

VILLAGE OF HINSDALE
MINUTES OF THE MEETING
ZONING BOARD OF APPEALS
December 18, 2013

1. CALL TO ORDER

Chairman Debra Braselton called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, December 18, 2013 at 7:37 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Chairman Debra Braselton, Members Marc Connelly, Gary Moberly, Keith Giltner, and Rody Biggert

Absent: Members Bob Neiman and John Callahan

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 – November 20, 2013

There being no corrections or changes to the draft minutes, Member Moberly moved to **approve the minutes of the regularly scheduled meeting of November 20, 2013, as presented.** Member Giltner seconded the motion.

AYES: Members Moberly, Giltner, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Member Connelly

ABSENT: Members Neiman and Callahan

Motion carried.

4. APPROVAL OF FINAL DECISION

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

Chairman Braselton pointed out a minor change to the language of the draft final decision. Member Moberly moved to **approve the Final Decision for V-12-13, 206 N. Washington, as amended.** Member Giltner seconded the motion.

1 **AYES:** Members Moberly, Giltner, Biggert and Chairman Braselton

2 **NAYS:** None

3 **ABSTAIN:** Member Connelly

4 **ABSENT:** Members Neiman and Callahan

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6 Motion carried.

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8 **5. RECEIPT OF APPEARANCES**

9 Chairman Braselton noted the matters before the Board this evening.

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12 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS**
13 **TO MAKE PUBLIC COMMENT OF A GENERAL NATURE - None**

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

17 a) **V-14-13, 125 W. 2nd Street**

18 Mr. Steven Schmitt with Kolbrook Designs and architect for the
19 property owner, Ms. Christina Steil, addressed the Board. He explained
20 that the purpose of the request is to incorporate onsite parking as a
21 convenience to clients and to alleviate a negative impact to area on-
22 street parking. They have downsized the parking lot from the original
23 request and pushed it to rear of the property away from residential
24 area. They are requesting relief to allow for the parking, for setbacks
25 and for the landscape buffer. They are proposing five parking spots, one
26 handicapped accessible, to be located, because of grade, to the north of
27 the building. Mr. Schmitt explained that visual screening was a concern
28 to the neighbors and has been addressed with this proposal. Chairman
29 Braselton asked for a drawing for the public hearing that will illustrate
30 how the property will look from the street. Mr. Schmitt noted the
31 existing drive aisle is a one lane drive and they are not asking for
32 permission to make those into parking spaces. He also noted that they
33 are not required to have parking at all and there is currently one
34 parking spot on the property. Member Giltner encouraged Mr. Schmitt
35 to have the neighbors weigh in, to which Mr. Schmitt replied that they
36 are in touch with the neighbors. Chairman Braselton set the public
37 hearing for January 15th.

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40 **8. PUBLIC HEARINGS**

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

42 All persons wishing to speak on this matter were sworn in by Court
43 Reporter Bono. Mr. Brian Bomba, owner and applicant, addressed the

1 Board. He wants to install a circular driveway, however, his lot width is
2 74' feet and the code requirement is 75' feet. He is respectfully asking
3 for one foot of relief. He stated it is his understanding approximately
4 7,000 cars go past this property on Garfield; backing out of his driveway
5 into traffic is a safety issue. Visibility is significantly less than 180
6 degrees when backing out and there are significant old trees on the
7 parkway which further limit visibility. It is unsafe to back out of the
8 driveway. Because train commuters, middle school kids and cyclists use
9 the sidewalk and they are very difficult to see. There are six drivers in
10 his house, all are good drivers, but two are grandmas and his teenagers
11 are a higher risk. Parking for guests and delivery people is not an
12 option on Garfield. Mr. Bomba noted that one tree would be removed to
13 install the driveway; however, he is in touch with staff about this
14 process. He has owned the property since October, but has not lived
15 there as they are building a new house. Three of his neighbors provided
16 letters of support, which were provided to the Board.

