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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
November 20, 2019**

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, November 20, 2019 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, Tom Murphy, John Podliska, and Chairman Bob Neiman

Absent: Members Joseph Alesia, Keith Giltner, and Kathryn Engel

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

3. APPROVAL OF MINUTES

a) Meeting of October 16, 2019

Following corrections to the draft minutes, Member Moberly moved to **approve the minutes of the regular meeting of October 16, 2019, as amended.** Member Podliska seconded the motion.

AYES: Members Moberly, Murphy, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Members Alesia, Giltner and Engel

Motion carried.

4. APPROVAL OF FINAL DECISIONS

a) V-02-19, 11 West Sixth Street

There being no corrections to the draft final decision, Member Moberly moved to approve the final decision for **V-02-19, 11 West Sixth Street.** Member Murphy seconded the motion.

AYES: Members Moberly, Murphy and Chairman Neiman

NAYS: None

ABSTAIN: Member Podliska

ABSENT: Members Alesia, Giltner and Engel

The motion did not carry. The Board agreed to move the item to their next agenda for final approval.

5. RECEIPT OF APPEARANCES – None

1 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE**
2 **PUBLIC COMMENT OF A GENERAL NATURE – None**
3

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

5 **a) APP-01-19, 336 East Ogden Avenue, Land Rover Dealership**

6 Chairman Neiman confirmed that all parties have agreed to continue this
7 matter to the next meeting of the Zoning Board of Appeals scheduled for
8 December 18.
9

10 **b) V-05-19, 500 South Grant Street, Hinsdale Central High School**

11 Mr. Nick Graal, project architect representing Hinsdale Central High School,
12 addressed the Board and explained that this variation request is necessary for
13 addition and renovation projects as a result of the \$139,000,000 referendum.
14 This will provide critical improvements to both facilities over a three-year
15 period to 2022. This is a phased project; the application before the ZBA is
16 only for Phase 1, and they will come back when other phases are further
17 along. This request addresses items including athletic field improvements,
18 buildings and grounds improvements, parking lot improvements, site utility
19 work, and a privacy fence on the east end of property along the alleyway.

20 The most significant request has to do with parking space counts. Currently,
21 there are 560 stalls, the code requires 882. The proposed parking lot
22 improvements would increase the total available to 583. They are requesting
23 alleviation of off-street parking lot and loading zone landscaping
24 requirements. This will provide an increased number of parking spaces and
25 make snow removal easier. Currently, there are no landscape islands or
26 landscaping in the parking lot.

27 They are requesting variations to address the fencing of the athletic fields and
28 tennis court. They want relief to install a 50' foot safety net at the Junior
29 Varsity baseball field. This will protect cars in the parking lot and houses
30 across the street. Currently, there is just a backstop and 4' foot fence.
31 Discussion followed regarding field size requirements to comply with Illinois
32 High School Association (IHSA) standards. They are asking for setback
33 relief to replace one of the soccer fields off Madison Street, and construct two
34 player's shelters and a press box.

35 Chairman Neiman pointed out that in cases dealing with schools there is
36 some deference in meeting the approving criteria. Mr. McGinnis will provide
37 the Board with the Village Attorney's legal opinion on this matter.

38 Member Podliska asked if there were any options for more parking. Mr. Graal
39 said there really isn't any other room, as the property is landlocked. He
40 referenced the drawings which illustrate a small residential section that is
41 adjacent to the parking lot. One of the houses in this area is gone and is
42 open land, but it is still surrounded by three other residences. This area could
43 be potential parking, but there are no funds in the budget to purchase these
44 properties at this time or in the foreseeable future. It was asked if these
45 properties could be acquired by eminent domain. Mr. Graal stated he does
46 not know of any such plans, but he knows the district wants to be good
47 neighbors.

1 The public hearing was set for the next meeting of the Zoning Board of
2 Appeals on December 18, 2019.
3

4 **8. PUBLIC HEARING – None**

5
6 **9. NEW BUSINESS**

7 Chairman Neiman stated that Village counsel was consulted on what, if any,
8 rules there may be about a Board member voting on a matter when they were not
9 in attendance at a pre-hearing or when a public hearing is continued; is there a
10 requirement to watch the video, and does the member have the right to vote or
11 abstain. The Village attorney has advised that if a member misses a meeting, it
12 doesn't mean that member can't vote, and that member is not required to watch
13 the video. Anyone has the right to abstain; it is entirely up to the individual as to
14 how they want to handle a situation. Members have flexibility in these cases.
15

16 **10. OLD BUSINESS – None**

17
18 **11. ADJOURNMENT**

19 With no further business before the Zoning Board of Appeals, Member Murphy
20 made a motion to **adjourn the Zoning Board of Appeals of November 20,**
21 **2019.** Member Podliska seconded the motion.
22

23 **AYES:** Members Moberly, Murphy, Podliska and Chairman Neiman

24 **NAYS:** None

25 **ABSTAIN:** None

26 **ABSENT:** Members Alesia, Giltner and Engel
27

28 Motion carried.
29

30 Chairman Neiman declared the meeting adjourned at 6:52 p.m.
31
32
33

34 _____
35 Christine M. Bruton
36

Approved: _____