

VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
July 15, 2015

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, July 15, 2015 at 6:35 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Members Marc Connelly, Gary Moberly Keith Giltner, Kathryn Engel, Roddy Biggert, John Podliska and Chairman Bob Neiman

Absent: None

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

3. APPROVAL OF MINUTES

a) May 20, 2015

A correction to the date of the draft minutes was made. Member Moberly moved to **approve the minutes of the meeting of May 20, 2015, as amended.** Member Podliska seconded the motion.

AYES: Members Connelly, Moberly, Biggert, Podliska

NAYS: None

ABSTAIN: Member Engel and Chairman Neiman

ABSENT: Member Giltner

Motion carried.

4. APPROVAL OF FINAL DECISION - None

5. RECEIPT OF APPEARANCES administer the oath

The court reporter administered the oath to those persons expecting to testify during the public hearing.

6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE

Mr. Larry Thompson, an attorney appearing at the request of Mr. Mark Daniel the attorney in the MIH v Anglin (Amlings) matter, addressed the Board. He explained that Mr. Daniel understood the ZBA might undertake the matter regarding 530-540 W. Ogden; Mr. Daniel is out of town and cannot participate in the scheduling of the matter tonight, but can be here next month if the ZBA so desires.

Chairman Neiman clarified that after the circuit court remanded the matter back to the ZBA, he anticipated a status meeting of the parties. He was informed that Mr. Daniel would be unavailable tonight, therefore the matter will be taken up next month.

7. NEW BUSINESS – None

8. PRE-HEARING AND AGENDA SETTING – None

9. PUBLIC HEARINGS *(A transcript of these proceedings is included in the permanent file of the case.)*

a) V-04-15, 35 East Walnut Street

Mr. Dan Bryan, architect representing homeowners Michael & Carrie Earley, stated the hardship is a large tree that is located at the north quarter of the alley, and limits access in such a way as not to be able drive directly north from the garage into the alley. He believes this is the denial of a substantial right that most people with alleys enjoy. He believes the zoning code is complicated; if a detached accessory structure is in the rear 20% of the lot, it can be as close as 2' feet to a property line, side or rear yard. If the proposed detached garage is located in that 20%, it would create too tight of a turning radius and a driver would likely back into the tree. Mr. and Mrs. Earley are requesting that, instead of the allowable 30' feet in the rear 20% of the property, they are requesting 32' 4" instead. That would allow 20' feet from the garage door to the face of the tree which provides a sufficient turning radius for a car. He also noted the Earley's have provided letters of support from two of their neighbors.

Using drawings provided, Mr. Bryan illustrated the location of the existing garage, the tree, and the proposed new garage. He also noted the garage door would now face the alley instead of the side yard. He stated that he has spoken to the Village Forrester and he confirmed that the tree is worth saving. Member Podliska confirmed the footprint of the new garage is the same as the old garage. Discussion followed regarding the gravel driveway and concerns about impervious surface. Mr. McGinnis confirmed that a compacted gravel driveway is not considered impervious. It was explained that there will be less impervious surface as the side driveway will be removed and replaced by a relatively shallow concrete apron leading into the garage. This results in a net gain of permeable surface, and Mr. Earley said they will remove the gravel and landscape the area. Mr. Earley said they are planning a brick walkway from the house to the garage, but do not have the details at this time. Mr. Bryan pointed out that the existing walk will be removed and something else will be installed.

(Chairman Neiman noticed Mr. Daniel's colleague was still present at the meeting and assured him that the ZBA will not discuss the Amlings matter tonight and that he was free to go if he so desired. Mr. Thompson elected

1 to remain.)
2

3 Chairman Neiman asked the applicant to summarize how this application
4 meets the criteria by which the Board can approve their request.

5 Mr. Bryan read Page 5 of their application into the record and noted they
6 meet building coverage rules and FAR restrictions. He further explained
7 the location of the tree creates a unique physical condition. This is not a
8 self-created problem because the garage existed as it is located when the
9 Earleys purchased the property, nor did they plant the tree. They have a
10 right to have a more usable garage similar to those in the area. The new
11 garage will not affect adjacent homes, will match the style of the home, and
12 will not endanger the public safety. Also there is no other remedy, other
13 than the removal the tree.
14

15 There being no further discussion, Member Moberly moved to close the
16 **Public Hearing for V-04-15, 35 East Walnut Street.** Member Engel
17 seconded the motion.
18

19 **AYES:** Members Connelly, Moberly, Biggert, Engel, Podliska and Chairman
20 Neiman

21 **NAYS:** None

22 **ABSTAIN:** None

23 **ABSENT:** Member Giltner
24

25 Motion carried.
26

27 DELIBERATIONS

28
29 Chairman Neiman began deliberations stating he believes this matter
30 meets all the necessary criteria for approval. Additionally, he is in favor of
31 saving trees, this proposal increases permeable surface, and there are no
32 objections from the neighbors. The Board concurred.

33 Member Connelly moved to **approve the variation known as V-04-15, 35**
34 **East Walnut Street.** Member Podliska seconded the motion.
35

36 **AYES:** Members Connelly, Moberly, Biggert, Engel, Podliska and Chairman
37 Neiman

38 **NAYS:** None

39 **ABSTAIN:** None

40 **ABSENT:** Member Giltner
41

42 Motion carried.
43

44 **10. OTHER BUSINESS – None**
45
46

1 **11. ADJOURNMENT**

2 With no further business before the Zoning Board of Appeals, Member Engel
3 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**
4 **July 15, 2014.** Member Podliska seconded the motion.

5
6 **AYES:** Members Connelly, Moberly, Biggert, Engel, Podliska and Chairman
7 Neiman

8 **NAYS:** None

9 **ABSTAIN:** None

10 **ABSENT:** Member Giltner

11
12 Motion carried.

13
14 Chairman Neiman declared the meeting adjourned at 6:54 p.m.

15
16
17 _____
18 Christine M. Bruton
19 Village Clerk
20
21

Approved: _____

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

Zoning Calendar: V-04-15

Petitioner: Michael & Carrie Earley

Meeting held: Public Hearing was held on Wednesday, July 15, 2015 at 6:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdolean on May 29, 2015.

Premises Affected: Subject Property is commonly known as 35 E. Walnut Street, Hinsdale, Illinois and is legally described as:

LOT 1 IN STOUGH'S SUBDIVISION OF LOT 2 IN BLOCK 1 OF STOUGH'S FIRST ADDITION TO HINSDALE, IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1884 AS DOCUMENT 33032, IN DUPAGE COUNTY, ILLINOIS

Subject: In this application for variation, the applicant requests relief from the setback requirements set forth in section 3-110(D) for the reconstruction of a detached two car garage. The code provides for a reduction in the required sideyard setback when a detached garage falls fully within the rear 20% of the lot. Due to a conflict with a tree, the applicant feels they cannot keep it in the rear 20% of the lot and is asking that the 20% exception be increased to 22% or 2'4" so that the 2' sideyard setback can be maintained.

