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**VILLAGE OF HINSDALE
MINUTES OF THE MEETING
ZONING BOARD OF APPEALS
Wednesday, July 20, 2011**

1. CALL TO ORDER

Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on Wednesday, July 20, 2011 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, Members Marc Connelly, Gary Moberly, Bob Neiman, Keith Giltner and Rody Biggert.

Absent: Member John Callahan

Also Present: Director of Community Development/Building Commissioner Robb McGinnis, Village Clerk Christine Bruton and Court Reporters Kathy Bono and Tara Zenon.

3. APPROVAL OF MINUTES – June 22, 2011

Chairman Braselton made a correction to the minutes. Member Moberly moved **approval of the minutes of the Meeting of June 22, 2011, as amended.** Member Giltner seconded the motion.

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

NAYS: None

ABSTAIN: Member Connelly

ABSENT: Member Callahan

Motion carried.

4. RECEIPT OF APPEARANCES

All individuals anticipating testifying during scheduled public hearings were sworn in by Ms. Bono.

5. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE - None

6. PRE-HEARING AND AGENDA SETTING - None

7. PUBLIC HEARINGS

a) **V-05-11, 149 E. Ogden Avenue**

Mr. Mario Spino, representative for Parent Petroleum, is requesting a 700 square foot addition to west side of the BP Amoco located at the

1 Northwest corner of Ogden and York. The property has never had a
2 loading zone, although one is required by code. Therefore, this proposed
3 addition to the building requires a variance. He reported that he went
4 to the Plan Commission and they requested that more green space be
5 provided. They have installed a 42" high wrought iron fence to block off
6 the seating area and have added two parking spaces. He noted that 15
7 parking spaces are required, there are 19 provided. He explained that
8 the Plan Commission and the Zoning & Public Safety Committee
9 unanimously approved their proposal. Further, while he had not spoken
10 with the surrounding neighbors, they had all been properly noticed. The
11 architect for the project, Ms. Diane Duncan addressed the Board
12 regarding the applicable standards. She explained that because this is
13 a corner lot, there are unique physical conditions. The problem is not
14 self-created by her clients, this is an existing building and they are
15 trying to improve it to expand their business and bring more tax dollars
16 to Hinsdale. Her client is exercising their rights, not asking for special
17 privilege. She also noted there are other buildings without loading
18 zones in the immediate area, specifically across the street. Ms. Duncan
19 represented that this proposal is not detrimental to the public welfare;
20 they have added parking and installed fences, upgraded existing
21 elevations as appropriate to the area and many other improvements.
22 They will maintain the integrity of the current building. They have
23 added landscaping and energy efficient LED canopy lights.

24
25 b) Discussion followed regarding the 1989 zoning code requirements and
26 that this building predates that code and the loading zone requirement.
27 Member Moberly moved to **close the Public Hearing for V-05-11, 149**
28 **E. Ogden Avenue.** Member Giltner seconded the motion.

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30 **AYES:** Members Connelly, Moberly, Neiman, Giltner, Biggert and
31 Chairman Braselton

32 **NAYS:** None

33 **ABSTAIN:** None

34 **ABSENT:** Member Callahan

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36 Motion carried.

37 38 39 8. NEW BUSINESS

40 a) Approve Final Decision for V-01-11, 345 E. Hickory Street

41 Chairman Braselton asked if all members have reviewed the Final
42 Decisions and if they have any changes. There were none. Member
43 Moberly moved to **Approve the Final Decision for V-01-11, 345 E.**
44 **Hickory Street.** Member Neiman seconded the motion.

1 **9. UNFINISHED BUSINESS – None**

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3 **10. ADJOURNMENT**

4 With no further business coming before the Zoning Board of Appeals,
5 Member Neiman made a motion to **adjourn the meeting of the Zoning**
6 **Board of Appeals of June 22, 2011.** Member Biggert seconded the
7 motion.

8

9 **AYES:** Members Connelly, Moberly, Neiman, Giltner, Biggert and
10 Chairman Braselton

11 **NAYS:** None

12 **ABSTAIN:** None

13 **ABSENT:** Member Callahan

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15 Motion carried.

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17 Chairman Braselton declared the meeting adjourned at 8:48 p.m.

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Christine M. Bruton
Village Clerk

Approved: _____