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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
Wednesday, October 17, 2012**

1. CALL TO ORDER

Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on Wednesday, October 17, 2012 at 7:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Chairman Debra Braselton, Vice-Chairman Bob Neiman, Members Marc Connelly, Gary Moberly and Rody Biggert (arr. 7:42 p.m.)

Absent: Members Keith Giltner and John Callahan

Also Present: Deputy Building Commissioner Tim Ryan, Village Clerk Christine Bruton and Court Reporters Kathy Bono and Tara Zeno

3. APPROVAL OF MINUTES – September 19, 2012

The minutes were tabled until the following meeting because there were not enough members present from the September 19th meeting to approve. So moved by Member Moberly and seconded by Member Connelly.

AYES: Members Connelly, Moberly, Chairman Braselton

NAYS: None

ABSTAIN: None

ABSENT: Members Giltner, Callahan and Biggert

Motion carried.

4. APPROVAL OF FINAL DECISION – None

5. RECEIPT OF APPEARANCES

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

7. PRE-HEARING AND AGENDA SETTING

a) V-08-12, 125 Hillcrest Avenue

Mr. and Mrs. Vaughn Hooks, their architect Mr. Dennis Parsons and his associate Mr. Kevin Geist were present. Mr. Hooks addressed the Board explaining he is asking for 8.6' feet of relief from the side yard requirement to move a detached garage closer to his house. Chairman

1 Braselton suggested that they address the hardship issue more
2 thoroughly. Mr. Hooks noted that they have looked at similar lots on
3 the street, but those lots are a more traditional shape, resulting in a
4 setback of about 11' feet and they would like the same. He stated that
5 he has reached out to the neighbors for their support. He noted that his
6 civil engineer's preference is to put garage on the front of the lot for
7 grade and drainage considerations. The Public Hearing is set for
8 November 28, 2012.

9
10 (Member Biggert joined the meeting.)

11
12 **8. PUBLIC HEARINGS**

13 All persons wishing to speak to either public hearing scheduled were sworn
14 in by Ms. Bono.

15 a) **V-06-12, 737 S. Elm**

16 Mr. Dick Burrige and his wife Andrea approached the podium. With
17 them this evening were Mr. Dave Knight of Northridge Builders, their
18 architect Mr. Ken Pursley and two representatives from Landmark
19 engineering. Mr. Burrige addressed the Board stating he has lived in
20 Hinsdale his whole life and is respectful of the building process. There
21 is a footnote in the zoning code that he did not catch nor did Village
22 staff. The engineers and builders missed it, too. The zoning code states
23 at least three lots are needed to calculate average which, in this case,
24 forces him to use a house that no longer exists. The demolished house,
25 in his opinion, had one of the largest setbacks in the village of 289' feet.
26 Using this house to calculate the average makes their lot unbuildable,
27 which speaks to the hardship. Mr. Burrige gave a chronological
28 accounting back to 2009 of the various meetings with staff and his
29 architect and engineers in an effort to avoid unforeseen complications.
30 He stated there were numerous phone conversations with his team and
31 the Village and there was no mention of any problems until late in 2012.
32 They have received feedback from the neighbors and those letters have
33 been supplied to the Board all of which indicate full support for the
34 proposed home.

35 Mr. Brad Hensley, of Landmark Engineering provided an illustration
36 showing the existing properties on Elm and Eighth Streets. He pointed
37 out what the 118' foot setback allowable by law would look like. He
38 reiterated that following the ordinance leaves 15.5' feet of width that is
39 buildable, making the lot virtually unbuildable. Mr. Burrige believes
40 this is a very unique situation. He asked the Board, should they grant
41 the requested variance, to please approve the final decision tonight so
42 that he can proceed with construction while weather permits. Member
43 Neiman moved to close the public hearing for V-06-12, 737 S. Elm.

1 Member Moberly seconded the motion.
2

3 **AYES:** Members Connelly, Moberly, Neiman, Biggert and Chairman
4 Braselton

5 **NAYS:** None

6 **ABSTAIN:** None

7 **ABSENT:** Members Giltner and Callahan
8

9 Motion carried.
10

11 **b) V-07-12, 126 S. Clay**

12 Mr. Keith Larson, architect representing homeowners Char & David
13 Bertermann, addressed the Board stating that his clients are asking for
14 setback relief to build a 2-car attached garage. He distributed a site
15 map drawn by the engineer that illustrates the location of the proposed
16 garage and the existing 1-car garage. He stated this is a unique
17 situation because most of an undedicated alley is on the Bertermann's
18 property and it is on a floodplain. They want to build as much off the
19 floodplain as possible so that less compensatory storage would be
20 required. Additionally, the proposed garage is only 3.25' feet off the
21 rear 20% of the lot and lines up with the other existing garages on the
22 alley. He believes this is the best solution for the neighborhood. If they
23 had to build on the north side of lot, power lines would be disturbed, but
24 building on the south side, the garage is out of floodplain and mimics
25 the setback of the garage to the north.
26

27 Mr. Robert Steere of 128 S. Clay Street, whose home is south of the
28 Bertermann's, stated that he is in support of this proposal and believes
29 it is the best compromise for the neighborhood.
30

31 Mr. David Lyall of 131 S. Madison, stated that he uses that alley and is
32 satisfied with the proposal, commenting further that he believes a
33 garbage truck would not be able to get through the alley otherwise.
34

35 Member Biggert asked about the floodplain and Salt Creek, discussion
36 followed regarding the location of Salt Creek in this area. Mr. Larson
37 asked that his final decision be approved tonight. The builder from
38 EMS Construction stated that the slab should be poured before cold
39 weather to allow enough time to cure. The Board agreed to approve
40 tonight, although noted that this is not the normal procedure and
41 expressed some concern about precedent. Member Biggert moved to
42 **close the public hearing for V-07-12, 126 S. Clay.** Member Moberly
43 seconded the motion.

