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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
October 16, 2013**

1. CALL TO ORDER

Chairman Debra Braselton called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, October 16, 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, Bob Neiman, Keith Giltner and Rody Biggert

Absent: Member John Callahan

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

3. APPROVAL OF MINUTES – October 7, 2013

There being no corrections to the draft minutes, Member Connelly moved **to approve the minutes of the special meeting of October 7, 2013.** Member Biggert seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Member Callahan

Motion carried.

4. APPROVAL OF FINAL DECISION - None

5. RECEIPT OF APPEARANCES

1 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS**
2 **TO MAKE PUBLIC COMMENT OF A GENERAL NATURE – None**
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5 **7. PRE-HEARING AND AGENDA SETTING**

6 a) **V-12-13, 206 N. Washington Street**

7 Mr. Michael Abraham, architect for the project, addressed the Board.
8 He explained his client want to maintain the existing garage and house
9 as is, but is looking for additional square footage in terms of FAR to
10 accomplish the proposed plan. He introduced the site plan of the
11 existing structures and the proposed changes. The existing garage is an
12 odd shape; 18' feet deep in a north/south direction and large at 712'
13 square feet. It is not conducive to parking cars entering from the west
14 or south. The proposed additions include a wraparound porch, a kitchen
15 and car port on the west side. To develop a more contemporary plan
16 they attached a garage or car port to the north side of the structure. If
17 they have an open car port they are 238' square feet over the allowable
18 square footage. They would like the garage to be enclosed, but in so
19 doing they lose the bonus footage of the existing detached garage and
20 end up 1,052' square feet over the allowable.

21 Chairman Braselton asked for alternatives to be presented at the public
22 hearing. Mr. Abraham said they could get rid of the old garage but
23 would like to keep it because it 'goes with' the vintage of the house.
24 Member Giltner confirmed it is currently being used as a garage and
25 would be used as garage space after. Member Neiman stated it would
26 be helpful for the Board if Mr. Abraham could expound on why this
27 proposal meets the criteria necessary for approval. The public hearing
28 was set for November 20th.
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31 **8. PUBLIC HEARINGS**

32 a) **V-11-13, 125 W. 2nd Street**

33 All persons participating in the public hearing were sworn in by the
34 court reporter.

35 Mr. Steven Schmitt, of Kolbrook Design Architects, addressed the Board
36 on behalf of his client Ms. Christina Steele. Mr. Schmitt explained that
37 the parking lot requests have already been reviewed by the Plan
38 Commission; that part of the proposal met opposition and consequently
39 those variation requests are withdrawn. They are here tonight solely
40 for rear building setback relief. They are trying to reuse the existing
41 structure; there will be a full overhaul to the exterior adding a rear
42 addition 7' feet past the existing building and five feet into the required
43 setback. The new entrance will be at the lowest grade of the building

1 which will facilitate the handicap entrance; additionally they will install
2 an elevator according to the ADA requirement. The reason they are
3 extending the building is because otherwise it is too small for Ms.
4 Steele's business. To the north of the property is a residential looking
5 business. Allowable setback is 25' feet, they are asking for 5.5' foot
6 variance resulting in a 19.5' rear yard setback. Member Neiman asked
7 him to address objections from neighbors stating this will change the
8 essential character of the area. Mr. Schmitt believes the aesthetics of
9 the proposed building are the same as what currently exists and have a
10 residential vibe. They extended to the back because this is a residential
11 and business area and this was the least intrusive to the neighborhood.
12 It was noted that signage has not yet been determined. Mr. Schmitt
13 said this would not increase congestion. Further, at the Plan
14 Commission public hearing neighbors commented that the parking isn't
15 a problem currently and they don't believe additional street parking
16 would be a problem. Onsite parking is not required. Parking discussion
17 followed. The size of the exam rooms are 8' x 10' and 9' x 10'. The client
18 wants to occupy the building as soon as possible, so they will do this in
19 stages; first the building and then the parking. Discussion followed
20 regarding any issues with withdrawing part of the relief requested
21 constituting a change to the original application. Mr. McGinnis said
22 any new application would have a different case number. The certified
23 mailing included the parking requests; another mailing was not done
24 when four of the requests relative to parking were withdrawn. Green
25 space and openness were the expressed concerns of two letters from
26 neighbors.

27
28 **Ms. Jean Carey of 204 S. Lincoln** addressed the Board stating she
29 originally objected to the parking variance because of the loss of green
30 space. She commented that the building currently holds a small
31 attorney's office with a limited number of clients. This proposal is a
32 much larger business, but it's still a residential area. However, the area
33 street already has parking meters installed, and most are not used
34 during the day. Therefore, she supports the request before the Board
35 tonight.

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37 **Member Moberly moved to close the Public Hearing for V-11-13, 125**
38 **W. 2nd Street.** Member Giltner seconded the motion.
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1 **9. NEW BUSINESS - None**

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3 **10. UNFINISHED BUSINESS – None**

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5 **11. ADJOURNMENT**

6 With no further business before the Zoning Board of Appeals, Member
7 Biggert made a motion to **adjourn the meeting of the Zoning Board of**
8 **Appeals of October 16, 2013.** Member Moberly seconded the motion.

9

10 **AYES:** Members Connelly, Moberly, Neiman, Giltner, Biggert and
11 Chairman Braselton

12 **NAYS:** None

13 **ABSTAIN:** None

14 **ABSENT:** Member Callahan

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16 Motion carried.

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18 Chairman Braselton declared the meeting adjourned at 8:20 p.m.

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Approved: _____

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Christine M. Bruton

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Village Clerk

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