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18 **Mr. Dean Mefford of 617 S. Garfield** spoke in favor of granting this
19 variation request and acknowledged the danger of backing into Garfield.

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21 There being no further testimony or questions, Member Moberly **moved**
22 **to close the public hearing for V-13-13, 629 S. Garfield.** Member
23 Connelly seconded the motion.

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25 **AYES:** Members Connelly, Moberly, Giltner, Biggert and Chairman
26 Braselton

27 **NAYS:** None

28 **ABSTAIN:** None

29 **ABSENT:** Members Nieman and Callahan

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31 Motion carried.

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33 **DELIBERATIONS**

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35 Member Giltner began discussion stating he believes this is a reasonable
36 request and agrees with the safety issue as presented. Member Biggert
37 concurs. Member Connelly commented that driving across Garfield is
38 hazardous enough. Chairman Braselton pointed out that one foot of relief is
39 minimal. Member Connelly **moved to approve the variation known as V-**
40 **13-13, 629 S. Garfield.** Member Moberly seconded the motion.

1 **AYES:** Members Connelly, Moberly, Giltner, Biggert and Chairman Braselton

2 **NAYS:** None

3 **ABSTAIN:** None

4 **ABSENT:** Members Nieman and Callahan

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6 Motion carried.

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9 **9. NEW BUSINESS – None**

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12 **10. UNFINISHED BUSINESS - None**

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15 **11. ADJOURNMENT**

16 With no further business before the Zoning Board of Appeals, Member
17 Moberly made a motion to **adjourn the meeting of the Zoning Board of**
18 **Appeals of December 18, 2013.** Member Connelly seconded the motion.

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20 **AYES:** Members Connelly, Moberly, Giltner, Biggert and Chairman
21 Braselton

22 **NAYS:** None

23 **ABSTAIN:** None

24 **ABSENT:** Members Nieman and Callahan

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26 Motion carried.

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28 Chairman Braselton declared the meeting adjourned at 7:57 p.m.

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34 _____
35 Christine M. Bruton
36 Village Clerk
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Approved: _____

FINAL DECISION

VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION

Zoning Calendar: V-13-13

Petitioner: Bryan Bomba

Meeting held: Public Hearing was held on Wednesday, December 18, 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 28, 2013.

Premises Affected: Subject Property is commonly known as 629 S. Garfield Street, Hinsdale, Illinois and is legally described as:

LOT 1 IN DICINSON'S RESUBDIVISION OF LOTS 6 AND 7 (EXCEPT EAST 33.2 FEET THEREOF) IN BLOCK 14 OF ROBBIN'S PARK ADDITION OT HINSDALE, A SUBDIVISION OF THE SOUTH HALF OF THE NORTH EAST QUARTER AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MARCH 30, 1950 AS DOCUMENT 589426 IN DUPAGE COUNTY, ILLINOIS

Subject: 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.

Facts: 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.

The specific relief requested is from 9-104-F3.

Action of the Board:

Members discussed the request and agreed that there was precedent for approving these variations in the past due to the traffic on Garfield and the sightline issues associated with all of the mature parkway trees on this street. Members also agreed that the relief requested was minimal. Members agreed that the standards for variation set forth in 11-503 (F) of the Hinsdale Zoning Code had been met and recommended approval.

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

AYES:

Members Connelly, Moberly, Giltner, Biggert, and Chairman Braselton

NAYS:

None

ABSTAIN:

None

ABSENT:

Members Neiman, Callahan

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: December 19, 2013

RE: Zoning Variation – V-14-13 125 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 3'6" in lieu of the 25'-0" required
 - A corner side (west) parking lot yard/setback of 5'-0", 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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CB 12/11/13

- 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 applicant, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.