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FINAL DECISIONS

V-06-12, 737 S. Elm

The Board discussed the language that should be contained in the Final Decision. They agreed that standards for variation as set forth in §11-503 have been met. Primarily, there are only three lots on this block and the center lot has an extraordinarily deep setback that would affect the applicant's setback by 118.5 feet. Enforcing the code as written would render the lot unbuildable. The applicant has solicited and received approval of all surrounding neighbors, with the exception of one neighbor that did not actively support or deny the request.

Member Neiman moved to **approve the Final Decision as stated for V-06-12, 737 S. Elm**. Member Moberly seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Members Giltner and Callahan

Motion carried.

V-07-12, 126 S. Clay

The Board discussed the language that should be contained in the Final Decision. They agreed that standards for variation as set forth in §11-503 have been met. The variation sought is de minimus and neighbors adjacent came to the meeting and spoke of their agreement to the requested variation. The Board noted the hardship related to the floodplain and the care given by the applicant not to impede the flow of traffic in the undedicated alley.

Member Neiman moved to approve the Final Decision as stated for **V-07-12, 126 S. Clay**. Member Connelly seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Members Giltner and Callahan

Motion carried.

9. NEW BUSINESS – None

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10. UNFINISHED BUSINESS - None

11. ADJOURNMENT

With no further business coming before the Zoning Board of Appeals, Member Connelly made a motion to **adjourn the meeting of the Zoning Board of Appeals of October 17, 2012.** Member Moberly seconded the motion.

- AYES:** Members Connelly, Moberly, Neiman, Giltner, Callahan, Biggert, Chairman Braselton
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Members Giltner and Callahan

Motion carried.


Chairman Braselton declared the meeting adjourned at 8:30 p.m.

Christine M. Bruton
Village Clerk

Approved: _____

MEMORANDUM

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

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

DATE: January 11, 2013

RE: Zoning Variation – V-01-13 26-32 E. First Street

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

- 9-105(C)(1) to allow a loading space that would open onto a building facade facing a public right of way.
- 9-107(A)(1) to allow no landscape buffer, in lieu of the 10'-0" landscape buffer required, along the rear (west) of the proposed parking lot.
- 9-107(A)(2) to allow a parking lot with no interior parking lot tree, in lieu of the one parking lot tree, as required.
- 9-106J(5)(b) to allow two wall signs higher than 20'-0" or the bottom of the second story window, as required.
- 9-101E to allow the proposed parking lot to have a 0'-0" rear (west) yard setback, in lieu of the 20'-0" rear yard setback required.

This relief is being requested in order to construct a new 2 story commercial building at the above mentioned address.

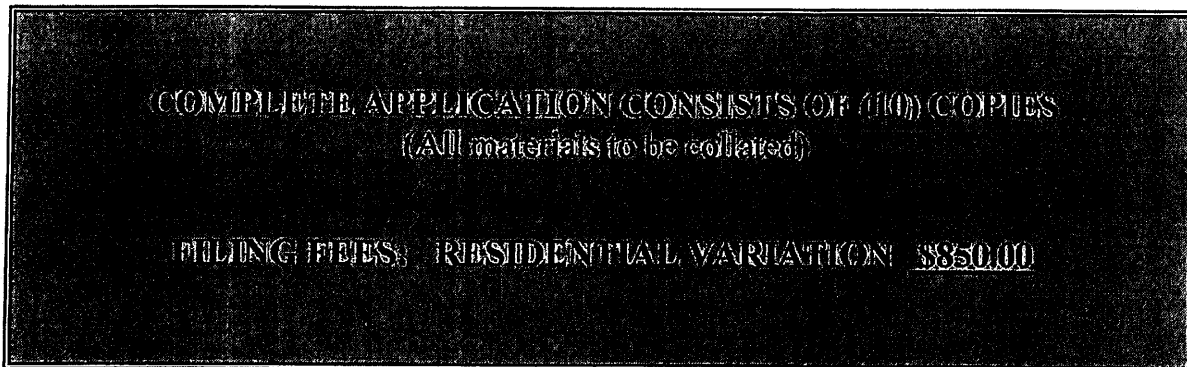
The applicant has requested that this project be reviewed by the Plan Commission concurrent with this request for variation. Due to the timing of meetings and the applicants desire to time the heavy construction with summer break, the Zoning Board of Appeals will be holding their public hearing prior to the Plan Commission having their meeting. This will be handled in much the same way as the addition at the BP Amoco on Ogden Avenue; the difference being the timing of the meetings. The Plan Commission will need to review and recommend approval of the project regardless of whether the Zoning Board of Appeals grants some or all of the relief requested or not.

