision, the plat of which has been recorded in the office of the DuPage County recorder of deeds or, if appropriate, the Cook County recorder of deeds, or a parcel of land separately described in a recorded deed.

Lot, Zoning: A tract of land consisting of one or more lots of record, or parts thereof, under single ownership or control, located entirely within a block and occupied by, or designated by its owner or developer at the time of filing for any zoning approval or building permit as a tract to be developed for, a principal building and its accessory buildings, or a principal use, together with such open spaces and yards as are designed and arranged, or required under this code, to be used with such building or use. Notwithstanding the foregoing, sale of individual lots of record underlying individual dwelling units in a townhouse or two-family dwelling, following issuance of a certificate of occupancy for such dwelling, shall not prevent treatment of the tract of land underlying such dwelling as a zoning lot and all applicable bulk, space, and yard requirements shall be applied with respect to such dwelling and such zoning lot rather than with respect to individually owned dwelling units and lots of record.

Nonconforming Lot Of Record: A lot of record that does not comply with the lot requirements for any use permitted in the district in which it is located.

Nonconforming Lot Of Record, Legal: A nonconforming lot of record that:

- A. 1. Was created by a plat or deed recorded at a time when the creation of a lot of such size, shape, depth, and width at such location would not have been prohibited by any ordinance or other regulation; and
2. Is located in a residential district and meets the minimum lot area and lot dimension standards of subsection 10-105A of this code, or is located in a district other than a residential district; and
3. Was vacant on June 18, 1988, or became vacant thereafter by reason of demolition or destruction of a precode structure that is not authorized to be rebuilt or replaced pursuant to subsection 10-104C of this code; or

B. Was created pursuant to section 3-110 of this code.

Except as authorized pursuant to section 3-110 of this code, a legal nonconforming lot of record cannot be created by the sale or transfer of property that results in the creation of a nonconforming lot of record or that increases the degree of nonconformity of any existing nonconforming lot of record.

Precode Structure: Any building or structure, other than a sign, lawfully existing as of June 18, 1988, or the date of any subsequent amendment to the village's zoning regulations that renders such building or structure nonconforming, that:

A. Does not comply with all of the regulations of this code, or any such amendment to it, governing parking, loading, or bulk and space requirements for the zoning district in which such building or structure is located; or

B. Is located on a lot that does not, or is so located on a lot as not to, comply with the area, dimension, yard, or setback requirements for the zoning district in which such building or structure is located; or

C. Both subsections A and B of this definition; except

D. Any building containing more than one dwelling unit in addition to the number permitted by the district regulations in the district where it is located shall be deemed to be a nonconforming use rather than a precode structure.



Parcel Viewer

Find address or place



Canberry Ct

9-42D-W

9th Ct

Oak School

9-12D-E

HELP



MEMORANDUM

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

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

DATE: November 9, 2021

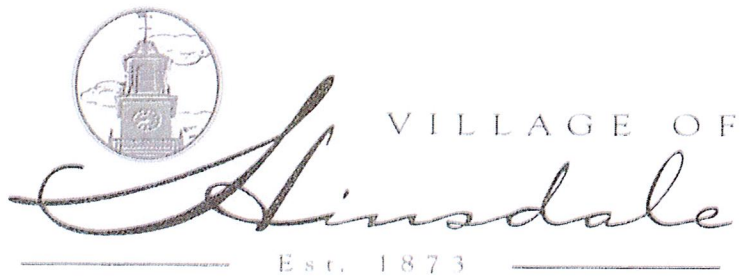
RE: Zoning Variation – V-09-21; 328/332 N. Oak Street

In this application for variation, the applicant requests relief from the Interior Side Yard Setback set forth in section 3-110(D)(2)(b)(i) of the Code in order to consolidate the lot they currently own at 328 N. Oak Street with the property they own next door at 332 N. Oak Street. The specific request is for 6.35' of relief.

The applicant in this case is planning improvements that necessitate consolidation once the house at 332 is demolished. Because the width of the 328 property will increase with the consolidation, the required side yard setbacks increase as well. Although the house is not moving on the 328 lot, the minimum side yard requirement would go to 12.2' based on the increase lot width.

This property is located in the R-4 Single family Residential District in the Village of Hinsdale and is located on the west side of Oak Street between Hampton and Hickory. Upon consolidation, the property will have a frontage of approximately 112', an average depth of approximately 130', and a total square footage of approximately 14,560. The maximum FAR is approximately 4,694 square feet; the maximum allowable building coverage is 25% or approximately 3,640 square feet, and the maximum lot coverage is 50% or 7,280 square feet.

cc: Kathleen Gargano, Village Manager
Zoning file V-09-21



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): David J, Knecht, Dave Knecht Commercial, LLC

Address of Subject Property: 332 North Oak Street and 328 North Oak Street

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

Owner's General Contractor

FOR OFFICE USE ONLY

Date Received: 11/8/21 CB Zoning Calendar No. V-09-21

PAYMENT INFORMATION: Check # _____ Check Amount \$ _____

SECTION 1- NAME & CONTACT INFORMATION

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

Name: Blake and Katelyn Geoffrion

Address: 328 North Oak Street, Hinsdale, IL 60521

Telephone: 630-742-6919 email: geoffrion28@gmail.com, katelyn@butfirstkoffee.com

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

Name: David J. Knecht, Managing Member of Dave Knecht Commercial, LLC

Address: 15 Spinning Wheel Rd. Ste. 425, Hinsdale, IL 60521

Telephone: 630.537.1023 email: daveknechthomes@gmail.com

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, Engineering Resource Associates, jgreen@eraconsultants.com

c. Architect: Erik Johnson, Thacker Development Atelier, erik@thackerdev.com

d. Contractor: Dave Knecht, Dave Knecht Commercial, daveknechthomes@gmail.com

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: Not Applicable

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. Not Applicable

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: 09-01-408-020 and 09-01-408-019

Address: 328 North Oak Street and 332 North Oak Street

see attached page for legal descriptions

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.

Please see attached tax bills demonstrating Geoffrion ownership of both lots

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.)

Attached as received from Downers Grove Township

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.

Attached plats of each as well as topographical showing both properties

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.

Currently zoned R4 and will remain R4; see attached zoning map marked and parcel report page

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.

These lots will remain in conformity with R4 zoning

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)*

Please see Section 4 Answers

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. Not applicable

328 NORTH OAK STREET
PPN 09-01-408-020

Legal: LOT 111 IN THOS. S. COUSIN'S
SUBDIVISION, BEING A SUBMISION IN
THE NORTH ½ OF THE SOUTHEAST ¼
OF SECTION 1, TOWNSHIP 38 NORTH,
RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACORDING TO
THE PLAT THEEOF RECORDED APRIL
12, 1924 AS DOCUMENT 176286

332 NORTH OAK STREET
PPN 09-01-408-019

Legal: LOT 111 IN THOS. S. COUSIN'S
SUBDIVISION, BEING A SUBMISION IN
THE NORTH ½ OF THE SOUTHEAST ¼
OF SECTION 1, TOWNSHIP 38 NORTH,
RANGE 11, EAAST OF THE THIRD
PRINCIPAL MERIDIAN, ACORDING TO
THE PLAT THEEOF RECORDED APRIL
12, 1924 AS DOCUMENT 176286, IN
DUPAGE COUNTY, ILLINOIS

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2020 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

09-01-408-019

GEOFFRION, BLAKE & K
332 N OAK ST
HINSDALE IL 60521-3832

1

ON OR BEFORE:	PAY:
JUNE 1, 2021	.00
PAYING LATE?	PAY THIS AMOUNT:

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2020 TAX BILL AFTER OCTOBER 29, 2021, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 17, 2021

\$3,392.52 PAID MAY 21, 2021

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2020 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

09-01-408-019

GEOFFRION, BLAKE & K
332 N OAK ST
HINSDALE IL 60521-3832

2

ON OR BEFORE:	PAY:
SEP 1, 2021	.00
PAYING LATE?	PAY THIS AMOUNT:

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2020 TAX BILL AFTER OCTOBER 29, 2021, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 17, 2021

\$3,392.52 PAID SEPT 08, 2021

Rate 2019	Tax 2019	Taxing District	Rate 2020	Tax 2020
** COUNTY **				
.1002	127.51	COUNTY OF DU PAGE	.0975	129.77
.0209	26.59	PENSION FUND	.0202	26.88
.0331	42.12	COUNTY HEALTH DEPT	.0308	40.99
.0113	14.38	PENSION FUND	.0124	16.50
.1141	145.20	FOREST PRESERVE DIST	.1128	150.13
.0101	12.85	PENSION FUND	.0077	10.24
.0141	17.94	DU PAGE AIRPORT AUTH	.0148	19.69
** LOCAL **				
NO LEVY		DU PAGE WATER COM	NO LEVY	
.0301	38.30	DOWNERS GROVE TWP	.0304	40.46
.0010	1.27	PENSION FUND	.0005	.66
.0496	63.12	DOWNERS CR TWP RD	.0496	66.01
.0014	1.78	PENSION FUND	.0011	1.46
.2816	358.36	VLG OF HINSDALE	.2828	376.40
.0908	115.55	PENSION FUND	.0882	117.39
.1518	193.18	VLG HINSDALE LIBRARY	.1480	196.98
.0079	10.05	PENSION FUND	.0112	14.90
NO LEVY		FLAGG CRK WATER REC	NO LEVY	
** EDUCATION **				
2.5076	3,191.17	GRADE SCHL DIST 181	2.3207	3,088.85
.0720	91.62	PENSION FUND	.0434	57.76
1.5635	1,989.71	HIGH SCHOOL DIST 86	1.5668	2,085.41
.0475	60.44	PENSION FUND	.0474	63.08
.2112	268.84	COLLEGE DU PAGE 502	.2114	281.48
5.3198	6,769.98	TOTAL	5.0977	6,785.04

Mailed to:

GEOFFRION, BLAKE & K
332 N OAK ST
HINSDALE IL 60521-3832

Property Location:

332 N OAK ST
HINSDALE, 60521

Township Assessor:

DOWNERS GROVE
630-719-6630

Tax Code:

