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**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
MARCH 21, 2018**

**1. CALL TO ORDER**

Vice-Chairman Keith Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, March 21, 2018 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois. He announced that ZBA member Marc Connelly has stepped down from the Board and, on behalf of the ZBA and the Village, thanked him for his service.

**2. ROLL CALL**

**Present:** Members Gary Moberly, Joseph Alesia, John Podliska and Vice-Chairman Keith Giltner

**Absent:** Member Kathryn Engel and Chairman Bob Neiman

**Also Present:** Director of Community Development/Building Commissioner Robb McGinnis and Village Clerk Christine Bruton, Court Reporter Kathy Bono

**3. APPROVAL OF MINUTES – None**

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

**5. RECEIPT OF APPEARANCES –** The Court Reporter administered the oath to all those intending to speak during public hearings.

**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-03-18, 842 West Seventh Street**

*(Item taken out of order)*

Vice-Chair Giltner introduced the item and explained the applicant has withdrawn their original application, and will resubmit with a reduction in side yard setback relief, and the addition in the building coverage. The applicant has asked that the Board waive the pre-hearing. He added that the Board generally discourages this practice; Mr. McGinnis added that pre-hearing is not a code requirement, but a long-term practice.

The Board agreed to waive the pre-hearing for this matter.

b) **V-01-18, 415 South Vine Street** *(A transcript of the following proceedings is on file with the Village Clerk.)*

Vice-Chair Giltner opened the public hearing and asked the applicant to restate their request and make comments on the standards for approval. He

1 also reminded the applicant that they have a right to postpone their hearing  
2 because there are only four Zoning Board members present.

3 Mr. Patrick Plunkett, architect, addressed the Board and elected not to  
4 postpone the hearing. He addressed the unique physical condition of the lot  
5 as a result of the deeper lots than this one on the block. In fact, this lot is  
6 half the depth of the others. The zoning code requires using the average of  
7 the block, but they want to maintain the existing front yard setback. It is  
8 currently 24.5' feet, they are requesting a .5' foot variance to 25' feet.  
9 Granting this variance will maintain the current character of the neighborhood.  
10 This issue is not self-created, and they believe this property to be a perfect  
11 example of why variances are able to be granted.

12 Mr. Chang, homeowner, commented that the hardship is compelling. If the  
13 new house were built in accordance with the front yard setback requirement,  
14 the rear yard setback would be in violation because of the location of the  
15 garage. They would not be able to build. He explained that he currently rents  
16 this property, but has gotten no feedback from neighbors.

17 **Mr. Kyle Chudom of 416 S. Grant** addressed the Board and explained his  
18 home backs up to the subject property. He said there are major drainage  
19 issues in their backyards, and he doesn't know if this will impact the existing  
20 problem. Mr. Chang explained he will put in a French drain or something like  
21 that so as not affect the neighbors. Mr. Plunkett added it would help with this  
22 problem to keep the house forward on the lot, and maintain the current  
23 drainage, with more footage at the rear of the lot.

24 The Board had no additional questions. Member Moberly moved **to close the**  
25 **public hearing for V-01-18, 415 South Vine Street.** Member Alesia  
26 seconded the motion.

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28 **AYES:** Members Moberly, Alesia, Podliska and Vice-Chair Giltner

29 **NAYS:** None

30 **ABSTAIN:** None

31 **ABSENT:** Members Engel and Chairman Neiman

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33 Motion carried.

### 34 35 **DELIBERATION**

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37 Member Podliska began deliberations stating he is persuaded by the  
38 presentation, especially with respect to the diagrams included in the packet,  
39 which illustrate the disparity between the setback of this lot and the others on  
40 the block. The measurements included show what they are asking for is the  
41 same as the current setback. This is a unique situation and he is in favor of  
42 approving the request. Member Alesia agreed because this is only a 5" inch  
43 request from the existing setback. Member Moberly concurred.

44 Member Moberly moved **to approve the variation request know as V-01-18,**  
45 **415 South Vine Street.** Member Alesia seconded the motion.  
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1  
2 **AYES:** Members Moberly, Alesia, Podliska and Vice-Chair Giltner

3 **NAYS:** None

4 **ABSTAIN:** None

5 **ABSENT:** Members Engel and Chairman Neiman

6  
7 Motion carried.

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9 c) **V-02-18, Monument Sign on Landscaped Median of Salt Creek Lane** (*A transcript of the following proceedings is on file with the Village Clerk.*)

10 Attorney Peter Coules, on behalf of the applicant, addressed the Board. He  
11 explained that this request was before the ZBA in 2015, when the item was  
12 approved with conditions. All the conditions have been met, and all IDOT  
13 setbacks are met. He explained it took a long time to get this done. The Plan  
14 Commission asked for many changes, and IDOT took a long time to respond.  
15 Although the sign is not in the IDOT right-of-way, they would like it built as a  
16 break-away sign, and the Village agreed. With respect to site lines, the sign  
17 will not impact walkers or drivers. The final condition was sign content. He  
18 commented that this was a 'hornet's nest' because everyone in the area  
19 wanted to be on the sign. Subsequently, there were three meetings with the  
20 Plan Commission that resulted in changes, but finally a 6' foot sign was  
21 unanimously approved. . He explained the sign includes two names and two  
22 'blanks' for the future.

23 Mr. Coules pointed out that the reason this is before the ZBA again is  
24 because of timing. If the sign could have been installed within a year we  
25 wouldn't be here.

26 Member Podliska moved **to close the public hearing for V-02-18,**  
27 **Monument Sign on Landscaped Median of Salt Creek Lane.** Member  
28 Alesia seconded the motion.

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31 **AYES:** Members Moberly, Alesia, Podliska and Vice-Chair Giltner

32 **NAYS:** None

33 **ABSTAIN:** None

34 **ABSENT:** Members Engel and Chairman Neiman

35  
36 Motion carried.

37  
38 **DELIBERATION**

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40 Member Moberly began discussion stating he was ok with the request in  
41 2015, and is still ok. The signs look nice and comply with all conditions of  
42 approval. The Board agreed.

43 Member Moberly moved **to approve the variation request known as V-02-**  
44 **18, Monument Sign on Landscaped Median of Salt Creek Lane.** Member  
45 Podliska seconded the motion.

46  
47 **AYES:** Members Moberly, Alesia, Podliska and Vice-Chair Giltner

1           **NAYS:** None  
2           **ABSTAIN:** None  
3           **ABSENT:** Members Engel and Chairman Neiman

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5           Motion carried.

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7   **9. NEW BUSINESS** – None

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9   **10. OLD BUSINESS**

10       With respect to the Oak Street Appeal, Vice-Chair Giltner asked about the  
11       Freedom of Information materials discussed at the February meeting. Village  
12       Clerk Bruton explained that the same materials were either provided to or made  
13       available to both parties. Mr. McGinnis mentioned the concern as to whether or  
14       not the form in question is as identified.

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16   **11. ADJOURNMENT**

17       With no further business before the Zoning Board of Appeals, Vice-Chairman  
18       Giltner asked for a motion to adjourn. Member Podliska moved to **adjourn the**  
19       **meeting of the Zoning Board of Appeals of March 21, 2018.** Member Alesia  
20       seconded the motion. Voice vote taken, all in favor, motion carried.

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22       Vice-Chairman Giltner declared the meeting adjourned at 7:03 p.m.

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26       Christine M. Bruton  
27       Village Clerk

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