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

1. CALL TO ORDER

Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on Wednesday, July 18, 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 Marc Connelly, Gary Moberly, Keith Giltner, John Callahan and Rody Biggert

Absent: None

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

3. APPROVAL OF MINUTES – May 16, 2012

Member Neiman and Member Connelly made non-substantive corrections to the minutes. Member Neiman moved **approval of the minutes of the Meeting of May 16, 2012, as amended.** Member Moberly seconded the motion.

AYES: Members Connelly, Moberly, Neiman, Giltner, Callahan, Biggert

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

4. APPROVAL OF FINAL DECISION - None

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-05-12, 20 E. Glendale

Mr. Ravi Yalamanchi, applicant and owner of the property, addressed the Board stating he works at Hinsdale hospital, currently lives downtown, but wants to cut down his commute by moving to Hinsdale. The property on Glendale was a bank-owned property. He has concerns with the setback, which brings him to the ZBA. This lot was divided many years ago and because of the block average, he is asking for 31.9' of relief, without which would result in a 20' wide house. He noted that the ZBA heard a similar case for 433 S. Washington. He has spoken to the neighbors and has their support. They considered renovation, but the cost is prohibitive. Member Biggert asked if the sale of the house was contingent on this variation. Mr. Yalamanchi said no, the bank was not favorably disposed to that option. The hearing was set for August 15, 2012.

1 **8. PUBLIC HEARINGS**

2 a) **V-04-12, 646 W. Maple** (Transcript on file)

3 (Individuals wishing to speak were sworn in by the court reporter.)

4 Mr. Nick Gilbert, property owner, addressed the Board asking for a reduction to the
5 interior side yard of three feet, from the required 10' to 7' in order to build a wider
6 structure. It is his understanding that this property is an R2 lot in and R4 zone and
7 if the zoning was correct, it would give him another 9' buildable area. He is currently
8 a Hinsdale resident and noted that he has made many changes to his existing home,
9 but has always been respectful of his neighbors. Further, he intends to live in this
10 home for many years. With respect to hardship, it is the narrowness of the building.
11 He has spoken with his neighbors, some of which are here tonight to address the
12 Board. He stated he is also sensitive to water run-off issues.

13 Upon the question of Chairman Braselton, Mr. Gilbert stated that with the variation
14 the house would be 3' wider than permitted, but that in his opinion this would make a
15 significant difference to the livability of the home. He also pointed out that the
16 former house was setback at 3' feet, but the proposed structure would be further from
17 the neighbor. Additionally, he would re-grade and use natural topography to manage
18 water run-off.

19 Member Callahan asked if the wooded area at the south end of the property would be
20 retained. Mr. Gilbert stated those were scrub trees and it would be his intention to
21 remove them. Member Callahan said this neighbor would lose some privacy with the
22 removal of the trees and also noted that this neighbor is his family. He also stated he
23 would recuse himself if anyone was concerned, but felt that it wouldn't be an issue for
24 him to remain objective. Mr. Gilbert said the location of the garage has not been cast
25 in stone. Chairman Braselton asked if other alternatives were considered, to which
26 Mr. Gilbert replied that he considered asking for a variance on the west, but felt that
27 was a less viable option as it affected more people and that a variation on the outside
28 corner sight line would be a more difficult approval. He looked at it every which way
29 and spoke to neighbors who were in favor of the minimal change on the inside corner.
30 Member Giltner asked him to speak to hardship. Mr. Gilbert stated that he wants to
31 make thicker, heavily insulated walls and circulation requirements would then make
32 the internal space too narrow.

33
34 Mr. Louis Holub, 642 W. Maple, addressed the Board as the homeowner to the east of
35 the subject property. He stated he does not object to the request for variance on the
36 side yard, in fact, he is actually gaining 4' from where the old house was located. His
37 concerns are that the larger footprint of the house will affect drainage and that
38 construction will cause damage to his property. Mr. Gilbert stated that he will live in
39 this house and cares about his relationships with his neighbors and therefore would
40 do all he can to alleviate drainage and construction issues.

41
42 Ms. Loretta Tomfohrde, 638 W. Maple, addressed the Board regarding the water
43 issues in her back yard. Mr. McGinnis stated that during construction, building and
44 engineering does all they can to ensure safeguards, they are not infallible but they do
45 monitor the construction. With respect to design, new house plans undergo a
46 comprehensive engineering review with respect to sump pump discharge and overland
47 flows. Ms. Tomfohrde stated she has no other opposition to the proposal.

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49 Member Biggert moved to close the public hearing for V-04-12, 646 W. Maple.
50 Member Callahan seconded the motion.
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FINAL DECISION

VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION

- Zoning Calendar:** V-04-12
- Petitioner:** Nick & Susann Gilbert
- Meeting held:** Public Hearing was held on Wednesday, July 18, 2012 at 7:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on May 24, 2012.
- Premises Affected:** Subject Property is commonly known as 646 W. Maple, Hinsdale, Illinois and is legally described as:
- THE WEST 52' OF THE NORTH ½ OF BLOCK 18 IN
ESTABROOK'S ADDITION TO THE TOWN OF HINSDALE, IN
SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS
- Subject:** 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 10' interior side yard setback.
- Facts:** 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.
- Action of the Board:** Members discussed the request and agreed that the standards for variation set forth in 11-503 (F) of the Hinsdale Zoning Code had been met and recommended approval. The primary reason was tied to the fact that this lot was one of the smallest lots in the R-2 zoning district. Its size was more in line with that of a lot in the R-4 zoning district. Because it was located in the R-2 district, the minimum required interior sideyard was 10' rather than 6'; the minimum in the R-4 district.

A motion to recommend approval was made by Member Neiman and seconded by Member Moberly.

AYES: Connelly, Moberly, Neiman, Biggert, Giltner, Callahan, and Chairman Braselton

NAYS: None

ABSTAIN: None

ABSENT: None

THE HINSDALE ZONING BOARD OF APPEALS

Chairman Debra Braselton

Filed this ____ day of _____, _____, with the office of the Building Commissioner.

MEMORANDUM

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

FROM: Robert McGinnis MCP *RM*
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