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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
September 21, 2016**

1. CALL TO ORDER

In Chairman Bob Neiman's absence, Member Marc Connelly called the regularly scheduled meeting of the Zoning Board of Appeals to order Wednesday, September 21, 2016 at 6:40 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Members Marc Connelly, Gary Moberly, Kathryn Engel, John Podliska and Chairman Bob Neiman (arr. 6:44 p.m.)

Absent: Keith Giltner

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

3. APPROVAL OF MINUTES

a) Regular meeting of July 20, 2016

There being no changes to the draft minutes, Member Moberly moved to **approve the minutes of the regular meeting of July 20, 2016, as presented.** Member Podliska seconded the motion.

AYES: Members Connelly, Moberly, Engel, Podliska

NAYS: None

ABSTAIN: None

ABSENT: Giltner, Neiman

Motion carried.

4. APPROVAL OF FINAL DECISION

a) **V-03-16, 223 N. Garfield Street**

There were no changes to the draft final decision. Member **Moberly moved approval of the final decision for V-03-16, 223 N. Garfield Street.** Member Podliska seconded the motion.

AYES: Members Connelly, Moberly, Engel, Podliska

NAYS: None

ABSTAIN: None

ABSENT: Giltner, Neiman

Motion carried.

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

2 There were no changes to the draft final decision. Member **Moberly**
3 **moved approval of the final decision for V-04-16, 33 S. Monroe Street.**
4 Member Podliska seconded the motion.

5
6 **AYES:** Members Connelly, Moberly, Engel, Podliska

7 **NAYS:** None

8 **ABSTAIN:** None

9 **ABSENT:** Giltner, Neiman

10
11 Motion carried.

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13 **5. RECEIPT OF APPEARANCES – None**

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

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

19 a) **V-05-16, 631 S. Garfield Street**

20 Mr. Robert J. Stefani, homeowner, addressed the Board and explained he
21 and his wife are requesting a 2' foot variation for a circular driveway on
22 south Garfield, which in his opinion, is effectively a thoroughfare. He
23 reported that over 7,000 vehicles travel on Garfield per day, including
24 ambulances and fire trucks. (Chairman Neiman arrived.)

25 Mr. Stefani explained that traffic can be obstructed in both directions,
26 resulting in poor visibility and unsafe driving conditions. He noted his
27 neighbor at 629 Garfield successfully petitioned the ZBA for the same relief
28 for the same reasons. He also noted that no trees would be removed for
29 the installation of this driveway.

30 Member Connelly asked that the applicant supply plans for the proposed
31 driveway. Member Moberly asked if there was space for a turnaround area
32 possibly in the location of the garage, but Mr. Stefani stated there was not.
33 He noted that his neighbors support this proposal.

34 Member Podliska asked about water issues as a result of increased
35 impervious surface. Mr. Stefani said everything would drain into Garfield.
36 In terms of construction, the existing pavers would remain, but the new
37 circular part of the driveway would be some other material. Chairman
38 Neiman asked that whomever designs this driveway address drainage
39 issues, however, Mr. Stefani does not believe he has an obligation to
40 mitigate his neighbors' drainage issues. Chairman Neiman explained that,
41 in fact, in the case of zoning relief he does.

42 Member Connelly advised Mr. Stefani to address each of the criteria for
43 approval in greater detail. Chairman Neiman remarked that he appreciates
44 that others have been granted relief for this type of request; but it is not
45 precedence or binding, as the Board must address each case on its own
46 merits. Mr. Stefani commented that if there is an accident and he has been

1 before the Village, it will be a problem; vehicles travel at a high rate of
2 speed, and there are no stop signs. He reiterated the safety issues, and
3 noted he would prefer to have the grass in front of his home, not a
4 driveway.

5 Member Connelly asked for a motion to close the pre-hearing. Member
6 Moberly moved to **close the pre-hearing for V-05-16, 631 S. Garfield**
7 **Street**. Member Engel seconded the motion.

8
9 **AYES:** Members Connelly, Moberly, Engel, Podliska and Chairman Neiman

10 **NAYS:** None

11 **ABSTAIN:** None

12 **ABSENT:** Giltner

13
14 Motion carried.

15
16 The public hearing was set for October 19th.

17
18 **8. PUBLIC HEARINGS** – None

19
20 **9. NEW BUSINESS** – None

21
22 **10. OTHER BUSINESS**

23 Chairman Neiman reported that Member Rody Biggert has stepped down from
24 service on the Zoning Board of Appeals, as he has moved out of Hinsdale. On
25 behalf of the Board, he thanked Rody and Judy for their public service, and
26 Member Biggert for his good work on the Board.

27
28 **11. ADJOURNMENT**

29 With no further business before the Zoning Board of Appeals, Member Engel
30 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**
31 **September 21, 2016**. Member Moberly seconded the motion.

32
33 **AYES:** Members Connelly, Moberly, Engel, Podliska and Chairman Neiman

34 **NAYS:** None

35 **ABSTAIN:** None

36 **ABSENT:** Giltner

37
38 Motion carried.

39
40 Member Connelly declared the meeting adjourned at 6:56 p.m.

41
42
43 _____
44 Christine M. Bruton
45 Village Clerk

Approved: _____