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**VILLAGE OF HINSDALE
MINUTES OF THE MEETING
ZONING BOARD OF APPEALS
December 18, 2013**

1. CALL TO ORDER

Chairman Debra Braselton called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, December 18, 2013 at 7:37 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, Keith Giltner, and Rody Biggert

Absent: Members Bob Neiman and 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 – November 20, 2013

There being no corrections or changes to the draft minutes, Member Moberly moved to **approve the minutes of the regularly scheduled meeting of November 20, 2013, as presented.** Member Giltner seconded the motion.

AYES: Members Moberly, Giltner, Biggert and Chairman Braselton

NAYS: None

ABSTAIN: Member Connelly

ABSENT: Members Neiman and Callahan

Motion carried.

4. APPROVAL OF FINAL DECISION

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

Chairman Braselton pointed out a minor change to the language of the draft final decision. Member Moberly moved to **approve the Final Decision for V-12-13, 206 N. Washington, as amended.** Member Giltner seconded the motion.

1 **AYES:** Members Moberly, Giltner, Biggert and Chairman Braselton

2 **NAYS:** None

3 **ABSTAIN:** Member Connelly

4 **ABSENT:** Members Neiman and Callahan

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6 Motion carried.

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8 **5. RECEIPT OF APPEARANCES**

9 Chairman Braselton noted the matters before the Board this evening.

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

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

17 a) **V-14-13, 125 W. 2nd Street**

18 Mr. Steven Schmitt with Kolbrook Designs and architect for the
19 property owner, Ms. Christina Steil, addressed the Board. He explained
20 that the purpose of the request is to incorporate onsite parking as a
21 convenience to clients and to alleviate a negative impact to area on-
22 street parking. They have downsized the parking lot from the original
23 request and pushed it to rear of the property away from residential
24 area. They are requesting relief to allow for the parking, for setbacks
25 and for the landscape buffer. They are proposing five parking spots, one
26 handicapped accessible, to be located, because of grade, to the north of
27 the building. Mr. Schmitt explained that visual screening was a concern
28 to the neighbors and has been addressed with this proposal. Chairman
29 Braselton asked for a drawing for the public hearing that will illustrate
30 how the property will look from the street. Mr. Schmitt noted the
31 existing drive aisle is a one lane drive and they are not asking for
32 permission to make those into parking spaces. He also noted that they
33 are not required to have parking at all and there is currently one
34 parking spot on the property. Member Giltner encouraged Mr. Schmitt
35 to have the neighbors weigh in, to which Mr. Schmitt replied that they
36 are in touch with the neighbors. Chairman Braselton set the public
37 hearing for January 15th.

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40 **8. PUBLIC HEARINGS**

41 a) **V-13-13, 629 S. Garfield**

42 All persons wishing to speak on this matter were sworn in by Court
43 Reporter Bono. Mr. Brian Bomba, owner and applicant, addressed the

1 Board. He wants to install a circular driveway, however, his lot width is
2 74' feet and the code requirement is 75' feet. He is respectfully asking
3 for one foot of relief. He stated it is his understanding approximately
4 7,000 cars go past this property on Garfield; backing out of his driveway
5 into traffic is a safety issue. Visibility is significantly less than 180
6 degrees when backing out and there are significant old trees on the
7 parkway which further limit visibility. It is unsafe to back out of the
8 driveway. Because train commuters, middle school kids and cyclists use
9 the sidewalk and they are very difficult to see. There are six drivers in
10 his house, all are good drivers, but two are grandmas and his teenagers
11 are a higher risk. Parking for guests and delivery people is not an
12 option on Garfield. Mr. Bomba noted that one tree would be removed to
13 install the driveway; however, he is in touch with staff about this
14 process. He has owned the property since October, but has not lived
15 there as they are building a new house. Three of his neighbors provided
16 letters of support, which were provided to the Board.

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18 **Mr. Dean Mefford of 617 S. Garfield** spoke in favor of granting this
19 variation request and acknowledged the danger of backing into Garfield.

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21 There being no further testimony or questions, Member Moberly **moved**
22 **to close the public hearing for V-13-13, 629 S. Garfield.** Member
23 Connelly seconded the motion.

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25 **AYES:** Members Connelly, Moberly, Giltner, Biggert and Chairman
26 Braselton

27 **NAYS:** None

28 **ABSTAIN:** None

29 **ABSENT:** Members Nieman and Callahan

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31 Motion carried.

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33 **DELIBERATIONS**

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35 Member Giltner began discussion stating he believes this is a reasonable
36 request and agrees with the safety issue as presented. Member Biggert
37 concurs. Member Connelly commented that driving across Garfield is
38 hazardous enough. Chairman Braselton pointed out that one foot of relief is
39 minimal. Member Connelly **moved to approve the variation known as V-**
40 **13-13, 629 S. Garfield.** Member Moberly seconded the motion.

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1 **AYES:** Members Connelly, Moberly, Giltner, Biggert and Chairman Braselton

2 **NAYS:** None

3 **ABSTAIN:** None

4 **ABSENT:** Members Nieman and Callahan

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6 Motion carried.

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9 **9. NEW BUSINESS** – None

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12 **10. UNFINISHED BUSINESS** - None

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15 **11. ADJOURNMENT**

16 With no further business before the Zoning Board of Appeals, Member
17 Moberly made a motion to **adjourn the meeting of the Zoning Board of**
18 **Appeals of December 18, 2013.** Member Connelly seconded the motion.

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20 **AYES:** Members Connelly, Moberly, Giltner, Biggert and Chairman
21 Braselton

22 **NAYS:** None

23 **ABSTAIN:** None

24 **ABSENT:** Members Nieman and Callahan

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26 Motion carried.

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28 Chairman Braselton declared the meeting adjourned at 7:57 p.m.

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Christine M. Bruton
Village Clerk

Approved: _____