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**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
October 19, 2016**

**1. CALL TO ORDER**

In Chairman Bob Neiman's absence, Vice-Chairman Keith Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order Wednesday, October 19, 2016 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

Vice-Chairman Giltner explained to the applicant her options with only 4 members present; Ms. Stefani elected to continue.

**2. ROLL CALL**

**Present:** Vice-Chairman Keith Giltner, Gary Moberly, Kathryn Engel, John Podliska

**Absent:** Member Marc Connelly and Chairman Bob Neiman

**Also Present:** Director of Community Development/Building Commissioner Robert McGinnis and Village Clerk Christine M. Bruton

**3. APPROVAL OF MINUTES**

a) **Regular meeting of September 21, 2016**

The draft minutes were corrected with respect to a typographical error. Member Engel moved to **approve the minutes of the regular meeting of September 21, 2016, as amended.** Member Podliska seconded the motion. Voice vote taken, all in favor, motion carried.

**4. APPROVAL OF FINAL DECISION – None**

**5. RECEIPT OF APPEARANCES**

Ms. Stefani was sworn in by the court reporter.

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

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

**8. PUBLIC HEARINGS**

a) **V-05-16, 631 S. Garfield Street** (*A transcript of the following proceedings is on file in the Village Clerk's office*)

Mrs. Christin Stefani, homeowner, addressed the Board seeking a variance from Section 9-104 of the Zoning code pertaining to circular driveways. The code specifies a circular driveway can only be constructed on 75' wide lots;

1 her lot is 73' feet wide. She is asking for a two foot variation, and believes  
2 there is no other means to solve the egress and ingress issues with respect to  
3 her property.

4 She described the many trees on Garfield which obstruct vision and create a  
5 safety concern. She reported that over 7,000 vehicles travel on Garfield per  
6 day. Her daughters participate in several car pools, and because of the issues  
7 backing up, parents pull up parallel to the parkway to let kids out, which  
8 presents a serious danger. She provided pictures of the tree obstructions  
9 exiting her driveway. She believes this is a public concern to pedestrians  
10 going to school and the train. Additionally, Garfield is an emergency route, but  
11 because of the trees a driver cannot see the lights. She reported that two  
12 different people have gotten in minor accidents exiting her driveway; she  
13 provided letters from these two persons urging the Board to grant this  
14 variance. Discussion followed whether or not these individuals filed an  
15 accident report with the police. It was noted that only one report was provided  
16 by the Police Department.

17 Ms. Stefani addressed the standards for approval, and assured the Board they  
18 would address any drainage issues. Her next door neighbor, Mr. Brian Bomba  
19 informed her that he would build a retaining wall if the Village deems it  
20 necessary. Mr. McGinnis explained that there would be an engineering review  
21 for these types of issues; Ms. Stefani noted currently there are no drainage  
22 issues. Member Engel said she would prefer the solution be part of the  
23 project, as opposed to trying to remedy after the fact. Vice-Chairman Giltner  
24 confirmed these matters are reviewed as part of the permitting process.

25 Discussion followed regarding the proposed removal of a tree, which was not  
26 contemplated at the time of the pre-hearing. Ms. Stefani explained the change  
27 was recommended by her architect, Dennis Parsons, because without  
28 removing the tree they still wouldn't have a straight driveway. The originally  
29 proposed driveway would not provide the proper turn radius. She described  
30 the unique shape of her driveway. Vice-Chairman Giltner noted this matter will  
31 be reviewed by the Village Tree Board. Ms. Stefani has been in touch with  
32 Village Forester John Finnell. She understands there is a \$5,000 fee to  
33 remove the tree, and that they would have to replace it in kind.

34 She described the composition of the new driveway, which would be asphalt,  
35 framed with pavers, to match the rest of the driveway; and noted they would  
36 repurpose the existing pavers in the new design. Member Podliska asked if  
37 this is still within the allowable impervious square footage. Ms. Stefani said  
38 yes, the number was determined by Mr. Parsons. Mr. McGinnis said these  
39 numbers are fact-checked, and the Village agrees with Mr. Parsons'  
40 calculations. Mr. McGinnis explained there is no credit for asphalt vs. pavers;  
41 both are counted equally as impervious surface.

42 In summary, Ms. Stefani stated it is her duty to protect her visitors, family and  
43 people driving on Garfield, she asked the Board to consider the safety of these  
44 persons when they make their decision. Vice-Chairman Giltner reminded the  
45 Board of their jurisdiction in this matter.

1 Member Moberly moved **to close the public hearing for V-05-16, 631 S.**  
2 **Garfield Street.** Member Engel seconded the motion. Voice vote taken, all in  
3 favor, motion carried.

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5 **DELIBERATIONS**  
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7 Vice-Chairman Giltner opened deliberation of this matter. Member Engel  
8 remarked that she is interested in what the Village will say about the tree and  
9 the drainage. Member Podliska lamented the loss of the tree and voiced some  
10 drainage concerns. Member Moberly commented the Village should take law  
11 enforcement on this dangerous thoroughfare more seriously. Vice-Chairman  
12 Giltner noted the drainage matter will be reviewed by the Village engineering  
13 department, and the Tree Board will determine a solution with respect to the  
14 tree. Mr. McGinnis reiterated the \$5,000 fee for the removal of the existing  
15 tree, and noted the replacement tree or trees will have the same total diameter  
16 in inches as the old tree. Further, the tree(s) may not all go on the Stefani  
17 property, the Village Forester will make this determination.

18 Member Moberly moved **to approve the variation request known as V-05-16**  
19 **for 631 S. Garfield Street.** Member Engel seconded the motion.

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21 **AYES:** Members Moberly, Engel, Podliska and Vice-Chairman Giltner

22 **NAYS:** None

23 **ABSTAIN:** None

24 **ABSENT:** Member Connelly and Chairman Neiman

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26 Motion carried.

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28 **9. NEW BUSINESS** – None

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30 **10. OTHER BUSINESS** –None

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32 **11. ADJOURNMENT**

33 With no further business before the Zoning Board of Appeals, Member Moberly  
34 moved to **adjourn the meeting of the Zoning Board of Appeals of October**  
35 **19, 2016.** Member Podliska seconded the motion. Voice vote taken, all in  
36 favor, motion carried.

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38 Vice-Chairman Giltner declared the meeting adjourned at 7:05 p.m.

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42 Christine M. Bruton  
43 Village Clerk

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