

**VILLAGE OF HINSDALE
MINUTES OF THE MEETING
ZONING BOARD OF APPEALS
January 16, 2013**

1. CALL TO ORDER

Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on Wednesday, January 16, 2013 at 7:34 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Chairman Debra Braselton, Vice-Chairman Bob Neiman, Members, Gary Moberly, John Callahan and Roddy Biggert

Absent: Members Keith Giltner and Marc Connelly

Also Present: Director of Community Development/Building Commissioner Robb McGinnis, Village Attorney Michael Marrs, Village Clerk Christine Bruton and Court Reporter Tara Zeno

3. APPROVAL OF MINUTES – September 19, 2012 and October 17, 2012

Member Biggert moved **approval of the minutes of the Meeting of September 19, 2012.** Member Callahan seconded the motion.

AYES: Members Neiman, Callahan, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Member Moberly

ABSENT: Members Connelly and Giltner

Motion carried.

Clarifications were made to the draft minutes of October 17, 2012. Member Neiman moved **approval of the minutes of the Meeting of October 17, 2012, as amended.** Member Moberly seconded the motion.

AYES: Members Moberly, Neiman, Callahan, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: None

ABSENT: Members Connelly and Giltner

Motion carried.

4. APPROVAL OF FINAL DECISION – None

1 **5. RECEIPT OF APPEARANCES**

2 Member Neiman suggested the Board move the public hearing before the
3 pre-hearing, so homeowners can leave before the longer part of meeting.
4 Member Moberly moved to **amend the order of the agenda, as stated.**
5 Member Biggert seconded the motion.
6

7 **AYES:** Members Moberly, Neiman, Callahan, Biggert and Chairman
8 Braselton

9 **NAYS:** None

10 **ABSTAIN:** None

11 **ABSENT:** Members Connelly and Giltner
12

13 Motion carried.
14

15 All persons wishing to speak at the public hearing were sworn in by the
16 court reporter.
17

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

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

22 a) V-01-13, 26-32 East First Street
23 (Item taken out of order)
24

25 **8. PUBLIC HEARINGS**

26 a) **V-08-12, 125 Hillcrest Avenue**

27 Chairman Braselton called the public hearing to order. Mr. Vaughan
28 and Mrs. Joyce Hooks addressed the Board and noted that their
29 architects Dennis Parsons and Kevin Geist were present this evening.
30 Mr. Hooks stated they are requesting side yard relief. He and his wife
31 are committed to the Woodlands and preserving the unique character of
32 the area. They purchased this property for the lot in July and have
33 been working with Mr. Parsons since then. The pie-shape of the lot and
34 the topography present challenges. The lot is on the downhill curve of
35 the block with a 13' foot grade drop in two places on the lot. On a pie-
36 shaped lot the setback requirements are determined in an unusual way,
37 resulting in a 184' frontage that drives the side yard requirements and
38 results in a 19.6' foot minimum side yard. The house plans touch the
39 minimum in 11 places. Mrs. Hooks noted that less than 75% of
40 buildable lot coverage used. They believe that for the size of the house a
41 three car garage is important as it will be a \$2,000,000 project. Their
42 civil engineer says it is best to put the impermeable surfaces on the high
43 side of the lot so run off handled by this lot. Additionally, they want to

1 keep the garage on the same level as the first floor of the home to
2 accommodate living in the house as they get older. A detached garage is
3 usually pushed to the back of a lot, but on this lot, that would be a very
4 low and steep location for the garage. To respect side yard
5 requirements, the garage ends up too close to the house, therefore, they
6 are requesting relief to move the garage into the side yard, reducing the
7 setback from 19.6' feet to 11' feet. The other lots on this street are 100'
8 feet wide, the minimum side yards on these homes is 11' feet, they are
9 asking for what everybody else on the street has. They have contacted
10 the most directly affected neighbors; they have signatures from those
11 folks indicating they have no objections to the proposed home. Member
12 Neiman asked if the neighbor next door is ok with the garage location.
13 Mr. Hooks confirmed they are and pointed out that their garage is only
14 3' feet off the lot line, this one would be 11' feet off the lot line. Member
15 Neiman asked Mr. Hooks to address whether being denied a three car
16 garage is being denied a substantial right. Mr. Hooks explained they
17 believe a three car garage is appropriate to a home this size in this
18 neighborhood, otherwise it would look skimpy and adversely impact
19 resale. Discussion followed regarding the possibility of building the
20 three car garage into the rest of the house, but Mr. Parsons explained
21 why this was not possible.

22
23 There being no further questions from the Board, Member Moberly
24 moved to close the public hearing for V-08-12. Member Neiman
25 seconded the motion.

26
27 **AYES:** Members Moberly, Neiman, Callahan, Biggert and Chairman
28 Braselton

29 **NAYS:** None

30 **ABSTAIN:** None

31 **ABSENT:** Members Connelly and Giltner

32
33 Motion carried.

34 35 36 D E L I B E R A T I O N S

37
38 Member Moberly began discussion by stating that the Board has routinely
39 accommodated requests from people to go from a one car to a two car
40 garage, but is the need for a three car garage a hardship? He is, however,
41 comforted by the fact that the neighbors have approved the project.
42 Chairman Braselton commented that the slope would be difficult. Member
43 Neiman stated that he shares Member Moberly's concerns regarding

1 hardship, but is most troubled philosophically regarding the denial of a
2 substantial right for a three car garage. A three car garage can be too
3 much density and detract from the appearance of the Village, but in this
4 case they could have the garage and it is no more dense and substantially
5 less convenient. He is not sure voting against this request addresses the
6 concerns. Member Callahan concurred, but noted this is an unusual lot, no
7 precedent is set by approval. Additionally, an 11' foot setback on this block
8 is reasonable. Member Biggert is persuaded that three car garages are the
9 norm and the unique physical condition of the property sways him because
10 of the slope to the east and the area lost in the calculations because of the
11 pie shaped lot. He believes that overall it meets the standards for
12 approval. Member Moberly moves approval of **V-08-12, 125 Hillcrest**
13 **Avenue**. Member Callahan seconds the motion.

14
15 **AYES:** Members Moberly, Neiman, Callahan, Biggert and Chairman
16 Braselton

17 **NAYS:** None

18 **ABSTAIN:** None

19 **ABSENT:** Members Connelly and Giltner

20
21 Motion carried.
22
23

24 **Prehearing for V-01-13, 26-32 East First Street**
25

26 Mr. David Kenney, of PPK Architects, introduced himself to the Board as the
27 applicant and the architect. The owner of the property, also present this
28 evening, is Mr. Clay Naccarato of Garfield Crossings, LLC. Chairman
29 Braselton clarified that they are going concurrently to the ZBA and the Plan
30 Commission and are asking the ZBA for five types of relief; two can be granted
31 by this Board, three would be recommendations to the Village Board of
32 Trustees. The Plan Commission will address exterior appearance and site
33 plan review.

34 Mr. Kennedy said it is their opinion that the existing building is no longer
35 usable and not very marketable as a retail structure; their goal is a better
36 development with better amenities. He outlined the characteristics of the
37 proposed structure and explained their plans to overcome various obstacles
38 inherent to the site, such as the topography. They elected to fill the street
39 wall with retail and set the building away from the west side for loading
40 purposes. They would like to avoid a situation where trucks have to back out.
41 With this design they can enter from First Street and exit from Garfield.
42 They closed the northernmost curb cuts on Garfield, keeping the southern
43 two-way curb cut intact and in place thereby maintaining existing curbs,

1 sidewalk, parkway vegetation and right-of-way status. He spoke at length
2 regarding the 2 ½' - 3' foot slope upward from the front retail to the back
3 loading area. There will be a series of ramps and steps and an enclosed
4 walkway from back to front for retailers. All entrances are on grade at the
5 front, but they have designed the rear for convenience of service access.