Facts: This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the northwest corner of Walnut and Garfield. The property has a frontage of approximately 60', a depth of approximately 150', and a total square footage of approximately 9,000. The maximum allowable FAR is 3,350 square feet; the maximum allowable building coverage is 25% or approximately 2,250 square feet, and the total allowable lot coverage is 60% or approximately 5,400 square feet.

Action of the Board: Members discussed the request and agreed that the standards for variation set forth in 11-503 (F) of the

Hinsdale Zoning Code had been met, primarily with respect to not being self-created. The location of the existing trees in the alley would prohibit proper turning movements without moving the garage back away from the alley. They also appreciated the effort to save the tree, acknowledged improved quantity of impervious surface on the property and the approval of the neighbors.

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

AYES: Members Connelly, Moberly, Biggert, Engel, Podliska,
Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Member Giltner

THE HINSDALE ZONING BOARD OF APPEALS

Chairman Robert Neiman

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

7a.

MEMORANDUM

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

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

DATE: September 10, 2015

RE: Zoning Variation – V-05-15; 718 W. 4th 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 residential addition. The request is for 263 square feet of relief.

This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the southeast corner of 4th and Bruner. The property has a frontage of approximately 47', a depth of approximately 123, and a total square footage of approximately 5,781. The maximum allowable FAR is 2,800 square feet; the maximum allowable building coverage is 25% or approximately 1,445 square feet, and the total allowable lot coverage is 60% or approximately 3,468 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-05-15

Zoning Calendar No. V-05-15

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): BRET AND AMY CONWAY

ADDRESS OF SUBJECT PROPERTY: 718 WEST 4TH ST.

TELEPHONE NUMBER(S): (630) 654-0189 (630) 802-1814

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

DATE OF APPLICATION: SEPT. 9TH 2015



SECTION I

Please complete the following:

1. Owner. Name, address, and telephone number of owner: BRET & LAMY CONWAY,
718 WEST 4TH ST., HINSDALE, 60521 (630) 654-0189
2. Trustee Disclosure. In the case of a land trust the name, address, and telephone number of all trustees and beneficiaries of the trust: NOT APPLICABLE
3. Applicant. Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: _____
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) LOTS 47 AND 48 IN BLOCK 14 IN RESUBDIVISION OF BLOCKS 9 TO 20 IN STOUGH'S 2ND ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPT. 12, 1874 AS DOCUMENT 18723, IN DU PAGE COUNTY, IL.
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: _____
 - b. Engineer: _____
 - c. ARCHITECT: PATRICK J. MAGNER, 915 AUGUSTA ST. - #1, OAK PARK, IL 60302
 - 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.

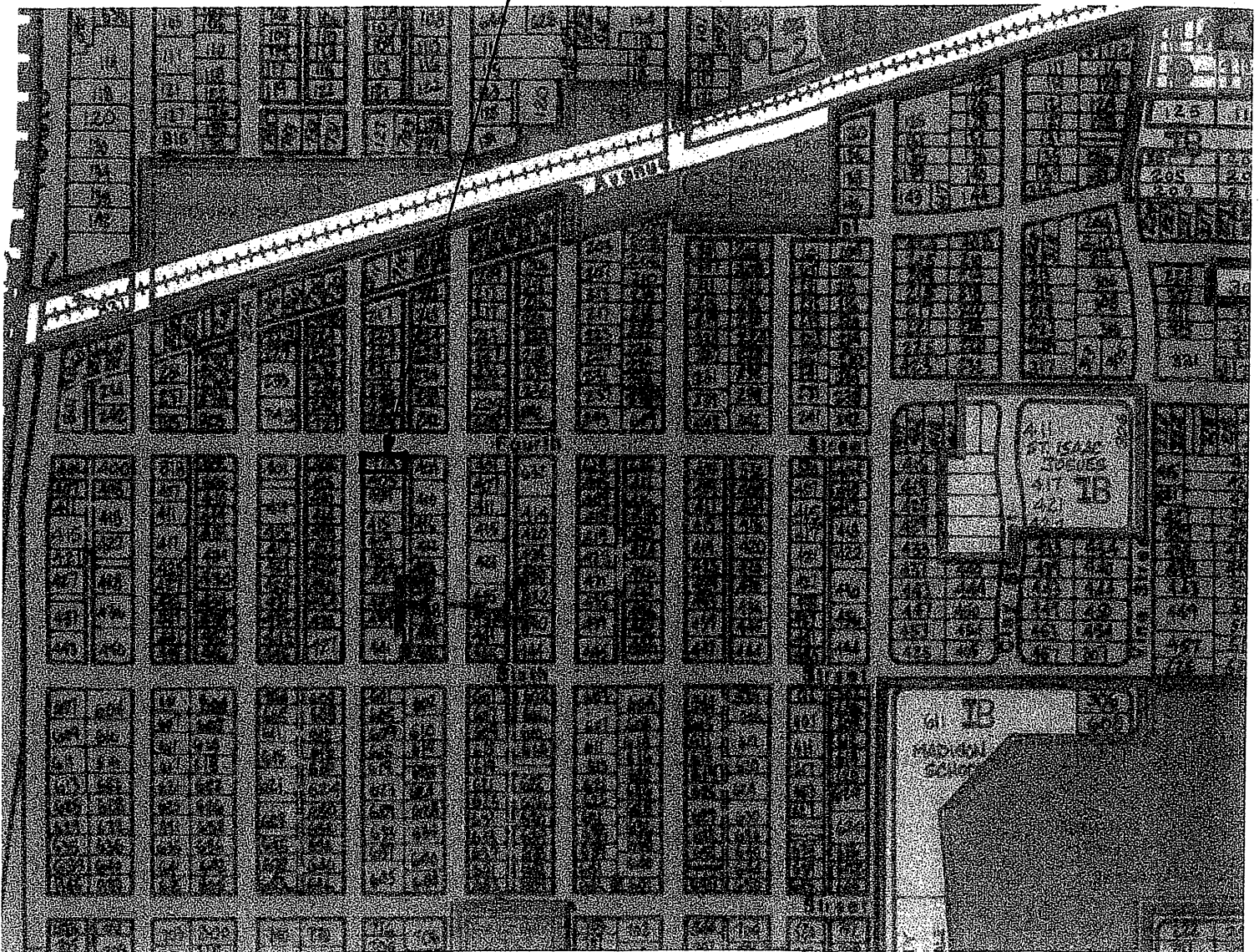
8. Survey. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
9. Existing Zoning. Submit with this 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.