9059

Property Index Number:

09-01-408-019

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

* S OF A FACTOR 1.0422

1st INST PAID MAY 21, 2021

2nd INST PAID SEPT 08, 2021



TIF Frozen Value	
Fair Cash Value	432,300
Land Value	83,630
+ Building Value	60,470
= Assessed Value	144,100*
x State Multiplier	1.0000
= Equalized Value	144,100
- Residential Exemption	6,000
= Senior Exemption	5,000
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	133,100
x Tax Rate	5.0977
= Total Tax Due	6,785.04
- Less Advance Payment	
= Net Tax Due	.00
+ PACE Reimbursement	
= Not Due	

2020 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, Mon-Fri
Telephone - (630) 407-5900

2019 \$138,260

Assessed Value 2020 \$144,100

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2020 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

09-01-408-020

GEOFFRION, BLAKE & KATELYN
328 N OAK ST
HINSDALE IL 60521

1

ON OR BEFORE:	PAY:
JUNE 1, 2021	.00
PAYING LATE?	PAY THIS AMOUNT:

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2020 TAX BILL AFTER OCTOBER 29, 2021, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 17, 2021

\$6,765.42 PAID MAY 27, 2021

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2020 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

09-01-408-020

GEOFFRION, BLAKE & KATELYN
328 N OAK ST
HINSDALE IL 60521

2

ON OR BEFORE:	PAY:
SEP 1, 2021	.00
PAYING LATE?	PAY THIS AMOUNT:

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2020 TAX BILL AFTER OCTOBER 29, 2021, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 17, 2021

\$6,765.42 PAID AUG 24, 2021

Rate 2019	Tax 2019	Taxing District	Rate 2020	Tax 2020
** COUNTY **				
.1002	254.94	COUNTY OF DU PAGE	.0975	250.79
.0209	53.17	PENSION FUND	.0202	53.61
.0331	84.21	COUNTY HEALTH DEPT	.0308	81.75
.0113	28.75	PENSION FUND	.0124	32.91
.1141	299.31	FOREST PRESERVE DIST	.1128	299.40
.0101	25.69	PENSION FUND	.0077	20.43
.0141	35.87	DU PAGE AIRPORT AUTH	.0148	39.28
** LOCAL **				
NO LEVY		DU PAGE WATER COMD	NO LEVY	
.0301	76.58	DOWNERS GROVE TWP	.0304	80.69
.0010	2.54	PENSION FUND	.0005	1.32
.0496	126.20	DOWNERS GR TWP RD	.0496	131.65
.0014	3.56	PENSION FUND	.0011	2.91
.2816	716.50	VLG OF HINSDALE	.2028	750.63
.0908	231.03	PENSION FUND	.0882	234.10
.1518	386.23	VLG HINSDALE LIBRARY	.1460	392.83
.0079	20.10	PENSION FUND	.0112	29.72
NO LEVY		FLAGG CRK WATER REC	NO LEVY	
** EDUCATION **				
2.5076	6,380.33	GRADE SCHL DIST 181	2.3207	6,159.83
.0720	183.19	PENSION FUND	.0434	115.19
1.5635	3,978.16	HIGH SCHOOL DIST 86	1.5668	4,158.75
.0475	120.85	PENSION FUND	.0474	125.81
.2112	537.49	COLLEGE DU PAGE 502	.2114	561.24
5.3198	13,535.70	TOTAL	5.0977	13,530.84

Mailed to:
GEOFFRION, BLAKE & KATELYN
328 N OAK ST
HINSDALE IL 60521
Property Location:
328 N OAK ST
HINSDALE, 60521
Township Assessor:
DOWNERS GROVE
630-719-6630
Tax Code:
9059
Property Index Number:
09-01-408-020

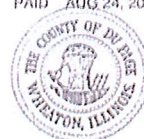
TIF Frozen Value	
Fair Cash Value	814,400
Land Value	83,630
+ Building Value	187,800
= Assessed Value	271,430*
x State Multiplier	1.0000
= Equalized Value	271,430
- Residential Exemption	6,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	265,430
x Tax Rate	5.0977
= Total Tax Due	13,530.84
- Less Advance Payment	
= Net Tax Due	.00
+ PACE Reimbursement	
= Net Due	

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

* S OF A FACTOR 1.0422

1st INST PAID MAY 27, 2021

2nd INST PAID AUG 24, 2021



2020 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, Mon-Fri
Telephone - (630) 407-5900

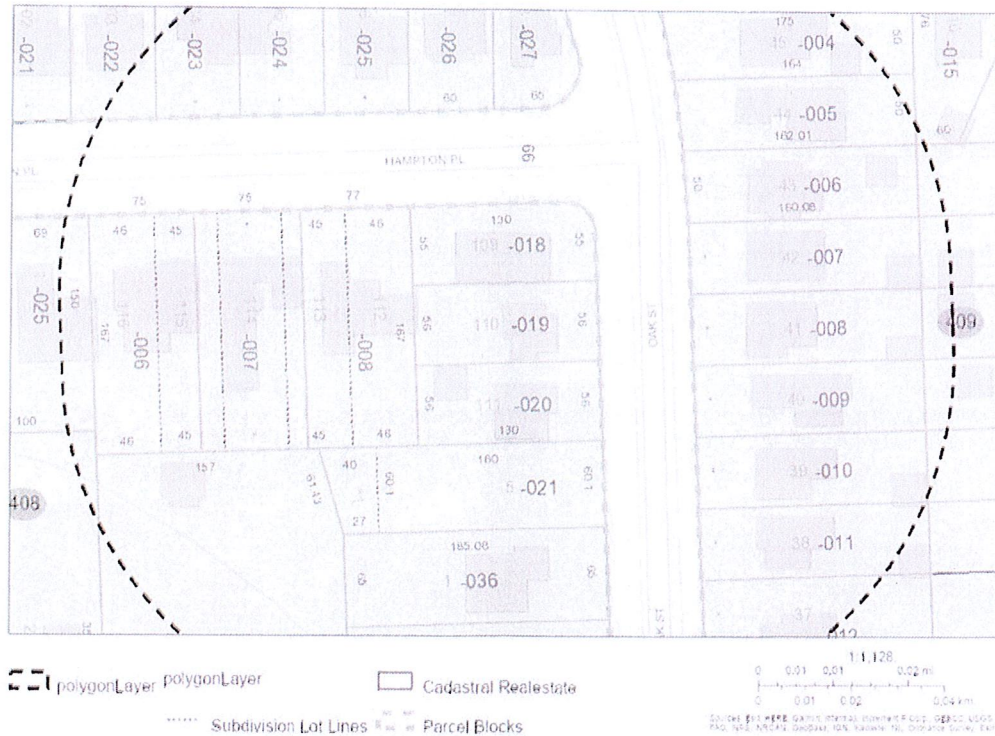
2019 \$260,440 Assessed Value 2020 \$271,430



DuPage County IT-GIS Department
421 N. County Farm Rd.
Wheaton IL 60817
Ph: (630) 407-5000

Dupage County Parcel Report

Map created for assessment purposes only. Refer to recorded
plats or deeds for legal descriptions and property dimensions.
Copyright The County of DuPage, Illinois.
www.dupagecount.org



PIN: 0901409015

PIN	0901409015
OWNER	HORN, JOHN & E KELLEY
PROPERTY STREET NUMBER	428
PROPERTY STREET DIRECTION	E
PROPERTY STREET NAME	RAVINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409004

PIN	0901409004
OWNER	ALTMAN, MICHAEL F & K T
PROPERTY STREET NUMBER	345
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408020

PIN	0901408020
OWNER	GEOFFRION, BLAKE & K
PROPERTY STREET NUMBER	328
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409005

PIN	0901409005
OWNER	GUST, KAREN & WILLIAM
PROPERTY STREET NUMBER	341
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407026

PIN	0901407026
OWNER	MICHIE, JAMES & MELISSA
PROPERTY STREET NUMBER	361
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408019

PIN	0901408019
OWNER	GEOFFRION, BLAKE & K
PROPERTY STREET NUMBER	332
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408025

PIN	0901408025
OWNER	WARREN, THOMAS & MARIANNE
PROPERTY STREET NUMBER	340
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409001

PIN	0901409001
OWNER	HAIDAR, G & N AKL
PROPERTY STREET NUMBER	349
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407027

PIN	0901407027
OWNER	CYTRON, JOHN M TR
PROPERTY STREET NUMBER	348
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409018

PIN	0901409018
OWNER	DOHENY, JAMES W & PATRICIA
PROPERTY STREET NUMBER	334
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408037

PIN	0901408037
OWNER	ANDERSON; JAMES & SUSAN L
PROPERTY STREET NUMBER	312
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409021

PIN	0901409021
OWNER	ALFANO; DAVID & WENDY TR
PROPERTY STREET NUMBER	324
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407023

PIN	0901407023
OWNER	KALSI; N & S CHAVDA
PROPERTY STREET NUMBER	347
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408008

PIN	0901408008
OWNER	FANG; HELEN WON TR
PROPERTY STREET NUMBER	358
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407022

PIN	0901407022
OWNER	SZEPPFALUSY, FERENC & SUSAN
PROPERTY STREET NUMBER	341
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407014

PIN	0901407014
OWNER	MORRISON, CATHERINE M
PROPERTY STREET NUMBER	358
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	RAVINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408018

PIN	0901408018
OWNER	BAIRD, STEPHEN & ETAL
PROPERTY STREET NUMBER	364
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409003

PIN	0901409003
OWNER	MARITZ, J & D TEMKIN
PROPERTY STREET NUMBER	422
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	RAVINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409012

PIN	0901409012
OWNER	HODNELAND; CHRISTIAN & A
PROPERTY STREET NUMBER	311
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409020

PIN	0901409020
OWNER	COLLINS; JUSTIN
PROPERTY STREET NUMBER	326
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409017

PIN	0901409017
OWNER	DEFTOS; WILLIAM & AMBER
PROPERTY STREET NUMBER	340
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407015

PIN	0901407015
OWNER	TJA CHICAGO LLC
PROPERTY STREET NUMBER	360
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409007