Section V:

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

Name of Owner: CHRISTINA STELL

Signature of Owner: 

Name of Applicant: STEVE KABER

Signature of Applicant: 

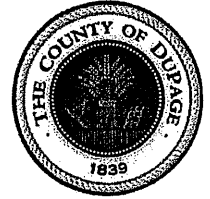
Date: 12-11-2013



DuPageMaps - Parcel Report

User Request Date: Wednesday, September 4, 2013

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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"

	Provided:	Required by Code:
corner side	46' 5-1/4"	35' 0"
rear	19' 6"	25' 0"
Setbacks (businesses and offices): PARKING		
front:	54'-0"	35' 0"
interior side(s)	N/A	10' 0"
corner side	5'-0" **	35' 0"
rear	3'-6" **	25' 0"
others:	_____	_____
Ogden Ave. Center:	_____	_____
York Rd. Center:	_____	_____
Forest Preserve:	_____	_____
Building heights:		
principal building(s):	28' 4"	30' 0"
accessory building(s):	_____	_____
Maximum Elevations:		
principal building(s):	2.5 Stories	2.5 Stories
accessory building(s):	_____	_____
Dwelling unit size(s):		
Total building coverage:	18%	35%
Total lot coverage:	5,098 sqft. (58.3%)	80%
Floor area ratio:	39.5%	40%
Accessory building(s): N/A		
Spacing between buildings: [depict on attached plans]		
principal building(s):	_____	_____
accessory building(s):	_____	_____
Number of off-street parking spaces required: 0 Required; 5 Provided (pending variance)		
Number of loading spaces required: _____		

Statement of applicant:

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:

[Signature]
Applicant's signature

STEVEN KAUBER
Applicant's printed name

Dated: DECEMBER 11, 2013.



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



45 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220

STEEL OFFICE

Hinsdale, IL 60521

Reserved for Seal:

Expiration Date:

[illegible]

DESIGN BY:	DATE:	PROJECT NO.
NEW	12/04/13	

Preliminary Grading and Paving Plan

C-2

GENERAL NOTES

The Location of Existing Underground Utilities Such As Watermains, Sewers, Gas Lines, Etc., As Shown on the Plans, Has Been Determined From The Most Accurate Information Available. The Engineer Assumes Responsibility For The Accuracy Of The Location Of Existing Utilities Other Than Those Shown On The Plans. The Engineer Does Not Assume Responsibility For The Accuracy Of The Location Of Existing Utilities Other Than Those Shown On The Plans. The Engineer Does Not Assume Responsibility For The Accuracy Of The Location Of Existing Utilities Other Than Those Shown On The Plans.

Identify The Owner, Engineer and The JLLC. A Minimum of 48 Hours in Advance of Performing Any Work.

These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File and Sites At Site Improvements Using Coordinating Tied Into The Geographical Information System Indicated On The Drawings Are For The Convenience Of The Contractor Only.

No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Enlsson Engineering Associates, Ltd.

The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Or Surveyor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Memo Shall Verify All Dimensions And Locations Of Buildings As Shown On The Drawing And Architectural Site Plan. The User Shall Contact The Engineer If Any Information Shown On The Drawing Is Incomplete Or Inadequate.

The Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, Latest Edition, and All Addenda Thereto, Shall Govern This Contract. Any and All Work Under This Contract Unless Noted Otherwise, Shall Be Done in Accordance With These Specifications.

REELION YSIRI BONTHEB

[illegible]

ZONING INFORMATION

PERMIT INDEX #	00-12-115-407
ISSUING AGENCY	SPECIALTY OFFICE DISTRICT 01
PROJECT DESIGNATION	CODE REQUIREMENT
AREA	8,500 SQ FT
MINIMUM LOT DEPTH	125 FT
MINIMUM LOT WIDTH	60 FT
MINIMUM LOT AREA	8,727 FT (E051.1)
MINIMUM LOT HEIGHT	35'-0"
NUMBER OF STORIES	2-1/2
PROPOSED LOT DEVELOPMENT	8,729 SQ FT
	100.3% FT (EX1.1)
	87.27 FT (E051.1)
	25'-4" FROM "GRADE"
	2-1/2

