

**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
June 17, 2020**

**1. CALL TO ORDER**

The regularly scheduled meeting of the Hinsdale Zoning Board of Appeals (conducted electronically via Zoom) was called to order by Chairman Bob Neiman on Wednesday, June 17, 2020 at 6:33 p.m., roll call was taken.

**2. ROLL CALL**

**Present by telephone:** Members Gary Moberly, Joseph Alesia, Keith Giltner, Tom Murphy, Leslie Lee, John Podliska, and Chairman Bob Neiman

**Absent:** None

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

Chairman Neiman thanked retiring Board member Ms. Kathryn Engel for her years of service on the ZBA, and welcomed new member Ms. Leslie Lee, who works with one of the builders in town, and will provide a unique perspective to the Board.

Chairman Neiman read the following for the record:

“This open meeting of the Zoning Board of Appeals of the Village of Hinsdale is being conducted remotely consistent with Governor Pritzker’s Executive Order of March 16, 2020, due to the current State of Emergency in the State of Illinois given the outbreak of the novel coronavirus.

In order to mitigate the transmission of the virus and reduce risk of COVID-19 illness, we have been advised and encouraged by the State to postpone consideration of public business where possible, and where a meeting is necessary, to limit public gatherings, and as such, the Governor’s Order suspends the requirement of the Open Meeting Act that members of the public body be physically present. Further, all members of public bodies are allowed and encouraged to participate remotely.

The Order allows public bodies to meet remotely and encourages public bodies to ensure that the public may monitor the meeting.”

He also set ground rules to minimize issues for the video conferencing.

**3. APPROVAL OF MINUTES**

**a) Meeting of May 20, 2020**

Following changes to the draft minutes, Member Podliska **moved to approve the draft minutes of May 20, 2020, as amended.** Member Giltner seconded the motion.

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

**NAYS:** None

**ABSTAIN:** Member Lee

**ABSENT:** None

1  
2 Motion carried.

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4 **4. APPROVAL OF FINAL DECISIONS**

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

- 6 b) Following changes to the draft Final Decision, Member Giltner **moved to**  
7 **approve the draft final decision for V-01-20, 32 Blaine, as amended.**  
8 Member Podliska seconded the motion.

9  
10 **AYES:** Members Moberly, Alesia, Giltner, Murphy, Podliska and Chairman  
11 Neiman

12 **NAYS:** None

13 **ABSTAIN:** Member Lee

14 **ABSENT:** None

15  
16 Motion carried.

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18 **5. RECEIPT OF APPEARANCES – None**

19  
20 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE**  
21 **PUBLIC COMMENT OF A GENERAL NATURE – None**

22  
23 **7. PRE-HEARING AND AGENDA SETTING**

24 a) **V-04-20, 318 South Garfield Street**

25 Mr. Thomas Prame, applicant and owner, addressed the Board stating this is  
26 the third renovation of this home, they want to add a sunroom on the southwest  
27 side of the house, the kitchen is outdated, and there are foundation issues.  
28 They are completely renovating the exterior, including gutters, roof and porch.  
29 They introduced the plans in April 2019, and found the (floor area ratio) FAR  
30 exceeds the allowable, and he was told by Village staff that an increase in FAR  
31 would not be approved. However, the Historic Society encouraged him to apply  
32 anyway. He believes this is a simple request, and his architect says it is best  
33 to have the foundation line up for water and roof improvements.

34 It was confirmed that the FAR issue is driven by the previous subdivision of the  
35 property.

36 Chairman Neiman explained there are several criteria in the zoning code that  
37 the applicant has to meet for approval. He recommended that to the degree  
38 possible, Mr. Prame should speak with neighbors and get their input and be  
39 prepared to take the Board through the approving criteria one by one.

40 Chairman Neiman set the hearing for the July meeting of the ZBA.

41  
42 Mr. Prame asked the Board's advice as to whether he should halt the project.  
43 Chairman Neiman said this variation request is a referral to the Village Board  
44 only, and given the structure of the zoning code, the answer would be to  
45 recommend not starting work that touches on the variance request. We have  
46 to follow code, and there is a purpose behind the process, including a  
47 meaningful opportunity for all to be heard.

1  
2 Mr. Prame expressed his frustration with the process and the resultant expense  
3 to him. He reiterated he was strongly encouraged not to apply for a variance,  
4 and this is why people do not renovate old homes. Member Murphy said  
5 following a quick look at the request, he is favorably disposed. Mr. Prame again  
6 stated he was strongly advised not to bring this forward, even though it is only  
7 a 96' square feet increase. Member Moberly added this Board does whatever  
8 they can to accommodate historic homeowners. Chairman Neiman explained  
9 said when professional zoning experts who work for the Village try to steer  
10 people away from requesting a variance, it is an effort to get the owner what  
11 they want to avoid the zoning process, but it is still within the homeowner's  
12 discretion to move ahead anyway. Chairman Neiman said he understands the  
13 frustration, and is sorry about the expense, however, just as the Board has  
14 rules to abide by, so too do the people who work for the Village have to abide  
15 by the code. He is sorry about the time and money, but there is a purpose.  
16 Director of Community Development Robb McGinnis said he would forward an  
17 email string to members before the hearing to clarify staff's advice to the  
18 applicant.

19 Mr. Prame said he would follow due process.  
20

## 21 **8. PUBLIC HEARING**

### 22 a) **V-03-20, 329 East Sixth Street**

23 Chairman Neiman opened the public hearing and explained that the application  
24 has requested the hearing be postponed, as there was an issue with the mailing  
25 of the legal notice. The Board agreed to continue the hearing as requested.

26 Member Podliska moved **to close the public hearing for V-03-20, 329 East**  
27 **Sixth Street**. Member Giltner seconded the motion.  
28

29 **AYES:** Members Moberly Alesia, Giltner, Murphy, Lee, Podliska and Chairman  
30 Neiman

31 **NAYS:** None

32 **ABSTAIN:** None

33 **ABSENT:** None  
34

35 Motion carried.  
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## 37 **9. NEW BUSINESS**

38 Member Moberly stated that he had watched the Historic Preservation Commission  
39 (HPC) meeting, and that since the garage at 329 East Sixth Street is a contributing  
40 historic structure, he believes the HPC should be allowed to weigh in, and be  
41 included in the process.  
42

## 43 **10. OLD BUSINESS – None** 44 45 46 47

1 **11. ADJOURNMENT**

2 With no further business before the Zoning Board of Appeals, Member Podliska made  
3 a motion to **adjourn the Zoning Board of Appeals of June 17, 2020.** Member  
4 Moberly seconded the motion.

5  
6 **AYES:** Members Moberly Alesia, Giltner, Murphy, Lee, Podliska and Chairman  
7 Neiman

8 **NAYS:** None

9 **ABSTAIN:** None

10 **ABSENT:** None

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12 Motion carried.

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14 Chairman Neiman declared the meeting adjourned at 7:06 p.m.

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19 Christine M. Bruton

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