Staff has done a preliminary review of the concept plans submitted in order to identify those areas where relief will be required. The applicant has confirmed that that he intends to comply with all bulk zoning regulations other than those specifically requested in this application. We will forward a zoning analysis to all Zoning Board of Appeal members prior to the hearing date.

cc: Dave Cook, Village Manager
Zoning file V-01-13

Zoning Calendar No. V-01-13

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION



NAME OF APPLICANT(S): PPK Architects, P.C.

ADDRESS OF SUBJECT PROPERTY: 26-32 E. 1st Street

TELEPHONE NUMBER(S): 630-469-0999

If Applicant is not property owner, Applicant's relationship to property owner.
Applicant is the architect, retained by property owner.

DATE OF APPLICATION: Jan 11, 2013

 **RECEIVED**
Co-V-13

SECTION I

Please complete the following:

1. **Owner.** Name, address, and telephone number of owner: Mr. Clay Naccarato
Garfield Crossing , LLC 18w140 Butterfield Rd. Suite 700, Oakbrook Terrace, IL. 60181

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: David M. Kennedy PPK Architects, P.C.
444 N. Main St. Suite 200 Glen Ellyn, IL. 60137
- No interest in property (Architect)

4. **Subject Property.** Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) 26-32 E. First Street Hinsdale, IL.
Legal description is attached.

5. **Consultants.** Name and address of each professional consultant advising applicant with respect to this application:
 - a. **Attorney:**
 - b. **Engineer:** Cemcon, Ltd. 2280 White Oak Circle Suite 100 Aurora, IL. 60502
 - c. **Architect-** PPK Architects, P.C. 444 N. Main St. Glen Ellyn, IL. 60137
 - 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. N.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.

N.A.

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:
 1. Variation from 9-105(C) (1) to allow a loading space that would open onto a building facade facing a public right of way.
 2. Variation from 9-107(A) (1) to allow no landscape buffer, in lieu of the 10'-0" landscape buffer required, along the rear (west) of the proposed parking lot.
 3. Variation from 9-107(A) (2) to allow a parking lot with no interior parking lot tree, in lieu of the one parking lot tree, as required.
 4. Variation from 9-106(5) (b) to allow wall signs higher than 20'-0" or the bottom of the second story window, as required.
 5. Variation from 9-101E to allow the proposed parking lot to have a 0'-0" rear (west) yard setback, in lieu of the 20'-0" rear yard setback required.

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.)
 - A. Loading area is not screened from right of way, this is not practical on this corner site.
 - B. We are proposing the elimination of a landscape buffer at the rear property line to add parking for the development.
 - C. We propose that the parking lot be constructed without a landscaped island in the row of parking stalls, again, to add a parking space.
 - D. Tenant signs above the second floor windows are set at this height for visibility and clarity due to the location of retail signage.
 - E. The parking lot extends to the west property line with no setback to allow more parking on the site.

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.)

There is not a practical method to provide a space for a truck (loading) on this corner lot and have it screened from view. We believe that additional parking spaces will be far more beneficial than a landscaped island and a setback at the rear property line.

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 are hardships that are created by the site slope and existing conditions at the surrounding properties that impact the design. The variations, if granted, are practical solutions to challenges the site poses.

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: Garfield Crossing, LLC.

Signature of Owner: 

Name of Applicant: PPK Architects, P.C.

Signature of Applicant: 

Date: January 11, 2013

ATTACHMENT TO APPLICATION FOR VARIATION
GARFIELD CROSSING
JANUARY 11, 2013

Section I

10. Conformity:
This project conforms to the B-2 Zoning District and the Village's Comprehensive Plan. The intended use on this site is ground floor retail and second floor office. Both of these are permitted uses in this district.
11. Zoning Standards:
This proposed redevelopment complies with all zoning standards for the district, with the exception of the specific variations being requested. The building height, bulk, setbacks and floor area ratio are within the requirements of the B-2 district.

Section II

- #5. Standards for Variation
 - a) Unique Physical Condition
This is a unique site based on the topographic and structural conditions that exist prior to redevelopment. Specifically the site slope, retaining walls and structural party wall at the west side of the site are unusual conditions and must be addressed in our site design. These conditions are more than a mere inconvenience and require substantial investment in the redevelopment.
 - b) Not Self- Created
These site conditions are existing and have not been caused by the property owner or previous owner.
 - c) Denied Substantial Rights
The specific requests to provide parking in the rear yard setback, add a parking space in lieu of the required landscaped island and not screening the loading area from the right of way should not be enforced on this site. We do not believe that all of these provisions would be enforced on other sites in this zoning district.
 - d) Not Merely Special Privilege
These variations, if granted, are not due to a hardship related to a special privilege or inability for the owner to make more money on the redevelopment. The additional parking spaces and unscreened loading space will not result in additional revenue if granted.



- e) Code and Plan Purposes
If the variations are granted, the development will still be in harmony of the zoning district. The proposed development is in conformance with the intent of the official Comprehensive Plan.