ATTACHMENT TO ZONING VARIATION APPLICATION

Owner: Bret & Amy Conway
Address: 718 West 4th Street

Item #9 - Existing Zoning:

SUBJECT PROPERTY —



ATTACHMENT TO ZONING VARIATION APPLICATION

Owner: Bret & Amy Conway
Address: 718 West 4th Street

Item #7 - List of Adjacent Properties:

<u>Address</u>	<u>Owner</u>
231 South Bruner St.	Todd & Vanessa Glavinskas
232 South Bruner St.	William Urban
235 South Bruner St.	Steven Larrick
236 South Bruner St.	Michael Dimitriou
239 South Bruner St.	Olga Silver
240 South Bruner St.	Aaron & Brieann Muller
243 South Bruner St.	Iouri Melnik
402 South Bruner St.	Dru & Jennifer Grigson
405 South Bruner St.	Michael Parks
406 South Bruner St.	Jeffrey & Sarah Newcom
409 South Bruner St.	William Lewis
410 South Bruner St.	Peter Konstant
414 South Bruner St.	Mark & Susan Lucaccioni
415 South Bruner St.	Robert Stevens
418 South Bruner St.	Michael & Sarah Rivera
419 South Bruner St.	Herbert & Lisa Becker
422 South Bruner St.	Gary & Catherine Baca
423 South Bruner St.	Adam Petravicius
645 West 4 th St.	R. Barclay Smith
727 West 4 th St.	Maria Clay
743 West 4 th St.	Deborah Clarke
231 South Adams St.	Duane Beyer
234 South Adams St.	John & Marie McGann
235 South Adams St.	Kevin & Emily Gerow
238 South Adams St.	June Mahler
239 South Adams St.	Daniel & Ann Adams
242 South Adams St.	Michael & Helen Becka
401 South Adams St.	Paul Teschner III
404 South Adams St.	Mary Eileen Kloster
407 South Adams St.	Lorraine Aspegren
410 South Adams St.	Gregory Moore
411 South Adams St.	James Riordan
415 South Adams St.	Martin & Joan Dorow
416 South Adams St.	Patrick & Heather Rooney
422 South Adams St.	Nicholas Hannigan
428 South Adams St.	Paul & Ruth Bro
401 South Quincy St.	Gregory & Susanne King

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:

SECTION 3-110: BULK, SPACE & YARD REQUIREMENTS, ITEM '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.)

THE REQUESTED VARIATION IS TO ALLOW FOR AN INCREASE IN
MAXIMUM BUILDING COVERAGE FROM 25% TO 29.6%.

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.)

THE MINIMUM VARIATION REQUESTED IS AN INCREASE IN MAXIMUM
BUILDING COVERAGE FROM 25% TO 29.6%.

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

ATTACHMENT TO ZONING VARIATION APPLICATION - SECTION II

Owner: Bret & Amy Conway
Address: 718 West 4th Street

Item #5 - Standards for Variation

- a. The subject property is fairly unique to this neighborhood in that the lot dimensions are smaller in both width and depth than most every other lot in the surrounding area. In comparing this lot to those in the vicinity, only 6 others were found to match this lot. Each of the corner lots located at the intersection of West 4th Street and Bruner measure 47' x 123', as do three lots located on 6th Street between Bruner and Quincy. All other surrounding corner lots in the vicinity are at least 125' in depth and 47' wide or greater. Further, all interior lots in the vicinity are at least 50' in width, which would allow for a greater maximum building coverage than the subject property.
- b. The lot dimensions were established decades ago and certainly pre-date the establishment of the Village's Zoning Ordinance. The age of the house is estimated to be approximately 60 to 70 years old.
- c. Given the smaller lot size in comparison to those in the surrounding vicinity, the maximum allowable building coverage of 25% of the area of the lot limits this property owner to a total building area which is smaller than a large majority of those nearby. The requested increase in maximum building coverage will not be out of character to other residential properties in the neighborhood.
- d. The limitations created by an ordinance maximum of 25% building coverage in this case limits the owner of the property in expanding the existing residence compared to what is allowable for larger lot areas in the vicinity.
- e. The requested increase in allowable building coverage for this property will not result in the development of the site in a manner that would be out of character to neighboring homes. In fact, the requested variation will allow for a small addition to the existing original building and be designed in such a way as to blend in with the original construction.
- f. The requested variation:
 - (1) will not be detrimental to the public welfare or materially injurious to the enjoyment, use development or value of property improvements otherwise permitted in the vicinity,
 - (2) will not impair an adequate supply of light and air to the properties and improvements in the vicinity, and
 - (3) will not increase congestion in the public streets due to traffic or parking, nor will it
 - (4) unduly increase the danger of flood or fire, nor will it
 - (5) unduly tax public utilities and facilities in the area, nor will it
 - (6) endanger the public health or safety.

- (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.)

IF THE LIMIT OF BUILDING COVERAGE FOR THIS SITE IS MAINTAINED AT 25% OF THE LOT AREA, THEN THE MOST ADDITIONAL BUILDING FOOTPRINT THAT COULD BE ADDED IS 85.3 SQUARE FEET. THAT SMALL OF AN ADDITIONAL AREA DOES NOT ALLOW FOR A REASONABLE ENOUGH AMOUNT OF SPACE TO MAKE ADDING ONTO THE BUILDING PRACTICAL.

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 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 correct to the best of his/her knowledge.

Name of Owner:

BRET M CONWAY

Signature of Owner:

Bret M Conway

Name of Applicant:

BRET M CONWAY

Signature of Applicant:

Date:

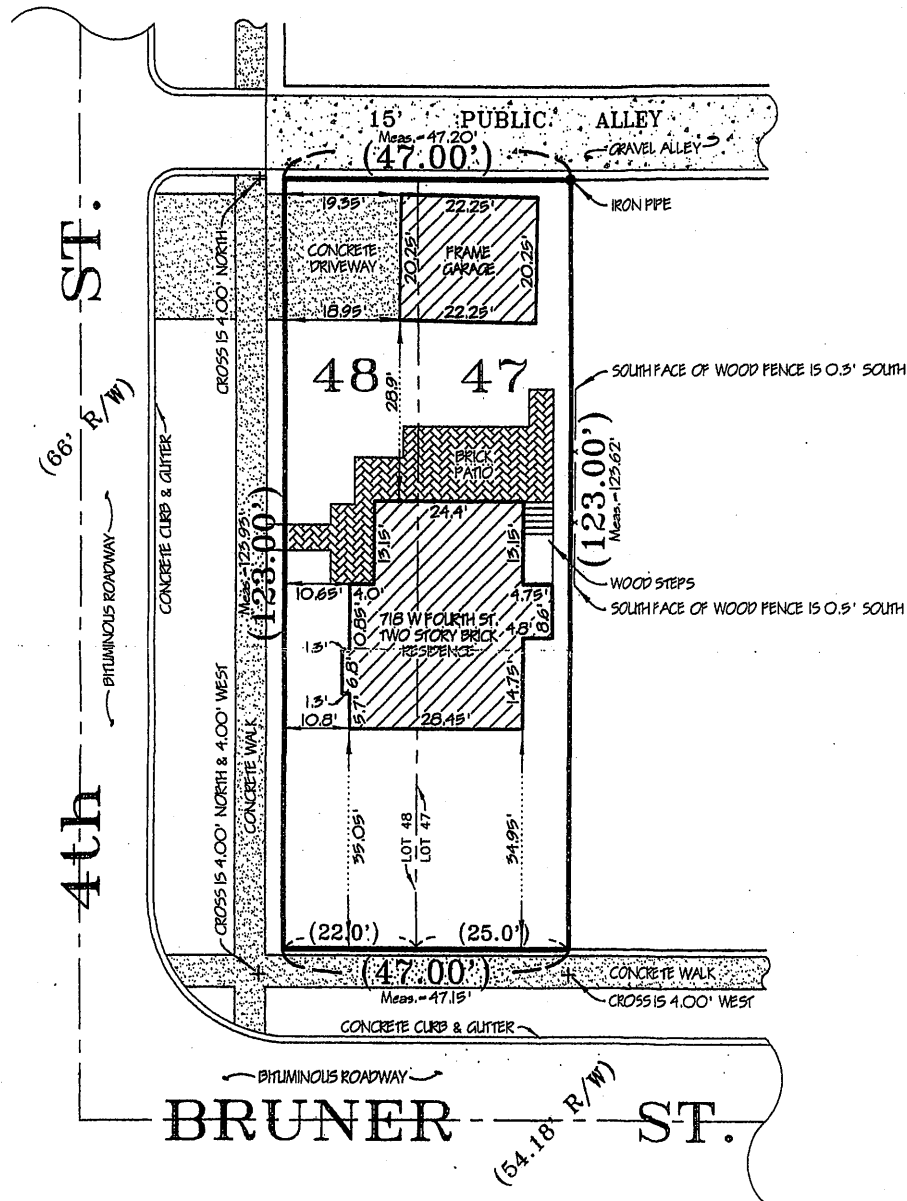
09/09/2015

LEGEND

- Monumentation Found
- Monumentation Set (MILS 35-2551)
- (50') Record Dimension
- X— Fence Line

PLAT OF SURVEY

LOTS 47 AND 48 IN BLOCK 14 IN RESUBDIVISION OF BLOCKS 9 TO 20 IN STOUGH'S 2ND ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 12, 1874 AS DOCUMENT 18723, IN DU PAGE COUNTY, ILLINOIS.



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.



STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.

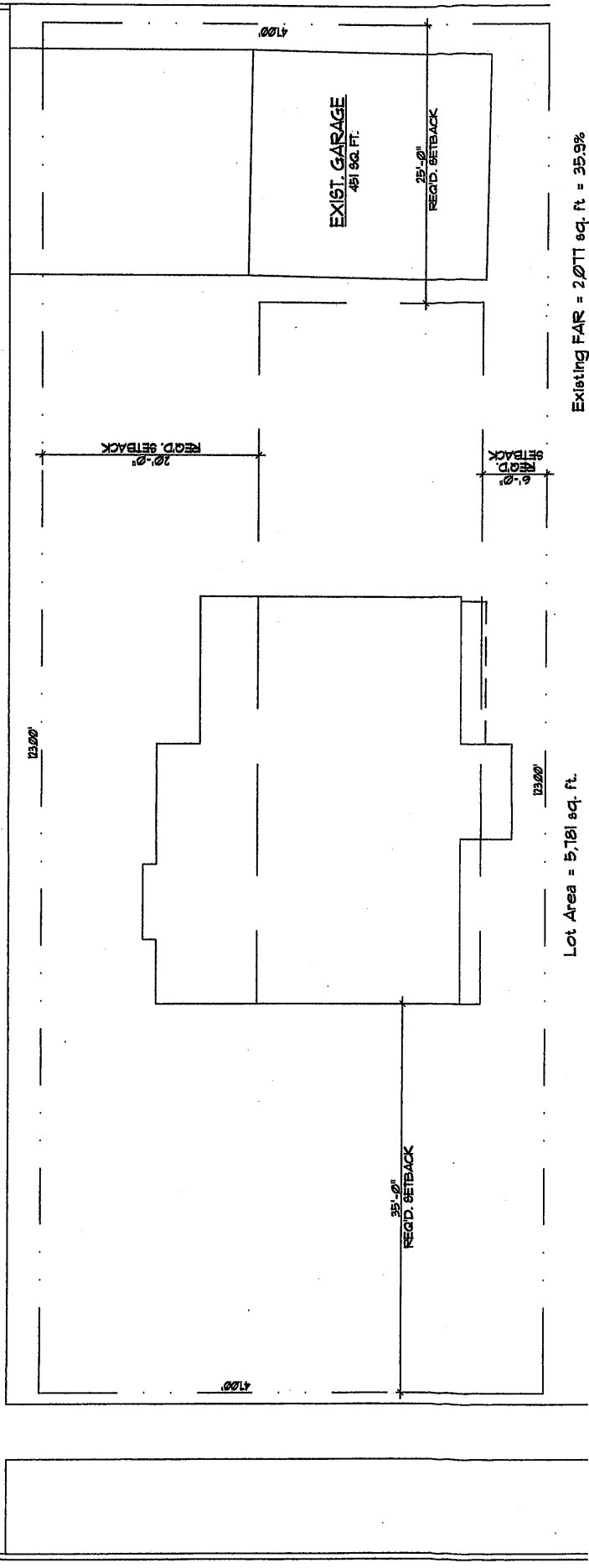
SIGNED AND SEALED AT WINFIELD, ILLINOIS THIS 22nd DAY OF June, A.D. 2001
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.

ALLEN D. CARRADUS AND ASSOCIATES			
Land Surveying, Land Planning, & Engineering Services			
108 W. Liberty Drive, Wheaton, Illinois 60187			
(630) 588-0416 (Fax) 653-7682			
PREPARED FOR	JAMES R. FLYNN, ATTORNEY		
DRAWN BY	DATE	SCALE	FLOOR - PAGE
MAB	06/22/01	1" = 20'	128-44
PROJECT NO.			6851

4th STREET

Conway Residence
718 West 4th Street
Hinsdale, IL
Kasper-Marsaling Architects
918 Augusta St. - Unit 1
Oak Park, IL
708-393-7744
August 12, 2015

Page 1 of 9



Existing FAR = 2.077 sq. ft. = 35.9%
Existing Building Coverage = 1360 sq. ft. = 23.5%
Approx. FAR Area Available to Add = 468 sq. ft.
Approx. Building Area Available to Add = 853 sq. ft.