6
7 On the southwest corner they will carefully design and execute the demolition
8 to keep the retaining wall intact along the school property and the Chamber of
9 Commerce side to maintain the grade differential. The walls must be
10 reinforced and kept in place which reflects some of the hardship for setback
11 and landscape buffer. The requirements of the zoning ordinance are not
12 practical for parking and the buffer would be several feet down and essentially
13 not visible.

14
15 Using other illustrations, he showed the Board the first and second floor
16 plans. There can be up to six retail spaces on the first floor; the second floor
17 will be office space. The basement/cellar plan is for storage only; physical
18 plant mechanics will be down there to free up more usable/rentable retail
19 space.

20
21 Member Neiman confirmed that the loading docks are on the far west end
22 facing north. Mr. Kennedy confirmed; trucks would drive in directly, but a
23 truck driver could opt to back in. They have not done the turn radii diagrams
24 yet, but the planned space exceeds the code requirement and a UPS delivery
25 truck, for example, could turn around in the area. Discussion of loading
26 logistics followed. Chairman Braselton asked if more parking spaces would be
27 available if parking was diagonal. Mr. Kennedy explained that 90 degree
28 double loaded spaces are the most efficient in terms of square footage, noting
29 that some spaces are lost for trash enclosure. The existing lot provides 41
30 spaces, they would provide 47, but are currently working with staff on parking
31 deficiencies.

32
33 Mr. Kennedy illustrated the north and south elevations. This is a two story
34 masonry building of brick and stone. They will use 2-3 brick colors; because of
35 the length of the building this will provide a design break and will mimic the
36 more historic storefronts that currently exist in Hinsdale. There is significant
37 roofscape that includes stone banding and brick lintels to add character as
38 well as hide rooftop units and equipment. The dimensional character
39 continues on the east and west elevations. The maximum height per the code
40 is 30' feet, the upper level of parapets and screening don't count toward
41 height, just the flat roof counts. This is a 26' foot tall building, but zoning
42 allows a 20% increase allowed for screening and architectural merit. There is
43 no variance requested for bulk, density or FAR; the variances requested relate

1 to parking, signage and buffering.

2
3 Preparatory to the public hearing, Chairman Braselton asked the applicant to
4 address alternatives to the second floor signage. Member Neiman suggested it
5 would helpful if Mr. Kennedy could supplement the application with more
6 detailed, precise responses as to why each of the criteria is met by this
7 application. Concern was expressed with respect to the safety of the children
8 at the middle school, discussion followed regarding possible safety measures
9 in terms of signage, visibility and traffic flow. Mr. Kennedy said a traffic
10 study would be completed for the public hearing and the safety issues will be
11 addressed. Member Biggert asked about marketing research. Mr. Naccarato
12 said based on what is being proposed they believe this is an economically
13 viable project.

14 Member Moberly mentioned that there were competing surveys with different
15 elevations last time. Mr. Kennedy said his engineer will provide a current
16 survey based on this site and this project. Member Biggert asked about
17 letters of support; Mr. Kennedy said he will talk to the school and the
18 Chamber of Commerce as they are the adjoining properties. There will be a
19 physical change to the west side and he will discuss this with both entities.
20 Mr. McGinnis explained the ZBA decision will be first and is binding the Plan
21 Commission will hear the case in March. Chairman Braselton pointed out the
22 ZBA has the authority to grant a variance for the landscape buffer and the
23 rear yard setback, but provide recommendations only on the location of the
24 loading space, parking lot tree and second floor signs.

25
26 **Mr. Karl Weber, 219 E. First Street**, addressed the Board. He asked Mr.
27 Kennedy to confirm how much slope there is from north to south. Mr.
28 Kennedy said it is about a 3' slope, but they will keep 1st Street as is and will
29 not add to the north elevation. Mr. Weber asked for verification of the date on
30 the survey in the packet, which is signed August 2003. Mr. Weber stated
31 there was a survey provided by citizens after that date. Mr. McGinnis said he
32 would check the Village files for a later survey. Mr. Weber confirmed the
33 number of parking spaces required by code for this project is between 95-99.
34 He asked how large a truck would be able to turn around in the entrance on
35 First Street. Mr. Kennedy said he believes a 30' foot truck could, but a 55'
36 foot truck might not. Mr. Weber commented that a 55' foot truck would be
37 unusual anyway. Mr. Kennedy suggested that Mr. Weber review all hardship
38 information in the application on the Village website.

39
40 Discussion followed regarding the date of the next meeting and Board
41 attendance. Member Moberly moved to **change the meeting date from**
42 **February 20th to February 27th**. Member Neiman seconded the motion.

43

1 **AYES:** Members Moberly, Neiman, Callahan, Biggert and Chairman
2 Braselton

3 **NAYS:** None

4 **ABSTAIN:** None

5 **ABSENT:** Members Connelly and Giltner

6
7 Motion carried.

8
9 **9. NEW BUSINESS - None**

10
11 **10. UNFINISHED BUSINESS - None**

12
13 **11. ADJOURNMENT**

14 With no further business coming before the Zoning Board of Appeals,
15 Member Callahan made a motion to **adjourn the meeting of the Zoning**
16 **Board of Appeals of January 16, 2013.** Member Moberly seconded the
17 motion.

18
19 **AYES:** Members Moberly, Neiman, Callahan, Biggert, Chairman Braselton

20 **NAYS:** None

21 **ABSTAIN:** None

22 **ABSENT:** Members Giltner and Connelly

23
24 Motion carried.

25
26 Chairman Braselton declared the meeting adjourned at 8:41 p.m.

27
28
29
30
31 _____
32 Christine M. Bruton
Village Clerk

Approved: _____

FINAL DECISION

VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION

Zoning Calendar: V-08-12

Petitioner: Harold L. Hooks Jr. & Joyce Hooks

Meeting held: Public Hearing was held on Wednesday, January 16, 2013 at 7:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on November 1, 2012.

Premises Affected: Subject Property is commonly known as 125 Hillcrest, Hinsdale, Illinois and is legally described as:

Lot 13 in Wooded Acres, an Addition to Hinsdale, being a Resubdivision of Lots 9, 10, 11, 12, 13, 14, 15 and 16 in Block 2, Lots 8, 9 and 10 in Block 3 in Highlands, being a Subdivision of the Northwest $\frac{1}{4}$ and the West 800 feet of the North 144 feet of the Southwest $\frac{1}{4}$ of Section 7, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Subject: In this application for variation, the applicant requests relief from the interior sideyard requirements set forth in section 10-105 A3(b)(i) for the construction of a one car garage. The request is for 8.5' of relief to the required interior sideyard setback of 19.5'.

Facts: This property is located in the R-1 single-family zoning district in the Village of Hinsdale and is located on the east side of Hillcrest Ave. between Princeton and Third. The property has a frontage of approximately 185', a depth of approximately 174.5', and a total square footage of approximately 21,316. The maximum FAR is .20+2,000 square feet or approximately 6,263 square feet. The maximum building coverage is 25% or approximately 5,329 square feet. The total lot coverage is 50% or approximately 10,658 square feet.

Action of the Board: Members discussed the request and agreed that the standards for variation set forth in 11-503 (F) of the Hinsdale Zoning Code had been met and recommended approval. The primary reasons were the unique shape of the lot and the large sideyard requirements driven by the way the code defines lot width and the unique topography of the lot.

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

AYES: Moberly, Neiman, Callahan, Biggert, and Chairman Braselton

NAYS: None

ABSTAIN: None

ABSENT: Connelly, Giltner


THE HINSDALE ZONING BOARD OF APPEALS

Chairman Debra Braselton

Filed this ____ day of _____, _____, with the office of the Building Commissioner.

MEMORANDUM

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

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

DATE: February 21, 2013

RE: Zoning Variation – V-02-13; 646 W. Maple

In this application for variation, the applicant requests relief from the interior side yard requirements set forth in section 3-110 (D)(2)(a)(ii) for the construction of a new single family home. The request is for 3' of relief to the required 10' interior side yard setback.