- f) Essential Character of the Area
 1. If the variations are approved there would be no detrimental effect to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity.
 2. We would not impair adequate supply of light and air to the properties and improvements in the vicinity.
 3. We would not increase congestion in the public streets due to traffic or parking.
 4. We would not unduly increase the danger of flood or fire.
 5. We would not unduly tax public utilities and facilities in the area.
 6. We would not endanger the public health or safety.

GARFIELD CROSSING BUILDING

1ST STREET AND GARFIELD AVENUE

01.11.13

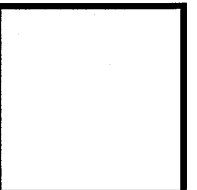


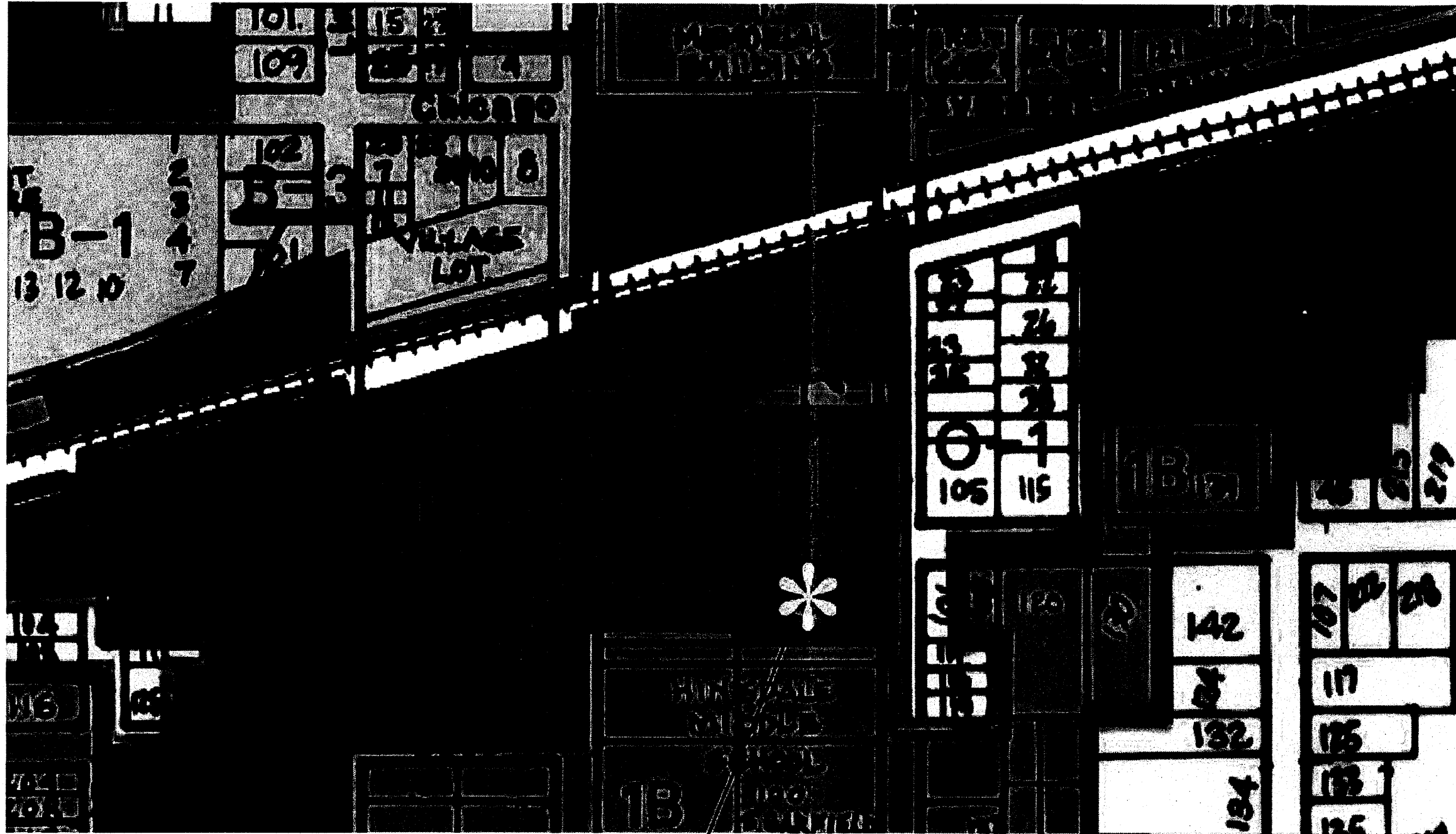
ISSUED FOR ZBA REVIEW

01.11.13

GARFIELD CROSSING, LLC

