

VILLAGE OF HINSDALE
MINUTES OF THE MEETING
ZONING BOARD OF APPEALS
November 20, 2013

1. CALL TO ORDER

Chairman Debra Braselton called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, November 20, 2013 at 7:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Chairman Debra Braselton, Members Gary Moberly, Bob Neiman, Keith Giltner, John Callahan and Rody Biggert

Absent: Member Marc Connelly

Also Present: Director of Community Development/Building Commissioner Robb McGinnis, Village Clerk Christine Bruton, Court Reporters Kathleen Bono and Tara Zeno

3. APPROVAL OF MINUTES – October 16, 2013

There being no corrections or changes to the draft minutes, Member Moberly moved to **approve the minutes of the regularly scheduled meeting of October 16, 2013, as presented.** Member Biggert seconded the motion.

AYES: Members Moberly, Neiman, Giltner, Connelly, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: None

ABSENT: Member Connelly

Motion carried.

4. APPROVAL OF FINAL DECISION

a) V-11-13, 125 West Second Street

There being no corrections or changes to the draft Final Decision, Member Neiman moved to **approve the final decision for V-11-13, 125 West Second Street, as presented.** Member Giltner seconded the motion.

AYES: Members Moberly, Neiman, Giltner, Connelly, Biggert and Chairman Braselton

1 **NAYS:** None

2 **ABSTAIN:** None

3 **ABSENT:** Member Connelly

4
5 Motion carried.

6
7 **5. RECEIPT OF APPEARANCES**

8
9 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS**
10 **TO MAKE PUBLIC COMMENT OF A GENERAL NATURE - None**

11
12 **7. PRE-HEARING AND AGENDA SETTING**

13 a) **V-13-13, 629 S. Garfield**

14 Mr. Brian Bomba, owner and applicant, addressed the Board. He stated
15 the property has a width of 74' to install a circular driveway, but the
16 Code requirement is 75'. He is asking for one foot of relief. He stated
17 approximately 7,000 cars go past this property on Garfield. This is a
18 safety issue. Additionally, if you back out of the driveway there are
19 significant old trees on the parkway which limit visibility. He noted
20 this is his primary residence.

21 Chairman Braselton set the public hearing for the next regularly
22 scheduled meeting on December 18th.

23
24 **8. PUBLIC HEARINGS**

25 a) **V-12-13, 206 N. Washington Street**

26 All persons intending to speak during these proceedings were sworn in
27 by Court Reporter Kathy Bono.

28 Mr. Peter Coules, attorney representing homeowners Bob and Anna
29 Livingston, addressed the Board stating the house in question is on the
30 corner of Washington and Garfield and was constructed in
31 approximately 1853. The goal of the proposal is to save both existing
32 structures on the property and bring them up to modern standards. He
33 noted the flat roof and wooden support beams of the home. There is a
34 steep old staircase in the house designed to access the servant quarters.
35 The owner wants to attach a garage and some living space to the house.
36 Mr. Coules believes the hardship in this case arises due to the age of the
37 structure. The owner wants to save the secondary structure; it looks
38 large, but it is meant for a horse and carriage and only fits one car. He
39 stated that twenty-two area homeowners received the required legal
40 notice, but were also invited to see the plans for the project. They
41 received eleven responses; all the neighbors are in favor of the project
42 and are extremely happy to see this home saved. He noted that this is
43 primarily a preservation project. They are asking for 1469' square feet

1 of relief which translates to between 15% - 18%. Mr. Mike Abraham,
2 architect for the project explained the flat roof and the structural
3 complications as a result. It was noted that Mr. Livingston's son is
4 living in the space above the garage and this living space is included in
5 the total square footage. There are no drainage issues because they are
6 not changing the topography of the property except at the southeast
7 corner where it will be raised a foot or two, but that is on the street side.
8 Mr. Coules believes the precedent of saving 100+ year old houses in the
9 manner of the Livingston's would be a good thing for the Village. He
10 confirmed there has been no dissent to the project. Mr. Abraham
11 described the floor plan in terms of changes to be made. They are
12 keeping the size of the rooms primarily as is, but adding a kitchen and a
13 mud room and an attached garage. He illustrated the exterior changes
14 to be made. Director of Community Development Robb McGinnis
15 explained that in terms of allowable FAR, the homeowner is essentially
16 being penalized for trying to save the existing garage/coach house.

17
18 **Ms. Jennifer Coffey of 214 N. Washington** stated she and her
19 husband live directly north of the subject property. They are excited
20 and happy about this restoration. They were worried about drainage
21 and asked for a drainage plan, however, it is not available yet.

22
23 **Ms. Natalie Vinje of 130 N. Washington** stated this is a huge lot and
24 the home is set far back. She can't see holding up a project as fine as
25 this one for the small relief requested.

26
27 **Ms. Kim Schaber of 136 N. Washington**, echoed the statements of her
28 neighbors and is thrilled the home will be saved. The hardship for the
29 neighborhood would be the loss of this home, it sits beautifully on the
30 lot. She commented that the square footage of the home is not as
31 substantial as it appears in the pictures. She doesn't believe the
32 renovated home will infringe on anyone.

33
34 Chairman Braselton noted for the record that the ZBA received a letter
35 of support from the Historic Preservation Commission.

36
37 Member Callahan reiterated that the Board is always sensitive to water
38 and drainage issues. Mr. Coules reiterated there is no change to the
39 topography on the residential north side of the property and a very
40 slight change at the southeast street side corner. Member Neiman
41 noted the increased square footage of the buildable lot will affect
42 drainage. Mr. Abraham explained that Mr. Livingston has already
43 invested in having a civil engineer do site work and they are set to

1 review and address any issues that are on the property. Mr. Abraham
2 confirmed there will be a basement under the new addition and that all
3 gutters will be put underground in accordance with the Code.

