

**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
November 19, 2014**

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, November 19, 2014 at 6:33 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois. Chairman Neiman offered prayers and condolences to the Moberly family upon the loss of their daughter.

2. ROLL CALL

Present: Chairman Bob Neiman, Members, Keith Giltner, Rody Biggert, Kathryn Engel and John Podliska

Absent: Members Marc Connelly and Gary Moberly

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

3. APPROVAL OF MINUTES

a) April 16, 2014

There were not enough eligible voting members present to approve. Chairman Neiman asked that the minutes be moved to the next regularly scheduled meeting for approval.

b) October 15, 2014

A correction was made to the draft minutes. Member Biggert moved to **approve the minutes of the meeting of October 15, 2014, as amended.** Member Engel seconded the motion.

AYES: Members Giltner, Biggert, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Connelly and Moberly

Motion carried.

4. APPROVAL OF FINAL DECISION

a) V-06-14, 949 and 955 Cleveland Road

Chairman Neiman introduced the item and made a correction to the draft Final Decision. Member Giltner moved to **approve the Final Decision for V-06-14, 949 and 955 Cleveland Road, as amended** Member Engel seconded the motion.

1 **AYES:** Members Giltner, Engel, Podliska and Chairman Neiman

2 **NAYS:** None

3 **ABSTAIN:** Member Biggert

4 **ABSENT:** Members Connelly and Moberly

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6 Motion carried.

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8 b) **V-07-14, 602 S. Madison**

9 Chairman Neiman introduced the item. Member Engel moved to **approve**
10 **the Final Decision for V-07-14, 602 N. Madison.** Member Engel
11 seconded the motion.

12
13 **AYES:** Members Giltner, Engel, Podliska and Chairman Neiman

14 **NAYS:** None

15 **ABSTAIN:** Member Biggert

16 **ABSENT:** Members Connelly and Moberly

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18 Motion carried.

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20 **5. RECEIPT OF APPEARANCES – None**

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22 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO**
23 **MAKE PUBLIC COMMENT OF A GENERAL NATURE – None**

24
25 **7. PRE-HEARING AND AGENDA SETTING**

26 a) **V-08-14, 4 North Oak Street**

27 No one representing this case was present for pre-hearing.

28
29 b) **V-10-14, 10 Salt Creek Lane**

30 Mr. Chris Leach, attorney for Med Properties Group, addressed the Board.
31 They are asking to increase the maximum lot coverage by 7% to construct
32 a two-story office building on a currently vacant lot. All but two of the
33 buildings in this development have lot coverages in excess of 50%. The lot
34 lines go to the center of the private streets in front of the lot, and because
35 of this, this pavement area is included in the lot coverage calculation. This
36 is especially impactful for this parcel, because it has two sides facing
37 streets. If the lot is considered without the streets included in lot coverage
38 it would meet the 50% standard of the code. Mr. McGinnis noted that the
39 other buildings in the development are pre-code structures and is not aware
40 that they went thru the ZBA in the '60's and 70's. The proposed building will
41 be smaller than the existing buildings. Mr. Bill Dvorak, property owner,
42 addressed the Board and explained that Med Properties Group owns five
43 properties in this area. They are proposing a smaller building reduce the
44 density so as to provide better parking for people using the building.

Chairman Neiman asked if there has been any opposition from neighbors. Mr. Dvorak explained that they have been before the Plan Commission for this planned development, and they asked for a smaller parking lot. They will retain rain water under the parking lot to alleviate the concerns of neighbors. These revisions have not been seen by the greater public. There were no issues than lot coverage. The O-3 District requires 50% lot coverage, other business districts in Hinsdale only require 80% coverage. Mr. Dvorak mentioned a global traffic issue in this area, however, this building will add less than a 2% traffic increase. There is cut thru traffic, but it precedes this project.

Chairman Neiman asked the applicant to address and provide the calculations for flood prevention. Discussion followed regarding the remaining lot in the O-3 and the other parcels in the office park.

The public hearing was set for the next regularly scheduled ZBA meeting on December 17th.

In the absence of the applicant for V-08-14, Mr. McGinnis provided background for the Board. He explained that the Oak Street Bridge will increase area elevation by 4' feet and will affect the grade in front of the homes on Oak Street. This applicant wants to put an addition on their home, but need to leave the driveway where it is. Therefore, they are requesting 4' feet of front yard setback relief.

The Board determined to let this applicant decide if they wanted pre-hearing at the next meeting or preferred to go directly to public hearing on December 17, 2014.

8. PUBLIC HEARINGS

9. NEW BUSINESS

10. UNFINISHED BUSINESS

11. ADJOURNMENT

With no further business before the Zoning Board of Appeals, Member Biggert made a motion to **adjourn the meeting of the Zoning Board of Appeals of November 19, 2014**. Member Engel seconded the motion.

AYES: Members Giltner, Biggert, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Connelly and Moberly

1 Motion carried.
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3 Chairman Neiman declared the meeting adjourned at 7:02 p.m.
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5
6
7 _____
8 Christine M. Bruton
9 Village Clerk
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Approved: _____

**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
December 17, 2014**

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, December 17, 2014 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Chairman Bob Neiman, Members Marc Connelly, Gary Moberly, Keith Giltner and Rody Biggert

Absent: Members Kathryn Engel and John Podliska

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

3. APPROVAL OF MINUTES

a) April 16, 2014

Member Moberly moved **to approve the minutes of the meeting of April 16, 2014, as presented.** Member Biggert seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Members Engel and Podliska

Motion carried.

b) November 19, 2014

There were not enough eligible voting members present to approve. Chairman Neiman asked that the minutes be moved to the next regularly scheduled meeting for approval.

4. APPROVAL OF FINAL DECISION – None

5. RECEIPT OF APPEARANCES – None

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

7. PRE-HEARING AND AGENDA SETTING

a) V-08-14, 4 North Oak Street

Mr. Brent Sherman, homeowner, addressed the Board. He explained that

1 he wants to construct an addition to his home that would have included a
2 garage to the north of the property. However, because of the Oak Street
3 Bridge project, the grade of the street will be raised by 3' feet and would
4 create too steep a slope for the driveway. He considered a new driveway
5 on Chicago Avenue, but the slope is still too severe. After discussions with
6 staff, the solution is to keep the garage where it is, but he wants a two-car
7 not a one-car garage, and therefore is requesting 4.45' feet of relief from
8 the block average. Mr. McGinnis added that the context in this case is the
9 Oak Street Bridge project. The new bridge will be 4' feet higher and the
10 street will need to be re-graded. Mr. Sherman said IDOT is negotiating for
11 easement on his property, which will result in it being torn up, but confirmed
12 it is only a temporary easement. It was also confirmed that this variance is
13 only required because of the bridge project. Chairman Neiman asked the
14 applicant to address more completely the seven criteria necessary for
15 Zoning Board approval.

16 Chairman Neiman set the Public Hearing for January 21, 2015.

17
18 **b) V-09-14, 312 Phillippa Street**

19 Mr. Matt Klein, attorney for the applicant and Ms. Amy Doung Kim
20 addressed the Board. Mr. Klein explained the existing one-car garage on
21 this property is a pre-code structure. It was built in 1951, and
22 unfortunately, does not meet the 1950 exemption. He stated FAR and lot
23 coverage are compliant, but building coverage relief is necessary. He
24 noted that the ZBA will only make a recommendation, the Village Board will
25 grant final approval.

26 Mr. McGinnis stated the applicant is asking for 224' square feet of relief.
27 Ms. Kim said the neighbors have been nice, and this proposal does not
28 change anything for the neighbor to the north. She is not aware of any
29 water or drainage issues.

30 Chairman Neiman set the Public Hearing for January 21, 2015.

31
32 **8. PUBLIC HEARINGS**

33 **a) V-10-14, 10 Salt Creek Lane**

34 Chairman Neiman introduced the matter and stated that the request has
35 been withdrawn by the applicant. Mr. McGinnis explained the developer
36 was under the impression that because the property line extends to the
37 center line of street, they needed to include street pavement in their
38 calculations. However, staff found Village Code §12-2-6 which states that
39 lot area total definition excludes egress pavement. As a result, the
40 applicant was able to adjust the site plan to get below the 50% requirement
41 and therefore no longer needs a variance.

42
43 **9. NEW BUSINESS – None**

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45 **10. OTHER BUSINESS – None**

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2 **11. ADJOURNMENT**

3 With no further business before the Zoning Board of Appeals, Member Moberly
4 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**
5 **December 17, 2014.** Member Connelly seconded the motion.
6

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

8 **NAYS:** None

9 **ABSTAIN:** None

10 **ABSENT:** Members Engel and Podliska

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12 Motion carried.

13
14 Chairman Neiman declared the meeting adjourned at 6:51p.m.
15


16
17 _____
18 Christine M. Bruton
19 Village Clerk
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Approved: _____

7a

MEMORANDUM

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

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

DATE: January 14, 2015

RE: Zoning Variation – V-01-15; 321 E. 9th Street

In this application for variation, the applicant requests relief from the interior sideyard setback requirements set forth in section 3-110-D2(b) for the reconstruction of a single family home. The applicant is requesting a .66' reduction in the minimum interior sideyard setback from 11' to 10.34' and a 8.57' reduction in the minimum total sideyard setback from 30' to 21.43'.

It should be noted that this request is being driven by the fact that the applicant removed too much of the original structure during construction thereby "demolishing" the structure by definition. Given that the structure originally had a non-conforming minimum interior sideyard setback, as well as a non-conforming total sideyard setback, any rights to maintain this non-conformity were lost once the structure was "demolished". A copy of the letter sent to the property owner on December 18, 2014 is attached for your reference.

This property is located in the R-1 Residential District in the Village of Hinsdale and is located on the north side of 9th Street between Elm and Oak. The property has a frontage of approximately 100', a depth of approximately 199.91', and a total square footage of approximately 19,991. The maximum allowable FAR is 5,997 square feet; the maximum allowable building coverage is 25% or approximately 4,997 square feet, and the total allowable lot coverage is 50% or approximately 9,995 square feet.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-01-15



**VILLAGE
OF HINSDALE** FOUNDED IN 1873
19 EAST CHICAGO AVENUE
HINSDALE, ILLINOIS 60521-3489 • (630) 789-7000
Village Website: <http://www.villageofhinsdale.org>

POLICE DEPARTMENT 789-7070
FIRE DEPARTMENT 789-7060
121 SYMONDS DRIVE

VILLAGE PRESIDENT
Tom Cauley

TRUSTEES
J. Kimberley Angelo
Christopher J. Elder
William N. Haarlow
Gerald J. Hughes
Laura LaPlaca
Bob Saigh

December 18, 2014

Mr. Tomas Maciulis
7106 Washington Street
Darien, IL 60561

RE: 321 East Ninth Street – Stop Work Order

Dear Mr. Maciulis:

A Stop Work Order has been placed on the aforementioned address for failure to comply with the approved plans. The approved plans indicate that the first floor walls and floor joists are to remain in place during the construction.