This property is located in the R-2 single-family zoning district in the Village of Hinsdale and is located on the southeast corner of Maple and Adams. The property has a frontage of approximately 52', a depth of approximately 181.5', and a total square footage of approximately 9,438. The maximum FAR is 25% + 1,100 square feet or approximately 3,459.5 square feet. The maximum building coverage is 25% or approximately 2359.5 square feet. The Total Lot Coverage is 60% or approximately 5,663 square feet.

cc: Dave Cook, Village Manager
Zoning file V-02-13



perkins pryde + kennedy

444 N. Main Street - Suite 200
Glen Ellyn, IL 60137
Ph: (630) 469-0999
Fax: (630) 469-0971
www.ppkarchitects.com

Garfield Crossing 26-32 E. 1st St.

2/12/13

Supplemental information: Application for Variation

The following information supplements the application filed on 1/11/13.

Section II

3. Variation Sought:

a. Loading area open to public right-of-way:

Our site plan indicates a loading space on the west side of the building. This space is screened from Garfield Ave. by the proposed building but is not screened from 1st St., which is the primary access to this space. We had considered installing a metal fence at the northwest corner of the building to screen the loading space but this is not practical. The gate operation would be difficult to control in a multi-tenant facility and would remain open most of the time, defeating the screening function. Since our loading area functions well and is also screened from view from the west and south by existing retaining walls, we believe this is an appropriate solution for this function. In addition, due to the building use, we do not expect trucks to be in the loading area often or for long durations.

b. Elimination of landscaping buffer:

The narrow property dimension is on Garfield Ave. so the front yard by zoning definition is along Garfield and therefore, the rear yard is at the west side of the site, adjacent to the property owned by the Hinsdale Chamber of Commerce. The west side of the site is currently occupied by the existing building, which will be demolished. Once the building is razed, the existing retaining walls must remain to structurally support the alley, walkway and second floor of the Chamber of Commerce building. Since these walls must remain, the rear yard of the property will be in shadow/shade in the afternoon. This would make the required 10' landscape buffer difficult to maintain, even if plantings were established. In addition, since this is an urban redevelopment, we need to allow for loading and parking on site in an efficient design. If the landscape buffer was constructed, it is possible that 2-3 parking spaces would be eliminated and the space between our proposed building and the existing structure to the west would be increased by at least 10'-0" which would be detrimental to the continuation of the street wall/retail façade, on 1st Street.

c. Elimination of landscaped island in the parking lot:

The site has a unique topographical feature and structural condition at the south property line with a vertical drop between the existing alley/drive to the south and

the existing parking lot. The grade differential between the two properties varies between approx. two feet on the east side and ten feet to the west. This grade differential, along with the utility poles and service drops along the south property line make it difficult to plant a tree in an island that would be useful, aesthetically pleasing and visible from all parts of the site. As an urban redevelopment, we believe that our best design is to use the space in the parking lot for cars since we have lost a space to utilities/refuse enclosure and cannot afford additional loss of parking.

d. Tenant signs above the Second Floor windows:

In order for this mixed use development to be successful, we believe that the building needs strong tenancy on both the First Floor (retail) and Second Floor (office). We believe that the two tenant signs shown above the Second Floor windows would be very beneficial to the tenant(s) at the upper level. We also believe that the location, size and configuration of these additional signs fit in with the architectural design of the building and would not be detrimental to the character of the neighborhood.

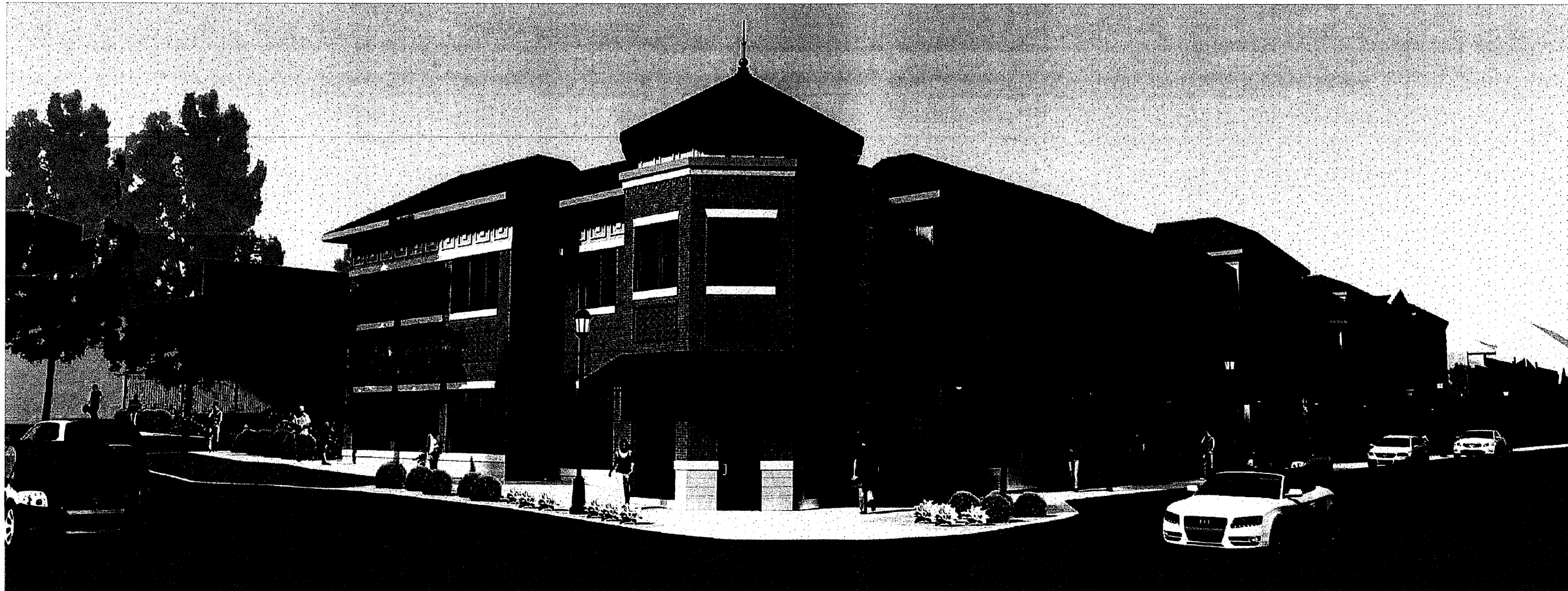
e. Parking lot – Rear yard setback:

The parking lot extends west to the rear property line in order to increase parking and efficiency of the site layout. As discussed in items (b) and (c) above, the setback from the rear property line would not be an efficient use of the site. This setback per the zoning ordinance is presumably there to allow for green space and to buffer parking areas from adjacent developments. In this case, with the existing grade change and height of the retaining walls, the buffer would not be effective.

