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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
May 16, 2012**

1. CALL TO ORDER

Vice-Chairman Bob Neiman called the meeting of the Zoning Board of Appeals to order on Wednesday, May 16, 2012 at 7:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Vice-Chairman Bob Neiman, Members Marc Connelly, Gary Moberly Keith Giltner, John Callahan and Rody Biggert

Absent: Chairman Debra Braselton

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

3. APPROVAL OF MINUTES – April 18, 2012

Member Connelly has concerns about the minutes regarding unqualified statements. In context, these remarks are the opinions of the speaker, but taken out of context they could be misconstrued as a factual statement. He would be more comfortable if these kinds of remarks were preceded by qualifying phrases such as ‘in her opinion’. The Board agreed to have the minutes corrected accordingly. Member Moberly moved **approval of the minutes of the Meeting of April 18, 2012 as amended.** Member Callahan seconded the motion.

AYES: Members Connelly, Moberly, Giltner, Callahan, Vice-Chairman Neiman

NAYS: None

ABSTAIN: Member Biggert

ABSENT: Chairman Braselton

Motion carried.

4. RECEIPT OF APPEARANCES – Susan Gilbert, applicant for V-04-12

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


6. APPROVAL OF FINAL DECISION

a) V-03-12, 344 Radcliffe Way

Vice-Chairman Neiman introduced the item and asked the Board if they had any changes to the final decision. Member Connelly asked that the language regarding the motion to approve and subsequent denial of the applicant’s petition be clarified. Member Callahan provided clear language; Ms. Bruton will change the document for Chairman Braselton’s signature. Member Giltner moved **approval of the Final Decision for V-03-12, 344 Radcliffe Way, as amended.** Member Moberly seconded the motion.

MEMORANDUM

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

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

DATE: July 12, 2012

RE: Zoning Variation – V-05-12; 20 E. Glendale

In this application for variation, the applicant requests relief from the corner sideyard requirements set forth in section 3-110 (D)(2)(a)(footnote 8) for the construction of a new single family home. The request is for 31.9' of relief to the required corner sideyard setback of 51.9'.

It should be noted that because this is a conforming lot, the setbacks for both the front and corner side are set by block average.

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 Glendale and Washington. The property has a frontage of approximately 85', a depth of approximately 137', and a total square footage of approximately 11,640. The maximum FAR is .24 +1,200 square feet or approximately 3,993 square feet. The maximum building coverage is 25% or approximately 2,910 square feet. The total lot coverage is 50% or approximately 5,820 square feet.

cc: Dave Cook, Village Manager
Zoning file V-5-12

1 **AYES:** Members Connelly, Moberly, Callahan, Vice-Chairman Neiman

2 **NAYS:** None

3 **ABSTAIN:** Members Biggert and Giltner

4 **ABSENT:** Chairman Braselton

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6 Motion carried.

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

10 a) **V-04-12, 646 W. Maple**

11 Ms. Susan Gilbert, applicant and owner of the property, addressed the Board
12 describing 646 W. Maple as a narrow property that she and her husband hope to put
13 a home on that they will live in. They are asking relief for more width to build the
14 house. This would result in a home a few feet closer to the east neighbor; however,
15 they are also constrained on the west side because this is a corner lot. Mr. McGinnis
16 noted that utility easements are not a problem on the east side. Further, this is a
17 non-conforming R2 lot; a lot of width is lost because it is a corner not. It was noted
18 that there are woods at the south end of the property, but there is a big tree in middle
19 that would be removed for a garage. Vice-Chairman Neiman recommended, in
20 addition to her mailing, Ms. Gilbert speak with the closest neighbors. The Public
21 Hearing is set for June 20, 2012.

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23 **8. PUBLIC HEARINGS-** None

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25 **9. NEW BUSINESS -** None

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27 **10. UNFINISHED BUSINESS -** None

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29 **11. ADJOURNMENT**

30 With no further business coming before the Zoning Board of Appeals, Member Moberly
31 made a motion to **adjourn the meeting of the Zoning Board of Appeals of April 18,**
32 **2012.** Member Callahan seconded the motion.

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34 **AYES:** Members Connelly, Moberly, Giltner, Callahan, Biggert, Vice-Chairman Neiman

35 **NAYS:** None

36 **ABSTAIN:** None

37 **ABSENT:** Chairman Braselton

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39 Motion carried.

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41 Vice-Chairman Neiman declared the meeting adjourned at 7:48 p.m.

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45 _____
46 Christine M. Bruton
47 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: May 9, 2012

RE: Zoning Variation – V-04-12; 646 W. Maple

In this application for variation, the applicant requests relief from the interior side yard requirements set forth in section 3-110 (D)(2)(a)(ii) for the construction of a new single family home. The request is for 3' of relief to the required interior side yard setback.

This property is located in the R-2 single-family zoning district in the Village of Hinsdale and is located on the southeast corner of Maple and Adams. The property has a frontage of approximately 52', a depth of approximately 181.5', and a total square footage of approximately 9,438. The maximum FAR is 25% +1,100 square feet or approximately 3,459.5 square feet. The maximum building coverage is 25% or approximately 2359.5 square feet. The Total Lot Coverage is 60% or approximately 5,663 square feet.

cc: Dave Cook, Village Manager
Zoning file V-4-12