

**VILLAGE OF HINSDALE
MINUTES OF THE
SPECIAL MEETING OF THE
ZONING BOARD OF APPEALS
Thursday, June 17, 2010**

1. Call to Order

Chairman Bill Haarlow called the special meeting of the Zoning Board of Appeals to order on Thursday, June 17, 2010 at 6:35 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. Roll Call

Present: Chairman Bill Haarlow, Members Marc Connelly, Gary Moberly, Debra Braselton, arr. 6:51 p.m., Bob Neiman and Keith Giltner

Absent: Member John Callahan

Also Present: Director of Community Development Robb McGinnis and ZBA Staff Secretary Christine Bruton

3. Administer Oath of Office - Reappointment of Members Moberly and Giltner

Deputy Village Clerk Christine Bruton administered the Oath of Office to Members Moberly and Giltner

4. Approval of Minutes – May 19, 2010

Member Neiman **moved approval of the minutes of the Meeting of April 21, 2010, as amended.** Member Moberly seconded the motion.

AYES: Members Moberly, Neiman, Giltner and Chairman Haarlow

NAYS: None

ABSTAIN: Member Connelly

ABSENT: Members Braselton and Callahan

Motion carried.

5. Receipt of Appearances – Property owners present and will speak to their matters.

6. Receipt of Requests, Motions, Pleadings, or Requests to make Public Comment of a General Nature Pre-Hearing and Agenda Setting:

a) V-03-10, 115 E. Maple Street

Chairman Haarlow explained the purpose of the pre-hearing process is to get a sense of the matters before the Board, to make sure the Village is in receipt of necessary documentation and to hear from residents as to the general nature of their request. If the Board has preliminary questions they can be asked. Chairman Haarlow explained that this request is one to widen a legal non-conforming driveway. Applicant and property owner, Mr. Phil Coulolias, addressed the Board and explained that his is an extremely steep pitched driveway. He wants to widen the driveway to lessen its hazards. It is currently not in compliance, however, the Village's interpretation of the code in this matter is different than his. The code does not define an attached or detached driveway, he wants to install a circular driveway. (*Member Braselton arrived – 6:51 p.m.*) It was confirmed that the driveway, when installed, was conforming, but code language has since been added and by definition it is now non-conforming. Mr. Coulolias believes his proposal will preserve trees and make the driveway approach safer for people. He noted there are other houses on his block with the same problem. He has sent letters to his neighbors, and they have been supportive. The public hearing was scheduled for July 21, 2010.

b) V-04-10, 409 W. Walnut Street

Mr. and Mrs. Harvey Seybold addressed the Board, explaining that that in the last 5-7 years they have had significant flooding and storm water runoff problems. They are asking the ZBA to construct a garage at grade level. This will resolve the flooding and restore their property value. Construction of the garage will require relief of FAR and building coverage. Chairman Haarlow explained that this is an unusual case because the ZBA does not have the authority to grant relief on either of those requests; however, the Village Board of Trustees may do so. They also have the opportunity to request a hearing by the ZBA and the decision of the ZBA takes the form of a recommendation to the Village Board. One of the purposes of the ZBA is to render an opinion in matters of this nature. Chairman Haarlow noted the Seybold's have a subterranean attached garage, and want to construct a new garage at grade on a location that is already impervious surface. Mr. Seybold commented that the neighbors are in favor of this project, as they have seen the result of the flooding to their property. Mr. McGinnis noted that he is not aware of anything non-conforming in the proposed new construction. He also pointed out that the Village has taken steps to help the Seybold's situation by successfully prevailing upon Monroe School to redirect their roof drains from Madison Street and former Village Engineer Sean Pelletier altered the profile of the alley approach to minimize water flows on the alley. The public hearing was scheduled for

July 21, 2010.

7. Public Hearings – None

8. New Business

a) Approve Final Decision, V-02-10, 211 W. Fourth Street

Chairman Haarlow introduced the item. Member Braselton asked for confirmation of the numbers included in the document. Member Neiman moved to **Approve Final Decision, V-02-10, 211 W. Fourth Street**. Member Braselton seconded the motion.

AYES: Members Braselton, Neiman, Giltner and Chairman Haarlow

NAYS: None

ABSTAIN: Members Moberly and Callahan

ABSENT: Member Connelly

Motion carried.

9. Unfinished Business – None

10. Adjournment

With no further business coming before the Zoning Board of Appeals, Member Moberly made a motion to **adjourn the meeting of the Zoning Board of Appeals of June 17, 2010**. Member Connelly seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Member Callahan

Chairman Haarlow declared the meeting adjourned at 7:21p.m.

Christine M. Bruton
ZBA Staff Secretary

Approved: _____