GARFIELD CROSSING

MIXED USE DEVELOPMENT

26-32 E. FIRST STREET
HINSDALE, IL



02.12.13

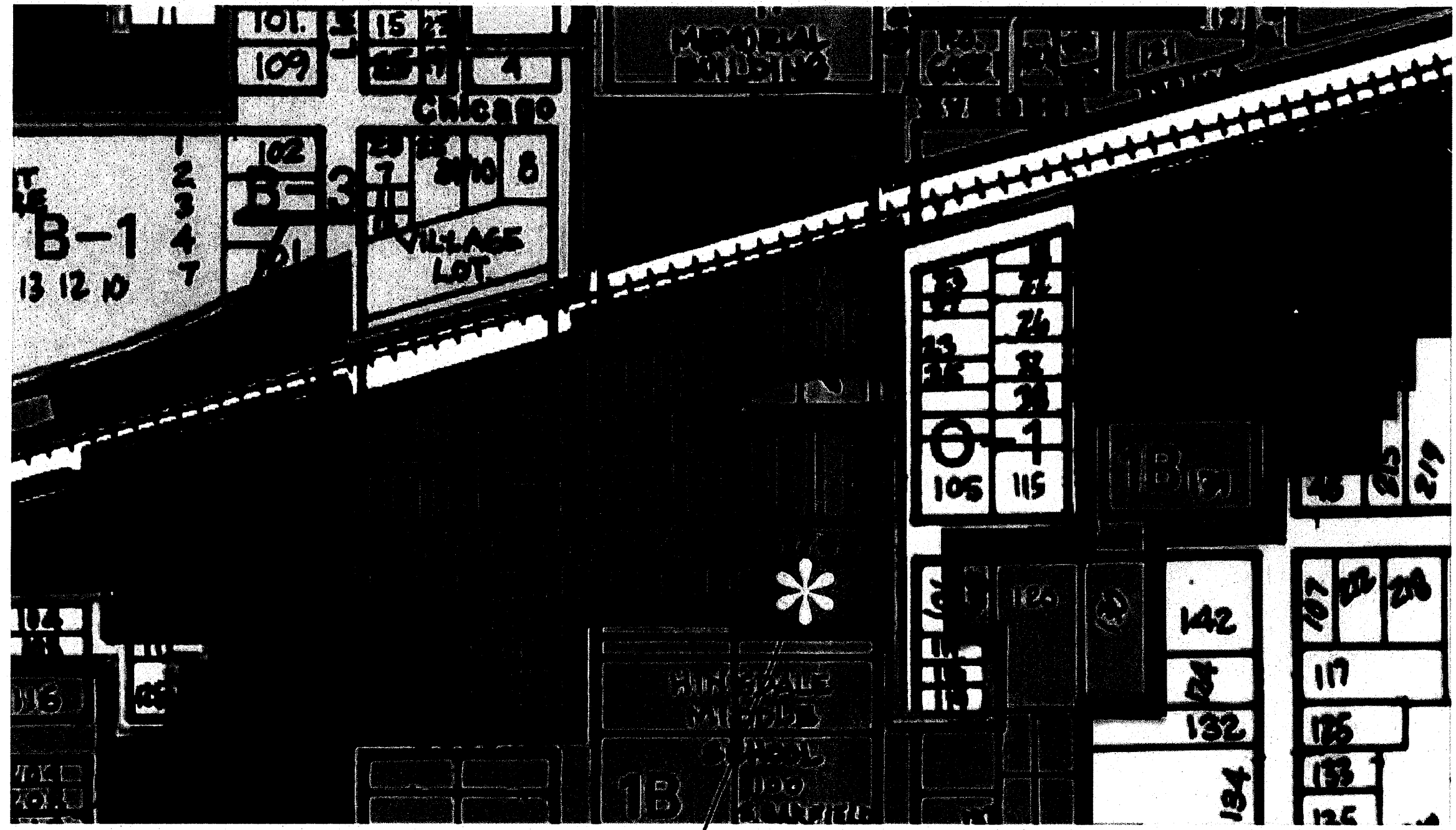
ppk architects

www.ppkarchitects.com

02.12.13

COVER
GARFIELD CROSSING - MIXED USE DEVELOPMENT
HINSDALE, ILLINOIS

GARFIELD CROSSING, LLC



SUBJECT
PROPERTY



LEGEND

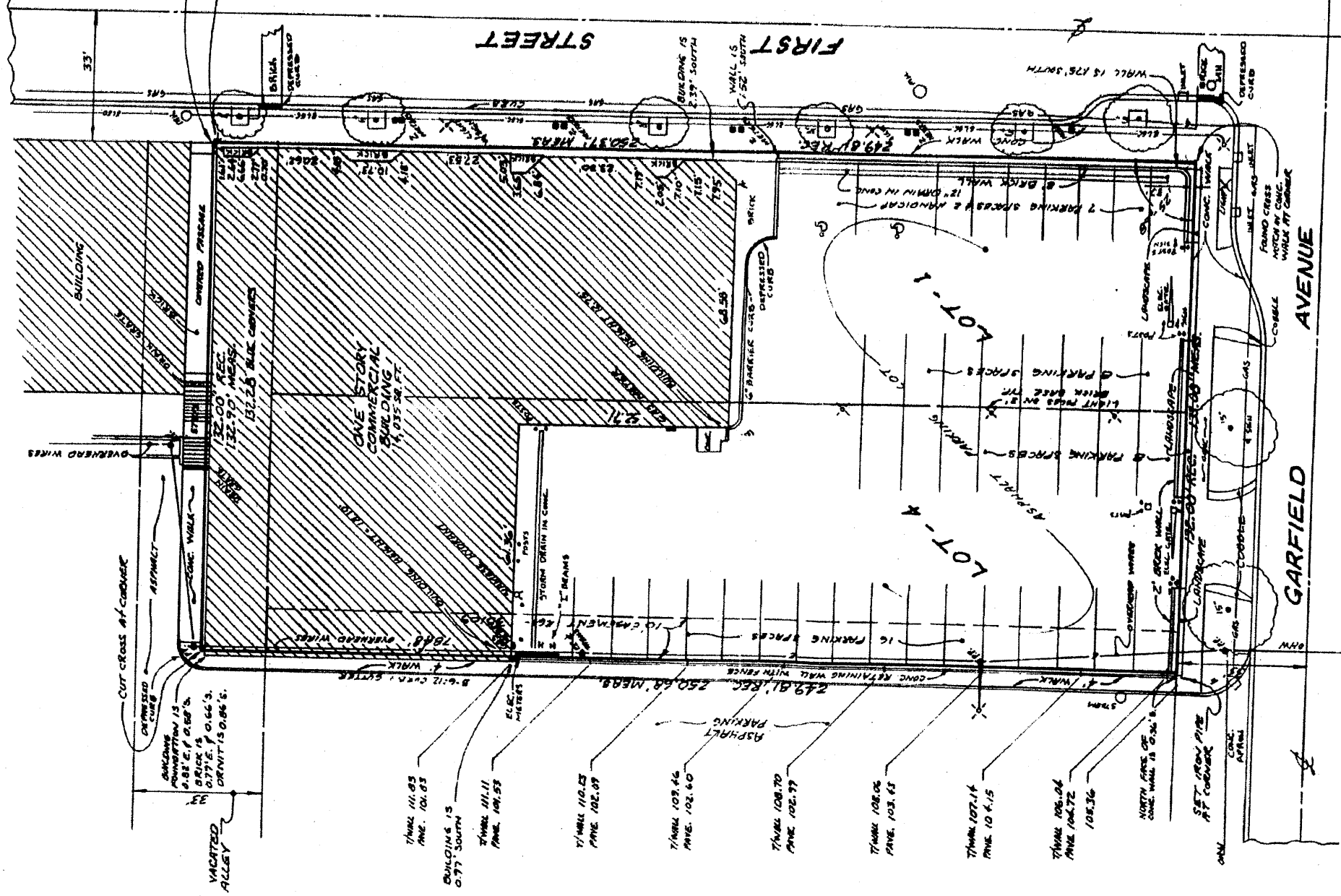
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT	B-1 COMMUNITY BUSINESS DISTRICT	O-1 SPECIAL OFFICE DISTRICT
R-2 SINGLE FAMILY RESIDENTIAL DISTRICT	B-2 CENTRAL BUSINESS DISTRICT	O-2 LIMITED OFFICE DISTRICT
R-3 SINGLE FAMILY RESIDENTIAL DISTRICT	B-3 GENERAL BUSINESS DISTRICT	O-3 GENERAL OFFICE DISTRICT
R-4 SINGLE FAMILY RESIDENTIAL DISTRICT		I-1 INSTITUTIONAL BUILDINGS DISTRICT
R-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT		H-1 HEALTH SERVICES DISTRICT
R-6 MULTIPLE FAMILY RESIDENTIAL DISTRICT		OS OPEN SPACE DISTRICT
		DRM DESIGN REVIEW OVERLAY DISTRICT

