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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
DECEMBER 18, 2019**

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, December 18, 2019 at 6:33 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

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

Absent: Member Keith Giltner

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

3. APPROVAL OF MINUTES

a) Meeting of November 20, 2019

There being no corrections to the draft minutes, Member Engel **moved to approve the draft minutes of November 20, 2019.** Member Moberly seconded the motion.

AYES: Members Moberly, Murphy, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: Members Alesia and Engel

ABSENT: Member Giltner

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 Engel seconded the motion.

AYES: Members Moberly, Alesia, Murphy and Chairman Neiman

NAYS: None

ABSTAIN: Member Podliska

ABSENT: Member Giltner

Motion carried.

5. RECEIPT OF APPEARANCES – The Court reporter administered the oath to all

1 those persons intending to speak this evening.
2

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

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

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

8 Mr. Michael Stick of 802 Franklin Street addressed the Board as petitioner for
9 the appeal, and stated they are voluntarily dismissing the appeal. The location
10 of the wall on the south border of the property was agreed upon and was
11 installed last week. A landscaping plan has been submitted by neighbors and
12 approved by the Village. It has been partially implemented, and neighbors
13 have been assured it will be completed no later than June 2020. Based on
14 these assurances, they withdraw the appeal.

15 Ms. Debra Braselton of 802 Franklin Street added the landscaping is
16 principally on the Land Rover property, but the cul de sac is Village property.
17 She added it is the Village's responsibility to water the plantings.

18 Chairman Neiman complimented all parties for working together, and is glad
19 the issues have been resolved to the neighbors' satisfaction.

20 **b) V-06-19, 908 N. Elm Street**

21 Mr. Ryan DeBari, from Interior Design Group, representing the owners of 908
22 N. Elm, addressed the Board. He explained that the main door of this medical
23 office building currently has a single revolving door entrance. Most patients
24 need assistance with walkers, canes, wheelchairs, etc. and therefore the main
25 door stays open a long time creating issues with cold and debris. They are
26 proposing changing this entrance to an enclosed vestibule. Currently, there is
27 a covered portico that would be enclosed. The existing revolving door would
28 be removed. A temperature controlled vestibule would be comfortable for the
29 valet drivers and people waiting for their vehicles. This results in an increase
30 in floor area ratio (FAR), but he pointed out the building is already over the
31 FAR requirement as it was built before current regulations. This is a 300'
32 square foot vestibule.

33 Chairman Neiman asked the applicant to be prepared to review the seven
34 approving criteria and explain why each is met.

35 The hearing was set for the next meeting of the Zoning Board of Appeals on
36 January 15, 2020.
37

38 **8. PUBLIC HEARING**

39 **a) V-05-19, 5500 South Grant Street, Hinsdale Central High School**

40 Mr. Nick Graal, architect from Arcon and Associates representing Hinsdale
41 Central High School, requested a continuance of the public hearing, as there
42 was an issue with the public notice mailings. He noted it has since been
43 corrected.

44 Member Moberly moved to **continue the hearing for V-05-19, 5500 South**
45 **Grant Street, Hinsdale Central High School.** Member Alesia seconded the
46 motion.
47

1 **AYES:** Members Moberly, Alesia, Murphy, Engel, Podliska and Chairman
2 Neiman

3 **NAYS:** None

4 **ABSTAIN:** None

5 **ABSENT:** Member Giltner

6

7 Motion carried.

8

9 The hearing was continued to the next meeting of the Zoning Board of Appeals
10 on January 15, 2020.

11

12 **9. NEW BUSINESS** – None

13

14 **10. OLD BUSINESS** - None

15

16 **11. ADJOURNMENT**

17 With no further business before the Zoning Board of Appeals, Member Murphy
18 made a motion to **adjourn the Zoning Board of Appeals of December 18,**
19 **2019.** Member Podliska seconded the motion.

20

21 **AYES:** Members Moberly, Alesia, Murphy, Engel, Podliska and Chairman
22 Neiman

23 **NAYS:** None

24 **ABSTAIN:** None

25 **ABSENT:** Member Giltner

26

27 Motion carried.

28

29 Chairman Neiman declared the meeting adjourned at 6:45 p.m.

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34 _____
Christine M. Bruton

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Approved: _____