PIN	0901409007
OWNER	SCHALLER, E & C DREW
PROPERTY STREET NUMBER	333
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409010

PIN	0901409010
OWNER	SHAH, SUKETU & MANSHI
PROPERTY STREET NUMBER	323
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407024

PIN	0901407024
OWNER	KALSI, N & S CHAVDA
PROPERTY STREET NUMBER	347
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408026

PIN	0901408026
OWNER	VARDHAN, DEV & PADMINI TR
PROPERTY STREET NUMBER	335
PROPERTY STREET DIRECTION	E
PROPERTY STREET NAME	HICKORY ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408006

PIN	0901408006
OWNER	MCGOWAN IV, JOHN & A
PROPERTY STREET NUMBER	344
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408036

PIN	0901408036
OWNER	LANE, KEVIN & ROSEMARY
PROPERTY STREET NUMBER	318
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409019

PIN	0901409019
OWNER	SINGER, GARY & MC CARTHY
PROPERTY STREET NUMBER	330
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409008

PIN	0901409008
OWNER	BALAZS, ROSEMARY TR
PROPERTY STREET NUMBER	329
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409009

PIN	0901409009
OWNER	CRUZAN, MARSHA A TRUST
PROPERTY STREET NUMBER	325
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409006

PIN	0901409006
OWNER	GRUNDBERG TR; TODD E
PROPERTY STREET NUMBER	337
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409002

PIN	0901409002
OWNER	PASQUINELLI, M & N
PROPERTY STREET NUMBER	416
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	RAVINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407025

PIN	0901407025
OWNER	LAWLER; TIMOTHY & D TR
PROPERTY STREET NUMBER	357
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408007

PIN	0901408007
OWNER	OUIMETTE; THOMAS & S TR
PROPERTY STREET NUMBER	350
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409011

PIN	0901409011
OWNER	BURNS; JOHN & TARA
PROPERTY STREET NUMBER	317
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408021

PIN	0901408021
OWNER	ASHBAUGH; VALERIE K TR
PROPERTY STREET NUMBER	322
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408034

PIN	0901408034
OWNER	BANK OF ELK GROVE
PROPERTY STREET NUMBER	345
PROPERTY STREET DIRECTION	E
PROPERTY STREET NAME	HICKORY ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN	0801407013
OWNER	KENDRICK, GLEN & TIFFANY
PROPERTY STREET NUMBER	352
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	RAVINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

Map Report DuPage County GIS

PIN	0901409005
OWNER	GUST, KAREN & WILLIAM
PROPERTY STREET NUMBER	341
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407026

PIN	0901407026
OWNER	MICHIE, JAMES & MELISSA
PROPERTY STREET NUMBER	361
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408019

PIN	0901408019
OWNER	GEOFFRION, BLAKE & K
PROPERTY STREET NUMBER	332
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409022

PIN	0901409022
OWNER	UNKE, BRYAN & LEI SHEN
PROPERTY STREET NUMBER	320
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408025

PIN	0901408025
OWNER	WARREN; THOMAS & MARIANNE
PROPERTY STREET NUMBER	340
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409001

PIN	0901409001
OWNER	HAIDAR; G & N AKL
PROPERTY STREET NUMBER	349
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407027

PIN	0901407027
OWNER	CYTRON; JOHN M TR
PROPERTY STREET NUMBER	348
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409018

PIN	0901409018
OWNER	DOHENY; JAMES W & PATRICIA
PROPERTY STREET NUMBER	334
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408037

PIN	0901408037
OWNER	ANDERSON, JAMES & SUSAN L
PROPERTY STREET NUMBER	312
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409021

PIN	0901409021
OWNER	ALFANO, DAVID & WENDY TR
PROPERTY STREET NUMBER	324
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407023

PIN	0901407023
OWNER	KALSI, N & S CHAVDA
PROPERTY STREET NUMBER	347
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409013

PIN	0901409013
OWNER	MAZZEI DOUGHERTY TRUST
PROPERTY STREET NUMBER	305
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408008

PIN	0901408008
OWNER	FANG; HELEN WON TR
PROPERTY STREET NUMBER	358
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408018

PIN	0901408018
OWNER	BAIRD; STEPHEN & ETAL
PROPERTY STREET NUMBER	364
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409012

PIN	0901409012
OWNER	HODNELAND; CHRISTIAN & A
PROPERTY STREET NUMBER	311
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409020

PIN	0901409020
OWNER	COLLINS; JUSTIN
PROPERTY STREET NUMBER	326
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409017

PIN	0901409017
OWNER	DEFTOS, WILLIAM & AMBER
PROPERTY STREET NUMBER	340
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409007

PIN	0901409007
OWNER	SCHALLER, E & C DREW
PROPERTY STREET NUMBER	333
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409010

PIN	0901409010
OWNER	SHAH, SUKETU & MANSHI
PROPERTY STREET NUMBER	323
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407024

PIN	0901407024
OWNER	KALSI, N & S CHAVDA
PROPERTY STREET NUMBER	347
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408026

PIN	0901408026
OWNER	VARDHAN; DEV & PADMINI TR
PROPERTY STREET NUMBER	335
PROPERTY STREET DIRECTION	E
PROPERTY STREET NAME	HICKORY ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408006

PIN	0901408006
OWNER	MCGOWAN IV; JOHN & A
PROPERTY STREET NUMBER	344
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408036

PIN	0901408036
OWNER	LANE; KEVIN & ROSEMARY
PROPERTY STREET NUMBER	318
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409019

PIN	0901409019
OWNER	SINGER; GARY & MC CARTHY
PROPERTY STREET NUMBER	330
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409008

PIN	0901409008
OWNER	BALAZS; ROSEMARY TR
PROPERTY STREET NUMBER	329
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409009

PIN	0901409009
OWNER	CRUZAN; MARSHA A TRUST
PROPERTY STREET NUMBER	325
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409006

PIN	0901409006
OWNER	GRUNDBERG TR; TODD E
PROPERTY STREET NUMBER	337
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409023

PIN	0901409023
OWNER	BORG; KEVIN E & KATHRYN
PROPERTY STREET NUMBER	316
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	COUNTY LINE RD
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901407025

PIN	0901407025
OWNER	LAWLER, TIMOTHY & D TR
PROPERTY STREET NUMBER	357
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408007

PIN	0901408007
OWNER	OJIMETTE, THOMAS & S TR
PROPERTY STREET NUMBER	350
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	HAMPTON PL
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901409011

PIN	0901409011
OWNER	BURNS, JOHN & TARA
PROPERTY STREET NUMBER	317
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN: 0901408021

PIN	0901408021
OWNER	ASHBAUGH, VALERIE K TR
PROPERTY STREET NUMBER	322
PROPERTY STREET DIRECTION	N
PROPERTY STREET NAME	OAK ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

PIN	0901408034
OWNER	BANK OF ELK GROVE
PROPERTY STREET NUMBER	345
PROPERTY STREET DIRECTION	E
PROPERTY STREET NAME	HICKORY ST
PROPERTY APARTMENT	
PROPERTY CITY	HINSDALE
PROPERTY ZIPCODE	60521

Map Report DuPage County GIS



KABAL SURVEYING COMPANY

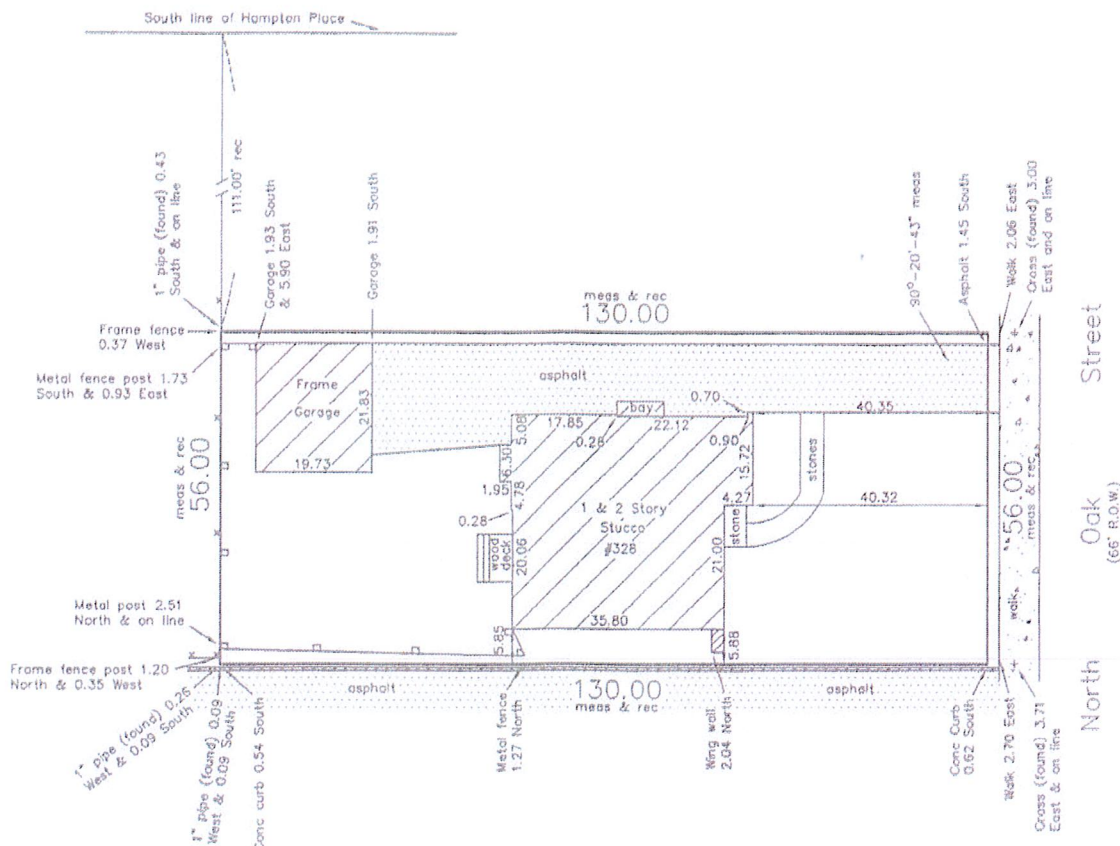
Land Surveying Services

Plat of Survey

Lot 111 in Thos. S. Cousins' Subdivision, being a Subdivision in the North 1/2 of the Southeast 1/4 of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 12, 1924 as Document 176286, in DuPage County, Illinois.