— District Boundary

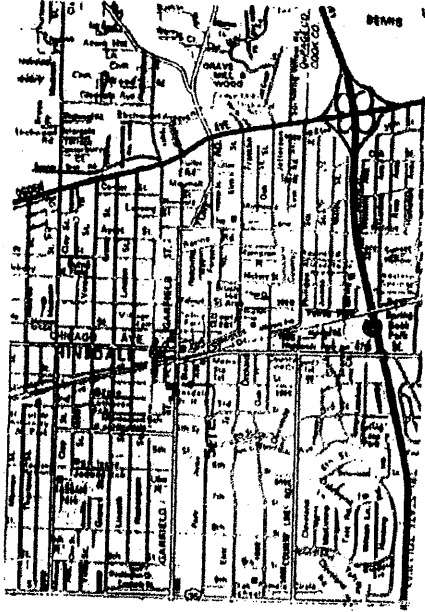


PLAT OF SURVEY

LOTS 1 AND 4, TOGETHER WITH THE EAST HALF OF VACATED ALLEY LYING WEST AND ADJOINING SAID LOTS, IN BLOCK 5 IN THE TOWN OF HINSDALE BEING A SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866 AS DOCUMENT 7738, IN DU PAGE COUNTY, ILLINOIS.



LOCATION MAP



SCALE: 1"=20'

NOTES:
SITE CONTAINS 33.317 SQUARE FEET/0.765 ACRES
TAX PARCEL NUMBER: 09-12-130-016
THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NUMBER 1410 002318089 UL EFFECTIVE DATE MAY 21 2003
UTILITIES SHOWN ARE PLATTED FROM FIELD OBSERVATIONS. EXACT LOCATIONS OF BURIED UTILITIES MUST BE VERIFIED BY THE VARIOUS UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.
THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO GARFIELD AVENUE, PUBLIC STREET
REFERENCE IS MADE TO TERMS AND PROVISIONS CONTAINED IN DOCUMENT R84-35109 FOR EASEMENT TO NORTHERN ILLINOIS GAS COMPANY OVER THE SOUTH 10 FEET OF LOT 4
REFERENCE IS MADE IN SCHEDULE "B" TO A POSSIBLE EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY SERVICE POLES IN THE SOUTHERLY PORTION OF THE LAND. THE SURVEYOR IS NOT AWARE OF ANY RECORDED EASEMENT.
THE PROPERTY IS IN ZONE "C" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF HINSDALE, COOK AND DUPAGE COUNTY, ILLINOIS. COMMUNITY PANEL NUMBER 170105 00048, EFFECTIVE DATE AS OF JANUARY 18, 1981. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. (NO SHADING)
THE PROPERTY IS CURRENTLY ZONED B-2 BUSINESS DISTRICTS. SEE ZONING ORDINANCES FOR SPECIAL REGULATIONS, NOTES AND EXCEPTIONS.

MAXIMUM HEIGHT:	40 FEET
PRINCIPAL STRUCTURES	3 STORIES
STORIES (US LESS)	15 FEET
ACCESSORY STRUCTURES	NONE
MINIMUM LOT AREA AND DIMENSIONS:	2,500 SQ. FT.
TOTAL LOT AREA:	20 FEET
PLANNED DEVELOPMENT	125 FEET
ALL OTHER USES	0 FEET
LOT WIDTH	N/A
LOT DEPTH	0 FEET
MINIMUM YARD AND SETBACKS:	0 FEET
FRONT AND CORNER SIDE:	0 FEET
YARDS	0 FEET
SETBACK FROM OGDEN AVENUE	20 FEET
ALL OTHER SETBACKS	2.5
YARD	100%
SETBACK	80%
REAR	
MAXIMUM FLOOR AREA RATIO	
MAXIMUM TOTAL LOT COVERAGE	
MAXIMUM TOTAL BUILDING COVERAGE	



STATE OF ILLINOIS)
COUNTY OF DUPAGE)
TO: CHICAGO TITLE INSURANCE COMPANY
HARRIS BANK HINSDALE
TOWN & COUNTRY HOMES

THIS IS TO STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENT" FOR ALTA / ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THIS SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE

DATED THIS 12th DAY OF August A.D. 2003
Thomas J. Palmer

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2128

INTECH CONSULTANTS, INC.
CONSULTING ENGINEERS / SURVEYORS
3413 WALNUT AVENUE, DOWNER GROVE, ILLINOIS 60518 (630) 964-6666

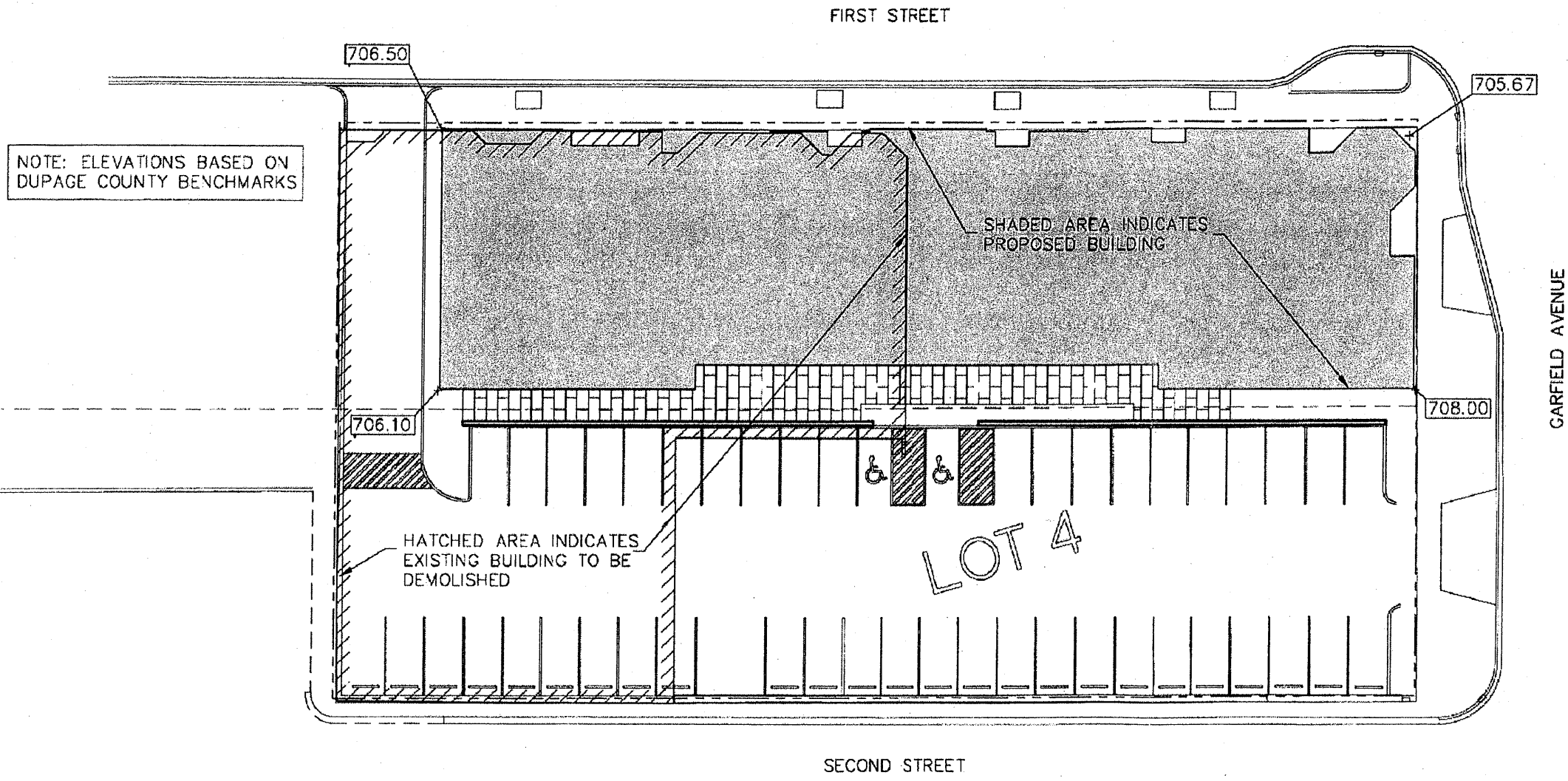
PLAT OF SURVEY
GARFIELD CROSSING - MIXED USE DEVELOPMENT
HINSDALE, ILLINOIS
GARFIELD CROSSING, LLC

