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**VILLAGE OF HINSDALE  
SPECIAL MEETING OF THE  
ZONING BOARD OF APPEALS  
Minutes of the Meeting  
Thursday, July 29, 2010**

**1. Call to Order**

Chairman Bill Haarlow called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, July 29, 2010 at 7:38 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, Debra Braselton, Bob Neiman and John Callahan

Absent: Members Gary Moberly and Keith Giltner

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

**3. Approval of Minutes – July 21, 2010**

Ms. Bruton explained that after watching the videotape of the July 21<sup>st</sup> meeting, she made a minor language change to the motion to approve the variance V-04-10. Chairman Haarlow suggested that there be clarification to the motion to approve the variance regarding 'assuming that all necessary compensatory storage associated with filling at or below elevation 706.5 is provided'. Member Neiman suggested a cover letter to the Board to explain where that language comes from, what it means and what the intent is and provide context for the Village Board. This Board agreed to leave the minutes as written, but come back to this matter when addressing approval of the final decision. Chairman Haarlow noted additional language modifications to the minutes.

Member Braselton moved to **Approve the Minutes of July 21, 2010, as amended.** Member Connelly seconded the motion.

AYES: Members Connelly, Braselton, Neiman, Callahan and Chairman Haarlow

NAYS: None

ABSTAIN: None

ABSENT: Members Moberly and Giltner

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2 Motion carried.

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4 **4. Approval of Final Recommendation for V-04-10, 409 W. Walnut**  
5 **Street**

6 Member Braselton made a minor addition to the text of the document.  
7 Chairman Haarlow confirmed the language of Member Neiman's  
8 motion to approve the variation. Discussion followed regarding the  
9 specific language to be included in the recommendation. Member  
10 Neiman expressed concern with modifying the engineer's exact  
11 language, as we are not engineers. And although we are  
12 recommending this to another body, they will have access to all the  
13 variation materials to make their decision. Mr. McGinnis confirmed  
14 that 'filling' is a technical term and the elevation is critical. Member  
15 Callahan commented that it isn't just the fill because they are building  
16 a garage as well. Chairman Haarlow agreed and further commented  
17 that the ZBA needs to make a specific recommendation that is not open  
18 to broad interpretation by the Village Board or anyone else; the  
19 recommendation must be clear and specific so there can be no question  
20 as to what they are approving. Protection of the neighbors should be  
21 explicit not implicit.

22  
23 Discussion followed on the specific language and how best to include  
24 that language in the recommendation document. The following  
25 sentence was agreed upon: the ZBA recommends that the design of the  
26 project, in its entirety, shall provide compensatory storage for the  
27 entire volume of water displaced, at a 1:1 ratio from the status quo.

28  
29 Member Braselton moved to **approve the Final Recommendation**  
30 **for V-04-10, 409 W. Walnut Street, as amended.** Member Callahan  
31 seconded the motion.

32  
33 AYES: Members Connelly, Braselton, Neiman, Callahan and Chairman  
34 Haarlow

35 NAYS: None

36 ABSTAIN: None

37 ABSENT: Members Moberly and Giltner

38  
39 Motion carried.