COVER
GARFIELD CROSSING BUILDING
HINSDALE, ILLINOIS





**SUBJECT
PROPERTY**

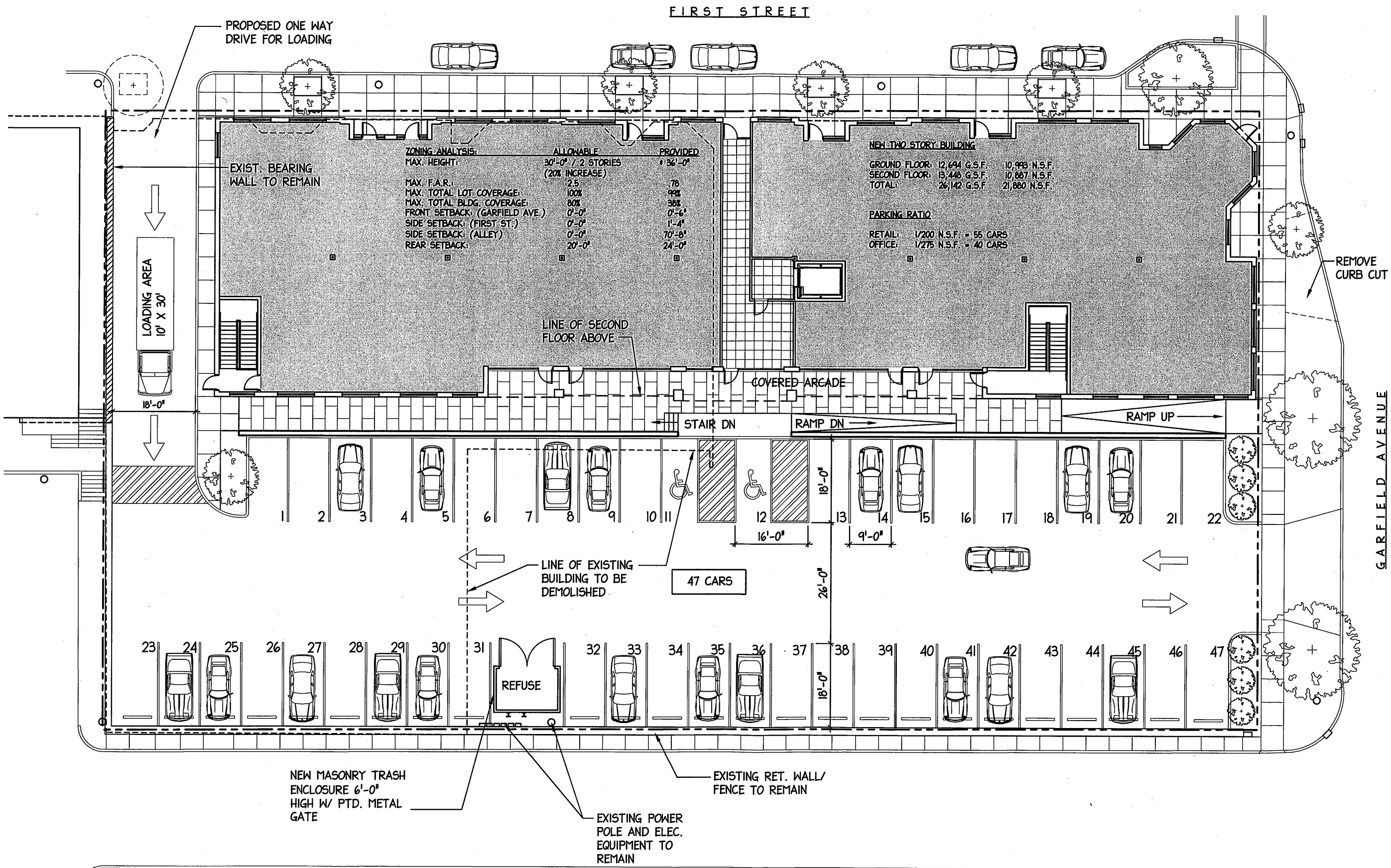
LEGEND

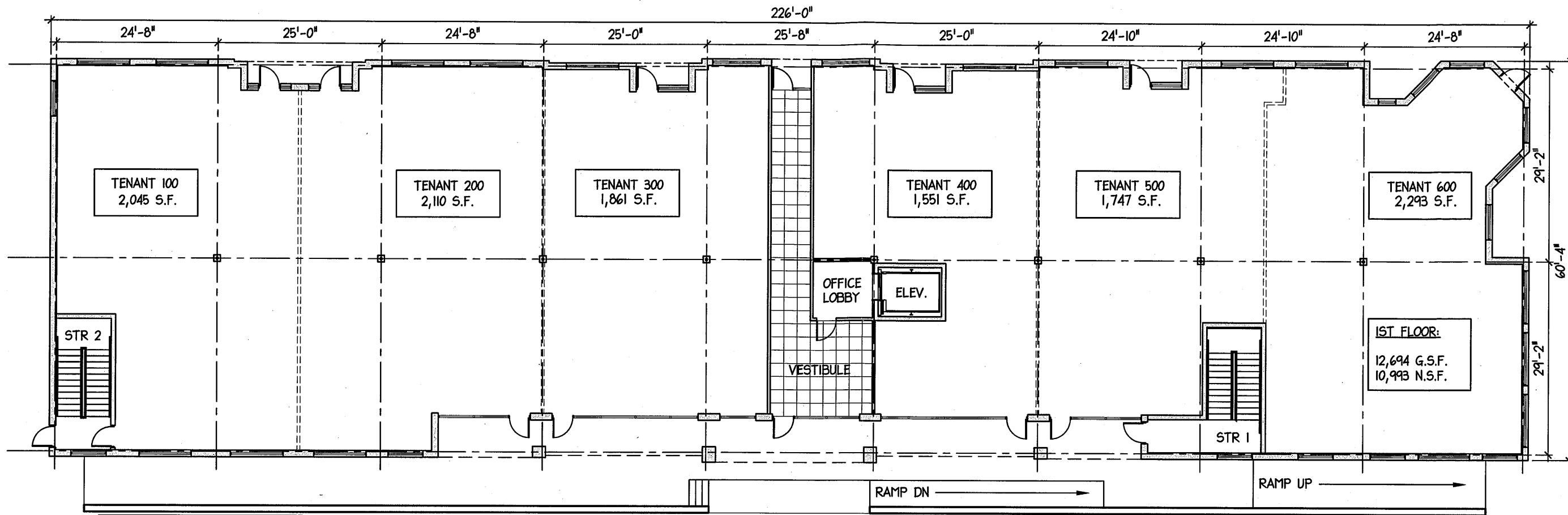
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT	D-1 COMMUNITY BUSINESS DISTRICT	U-1 SPECIALTY OFFICE DISTRICT
R-2 SINGLE FAMILY RESIDENTIAL DISTRICT	D-2 CENTRAL BUSINESS DISTRICT	O-2 LIMITED OFFICE DISTRICT
R-3 SINGLE FAMILY RESIDENTIAL DISTRICT	D-3 GENERAL BUSINESS DISTRICT	O-3 GENERAL OFFICE DISTRICT
R-4 SINGLE FAMILY RESIDENTIAL DISTRICT		I-0 INSTITUTIONAL BUILDINGS DISTRICT
R-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT		H-0 HEALTH SERVICES DISTRICT
R-6 MULTIPLE FAMILY RESIDENTIAL DISTRICT		OS OPEN SPACE DISTRICT
	District Boundary	DR-01 DESIGN REVIEW OVERLAY DISTRICT