02.12.13

ppk architects
www.ppkarchitects.com

2

AVERAGE GRADE CALCULATION EXHIBIT FOR GARFIELD CROSSINGS HINSDALE, ILLINOIS



CORNER GRADES	
NW:	706.50
NE:	705.67
SE:	708.00
SW:	706.10
$2826.27/4 = 706.57 = \text{AVG. GRADE}$	

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS) SS.
COUNTY OF DU PAGE)

I, KEVIN T. SERAFIN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF GARFIELD CROSSINGS LLC, BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 18th DAY OF JANUARY, A.D., 2013.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-052118
MY LICENSE EXPIRES ON NOVEMBER 30, 2013

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2013

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DISC NO.: 798002 FILE NAME: AVG GRADE
DRAWN BY: RDS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 01-18-13 JOB NO.: 798.002
XREF: N/A PROJECT MANAGER: KTS

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30 15 0 30
SCALE: 1 INCH = 30 FEET

MULTI-STORY BRICK BUILDING
SCHOOL DISTRICT 181

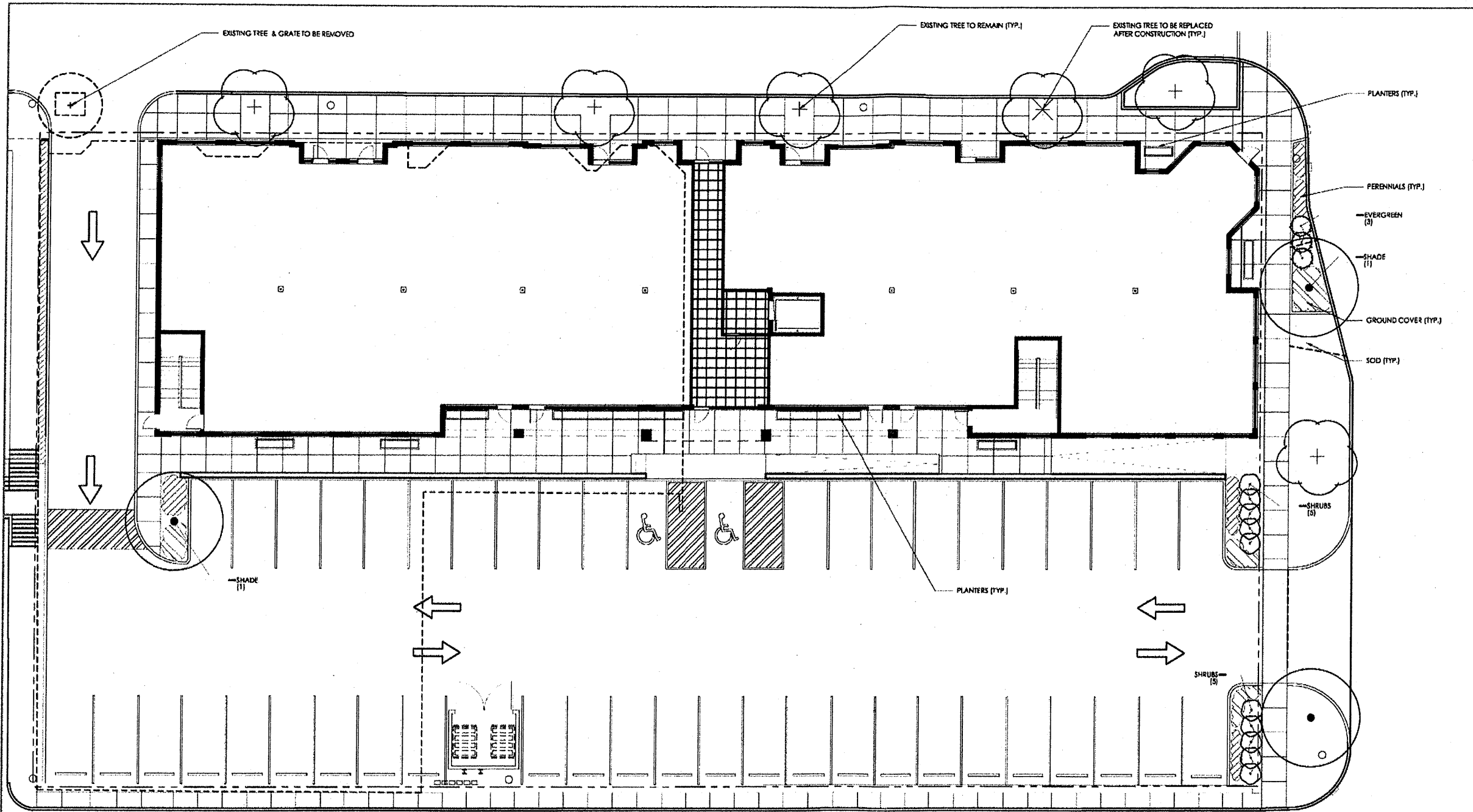
PREPARED FOR
GARFIELD CROSSINGS LLC
18W140 BUTTERFIELD ROAD SUITE 700
DAKBROOK TERRACE, ILLINOIS 60181
(630) 810-2100

ppk architects
www.ppkarchitects.com

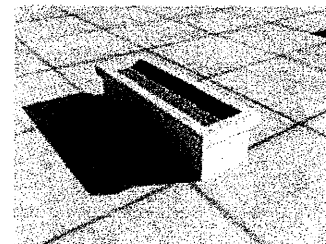
02/12/13

AVERAGE GRADE CALCULATION EXHIBIT
GARFIELD CROSSING - MIXED USE DEVELOPMENT
HINSDALE, ILLINOIS
GARFIELD CROSSING, LLC

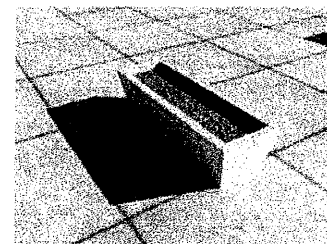
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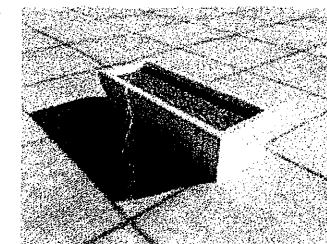
NOTE:
ALL EXISTING TREES THAT WILL REMAIN WILL NEED TO BE PROTECTED AND TAKE PREVENTATIVE MEASURES. IT IS RECOMMENDED A CERTIFIED ARBORIST BE CONSULTED DURING CONSTRUCTION.



