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**VILLAGE OF HINSDALE  
MINUTES OF THE MEETING  
ZONING BOARD OF APPEALS  
November 20, 2013**

**1. CALL TO ORDER**

Chairman Debra Braselton called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, November 20, 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 Gary Moberly, Bob Neiman, Keith Giltner, John Callahan and Rody Biggert

**Absent:** Member Marc Connelly

**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 16, 2013**

There being no corrections or changes to the draft minutes, Member Moberly moved to **approve the minutes of the regularly scheduled meeting of October 16, 2013, as presented.** Member Biggert seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Connelly

Motion carried.

**4. APPROVAL OF FINAL DECISION**

**a) V-11-13, 125 West Second Street**

There being no corrections or changes to the draft Final Decision, Member Neiman moved to **approve the final decision for V-11-13, 125 West Second Street, as presented.** Member Giltner seconded the motion.

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

1           **NAYS:** None  
2           **ABSTAIN:** None  
3           **ABSENT:** Member Connelly

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5           Motion carried.

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7   **5. RECEIPT OF APPEARANCES**

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9   **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS**  
10   **TO MAKE PUBLIC COMMENT OF A GENERAL NATURE - None**

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

13   a) **V-13-13, 629 S. Garfield**

14       Mr. Brian Bomba, owner and applicant, addressed the Board. He stated  
15       the property has a width of 74' to install a circular driveway, but the  
16       Code requirement is 75'. He is asking for one foot of relief. He stated  
17       approximately 7,000 cars go past this property on Garfield. This is a  
18       safety issue. Additionally, if you back out of the driveway there are  
19       significant old trees on the parkway which limit visibility. He noted  
20       this is his primary residence.

21       Chairman Braselton set the public hearing for the next regularly  
22       scheduled meeting on December 18<sup>th</sup>.

23  
24   **8. PUBLIC HEARINGS**

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

26       All persons intending to speak during these proceedings were sworn in  
27       by Court Reporter Kathy Bono.

28       Mr. Peter Coules, attorney representing homeowners Bob and Anna  
29       Livingston, addressed the Board stating the house in question is on the  
30       corner of Washington and Garfield and was constructed in  
31       approximately 1853. The goal of the proposal is to save both existing  
32       structures on the property and bring them up to modern standards. He  
33       noted the flat roof and wooden support beams of the home. There is a  
34       steep old staircase in the house designed to access the servant quarters.  
35       The owner wants to attach a garage and some living space to the house.  
36       Mr. Coules believes the hardship in this case arises due to the age of the  
37       structure. The owner wants to save the secondary structure; it looks  
38       large, but it is meant for a horse and carriage and only fits one car. He  
39       stated that twenty-two area homeowners received the required legal  
40       notice, but were also invited to see the plans for the project. They  
41       received eleven responses; all the neighbors are in favor of the project  
42       and are extremely happy to see this home saved. He noted that this is  
43       primarily a preservation project. They are asking for 1469' square feet

1 of relief which translates to between 15% - 18%. Mr. Mike Abraham,  
2 architect for the project explained the flat roof and the structural  
3 complications as a result. It was noted that Mr. Livingston's son is  
4 living in the space above the garage and this living space is included in  
5 the total square footage. There are no drainage issues because they are  
6 not changing the topography of the property except at the southeast  
7 corner where it will be raised a foot or two, but that is on the street side.  
8 Mr. Coules believes the precedent of saving 100+ year old houses in the  
9 manner of the Livingston's would be a good thing for the Village. He  
10 confirmed there has been no dissent to the project. Mr. Abraham  
11 described the floor plan in terms of changes to be made. They are  
12 keeping the size of the rooms primarily as is, but adding a kitchen and a  
13 mud room and an attached garage. He illustrated the exterior changes  
14 to be made. Director of Community Development Robb McGinnis  
15 explained that in terms of allowable FAR, the homeowner is essentially  
16 being penalized for trying to save the existing garage/coach house.

