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**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
October 20, 2021**

**1. CALL TO ORDER**

Vice-Chairman Keith Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, October 20, 2021 at 6:32 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

**2. ROLL CALL**

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

**Absent:** None

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

**3. APPROVAL OF MINUTES**

a) **August 18, 2021**

There being no changes or corrections to the draft minutes, Member Podliska **moved to approve the draft minutes of August 18, 2021, as presented.** Member Murphy seconded the motion.

Voice vote taken, all in favor, motion carried.

**4. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT – None**

**5. RECEIPT OF APPEARANCES – None**

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

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

a) **V-07-21, 31 Blaine Street**

Mr. Sean Taylor, property owner, addressed the Board. He said he is actively involved in preservation, and that is what drew him to Hinsdale. He said his home was renovated in 2012. The previous owner kept many historic aspects of the property. The challenges are with the one-story bump out living room. He would like to add a second story, a variance is required to extend and add a bedroom. This would improve the house for them, and make it more valuable for any future owner. The code requires a 6' foot setback from the north property line, the current bump out is only about 3' feet from the property line. Discussion followed the impact on the next door neighbor at 27 Blaine Street. Mr. Taylor indicated his neighbors are amenable to the proposed variation, and he will provide a letter to confirm. Mr. McGinnis explained the code

1 requires a setback approval is required for a vertical extension.  
2 Mr. Taylor added they considered respecting the 6' foot setback restriction,  
3 but it looked funny and there were cost challenges. .  
4 Vice-Chairman Giltner told Mr. Taylor to be prepared to defend the standards  
5 for approval, and provide evidence of neighbor support for the public hearing.  
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7 **8. PUBLIC HEARING – None**

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9 **9. NEW BUSINESS – None**

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11 **10. OLD BUSINESS – None**

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13 **11. ADJOURNMENT**

14 With no further business before the Zoning Board of Appeals, Member Podliska  
15 made a motion to **adjourn the Zoning Board of Appeals of October 20, 2021.**  
16 Member Moberly seconded the motion.

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18 Voice vote taken, all in favor, motion carried.

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20 Vice-Chairman Giltner declared the meeting adjourned at 6:48 p.m.  
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24 \_\_\_\_\_  
25 Christine M. Bruton

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

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