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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
December 19, 2018**

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, December 19, 2018 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Members Gary Moberly, Joseph Alesia, Keith Giltner, Tom Murphy, John Podliska and Chairman Bob Neiman

Absent: Member Kathryn Engel

Also Present: Director of Community Development/Building Commissioner Robb McGinnis and Court Reporter Kathy Bono

3. APPROVAL OF MINUTES

a) **Regular meeting of October 17, 2018**

Following corrections to the draft minutes, member Giltner moved to **approve the minutes of the regular meeting of October 17, 2018, as amended.** Member Moberly seconded the motion.

AYES: Members Moberly, Giltner, Murphy and Chairman Neiman

NAYS: None

ABSTAIN: Members Alesia and Podliska

ABSENT: Member Engel

Motion carried.

4. APPROVAL OF FINAL DECISIONS

a) **V-06-18, 330 Chestnut**

There being no changes to the draft final decision, Member Murphy moved to **approve the final decision for V-06-18, 330 Chestnut, as presented.** Member Giltner seconded the motion.

AYES: Members Moberly, Giltner, Murphy and Chairman Neiman

NAYS: None

ABSTAIN: Members Alesia and Podliska

ABSENT: Member Engel

Motion carried.

1 **5. RECEIPT OF APPEARANCES**

2 Chairman Neiman administered the oath to all those intending to speak during
3 these proceedings.
4

5 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE**
6 **PUBLIC COMMENT OF A GENERAL NATURE – None**
7

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

9 a) **V-11-18, 118 North Monroe**

10 Mr. Joe Gent, homeowner, addressed the Board stating he and his wife
11 recently moved to Hinsdale. They couldn't find the house they wanted, so
12 they decided to build. The problem with the lots they looked at was they
13 couldn't find a property that would allow everything they wanted on the first
14 floor, including a master suite. This particular property is zoned R-2, they are
15 asking the Board to consider allowing the side yard variances as found in the
16 R-4 zoning area. They have a contract to purchase the property that is not
17 contingent on approval of the variance.

18 Mr. Patrick Plunkett, architect for the project, addressed the Board, and
19 pointed out that the lot is 50' x 297', which is very narrow and unlike the
20 others in the R-2 zoning district. The existing house on the property pre-
21 dates current zoning regulations for setback requirements. They would like to
22 apply the R-3 or R-4 zoning requirements for minimum side yard setback to
23 this property because 50' lots are more common in those districts. They
24 would comply with all other R-2 zoning requirements on this property, but feel
25 that the 10' minimum required side yard setback is a hardship on a 50' lot.
26 Discussion followed regarding whether there are other 50' lots in the R-2
27 district. Mr. Plunkett described the Gent's needs for their home, which would
28 not maximize lot coverage or square footage.

29 Chairman Neiman instructed Mr. Plunkett that he need not review the criteria
30 for approval until the public hearing, but that if he can demonstrate neighbor
31 approval of the project, particularly the adjoining neighbors, it makes the
32 Board's job easier to consider the request.

33 Mr. McGinnis pointed out that there was a similar case heard by the ZBA for a
34 corner lot, which was approved by the ZBA some years back. Member
35 Moberly suggested including this material with the packet, but Chairman
36 Neiman cautioned the Board that past decisions are not precedential.

37 Mr. Plunkett suggested that a compliant 30' foot wide house might be more
38 detrimental to neighborhood property values than one that is more in keeping
39 with those in the area. Member Murphy acknowledged that these cases do
40 not create precedence, but would like to know how many 50' foot lots there
41 are in this district. Mr. McGinnis said he would be able to provide that
42 information for the Board.
43

44 **8. PUBLIC HEARINGS**

45 a) **V-09-18, 306 North Garfield**

46 This matter was postponed prior to the meeting at the request of the
47 applicant.

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9. NEW BUSINESS

Chairman Neiman, on behalf of the Board, extended condolences to the family of Rody Biggert, who recently passed away. He added there are few families in Hinsdale who have provided as much public service to the community as the Biggerts.

10. OLD BUSINESS – None

11. ADJOURNMENT

With no further business before the Zoning Board of Appeals, Member Murphy made a motion to **adjourn the meeting of the Zoning Board of Appeals of December 19, 2018.** Member Giltner seconded the motion.

AYES: Members Moberly, Alesia, Giltner, Murphy, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Member Engel

Motion carried.

Chairman Neiman declared the meeting adjourned at 7:02 p.m.

Christine M. Bruton
Village Clerk

Approved: _____