On Wednesday, December 17, 2014 it came to our attention that all the first floor walls and floor joists were removed. Not only has this removal of the walls and joists gone beyond the scope of approved work, it has also rendered the building to be deemed 'demolished' in that more than 50% of the exterior walls have been removed. By demolishing the building, all rights afforded to maintain nonconforming setbacks are relinquished under section 10-104C(1) of the zoning code. Any reconstruction of the structure shall meet the applicable district regulations.

Prior to demolition, the existing structure had a nonconforming interior side yard setback of 10.34' and a nonconforming combination side yard setback of 21.43'. The minimum required side yard setback is 11.0' and the minimum combination side yard setback is 30.0'.

In order to remove the Stop Work Order; new civil drawings with code compliant side yard and combination side yard setbacks, new architectural drawings, a tree preservation plan, and a completed abutting neighbor contact form is to be submitted. If you choose not to provide the aforementioned items, you may apply for a variation of the required side yard and combination side yard from the Zoning Board of Appeals (ZBA). The process takes approximately four months and there is a fee for said variation request. Please be advised that there is no guarantee that a variation will be granted.

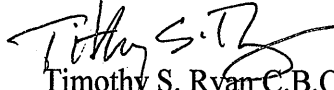
No work shall continue at the subject property until the Stop Work Order is removed by one of the two methods described above. Please contact our office at 630-789-7030 regarding how you plan to resolve this issue.



Failure to heed the Stop Work Order for the subject property will result in the issuance of citations requiring a court appearance.

If you have any questions regarding this letter, please feel free to contact this office at (630) 789-7030 or email tryan@villageofhinsdale.org

Respectfully,

A handwritten signature in black ink, appearing to read "Timothy S. Ryan", written over the printed name.

Timothy S. Ryan C.B.O.
Deputy Building Commissioner
Village of Hinsdale

7a

Zoning Calendar No. V-01-15

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION

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

FILING FEES: \$850.00

NAME OF APPLICANT(S): TOM MACIULIS

ADDRESS OF SUBJECT PROPERTY: 321 E 9TH STREET

TELEPHONE NUMBER(S): [REDACTED]

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

DATE OF APPLICATION: _____



RECEIVED
6/1/15

SECTION I

Please complete the following:

1. Owner. Name, address, and telephone number of owner: TOM MACIULIS
Tel: [REDACTED] 7106 WASHINGTON ST. DARIEN, IL
60561
2. Trustee Disclosure. In the case of a land trust the name, address, and telephone number of all trustees and beneficiaries of the trust: N/A
3. Applicant. Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: TOM MACIULIS
7106 WASHINGTON ST. DARIEN IL 60561
TEL: [REDACTED]
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 321 E. 9TH STREET, HINSDALE, IL
THE EAST 1/3 OF THE SOUTH 1/3 OF THE WEST 1/2 OF THE NORTHWEST QUARTER 1/4
OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THEREFROM THAT PORTION
TAKEN FOR STREETS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: _____
 - b. Engineer: _____
 - c. ARCHITECT: POLOZ & MAKRI'S ARCHITECTS, LTD.
 - d. _____

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. _____
b. _____

7. Neighboring Owners. Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.

After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.

8. Survey. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
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.
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 the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
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.
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.

SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

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:
THE UNIQUE PHYSICAL CONDITIONS OF EXIST. 2-STORY RESIDENTIAL
PROPERTY WITH NONCONFORMING SIDE YARD SEATBACKS, AND EXISTED
AT THE TIME OF THE ENACTMENT OF THE PROVISIONS FROM WHICH A
VARIATION IS SOUGHT.
3. Variation Sought. The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation:
(Attach separate sheet if additional space is needed.)
THE EXISTING PROPERTY WAS BUILT IN 1986 WITH SIDE SETBACK OF 10'-4"
ON EAST SIDE, AND 11'-1" ON WEST SIDE. THE PROPOSED REHAB OF THIS
PROPERTY IS NOT REDUCING OR INCREASING COVERAGE OF SIDE YARDS,
AND WILL NOT MAKE ANY DISIMPROVEMENT FOR THE ADJACENT PROPERTIES.
HOWEVER IT WILL WORK AS PRACTICAL & REASONABLE HOME REHAB
FOR THE FAMILY MEMBERS.
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:
(Attach separate sheet if additional space is needed.)
THIS VARIANCE OF EXIST. SIDE SEATBACKS WILL NOT ALTER ANYTHING
OF THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD OR DISTRICT IN WHICH
THE PROPERTY IS LOCATED. IT WILL NOT SUBSTANTIALLY OR PERMANENTLY
IMPAIRED THE ADJACENT PROPERTY, NOR BE DETRIMENTAL TO THE
PUBLIC WELFARE.
5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. 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.
- (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
- (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or

- (4) Would unduly increase the danger of flood or fire; or
 - (5) Would unduly tax public utilities and facilities in the area; or
 - (6) Would endanger the public health or safety.
- (g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.
(Attach separate sheet if additional space is needed.)

NOT SELF-CREATED.

THE AFORESAID UNIQUE PHYSICAL CONDITION IS NOT THE RESULT
OF ANY ACTION 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.

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.
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.

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 correct to the best of his/her knowledge.

Name of Owner:

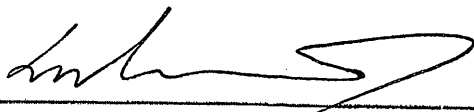
TOM MACIULIS

Signature of Owner:

Name of Applicant:

TOM MACIULIS

Signature of Applicant:



Date:

1-14-15

POLOZ & MAKRIS ARCHITECTS, LTD.

6715 Palma Lane, Morton Grove, IL 60053 E-mail: polozarchitects@gmail.com Tel: 847-309-6966

Date: 1/14/14

To: ZONING BOARD OF APPEALS

RE: 321 East 9th Street, Hinsdale, Illinois

Dear Chairman and Members of Zoning Board of Appeals,

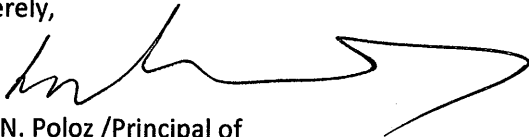
Approximately one year ago, my client, Mr. Maciulis, his wife and two children purchased the property located across a school with the purpose to rehab the existing house and turn it into their family dream home where their children could study and grow up in a healthy and safe family environment. It appeared that the purchased property had pre-existing, nonconforming side setbacks. Therefore, they are asking the Zoning Board of Appeals to grant them a Variance and Permit for the rehab of the existing two-story residence with the existing condition of nonconforming side yard setbacks.

The property is located in the R-1 Residential District in the Village of Hinsdale between S. Elm street and S. County Line, The front of the property is 100' wide with the depth of 199.91', totaling to 19,991 sq.ft. The max. FAR is approximately 5,597 sq.ft. and the maximum proposed rehab is 5,589 square feet. The existing residence was built in 1986 with the site setback of 10'-4" on east side and 11'-1" on west side. This circumstances and unique physical conditions of the existing property with nonconforming side setbacks constitute an insurmountable financial hardship to this family. In this application for variation, they are asking you to grant them the permission to rehab the existing house with nonconforming side setbacks without changing it.

This variance, if authorized, will not alter the essential character of the neighborhood or district. It will not substantially or permanently impair the adjacent properties, nor will it be detrimental to the public welfare.

Thank you for your time and consideration.

Sincerely,



Paul N. Poloz /Principal of
POLOZ & MAKRIS ARCHITECTS, LTD.

GENERAL REQUIREMENTS

- A. CONTRACTOR shall furnish contractor's liability insurance, workers' compensation insurance, and other insurance required by law for the project, including the following:
- claims under workers' compensation, disability benefit and other similar employee benefit acts which are applicable to the work to be performed,
 - claims for damages because of bodily injury, occupational sickness or disease, or death of the employees related to the work to be performed,
 - claims of damages because of bodily injury, sickness, or death of any person other than the Contractor's employees,
 - claims for damages insured by usual personal injury liability coverage,
 - claims for damages other than to the work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom.

Contractor shall furnish the labor, materials, tools, necessary to complete the work, and shall be responsible for the safety of the work. Contractor shall be responsible for the safety of the work. Contractor shall be responsible for the safety of the work. Contractor shall be responsible for the safety of the work.

B. The General Contractor is solely responsible for dimensional accuracy of the work. The General Contractor shall be responsible for the safety of the work. The General Contractor shall be responsible for the safety of the work. The General Contractor shall be responsible for the safety of the work.

C. Any deviation from these plans and specifications without prior written consent of the Architect shall be the responsibility of the Contractor. The Contractor shall be responsible for the safety of the work. The Contractor shall be responsible for the safety of the work. The Contractor shall be responsible for the safety of the work.

D. All subcontractor work shall be of quality to pass inspection by the Architect. The Contractor shall be responsible for the safety of the work. The Contractor shall be responsible for the safety of the work. The Contractor shall be responsible for the safety of the work.

E. The Local Building Code, Applicable Local State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the work shall be followed. The Contractor shall be responsible for the safety of the work. The Contractor shall be responsible for the safety of the work. The Contractor shall be responsible for the safety of the work.

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REHAB OF 2-STORY EXISTING RESEDDENCE

321 E 9TH STREET, HINSDALE, ILLINOIS

SITE DATA

DESCRIPTION	ORIGINANCE	EXISTING	REHAB
MIN. LOT AREA	15,000 SQ.FT.	19,991 SQ.FT.	19,991 SQ.FT.
LOT WIDTH	70'	100'	100'
LOT DEPTH	90'	199.91'	199.91'
BUILDING FOOTPRINT		3,518 SQ.FT.	3,623 SQ.FT.
MAX. BUILDING HEIGHT	35'-0" FOR SMALLEST OR LESS	27'-8"	29'-6"
FRONT SETBACK	MIN. 35'-0" (5'-0")	27'-8"	33'-10"
REAR SETBACK	MIN. 35'-0" (5'-0")	47'-11"	47'-11"
SIDE YARD (LEFT)	MIN. 5'-0" (5'-0")	10'-4"	NO CHANGE
SIDE YARD (RIGHT)	MIN. 5'-0" (5'-0")	10'-4"	NO CHANGE
REAR YARD	MIN. 5'-0" (5'-0")	88'-0"	NO CHANGE
FIRST FLOOR	3,518 SQ.FT.	3,518 SQ.FT.	3,623 SQ.FT.
SECOND FLOOR	3,518 SQ.FT.	3,518 SQ.FT.	3,623 SQ.FT.
TOTAL FLOOR AREA	7,036 SQ.FT.	7,036 SQ.FT.	7,246 SQ.FT.
PER 1,000 SQ.FT. OF FLOOR AREA	4,797+ 1,200	6,360 SQ.FT.	5,989 SQ.FT.
THE IMPROVEMENTS		2,218 SQ.FT.	4,378 SQ.FT.
MANUFACTURED BUILDING		3,518 SQ.FT.	3,623 SQ.FT.
COVERAGE 30%			
TOTAL LOT COVERAGE	9,995 SQ.FT.	9,995 SQ.FT.	8,239 SQ.FT.