Address: 328 North Oak Street, Hinsdale

2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061



LEGEND

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

Area of property is approximately 7,280 square feet

☒ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed December 4, 2018
Building Located December 4, 2018

Scale: 1 inch =	20	ft.
Order No.	181239	
Ordered By:	The Fry Group, LLC.	



This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. BALEK

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2020

ORIGINAL SEAL IN RED

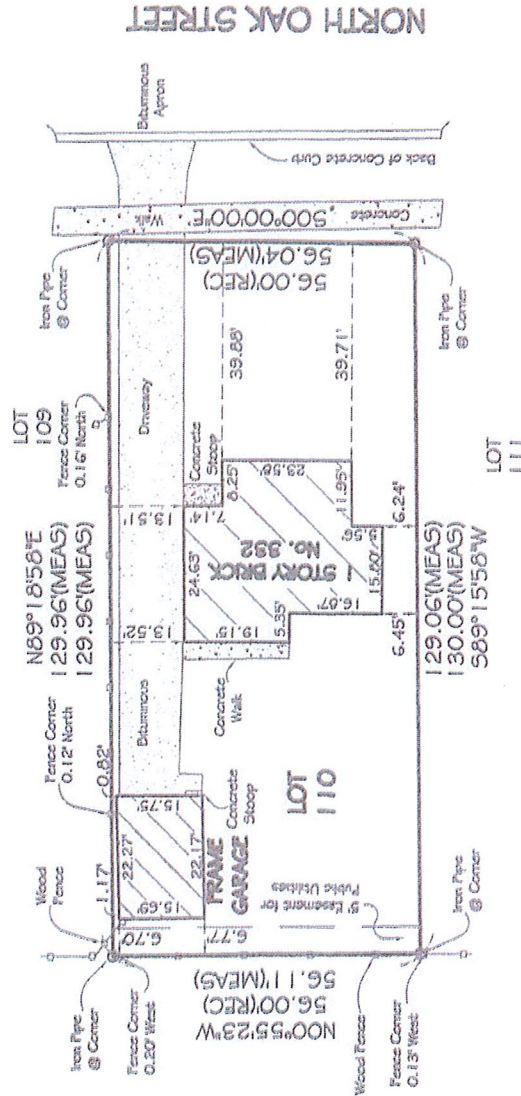


PLAT OF SURVEY

By
JOHN D. REBIK & ASSOCIATES
Land and Construction Surveys
35 W 368 Miller Road
Dundee, Illinois 60118 (847) 428-3456

Of

LOT 110 IN THOS. S. COUSINS' SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1924 AS DOCUMENT 176286, IN DUPAGE COUNTY, ILLINOIS.



Scale: 1 inch equals 20 feet.
Distances are marked in feet and decimal parts thereof.

Ordered by: **CASTLEBROOK LAW, P.C.**

Checked by: **J.D.R.** Surveyed by: **D.S.R.**

Surveyor has made no investigation or independent search for elements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts which an accurate and current title search may disclose, unless the title commitment number and effective date are shown herein.

Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinance.

Please check legal description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

ORDER NO: **21-4610.110**

STATE OF ILLINOIS)
COUNTY OF KANE) S.S. May 27, 2021.

The Professional Service conforms to the current Illinois Minimum Standards of Practice applicable to Boundary Surveys.

The location and/or existence of utility service lines to the property surveyed are not shown.

This is to certify that I have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

[Signature]

by
Illinois Professional Land Surveyor No. 2429
(License Expires November 30, 2022)



GEOFFRION ESTATE

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SURFAS COUNTY, ALABAMA

LEGEND
--- LOT LINE
--- EASEMENT LINE
--- EASEMENT LINE

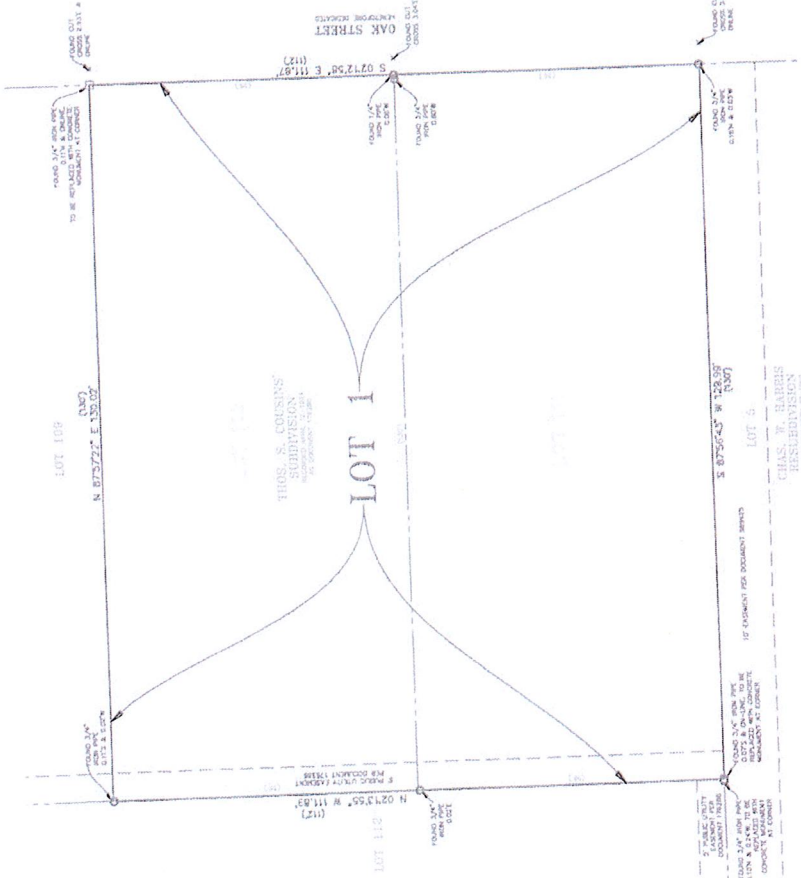
ADDITIONAL
--- EASEMENT LINE
--- EASEMENT LINE

CORRESPONDING PLAT
05-01-408-019 (LOT 110)
05-01-408-020 (LOT 111)
COMMON ADDRESS
332 N. OAK STREET (LOT 110)
332 N. OAK STREET (LOT 111)
HUNTSVILLE, AL 35892

THIS PLAT HAS BEEN SUBMITTED
FOR RECORDING BY (OWNER) (PLATTEE)
ADDRESS: 11 E. CHOCOLATE AVENUE
HUNTSVILLE, AL 35892
PHONE: 833-XXXXXX

AREA SUMMARY

LOT 110: 2,274 SQUARE FEET (0.052 ACRES)
LOT 111: 2,274 SQUARE FEET (0.052 ACRES)
TOTAL: 4,548 SQUARE FEET (0.104 ACRES)



CORRESPONDING PLAT
05-01-408-019 (LOT 110)
05-01-408-020 (LOT 111)
COMMON ADDRESS
332 N. OAK STREET (LOT 110)
332 N. OAK STREET (LOT 111)
HUNTSVILLE, AL 35892

THIS PLAT HAS BEEN SUBMITTED
FOR RECORDING BY (OWNER) (PLATTEE)
ADDRESS: 11 E. CHOCOLATE AVENUE
HUNTSVILLE, AL 35892
PHONE: 833-XXXXXX

DATE THIS DAY OF _____, A.D. 20____

SIGNATURE _____

PLEASE PRINT THE SUBSCRIBER'S NAME, TITLE, AND ADDRESS



FOR REVIEW ONLY

DATE OF REVIEW: _____

BY: _____

GEOFFRION ESTATE
HUNTSVILLE, ALABAMA

BLAKE AND KATEL IN GEOFFRION

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX

2500 GARDENVIEW
HUNTSVILLE, ALABAMA 35892
TEL: (256) 833-XXXX



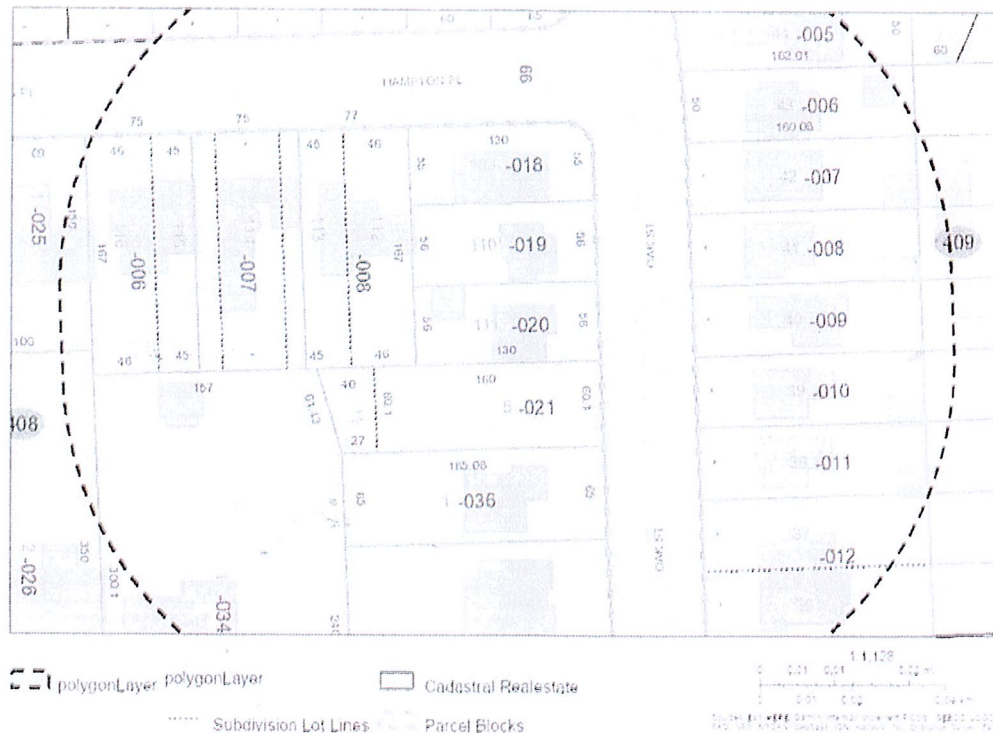
from Hinsdale
Zoning Map



DuPage County IT-GIS Department
431 N. County Farm Rd.
Wheaton IL 60117
Ph: (630) 407-5000

Dupage County Parcel Report

Map created for assessment purposes only. Refer to recorded plat or deeds for legal descriptions and property dimensions.
Copyright The County of DuPage, Illinois.
www.dupageco.org



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.)*

The specific provision of Zoning Ordinance from which we seek variation is the minimum
side yard setback per Code Section 3-110D(2)(b)(i)

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.)*

* Owner wishes to demolish the outdated structure at 332 North Oak, then consolidate that lot with their current residential lot of 328 North Oak. The Geoffrions are working on plans for an addition to their home which will traverse both lots.