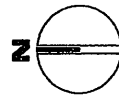
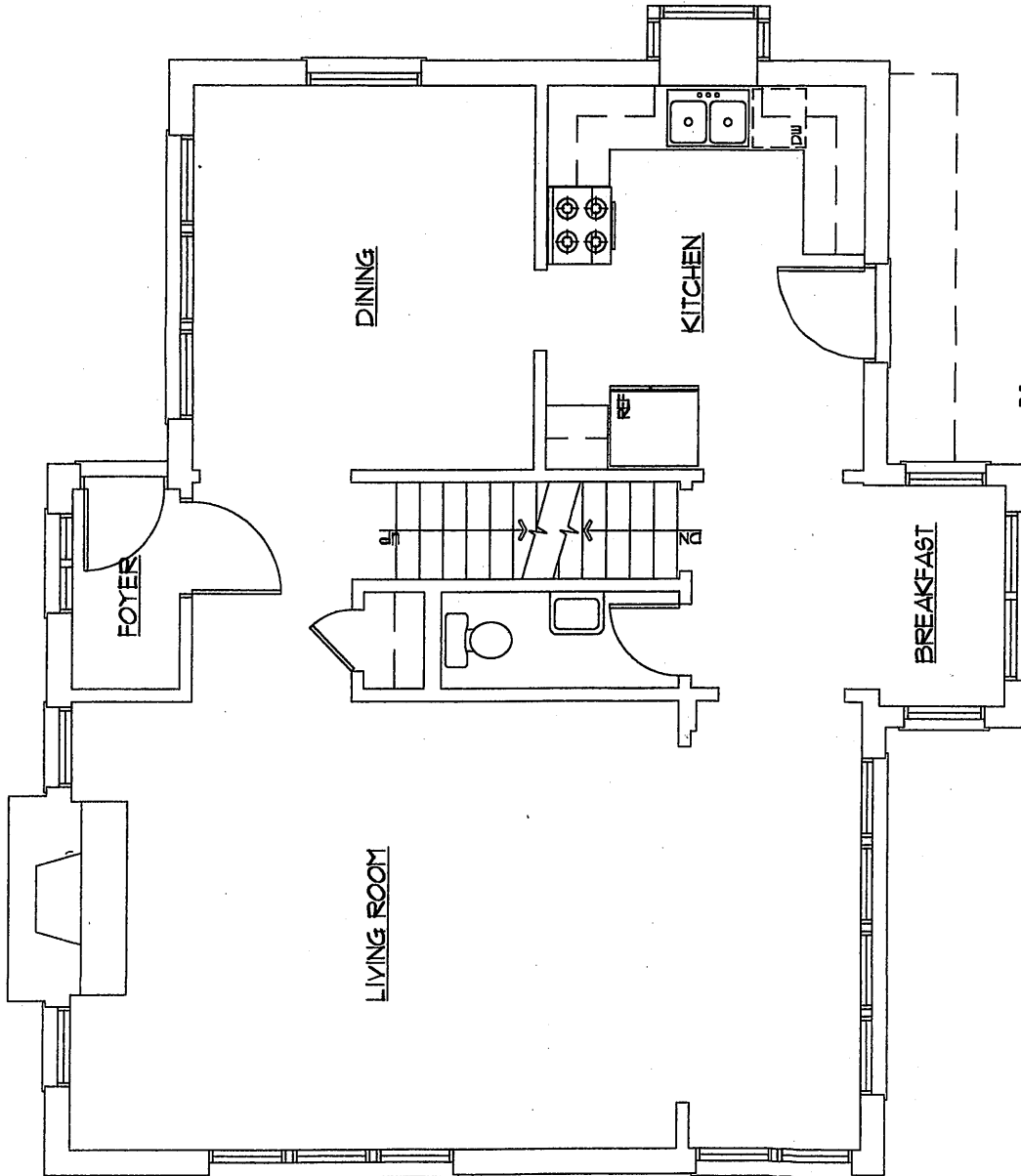
Lot Area = 5,781 sq. ft.
Zoning District R-4
FAR = 25% + 1,100 sq. ft. = 2,545.3 sq. ft. thus, 2,800 sq. ft. max.
Building Coverage = 25% Max. sq. ft. = 1,445.3 sq. ft.
Total Lot Coverage = 60%
Front Yard: 35', Side Yard: 8', Rear Yard: 25'
Detached Garage FAR Bonus = 250 sq. ft. max.
Detached Garage Lot Coverage Bonus = 125 sq. ft. max.

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

Conway Residence
718 West 4th Street
Hinsdale, IL

Magner-Manalang Architects
915 Augusta St. - Unit 1
Oak Park, IL
708-363-7744
August 12, 2015