4 Member Callahan moved to close the Public Hearing for V-12-13,
5 206 N. Washington Street. Member Biggert seconded the motion.
6

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

9 **NAYS:** None

10 **ABSTAIN:** None

11 **ABSENT:** Member Connelly
12

13 Motion carried.
14

15 DELIBERATIONS

16
17 Member Callahan began deliberations commenting that this is good for
18 everyone and with neighborhood support he will approve the proposal.
19 Member Biggert added the Zoning Code talks about preserving and
20 enhancing, which this proposal does. In his opinion the applicant has
21 fulfilled the eight categories necessary for approval. Member Neiman
22 agrees and appreciates the supplemental material provided by the
23 applicant. Chairman Braselton noted approval is a recommendation to
24 the Village Board only; the ZBA does not have the authority for final
25 approval in this matter. She acknowledged the effort and
26 thoughtfulness of the design and thanked the neighbors for coming
27 tonight. Member Moberly said it looks great and thinks the coach house
28 is the nicest thing about the property. Member Giltner agrees with the
29 importance of preservation. Member Moberly moved to recommend to
30 the Village Board of Trustees to approve the variance requested
31 in V-12-13, 206 N. Washington Street. Member Callahan seconded
32 the motion.
33

34 **AYES:** Members Moberly, Neiman, Giltner, Connelly, Biggert and
35 Chairman Braselton

36 **NAYS:** None

37 **ABSTAIN:** None

38 **ABSENT:** Member Connelly
39

40 Motion carried.
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42
43 **9. NEW BUSINESS - None**

1 **10. UNFINISHED BUSINESS - None**

2
3 **11. ADJOURNMENT**

4 With no further business before the Zoning Board of Appeals, Member
5 Callahan made a motion to **adjourn the meeting of the Zoning Board**
6 **of Appeals of November 20, 2013.** Member Biggert seconded the motion.
7

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

10 **NAYS:** None

11 **ABSTAIN:** None

12 **ABSENT:** Member Connelly
13

14 Motion carried.
15

16 Chairman Braselton declared the meeting adjourned at 8:11 p.m.
17
18

19 _____
20 Christine M. Bruton
21 Village Clerk
22
23
24
25
26

Approved: _____

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

Zoning Calendar: V-12-13

Petitioner: Culligan Abraham Architecture

Meeting held: Public Hearing was held on Wednesday, November 20, 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 October 24, 2013.

Premises Affected: Subject Property is commonly known as 206 N. Washington, Hinsdale, Illinois and is legally described as:

THE SOUTH 140 FEET OF LOT 2 IN BLOCK 6 IN O.J. STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN THE DU PAGE COUNTY, ILLINOIS

Subject: In this application for variation, the applicant requests relief from the Floor Area Ratio requirements set forth in 3-110 E(3) and the Building Coverage requirements set forth in 3-110 F(1) in order to construct an addition to a historic home.

The specific relief requested is an increase of 1,469 square feet to the maximum allowable Floor Area Ratio of 8,089 and an increase of 272 square feet to the maximum Building Coverage of 6,047.

Facts: This property is located in the R-4 Single Family Zoning District in the Village of Hinsdale and is located on northwest corner of Washington and Hickory Street. The property has a frontage of approximately 140', a depth of approximately 165', and a total square footage of approximately 23,100.

It should be noted that this request will need to move on to the Board of Trustees as a recommendation as the Zoning Board of Appeals does not have the authority to grant increases in either Floor Area Ratio or Building Coverage in the R-4 zoning district.

Action of the Board:

Members heard testimony from the applicant and the attorney representing the property owner. The focus of discussion was tied to the condition of the existing structure and the work that is needed in order to restore it as well as the modifications that would be required in order to meet the needs of the family.

There was discussion on the existing drainage patterns at the property and how the addition might affect this. The architect stated that there were no drainage problems that he was aware of and would work to make sure that none were created by virtue of the addition. He also added any grade changes were minor and would only be at the southeast corner of the site away from any abutting properties.

Member Callahan stated that he wished that more of the applications they saw were as well thought out had the amount of resident support that this one did.

Member Biggert stated that 1-102(A) of the zoning code supported this type of request and also appreciated the fact that the architect provided a supplement specifically addressing each of the 8 criteria for supporting the request.

Member Neiman stated that he appreciated the supplement as well and that this project was the very reason that variations were granted.

Member Giltner stated that although it was not an insignificant request, he was in support of the request and was satisfied that concerns over any potential impacts to drainage were being taken into account.

Members agreed that the standards for variation set forth in 11-503 (F) of the Hinsdale Zoning Code had been met.

A motion to recommend approval to the Board of Trustees was made by Member Moberly and seconded by Member Callahan.

AYES:

Members Gary Moberly, Bob Neiman, Keith Giltner, John Callahan, Rody Biggert, and Chairman Debra Braselton

NAYS:

None

ABSTAIN:

None

ABSENT:

Member Marc Connelly

THE HINSDALE ZONING BOARD OF APPEALS

Chairman Debra Braselton

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

7a

MEMORANDUM

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

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

DATE: September 18, 2013

RE: Zoning Variation – V-11-13 125 W. 2nd Street

In this application for variation, the applicant requests relief from;

- Section 9-104 (G)(2)(b) to allow a parking lot in a corner side yard.
- Section 9-107(A)(1) to allow less than the required 10'-0" landscape buffer, along the corner side (west) and front (south) yards of the proposed parking lot.
- Section 9-101E which refers to Section 6-111 to allow the proposed parking lot to have:
 - A rear (north) parking lot yard/setback of 19'-6", in lieu of the 25'-0" required
 - A corner side (west) parking lot yard/setback of 4'-0", in lieu of the 35'-0" required
 - A front (south) parking lot yard/setback of 5'-6", in lieu of the 35'-0" required

This relief is being requested in order to construct a parking lot at the above mentioned address in order to provide off-street parking for their clients. The property is zoned O-1, Specialty Office District.

