

VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
January 18, 2012

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6 **1. CALL TO ORDER**

7 Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on
8 Wednesday, January 18, 2012 at 7:30 p.m. in Memorial Hall of the Memorial Building, 19
9 E. Chicago Avenue, Hinsdale, Illinois.

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11 **2. ROLL CALL**

12 Present: Chairman Debra Braselton, Members Marc Connelly, Gary Moberly, Bob
13 Neiman and Rody Biggert

14
15 Absent: Members Keith Giltner and John Callahan

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

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20 **3. APPROVAL OF MINUTES – November 16, 2011**

21 Ms. Bruton reported corrections made by Member Connelly. Member Moberly moved
22 **approval of the minutes of the Meeting of November 16, 2011, as amended.**
23 Member Biggert seconded the motion.

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25 **AYES:** Members Connelly, Moberly, Biggert and Chairman Braselton

26 **NAYS:** None

27 **ABSTAIN:** None

28 **ABSENT:** Members Giltner and Callahan

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30 Motion carried.

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32 **4. APPROVAL OF FINAL DECISION - V-06-11, 433 S. Washington**

33 Chairman Braselton explained that this item was included on the agenda due to a
34 clerical error and the matter had been appropriately addressed at the previous meeting
35 of the Board. She asked for a **motion to amend the agenda and remove this item.** So
36 moved by Member Connelly, seconded by Member Moberly.

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38 **AYES:** Members Connelly, Moberly, Biggert and Chairman Braselton

39 **NAYS:** None

40 **ABSTAIN:** None

41 **ABSENT:** Members Giltner and Callahan

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43 Motion carried.

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46 **5. RECEIPT OF APPEARANCES**

47 Mr. Trader introduced himself to the Board.

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

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

2 a) **V-01-12, 118 East Sixth Street**

3 Mr. Bill Trader addressed the Board representing his wife and himself as owners of
4 the property. They are asking for a variance to put a front porch on the house, they
5 had been before the ZBA in 2008, received approval but did not move forward at that
6 time. Chairman Braselton explained that when a variance is approved that approval
7 expires in one year. Mr. Trader explained that the application is the same as the
8 first time except that the request has increased by 7" because of a change to another
9 property in the neighborhood.

10 Chairman Braselton set the Public Hearing on this matter for the next regularly
11 scheduled meeting of the ZBA on February 15, 2012.
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13 **8. PUBLIC HEARINGS – None**

14 **9. NEW BUSINESS – None**

15 **10. UNFINISHED BUSINESS - None**

16 **11. ADJOURNMENT**

17 With no further business coming before the Zoning Board of Appeals, Member Moberly
18 made a motion to **adjourn the meeting of the Zoning Board of Appeals of January**
19 **18, 2012.** Member Connelly seconded the motion.

20 **AYES:** Members Connelly, Moberly, Neiman, Biggert and Chairman Braselton

21 **NAYS:** None

22 **ABSTAIN:** None

23 **ABSENT:** Members Giltner and Callahan

24 Motion carried.


25 Chairman Braselton declared the meeting adjourned at 7:39 p.m.
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35 _____
36 Christine M. Bruton
37 Village Clerk
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Approved: _____

MEMORANDUM

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

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

DATE: February 10, 2012

RE: Zoning Variation – V-02-12; 344 Radcliffe Way

In this application for variation, the applicant requests relief from the front yard requirements set forth in section 3-110 (D)(1) for the construction of a two story addition on the north end of the home. The request is for 6.06' of relief to the required front yard setback.

It should be noted that based on the sketches submitted by the applicant, staff noted that a request for an increase in building elevation will likely be required as part of the overall request. Due to the lateness of the submittal, the applicant was unable to provide an accurate number in time to get the packet out, but committed to have an amended application available at the prehearing with the elevation request included.

It should also be noted that this request was brought to the Zoning Board of Appeals in 2007, but the request was withdrawn and the public hearing was not held.

This property is located in the R-4 single-family zoning district in the Village of Hinsdale and is located on the southwest corner of Ravine and Radcliffe Way. The property is irregular and has a frontage of approximately 102', a depth of approximately 142', and a total square footage of approximately 16,548. The maximum FAR is 24% +1,200 square feet or approximately 5,172 square feet. The maximum building coverage is 25% or approximately 4,137 square feet. The Total Lot Coverage is 50% or approximately 8,274 square feet.

cc: Dave Cook, Village Manager
Zoning file V-2-12