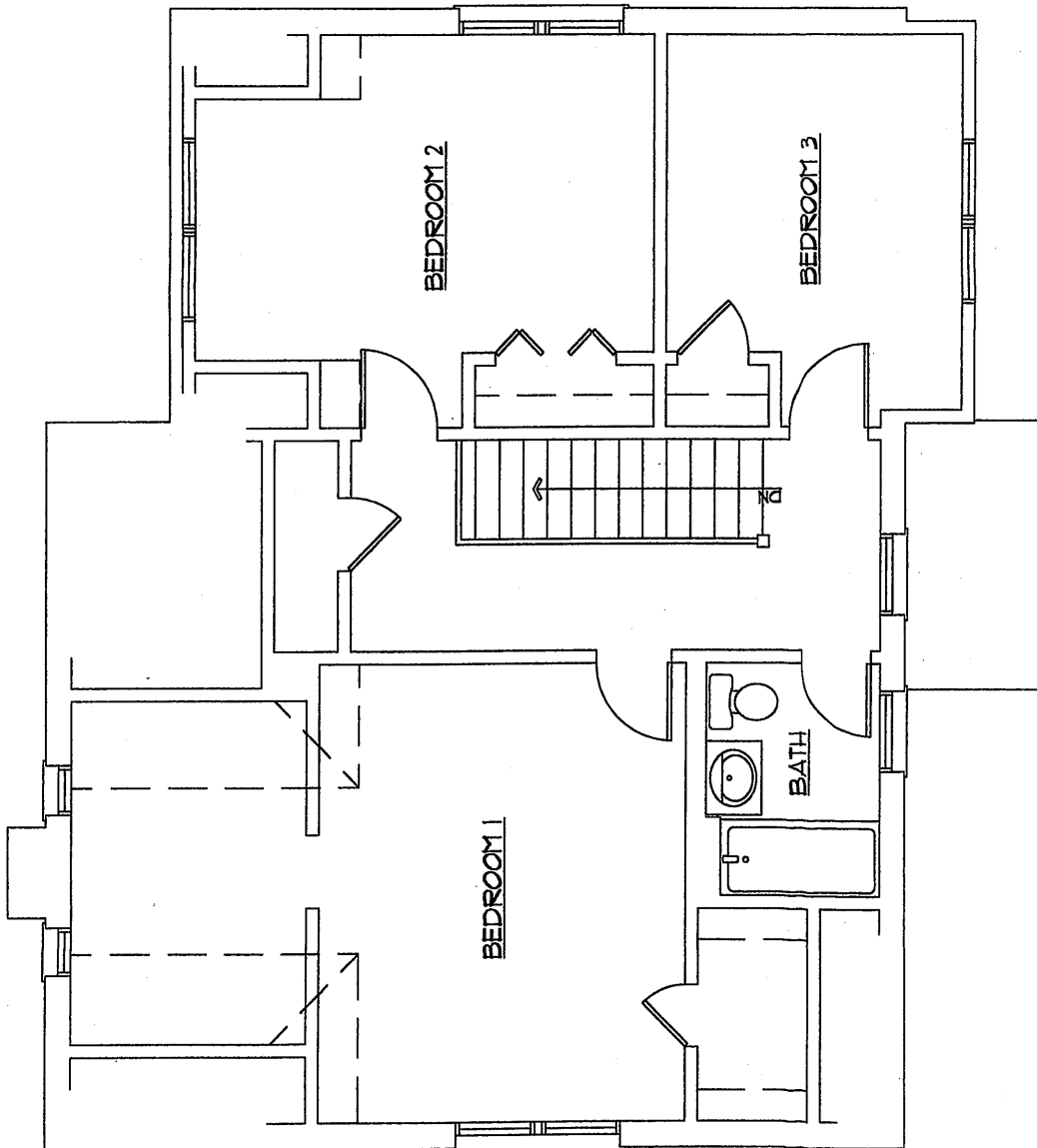
Page 2 of 8



EXISTING FIRST FLOOR PLAN

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

1,034 sq. ft.



EXISTING SECOND FLOOR PLAN

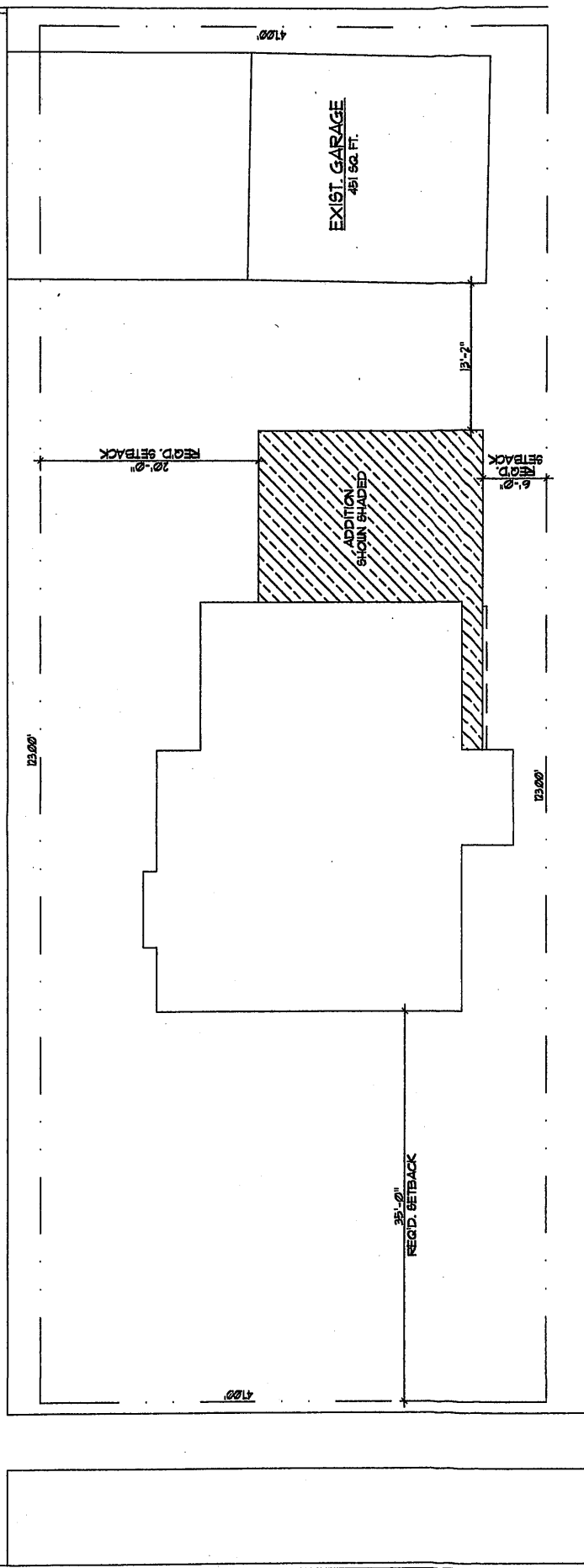
SCALE: 1/4" = 1'-0"

843 sq. ft.

4th STREET

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Page 4 of 9



Proposed new FAR = 2,748 sq. ft., under allowable 2,800 sq. ft.

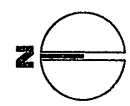
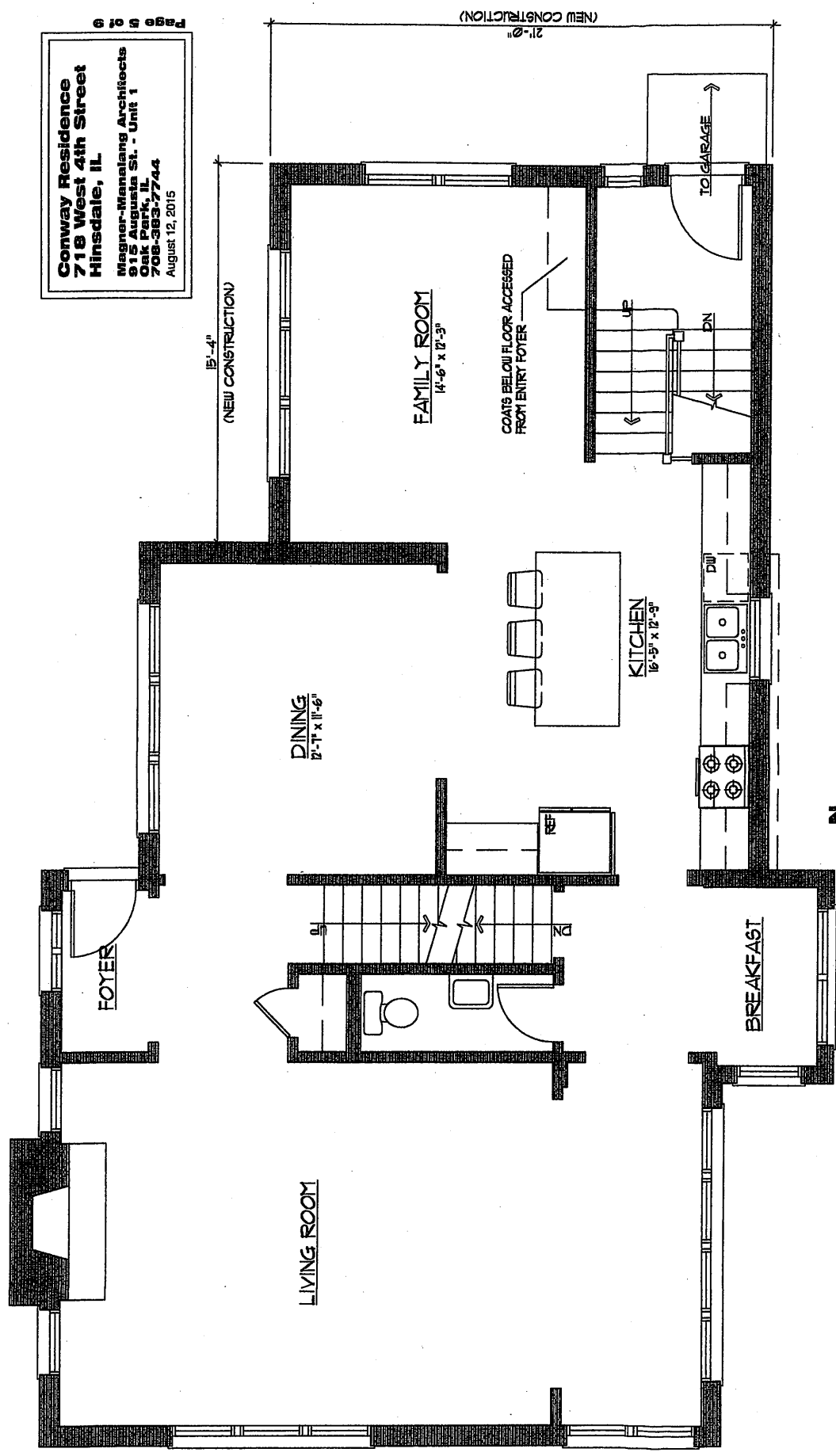
Proposed new Building Coverage = 1,708 sq. ft. = 29.6% Exceeds by 262.7 sq. ft.