The applicant has requested that this project be reviewed by the Plan Commission concurrent with this request for variation. The Plan Commission will need to review and recommend approval of the project regardless of whether the Zoning Board of Appeals grants some or all of the relief requested or not.

Staff has done a preliminary review of the concept plans submitted in order to identify those areas where relief will be required. The applicant has confirmed that that he intends to comply with all bulk zoning regulations other than those specifically requested in this application. A zoning analysis has been provided by the applicant as part of this submittal.

cc: Kathleen Gargano, Village Manager
Zoning file V-14-13



December 11, 2013

Steil Office: 125 W. 2nd Street
Supplemental Information: Zoning Variance Application

Section I:

1. **Owner:** Name, address, and telephone number of Owner
 - a. Christina Steil
949 Cleveland Road
Hinsdale, IL 60521
Tel: 630-640-0867
2. **Trustee Disclosure:** In the case of a land trust; the name, address, and telephone number of all trustees and beneficiaries of the trust:
 - a. N/A
3. **Applicant:** Name, address, and telephone number of applicant, if different from the Owner, and Applicants interest in the subject property.
 - a. Kolbrook Design, Inc.
828 Davis Street, Suite 300
Evanston, IL 60201
Tel: 847-492-1992
4. **Subject Property:** Address and legal description of the subject property (use separate sheet for legal description if necessary).
 - a. **Address:**
125 W. 2nd Street, Hinsdale, IL 60521
 - b. **Legal Description:**
The west 1/2 of Lots 7 and 10, in Block 2 in J.L. Case's addition to Hinsdale, being a subdivision in the northwest 1/4 of Section 12, Township 38 North, Range 11, east of the third principal meridian, according to the plat thereof recorded August 13, 1872 as document 15440, in Du Page County, Illinois
5. **Consultants:** Name and address of each professional consultant advising applicant with respect to this application:
 - a. **Architect:**
Kolbrook Design, Inc.
828 Davis Street, Suite 300
Evanston, IL 60201



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- b. Civil Engineer:
Eriksson Engineering Associates, Ltd. (Attn: Chris Keppner)
601 W. Randolph St., Suite 500, Chicago, IL 60661
 - c. Structural Engineer:
The Structural Group, Ltd. (Attn: Michael Bielema)
707 Lake Cook Road, Suite 107, Deerfield, IL 60015
 - d. Landscape Contractor:
Bergfeld Studios, Ltd (Attn: Jeff Bergfeld)
911 Edward Street, Henry, IL 61537
6. Village Personnel: Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest
- a. N/A
7. Neighboring Owners: Submit with this application, a list showing the names and address of each Owner of (1) property within 250 lineal feet in all direction 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 immediately adjoining or across an alley from any such frontage.
- After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property's owner/occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning the form and all certified receipts to the Village.
- a. Neighboring Owners: (Attached to this Application)
8. Survey: Submit with this application a list recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private right-of-way, and all streets across and adjacent to the subject property.
- a. Plat of Survey: (Attached to this Application)
9. Existing Zoning: Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property
- a. 119 S. Vine St.
Zone O1 - Specialty Office District
 - b. 204 S. Grant St.
Zone IB - Institutional Building District
Zion Lutheran School/Church
 - c. 60 S. Grant St.
Zone O2 - Limited Office District
Gibbons Funeral Parlor
 - d. 104 S. Grant St.
Zone O1 - Specialty Office District

- Harris Bank Parking Lot
- e. 108 S. Grant St.
Zone O1 - Specialty Office District
Single Family Home
 - f. 112 S. Grant St.
Zone O1 - Specialty Office District
Single Family Home
 - g. 220 S. Grant St.
Zone IB - Institutional Building District
Zion Lutheran School/Church
 - h. 214 S. Grant St.
Zone R4 – Single Family Residential District
Single Family Home
 - i. 50 S. Lincoln St.
Zone O2 – Limited Office District
Harris Bank
 - j. 126 W. 1st St.
Zone O2 – Limited Office District
Medical – Larson Eye Clinic
 - k. 118 W. 1st St.
Zone O2 – Limited Office District
Bank of America
 - l. 114 W. 1st St.
Zone O2 – Limited Office District
Harris Bank
 - m. 120 S. Lincoln St.
Zone O2 – Limited Office District
SBC Satellite Retail
 - n. (4) Units at 107 S. Grant St.
Zone O2 – Limited Office District
Multi-Family Residential
 - o. 111 S. Grant St.
Zone O1 - Specialty Office District
 - p. **SUBJECT PROPERTY – 125 W. 2nd St.**
Zone O1 - Specialty Office District
Medical – Dermatologist Office
 - q. 126 W. 2nd St.
Zone R4 – Single Family Residential District
Single Family Home
 - r. 116 W. 2nd St.
Zone R4 – Single Family Residential District
Single Family Home
 - s. 204 S. Lincoln St.

Zone R4 – Single Family Residential District
Single Family Home

t. 210 S. Lincoln St.

Zone R4 – Single Family Residential District
Single Family Home

u. 218 S. Lincoln St.

Zone R4 – Single Family Residential District
Single Family Home

v. 119 W. 3rd St.

Zone R4 – Single Family Residential District
Single Family Home

w. 123 W. 3rd St.

Zone R4 – Single Family Residential District
Single Family Home

x. 127 W. 3rd St.

