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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
December 16, 2020**

1. ROLL CALL

Present electronically: 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

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, December 16, 2020 at 6:32 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 November 18, 2020**

Following a change to the draft minutes, Member Podliska **moved to approve the draft minutes of November 18, 2020, as amended.** Member Giltner seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

1 **4. APPROVAL OF FINAL DECISIONS**

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

3 Following a correction to the draft final decision, Member Moberly **moved to**
4 **approve the draft final decision for V-05-20, 448 East Fourth Street, as**
5 **amended.** Member Giltner seconded the motion.

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

9 **NAYS:** None

10 **ABSTAIN:** None

11 **ABSENT:** None

12
13 Motion carried.

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

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

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

21 a) **V-06-20, 5500 South Grant Street (Hinsdale Central High School)**

22 Chairman Neiman introduced the item. Mr. Nick Graal, project architect, Mr.
23 Jason Oskorep, Director of Facilities, and Director Dorothy McCarty, owners
24 representative, were present to answer questions from the Board.

25 Mr. Graal addressed the Board stating this variation request is in regards to the
26 Phase II community approved referendum project for Hinsdale Central High
27 School. This phase of the project consists of four major components; a student
28 services addition in courtyard, including special education classrooms; a fine
29 arts addition in the old loading dock area; home football field home grandstand
30 and press box improvements; and various site improvements with athletics and
31 pavement replacements.

32 They are seeking relief for six key areas:

- 33 1. Grandstand and press box replacement off Madison Street of the existing
34 accessory structure. The current and proposed new structure occupies the
35 corner yard setback, relief to exceed the allowable height for an accessory
36 structure, relief for landscape and screening requirements, and relief for
37 outdoor activity area open space and buffer is requested. He noted they
38 will need to remove the perimeter fencing for site access, and then replace
39 it in-kind with galvanized chain link. Also requested is relief to install a new
40 ticket booth structure, a small outbuilding requiring accessory structure
41 height relief.
- 42 2. Varsity baseball field diamond installation of safety netting, replacing the
43 existing chain link hooded backstop. Variance required for fence material
44 and height relief. This is the same relief granted for Phase 1 on the junior
45 varsity and varsity softball field.
- 46 3. Seeking site athletics fence installations or replacement at the junior varsity
47 softball field to replace chain link fencing in kind, and installation of hooded

1 chain link safety backstops

- 2 4. Install chain link fencing in the outfield of the junior varsity baseball field to
3 border the flat bottomed drainage basin at the north parking lots to protect
4 field of play
5 5. Replace with in-kind chain link fencing two small sections about 5' feet each
6 that flank the safety netting at the varsity baseball field
7 6. Install two new parking lot light fixtures to match current lighting requiring
8 accessory lot height requirement relief

9 Chairman Neiman confirmed that all neighbors in the area, including apartment
10 tenants, will receive notice of the football field grandstand and press box changes. In
11 response to additional questions from the Chair, Mr. Graal explained that the
12 grandstand is being replaced as a result of the District 86 Health and Safety survey
13 findings that indicate it is at end of its useful life; the structure is rusted and there is
14 no wheelchair accessibility. The new grandstand will provide code compliant seating,
15 pathways and ramps. The proposed press box will be shorter than the current
16 structure, and existing bleachers do not meet current guidelines for sight lines. Mr.
17 Graal explained this structure cannot be moved further west because of the geometry
18 of the project, and the encroachments would increase in order to keep the existing
19 seat count.

20 With respect to the exception from screening requirements, Mr. Graal said this is not
21 a change, but a request to continue the existing non-conformity. Regarding the
22 increased height of the parking lot lighting, Mr. Graal explained this is to provide the
23 appropriate light coverage. They tried lower fixtures, and adding fixtures, but could
24 not get the correct light levels. The District wants them for safety and supervision.
25 Mr. Graal noted the new lights will match the existing lights in the lot, which are a 20
26 year old existing non-conformity. Discussion followed regarding the other variation
27 requests that result primarily to replace existing non-conformities.

28 Additional discussion on the parking lot lighting indicated that the lights can be turned
29 off when activities conclude. They are currently programmed to dim to half
30 illumination at 11:00 p.m. Ms. McCarty described ongoing communication with area
31 neighbors about the project timeline and area impacts using general mailings, and
32 website updates.

33 Chairman Neiman reminded the Board that there are slightly different standards of
34 approval, a modified lower threshold, when intergovernmental agencies are applying
35 for variations. He asked that the memo from the Village Attorney on this be included
36 for the Board in their next packet.

37
38 **8. PUBLIC HEARING – None**

39
40 **9. NEW BUSINESS**

41 Member Podliska asked for clarification regarding final authority with respect to
42 the variations requested by the high school. Mr. McGinnis said all matters
43 regarding fencing, materials, and setbacks are final at the ZBA, all others are
44 recommendations to the Village Board.
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1 **10. OLD BUSINESS**

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

3 Mr. McGinnis notified the Board that the applicant in this matter has withdrawn
4 their application, adding that no variation is necessary to underpin the existing
5 garage.
6

7 **11. ADJOURNMENT**

8 With no further business before the Zoning Board of Appeals, Member Podliska
9 made a motion to **adjourn the regularly scheduled meeting of the Zoning**
10 **Board of Appeals of December 16, 2020.** Member Alesia seconded the motion.
11

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

14 **NAYS:** None

15 **ABSTAIN:** None

16 **ABSENT:** None
17

18 Motion carried.

19
20 Chairman Neiman declared the meeting adjourned at 7:19 p.m.
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24 _____
25 Christine M. Bruton
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Approved: _____