THE PROPOSED SITE DATA AND SITE PLAN SHALL BE REVIEWED BY THE VILLAGE ZONING DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VILLAGE ZONING DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VILLAGE ZONING DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VILLAGE ZONING DEPARTMENT.

BUILDING CODE SUMMARY

2012	International Energy Conservation Code
2006	International Residential Building Code with local amendments
2006	International Mechanical Code with local amendments
2004	Illinois State Plumbing Code
2005	National Electric Code with local amendments

INDEX OF DRAWINGS

CS-1.0	GENERAL INFORMATION
A-1.0	SITE PLAN EXISTING, PROPOSED SITE PLAN
A-1.1	F.A.R. CALCULATIONS, NOTES
A-2.0	EXISTING & PROPOSED BASEMENT PLAN
A-3.0	EXIST. DEMO & PROPOSED FIRST FLOOR PLAN
A-4.0	EXISTING, DEMO & PROPOSED SECOND FLOOR PLAN
A-5.0	ROOF PLAN
A-6.0	EXTERIOR ELEVATIONS
A-7.0	EXTERIOR ELEVATIONS
A-8.0	BUILDING SECTION & WALL SECTIONS, WINDOW SCHEDULE
A-8.1	BUILDING SECTION & WALL SECTION, DOOR TYPE
A-9.0	WALL SECTION & DETAILS
A-10.0	FIRE PROTECTION DETAILS
S-1.0	BASEMENT STRUCTURAL PLAN, DETAILS
S-2.0	1ST FLOOR STRUCTURAL PLAN, DETAILS
S-3.0	2ND FLOOR STRUCTURAL PLAN, DETAILS
S-4.0	ROOF STRUCTURAL PLAN, DETAILS
E-1.0	BASEMENT FLOOR PLAN ELECTRICAL PLAN, NOTES
E-2.0	1ST FLOOR FLOOR PLAN ELECTRICAL PLAN, NOTES
E-3.0	2ND FLOOR FLOOR PLAN ELECTRICAL PLAN
E-4.0	ELECTRICAL SCHEDULE
M-1.0	BASEMENT FLOOR MECHANICAL PLAN, NOTES
M-2.0	1ST FLOOR FLOOR MECHANICAL PLAN, SCHEDULES
M-3.0	2ND FLOOR FLOOR MECHANICAL PLAN, DETAILS
P-1.0	PLUMBING WATER SUPPLY DIAGRAM & WASTE RISER DIAGRAM

VILLAGE APPROVAL

THE ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE VILLAGE APPROVAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VILLAGE APPROVAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VILLAGE APPROVAL.

SIGNATURE: _____ VILLAGE STAMP

PERMIT NUMBER: _____

GENERAL NOTES

APPROVED PLANS SHALL BE ON SITE FOR ALL INSPECTIONS.

- A. GENERAL
- REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, AMENDMENTS, AND CHANGE.
 - THE VILLAGE ENGINEER SHALL BE RESPONSIBLE FOR THE VILLAGE APPROVAL. THE VILLAGE ENGINEER SHALL BE RESPONSIBLE FOR THE VILLAGE APPROVAL. THE VILLAGE ENGINEER SHALL BE RESPONSIBLE FOR THE VILLAGE APPROVAL.
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- B. FIRE RATINGS
- THE FIRE RATING INDICATED FOR A WALL OR PARTITION IS FOR THE ENTIRE LENGTH AND HEIGHT OF THE WALL OR PARTITION. THE FIRE RATING INDICATED FOR A WALL OR PARTITION IS FOR THE ENTIRE LENGTH AND HEIGHT OF THE WALL OR PARTITION.
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- C. DIMENSIONING
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- D. PARTITION NOTES
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GENERAL INFORMATION

PROJECT TITLE: REHAB OF 2-STORY EXISTING RESIDENCE

ADDRESS: 321 E 9TH ST. HINSDALE, IL

DRAWING TITLE: GENERAL INFORMATION

DATE: 11/20/14

SCALE: 1/4" = 1'-0"

CS-1.0

TOPOGRAPHIC SURVEY

Studnicka and Associates, Ltd.

Topographical
Condominium
Site Plans

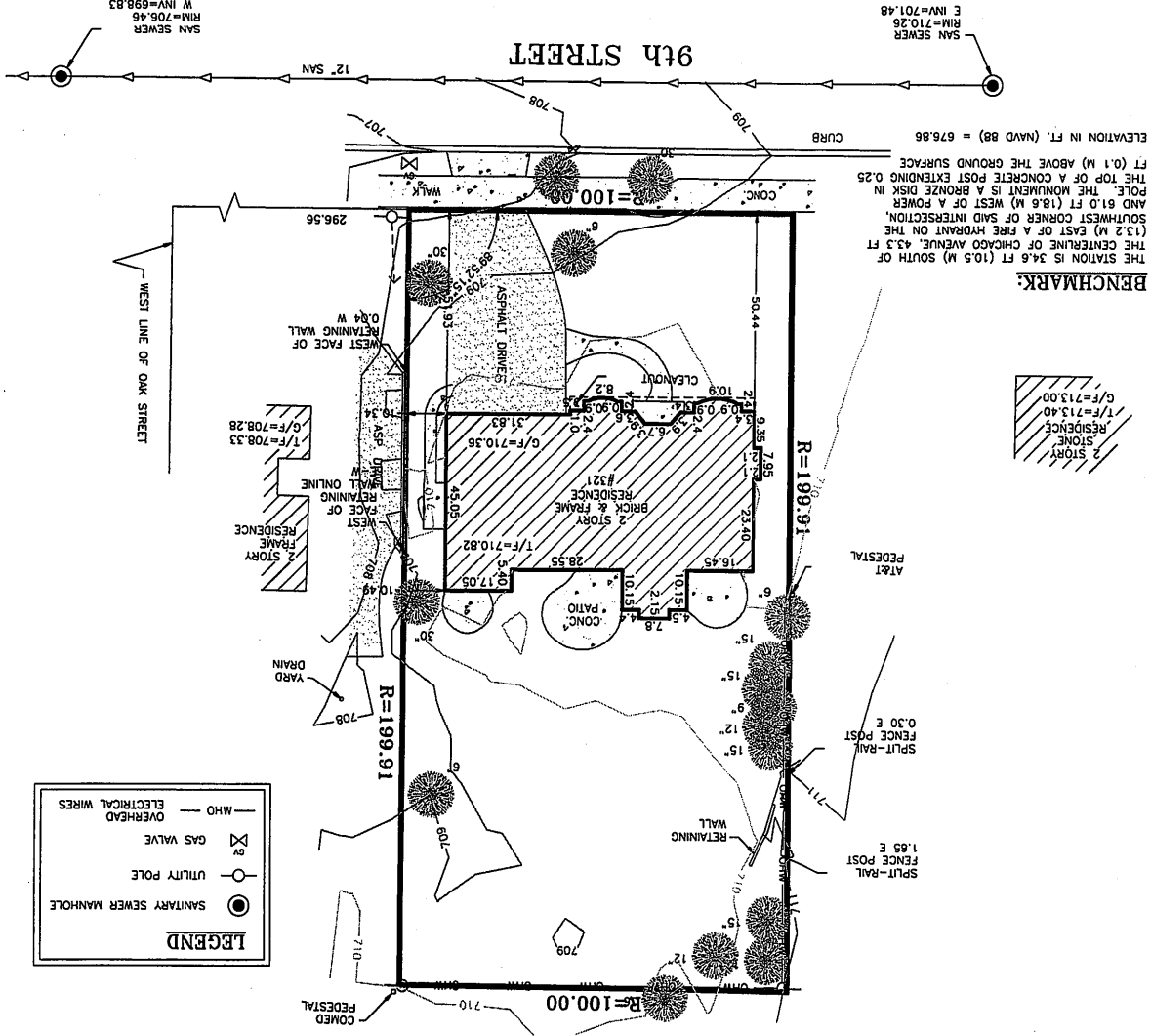
Residential
Commercial
ALTA



THE EAST ONE-THIRD (1/3) OF THE SOUTH ONE-THIRD (1/3) OF THE WEST ONE-
HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER
(1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) (EXCEPT THEREFROM THAT PORTION
TAKEN FOR STREETS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

17901 Haas Road
Mokena, Illinois 60448

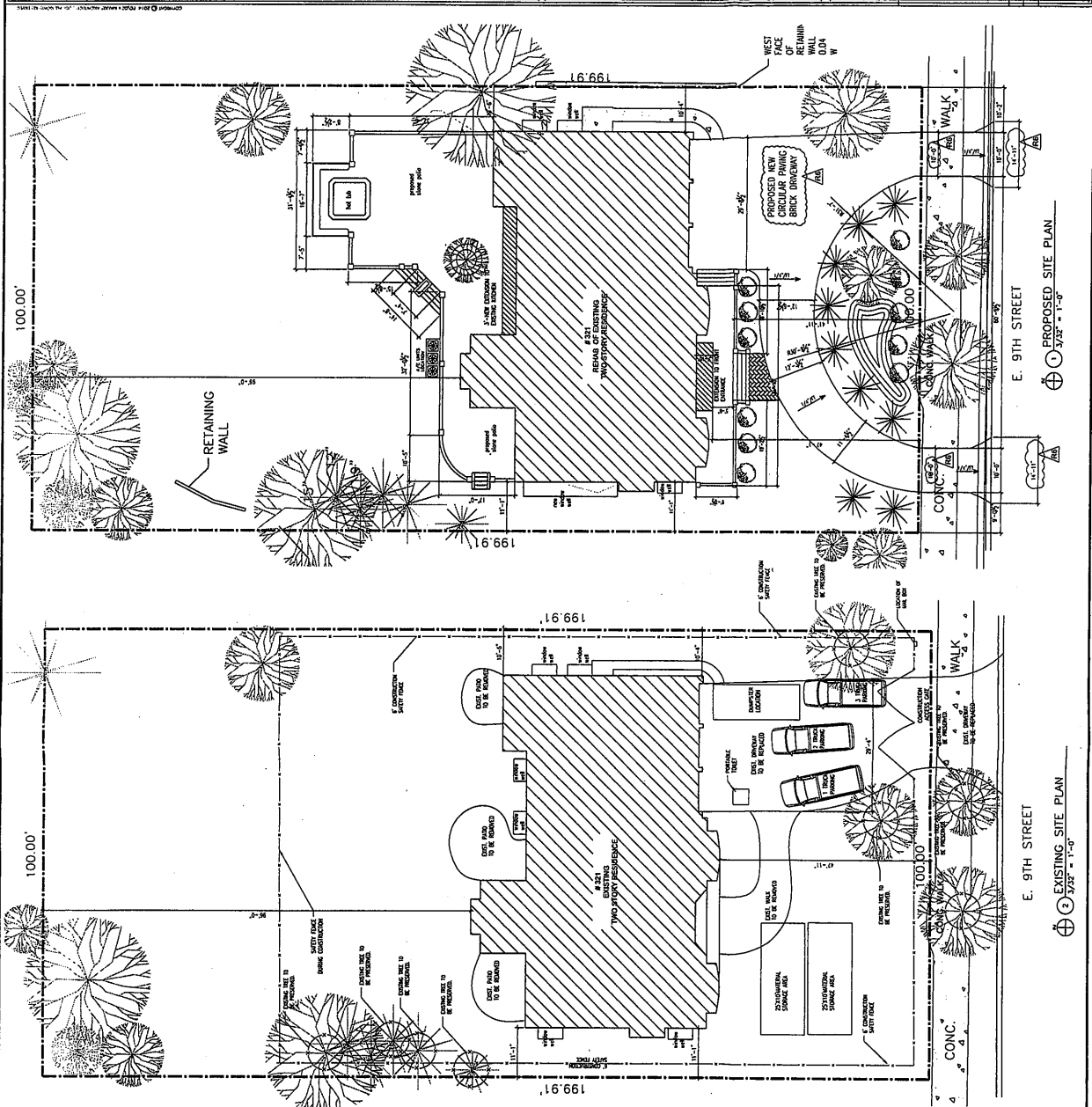
Tel. 815 485-0445
Fax 815 485-0528



STATE OF ILLINOIS } ss
COUNTY OF WILL
Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL, May 23, A.D. 2014

