

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

**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.  
36

37 **8. PUBLIC HEARINGS - None**  
38

39 **9. NEW BUSINESS - None**  
40

41 **10. UNFINISHED BUSINESS - None**  
42  
43

1 **11. ADJOURNMENT**

2  
3 With no further business coming before the Zoning Board of Appeals,  
4 Member Callahan made a motion to **adjourn the meeting of the Zoning**  
5 **Board of Appeals of September 19, 2012.** Member Neiman seconded the  
6 motion.

7  
8 **AYES:** Members Neiman, Giltner, Callahan, Biggert, Chairman Braselton

9 **NAYS:** None

10 **ABSTAIN:** None

11 **ABSENT:** Members Connelly and Moberly

12  
13 Motion carried.

14  
15 Chairman Braselton declared the meeting adjourned at 8:01 p.m.

16  
17  
18  
19 \_\_\_\_\_  
20 Christine M. Bruton  
21 Village Clerk

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

22  
23

## MEMORANDUM

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

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

**DATE:** October 10, 2012

**RE:** Zoning Variation – V-08-12; 125 Hillcrest Avenue

---

In this application for variation, the applicant requests relief from the interior sideyard requirements set forth in section 10-105 A3(b)(i) for the construction of a one car garage. The request is for 8.5' of relief to the required interior sideyard setback of 19.5'.

This property is located in the R-1 single-family zoning district in the Village of Hinsdale and is located on the east side of Hillcrest Ave. between Princeton and Third. The property has a frontage of approximately 185', a depth of approximately 174.5', and a total square footage of approximately 21,316. The maximum FAR is .20+2,000 square feet or approximately 6,263 square feet. The maximum building coverage is 25% or approximately 5,329 square feet. The total lot coverage is 50% or approximately 10,658 square feet.

cc: Dave Cook, Village Manager  
Zoning file V-8-12

## MEMORANDUM

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

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

**DATE:** September 13, 2012

**RE:** Zoning Variation – V-06-12; 737 South Elm

---

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 85.52' of relief to the required corner sideyard setback of 118.52'.

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. Due to the fact that there are only three lots on the 8<sup>th</sup> Street frontage, all of the properties must be utilized to determine block average with no ability to throw out the high and low as is typically the case. Due to the setback of the previously demolished home at 325 E. 8<sup>th</sup> Street, the subject property is left with just 15.69' of lot width to work with.

This property is located in the R-1 single-family zoning district in the Village of Hinsdale and is located on the northeast corner of Elm and 8<sup>th</sup> Street. The property has a frontage of approximately 150', a depth of approximately 200', and a total square footage of approximately 30,000. The maximum FAR is .20+2,000 square feet or approximately 8,000 square feet. The maximum building coverage is 25% or approximately 7,500 square feet. The total lot coverage is 50% or approximately 15,000 square feet.

cc: Dave Cook, Village Manager  
Zoning file V-6-12

**MEMORANDUM**

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

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

**DATE: September 13, 2012**

**RE: Zoning Variation – V-07-12; 126 S. Clay**

---

In this application for variation, the applicant requests relief from the interior sideyard requirements set forth in section 3-110 (D)(2)(b) for the reconstruction of a two car garage. The request is for 3.67' of relief to the required interior sideyard setback of 6'.

It should be noted that this request is being driven primarily due to the fact that there is a private alley/drive along the rear of this property that runs from Hinsdale Ave. to Second Street and serves several properties on both Clay and Madison. If the applicant locates their garage within the rear 20% of the lot in order to maintain a 2' sideyard setback, they will severely impede the other residents' ability to get to their garages, as a good portion of the private alley/drive is on the applicants property. Separately, a portion of this property is in floodplain. To try and replace the garage in its present location would be very expensive due to the requirements for compensatory storage. This is why the applicant chose to build it on the south side of the property onto higher ground and as far out of the floodplain as possible. The further into the floodplain the applicant builds the garage, the more compensatory storage will have to be provided. Additionally, there are existing utility lines running over the existing garage that would have to be relocated if the garage was to be rebuilt in its present location.

This property is located in the R-4 single-family zoning district in the Village of Hinsdale and is located on the west side of Clay Street between Hinsdale Ave. and Second Street. The property has a frontage of approximately 50', a depth of approximately 170', and a total square footage of approximately 8,500. The maximum FAR is .25+1,100 square feet or approximately 3,225 square feet. The maximum building coverage is 25% or approximately 2,125 square feet. The total lot coverage is 60% or approximately 5,100 square feet.

cc: Dave Cook, Village Manager  
Zoning file V-7-12