

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE SPECIAL MEETING  
July 29, 2020**

The specially scheduled meeting of the Hinsdale Village Board of Trustees (conducted electronically) was called to order by Village President Tom on Wednesday, July 29, 2020 at 6:30 p.m., roll call was taken.

Present: President Tom Cauley

Participating by telephone: Trustees Matthew Posthuma, Scott Banke, Luke Stifflear, Laurel Haarlow and Neale Byrnes

Absent: Trustee Gerald J. Hughes

Also present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Director of Community Development/Building Commissioner Robb McGinnis and Village Clerk Christine Bruton

**VILLAGE PRESIDENT - INTRODUCTION**

*“Good evening. On July 29, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, I find that it is not practical or prudent to conduct an in-person meeting, and this Open Regular Meeting of the President and Board of Trustees of the Village of Hinsdale is therefore being conducted remotely.*

*Public Act 101-640 allows public bodies to meet remotely during public health disasters, so long as the public is able to monitor the meeting, and certain other conditions are met.*

*Public comment is permitted during the Citizen’s Petitions portions of the meeting. When we get to those portions of the meeting, I will ask persons wishing to make public comment to identify themselves.”*

**CITIZENS’ PETITIONS**

President Cauley confirmed there was no one on the line to speak to the Board.

**FIRST READINGS – INTRODUCTION**

**Zoning & Public Safety (Chair Stifflear)**

- a) **Approve an Ordinance Approving Variations for Property Located at 318 S. Garfield Street, Hinsdale, Illinois – Case Number V-04-20**

Trustee Stifflear introduced the item that is a variation request for relief from floor area ratio (FAR) and lot coverage requirements. The four-season room on the southwest corner behind

the kitchen collapsed last year, as there was no foundation under that space or part of the kitchen. The architect recommends the proposed changes as the most structurally sound solution to assure the safety of the building. This results in modest increases in FAR (96' square feet) and lot coverage. He noted this is a pre-existing non-compliant home. The extension of this room replaces the existing outside porch. There would be no changes to water runoff. On July 15, 2020, the ZBA unanimously (7-0) recommended approval of these variations; their findings are included in the Board packet. Neighbors were notified, and there were no objections to the request.

He noted that the Village Board looks for ways to preserve historic buildings, and discussions regarding proposed changes to Title 14 include FAR and lot coverage incentives such as this. President Cauley agreed this is a way to provide incentives; this home was built in the 1880's, is a modest request, and proposed changes cannot be seen from street. The historic façade of the home remains unchanged. Further, this is not a problem of the resident's making. He explained the Board is holding this special meeting because a commitment has been made to the community to address matters such as this as quickly as possible.

Trustee Stifflear added this request is exactly in line with what the Board wants to do to preserve historic properties. Trustee Haarlow agreed, and noted the roof already covers the area they will expand and enclose. This is an elegant solution to maintain the home that will make it structurally sound. Trustee Banke applauds the Board for providing an expedited vehicle to approve the request of a family that wants to preserve their historic property. Trustee Byrnes said this is a prominent home, and a 'poster child' for preservation. Trustee Posthuma concurs with these remarks, and is in full support of the request.

Trustee Stifflear noted this item appears as a first reading; discussion followed regarding the process for zoning items.

The Board agreed to move this item forward for a second reading at their next meeting.

Trustee Stifflear suggested that fees associated with the variation request be waived; the Board agreed.

## **CITIZENS' PETITIONS**

None.

## **TRUSTEE COMMENTS**

Trustee Stifflear said as the Board continues to evaluate changes to Article 14, a bifurcated system for pre-existing non-conforming structures would be appropriate. If a home is already over on FAR, it should be taken into account as such. President Cauley agreed, and added that most historic buildings already exceed these code limits. If the changes are not seen from the street, he recommends giving people more space consistent with new construction.

### ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Banke moved to **adjourn the specially scheduled meeting of the Hinsdale Village Board of Trustees of July 29, 2020**. Trustee Byrnes seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Hughes

Motion carried.

Meeting adjourned at 6:47 p.m.

ATTEST: \_\_\_\_\_  
Christine M. Bruton, Village Clerk