* Each lot has a recorded measurement of 56.0', the new consolidated/functional lot width would be 112.0' and would require - per current regulations, a minimum side yard setback of 12.2'.

* The Geoffrion's current home at 328 North Oak, the remaining structure on site, has an interior side yard setback of 5.85'.

* We are therefore requesting a reduction for the interior side yard setback per Zoning Code 3-110D(2)(b)i.

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.)*

We are requesting a reduction of 6.35' of the required 12.2' per current Zoning Section 3-110D(2)(b)(i), thereby matching the existing 5.85' sideyard of the

Geoffrion's current home at 328 North Oak Street.

It is our understanding that similar requests have been recently heard

and approved by the ZBA.

SECTION 4 - STANDARDS FOR VARIATION

a. Unique physical condition – both 332 North Oak and 328 North Oak currently comply with all zoning and regulations. As zoning and side yard setbacks have changed over the years since these homes were built, the consolidation of these lots will require difficulty in meeting the modern/current side yard regulations.

b. Not self-created – Mr. and Mrs. Geoffrion purchased both lots, that to their knowledge, met all zoning regulations. With their growing family and desire to keep their family in Hinsdale, they realized they needed an addition to their current residence of 328 North Oak. Owners purchased these lots in good faith that they were meeting all regulations. Only when starting to work towards this addition did the current side yard regulation come into play.

c. Denied substantial rights – the Geoffrions are already in possession and titled to both lots. They merely wish enough space via an addition, for their family to enjoy and live in Hinsdale, just as many others do.

d. Not merely special privilege – the Geoffrions do not seek special privilege in asking for this variation, just the ability to put an addition on their home for their growing family.

e. Code and plan purposes – the Geoffrions wish to keep the neighborhood and residential use of their property intact, and feel that with this variation, consolidation, and addition to their home, they will only enhance the neighborhood.

f. Essential character of the area – this variation:

- (1) 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; or
- (2) will not materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
- (3) will not increase congestion in the public streets due to traffic or parking; or
- (4) will not unduly increase the danger of floor or fire; or
- (5) will not unduly tax public utilities and facilities in the area; or
- (6) will not endanger the public health or safety

g. No other remedy – Without the consolidation of the lots and reduction of the side yard allowance on the current residential structure to remain, there is no other means by which the alleged hardship/difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the current residence for the Geoffrion family

**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.

**SECTION 5- STANDARDS FOR VARIATION – FENCES
AS SET FORTH IN SECTION 9-12-3(J)**

NOT APPLICABLE

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.

<p style="text-align: center;">SECTION 6- SUBJECT PROPERTY ARCHITECTURAL DRAWINGS/SURVEYS</p>
--

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.

PLEASE SEE ATTACHED PLATS AND SURVEYS; Geoffrions are currently working on house plans

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):

David J Knecht

Signature of Applicant:

David J Knecht

Signature of Applicant:

Monty Beene

Date:

11-08-21

Dave Knecht Commercial LLC

<p style="text-align: center;">ADDENDUM – RULES FOR WRITTEN SUBMISSIONS AND ORAL ARGUMENT</p>
--

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.

8a

MEMORANDUM

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

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

DATE: October 13, 2021

RE: Zoning Variation – V-07-21; 31 Blaine

In this application for variation, the applicant requests relief from the Side Yard Vertical Extensions requirement set forth in section 10-104(B)(2) of the Code in order to construct a second floor addition. This provision affords owners of precode structures the ability to maintain a non-conforming side yard setback, but limits it to no less than 6' by right. The house currently sits approximately 3.75' off the lot line and the specific request is for 2.25' of relief.

This property is located in the R-4 Single family Residential District in the Village of Hinsdale and is located on the east side of Blaine Street between Chicago Avenue and First Street. The property is non-conforming and has an average width of 50', an average depth of approximately 132', and a total square footage of approximately 6,591. The maximum FAR is 2,800 square feet, the maximum allowable building coverage is 25% or approximately 4,395 square feet, and the maximum lot coverage is 60% or 3,954 square feet.

cc: Kathleen Gargano, Village Manager
Zoning file V-07-21



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): Sean Taylor

Address of Subject Property: 31 Blaine St, 60521, Hinsdale IL

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

N/A

FOR OFFICE USE ONLY

Date Received: 10/15/21 CB Zoning Calendar No. V-07-21

PAYMENT INFORMATION: Check # Check Amount \$

SECTION 1- NAME & CONTACT INFORMATION

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

Name: Sean Taylor

Address: 31 Blaine St, Hinsdale, 60521

Telephone: [REDACTED] email: [REDACTED]

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

Name: N/A

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: N/A

b. Engineer: N/A

c. Architect: N/A

d. Contractor: N/A

e. Other: N/A

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: N/A

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: 0912202005

Address: 31 Blaine St

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.)*

Current zoning in SECTION 10-104B2 acknowledges a need for side yard vertical extensions for older non-conforming historic properties. Although as shown below requires a minimum 6' setback for R-3/R-4.

SECTION 10-104B2. Side Yard Vertical Extensions: Any portion of a precode structure that is nonconforming with respect to a required side yard may be extended vertically within its existing perimeter walls:

provided, however, that no such extension shall be allowed within ten feet (10') of any side lot line in the R-1 and R-2 districts or within six feet (6') of any side lot line in the R-3 and R-4 districts; and

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.)*

We are seeking a 2.25' relief from the current 6' required side yard vertical extension noted in 10-104B2, allowing vertical expansion to match current 3.75' offset of existing 1st floor addition.

Additional Background: We are seeking a variation to the required 6' setback from the northern lot line, and requesting the 2nd story addition be permitted to extend to the same northern exterior wall as the 1st floor.

This will create a consistent sight line, add symmetry to design, and enable a more natural looking design to complement the historic home which resides in Robbins Park Historic District.

In addition it will enable adequate square footage for a future master suite, modernizing this 120+ year old home for many years into the future.

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.)*

The minimum variation would require the new construction to be built within the same property setback as the original structure prior to the 6' requirement. This requirement is 3.75 from northern property line to

**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 or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current 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 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.

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): Sean Taylor

Signature of Applicant: 

Signature of Applicant: _____

Date: 10/12/2021

<p style="text-align: center;">ADDENDUM – RULES FOR WRITTEN SUBMISSIONS AND ORAL ARGUMENT</p>
--

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.

31 Blaine St. - Application for Variation (Additional Attachments)

SECTION 2 - REQUIRED DOCUMENTATION

1. Subject Property:

PIN Number: 0912202005

Address: 31 Blaine St, Hinsdale, IL 60521

Legal Description: THE NORTH 38 FEET OF LOT 7 AND THE SOUTH 12 FEET OF LOT 8 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 PRINCIPLE MERIDIAN ACCORDING TO THE PLAT OF SAID GLADSTONE PARK, RECORDED SEPTEMBER 7, 1887 AS DOCUMENT 38039, IN DUPAGE COUNTY, ILLINOIS

2. Title

AFFIDAVIT OF TITLE

The undersigned, NEAL T. AYALA-JOHNSON Ek/a/ NEAL T. JOHNSON and EFRAIN AYALA-JOHNSON Ek/a EFRAIN AYALA hereinafter referred to as Seller(s) do/does hereby depose and say as follows:

1. Seller(s) own(s) certain real estate (hereinafter referred to as the Property), which is legally described as follows:

THE NORTH 38 FEET OF LOT 7 AND THE SOUTH 12 FEET OF LOT 8
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.

Permanent Index Number: 09-12-202-005

Property Address: 31 Blaine Street, Hinsdale, IL 60521

2. Seller(s) is/are over 18 years of age and under no legal disability.

3. This Affidavit is made by Seller(s) in connection with the sale of the Property to SEAN TAYLOR and JANELLE TAYLOR, hereinafter referred to as Buyer(s) and is given to induce the Buyer(s) to make or complete the purchase of the Property.

4. No labor, services, or materials have been furnished or delivered to the Property or used for improvements or repairs thereof at any time within the past four (4) months that have not been fully and completely paid for, and Seller(s) have/had no debts, outstanding contracts, or liabilities that could give rise to or result in a lien or a claim of lien against the Property under the Illinois Mechanic Lien Act. Seller(s) also state that he/she/they have not done anything to the property that would adversely affect the title since the effective date on the title commitment up through and including the closing date.

5. All fixtures now located in or on the Property are fully paid for and are not subject to any conditional sales contracts, chattel mortgages, or other security interests.

6. No persons are in possession of the Property except Seller(s), and there are no leases, oral or written or other arrangements concerning the Property under which any person other than Seller(s) has any possessory rights in the Property.

7. To the knowledge of Seller(s), there are no presently existing violations of any restrictions or easements of record affecting the Property.

8. There is no outstanding contract, unrecorded deed, mortgage, or other conveyance affecting the Property executed by Seller(s) or to the knowledge of Seller(s).

