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**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING OF  
Wednesday, September 21, 2011**

**1. CALL TO ORDER**

Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on Wednesday, September 21, 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, Keith Giltner and John Callahan

Absent: Members Bob Neiman and Rody Biggert

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

**3. APPROVAL OF MINUTES**

Member Connelly and Chairman Braselton suggested corrections to the minutes. Member Giltner moved **approval of the minutes of the Meeting of July 20, 2011, as amended.** Member Connelly seconded the motion.

**AYES:** Members Connelly, Moberly, Giltner, Callahan and Chairman Braselton

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Neiman and Biggert

Motion carried.

**4. APPROVAL OF FINAL DECISION – V-05-11, 149 E. Ogden Avenue**

Chairman Braselton asked if all members have reviewed the Final Decision and if they have any changes. There being none, Member Moberly moved to **approve the Final Decision for V-05-11, 149 E. Ogden Avenue.** Member Connelly seconded the motion.

**AYES:** Members Connelly, Moberly, Giltner, Callahan and Chairman Braselton

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Neiman and Biggert

Motion carried

**5. RECEIPT OF APPEARANCES - None**

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

**7. PRE-HEARING AND AGENDA SETTING**

**a) V-06-11, 433 S. Washington**

Mr. Richard Olsen, architect for the applicant, addressed the Board. Given the current zoning and setback requirements on the parcel, the applicant is asking for corner side yard setback relief, to match the existing 27' foot setback of the current home instead of the required 43' feet off the south property line. The current house

1 predates the code, but it is a conforming lot. Ms. Linda Ritter, applicant, addressed  
2 the Board explaining that the existing house and three of the other houses are 26-27'  
3 from the sidewalk, but two pieces of property skew the measurements. They will  
4 orient the house toward 5<sup>th</sup> Street not Washington, the setback issue is on 5<sup>th</sup> Street  
5 not Washington. She also noted they are not planning for a circular drive as is  
6 currently on the property; therefore there will be less paved space with the new  
7 design. It was clarified that she is not the current homeowner, but that she has  
8 signed an agreement to purchase the home contingent on the outcome of the public  
9 hearing. The public hearing on V-06-11 was set for October 19, 2011.

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11 **8. PUBLIC HEARINGS – None**

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13 **9. NEW BUSINESS – None**

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15 **10. UNFINISHED BUSINESS**

16 **a) Discussion of Public Hearing deliberation**

17 Chairman Braselton opened discussion regarding the best timing for the Board to  
18 deliberate on each public hearing. Chairman Connelly suggested that in  
19 consideration of the citizens present, it would be better to deliberate immediately  
20 after each hearing. Member Moberly suggested that sometimes waiting to deliberate  
21 allows for additional thoughts. Paying technical witnesses and court reporter costs  
22 were considered. It was also noted that the Chairman can adjust the order of any  
23 agenda with consent of the Board. The Board agreed to revisit this matter when all  
24 Board members were present.

25 **b) Discussion of Fence Variation Standards**

26 Chairman Braselton introduced the matter stating that disparate fence standards  
27 exist in the zoning code and the building code. The matter will be put over till next  
28 month to provide full Board input and to do research in the meantime as to how this  
29 section got into the building code. Chairman Braselton has made a list of the  
30 differences between the two sections which she will provide to all members.  
31

32 **11. ADJOURNMENT**

33 With no further business coming before the Zoning Board of Appeals, Member Moberly  
34 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**  
35 **September 21, 2011.** Member Giltner seconded the motion.

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37 **AYES:** Members Connelly, Moberly, Giltner, Callahan and Chairman Braselton

38 **NAYS:** None

39 **ABSTAIN:** None

40 **ABSENT:** Members Neiman and Biggert

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42 Motion carried.

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44 Chairman Braselton declared the meeting adjourned at 7:54 p.m.

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49 Christine M. Bruton  
50 Village Clerk

Approved: \_\_\_\_\_