

**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE SPECIAL MEETING
Monday, October 7, 2013**

1. CALL TO ORDER

Chairman Debra Braselton called the special meeting of the Zoning Board of Appeals to order on Monday, October 7, 2013 at 7:33 p.m. in the Old Board Room of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Chairman Debra Braselton, Members Marc Connelly, Gary Moberly, Keith Giltner, Bob Neiman, John Callahan and Rody Biggert

Absent: None

Also Present: Director of Community Development/Building Commissioner Robb McGinnis and Staff Secretary Linda Copp

3. APPROVAL OF MINUTES – July 17, 2013 and August 21, 2013

Chairman Braselton requested one change in the header. Member Neiman moved to **approve the minutes of the Meeting of July 17, 2013, as amended.** Member Moberly seconded the motion.

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

NAYS: None

ABSTAIN: Members Connelly and Biggert

Motion carried.

Member Moberly moved to **approve the minutes of the Meeting of August 21, 2013.** Member Neiman seconded the motion.

AYES: Members Connelly, Moberly, Neiman, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Members Callahan and Giltner

Motion carried.

4. APPROVAL OF FINAL DECISION

a) **V-03-13, 218 Ogden Avenue**

Chairman Braselton suggested a change in the subject sentence. The application stands on its own regardless of intent. Member Moberly **moved to approve the Final Decision, V-03-13, 218 Ogden Avenue, as amended.** Member Callahan seconded the motion.

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

NAYS: None

ABSTAIN: Members Connelly and Biggert

Motion carried.

b) **V-04-13, 800 Merrill Woods Road**

There being no changes or corrections to the draft final decision, Member Callahan **moved to approve the Final Decision, V-04-13, 800 Merrill Woods Road, as presented.** Member Neiman seconded the motion.

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

NAYS: None

ABSTAIN: Members Connelly and Biggert

Motion carried.

c) **V-05-13, 1 S. Monroe**

There being no changes or corrections to the draft final decision, Member Giltner **moved to approve the Final Decision, V-05-13, 1 S. Monroe, as presented.** Member Callahan seconded the motion.

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

NAYS: None

ABSTAIN: Members Connelly and Biggert

Motion carried.

d) **V-06-13, 14 Glendale Avenue**

Punctuation and grammar changes were made to the draft. Member Neiman moved to **approve the draft Final Decision, V-06-13, 14 Glendale Avenue as a recommendation to the Village Board, as amended.** Member Moberly seconded the motion.

AYES: Members Moberly, Neiman, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Members Connelly, Giltner and Callahan

Motion carried

e) **V-07-13, 330 Chestnut Street**

There being no changes or corrections to the draft final decision, Member Neiman moved to **approve the Final Decision, V-07-13, 330 Chestnut Street, as presented.** Member Moberly seconded the motion.

AYES: Members Moberly, Neiman, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Members Connelly, Giltner and Callahan

Motion carried

f) **V-08-13, 5526 S. Washington Street**

There being no changes or corrections to the draft final decision, Member Neiman moved to **approve the Final Decision, V-08-13, 5526 S. Washington Street, as presented.** Member Moberly seconded the motion.

AYES: Members Moberly, Neiman, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Members Connelly, Giltner and Callahan

Motion carried

g) **V-09-13, 421 E. Ogden Avenue**

There being no changes or corrections to the draft final decision, Member Neiman moved to **approve the Final Decision, V-09-13, 421 E Ogden Avenue, as a recommendation to the Village Board.** Member Moberly seconded the motion.

AYES: Members Moberly, Neiman, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Members Connelly, Giltner and Callahan

Motion carried

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-11-13, 125 W. 2nd Street

Mr. Steve Kolber, architect for the applicant, distributed a revised application and images showing the proposed landscaping design. The setback request has changed. Mr. Kolber stated what the zoning variance is that they are looking for which includes landscaping.

The existing home is commercial and the tenant wants to convert it to a doctor's office. There would be a small addition on the rear, off- street parking and extensive landscaping. Maintain screening and clean look – rear push back to accommodate ADA access and don't want to change front elevation of the house. Entry would be in the rear of the building to accommodate patients. The north elevation would be the patient entrance. The old entrance was on Second Street. The front of the structure will face north. They are trying to make the existing home work with what is in neighborhood. There is an existing 2nd floor and it will be raised to accommodate an elevator. Street level will be enhanced. Clarification was made on the drawings as to the elevation. The office is currently empty. They are being generous on the landscaping, Mr. Kolber stated that there would be 4' on the west side and similar to what is already there. The Public Hearing will be held on October 16, 2013.

Mr. McGinnis stated the application has not been submitted for V-10-13, 32 S. Blaine. The house is being converted into a law office and there are building and zoning code issues for the conversion.

8. PUBLIC HEARINGS - None

9. NEW BUSINESS – None

10. UNFINISHED BUSINESS - None

11. ADJOURNMENT

With no further business before the Zoning Board of Appeals, Member Neiman moved to **adjourn the meeting of the Zoning Board of Appeals of October 7, 2013.** Member Biggert seconded the motion.

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

NAYS: None

ABSENT: None

Motion carried.

Chairman Braselton declared the meeting adjourned at 8:05 p.m.

Linda Copp
Staff Secretary

Approved: _____