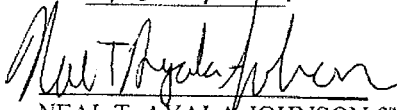
9. Neither Seller(s) nor his/her/their agent has received any notice from any city, village, or other governmental authority of any violation of any applicable dwelling or building code or any other law or regulation.

10. To the knowledge of Seller(s), the current use of the property is permitted under the existing zoning laws.

11. There are no unpaid assessments levied by any homeowners', condominium, or similar association with jurisdiction over the property.

12. Seller(s) does hereby certify the following: (a) Seller(s) is not a nonresident alien for purposes of U.S. income taxation; (b) Seller(s) understands that this Certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement Seller(s) has/have made herein could be punished by fine, imprisonment, or both. Under penalty of perjury, (c) Seller(s) declare(s) that he/she/they has/have examined this Certification and to the best of Seller(s) knowledge and belief it is true, correct, and complete.

Dated: 4-27-17


NEAL T. AYALA-JOHNSON f/k/a/
NEAL T. JOHNSON

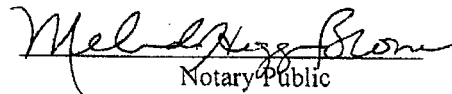

EFRAIN AYALA-JOHNSON
f/k/a EFRAIN AYALA

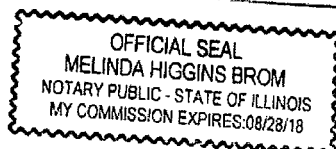
State of Illinois)
) SS
County of Cook)

I the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY NEAL T. AYALA-JOHNSON f/k/a/ NEAL T. JOHNSON and EFRAIN AYALA-JOHNSON f/k/a EFRAIN AYALA, are 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 instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, April 27, 2017

Commission expires


Notary Public



BILL OF SALE

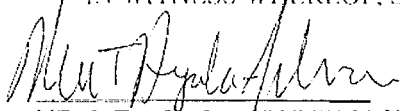
Seller, NEAL T. AYALA-JOHNSON Fk/a/ NEAL T. JOHNSON and EFRAIN AYALA-JOHNSON Fk/a EFRAIN AYALA, in consideration of ten (\$10.00) dollars, receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over to Buyer, SEAN TAYLOR and JANELLE TAYLOR, the following described personal property, if any to-wit:

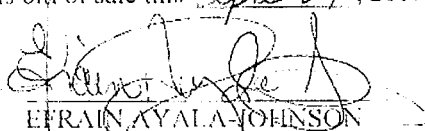
All personal property as listed in the real estate contract between the parties herein and dated March 23, 2017

Sellers hereby represent and warrant to Buyers that Sellers are the absolute owners of said property, that said property is free and clear of all liens, charges and encumbrances, and that Sellers have full right, power and authority to sell said personal property and to make this bill of sale. ALL WARRANTIES OF QUALITY, FITNESS, AND MERCHANTABILITY ARE HEREBY EXCLUDED.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Sellers have signed this bill of sale this April 27, 2017.


NEAL T. AYALA-JOHNSON Fk/a/
NEAL T. JOHNSON

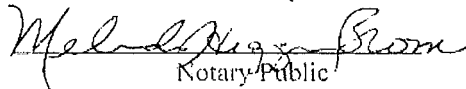

EFRAIN AYALA-JOHNSON
Fk/a EFRAIN AYALA

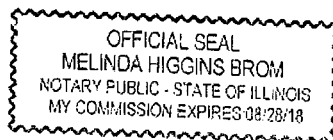
State of Illinois)
) SS
County of Cook)

I the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY NEAL T. AYALA-JOHNSON Fk/a/ NEAL T. JOHNSON and EFRAIN AYALA-JOHNSON Fk/a EFRAIN AYALA, are 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 instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, April 27, 2017

Commission expires


Notary Public



3. Neighboring Owners

<u>Property Address</u>	<u>Owner</u>
15 Blaine St	Thomas Popson
19 Blaine St	Scott & Danielle Miller
23 Blaine St	Kathryn & Richard Munson
27 Blaine St	Sean & Meghan Sullivan
37 Blaine St	Anna & Michael Ferguson
18 Blaine St	Dennis & Mary Fitzpatrick (Sold 1984?)
22 Blaine St	David & Edward Chen
26 Blaine St	William Debber
32 Blaine St	32 Blaine LLC - Dana Kurtz
38 Blaine St	Dawn & Julie White
139 E 1st St	Redeemer Lutheran Church
14 S Park St	Robert & Laurie Motel
18 S Park St	Edward & Kari Snodgrass
24 S Park St	Daniel & Kathryn Cole
26 S Park St	Brian & Susan Peterson
34 S Park St	Geoff & Caitlin Klein

Neighboring Owners (Property within 250' linear feet)

4. Survey



(assumed)

KABAL SURVEYING COMPANY

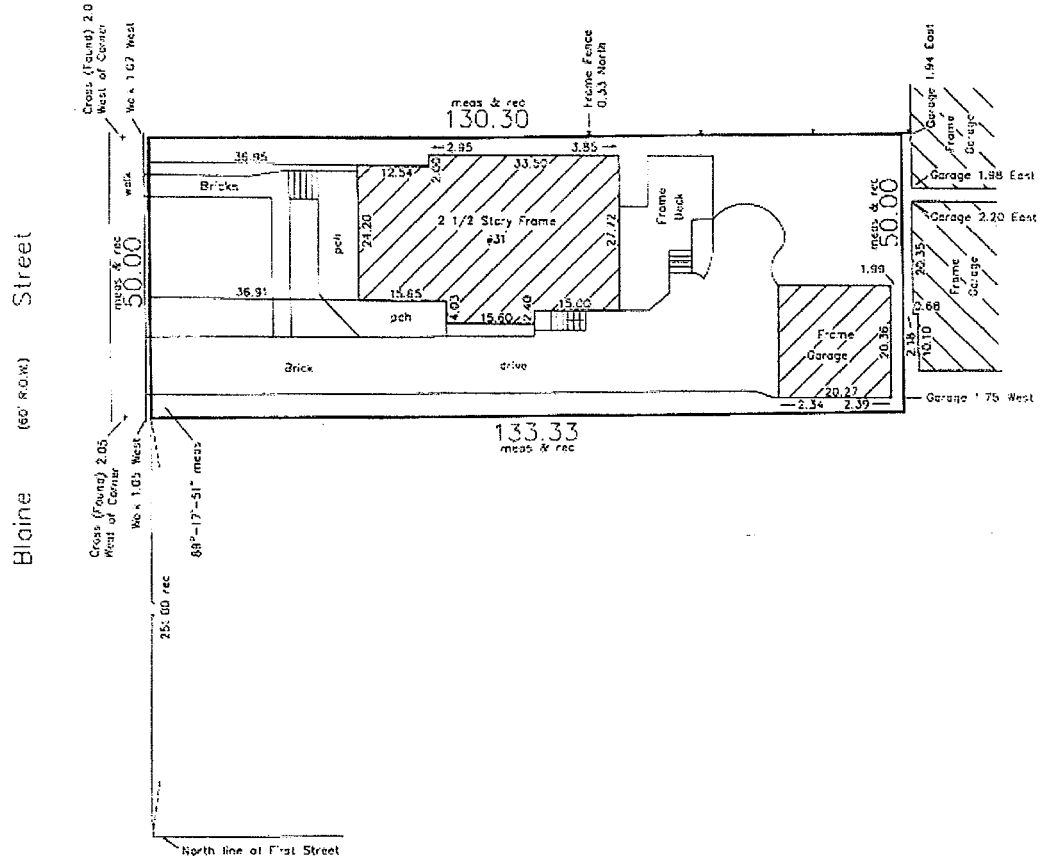
Land Surveying Services

2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 582-2052
Fax (708) 582-7314
Registration No. 184-003661
email: kabal-surveying@comcast.net

Plot of Survey

The North 38 feet of Lot 7 and the South 12 feet of Lot 8 in Gladstone Park, being a Resubdivision of Block 4 in Robbins First Addition to the Town of Hinsdale, being a Subdivision in the North half of the Northeast quarter 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.

Address: 31 Blaine Street, Hinsdale



LEGEND

canc = concrete
R.O.W. = right-of-way
rec = record
meas = measured
pch = porch

Area of property is approximately 6,655 square feet

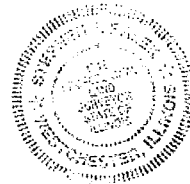
☒ "X" in box indicates that hereon drawn plot was ordered as a non-motumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed October 26 20 09
Building Located October 26 20 09

Scale: 1 inch = <u>20</u> ft.
Order No. <u>090596</u>
Ordered By: <u>Arum, Attorney</u>

SURVEY UPDATED APRIL 26, 2017
SURVEY UPDATED JANUARY 2, 2013
SURVEY UPDATED OCTOBER 25, 2011



This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK }

I, STEPHEN J. BALES, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plot hereon drawn is a correct representation of said survey.