by
License No. 3304 Expires 11/30/14

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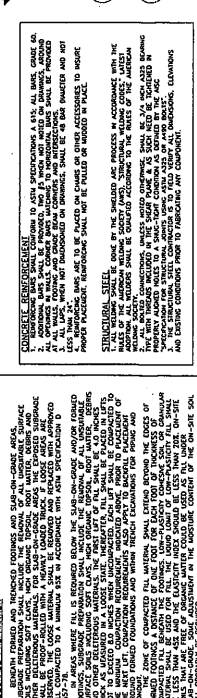
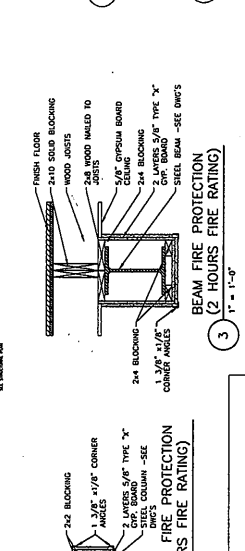
SUBMITTAL INSTRUCTIONS:

LOT DRAWINGS AND SEVEN OTHER ORIGINAL SERVICE ALL LOT LINES, SETBACK LINES, DRAINAGE ELEVATION, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS. CONTRACTOR IS SOLE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION. TO RETURN THE SERVICES OF A LICENSED LANDSCAPE ARCHITECT, CONTRACTOR MUST SUBMIT A CHECKED AND SIGNED CONTRACT TO THE CITY OF CHICAGO, 100 NORTH LAKE STREET, 10TH FLOOR, CHICAGO, IL 60602. CONTRACTOR APPLICANT TO COMPLY WITH THIS DIRECTIVE AND FURNISH AGENTS TO FIELD ARCHITECT WORKSHEET FOR REGIONAL ACTION DUE TO THE FAILURE TO COMPLY.

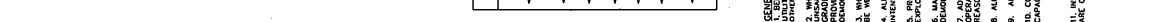
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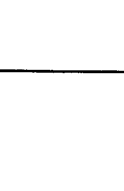
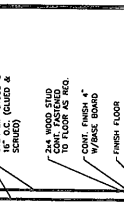
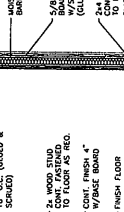
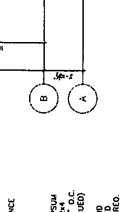
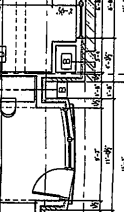
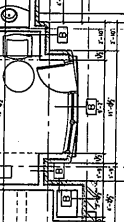
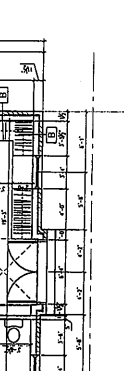
SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CITY OF HIGHLAND PARK REQUIREMENTS.

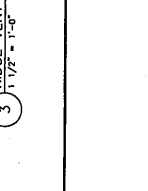
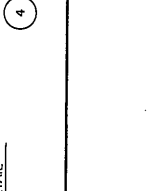
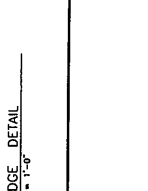
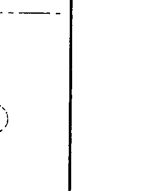
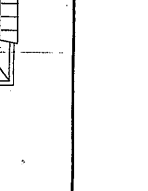
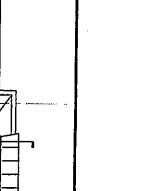
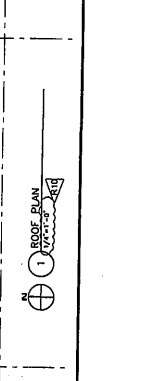
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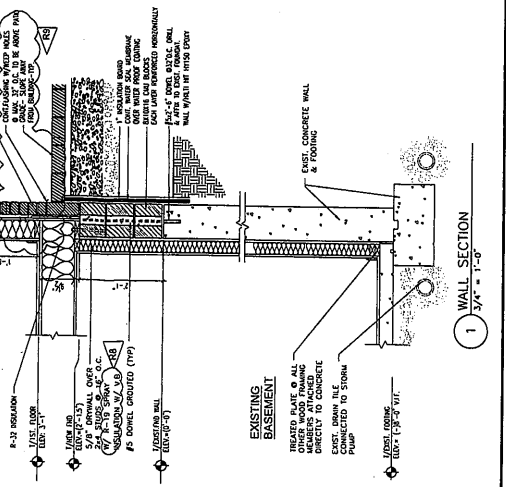


1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.	21.	22.	23.	24.	25.	26.	27.	28.	29.	30.	31.	32.	33.	34.	35.	36.	37.	38.	39.	40.	41.	42.	43.	44.	45.	46.	47.	48.	49.	50.	51.	52.	53.	54.	55.	56.	57.	58.	59.	60.	61.	62.	63.	64.	65.	66.	67.	68.	69.	70.	71.	72.	73.	74.	75.	76.	77.	78.	79.	80.	81.	82.	83.	84.	85.	86.	87.	88.	89.	90.	91.	92.	93.	94.	95.	96.	97.	98.	99.	100.
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8a

MEMORANDUM

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

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

DATE: November 13, 2014

RE: Zoning Variation – V-08-14; 4 N. Oak Street

In this application for variation, the applicant requests relief from the front yard setback requirement set forth in section 3-110(D)(1) for the construction of an addition. The request is for 4.45' of relief.

This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the northwest corner of Chicago Ave. and Oak Street. The property has a frontage of approximately 60', a depth of approximately 130', and a total square footage of approximately 7,800. The maximum allowable FAR is approximately 3,050 square feet; the maximum allowable building coverage is 25% or approximately 1,950 square feet, and the total allowable lot coverage is 50% or 3,900 square feet.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-08-14

8a

Zoning Calendar No. V-08-14

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION

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

FILING FEES: RESIDENTIAL VARIATION \$850.00

NAME OF APPLICANT(S):

Brent Sherman

ADDRESS OF SUBJECT PROPERTY:

4 N. Oak St. Hinsdale

TELEPHONE NUMBER(S):

(b) (6)

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

DATE OF APPLICATION:

11/4/14



RECEIVED
CB 11/5/14

SECTION I

Please complete the following:

1. Owner. Name, address, and telephone number of owner: Brent Sherman 101 S. County Line Rd. Hinsdale, IL
[REDACTED]
2. Trustee Disclosure. In the case of a land trust the name, address, and telephone number of all trustees and beneficiaries of the trust: _____

3. Applicant. Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: _____
SAME

4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 4 N. Oak St. Hinsdale
SEE ATTACHED LEGAL DESCRIPTION

5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: _____
 - b. Engineer: Jim Koziol Engineer 1621 Ogden Ave Lisle IL
 - c. Ian McDonnell ITM Architects La Grange, IL
 - d. _____

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ERICKA A. BIKULCIUS, AKA ERIKA A. BIKULCIUS**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of July, 2014.

Christine Lecas
NOTARY PUBLIC



STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DARIUS S. BIKULCIUS**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of June, 2014.

Christine Lecas
NOTARY PUBLIC



Prepared by:
Terrence P. Faloon
Faloon & Kenney, Ltd.
5 South 6th Avenue
La Grange, Illinois 60525

MAIL TO:

Brent Sherman
605 Lake Shore Blvd.
Wauconda, IL 60084

WARRANTY DEED

SEND SUBSEQUENT TAX BILLS
TO GRANTEE'S ADDRESS:

Brent Sherman
4 N. Oak Street
Hinsdale, IL 60521

THE GRANTORS, DARIUS S. BIKULCIUS AND ERICKA A. BIKULCIUS, AKA ERIKA A. BIKULCIUS, As Tenants In Common, of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to YOUR REP, LLC, an Illinois Limited Liability Company, of 605 Lakeshore Blvd., Wauconda, Illinois 60084, the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

Legal Description:

THE SOUTH 130 FEET OF THE EAST 60 FEET OF THAT PART OF BLOCK 10 LYING WEST OF OAK STREET (EXCEPT THAT PART CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD), ALL IN ALFRED WALKER'S ADDITION TO HINSDALE, IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

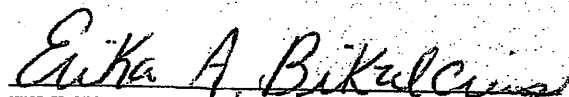
Subject to: General real estate taxes not due and payable at time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold forever.

Permanent Real Estate Index Number: 09-01-420-012
Address of Real Estate: 4 N. Oak Street, Hinsdale, IL 60521

DATED this 15th day of July, 2014.


DARIUS S. BIKULCIUS


ERICKA A. BIKULCIUS,
AKA ERIKA A. BIKULCIUS

LEGAL DESCRIPTION

OF

PARCEL 1: THE SOUTH 130 FEET OF THE EAST 60 FEET OF THAT PART OF BLOCK 10 LYING WEST OF OAK STREET (EXCEPT THAT PART CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD), ALL IN ALFRED WALKER'S ADDITION TO HINSDALE, IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: A TRACT OF LAND 10 FEET IN WIDTH LYING IMMEDIATELY SOUTH OF AND ADJOINING THE SOUTH 130 FEET OF THE EAST 60 FEET OF THAT PART OF BLOCK 10 LYING WEST OF OAK STREET (EXCEPT THAT PART TAKEN CONVEYED TO THE CHICAGO BURLINGTON AND QUINCY RAILROAD), ALL IN ALFRED WALKER'S ADDITION TO HINSDALE, AFORESAID, AND NORTH OF CHICAGO AVENUE (AS NOW LOCATED), BEING A PART OF THE SAME TRACT PURPOSED TO HAVE BEEN VACATED BY ORDINANCE PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF VILLAGE OF HINSDALE JULY 3, 1888 AND RECORDED JULY 19, 1888 AS DOCUMENT 39591, IN DUPAGE COUNTY, ILLINOIS.