17  
18 **Ms. Jennifer Coffey of 214 N. Washington** stated she and her  
19 husband live directly north of the subject property. They are excited  
20 and happy about this restoration. They were worried about drainage  
21 and asked for a drainage plan, however, it is not available yet.

22  
23 **Ms. Natalie Vinje of 130 N. Washington** stated this is a huge lot and  
24 the home is set far back. She can't see holding up a project as fine as  
25 this one for the small relief requested.

26  
27 **Ms. Kim Schaber of 136 N. Washington**, echoed the statements of her  
28 neighbors and is thrilled the home will be saved. The hardship for the  
29 neighborhood would be the loss of this home, it sits beautifully on the  
30 lot. She commented that the square footage of the home is not as  
31 substantial as it appears in the pictures. She doesn't believe the  
32 renovated home will infringe on anyone.

33  
34 Chairman Braselton noted for the record that the ZBA received a letter  
35 of support from the Historic Preservation Commission.

36  
37 Member Callahan reiterated that the Board is always sensitive to water  
38 and drainage issues. Mr. Coules reiterated there is no change to the  
39 topography on the residential north side of the property and a very  
40 slight change at the southeast street side corner. Member Neiman  
41 noted the increased square footage of the buildable lot will affect  
42 drainage. Mr. Abraham explained that Mr. Livingston has already  
43 invested in having a civil engineer do site work and they are set to

1 review and address any issues that are on the property. Mr. Abraham  
2 confirmed there will be a basement under the new addition and that all  
3 gutters will be put underground in accordance with the Code.

4 Member Callahan moved **to close the Public Hearing for V-12-13,**  
5 **206 N. Washington Street.** Member Biggert seconded the motion.

6  
7 **AYES:** Members Moberly, Neiman, Giltner, Callahan, Biggert and  
8 Chairman Braselton

9 **NAYS:** None

10 **ABSTAIN:** None

11 **ABSENT:** Member Connelly

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13 Motion carried.

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15 **DELIBERATIONS**

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17 Member Callahan began deliberations commenting that this is good for  
18 everyone and with neighborhood support he will approve the proposal.  
19 Member Biggert added the Zoning Code talks about preserving and  
20 enhancing, which this proposal does. In his opinion the applicant has  
21 fulfilled the eight categories necessary for approval. Member Neiman  
22 agrees and appreciates the supplemental material provided by the  
23 applicant. Chairman Braselton noted approval is a recommendation to  
24 the Village Board only; the ZBA does not have the authority for final  
25 approval in this matter. She acknowledged the effort and  
26 thoughtfulness of the design and thanked the neighbors for coming  
27 tonight. Member Moberly said it looks great and thinks the coach house  
28 is the nicest thing about the property. Member Giltner agrees with the  
29 importance of preservation. Member Moberly moved **to recommend to**  
30 **the Village Board of Trustees to approve the variance requested**  
31 **in V-12-13, 206 N. Washington Street.** Member Callahan seconded  
32 the motion.

33  
34 **AYES:** Members Moberly, Neiman, Giltner, Callahan, Biggert and  
35 Chairman Braselton

36 **NAYS:** None

37 **ABSTAIN:** None

38 **ABSENT:** Member Connelly

39  
40 Motion carried.

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43 **9. NEW BUSINESS - None**

1 **10. UNFINISHED BUSINESS - None**  
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3 **11. ADJOURNMENT**

4 With no further business before the Zoning Board of Appeals, Member  
5 Callahan made a motion to **adjourn the meeting of the Zoning Board**  
6 **of Appeals of November 20, 2013.** Member Biggert seconded the motion.  
7

8 **AYES:** Members Moberly, Neiman, Giltner, Callahan, Biggert and  
9 Chairman Braselton

10 **NAYS:** None

11 **ABSTAIN:** None

12 **ABSENT:** Member Connelly  
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14 Motion carried.  
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16 Chairman Braselton declared the meeting adjourned at 8:11 p.m.  
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Christine M. Bruton  
Village Clerk

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