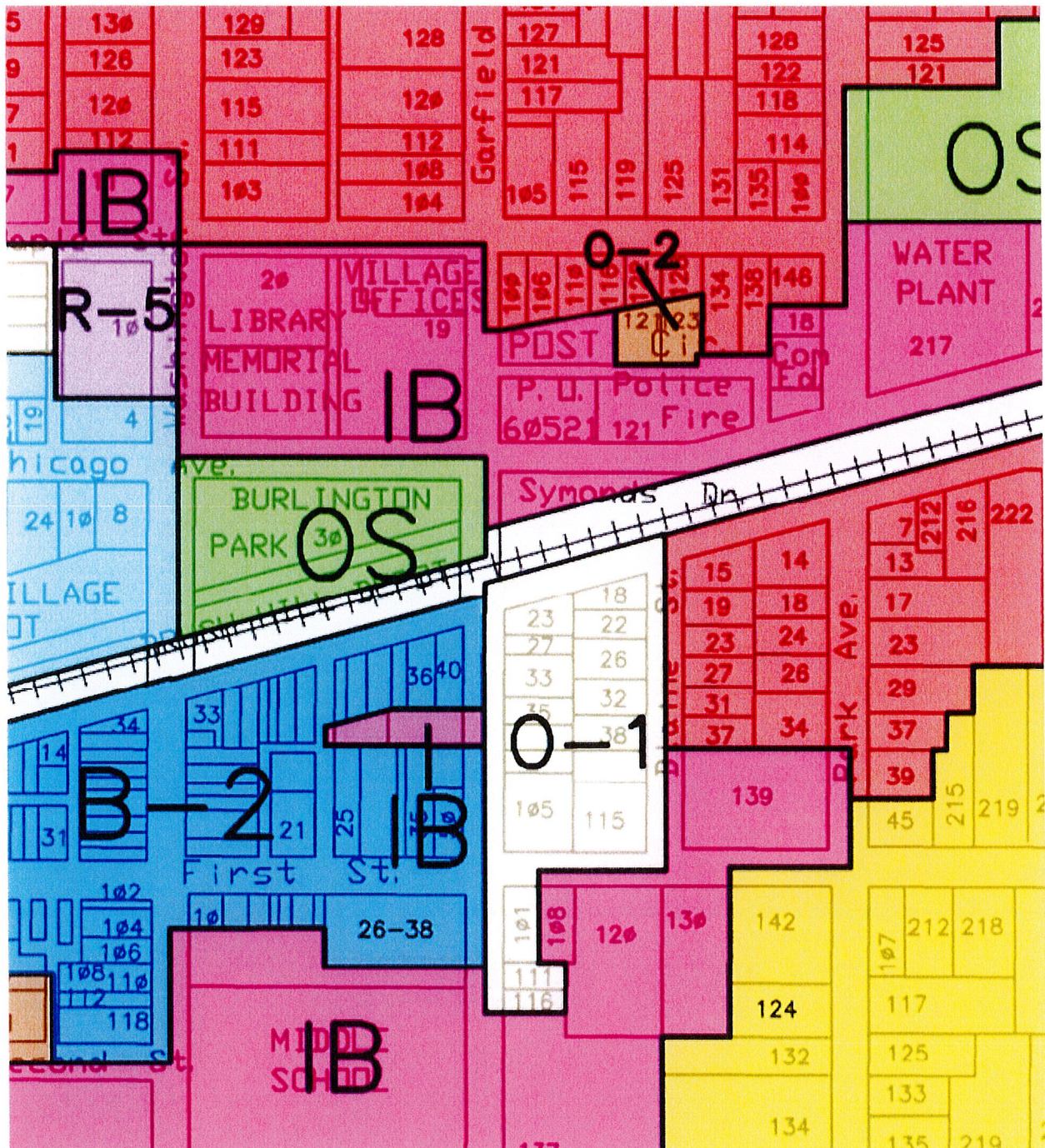
Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Stephen J. Bales
Illinois Professional Land Surveyor No. 035-001712
My license expires on November 30, 2018

ORIGINAL SEAL IN RED

5. Existing Zoning

The subject property is located within the Robbins Park Historic District. Current zoning for where subject property exists on eastern side of Blaine St is R4 single family residential district. On the western side O-1 speciality office district, along with Institutional Building (IB) zoning for the churches on the southern portion of Blaine St.



6. Conformity

The subject property has an existing 1st floor addition that is estimated to have been added in the 1960's-1970's, which while at the time was conforming and followed existing structure on northern exterior, is now non-conforming based on current code which requires vertical structures to be 6' from property line. This variation is requesting that the new addition added to the 2nd floor would be allowed to maintain the same (not to exceed) existing footprint on the northern wall of the original 1st floor addition. It was suspected this addition was planned, but not executed on, based on the flat roof and strong roof structure built to carry 2nd floor load. Allowing this variation to support non-conforming structure would allow the new structure to more naturally fit the historic victorian home through increased symmetry and design flow. It would also improve space utilization without creating an unsightly structure which extends far beyond footprint to the east (rear of lot).

7. Zoning Standards

Statement provided in Section 4

8. Successive Application (N/A)

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

A. Unique Physical Condition:

The current property includes an existing 1st story addition that was built approximately ~50 years ago prior to the new vertical sideyard setback requirement of 6' for R-4. The current first floor addition is 3.75' to northern property line. It appears given the flat roof and 2x10 structural support in the ceiling that the original owners intentions were likely to build a second floor bedroom, however for whatever reasons did not proceed with the project (ie. health, moved, fiscal challenges, down turn economy). Unfortunately the modern zoning rules prevent a simple vertical scaling upwards on the northern footprint, currently only allowing a variation for nonconforming properties to a 6' setback, creating design complexity and reducing functionality of the space. Had the new addition been completed as both a 1st and 2nd floor addition today, the entire footprint would have been consistent and simply extended further East. The fact the project has spanned multiple decades with changing code presents a unique physical condition and challenge where the original vision can't be executed without a variation or alternatively sacrificing visual design symmetry, utilization, or complete demolition.

B. Not Self Created

The existing original house was built 2.9' off the property line in the early 1890's, with the addition in the mid 1900's being built 3.75' off the property line. We are trying to create and improve the historic properties modern utilization for our growing family, within design challenges not self created.

C. Denied Substantial Rights

Owner's today building new greenfield addons for both 1st and 2nd floors are able to abide by the 6' setback without sacrificing visual or utilization in their designs due to pre-existing building structures that are non-conforming. The subject property is prevented such rights based on an existing structure attached to the historic original building. Code today supports non-conforming vertical extensions for many home owners, however not to the 3.75' needed for our project and to retain a seamless transition from original structure. While the 1st floor addon could conceptually be completely demoed and rebuilt as a 1st and 2nd story addition to code, this approach is not fiscally feasible given the more modest size of this lot and home. It could at worse trigger a potential complete demolition of the house of future owners, opposed to demoing and rebuilding just the legacy addition.

D. Not Merely Special Privilege

Hinsdale home owners commonly enjoy having a primary bedroom with on-suite bathroom on the same floor as their children. Given the nature of this historic home, we are unable to enjoy this simple and common modern design element. Today the finished 3rd floor attic is utilized as a make-shift primary bedroom, separating the children on the 2nd floor. This leads to early morning challenges with tired toddlers tripping on stairs after having scary dreams or needing parental assistance, in addition to significant effort moving laundry from 3rd floor to basement laundry (traversing four floors - twice). Modern homes do not have such design challenges.

It has become sadly common in Hinsdale that these historic design challenges have led many home owners to consider tearing down our beautiful old homes, rather than making some minor modifications to modernize and sustain them for many future generations. We believe this simple variation not only helps sustain design aspects of this historic Victorian home, but modernizes it in such a manner that would help preserve it against future owners' consideration of tearing it down. Blaine Street is one of the unique streets in Hinsdale in which it appears all remaining homes are original to the block - preserving this through approving a modified vertical extension variation appears beneficial to our community, historic preservation advocates, and current/future homeowners.

E. Code and Plan Purposes

Construction of the current home and planned design are within the general feel of the neighborhood, contributing a Victorian Era design.

F. Essential Character of the Area

We do not believe this variation would create any ill effect on other parties, in fact by allowing the variation to extend to the North it will reduce the size of expansion to the East, maximizing light onto neighbors property to the north, in addition to providing a more aesthetically pleasing design for neighboring owners. The requested variation does not extend the addition any further than it already exists towards the neighboring home to the North, which is also separated by a driveway.

G. No Other Remedy

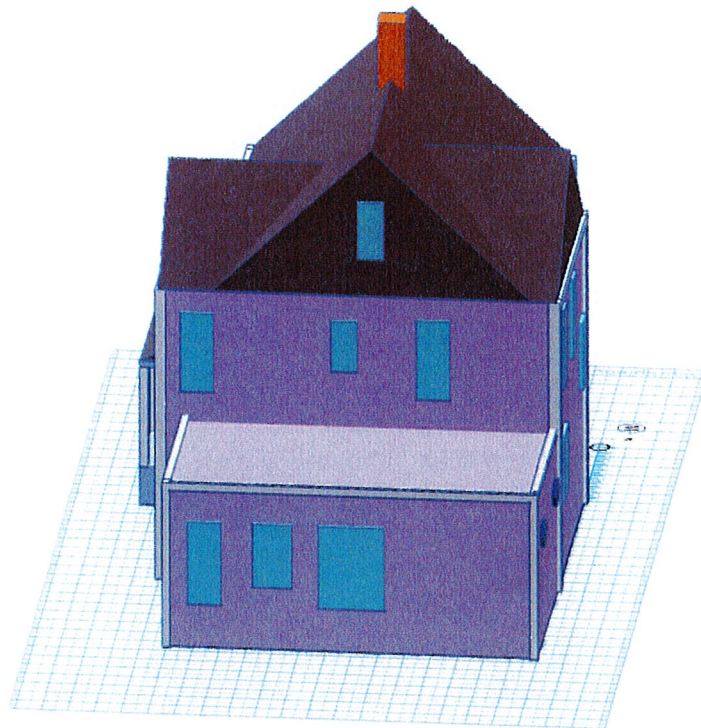
Multiple options have been considered to create the addition without the variation being requested. A complete tear down of the existing 1st story structure to rebuild 1st/2nd is economically not feasible given the modest nature of building and property size. An alternative design was explored to cannibalize existing living space into the 2nd floor, however it creates a visually abrasive design ruining the historic nature of the preserved original 2nd level floorplan. It also reduces usable space, therefore reducing the modernization and longterm attractiveness of this historic home to future owners, as well as reducing the attractiveness of funding the improvement investment for current owners.

SECTION 5 - STANDARDS FOR VARIATION - FENCES AS SET FORTH IN SECTION 9-12-3(J) - N/A

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 from improvement.