RETRACT REQUIREMENTS

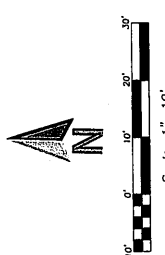
SETBACK REQUIREMENTS

[illegible]

BULK REQUIREMENTS

VOLUME F.A.R.	CODE REQUIREMENT	PROPOSED DESIGN DEVELOPMENT
295 (3.445 SQ FT)	40	295 (3.445 SQ FT)
1X TOTAL BUDG COVERAGE	35	180 (1.973 SQ FT)
1X TOTAL LOT COVERAGE	40	250 (2.938 SQ FT) INCL BLDG.

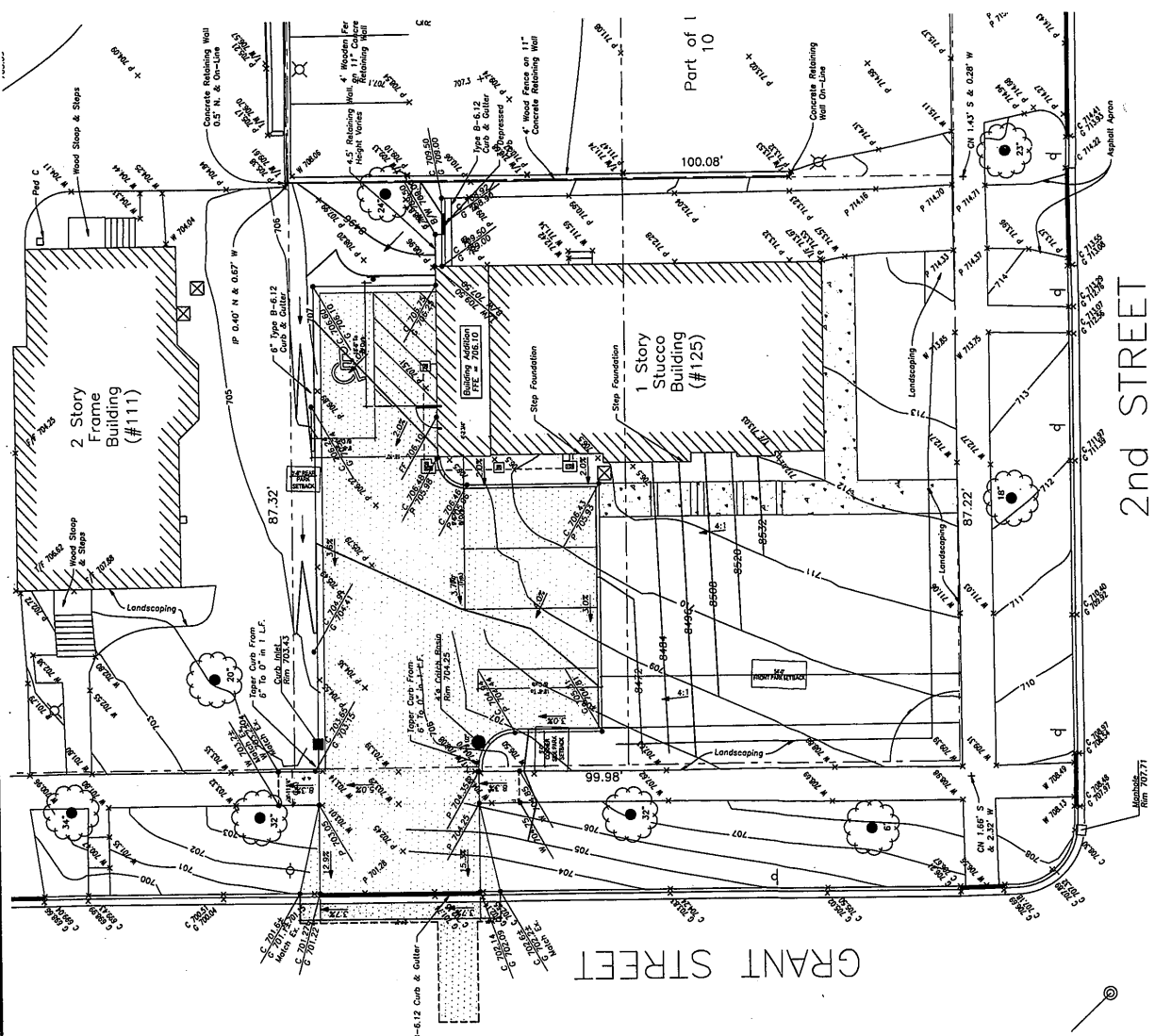
NOTES:
 1. FINANCING VARIANCE IS BEING APPLIED WITH REGARD TO THESE DIMENSIONS. THESE VARIANCES ARE ALSO BEING REQUESTED CONCURRENTLY WITH APPLICATION FOR PLANNING COMMISSION.



