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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
FEBRUARY 19, 2020**

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, February 19, 2020 at 6:31 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

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

Absent: Member Gary Moberly

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

3. APPROVAL OF MINUTES

a) **Meeting of January 15, 2020**

Following changes to the draft minutes, Member Podliska **moved to approve the draft minutes of January 15, 2020, as amended.** Member Engel seconded the motion.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: Member Giltner

ABSENT: Member Moberly

Motion carried.

4. APPROVAL OF FINAL DECISIONS

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

There being no changes to the draft final decision, Member Murphy **moved to approve the draft final decision for V-06-19, 908 N. Elm Street, as presented.** Member Engel seconded the motion.

AYES: Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

NAYS: None

ABSTAIN: Member Giltner

ABSENT: Member Moberly

Motion carried.

1 b) **V-05-19, 5500 South Grant Street, Hinsdale Central High School** (Findings
2 of Fact)

3 There being no changes to the draft findings of fact, Member Murphy **moved**
4 **to approve the draft findings of fact for V-05-19, 5500 South Grant Street,**
5 **Hinsdale Central High School, as presented.** Member Engel seconded the
6 motion.

7
8 **AYES:** Members Alesia, Murphy, Engel, Podliska and Chairman Neiman

9 **NAYS:** None

10 **ABSTAIN:** Member Giltner

11 **ABSENT:** Member Moberly

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13 Motion carried.

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15 c) **V-05-19, 5500 South Grant Street, Hinsdale Central High School** (Final
16 Decision)

17 There being no changes to the draft final decision, Member Murphy **moved to**
18 **approve the draft final decision for V-05-19, 5500 South Grant Street,**
19 **Hinsdale Central High School, as presented.** Member Engel seconded the
20 motion.

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

23 **NAYS:** None

24 **ABSTAIN:** Member Giltner

25 **ABSENT:** Member Moberly

26
27 Motion carried.

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29 **5. RECEIPT OF APPEARANCES - None**

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

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

35 a) **V-01-20, 32 Blaine**

36 Mr. Tom Hawbecker addressed the Board. He is the applicant and one of the
37 owners and partners of the law firm intending to use this property as a
38 professional office. He explained, relative to his application, that full plans
39 have been developed for the property, but he only included the particular
40 page that addresses the parking. He said 11 spaces are required by code,
41 but there is only space for 7, including one ADA required handicapped spot.

42 This is an older home and to get a certificate of occupancy, there needs to be
43 two means of ingress and egress, ADA accessibility, a new porch, and
44 dormers. It is a large project, but they will keep the same charm. There will
45 be no additions other than a rear porch. This building was used as a law
46 office by the previous owner. Mr. McGinnis stated this is a permitted use in
47 the O-1 zoning district. He added that parking restrictions were changed on

1 Blaine by the Police Department in response to resident concerns, and all
2 parking is on the other side of the street. The former owner demolished the
3 garage, and replaced it with rough asphalt. Mr. Hawbecker said there will
4 usually be three persons working out of the building on a daily basis. Member
5 Podliska pointed out the office is only one block away from the new parking
6 deck. Mr. Hawbecker said they own other buildings in town, and parking is
7 not an issue. They are a transactional firm, and there are not a lot of clients
8 coming into the office.

9 Chairman Neiman reminded the applicant to review each of the approving
10 criteria at the public hearing next month.

11 The public hearing was set for the next meeting of the Zoning Board of
12 Appeals on March 18.

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14 **8. PUBLIC HEARING – None**

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16 **9. NEW BUSINESS – None**

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18 **10. OLD BUSINESS – None**

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20 **11. ADJOURNMENT**

21 With no further business before the Zoning Board of Appeals, Member Alesia
22 made a motion to **adjourn the Zoning Board of Appeals of February 19, 2020.**
23 Member Podliska seconded the motion.

24
25 **AYES:** Members Giltner, Alesia, Murphy, Engel, Podliska and Chairman Neiman

26 **NAYS:** None

27 **ABSTAIN:** None

28 **ABSENT:** Member Moberly

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30 Motion carried.

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32 Chairman Neiman declared the meeting adjourned at 6:43 p.m.

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36 _____
37 Christine M. Bruton

Approved: _____