KOZIOL ENGINEERING SERVICES
Professional Engineers
1831 OGDEN AVE.
1831 E. OGDEN
830/433-8888
CIVIL / CONSULTING ENGINEERS

4 N OAK
HINSDALE, IL

SCALE	REV	DATE	PREPARER
N/A	0	10/24/14	JEK
14196			
PAGE			

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. _____
b. _____

7. **Neighboring Owners.** Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.

After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.

8. **Survey.** Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
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.
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 the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
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.
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.

**Koziol Engineering Services, LTD.****Professional Engineers****1621 Ogden Ave. Lisle IL 60532****630-435-8686 FAX 630-435-8689****Property Owners & Addresses within 250 Lineal Feet**

Property Owner	Property Address	City	State	Zip
Hinsdale Hospital	120 N. Oak Street	Hinsdale	IL	60521
Robert T. Zock	317 E. Chicago Avenue	Hinsdale	IL	60521
Standard Bank & Trust	333 E. Chicago Avenue	Hinsdale	IL	60521
Hinsdale Hospital	14 N. Oak Street	Hinsdale	IL	60521
Brent Sherman	4 N. Oak Street	Hinsdale	IL	60521
John & Rebecca Bercini	323 E. Chicago Avenue	Hinsdale	IL	60521
Dino F. Greco	331 E. Chicago Avenue	Hinsdale	IL	60521
John M. Roxas	337 E. Chicago Avenue	Hinsdale	IL	60521
Village of Hinsdale	19 E. Chicago Avenue	Hinsdale	IL	60521
Jennifer Stout	3 Orchard Place	Hinsdale	IL	60521
Harris Bank of Hinsdale	332 E. Chicago Avenue	Hinsdale	IL	60521
Robert C. McGrath	4 S. Oak Street	Hinsdale	IL	60521
Mark & Kathleen Hanley	8 S. Oak Street	Hinsdale	IL	60521
Julian & Sharon Schink	15 Orchard Place	Hinsdale	IL	60521
Scott & Nicole Kumskis	14 S. Oak Street	Hinsdale	IL	60521
Diane Coffey RNS Trust	3 S. Oak Street	Hinsdale	IL	60521
Jerome & M Klingengerger	7 S. Oak Street	Hinsdale	IL	60521
Dani & Virginia Storino	13 S. Oak Street	Hinsdale	IL	60521

SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

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:

CHAPTER 3 ; SECTION 3-110.D.1

3. Variation Sought. The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation: (Attach separate sheet if additional space is needed.)

FRONT YARD SETBACK REDUCTION ALONG E. CHICAGO AVE
VARIATION = 4.45'

MOVE DRIVEWAY AND ADD TO GARAGE DUE TO
OAK ST. BRIDGE PROJECT. ROAD IS
BEING RAISED IN FRONT OF PROPERTY.

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: (Attach separate sheet if additional space is needed.)

4.45' IS THE MINIMUM VARIATION

5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. 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.
- (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
 - (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or

KOZIOL ENGINEERING SVCS., LTD.

Professional Engineers
1621 Ogden Ave. Lisle IL 60532
630-435-8686 FAX 630-435-8689

October 23, 2014

Brent Sherman
4 N. Oak St.
Hinsdale IL 60521

Re: Variance Request

A 4.45' Variance from Section 3-110.D.1 of the Hinsdale Zoning Ordinance for the Front yard setback along E. Chicago Ave. is requested due to the reconstruction of Oak St. and the construction of the Oak St. Bridge.

The Road is being raised more than 3' above the existing road grade at the west end of this property and tapering down toward the east.

It is proposed to add on to the east side of the existing garage and move the driveway east to match the proposed grade and minimize the potential impact of stormwater flowing down into the garage.

Currently the property flows to the south and east to the Oak St. R.O.W. and there is a clear sight line to the bridge. Raising the road will cause the water to flow in a more southerly direction and may impact the existing sunken garage. Moving the driveway south will improve the site lines for cars coming over the bridge and improve any potential drainage issues.

The property is unique due to its proximity to the Oak St. Bridge Project. Any relief to the south will improve safety from traffic and stormwater.

The physical change is not self-created. It is a result of the Bridge project.

The "Substantial Rights" of safety has been changed on this property due to the Bridge Project.

The request is not for special privilege or will not increase the value of the property.

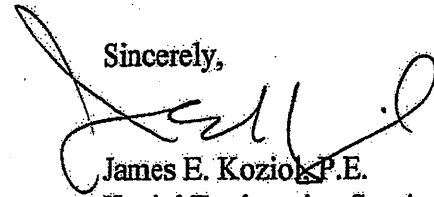
The variation will not result in the property becoming inharmonious with the surrounding properties and will be in general conformance of the Official Comprehensive Plan.

The variance will not change the Essential Character of the area, will not be detrimental to the Public welfare, will not impair adequate light and air to the properties in the vicinity, will not increase the congestion on the public street, unduly increase the risk of fire or flood, will not unduly tax public utilities or facilities in the area, or endanger Public Health and safety.

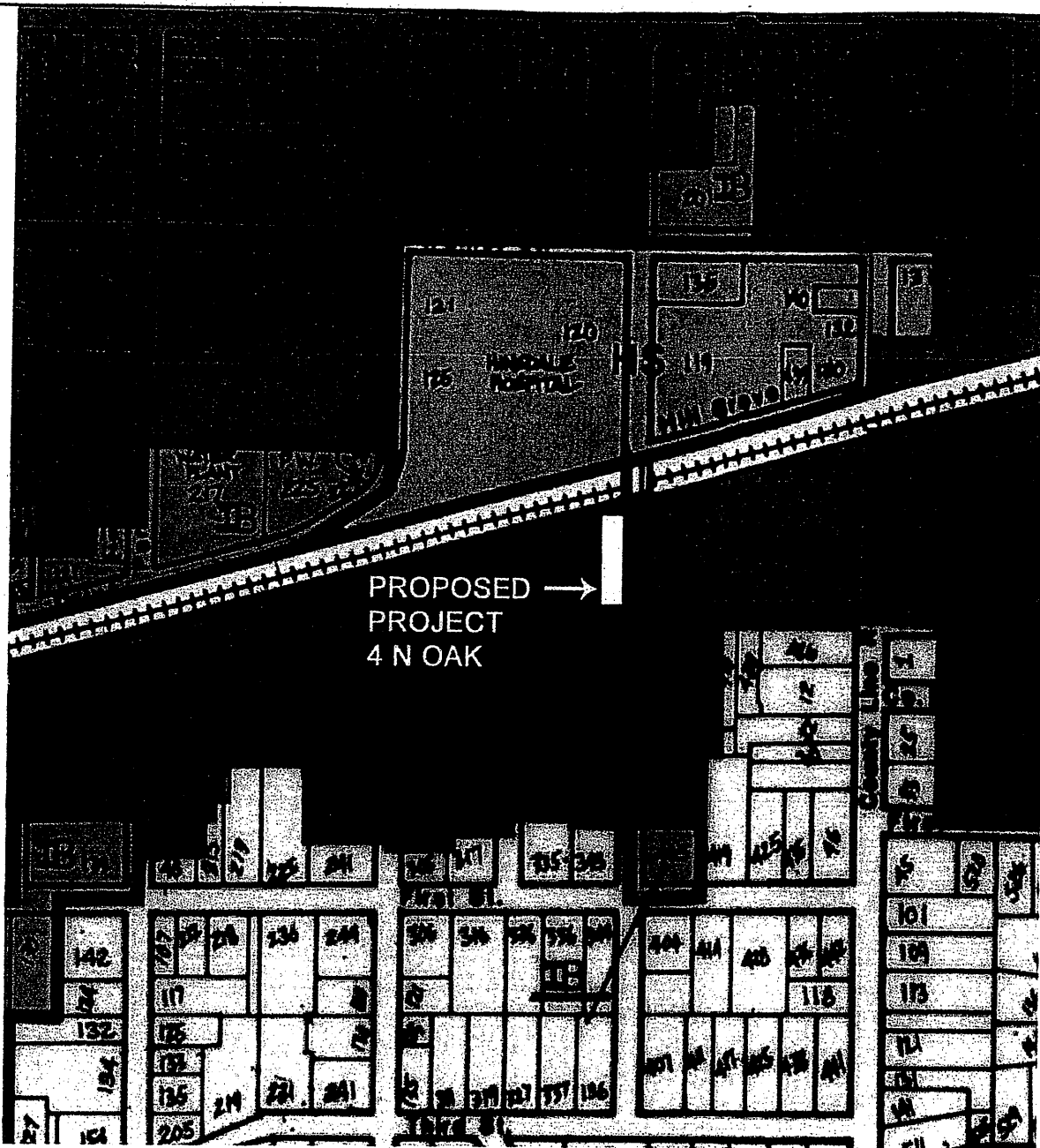
There is no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable and safe use of the property.

If there are any questions, Please contact me @ 630-435-8686.

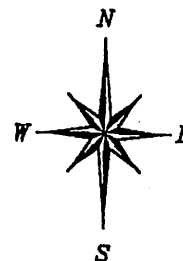
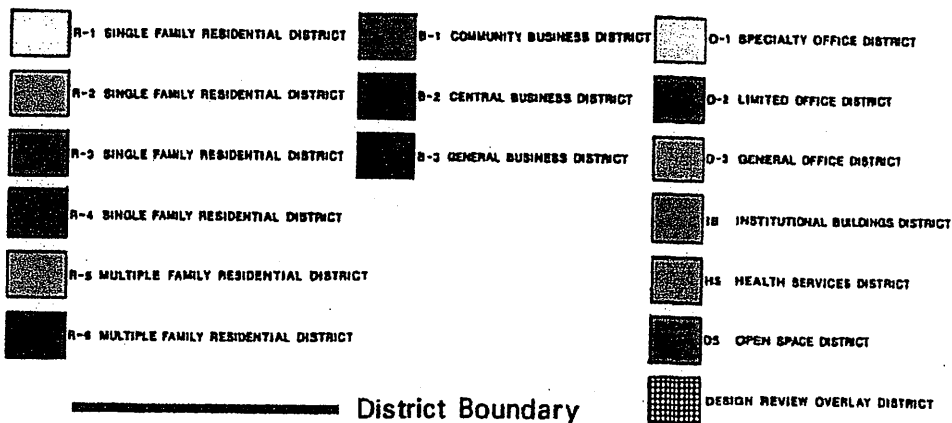
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Koziol', is written over the typed name.