Zone R4 – Single Family Residential District
Single Family Home

10. Conformity: Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or to the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.

a. Front and Corner Yard Parking Restriction (Section 9-104(G)(2)(b))

In order to help mitigate the amount of on-street parking, the Client seeks to include on-site parking. Given the nature of the double-wide corner lot and the location of the existing (and re-used structure), the layout of the parking lot must infringe on one of the two yards (front or corner yards). In this case; following the advice of the village of Hinsdale and that of the surrounding property owners, we have elected to occupy a portion of the corner yard (at the rear of the property).

b. Corner Yard Setback (35'-0") – Parking:

In order to help mitigate the amount of street parking, the Client seeks to maximize on-site parking. In doing so, the parking area extends over the required yard setback of 35'-0" for the Corner Yard (Grant Street)

c. Rear Yard Setback (25'-0") – Parking:

In order to help mitigate the amount of street parking, the Client seeks to maximize on-site parking. In doing so, the parking area extends over the required yard setback of 25'-0" for the Rear Yard

d. Landscape Buffer:

In conjunction with the Front and Corner Yard Setbacks, a 10'-0" Landscape Buffer is required inside of the yard setback line to provide a visual screen for the parking area. Given the necessary and required space for parking and traffic circulation; we ask that our landscape buffer, while still included, be situated closer to the property line and occupy a shorter depth. A larger and denser planting will be used in what space is

allowed, in order to optimize visual obscurity.

11. **Zoning Standards:** Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.
 - a. Front and Corner Yard Parking Restriction
Variance Required (See #10 Above)
 - b. Corner Yard Setback:
Variance Required (See #10 Above)
 - c. Rear Yard Setback (Parking and Building)
Variance Required (See #10 Above)
 - d. Landscape Buffer:
Providing of the parking area prohibits the incorporation of a 10'-0" landscape area. However, the area that does remain between the parking area and the property line will be landscaped accordingly to provide visual screening of the parked cars, parking area, and drive aisle. Variance Required (See #10 Above)
12. **Successive Application:** In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.
 - a. This application is not being submitted as an appeal of the former submittal. The design of the parking lot has been revised and is being submitted as an entirely separate entity.

Section II:

1. **Title:** Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.
2. **Ordinance Provision:** The specific provisions of the Zoning Ordinance from which a variation is sought:
 - a. Section 9-104(G)(2)(b): Location of Parking Spaces
 - i. Corner Yard
 - b. Section 6-111: Bulk, Space, and Bulk Requirements (Zone O-1)
 - i. Corner Yard Setback of 35'-0"
 - ii. Rear Yard Setback of 25'-0"
 - c. Section 9-107 (A1):
 - i. Every parking lot shall be buffered and screened by a perimeter landscaped open space having a width of at least ten feet (10') or the width of the required yard, whichever is less. Village owned parking lots shall be exempt from this requirement.

3. Variations 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.
- a. Front and Corner Yard Parking Restriction (Section 9-104(G)(2)(b))
In order to help mitigate the amount of on-street parking, the Client seeks to include on-site parking. Given the nature of the double-wide corner lot and the location of the existing (and re-used structure), the layout of the parking lot must infringe on one of the two yards (front or corner yards). In this case; following the advice of the village of Hinsdale and that of the surrounding property owners, we have elected to occupy a portion of the corner yard (at the rear of the property).
 - a. Variation from Corner Yard Setback (35'-0") – Parking:
In order to help mitigate the amount of street parking, the Client seeks to maximize on-site parking. In doing so, the parking area extends over the required yard setback of 35'-0" for the Corner Yard (Grant Street).
 - b. Variation from Rear Yard Setback (25'-0") – Parking:
In order to help mitigate the amount of street parking, the Client seeks to maximize on-site parking. In doing so, the parking area extends over the required yard setback of 25'-0" for the Rear Yard.
 - c. Variation from Landscape Buffer Requirement (10'-0"):
In conjunction with the Front and Corner Yard Setbacks, a 10'-0" Landscape Buffer is required inside of the yard setback line to provide a visual screen for the parking area. Given the necessary and required space for parking and traffic circulation; we ask that our landscape buffer, while still included, be situated closer to the property line and occupy a shorter depth. A larger and denser planting will be used in what space is allowed, in order to optimize visual obscurity.
4. Minimum Variation: A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development.
- a. Variation of the Parking Restriction:
We ask that a variation be granted to locate the newly design parking area in a portion of the corner side yard. (See B below for dimensional request)
 - b. Variation of the Corner Yard Setback (Parking):
The newly designed parking area extends 30'-0" over the required 35'-0" setback. With that, we ask that a variation be granted to locate the Corner Yard Parking Setback Line 5'-0" from the west property line to accommodate the parking area.
 - c. Variation of the Rear Yard Setback (Parking):
We ask that a variation be granted to locate the Rear Yard Parking Setback Line 3'-6" from the north property line to accommodate the parking area; specifically the handicap accessible spot located north of the building.

d. Variation of the Landscape Buffer Requirement:

We ask that a variation be granted to minimize the landscape buffer to a depth of 5'-0" and allow its location to abut the west property line. The landscape area will also wrap around the south side of the proposed parking area to provide additional visual screening.

5. Standards for Variation: A statement of the characteristics of the Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe to support the grant of the required variation.

- a. The location of the existing structure (not in compliance with the current front yard setback requirement), delegates the location of the parking area to the northwest corner of the lot. This subsequently will help maintain the residential vernacular of the properties to the south of the subject property. Additionally, the number of proposed stalls (including a handicap accessible stall), while sufficient given the building's intended use, increases the size of the parking area beyond that of which is allowed by the size and shape of the existing site. Without the proposed parking area, building employees and visitors will be required to park off-site (street).

In addition to your general explanation, you must specifically address the following requirements for the grant of a variation.

- a. Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.

- i. The existing lot previously served an office building located such that it failed to comply with the front yard setback requirement (35'-0"). The lot also failed to include parking. As a way to lessen the amount of street parking previously incurred, a new parking area is being proposed.

- 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.

