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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
February 15, 2017**

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, February 15, 2017 at 6:34 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Members Gary Moberly, Joseph Alesia, John Podliska, Kathryn Engel and Chairman Bob Neiman

Absent: Members Marc Connelly and 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 December 21, 2016

There were not enough eligible voting members present to approve; Chairman Neiman deferred this item to the next meeting of the Zoning Board of Appeals.

b) Regular meeting of January 18, 2017

There were not enough eligible voting members present to approve; Chairman Neiman deferred this item to the next meeting of the Zoning Board of Appeals.

c) Special meeting of February 2, 2017

Corrections were made to the draft minutes. Member Moberly moved to **approve the minutes of the special meeting of February 2, 2017, as amended.** Member Engel seconded the motion.

AYES: Members Moberly, Alesia, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Connelly and Giltner

Motion carried.

4. APPROVAL OF FINAL DECISION

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

There were not enough eligible voting members present to approve; Chairman Neiman deferred this item to the next meeting of the Zoning

1 Board of Appeals. Mr. McGinnis noted this does not adversely impact the
2 resident.

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4 **b) V-07-16, 100 S. Garfield – Rear Yard & Off-Street Parking**

5 Chairman Neiman introduced the item; Member Podliska stated he had
6 notified Ms. Bruton of minor corrections to the draft document, which are
7 included in the new draft.

8 Chairman Neiman explained that there was some confusion regarding the
9 action of the Board on this item in terms of whether the Board had voted to
10 close the discussion or approve the variation. The transcript clearly
11 indicates the Board intended to approve, therefore, Chairman Neiman
12 asked for a motion to clarify the record. Member Podliska suggested rather
13 than a vote to clarify, a vote to approve might be more appropriate.
14 Chairman Neiman agreed.

15
16 Member Podliska moved to **approve the variance for V-07-16, 100 S.**
17 **Garfield – Rear Yard & Off-Street Parking.** Member Alesia seconded the
18 motion.

19
20 **AYES:** Members Moberly, Alesia, Engel, Podliska and Chairman Neiman

21 **NAYS:** None

22 **ABSTAIN:** None

23 **ABSENT:** Members Connelly and Giltner

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25 Motion carried.

26
27 Member Podliska moved to **approve the Final Decision for V-07-16, 100**
28 **S. Garfield – Rear Yard & Off-Street Parking.** Member Engel seconded
29 the motion.

30
31 **AYES:** Members Moberly, Alesia, Engel, Podliska and Chairman Neiman

32 **NAYS:** None

33 **ABSTAIN:** None

34 **ABSENT:** Members Connelly and Giltner

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36 Motion carried.

37
38 **c) V-07-16, 100 S. Garfield – Findings of Fact and Recommendation to the**
39 **Village Board of Trustees – Floor Area Ratio (FAR)**

40 Chairman Neiman introduced the item and commented this is a
41 recommendation only to the Village Board of Trustees. There were no
42 changes to the draft document.

43 Member Engel moved to approve the **V-07-16, 100 S. Garfield – Findings**
44 **of Fact and Recommendation to the Village Board of Trustees – Floor**
45 **Area Ratio (FAR).** Member Podliska seconded the motion.

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2 **AYES:** Members Moberly, Alesia, Engel, Podliska and Chairman Neiman
3 **NAYS:** None
4 **ABSTAIN:** None
5 **ABSENT:** Members Connelly and Giltner

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7 Motion carried.

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

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

13
14 **7. PRE-HEARING AND AGENDA SETTING**

15 a) **V-01-17, 26 East Sixth Street**

16 Mr. John Bohnen addressed the Board representing Ms. Janice MacLeod,
17 the owner and applicant for this variation. Mr. Bohnen distributed surveys
18 of the property. Mr. Vincent Petrovsky owned and lived in the house on 26
19 E. Sixth Street, the west lot was vacant. When he passed away his heir,
20 Ms. MacLeod, asked Mr. Bohnen to help dispose of the property. Mr.
21 Bohnen explained she could get a greater yield if she could sell it as two
22 lots. Her hardship is she would be penalized in excess of \$100,000 if she
23 is unable to sell the lots individually. Discussion followed regarding how
24 the yield was calculated.

25 Mr. Bohnen pointed out this property is two lots, each 50' x 132'. In the R4
26 district, there is a 7,000' square foot minimum. The owner needs a 400'
27 square foot variance to sell the vacant lot as a single building lot because
28 there has never been a house on the second lot. There is an offer on the
29 property the sale of which is contingent on Zoning Board approval of this
30 variation request.

31 The Board asked that for the public hearing neighbor approval be
32 demonstrated, and that drainage issues be addressed. With respect to
33 drainage issues, Mr. Bohnen stated no houses would be built without
34 engineering plans; this is a function of the Village building department to
35 follow through on codes.

36 It was stated that the existing house is probably a tear down, and possibly
37 one home could be built on both lots.

38 Chairman Neiman set the public hearing for the next scheduled meeting of
39 the Zoning Board of Appeals.

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41 **8. PUBLIC HEARINGS – None**

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43 **9. NEW BUSINESS – None**

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45 **10. OTHER BUSINESS – None**

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11. ADJOURNMENT

With no further business before the Zoning Board of Appeals, Member Engel made a motion to **adjourn the meeting of the Zoning Board of Appeals of February 15, 2017**. Member Alesia seconded the motion.

- AYES:** Members Moberly, Alesia, Engel, Podliska and Chairman Neiman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Members Connelly and Giltner

Motion carried.

Chairman Neiman declared the meeting adjourned at 6:59 p.m.

Christine M. Bruton
Village Clerk

Approved: _____