James E. Koziol P.E.
Koziol Engineering Services



ZONING DISTRICT BOUNDARIES



AREA ZONING MAP

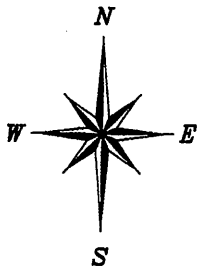
NOTE: FOR ADDRESS VERIFICATION USE CURRENT STREET MAP



KOZIOL ENGINEERING SERVICES
 Professional Engineers
 1821 OGDEN AVE.
 U.S.F. IL 60532
 630/435-8886
 CIVIL / CONSULTING ENGINEERS

4 N OAK
 HINSDALE, IL

SCALE	REV	DATE	PREPARER
N/A	0	10/24/14	JEK
14196			
PAGE			



PLAT OF SURVEY

HARRINGTON
Ed. 1970
LAND SURVEYING, LTD
Illinois & Wisconsin
www.HarringtonLandSurveying.com

2381 Lowland Lane
Hanover Park, IL 60138
Voice: 630-850-4894
Fax: 630-850-5825

AREA IS EQUAL TO:
7,799.99 SQUARE FEET

(R) INDICATES RECORD DIMENSION
(M) INDICATES MEASURED DIMENSION

BENCH MARK:
DUPAGE COUNTY SURVEY MONUMENT DGN01001,
BRONZE DISK LOCATED AT THE NORTHEAST CORNER
OF OGDEN AND MADISON STREET.
ELEVATION = (704.86 NAVD 88)

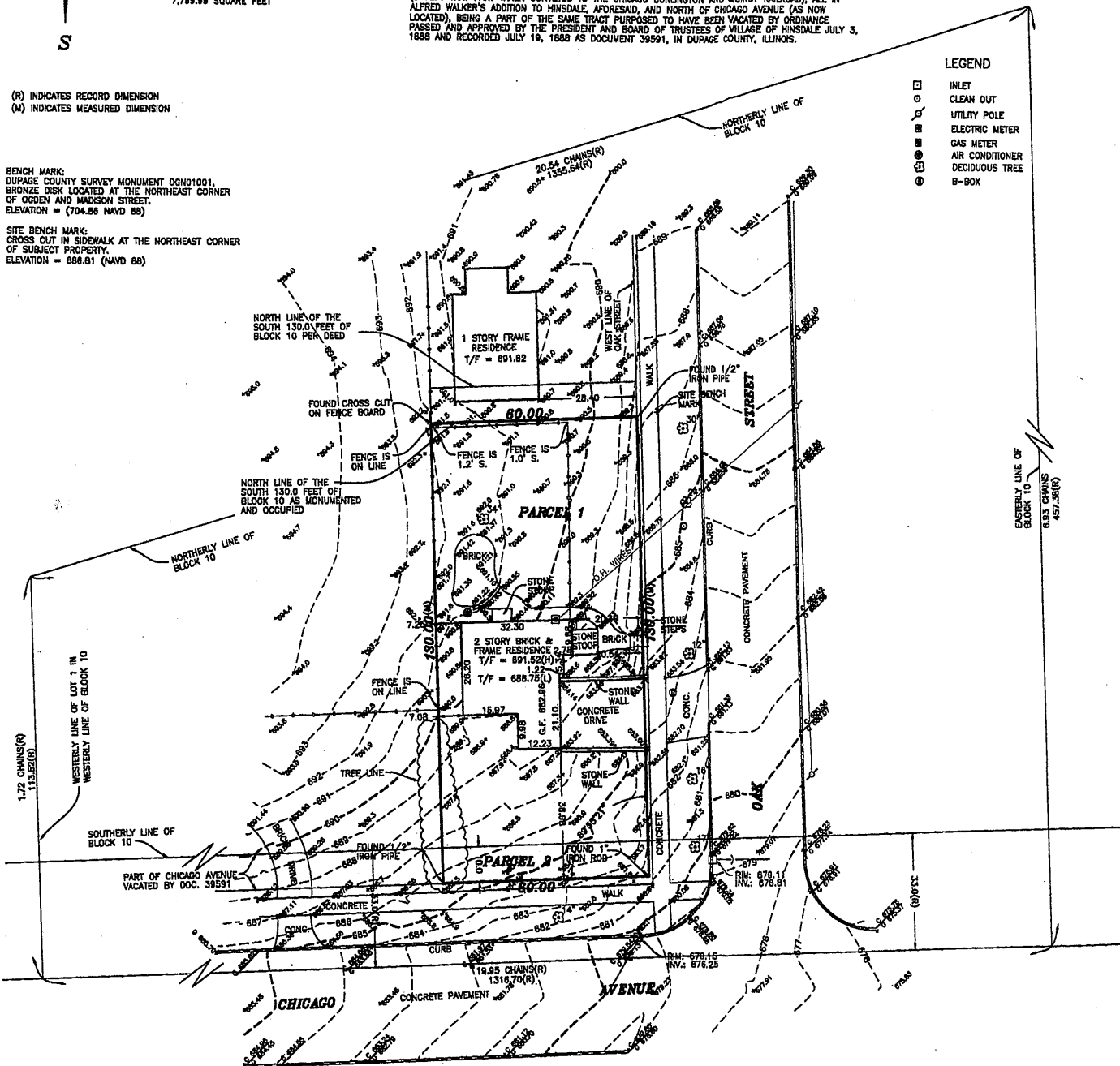
SITE BENCH MARK:
CROSS CUT IN SIDEWALK AT THE NORTHEAST CORNER
OF SUBJECT PROPERTY.
ELEVATION = 686.81 (NAVD 88)

PARCEL 1: THE SOUTH 130 FEET OF THE EAST 60 FEET OF THAT PART OF BLOCK 10 LYING WEST OF
OAK STREET (EXCEPT THAT PART CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD), ALL
IN ALFRED WALKER'S ADDITION TO HINSDALE, IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: A TRACT OF LAND 10 FEET IN WIDTH LYING IMMEDIATELY SOUTH OF AND ADJOINING THE
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ALFRED WALKER'S ADDITION TO HINSDALE, AFORESAID, AND NORTH OF CHICAGO AVENUE (AS NOW
LOCATED), BEING A PART OF THE SAME TRACT PURPOSED TO HAVE BEEN VACATED BY ORDINANCE
PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF VILLAGE OF HINSDALE JULY 3,
1888 AND RECORDED JULY 12, 1888 AS DOCUMENT 36591, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

- INLET
- CLEAN OUT
- UTILITY POLE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ AIR CONDITIONER
- ⊕ DECIDUOUS TREE
- ⊕ B-BOX



UNDER GROUND UTILITY INFORMATION SHOWN
HEREON IS FROM OBSERVABLE EVIDENCE.
ALL UNDER GROUND UTILITY LOCATIONS
MUST BE VERIFIED PRIOR TO ANY
CONSTRUCTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A
TOPOGRAPHIC SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY.

For Building Restrictions and Easements refer to your
Abstract Deed, Guarantee Policy and Local Ordinances.
COMPARE ALL POINTS BEFORE BUILDING
AND AT ONCE REPORT ANY DIFFERENCE

EXISTING BUILDING SETBACK DISTANCES

4 N. OAK STREET	37.0
337 E. CHICAGO AVENUE	48.0
333 E. CHICAGO AVENUE	47.5
331 E. CHICAGO AVENUE	47.0
323 E. CHICAGO AVENUE	47.0
317 E. CHICAGO AVENUE	39.3
309 E. CHICAGO AVENUE	32.5
303 E. CHICAGO AVENUE	25.0
245 E. CHICAGO AVENUE	10.6

AVERAGE = 37.1 FEET

EXISTING BUILDING SETBACK DISTANCES
ADDED 10-1-14

ALL BOUNDARY LINE DIMENSIONS ARE RECORD AND
MEASURED UNLESS OTHERWISE NOTED.

NOT VALID WITHOUT EMBOSSED SEAL

State of Illinois } S.S.
County of Du Page }

I, Ralph J. Marugg, do hereby certify that I have surveyed
the above described property and that the plat thereon dra
is a correct representation of same.

All distances are given in feet and decimal parts thereof
and correct at 62° Fahrenheit.

HANOVER PARK, ILLINOIS AUGUST 5, 2014

ORDERED BY:
KOZIOI ENGINEERING

SCALE: 1" = 20'

SURVEY NO.: 053-14
DRAWN BY: RJM
FILE NAME: 053-14.DWG

COMMON ADDRESS:
4 N. OAK STREET
HINSDALE, ILLINOIS

FIELD WORK COMPLETED AUGUST 4, 2014

PROFESSIONAL DESIGN FIRM REGISTRATION NO.: 184-003297

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2438
LICENSE EXPIRATION/RENEWAL: 11-30-2014

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 correct to the best of his/her knowledge.

Name of Owner: Brent Sherman

Signature of Owner: Brent Sh

Name of Applicant: Brent Sherman

Signature of Applicant: Brent Sh

Date: 10/6/14

MEMORANDUM

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

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

DATE: November 13, 2014

RE: Zoning Variation – V-09-14; 312 Phillippa Street

In this application for variation, the applicant requests relief from the maximum building coverage requirement set forth in section 3-110(F) for the construction of a detached two car garage. The request is for 224 square feet of relief.

This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the west side of Phillippa Street between Ravine and Hickory. The property has a frontage of approximately 51', a depth of approximately 131.75', and a total square footage of approximately 6,725. The maximum allowable FAR is 2,800 square feet; the maximum allowable building coverage is 25% or approximately 1,681 square feet, and the total allowable lot coverage is 60% or approximately 4,035 square feet.

It should be noted that this request, if approved, will move on to the Board of Trustees as a recommendation as the Zoning Board of Appeals does not have final authority on this request per 11-503E.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-09-14

Zoning Calendar No. V-09-14

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION

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

FILING FEES: RESIDENTIAL VARIATION \$850.00

NAME OF APPLICANT(S): Amy Duong Kim

ADDRESS OF SUBJECT PROPERTY: 312 Phillippa St

TELEPHONE NUMBER(S) [REDACTED]

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

DATE OF APPLICATION: 12/10/14



SECTION I

Please complete the following:

1. Owner. Name, address, and telephone number of owner: Amy Duong, as trustee
312 Phillippa St, Hinsdale IL [REDACTED]
2. Trustee Disclosure. In the case of a land trust the name, address, and telephone number of all trustees and beneficiaries of the trust: same
3. Applicant. Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: same
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 312 Phillippa
see attached legal.
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: Matthew M Klein 322 W Burlington LaGrange IL 708 354 8840
630 533 3290 Cell mmk131@aol.com
 - b. Engineer: _____
 - c. _____
 - d. _____

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. none
- b. _____
7. **Neighboring Owners.** Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.
- After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.
8. **Survey.** Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
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.
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 the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
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.
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.

SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

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:

3-110 (F) Maximum Building Coverage

3. Variation Sought. The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation: (Attach separate sheet if additional space is needed.)

Allow variation in Maximum Building Coverage to allow a two car detached garage .

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: (Attach separate sheet if additional space is needed.)

This variation is the minimum variation allowing enclosed garage space for two cars.

5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. 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.
- (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
 - (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or

- (4) Would unduly increase the danger of flood or fire; or
- (5) Would unduly tax public utilities and facilities in the area; or
- (6) Would endanger the public health or safety.
- (g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.
(Attach separate sheet if additional space is needed.)

There is no other relief allowing two enclosed garage spaces.

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.
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.

