

DRAFT

**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:

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

2 Chairman Haarlow explained the purpose of the pre-hearing process is to
3 get a sense of the matters before the Board, to make sure the Village is in
4 receipt of necessary documentation and to hear from residents as to the
5 general nature of their request. If the Board has preliminary questions
6 they can be asked. Chairman Haarlow explained that this request is one
7 to widen a legal non-conforming driveway. Applicant and property owner,
8 Mr. Phil Coulolias, addressed the Board and explained that his is an
9 extremely steep pitched driveway. He wants to widen the driveway to
10 lessen its hazards. It is currently not in compliance, however, the
11 Village's interpretation of the code in this matter is different than his.
12 The code does not define an attached or detached driveway, he wants to
13 install a circular driveway. (*Member Braselton arrived - 6:51 p.m.*) It was
14 confirmed that the driveway, when installed, was conforming, but code
15 language has since been added and by definition it is now non-conforming.
16 Mr. Coulolias believes his proposal will preserve trees and make the
17 driveway approach safer for people. He noted there are other houses on
18 his block with the same problem. He has sent letters to his neighbors, and
19 they have been supportive. The public hearing was scheduled for July 21,
20 2010.

21
22 **b) V-04-10, 409 W. Walnut Street**

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

1 July 21, 2010.

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3 **7. Public Hearings – None**

4
5 **8. New Business**

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

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

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12 **AYES:** Members Braselton, Neiman, Giltner and Chairman Haarlow

13 **NAYS:** None

14 **ABSTAIN:** Members Moberly and Callahan

15 **ABSENT:** Member Connelly

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17 Motion carried.

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19 **9. Unfinished Business – None**

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21 **10. Adjournment**

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

26
27 **AYES:** Members Connelly, Moberly, Braselton, Neiman, Giltner and
28 Chairman Haarlow

29 **NAYS:** None

30 **ABSTAIN:** None

31 **ABSENT:** Member Callahan

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

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38 _____
39 Christine M. Bruton
40 ZBA Staff Secretary

Approved: _____

MEMORANDUM

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

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

DATE: July 14, 2010

RE: Zoning Variation – V-05-10, 14 S. Park Ave.

In this application for variation, the applicant requests relief from the fence requirements contained in 9-12-3 for the construction of a 6' solid fence in a corner sideyard. The building code limits fences in corner sideyards to 4'.

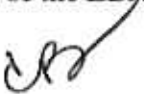
This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the south side of Hinsdale Ave. between Blaine and Park. The property has a frontage of approximately 107', a depth of approximately 136', and a total square footage of approximately 11,714. The maximum FAR is approximately 4,011 square feet and the maximum allowable building coverage is 25% or approximately 2,928 square feet.

cc: Dave Cook, Village Manager
Zoning file V-05-10

MEMORANDUM

Date: July 15, 2010

To: Chairman Haarlow & Members of the ZBA

From: Chris Bruton, Z.B.A. Secretary 

Re: APP-03-10, 115 E. Maple Street

The applicant in the above matter was unable to complete their required mailing within the required 15-30 days before the scheduled public hearing. Therefore, the matter will be republished for the September 15th meeting.

Thank you.

Chris B.

cc: Robb McGinnis, Building Commissioner
File

MEMORANDUM

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

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

DATE: July 14, 2010

RE: Zoning Variation – V-04-10 409 W. Walnut Street

When this application for variation was originally submitted, the applicant was to make a joint application for a text amendment that would grant the Board of Trustees the authority to hear requests for variation to those specific provisions that the Zoning Board of Appeals could not. The public hearing would be held with the Zoning Board of Appeals and a recommendation would be tendered.

This memo is to notify the Zoning Board of Appeals that the applicant for the text amendment is now the Village of Hinsdale. The Village President felt that this was more appropriate given the nature of the request and the fact that it had wider applicability than to just this case. The application for text amendment is being filed concurrently under the provisions of 11-301H. This application for text amendment was sent to the Plan Commission at the Village Board of Trustees meeting of July 13, 2010

cc: Dave Cook, Village Manager
Zoning file V-04-10