REVISED SITE PLAN #1

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



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REVISED FIRST FLOOR PLAN #1

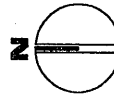
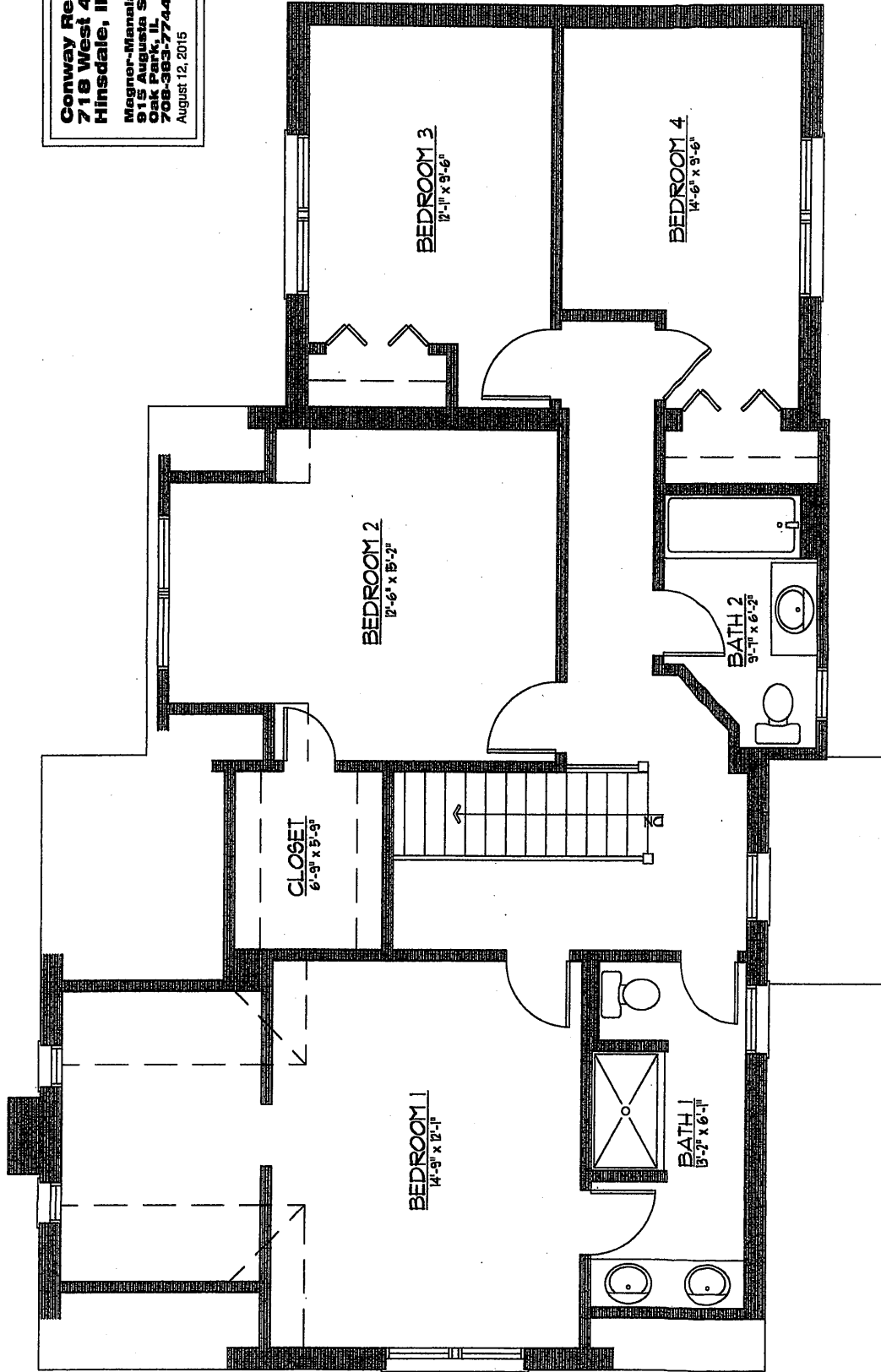
SCALE: 1/4" = 1'-0"

1,382 sq. ft. (348 sq. ft. new)