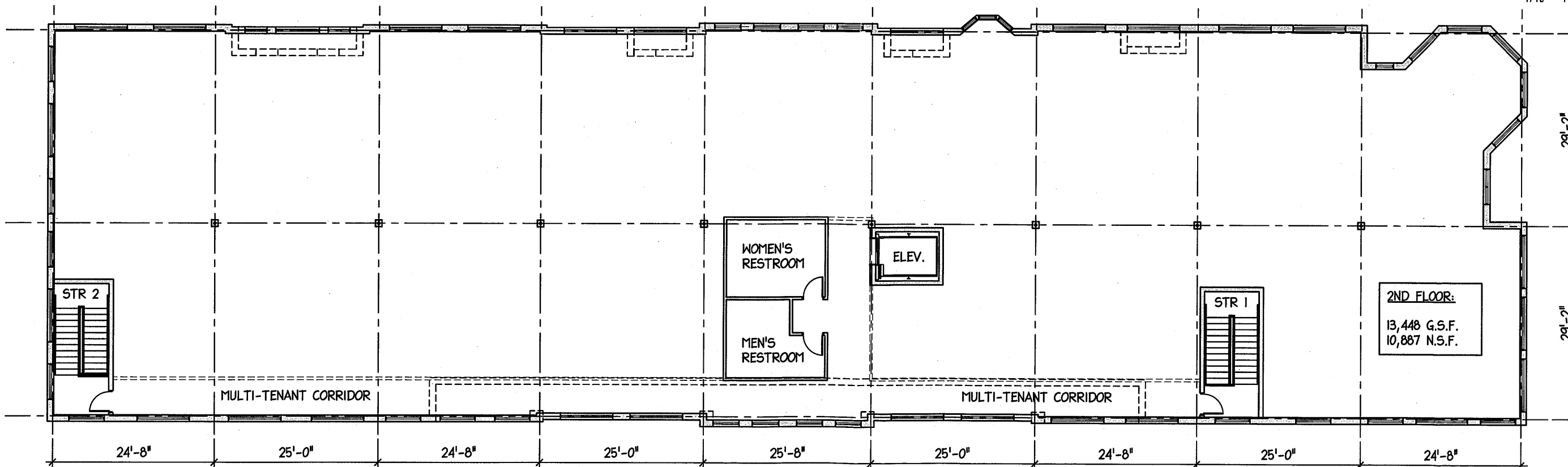
ZONING MAP



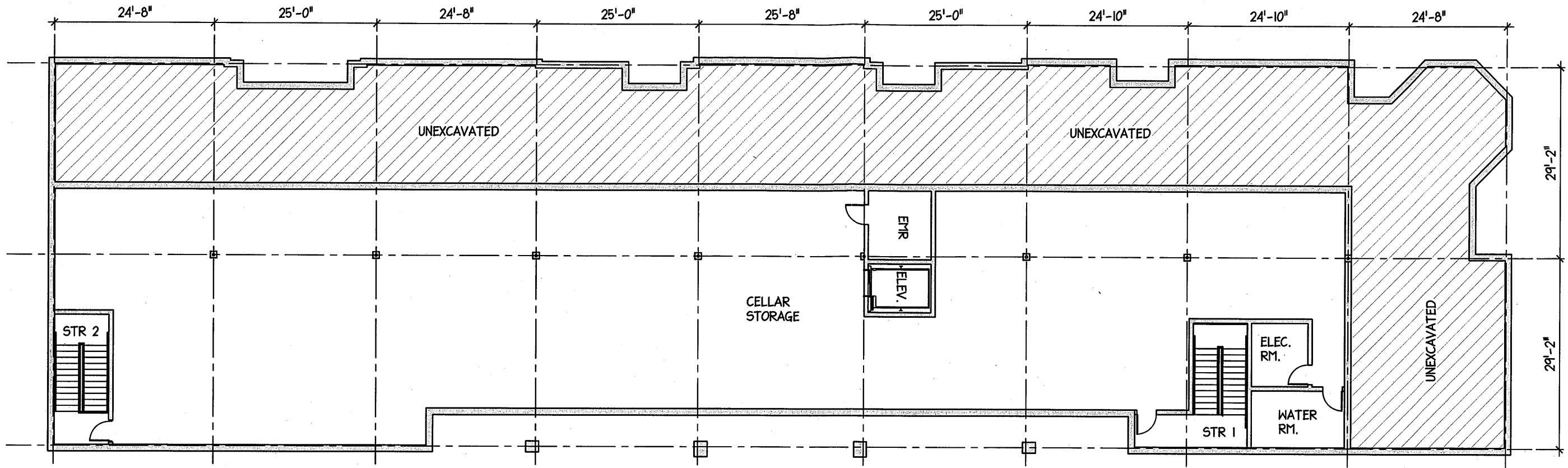




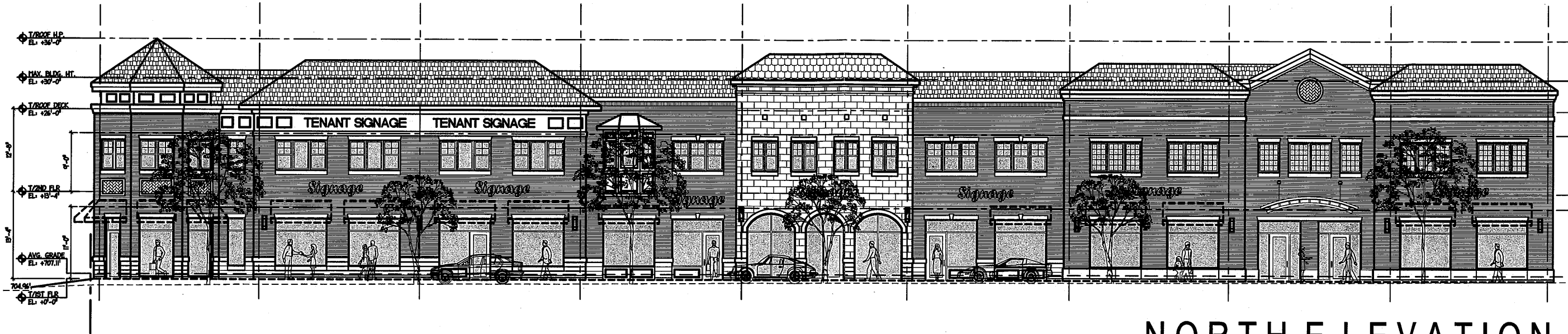
N
 1ST FLOOR PLAN
 1/16" = 1'-0"



N
 2ND FLR PLAN