PLANTER TYPE A
24" WIDE x 18" TALL X LENGTH VARIES



PLANTER TYPE B
24" WIDE x 18" TALL X LENGTH VARIES



PLANTER TYPE C
24" WIDE x 18" TALL X LENGTH VARIES

CONCEPT PLANT SCHEDULE

SHADE	3
<i>Gleditsia triacanthos 'Skyline' / 'Skyline' Locust</i>	
EVERGREEN	3
<i>Buxus microphylla 'Wintergreen' / Wintergreen Boxwood</i>	
SHRUBS	10
<i>Itea virginica 'Little Honey' TM / Virginia Sweetspire, Itea var. 'Sprich'</i>	
PERENNIALS	70
<i>Achillea millefolium / Common Yarrow</i>	
<i>Echinacea purpurea / Purple Coneflower</i>	
<i>Miscanthus sinensis 'Purpureus' / Flame Grass</i>	
GROUND COVER	60
<i>Evonymus alatus / Purple Wintercreeper</i>	



JANISKE ARCHITECTS
DESIGN PERSPECTIVES
1200 PROLOG AVENUE
SUITE 110
HAWTHORNE, IL 60459
PH: (833) 429-7534 FAX: (833) 429-7535

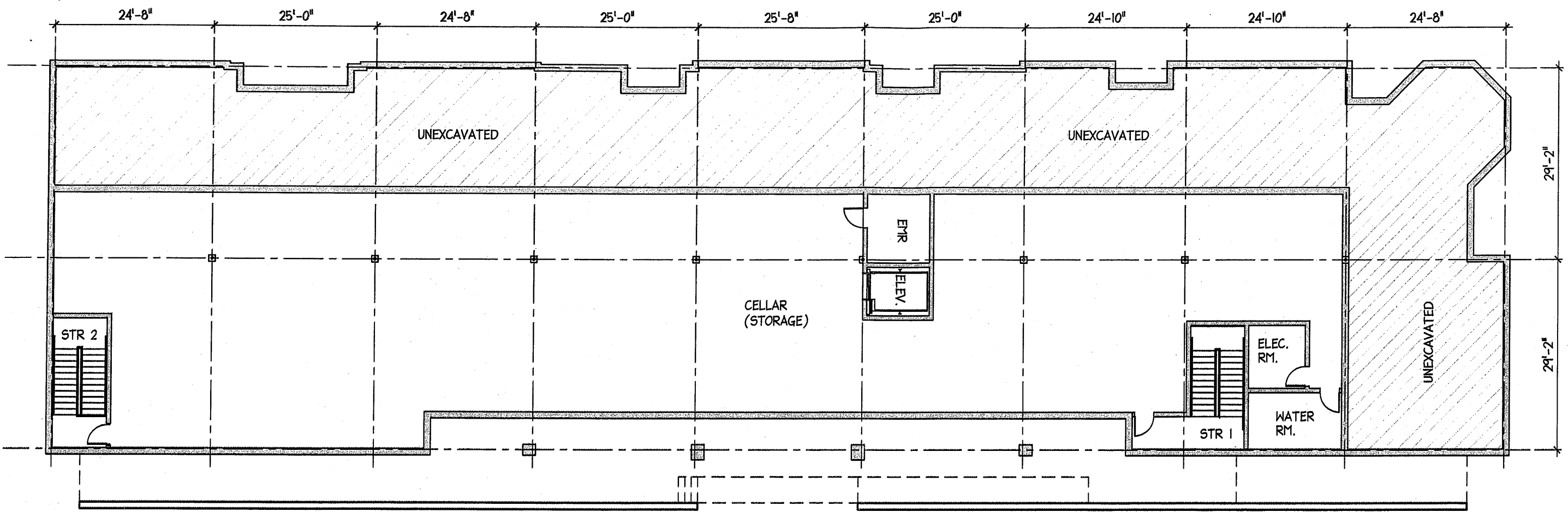
GARFIELD CROSSING BUILDING
1ST STREET & GARFIELD AVENUE
HINSDALE, IL

GARFIELD CROSSING, LLC

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PLANTING PLAN
SCALE
1" = 10'
1" = 21' 15"
1" = 42'
1" = 84'

