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**VILLAGE OF HINSDALE
MINUTES OF THE SPECIAL MEETING
ZONING BOARD OF APPEALS
February 27, 2013**

1. CALL TO ORDER

Chairman Debra Braselton called the special meeting of the Zoning Board of Appeals to order on Wednesday, February 28, 2013 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, Members Marc Connelly, Gary Moberly, John Callahan and Rody Biggert

Absent: Members Bob Neiman and Keith Giltner

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

3. APPROVAL OF MINUTES – January 16, 2013

Member Moberly moved **approval of the minutes of the Meeting of January 16, 2013**. Member Biggert seconded the motion.

AYES: Members Moberly, Callahan, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Member Connelly

ABSENT: Members Giltner and Neiman

Motion carried.

4. APPROVAL OF FINAL DECISION – V-08-12, 125 Hillcrest Avenue

Member Biggert moved **approval of the Final Decision for V-08-12, 125 Hillcrest Avenue**. Member Callahan seconded the motion.

AYES: Members Moberly, Callahan, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Member Connelly

ABSENT: Members Giltner and Neiman

Motion carried.

5. RECEIPT OF APPEARANCES - None

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

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

5 a) **V-02-13, 646 W. Maple Street**

6 Mr. John Eyen, applicant explained to the Board that the proposal in
7 front of the Board is the same as that brought before the Board last
8 year. That applicant elected not to proceed with the project, but Mr.
9 Eyen understands that the variation approval does not travel with the
10 property. He is asking for the same setback relief. He has a contract to
11 purchase the property from the owner contingent on reapproval of the
12 variation. He has met with neighbors, the homeowner to the south is
13 concerned with water. He has proposed to resolve the issue by
14 installing a storm sewer to address his concerns. Mr. Eyen confirmed
15 that his is a builder, but stated he intends to live at this address.

16 The public hearing was set for March 20th.
17

18 **8. PUBLIC HEARINGS**

19 a) **V-01-13, 26-32 East First Street**

20 Mr. Pete Coules, attorney for the developer and applicant, stated that
21 on behalf of his client, they wish to defer the public hearing until the
22 next Board meeting when more members of the Board may be present.
23

24 Chairman Braselton called the public hearing to order. Mr. Coules
25 stated for the record that the applicant wishes to defer the hearing until
26 March. Trustee Connelly moved to **close the public hearing for**
27 **V-01-13, 26-32 East First Street.** Trustee Moberly seconded the
28 motion.
29

30 **AYES:** Members Connelly, Moberly, Callahan, Biggert, Chairman
31 Braselton

32 **NAYS:** None

33 **ABSTAIN:** None

34 **ABSENT:** Members Giltner and Neiman
35

36 Motion carried.
37

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

40 **10. UNFINISHED BUSINESS - None**
41
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1 **11. ADJOURNMENT**

2 With no further business coming before the Zoning Board of Appeals,
3 Member Connelly made a motion to **adjourn the meeting of the Zoning**
4 **Board of Appeals of February 27, 2013.** Member Moberly seconded the
5 motion.

6
7 **AYES:** Members Connelly, Moberly, Callahan, Biggert, Chairman
8 Braselton

9 **NAYS:** None

10 **ABSTAIN:** None

11 **ABSENT:** Members Giltner and Neiman

12

13 Motion carried.

14

15 Chairman Braselton declared the meeting adjourned at 7:43 p.m.

16

17

18

Approved: _____

19

Christine M. Bruton

20

Village Clerk

MEMORANDUM

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

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

DATE: February 21, 2013

RE: Zoning Variation – V-02-13; 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 10' 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-02-13

MEMORANDUM

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

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

DATE: January 11, 2013

RE: Zoning Variation – V-01-13 26-32 E. First Street

In this application for variation, the applicant requests relief from;

- 9-105(C)(1) to allow a loading space that would open onto a building facade facing a public right of way.
- 9-107(A)(1) to allow no landscape buffer, in lieu of the 10'-0" landscape buffer required, along the rear (west) of the proposed parking lot.
- 9-107(A)(2) to allow a parking lot with no interior parking lot tree, in lieu of the one parking lot tree, as required.
- 9-106J(5)(b) to allow two wall signs higher than 20'-0" or the bottom of the second story window, as required.
- 9-101E to allow the proposed parking lot to have a 0'-0" rear (west) yard setback, in lieu of the 20'-0" rear yard setback required.

This relief is being requested in order to construct a new 2 story commercial building at the above mentioned address.

The applicant has requested that this project be reviewed by the Plan Commission concurrent with this request for variation. Due to the timing of meetings and the applicants desire to time the heavy construction with summer break, the Zoning Board of Appeals will be holding their public hearing prior to the Plan Commission having their meeting. This will be handled in much the same way as the addition at the BP Amoco on Ogden Avenue; the difference being the timing of the meetings. The Plan Commission will need to review and recommend approval of the project regardless of whether the Zoning Board of Appeals grants some or all of the relief requested or not.

Staff has done a preliminary review of the concept plans submitted in order to identify those areas where relief will be required. The applicant has confirmed that that he intends to comply with all bulk zoning regulations other than those specifically requested in this application. We will forward a zoning analysis to all Zoning Board of Appeal members prior to the hearing date.

cc: Dave Cook, Village Manager
Zoning file V-01-13