- i. The existing building's site utilization, as well as the site's existing lack of parking, was known to the Property Owner upon purchase of the site. The "physical quality" of the site was not influenced by the Property owner, or those that directly preceded her.
- 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.
 - i. N/A
- 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.
 - i. The inclusion of a parking area is not a special privilege nearly as much as it is a way to alleviate the visual and functional ramifications of forcing off-site parking.
- 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.
 - i. The use and development of the property remains consistent with the neighboring properties in the O-1 Zoning District. While we seek variance for the yard setbacks, the look and feel of the resulting property (if approved) will still harmonize with the adjacent properties.
- f. Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
 - o 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
 - o Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - o Would substantially increase congestion in the public streets due to traffic or parking; or
 - o Would unduly increase the danger of flood or fire; or
 - o Would unduly tax public utilities and facilities in the area; or
 - o Would endanger the public health or safety.

- i. The approval of the aforementioned (4) variances will have no detrimental impact on the public welfare or the value of the property itself; or those adjacent to the Subject Property. The change in setback and subsequent allowance to provide a parking area on-site will work toward improving light and air to the property as well as mitigate off-site "street" parking. Meanwhile, approval of these variances will have little to no effect on the public utilities, nor will it increase the danger of flood or fire.
- 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.
 - i. Given the size and shape of the lot, as well as the conditions imposed by the existing structure, there is virtually no possible means by which to provide adequate parking (as it relates to the front, corner, and rear yard setbacks) and adequate space for business operation (building footprint, as it relates to the rear yard setback).

Section III:

In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements. (Attached to this Application)
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. (Attached to this Application)

Section IV:


1. Application Fee and Escrow. Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.

2. Additional Escrow Requests. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. Establishment of Lien. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the application, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

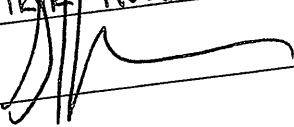
Section V:

The owner states that he/she consents to the filing of this application and that all information contained herein is true and corrects to the best of his/her knowledge.

Name of Owner: CHRISTINA STELL

Signature of Owner: 

Name of Applicant: STEVE KASER

Signature of Applicant: 

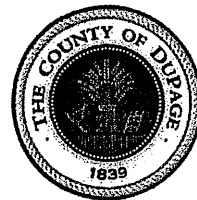
Date: 12-11-2013



DuPageMaps - Parcel Report

User Request Date: Wednesday, September 4, 2013

Copyright 2013 - The County of Dupage, Illinois



DuPage County IT - GIS Department
421 N. County Farm Rd
Wheaton, IL 60187
USA
Ph# (630) 407-5000
www.dupageco.org

PIN	0912110005
Bill Name	FORD TR, PATRICK D
Property Number	119
Property Street Direction	S
Property Street Name	VINE ST
Property Apartment	
Property City	HINSDALE
Property Zip	60521

PIN	0912110006
Bill Name	ZION LUTHERAN CHURCH
Property Number	204
Property Street Direction	S
Property Street Name	GRANT ST
Property Apartment	
Property City	HINSDALE
Property Zip	60521

PIN	0912110007
Bill Name	ZION LUTHERAN CHURCH
Property Number	204
Property Street Direction	S
Property Street Name	GRANT ST
Property Apartment	
Property City	HINSDALE
Property Zip	60521

PIN	0912110011
Bill Name	HARRIS BK HINSDALE
Property Number	104
Property Street Direction	S
Property Street Name	GRANT ST
Property Apartment	
Property City	HINSDALE
Property Zip	60521

PIN 0912110012
Bill Name GLIESMAN, FREIDA
Property Number 108
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912110013
Bill Name J JORDAN HOMES LLC
Property Number 112
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912110014
Bill Name ZION LUTHERAN CHURCH
Property Number 204
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912110015
Bill Name ZION LUTHERAN CHURCH
Property Number 204
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912110017
Bill Name GIBBONS REAL ESTATE LLC
Property Number 60
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912111010
Bill Name ZION LUTHERAN CHURCH
Property Number 204
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912111011
Bill Name ZION LUTHERAN CHURCH
Property Number 220
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912111012
Bill Name ZION LUTHERAN CHURCH
Property Number 204
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912111013
Bill Name LYALL, DEPAK & JEAN
Property Number 214
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912114001
Bill Name HARRIS BANK OF HINSDALE
Property Number 50
Property Street Direction S
Property Street Name LINCOLN ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912115001
Bill Name BRUCE LARSON R E LLC
Property Number 126
Property Street Direction W
Property Street Name 1ST ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912115003
Bill Name HARRIS BANK OF HINSDALE
Property Number 114
Property Street Direction W
Property Street Name 1ST ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912115006
Bill Name SOUTH GRANT ST PROPERTIES
Property Number 111
Property Street Direction S
Property Street Name GRANT ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912115007
Bill Name 125 W SECOND STREET LLC
Property Number 125
Property Street Direction W
Property Street Name 2ND ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912115010
Bill Name SBC
Property Number 120
Property Street Direction S
Property Street Name LINCOLN ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912116001
Bill Name TWEEDIE, DAVID J
Property Number 126
Property Street Direction W
Property Street Name 2ND ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912116002
Bill Name CLARKE TR, MICHAEL & C
Property Number 116
Property Street Direction W
Property Street Name 2ND ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912116003
Bill Name RONCHETTO, LYNN A
Property Number 127
Property Street Direction W
Property Street Name 3RD ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912116004
Bill Name SHANKLAND, CHARLES & S
Property Number 123
Property Street Direction W
Property Street Name 3RD ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912116005
Bill Name HARTMANN JR, FRED & SALLY
Property Number 119
Property Street Direction W
Property Street Name 3RD ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912116006
Bill Name CAREY, FRANCIS J & JEAN M
Property Number 204
Property Street Direction S
Property Street Name LINCOLN ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912116009
Bill Name SCALES, DANIEL & ROBERTA
Property Number 218
Property Street Direction S
Property Street Name LINCOLN ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912116010
Bill Name SAIGH, ROBERT & PATRICIA
Property Number 210
Property Street Direction S
Property Street Name LINCOLN ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912135006
Bill Name BANK OF AMERICA NA
Property Number 118
Property Street Direction W
Property Street Name 1ST ST
Property Apartment
Property City HINSDALE
Property Zip 60521

