

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
October 21, 2020**

1. ROLL CALL

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

Absent: Member John Podliska

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

2. 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, October 21, 2020 at 6:31 p.m., roll call was taken.

Chairman Neiman Opening Remarks:

“On September 18, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, it is not practical or prudent to conduct an in-person meeting. This Open Regular Meeting of the Zoning Board of Appeals of the Village of Hinsdale is therefore being conducted remotely. Public Act 101-640 allows public bodies to meet remotely during public health disasters, so long as the public is able to monitor the meeting, and certain other conditions are met. Public comment is permitted during the Receipt of Requests, Motions, Pleadings, or Requests to Make Public Comment of General Nature portion of the meeting, and during any public hearing. When we get to those portions of the meeting, I will ask persons wishing to make public comment to identify themselves.”

3. APPROVAL OF MINUTES

a) Meeting of July 15, 2020

There being no changes or corrections to the draft minutes, Member Alesia moved to approve the draft minutes of July 15, 2020, as presented. Member Giltner seconded the motion.

AYES: Members Moberly, Alesia Giltner, Lee, and Chairman Neiman

NAYS: None

ABSTAIN: Member Murphy

ABSENT: Member Podliska

Motion carried.

1
2 **b) Special Meeting of July 23, 2020**

3 There being no changes or corrections to the draft minutes, Member Alesia
4 **moved to approve the draft minutes of July 23, 2020, as presented.**
5 Member Giltner seconded the motion.

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

8 **NAYS:** None

9 **ABSTAIN:** Member Lee

10 **ABSENT:** Member Podliska

11
12 Motion carried.

13
14 **4. APPROVAL OF FINAL DECISIONS-** None

15
16 **5. RECEIPT OF APPEARANCES –** None

17
18 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE**
19 **PUBLIC COMMENT OF A GENERAL NATURE –** None

20
21 **7. PRE-HEARING AND AGENDA SETTING**

22 **a) V-05-20, 448 East Fourth Street**

23 Mr. Bousquette, property owner and applicant, addressed the Board and
24 explained that he owns both 448 E. Fourth Street, and 444 E. Fourth Street.
25 He would like to move a portion of the 444 E. Fourth property to the 448 E.
26 Fourth property. This will not alter the R1 zoning of the 444 E. Fourth Street
27 property. Mr. Bousquette explained that unbeknownst to him an abandoned
28 public road ran between the two properties. It does not show up on the survey
29 or title report. However, a private sewer line located in this area burst, and the
30 DuPage County Health Department required that he fix this problem. Due to
31 the significant cost to him of those improvements, he would like this drain
32 system to be part of his 448 E. Fourth Street property.

33
34 Chairman Neiman commented that he was unaware of the sewer drain
35 problems, but those members who were on the Board in 2017 know the history
36 of the property, and Mr. Bousquette's attempts to save the Zook house. He
37 reminded the applicant to address the seven criteria for approving a variance
38 at the hearing, and to talk to area neighbors for their concerns and support.

39 The public hearing was set for the next meeting of the Zoning Board of Appeals.

40
41 **8. PUBLIC HEARING**

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

43 Chairman Neiman introduced the matter, and explained to the Board that the
44 applicant has requested another continuance. Discussion followed regarding
45 multiple continuances, and noticing the hearing. Mr. McGinnis said there is
46 nothing in the code to limit this, and noted both parties are amenable, and
47 objectors have been notified. He added the applicant has retained counsel and

1 they need to get up to speed, they are looking for alternatives to the variation,
2 but he has received nothing new from the applicant. Chairman Neiman
3 encouraged the applicant and neighbor to make every effort to reach a
4 compromise.

5 The case was continued to the next meeting of the Zoning Board.
6

7 **9. NEW BUSINESS** – None

8
9 **10. OLD BUSINESS** – None

10
11 **11. ADJOURNMENT**

12 With no further business before the Zoning Board of Appeals, Member Murphy
13 made a motion to **adjourn the regularly scheduled meeting of the Zoning**
14 **Board of Appeals of October 21, 2020.** Member Alesia seconded the motion.
15

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

17 **NAYS:** None

18 **ABSTAIN:** None

19 **ABSENT:** Member Podliska
20

21 Motion carried.
22

23 Chairman Neiman declared the meeting adjourned at 6:51 p.m.
24
25

26
27 _____
28 Christine M. Bruton
29

Approved: _____