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Page 6 of 9



REVISED SECOND FLOOR PLAN #1

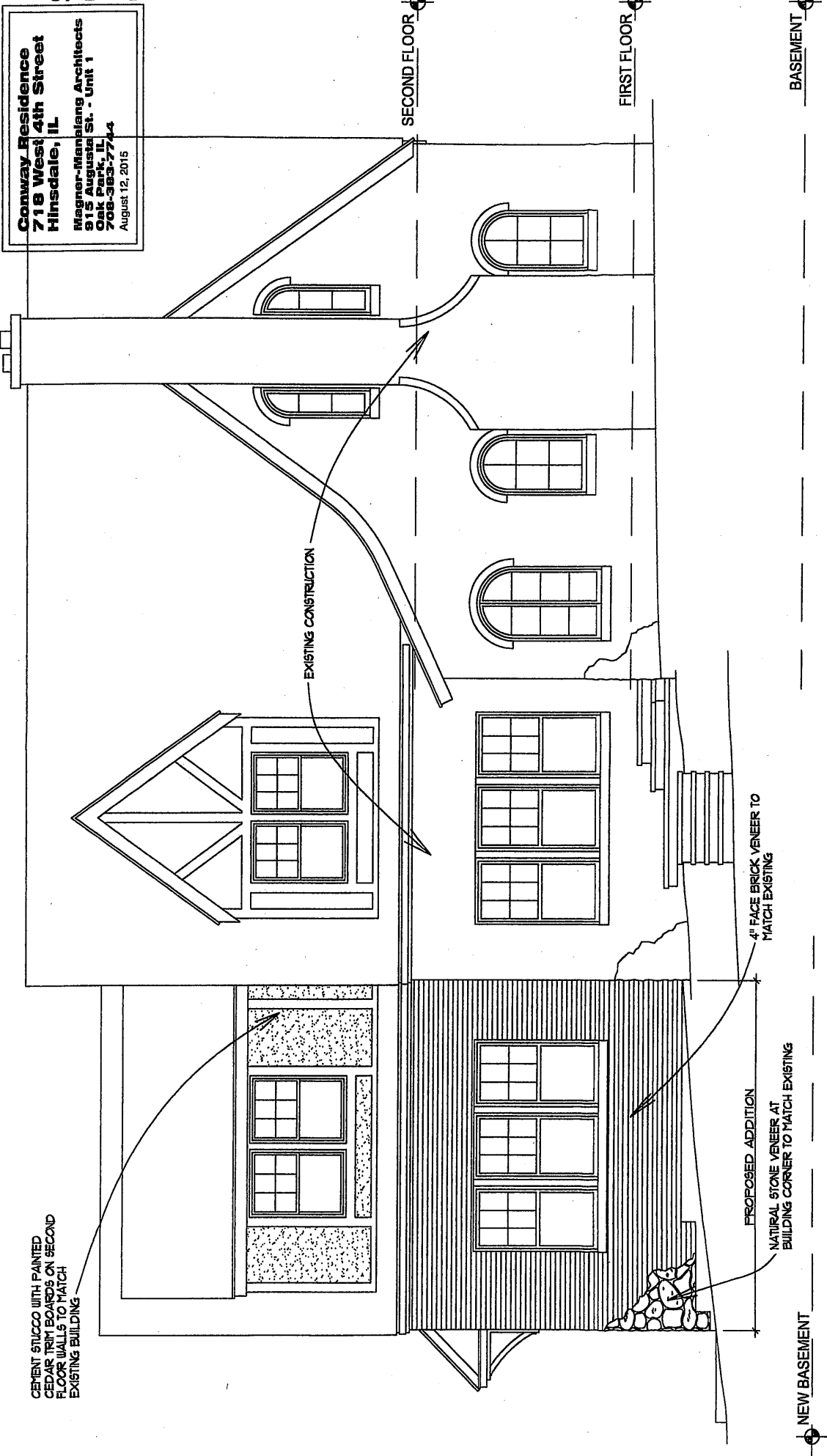
SCALE: 1/4" = 1'-0"

1,165 sq. ft. (322 sq. ft. new)

Conway Residence
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Hinsdale, IL

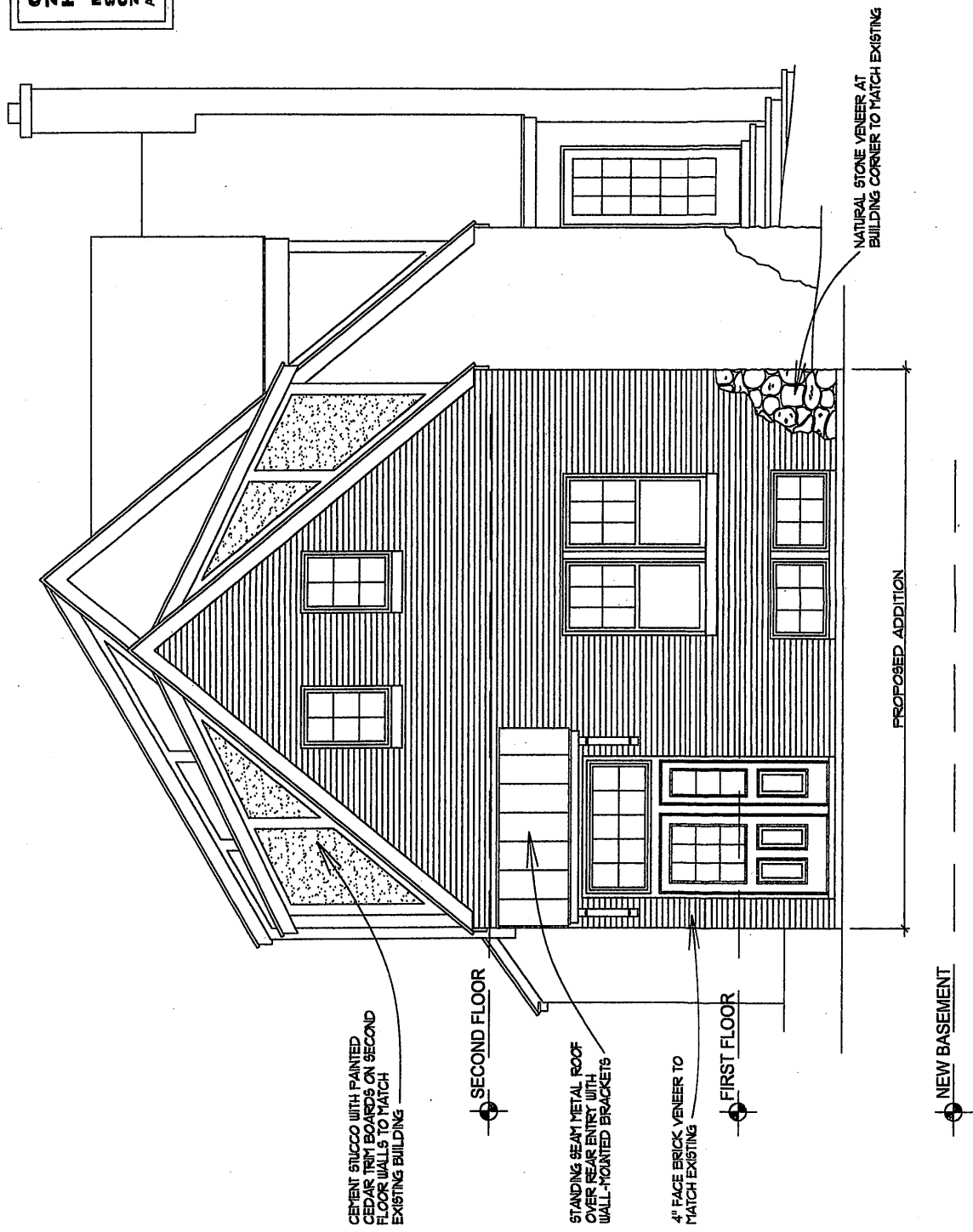
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Page 7 of 9



NORTH ELEVATION

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



EAST ELEVATION

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

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SOUTH ELEVATION

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