PIN 0912136001
Bill Name CZERWINSKI, MICHELLE
Property Number 107
Property Street Direction S
Property Street Name GRANT ST
Property Apartment 1
Property City HINSDALE
Property Zip 60521

PIN 0912136002
Bill Name WAYNE HMMER TR CO BEV2127
Property Number 107
Property Street Direction S
Property Street Name GRANT ST
Property Apartment 2
Property City HINSDALE
Property Zip 60521

PIN 0912136003
Bill Name CZERWINSKI, RICHARD & M
Property Number 107
Property Street Direction S
Property Street Name GRANT ST
Property Apartment 3
Property City HINSDALE
Property Zip 60521

PIN 0912136004
Bill Name BURKE, DONALD W
Property Number 107
Property Street Direction S
Property Street Name GRANT ST
Property Apartment 4
Property City HINSDALE
Property Zip 60521

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Kolbrook Design, Inc. (Attn: Steven Kolber)

Owner's name (if different): Christina Steil

Property address: 125 W. 2nd Street

Property legal description: (See attached to this Document)

Present zoning classification: O-1 Specialty Office

Square footage of property: 8,730 sq ft

Lot area per dwelling: 8,730 sq ft

Lot dimensions: 100' x 87'

Current use of property: Specialty Office

Proposed use: ☐ Single-family detached dwelling
☐ Other: Specialty Office (Medical)

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

Brief description of request and proposal:

Seeking Variance for Parking Area Setbacks and Landscape Buffer.

Plans & Specifications: [submit with this form]

Provided:

Required by Code:

Yards:

front:	19' 8-1/2"	35' 0"
interior side(s)	12' 4"	10' 0"

Required by Code:

46' 5-1/4"
19' 6"

35' 0"
25' 0"

54'-0"

35' 0"

N/A

10' 0"

5'-0" **

35' 0"

3'-6" **

25' 0"

others:

Forest Preserve:

30' 0"

001 4"

284

2.5 Stories

- Stop

2.5 Stol

1

100/

18%

5 098 sqft

3,000

39.5

211A

N/A

Things: [depic

Summary

s):

g(s): _____

parking space



December 11, 2013

Steil Office: 125 W. 2nd Street

Supplemental Information: Property Legal Description

Legal Description:

The west 1/2 of Lots 7 and 10, in Block 2 in J.L. Case's addition to Hinsdale, being a subdivision in the northwest 1/4 of Section 12, Township 38 North, Range 11, east of the third principal meridian, according to the plat thereof recorded August 13, 1872 as document 15440, in Du Page County, Illinois



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**
145 COMMERCIAL DRIVE, SUITE A
GRANDVIEW, ILLINOIS 60030
TEL: (815) 426-4400
FAX: (815) 426-4401
E-MAIL: ERIKSSON@AOL.COM
WWW.ERIKSSON-ILL.COM
EXPIRES: 04/30/2013

STEEL OFFICE PARKING LOT EXPANSION 125 W. 2nd Street Hinsdale, IL 60521

Reserved for Seal:

Expiration Date:

No.	Date	Description
1	12/04/13	Continuation of

Project No.	125 W. 2nd Street
Client	125 W. 2nd Street
Design By	125 W. 2nd Street
Check By	125 W. 2nd Street
Scale	1/2" = 1'-0"
Sheet No.	C-2

**Preliminary
Grading and
Paving Plan**

C-2

GENERAL NOTES

1. The location of existing underground utilities, such as water, sewer, gas, and electric, is shown on the plan. It is the responsibility of the contractor to verify the location and depth of these utilities before construction. The contractor shall be responsible for obtaining all necessary permits and for the safety of the construction site. The contractor shall be responsible for the removal and replacement of any damaged utilities. The contractor shall be responsible for the installation of any new utilities. The contractor shall be responsible for the maintenance of the construction site. The contractor shall be responsible for the safety of the construction site. The contractor shall be responsible for the removal and replacement of any damaged utilities. The contractor shall be responsible for the installation of any new utilities. The contractor shall be responsible for the maintenance of the construction site. The contractor shall be responsible for the safety of the construction site.

2. The contractor shall be responsible for the removal and replacement of any damaged utilities. The contractor shall be responsible for the installation of any new utilities. The contractor shall be responsible for the maintenance of the construction site. The contractor shall be responsible for the safety of the construction site. The contractor shall be responsible for the removal and replacement of any damaged utilities. The contractor shall be responsible for the installation of any new utilities. The contractor shall be responsible for the maintenance of the construction site. The contractor shall be responsible for the safety of the construction site.

DEPENDENCY NOTES

1. The contractor shall be responsible for the removal and replacement of any damaged utilities. The contractor shall be responsible for the installation of any new utilities. The contractor shall be responsible for the maintenance of the construction site. The contractor shall be responsible for the safety of the construction site. The contractor shall be responsible for the removal and replacement of any damaged utilities. The contractor shall be responsible for the installation of any new utilities. The contractor shall be responsible for the maintenance of the construction site. The contractor shall be responsible for the safety of the construction site.

