

**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
September 21, 2022**

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, September 21, 2022 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

1. ROLL CALL

Present: Chairman Bob Neiman, Members Gary Moberly, Gannon O'Brien, Keith Giltner, Tom Murphy, and Leslie Lee

Absent: John Podliska

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

2. APPROVAL OF MINUTES

a) August 17, 2022

Following a correction to the draft minutes, Member Giltner moved to **approve the minutes of August 17, 2022, as amended.** Member Murphy seconded the motion.

AYES: Members Moberly, O'Brien, Giltner, Murphy, Lee, and Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Member Podliska

Motion carried.

3. APPROVAL OF FINAL DECISIONS OR FINDINGS OF FACT – None

4. RECEIPT OF APPEARANCES

Court Reporter Kathy Bono administered the oath to all persons intending to testify before the Board.

5. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO MAKE PUBLIC COMMENT OF A GENERAL NATURE - None

6. PRE-HEARING AND AGENDA SETTING – None

7. PUBLIC HEARING

a) V-05-22, 714 South Madison Street

Mr. Patrick McGinnis, attorney representing the homeowners, Kevin and

1 Caroline Wolff approached the podium.

2 Chairman Neiman reminded the Board that this matter will go to the Village
3 Board for final approval and requires four affirmative votes from the Zoning
4 Board to move forward. Due to the absence of one the members, Chairman
5 Neiman asked Mr. McGinnis if his client wanted to proceed this evening.

6 Mr. McGinnis confirmed that they wanted to continue this evening. He then
7 proceeded to explain that they are seeking a variance from the floor area ratio
8 (FAR) and building coverage requirements of the zoning code in order to
9 construct a two car-garage. The Wolff's purchased the property in 2019. There
10 was no garage on the property at that time, and historic records of the Village
11 indicate there has never been a garage on the property.

12 The property is located in the R4 zoning district, there is a gravel parking pad
13 where the garage will be located, and it will face into the property instead of the
14 alley to allow paving for kids to play, additional parking, and safer access to the
15 garage. They plan to build the smallest two-car garage possible at 21' by 21'.
16 This will result in overage of 152.75' square feet of building coverage, or 9.77%.
17 The increase in FAR will be 22.56' square feet over allowable, or less than 1%.
18 He explained how this variation request meets all the standards for approval in
19 that the property is unique, as it has never had a garage, it is not self-created,
20 and they are seeking the smallest variations possible. Not approving the
21 request will deny them their substantial rights. If there had been a two-car
22 garage on the property that was demolished, they would be able to re-build by
23 right. They are not seeking special privilege, only what other property owners
24 enjoy in the area. The proposal is consistent with code and plan purposes, and
25 the characteristics of the area. There is no other remedy that would allow them
26 to put up a two-car garage.

27
28 Member Murphy asked if this was properly noticed. Mr. McGinnis said it was,
29 by certified mail, and there was no response from any neighbors. He noted
30 that most of the lots with two-car garages on the block are the same size as
31 this one. Mr. Wolff confirmed there were no concerns from the immediate
32 neighbors

33
34 Member Giltner moved **to close the public hearing for the matter known as**
35 **V-05-22, 714 South Madison Street.** Member O'Brien seconded the motion.

36
37 **AYES:** Members Moberly, O'Brien, Giltner, Murphy, Lee, and Chairman
38 Neiman

39 **NAYS:** None

40 **ABSTAIN:** None

41 **ABSENT:** Member Podliska

42
43 Motion carried.

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45
46 **DELIBERATIONS**
47

1 Member Moberly began deliberations stating he is okay with this request as it aligns
2 with the standards for approval and is a reasonable and fair request for this property.
3 He would recommend approval to the Village Board. All other Board members
4 agreed, although Member Murphy said he is a little concerned about the FAR, but
5 less concerned because this is a garage, as opposed to an addition to an already
6 large home.

7
8 Member O'Brien moved **to recommend approval by the Village Board of the**
9 **variations requested in V-05-22, 714 South Madison Street.** Member Lee
10 seconded the motion.

11
12 **AYES:** Members Moberly, O'Brien, Giltner, Murphy, Lee, and Chairman Neiman

13 **NAYS:** None

14 **ABSTAIN:** None

15 **ABSENT:** Member Podliska

16
17 Motion carried.

18
19 **8. NEW BUSINESS – None**

20
21 **9. OLD BUSINESS**

22 Member Moberly asked about the Ogden Avenue matter. Mr. Robb McGinnis
23 noted the matter is up for status in October, and it is hoped that a draft plan and
24 an application will be before the Village Board in advance of the October meeting
25 of the Zoning Board.

26
27 **10. ADJOURNMENT**

28 With no further business before the Zoning Board of Appeals, Member Moberly
29 made a motion to **adjourn the Zoning Board of Appeals of September 21, 2022.**
30 Member Murphy seconded the motion.

31
32 **AYES:** Members Moberly, O'Brien, Giltner, Murphy, Lee, and Chairman
33 Neiman

34 **NAYS:** None

35 **ABSTAIN:** None

36 **ABSENT:** Member Podliska

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38 Motion carried.

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41 Chairman Neiman declared the meeting adjourned at 6:45 p.m.

42
43
44 _____
45 Christine M. Bruton

46 Approved: _____