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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
June 15, 2016**

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order Wednesday, June 15, 2016 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Members Marc Connelly, Gary Moberly, Keith Giltner, Rody Biggert, Kathryn Engel, John Podliska and Chairman Bob Neiman

Absent: None

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

3. APPROVAL OF MINUTES

a) **Regular meeting of April 20, 2016**

Member Connelly noted a date error in the minutes. Member Engel moved to **approve the minutes of the regular meeting of April 20, 2016, as amended.** Member Podliska seconded the motion.

AYES: Members Connelly, Moberly, Giltner, Biggert, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

4. APPROVAL OF FINAL DECISION – None

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-03-16, 223 N. Garfield Street**

Mr. Scott Pritchett, architect for the project, addressed the Board on behalf of the homeowner. He explained that the homeowner is remarrying and her

1 family is expanding. Currently, there is a small two-car garage on the
2 property, and it is not in good shape. They would like to replace it with a
3 three stall garage, more typical of the area. The lot is oddly shaped, and
4 as a result if the garage is built according to code, it is over 100' feet from
5 the back door. The proposed garage will be the same style as the current
6 home, and will blend with the home and neighborhood.

7 Chairman Neiman asked if the variance is required because the owner
8 wants a three-car garage, rather than a two-car garage. Mr. Pritchett said
9 any new garage, conforming to the side yard setback requirements, would
10 be an impediment. They considered a tandem garage, or turning the
11 garage sideways, but sideways would make too much driveway. The
12 existing garage is small and difficult to access, unattractive and
13 inexpensively built.

14 Chairman Neiman said he appreciated that the applicant has addressed the
15 approval criteria in detail, but is struggling with special privilege. He asked
16 Mr. Pritchett to think about this, and address it next month at the public
17 hearing. Member Moberly asked for evidence of neighbor support.
18 Discussion of elevations, location of existing garages in the area, and tree
19 preservation followed.

20 The public hearing was set for the next meeting of the Zoning Board of
21 Appeals in July.

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23 **b) V-04-16, 33 S. Monroe Street**

24 Mr. Robert Saunders, homeowner, addressed the Board. He explained
25 they would like to replace an 85 year old dilapidated garage, which is
26 beyond repair. He also noted that because of the age of the current
27 garage, it is much smaller than a modern garage. They intend to build a
28 new one that is complimentary to the home. Flanking both sides of existing
29 garage are significant trees. A new structure would need to be 8.5' off the
30 lot line; their arborist said that would endanger one or both of the pines on
31 the property. If they wanted to put it in the back 20% of lot, it wouldn't
32 allow for proper access from the alley. Chairman Neiman confirmed the
33 access to the garage, if moved back, would be dangerous. Mr. Dennis
34 Parsons, architect for the project, explained a 25' turnaround is
35 recommended for side load garages. They would like to build a new
36 garage with straight access. He also noted the proposed garage is under
37 on FAR, lot coverage and height.

38 Member Podliska confirmed the trees are at risk because of construction.
39 Mr. Saunders said he will bring letters of support from neighbors.
40 Chairman Neiman instructed him to be prepared to address each of the
41 approval criteria.

42 The public hearing was set for the next meeting of the Zoning Board of
43 Appeals in July.

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45 **8. PUBLIC HEARINGS – None**

1 **9. NEW BUSINESS** – None

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3 **10. OTHER BUSINESS** – None

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5 **11. ADJOURNMENT**

6 With no further business before the Zoning Board of Appeals, Member Engel
7 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**
8 **June 15, 2016.** Member Biggert seconded the motion.

9

10 **AYES:** Members Connelly, Moberly, Giltner, Biggert, Engel, Podliska and
11 Chairman Neiman

12 **NAYS:** None

13 **ABSTAIN:** None

14 **ABSENT:** None

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16 Motion carried.

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18 Chairman Neiman declared the meeting adjourned at 6:54 p.m.

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Approved: _____

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Christine M. Bruton
Village Clerk

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