INDEX

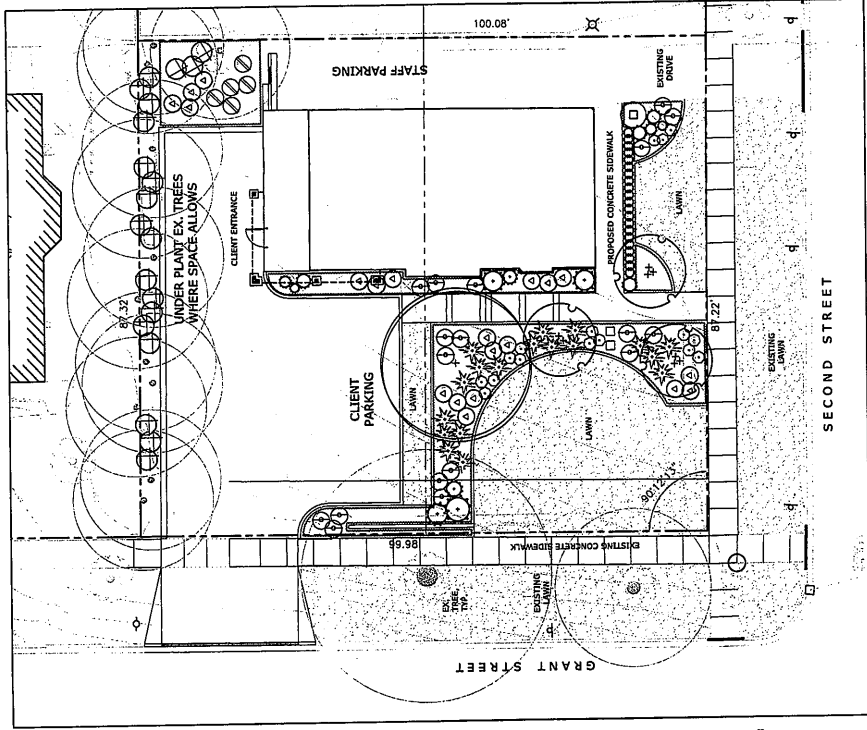
[illegible]

PAVING & SURFACE

[illegible]

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

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



PLANT LEGEND

- Euonymus 'Coloratus' - Flat
- Purple Wintercreeper (groundcover), Flat
- Coral Drift Rose, #3
- Incrediball Hydrangea, #3
- Little Lime Hydrangea, #3
- Tardivia Hydrangea, #5
- Fothergilla Dwarf, #5-7, 30"
- Dwarf Burning Bush, 42" BB
- Buxus 'Green Velvet/Green Mtn'
- Silene acaulis
- Juniperus 'Kallay', #5
- Taxus m. 'Brownii Globe', Size varies BB
- Serviceberry 'Autumn Brilliance', 8-12' BB
- Gleditsia - Skyline Honeylocust 3" BB

1 LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"