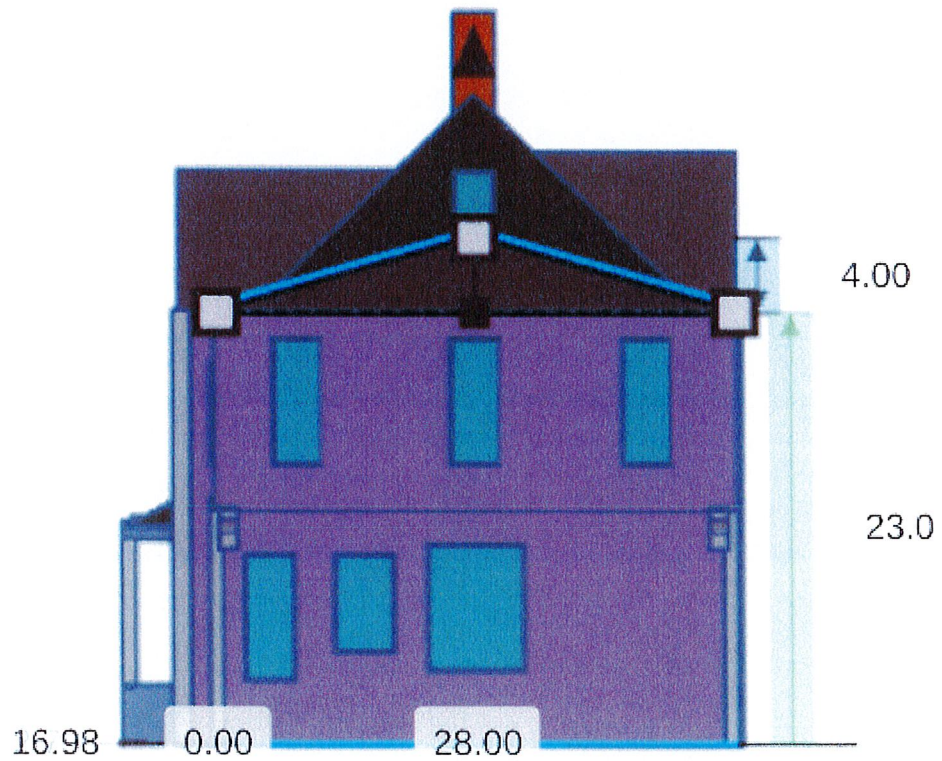
Current Subject Property (Looking West)

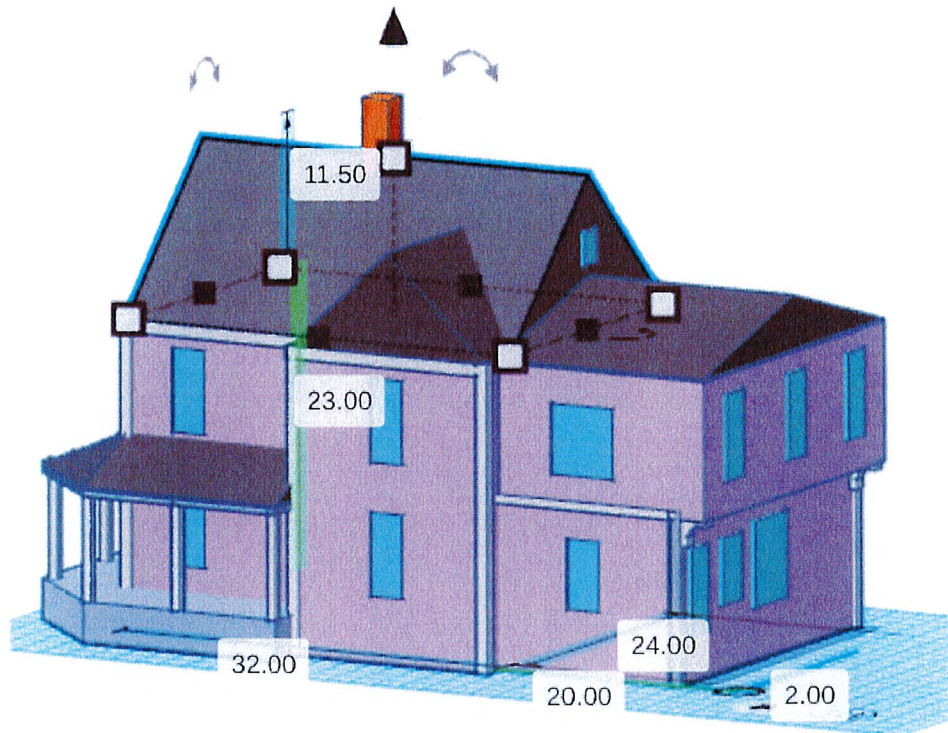


Current Subject Property (Looking Northwest)

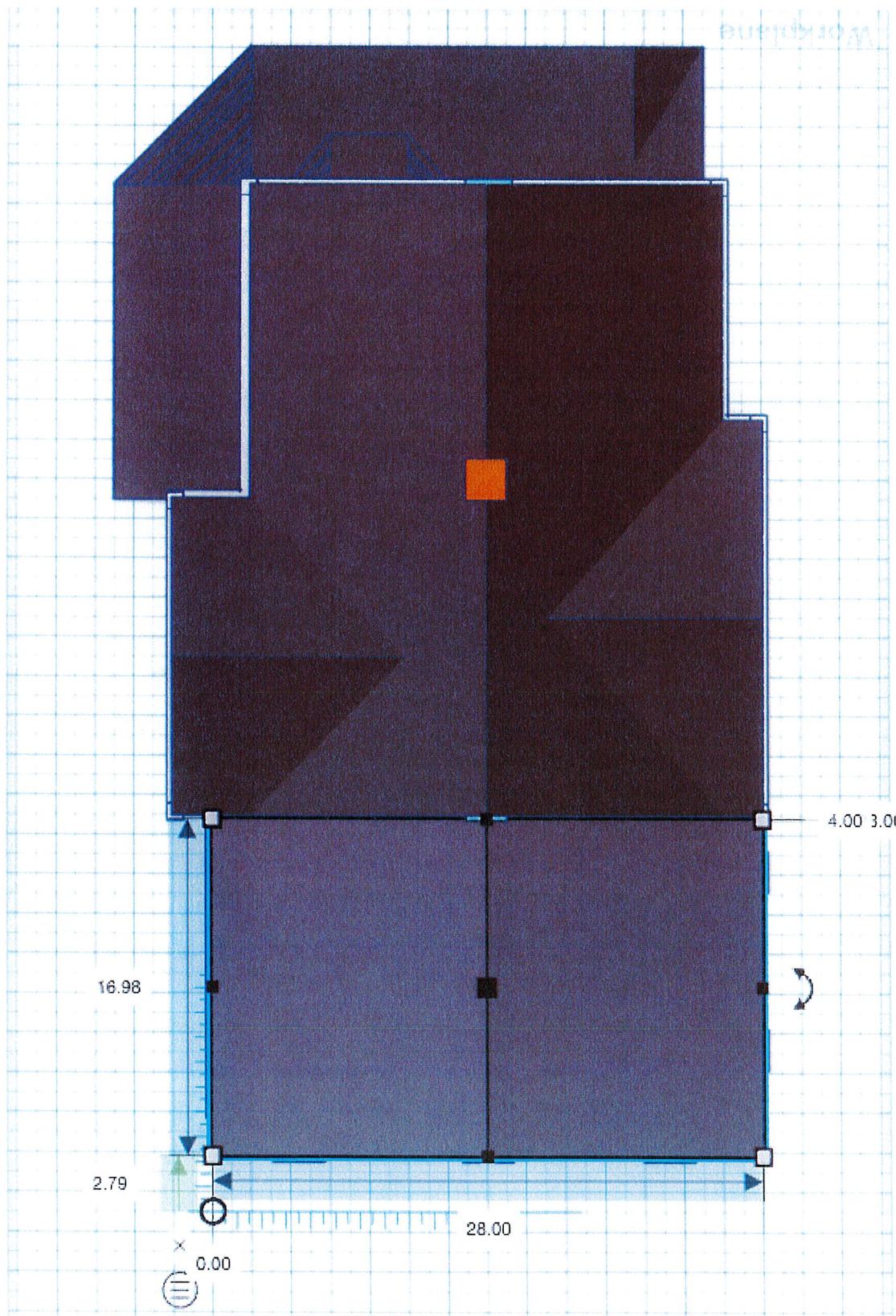


Proposed Addition to Subject Property (Looking West & Northwest)





Proposed Addition to Subject Property (Aerial, Top is West)



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.
 - a. Existing Zoning - R4
 - b. Max Building Coverage
 - i. **Lot Area** - $50' \times 133.33' = 6591$ sqr ft
 - ii. **Max Lot Coverage** (Under 10,000 sqr ft), (60%) = 3954 sqr ft
 - iii. House (1418) + Garage (400) + Porch Add (128) = 1946 sqr ft
 - iv. **Driveway and Walks** = 1800 sqr feet
 - v. **Total** = $1946 + 1800 = 3746$ sqr feet
 - vi. **Available** = $3954 - 3746 = 208$ sqr feet
 - c. Distance to property lines
 - i. Today
 1. To Northern Line: **2.95'** (Addition is 3.75' at nearest)
 2. To Southern Line: $50' - 3.85' - 27.72' - 2.4' = 16'$
 3. To Western Line: **36.9'**
 4. To Eastern Line: $131' - 36.9' - 15.65' - 15.6' - 15' = 47.85'$
 - ii. Proposed
 1. To Northern Line: **2.95'** (Addition is 3.75' at nearest)
 2. To Southern Line: $50' - 3.85' - 27.72' - 2.4' = 16'$
 3. To Western Line: **36.9'**
 4. To Eastern Line: $131' - 36.9' - 15.65' - 15.6' - 17' = 45.85'$
 - d. Floor Area
 - i. **Max:** $6,665$ sqr ft lot $\times .25 + 1,100 = \del{2,766 \text{ sqr ft}} \text{ (2,800 sqr ft - min)}$
 - ii. **Available:** $2,800$ (Max allowed) - $1,998$ (Existing 1st & 2nd Floor) - 0 (Attic 1930 exclusion) - 0 (basement exclusion) - 200 (garage @ 50%) = **602 sqr ft (Available)**
 - iii. **Proposed Project:** $28' \times 17' = 476$ sqr ft (Master Addition)
 - iv. **Remaining After Project:** 602 sqr ft - 476 sqr ft = **126 sqr ft**