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**VILLAGE OF HINSDALE**  
**MINUTES OF THE SPECIAL MEETING OF THE**  
**ZONING BOARD OF APPEALS**  
**November 16, 2011**

**1. CALL TO ORDER**

Chairman Debra Braselton called the meeting of the Zoning Board of Appeals to order on Wednesday, July 20, 2011 at 6:00 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 (arr. at 6:02 p.m.), John Callahan and Rody Biggert

Absent: Member Keith Giltner

Also Present: Director of Community Development/Building Commissioner Robb McGinnis and Village Clerk Christine Bruton

**3. APPROVAL OF MINUTES – October 19, 2011**

Member Biggert moved **approval of the minutes of the Meeting of October 19, 2011**. Member Callahan seconded the motion. Member Neiman arrived before a vote was taken and pointed out that there were discrepancies in the minutes regarding the address of the property of the public hearing. Member Biggert withdrew his motion and Member Callahan withdrew his second. Member Moberly moved **approval of the minutes of the Meeting of October 19, 2011, as amended**. Member Connelly seconded the motion.

**AYES:** Members Connelly, Moberly, Callahan, Biggert and Chairman Braselton

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Giltner and Neiman

Motion carried.

**4. APPROVAL OF FINAL DECISION**

**a) V-06-11, 433 S. Washington**

Chairman Braselton asked if all members have reviewed the Final Decision and if anyone wishes to make any changes. There were none. Member Biggert moved to **Approve the Final Decision for V-06-11, 433 S. Washington**. Member Callahan seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Giltner

Motion carried

**5. RECEIPT OF APPEARANCES - None**

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

1 **7. PRE-HEARING AND AGENDA SETTING - None**

2

3 **8. PUBLIC HEARINGS – None**

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5 **9. NEW BUSINESS – None**

6

7 **10. UNFINISHED BUSINESS - None**

8

9 **11. ADJOURNMENT**

10 With no further business coming before the Zoning Board of Appeals, Member Callahan  
11 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**  
12 **November 16, 2011.** Member Biggert seconded the motion.

13

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

15 **NAYS:** None

16 **ABSTAIN:** None

17 **ABSENT:** Member Giltner

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19 Motion carried.

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21 Chairman Braselton declared the meeting adjourned at 6:06 p.m.

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

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Christine M. Bruton

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Village Clerk

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**MEMORANDUM**

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

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

**DATE:** January 11, 2012

**RE:** Zoning Variation – V-01-12; 118 E. Sixth Street

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In this application for variation, the applicant requests relief from the requirements set forth in sections 3-110 (I)(5)(d) and (f) for the construction of a new covered open porch and stairs on the front of the home. The code currently permits an 8' encroachment into the required front yard for an open unenclosed porch and an 11' encroachment into the required front yard for outside stairways. The request is for 3.6' of relief for both the porch landing and stair.

It should be noted that this request was brought to the Zoning Board of Appeals in 2008 and was approved. The approval expired as the work never started.

This property is located in the R-1 single-family zoning district in the Village of Hinsdale and is located on the south side of Sixth Street, east of Garfield Avenue. The property has a frontage of approximately 66', a depth of approximately 182', and a total square footage of approximately 12,012. The maximum FAR is 24% +1,200 square feet or approximately 4,083 square feet. The maximum building coverage is 25% or approximately 3,003 square feet. The Total Lot Coverage is 50% or approximately 6,006 square feet. The proposed improvement will meet all other bulk zoning regulations.

cc: Dave Cook, Village Manager  
Zoning file V-1-12

**FINAL DECISION**

**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
PETITION FOR VARIATION**

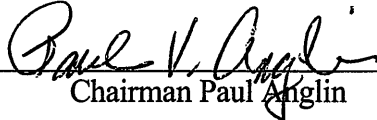
- Zoning Calendar:** V-01-08; 118 E. Sixth Street
- Petitioner:** Bill & Marie Trader, Hinsdale, IL
- Meeting held:** Public Hearing was held on Wednesday, May 21, 2008 at 7:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in the Hinsdale Doings on March 20, 2008.
- Premises Affected:** Subject Property is commonly known as 118 E. Sixth Street, Hinsdale, Illinois and is legally described as:
- LOT 2 (Except the South 10 feet Thereof) of "Bucholz Subdivision" of Lots 4 and 5 and the West 85 feet of Lot 3 in Block 14 in West Robbins Addition to Hinsdale, in the South Half of the North East Quarter and the North Quarter of the South East Quarter of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat of said "Bucholz Subdivision" recorded May 18, 1918 as Document 133109, in DuPage County, Illinois
- Subject:** Requested variation pursuant to Section 3-110-I(5d & f) bulk, space and yard requirements with respect to the front yard setback in order to construct a covered front porch and stairs.
- Finding of Fact:**
1. The main portion of the porch will be behind the block average.
  2. The variation request was limited to the run on the stairs based on the overall rise and construction of a safe staircase.
- Conclusions and Findings:** A real and unique hardship exists that meets the standards established for a variance.
- The variation is subject to Section 11-503 of the Zoning Code, which limits the variation to one year once the final decision has been signed by the Chairman and filed in the office of the Building Commissioner. The property owner

must secure a permit to start construction prior to that one year deadline.

A motion was made by Mr. Angelo to approve the variation. The motion was seconded by Mr. Richter.

**AYES:** Kimberly Angelo, John Richter, Robert Saigh, Paul Anglin  
**NAYS:** Marc Connelly  
**ABSTAIN:** None  
**ABSENT:** William Haarlow, John Callahan

THE HINSDALE ZONING BOARD OF APPEALS

  
\_\_\_\_\_  
Chairman Paul Anglin

Filed this 18<sup>th</sup> day of June, 2008, with the office of the Building Commissioner.