

**VILLAGE OF HINSDALE
MINUTES OF THE MEETING
ZONING BOARD OF APPEALS
Wednesday, March 21, 2012**

1. CALL TO ORDER

Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on Wednesday, March 21, 2012 at 7:32 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 and Rody Biggert

Absent: Members Keith Giltner and John Callahan

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

3. APPROVAL OF MINUTES – February 15, 2012

Member Connelly made corrections to the minutes. Member Biggert moved **approval of the minutes of the Meeting of February 15, 2012, as amended.** Member Moberly seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Members Giltner and Callahan

Motion carried.

4. APPROVAL OF FINAL DECISION

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

Chairman Braselton asked if there were any changes or corrections to the Final Decision on V-01-12. There being none, Member Moberly moved to **approve the Final Decision known as V-01-12, 118 East Sixth Street.** Member Biggert seconded the motion.

AYES: Members Moberly, Neiman, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Member Connelly

ABSENT: Members Giltner and Callahan

Motion carried.

5. RECEIPT OF APPEARANCES – All persons intending to testify during the scheduled Public Hearing were sworn in.

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

7. PRE-HEARING AND AGENDA SETTING – None

8. PUBLIC HEARINGS

a) V-02-12, 344 Radcliffe Way

Chairman Braselton stated that the applicants have withdrawn this application and will resubmit. Mr. McGinnis explained that the block average has changed and therefore the setback needed to be corrected on the application. Architect for the project, Mr. Dennis Parsons, added that the building as proposed has not changed only the setback calculation is different.

Mr. Rich Rybka of 334 Radcliffe Way asked what does this mean to the building and how will it affect the home. Mr. McGinnis explained block average calculation. Mr. Parsons added that the building isn't changing, but there is a larger variance request.

The public hearing was rescheduled for April 18, 2012.

9. NEW BUSINESS – None

10. UNFINISHED BUSINESS- None

11. ADJOURNMENT

With no further business coming before the Zoning Board of Appeals, Member Moberly made a motion to **adjourn the meeting of the Zoning Board of Appeals of March 21, 2012**. Member Connelly seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Members Giltner and Callahan

Motion carried.


Chairman Braselton declared the meeting adjourned at 7:40 p.m.

Christine M. Bruton
Village Clerk

Approved: _____

MEMORANDUM

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

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

DATE: April 5, 2012

RE: Zoning Variation – V-03-12; 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 13.90' of relief to the required front yard setback.

It should 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-3-12