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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
September 19, 2012**

1. CALL TO ORDER

Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on Wednesday, September 19, 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, John Callahan and Rody Biggert

Absent: Members Marc Connelly and Gary Moberly

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

3. APPROVAL OF MINUTES – August 15, 2012

Corrections were made to the minutes. Member Callahan moved **approval of the minutes of the Meeting of August 15, 2012, as amended.** Member Giltner seconded the motion.

AYES: Members Neiman, Giltner, Callahan, Chairman Braselton

NAYS: None

ABSTAIN: Member Biggert

ABSENT: Members Connelly and Moberly

Motion carried.

4. APPROVAL OF FINAL DECISION

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

There being no changes to the draft final decision, Member Callahan moved **approval of V-05-12, 20 E. Glendale.** Member Giltner seconded the motion.

AYES: Members Neiman, Giltner, Callahan, Chairman Braselton

NAYS: None

ABSTAIN: Member Biggert

ABSENT: Members Connelly and Moberly

Motion carried.

1 **5. RECEIPT OF APPEARANCES - None**
2

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

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

7 a) **V-06-12, 737 S. Elm**

8 Mr. Dick Burrige, homeowner, stated that he is a long-time Hinsdale
9 resident, as are his parents and that he respects the renovation process,
10 and has done it before. He and his architect and engineer have met
11 with Village staff through the planning process to avoid the
12 complication of a variance, but due to new construction on his block, an
13 unusual circumstance has been created. Mr. McGinnis explained the
14 code requirement to use the old house at 325 E. Eighth in setback
15 calculations because it was vacant for less than 5 years.

16 Mr. Brad Hensley, civil engineer on the project, explained that the
17 subtlety of the 5-year vacancy specification in our code was missed in
18 the review. They used the current home being built, but a second
19 review indicated they had to use the old house on the property. He
20 stated the use of legal setbacks would result in a 15' foot buildable area.
21 The public hearing was set for October 17, 2012. Member Neiman
22 encouraged Mr. Burrige to solicit input from his neighbors relative to
23 the proposed project to make it easier for the Board to decide he may
24 meet the standards for variance.
25

26 b) **V-07-12, 126 S. Clay**

27 Mr. Keith Larson, architect for the homeowners addressed the Board
28 stating the applicants are requesting relief on side yard setback. There
29 currently exists a one-car garage; they want to build a new two-car
30 garage. This would require 3.67' of relief. The property is on a
31 floodplain and the engineer determined the best thing to do is locate the
32 structure at the south side of the property to keep part of it out of the
33 flood plain. This location also alleviates the problem of contacting
34 Commonwealth Edison to move wires. The public hearing was set for
35 October 17, 2012.
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37 **8. PUBLIC HEARINGS - None**
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39 **9. NEW BUSINESS - None**
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41 **10. UNFINISHED BUSINESS - None**
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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 September 19, 2012.** Member Neiman seconded the motion.

AYES: Members Neiman, Giltner, Callahan, Biggert, Chairman Braselton

NAYS: None

ABSTAIN: None

ABSENT: Members Connelly and Moberly

Motion carried.

Chairman Braselton declared the meeting adjourned at 8:01 p.m.

Christine M. Bruton
Village Clerk

Approved: _____