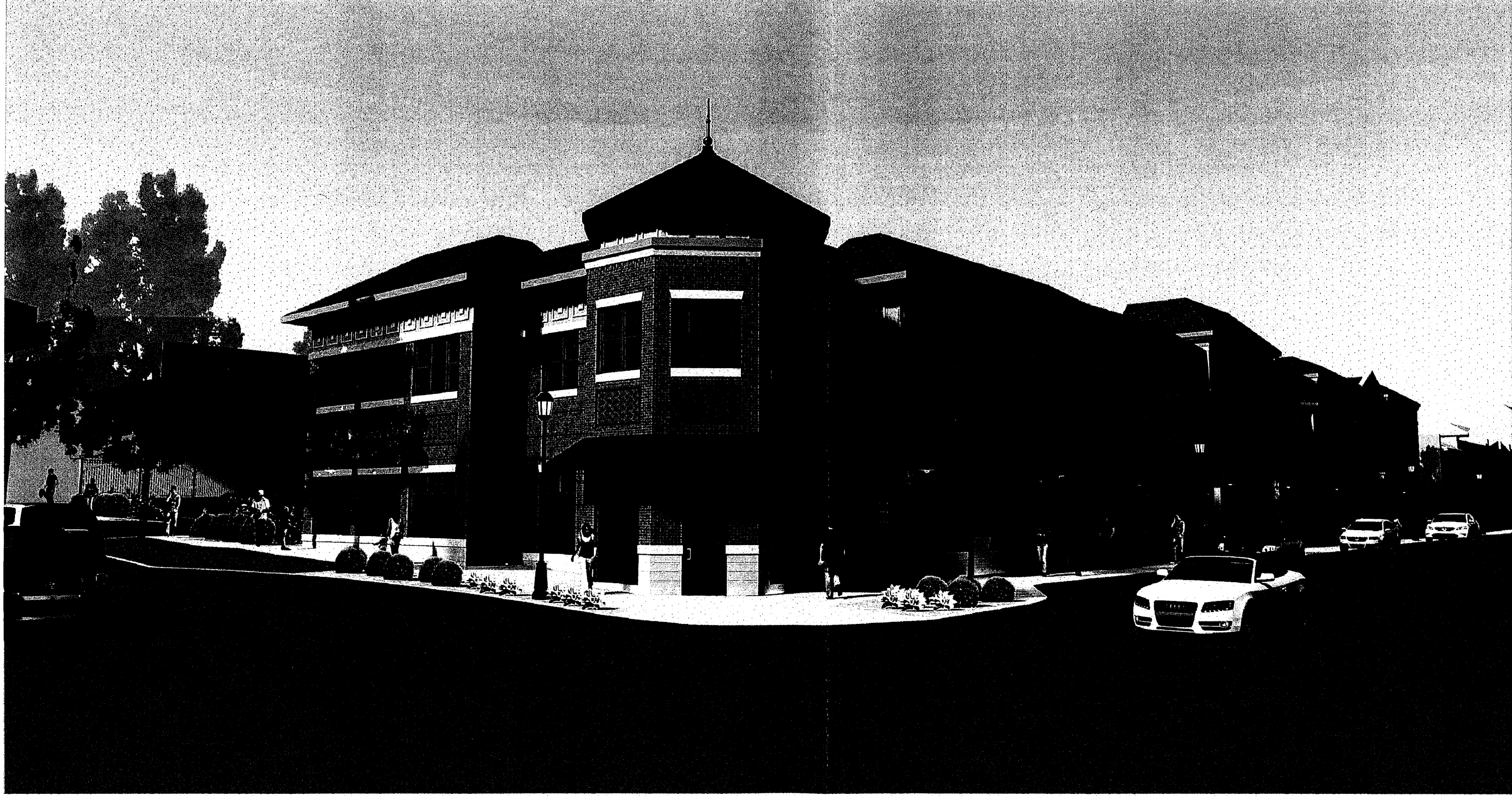
LP-100

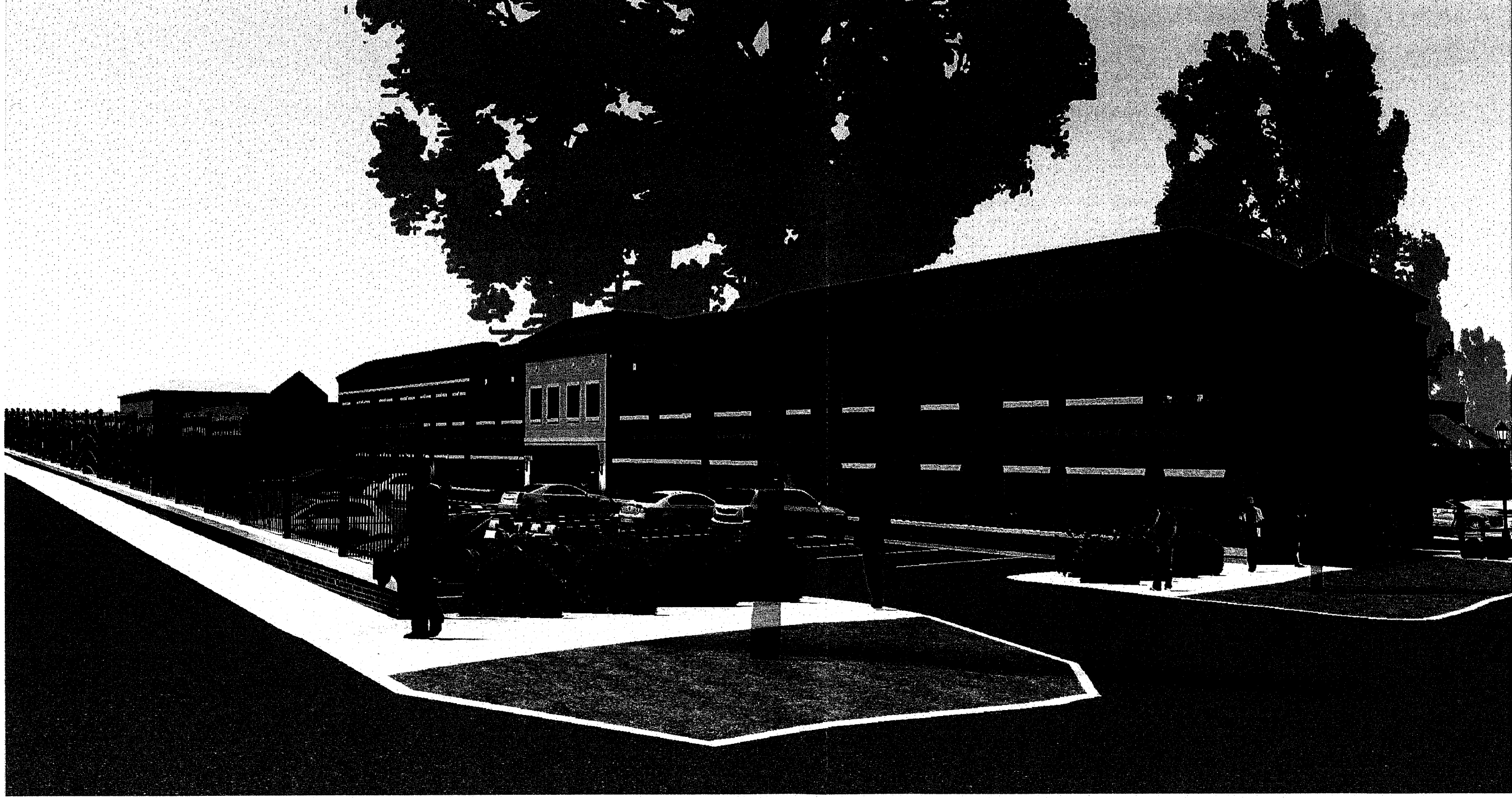


LOWER LEVEL PLAN
1/16" = 1'-0"



STREETSCAPE
N.T.S.





3D MODEL VIEW 2

GARFIELD CROSSING - MIXED USE DEVELOPMENT

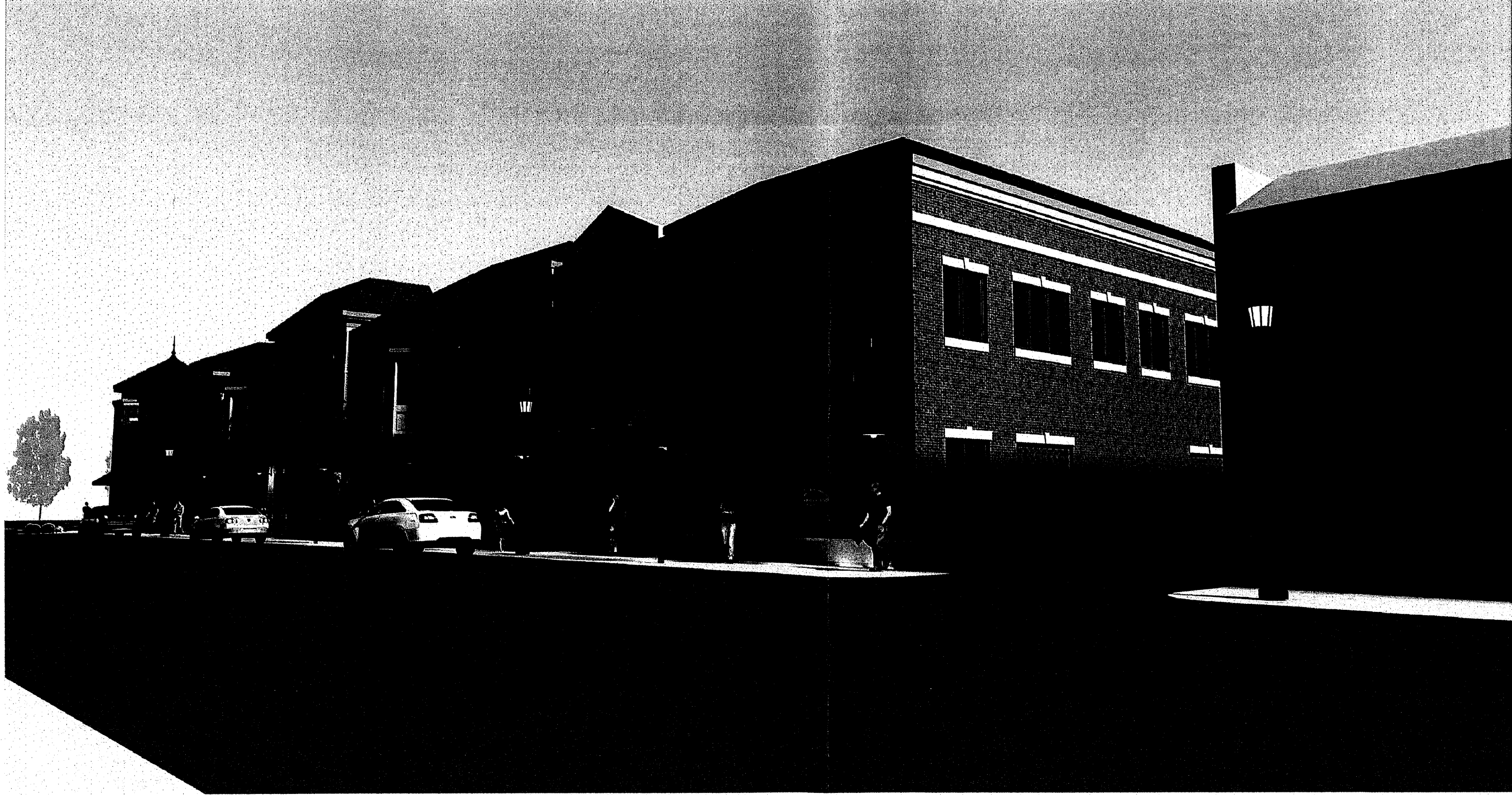
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3D MODEL VIEW 3

GARFIELD CROSSING - MIXED USE DEVELOPMENT

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