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**VILLAGE OF HINSDALE
MINUTES OF THE MEETING
ZONING BOARD OF APPEALS
September 20, 2017**

1. CALL TO ORDER

Vice-Chairman Keith Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, September 20, 2017 at 6:32 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Members Marc Connelly, Gary Moberly, Joseph Alesia, Kathryn Engel, John Podliska and Vice-Chairman Keith Giltner

Absent: Chairman Bob Neiman

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

3. APPROVAL OF MINUTES

a) Regular meeting of June 21, 2017

Corrections were made to the draft minutes. Member Engel moved to **approve the draft minutes of June 21, 2017, as amended.** Member Podliska seconded the motion.

AYES: Members Connelly, Moberly, Alesia, Engel, Podliska and Vice-Chairman Giltner

NAYS: None

ABSTAIN: None

ABSENT: Chairman Neiman

Motion carried.

b) Regular meeting of July 19, 2017

Corrections were made to the draft minutes. Member Alesia moved to **approve the draft minutes of July 19, 2017, as amended.** Member Engel seconded the motion.

AYES: Members Connelly, Moberly, Alesia, Engel, Podliska and Vice-Chairman Giltner

NAYS: None

ABSTAIN: None

ABSENT: Chairman Neiman

Motion carried.

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

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4 **5. RECEIPT OF APPEARANCES – All persons intending to speak during the**
5 public hearing were sworn in by the court reporter.
6

7 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO**
8 **MAKE PUBLIC COMMENT OF A GENERAL NATURE**
9

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

11 a) **V-07-17, 640 Mills Street**

12 Ms. Vida Chenier, homeowner and applicant, addressed the Board
13 regarding her request for a variation to make the vacant lot she purchased
14 when she bought her home a buildable lot. This lot is the same as others in
15 the neighborhood; some of which are even smaller. When they bought
16 their home 18 years ago it was new construction. The vacant lot has a
17 separate pin and it was their understanding it was buildable as it had
18 separate utility lines. At this point, her children are grown, she has a
19 medical condition, and she wants one of her children to build on the lot.
20 Across the street from the property is the highway wall, and the next door
21 lots are the same. She has been in Hinsdale for 40 years and doesn't want
22 to move, but will have to otherwise.

23 Member Moberly confirmed this matter is a recommendation only to the
24 Village Board of Trustees. Member Alesia asked Ms. Chenier to provide
25 evidence of neighbor support for the variation request. Member Connelly
26 reminded Ms. Chenier to address the standards for approval carefully.
27 Vice-Chairman Giltner noted there were opinions from the Village Manager
28 included in the packet, and asked if there have been any material changes
29 to the property since this was brought up last time, or any changes in the
30 rationale to subdivide. Ms. Chenier said no, but she met with President
31 Cauley who said she can do this.

32 The Public Hearing was set for the next scheduled meeting of the Zoning
33 Board of Appeals.
34

35 **8. PUBLIC HEARINGS**

36 a) **V-06-17, 19 Lansing Street**

37 Ms. Sue Phillip, homeowner and applicant, addressed the Board requesting
38 a variation to rebuild her one-car garage 18" into the required interior side
39 yard. She referenced photographs provided that illustrate there is a concrete pad
40 to the left of her driveway, and she would like to expand the garage to this left
41 location. Otherwise, the concrete would have to be removed, a gas line would have
42 to be moved and the property regraded. If the garage is built in the back 20% of
43 the lot, where it is permitted by code, it would ruin the sightlines, and the water
44 issues would get worse. She explained there was a Zook home behind her that
45 was torn down and replaced with a larger home and a three-car garage. As a
46 result, there are water problems for the neighbors, and she believes adding another
47 garage would make these issues worse. Building a conforming garage would

1 require removal of trees and would result in a narrow, sharp turn and be very
2 difficult to use.

3 Members Engel and Moberly commented that they had wondered why the
4 garage was not simply moved to the back of the lot, but feel the water
5 issues and the removal of trees answer that concern.

6 The Board had no further questions for the applicant.
7

8 Member Moberly moved to **close the Public Hearing known as V-06-17, 19**
9 **Lansing Street.** Member Engel seconded the motion.

10
11 **AYES:** Members Connelly, Moberly, Alesia, Engel, Podliska and Vice-
12 Chairman Giltner

13 **NAYS:** None

14 **ABSTAIN:** None

15 **ABSENT:** Chairman Neiman
16

17 Motion carried.
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20 **DELIBERATIONS**

21

22 The Board agrees the criteria for approval have been met. Member Podliska was
23 worried about the no other remedy criteria, but based on testimony tonight agrees
24 there is none.

25
26 Member Moberly moved to **approve the variation known as V-06-17, 19**
27 **Lansing Street.** Member Connelly seconded the motion.
28

29 **AYES:** Members Connelly, Moberly, Alesia, Engel, Podliska and Vice-Chairman
30 Giltner

31 **NAYS:** None

32 **ABSTAIN:** None

33 **ABSENT:** Chairman Neiman
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35 Motion carried.
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38 **9. OLD BUSINESS**

39 a) **Discussion and Approval of Proposed Rules for Written Submissions**

40 Vice-Chairman Giltner suggested this matter be deferred until Chairman
41 Neiman is present to discuss. The Board agreed to move the matter
42 forward to their next meeting.
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1 **10. ADJOURNMENT**

2 With no further business before the Zoning Board of Appeals, Member Moberly
3 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**
4 **September 20, 2017.** Member Connelly seconded the motion. Voice vote
5 taken, all in favor, motion carried.

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7 Vice-Chairman Giltner declared the meeting adjourned at 6:49 p.m.

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10 _____
11 Christine M. Bruton
12 Village Clerk

Approved: _____

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