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41 **5. Adjournment**  
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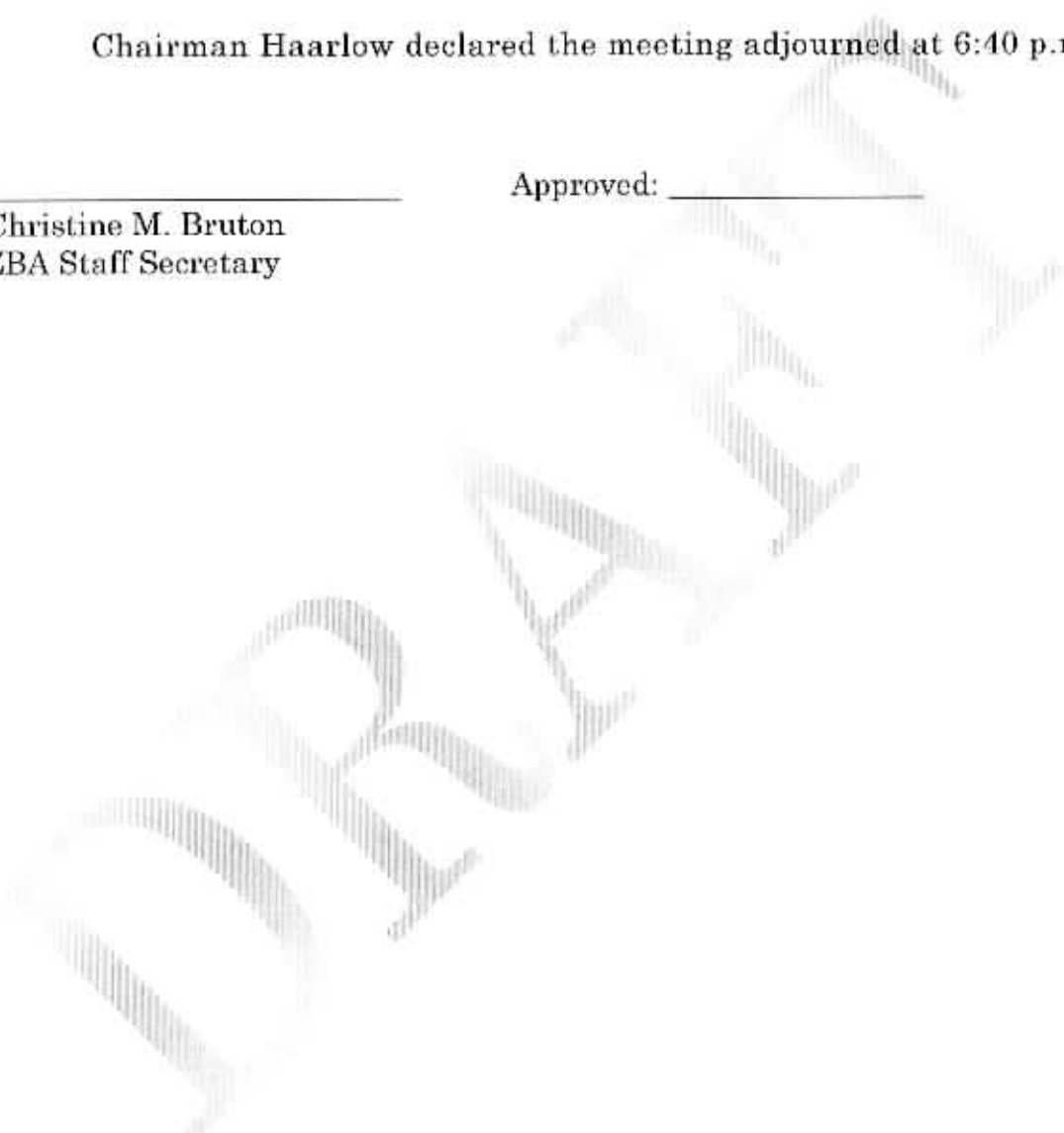
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With no further business coming before the Zoning Board of Appeals, Member Callahan made a motion to **adjourn the meeting of the Zoning Board of Appeals of July 21, 2010**. Member Neiman seconded the motion. Voice vote taken, all in favor, motion carried.

Chairman Haarlow declared the meeting adjourned at 6:40 p.m.


\_\_\_\_\_  
Christine M. Bruton  
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:** September 9, 2010

**RE:** Zoning Variation – V-06-10 11 W. Maple St.

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In this application for variation, the applicant requests a reduction of the required corner side yard from 22.94' to 5' for the construction of a patio. The zoning code does not specifically list patios as a permitted encroachment into a required yard under 3-110-15.

This property is located in the IB Institutional Buildings District in the Village of Hinsdale and is located on the northwest corner of Washington and Maple. The property has a frontage of approximately 125', a depth of approximately 165', and a total square footage of approximately 20,625. The maximum FAR is approximately 10,312 square feet.

cc: Dave Cook, Village Manager  
Zoning file V-06-10

## MEMORANDUM

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

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

**DATE: October 5, 2010**

**RE: Zoning Variation – V-07-10 217 Ravine Rd.**

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In this application for variation, the applicant requests relief from the building maximum building coverage requirements in 3-110-F1 for the construction of a detached two car garage. The Code limits combined coverage of both principle and accessory structures to a maximum of 25%. The request is for an increase of 2.5% or 197.5 square feet.

This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the north side of Ravine Rd. between Forest and Elm. The property has a frontage of approximately 60', a depth of approximately 131.5', and a total square footage of approximately 7,890. The maximum FAR is approximately 3,072.5 square feet and the maximum allowable building coverage is 25% or approximately 1,972.5 square feet.

cc: Dave Cook, Village Manager  
Zoning file V-07-10