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**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
August 15, 2012**

**1. CALL TO ORDER**

Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on Wednesday, August 15, 2012 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, Vice-Chairman Bob Neiman, Members Gary Moberly, Keith Giltner and John Callahan

**Absent:** Members Marc Connelly and Rody Biggert

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

**3. APPROVAL OF MINUTES – July 18, 2012**

There being no corrections to the draft minutes, Member Moberly moved **approval of the minutes of the Meeting of July 18, 2012.** Member Callahan seconded the motion.

**AYES:** Members Moberly, Neiman, Giltner, Callahan, Chairman Braselton

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Connelly and Biggert

Motion carried.

**4. APPROVAL OF FINAL DECISION**

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

There being no changes to the draft final decision, Member Moberly moved approval of V-04-12, 646 W. Maple. Member Callahan seconded the motion.

**AYES:** Members Moberly, Neiman, Giltner, Callahan, Chairman Braselton

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Connelly 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**

1 **7. PRE-HEARING AND AGENDA SETTING - None**  
2

3 **8. PUBLIC HEARINGS**

4 a) **V-05-12, 20 E. Glendale**

5 All persons wishing to speak were sworn in by Ms. Bono. Dr. Ravi  
6 Yalamanchi, applicant and owner of the property, addressed the Board to  
7 request side yard setback relief on the north side of his property. He  
8 currently lives downtown, is a physician at Hinsdale hospital and wants to  
9 move his family to this residence. He purchased the property on May 31<sup>st</sup>,  
10 looked into renovating the existing building, but found it to be cost  
11 prohibitive. He explained that if he were to conform to zoning code  
12 specifications, which require use of the block average, the resulting building  
13 would only be 24' wide. He believes this would not fit aesthetically in the  
14 neighborhood. He is asking the Board to grant 31.9' of relief to the required  
15 corner side yard setback of 51.9'. He referenced a similar case that went  
16 before the Board at 433. S. Washington. He has spoken with his neighbors  
17 and they are amenable to his proposed home.

18 He addressed the standards of variation, stating his belief that the unique  
19 physical condition of this lot was created in 1926, when the lot was divided in  
20 an east/west direction. Therefore, this is not a self-created hardship. His goal  
21 is to build a livable home that he and his family will reside in for many years.  
22 He does not believe this is economic or special privilege. He will build a home  
23 to blend with the neighborhood; in harmony with specific codes and the  
24 essential character of area.  
25

26 **Mr. Rick Schwartz of 940 N. Washington Street** addressed the Board  
27 stating he lives south of the lot in question. He stated that the current house  
28 is dilapidated and an eyesore; he believes Mr. Yalamanchi's plan makes sense  
29 in terms of his lot line and the other adjacent neighbor. He agrees an 85' lot  
30 would be a challenge to work with and he endorses the proposed variation as  
31 it considers the neighbors.  
32

33 **Mr. Warren Stewart, prior owner of property,** addressed the Board at  
34 length stressing that he is a preservationist and would like to see the house  
35 saved. He provided the Board with aerial views and the plans he submitted to  
36 the Village several years ago when he planned to renovate the property. He  
37 bought the home in 2006, and subsequently negotiated a settlement with Bank  
38 of America in 2009, when they took over the property. He blames the bank  
39 for the poor condition of the property at this time. He would like to meet with  
40 Mr. Yalamanchi about preserving the home as a landmark. He provided  
41 personal background information stating he is a real estate person and a  
42 renovator in the Oak Park/River Forest area, and has received awards and  
43 accolades for his work. He doesn't see any reason to add on to or take down  
44 this home and believes there is historic merit to saving the house.  
45

46 **Mr. Graham Hershman of 949 N. Washington** spoke to the Board in  
47 support of Mr. Yalamanchi's proposal. He did, however, express concerns

1 about drainage problems in the area and described his personal experiences  
2 with this issue. He asked that the Village consider this aspect of the project  
3 as part of the zoning variance. Member Neiman stated that he understands  
4 that when plans are submitted the architect must consider drainage and if the  
5 Village sees anything upon review, remedial plans can be included in the  
6 design. Mr. McGinnis confirmed, stating that engineering reviews in the last  
7 six years are very extensive. The DuPage County storm water ordinance has  
8 become more stringent and Village staff is very cognizant of localized drainage  
9 problems.

10  
11 Mr. Stewart claims the lot is less than 10,000 feet but that Mr. Yalamanchi's  
12 survey indicates it is over 1,100 feet and he wants everybody to play by the  
13 same rules. Chairman Braselton pointed out that the ZBA is not able to  
14 recalculate surveys or interpret them. We have to go by what the Illinois  
15 licensed land surveyor certified and what was submitted with this application.  
16 Member Neiman moved **to close the public hearing on V-05-12, 20 E.**  
17 **Glendale.** Member Giltner seconded the motion.

18  
19 **AYES:** Members Moberly, Neiman, Giltner, Callahan, Chairman Braselton

20 **NAYS:** None

21 **ABSTAIN:** None

22 **ABSENT:** Members Connelly and Biggert

23  
24 Motion carried.

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27 **DELIBERATION**

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29 Member Neiman began discussion stating that he believes the application meets  
30 all standards for variance and that he appreciates when an applicant reaches out  
31 to neighbors from whom he has heard no objections. Further, he appreciates Mr.  
32 Stewart's opinions, however, the home is not currently landmarked and the issues  
33 raised by Mr. Stewart are not part of the applicable standards by which the  
34 Board must approve or deny the application. Trustee Moberly stated he is in  
35 favor of granting the variance and although it would be great to keep this home,  
36 it is an unusual lot and does not conform to improved properties in the area.  
37 Chairman Braselton also remarked on the unusual division of the lot. Member  
38 Callahan thanked Mr. Stewart for his bravery in addressing the Board, but  
39 pointed out that the ZBA cannot tell current owners of non-landmarked houses  
40 what to do with their properties. Member Moberly moved to **approve the**  
41 **matter known as V-15-12, 20 E. Glendale.** Member Neiman seconded the  
42 motion.

43  
44 **AYES:** Members Moberly, Neiman, Giltner, Callahan

45 **NAYS:** None

46 **ABSTAIN:** None

47 **ABSENT:** Members Connelly and Biggert

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Motion carried.

**9. NEW BUSINESS – None**

**10. UNFINISHED BUSINESS - None**

**11. ADJOURNMENT**

With no further business coming before the Zoning Board of Appeals, Member Callahan made a motion to **adjourn the meeting of the Zoning Board of Appeals of August 15, 2012.** Member Connelly seconded the motion.

**AYES:** Members Moberly, Neiman, Giltner, Callahan

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Connelly and Biggert

Motion carried.

Chairman Braselton declared the meeting adjourned at 8:11 p.m.

\_\_\_\_\_  
Christine M. Bruton  
Village Clerk

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