 1/16" = 1'-0"

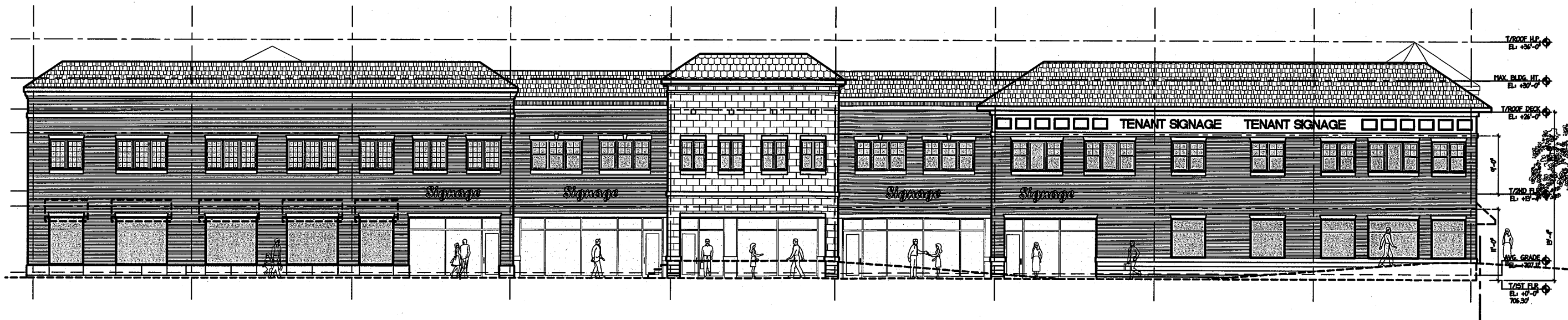


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LOWER LEVEL PLAN
 1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