ZONING INFORMATION

ZONING INFORMATION		
PROPERTY INDEX #	09-12-115-007	
ZONING DESIGNATION	SPECIALTY OFFICE DISTRICT O-1	
	CODE REQUIREMENT	PROPOSED EXIST DEVELOPMENT
LOT AREA	6,600 SQ. FT.	8,750 SQ. FT.
MINIMUM LOT DEPTH	125 FT.	100.25 FT (EXIST.)
MINIMUM LOT WIDTH	60 FT.	87.27 FT (EXIST.)
BUILDING HEIGHT	30'-0"	25'-4" FROM "GRADE"
NUMBER OF STORES	2-1/2	2-1/2
OVERLAP REQUIREMENTS		

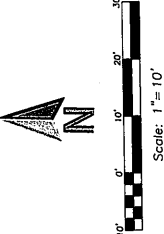
SETBACK REQUIREMENTS

FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK
125 W. 2nd Street	125 W. 2nd Street	125 W. 2nd Street

BULK REQUIREMENTS

MAX. TOTAL LOT COVERAGE	MAX. TOTAL LOT COVERAGE	MAX. TOTAL LOT COVERAGE
125 W. 2nd Street	125 W. 2nd Street	125 W. 2nd Street

NOTES: 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY DAMAGED UTILITIES. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY NEW UTILITIES. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CONSTRUCTION SITE. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION SITE.

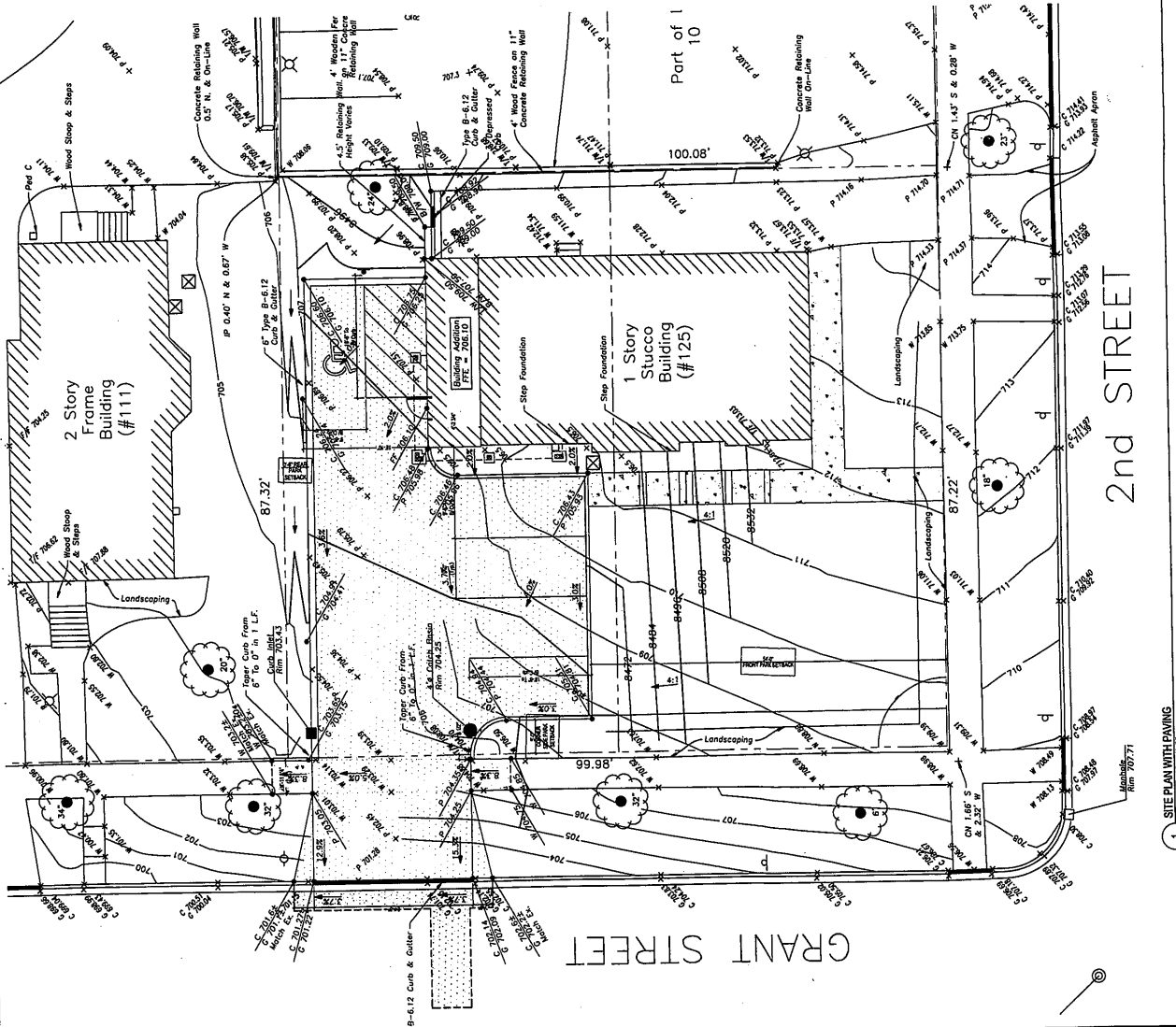


LEGEND

Symbol	Description
1	1" = 10"
2	2" = 20"
3	3" = 30"
4	4" = 40"
5	5" = 50"
6	6" = 60"
7	7" = 70"
8	8" = 80"
9	9" = 90"
10	10" = 100"