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.
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SECTION V

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

Name of Owner: Amy Duong Kim, as trustee

Signature of Owner: _____

Name of Applicant: Amy Duong Kim

Signature of Applicant: _____

Date: _____

Amy Duong Kim
312 Phillippa

Section I

8. Survey. Survey is enclosed.
9. Existing Zoning. The surrounding area is zoned R-4 and developed with single family homes. Few lots with in the surrounding area conform to the R-4 district requirements. See map segment attached.
10. Conformity. The proposed variation is in conformity with the Comprehensive Plan and Map. The Kim's lots is a "Legal non-conforming lot of record", as are many nearby lots. The request for will allow a single usable two (2) car garage, the minimum amount of garage space to be in conformity with the Plan and Map, and avoid continuous outdoor auto parking of a second household auto.
11. Zoning Standards. See response to Section II, 5.
12. Successive Application. This is not a successive application.

Section II

1. Title . Title attached.
5. Standards for Variation
 - a) Unique Physical Condition

The lot is a Legal Non-Conforming Lot of Record, and the home is a pre-code structure. The proposed garage would conform with FAR requirements, promoting detached garages by excluding up to 250 square feet from calculation, but requires a variation in Building Coverage to allow the same garage.
 - b) Not Self Created.

The lot and home were established prior to the existing ownership, and prior to the current zoning.
 - c) Denied Substantial Rights.

The several changes to FAR and Building coverage requirements of the Code, as well as the requirements as to Legal Non-Conforming Lots of Record, and Pre-Code structures, preclude the Kims from constructing a modest two car garage, a accessory use that is a practical necessity for a quality single family home.

Amy Duong Kim
312 Phillippa

d) Not Merely Special Privilege.

No special privilege is requested. All the Kim's request is to be allowed to replace their one car garage with a modest two car garage.

e) Code and Plan Purpose

The proposed variation will further the maintenance of a single family residential scale and character of development, and allow maintenance of the existing single family home with a usable two car garage.

f) Essential Character of the Area.

There would be no change in the essential character of the area..

g) No Other Remedy

No other options are available to allow the Kims to replace their obsolete one car garage with a usable two car garage.



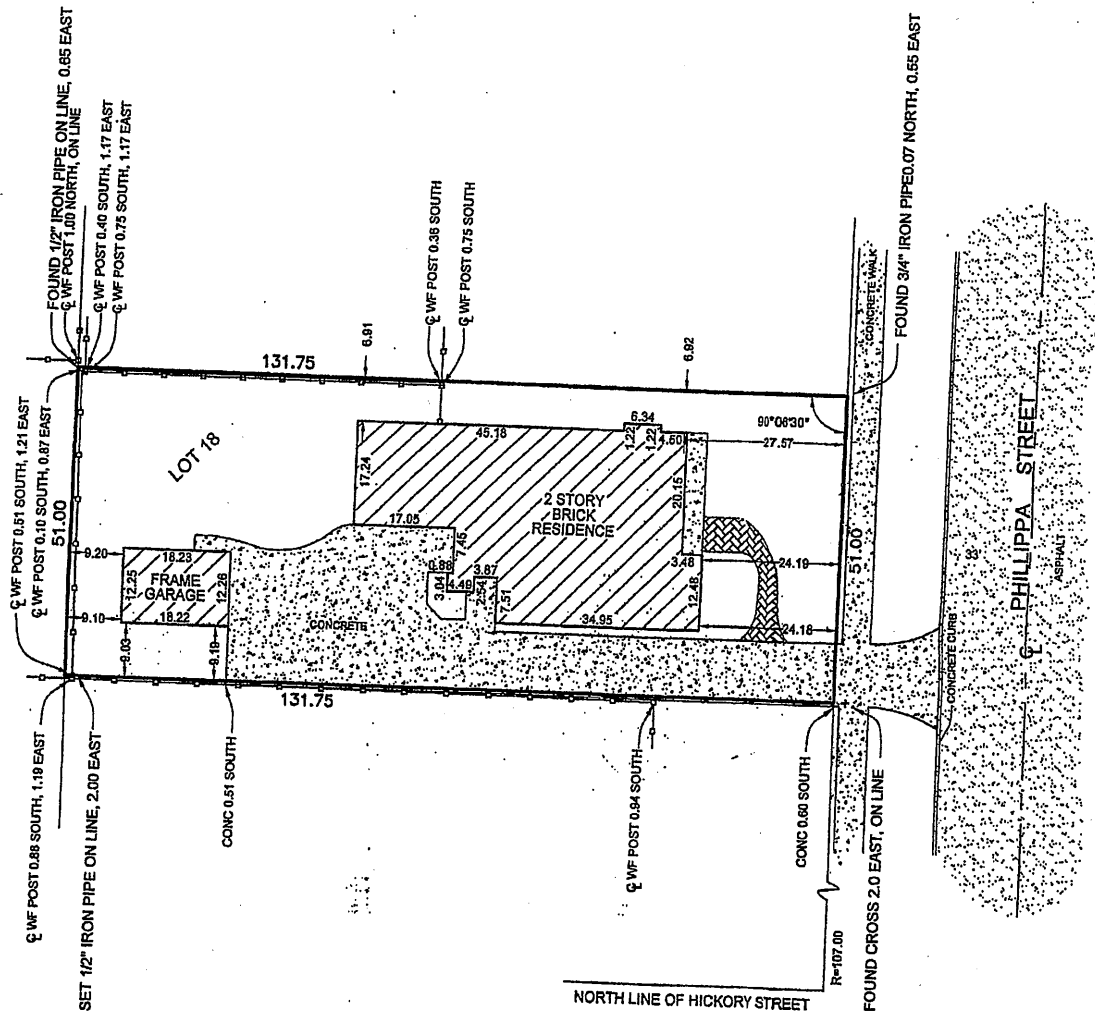
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NGW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

LOT 18 IN BLOCK 3 IN THE SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, (EXCEPT THE NORTH 241.58 FEET) IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 312 PHILLIPPA STREET, HINSDALE



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

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SURVEY DATE: APRIL 21ST, 2014.

BUILDING LOCATED: APRIL 21ST, 2014.

ORDERED BY: TODD S. VIDEBECK

PLAT NUMBER: 91CC27 & 140904 SCALE: 1" = 20'

LEGEND

M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C. = CENTER LINE
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
V.F. = VINYL FENCE
I.F. = IRON FENCE

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

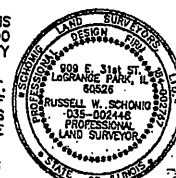
LOT AREA: 6,725 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: *Russell W. Schomig*
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446



LICENSE EXPIRATION
11-30-2014

3/5

2014-03039

WARRANTY DEED IN TRUST
ILLINOIS STATUTORY
TRUSTEE'S DEED



Doc#: 1420549015 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2014 10:13 AM Pg: 1 of 2

After Recording Mail to:
Mr. Andrew Lofthouse, Esq.
420 Renaissance Dr., Suite 213
Park Ridge, IL 60068

Name and Address of Taxpayer:
Ms. Amy ~~Duong~~ *Duong*
312 Phillippa St.
Hinsdale, IL 60521

PREMIER TITLE

THE GRANTOR, Sheri A. Malec, as Trustee of The Sheri A. Malec Declaration of Trust dated the 24th day of February, 2006, of the Village of Hinsdale, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Amy Hue Duong, as Trustee of the Amy Hue Duong Living Trust dated November 8, 2013, of 1704 S. Morgan St., Unit 3, Chicago, IL 60608, all interest in the following Real Estate, situated in the County of DuPage, State of Illinois, to wit:

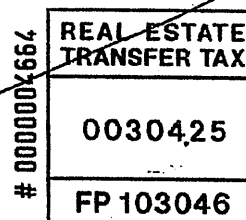
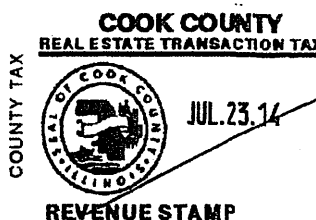
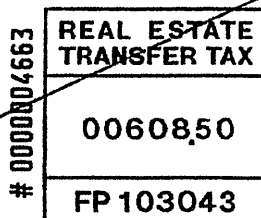
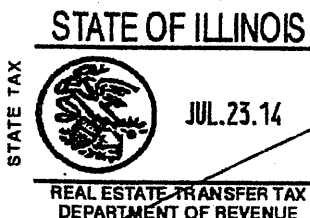
LOT 18 IN BLOCK 3 IN THE SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, (EXCEPT THE NORTH 241.56 FEET) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general real estate taxes ^{for the year 2014} not due and payable as of the date of this deed, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate,

Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD SAID PREMISES FOREVER.

Permanent Index Number: 18-06-308-016-0000
Address of Real Estate: 312 Phillippa St.
Hinsdale, IL 60521



2

Dated this 17th day of July, 2014.

Sheri A. Malec as trustee

Sheri A. Malec, as Trustee of
The Sheri A. Malec Declaration
of Trust dated the 24th day of
February, 2006

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid,
DO HEREBY CERTIFY that Sheri A. Malec, a married person, is personally known to
me to be the same person whose name is subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that she signed, sealed
and delivered the said instrument as her free and voluntary act, for the uses and
purposes therein set forth.

Given under my hand and seal this 17th day of July, 2014.



