

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: _____

#7

MEMORANDUM

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

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

DATE: October 10, 2013

RE: Zoning Variation – V-12-13 206 N. Washington

In this application for variation, the applicant requests relief from the Floor Area Ratio requirements set forth in 3-110 E(3) and the Building Coverage requirements set forth in 3-110 F(1) in order to construct an addition to a historic home.

It should be noted that this request will need to move on to the Board of Trustees as a recommendation, as the Zoning Board of Appeals does not have the authority to grant increases in either Floor Area Ratio or Building Coverage in the R-4 zoning district.

This property is located in the R-4 Single Family Zoning District in the Village of Hinsdale and is located on northwest corner of Washington and Hickory Street. The property has a frontage of approximately 140', a depth of approximately 165', and a total square footage of approximately 23,100. The maximum FAR is .20+2,000 or approximately 6,620 square feet and the maximum allowable building coverage is 25% or approximately 5,775 square feet.

cc: Kathleen Gargano, Village Manager
Zoning file V-12-13

MEMORANDUM

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

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

DATE: September 18, 2013

RE: Zoning Variation – V-11-13 125 W. 2nd Street

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

- Section 9-107(A)(1) to allow less than the required 10'-0" landscape buffer, along the corner side (west) and front (south) yards of the proposed parking lot.
- Section 9-101E which refers to Section 6-111 to allow the proposed parking lot to have:
 - A rear (north) parking lot yard/setback of 19'-6", in lieu of the 25'-0" required
 - A corner side (west) parking lot yard/setback of 4'-0", in lieu of the 35'-0" required
 - A front (south) parking lot yard/setback of 5'-6", in lieu of the 35'-0" required
- Section 6-111D to allow a rear (north) yard setback of 19'-6", in lieu of the 25'-0" required.

This relief is being requested in order to construct an addition to an existing 2-story commercial building at the above mentioned address. The property is zoned O-1, Specialty Office District. The applicant has requested that this project be reviewed by the Plan Commission concurrent with this request for variations. 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. A zoning analysis has been provided by the applicant as part of this submittal.

cc: Kathleen Gargano, Village Manager
Zoning file V-11-13

Christine Bruton

From: Robert McGinnis
Sent: Thursday, October 10, 2013 12:00 PM
To: 'Debra Braselton'; Robert K. Neiman
[REDACTED], Rody Biggert
[REDACTED]
Cc: Christine Bruton
Subject: FW: Steil Office: 125 W. 2nd Street _ Revision to Zoning Variance Request

All,
This email is from the petitioner that will be presenting their case on Wednesday.
As a result of last night's Plan Commission meeting, they will be modifying their request and withdrawing several of the requests.
We will have a copy of this in the packet and amended applications for the meeting reflecting the changes.
Any questions, please let me know individually.
Thanks, Robb-

Regards,

Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

From: Steven Schmitt [<mailto:sschmitt@kolbrook.com>]
Sent: Thursday, October 10, 2013 11:34 AM
To: Robert McGinnis; Steven Kolber
Subject: Steil Office: 125 W. 2nd Street _ Revision to Zoning Variance Request

Hello Rob,
As discussed this morning, and as a result of our meeting with the Plan Commission on 10-9-2013:

In meeting with the Plan Commission regarding the subject property at 125 W. 2nd Street; it was made known that the Plan Commission Board and a few of the neighboring property owners oppose the inclusion of the parking lot as originally proposed. While our efforts to mitigate street parking were applauded, the 4-5 onsite parking spots were deemed not beneficial enough to warrant the resulting aesthetic; which as claimed, would rival the residential vernacular of the properties across the street.

The Board did however, unanimously favor the exterior modifications to the building. With an interest to expedite the building process and not let the design of the parking lot cause delay, we ask that our request for zoning variance be revised to withdraw all variances related to the proposed parking lot. We wish to continue with our zoning submittal as it relates to the building alone and postpone all variances related to the inclusion of a parking area, until a parking resolution (favored by all) is obtained.

In summary:

- The following requests for variance are being WITHDRAWN:
 - o Parking Lot Setback in Front Yard (35'-0" Required; 5'-6" Previously Requested)

- Parking Lot Setback in Corner Yard (35'-0" Required; 4'-0" Previously Requested)
- Parking Lot Setback in Rear Yard (25'-0" Required; 19'-6" Previously Requested)
- Parking Lot Landscape Buffer (10'-0" Required; 4'-0" Previously Requested)
- The following requests for variance will STILL BE SOUGHT:
 - Building Setback in Rear Yard (25'-0" Required; 19'-6" Being Requested)

If you have any question related to the requested revision to our zoning variance submittal, please do not hesitate to call.

Thank you,

Steven Schmitt, LEED-AP | Project Manager | Kolbrook Design Inc. | Tel: (847) 492-1992 | Mobile: (708)691-1363 | sschmitt@kolbrook.com

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