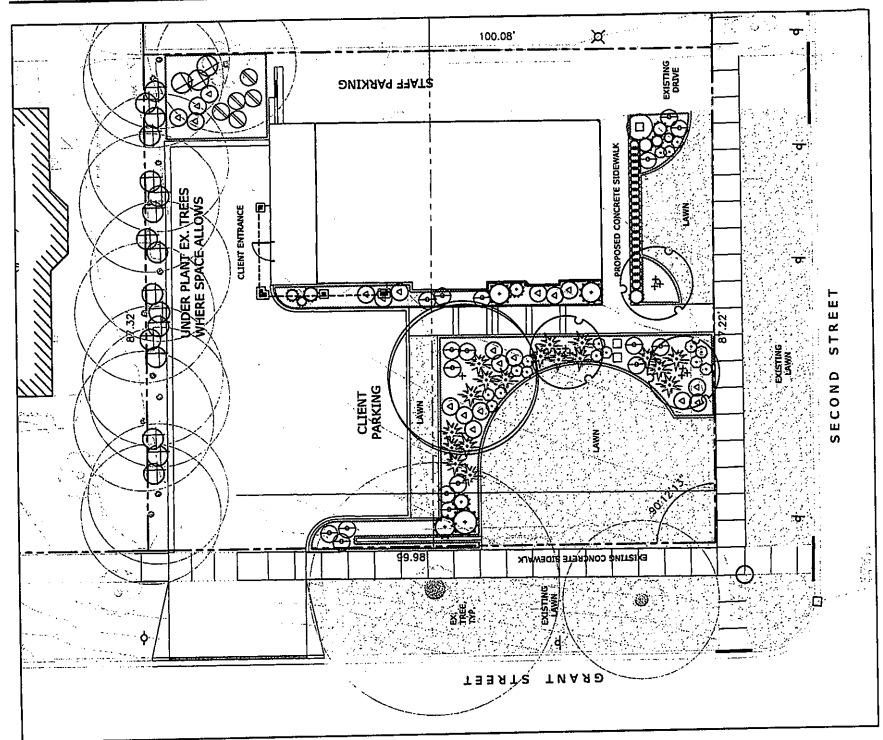
PAVING & SURFACE LEGEND

Symbol	Description
1	1" = 10"
2	2" = 20"
3	3" = 30"
4	4" = 40"
5	5" = 50"
6	6" = 60"
7	7" = 70"
8	8" = 80"
9	9" = 90"
10	10" = 100"















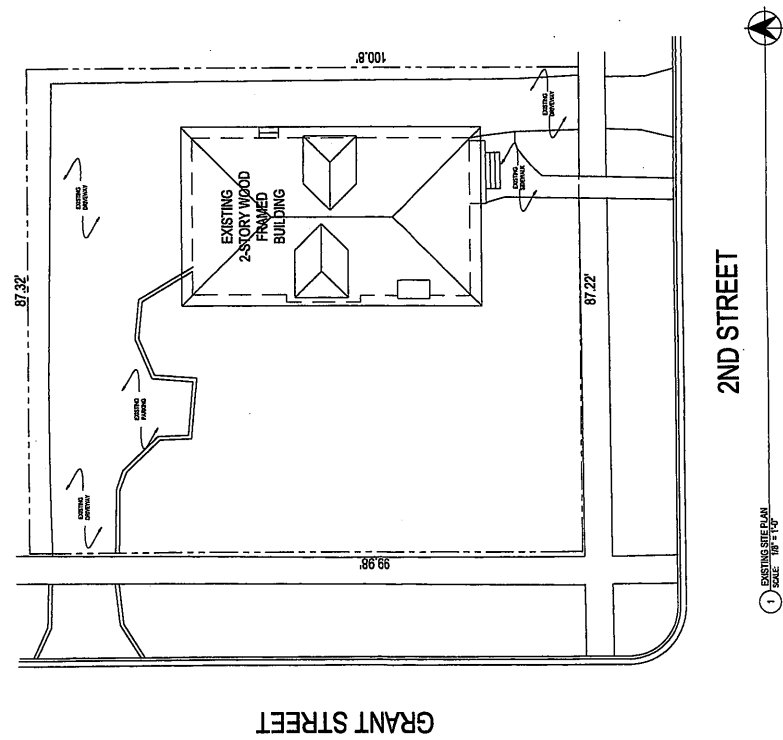
1 SITE PLAN WITH PAVING
SCALE: 1/8" = 1'-0"

PROJECT: STEEL OFFICE PROPOSED ADDITION & RENOVATION		125 W. 2ND ST. MINNEAPOLIS, MN 55401	
OWNER: BERGFELD LANDSCAPE ARCHITECTURE STUDIO 9117 Grand Street, Harry, N. 5137 M 61303-3948 or 394-3420 minneapolis@bergfeld.com		DATE: 11/20/2013	
DESIGNED BY: CLIENT: ROYCE BASED ON: 2013-0004 BASED ON: 2013-0004		SCALE: 1/8" = 1'-0"	
DATE: 11/20/2013		BY: 11/20/2013	
PROJECT: LANDSCAPE PLAN		DATE: 11/20/2013	



1 LANDSCAPE PLAN
SCALE: $\frac{1}{8}" = 1'-0"$

- PLANT LEGEND**
- | | |
|---|--|
|  | Etymology "Coloratus" - Purple Wintercreeper (groundcover), Flat |
|  | Coral Drift Rose, #3 |
|  | Incrediball Hydrangeas, #3 |
|  | Little Lime Hydrangeas, #3 |
|  | Tardivia Hydrangeas, #5 |
|  | Fothergilla Dwarf, #5-7, 30" |
|  | Dwarf Burning Bush, 42", 88 |
|  | Buxus 'Green Velvet'/Green Mtn'.
Size Varies |
|  | Juniperus 'Kallay', #5 |
|  | Taxus m. 'Brownii Globe'. Size varies 88 |
|  | Serviceberry 'Autumn Brilliance', 8-12' 88 |
|  | Gratiola - Skyline Honeylocust, 3" 88 |



8a

MEMORANDUM

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

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

DATE: November 7, 2013

RE: Zoning Variation – V-13-13, 629 S. Garfield

In this application for variation, the applicant requests relief from the driveway requirements set forth in 9-104-F3 for the construction of a circular driveway. The code requires that lots be a minimum of 75' wide to be allowed two curb cuts. The subject lot is 73.8' wide.

This property is located in the R-1 Single family Residential District in the Village of Hinsdale and is located on the east side of Garfield Street between Sixth and Seventh. The property has a frontage of approximately 73.8', an average depth of 206.8', and a total square footage of approximately 15,262. The maximum FAR is approximately 3,663 square feet and the maximum allowable building coverage is 25% or approximately 3,815 square feet.

cc: Kathleen Gargano, Village Manager
Zoning file V-13-13