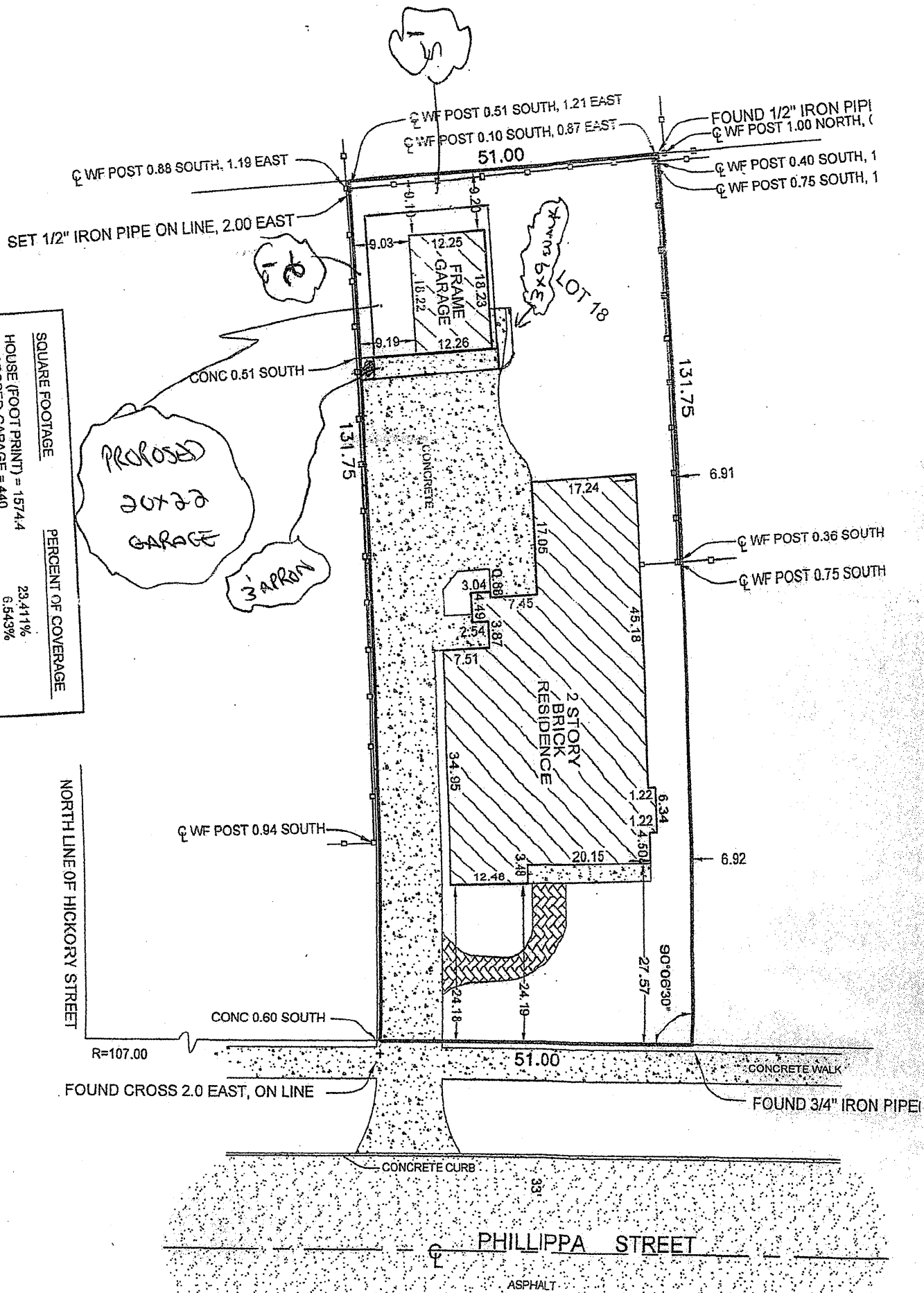
[Signature]

Notary Public

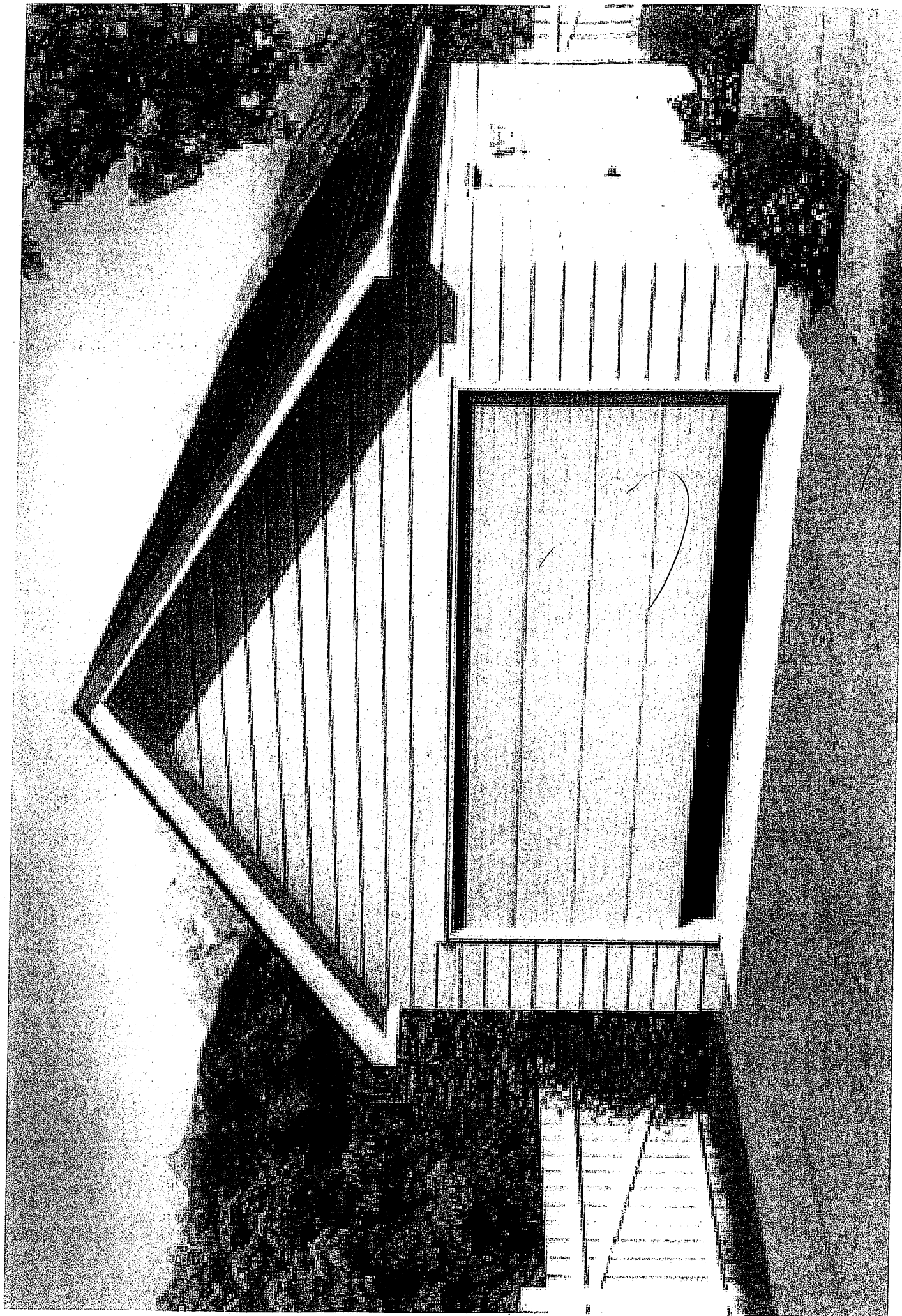
Prepared by:

James R. Flynn, Esq.
James R. Flynn & Associates, LLC
15 Salt Creek Lane, Suite 200
Hinsdale, IL 60521

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111



SQUARE FOOTAGE	PERCENT OF COVERAGE
HOUSE (FOOT PRINT) = 1574.4	23.411%
PROPOSED GARAGE = 440	6.543%
DRIVEWAY = 1634.5	24.305%
FRONT PORCH = 70.3	1.045%
BRICK WALK = 117.3	1.744%
TOTAL = 3836.5	57.048%





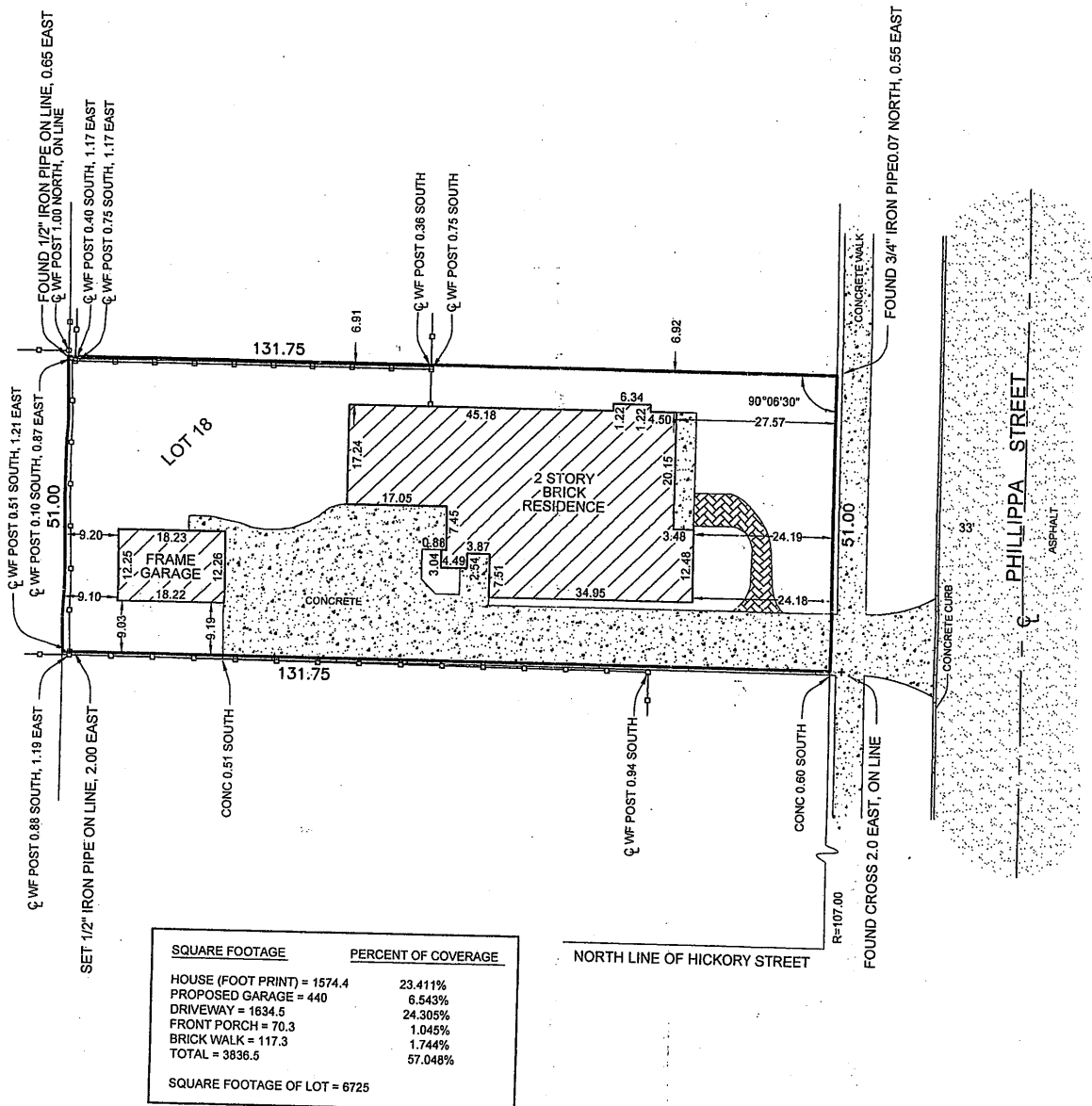
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

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COMMON ADDRESS: 312 PHILLIPPA STREET, HINSDALE.



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IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE. DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE STATED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: APRIL 21ST, 2014.

BUILDING LOCATED: APRIL 21ST, 2014.

PROPOSED SQUARE FOOTAGE: NOVEMBER 25TH, 2014.

ORDERED BY: TODD S. VIDEBECK

PLAT NUMBER: 91CC27 & 140904 SCALE: 1" = 20'

LEGEND

M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C.L. = CENTER LINE
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
V.F. = VINYL FENCE
I.F. = IRON FENCE

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

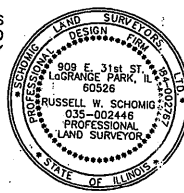
LOT AREA: 6,725 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446



LICENSE EXPIRATION
11-30-2016