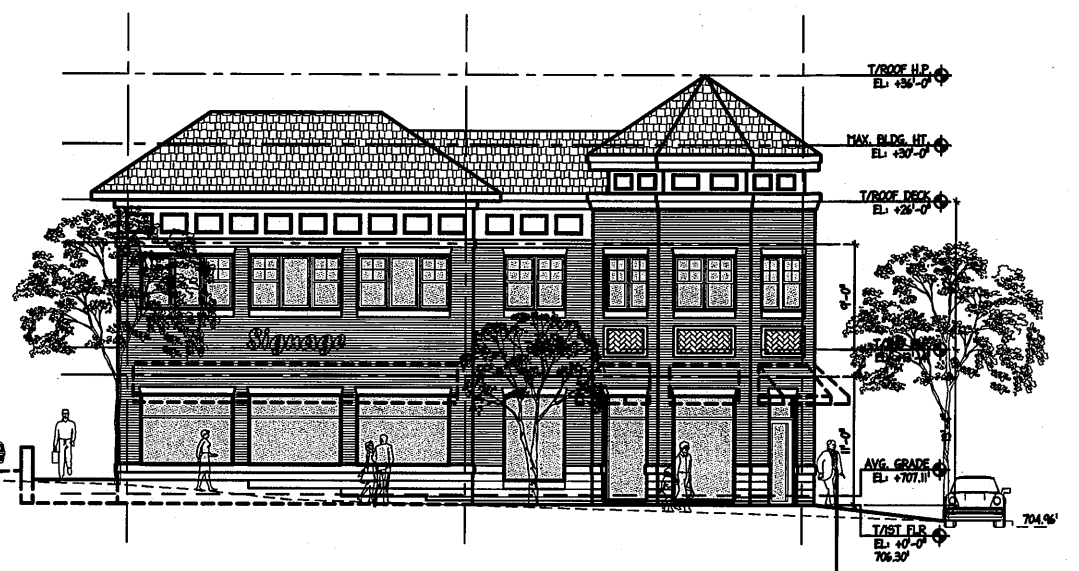
pk architects

www.ppkarchitects.com

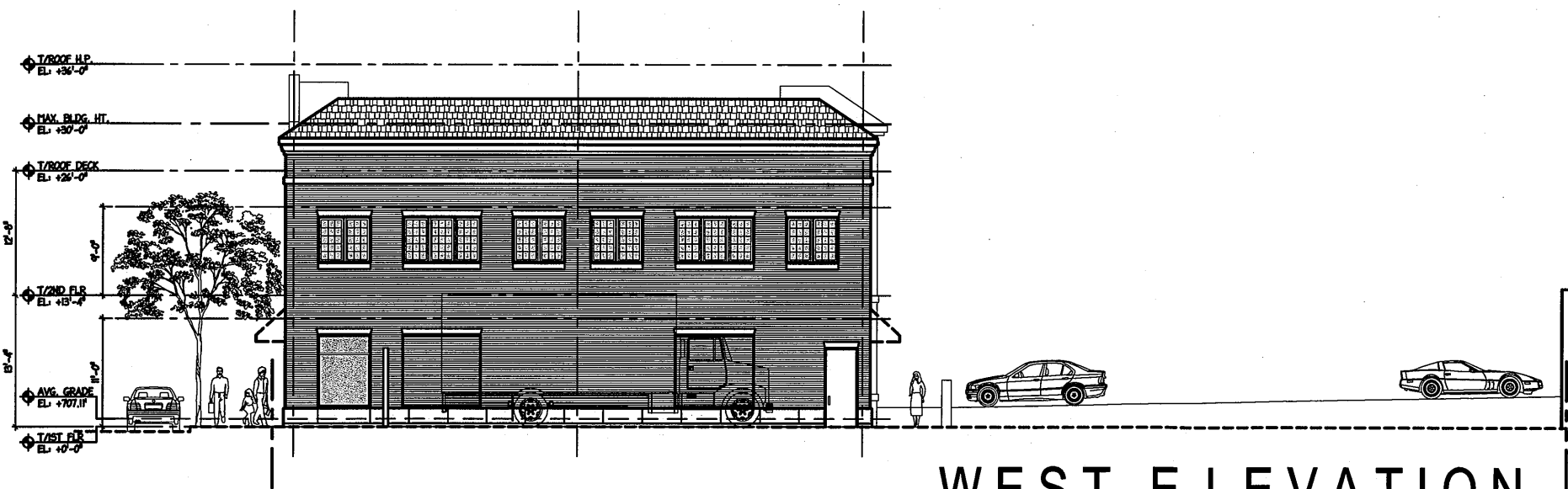
01.11.13

NORTH AND SOUTH ELEVATIONS
 GARFIELD CROSSING BUILDING
 HINSDALE, ILLINOIS
 GARFIELD CROSSING, LLC

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EAST ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



STREETSCAPE
N.T.S.

MEMORANDUM

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

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

DATE: October 10, 2012

RE: Zoning Variation – V-08-12; 125 Hillcrest Avenue

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

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

cc: Dave Cook, Village Manager
Zoning file V-8-12