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**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
November 19, 2014**

**1. CALL TO ORDER**

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, November 19, 2014 at 6:33 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois. Chairman Neiman offered prayers and condolences to the Moberly family upon the loss of their daughter.

**2. ROLL CALL**

**Present:** Chairman Bob Neiman, Members, Keith Giltner, Rody Biggert, Kathryn Engel and John Podliska

**Absent:** Members Marc Connelly and Gary Moberly

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

**3. APPROVAL OF MINUTES**

a) **April 16, 2014**

There were not enough eligible voting members present to approve. Chairman Neiman asked that the minutes be moved to the next regularly scheduled meeting for approval.

b) **October 15, 2014**

A correction was made to the draft minutes. Member Biggert moved to **approve the minutes of the meeting of October 15, 2014, as amended.** Member Engel seconded the motion.

**AYES:** Members Giltner, Biggert, Engel, Podliska and Chairman Neiman

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Connelly and Moberly

Motion carried.

**4. APPROVAL OF FINAL DECISION**

a) **V-06-14, 949 and 955 Cleveland Road**

Chairman Neiman introduced the item and made a correction to the draft Final Decision. Member Giltner moved to **approve the Final Decision for V-06-14, 949 and 955 Cleveland Road, as amended** Member Engel seconded the motion.

1           **AYES:** Members Giltner, Engel, Podliska and Chairman Neiman

2           **NAYS:** None

3           **ABSTAIN:** Member Biggert

4           **ABSENT:** Members Connelly and Moberly

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6           Motion carried.

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8           b) **V-07-14, 602 S. Madison**

9           Chairman Neiman introduced the item. Member Engel moved to **approve**  
10           **the Final Decision for V-07-14, 602 N. Madison.** Member Engel  
11           seconded the motion.

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13           **AYES:** Members Giltner, Engel, Podliska and Chairman Neiman

14           **NAYS:** None

15           **ABSTAIN:** Member Biggert

16           **ABSENT:** Members Connelly and Moberly

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18           Motion carried.

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

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

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

26           a) **V-08-14, 4 North Oak Street**

27           No one representing this case was present for pre-hearing.

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29           b) **V-10-14, 10 Salt Creek Lane**

30           Mr. Chris Leach, attorney for Med Properties Group, addressed the Board.  
31           They are asking to increase the maximum lot coverage by 7% to construct  
32           a two-story office building on a currently vacant lot. All but two of the  
33           buildings in this development have lot coverages in excess of 50%. The lot  
34           lines go to the center of the private streets in front of the lot, and because  
35           of this, this pavement area is included in the lot coverage calculation. This  
36           is especially impactful for this parcel, because it has two sides facing  
37           streets. If the lot is considered without the streets included in lot coverage  
38           it would meet the 50% standard of the code. Mr. McGinnis noted that the  
39           other buildings in the development are pre-code structures and is not aware  
40           that they went thru the ZBA in the '60's and 70's. The proposed building will  
41           be smaller than the existing buildings. Mr. Bill Dvorak, property owner,  
42           addressed the Board and explained that Med Properties Group owns five  
43           properties in this area. They are proposing a smaller building reduce the  
44           density so as to provide better parking for people using the building.

1 Chairman Neiman asked if there has been any opposition from neighbors.  
2 Mr. Dvorak explained that they have been before the Plan Commission for  
3 this planned development, and they asked for a smaller parking lot. They  
4 will retain rain water under the parking lot to alleviate the concerns of  
5 neighbors. These revisions have not been seen by the greater public.  
6 There were no issues than lot coverage. The O-3 District requires 50% lot  
7 coverage, other business districts in Hinsdale only require 80% coverage.  
8 Mr. Dvorak mentioned a global traffic issue in this area, however, this  
9 building will add less than a 2% traffic increase. There is cut thru traffic,  
10 but it precedes this project.

11  
12 Chairman Neiman asked the applicant to address and provide the  
13 calculations for flood prevention. Discussion followed regarding the  
14 remaining lot in the O-3 and the other parcels in the office park.

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16 The public hearing was set for the next regularly scheduled ZBA meeting  
17 on December 17<sup>th</sup>.

18  
19 In the absence of the applicant for V-08-14, Mr. McGinnis provided  
20 background for the Board. He explained that the Oak Street Bridge will  
21 increase area elevation by 4' feet and will affect the grade in front of the  
22 homes on Oak Street. This applicant wants to put an addition on their  
23 home, but need to leave the driveway where it is. Therefore, they are  
24 requesting 4' feet of front yard setback relief.

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26 The Board determined to let this applicant decide if they wanted pre-  
27 hearing at the next meeting or preferred to go directly to public hearing on  
28 December 17, 2014.

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30 **8. PUBLIC HEARINGS**

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32 **9. NEW BUSINESS**

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34 **10. UNFINISHED BUSINESS**

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36 **11. ADJOURNMENT**

37 With no further business before the Zoning Board of Appeals, Member Biggert  
38 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**  
39 **November 19, 2014.** Member Engel seconded the motion.

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41 **AYES:** Members Giltner, Biggert, Engel, Podliska and Chairman Neiman

42 **NAYS:** None

43 **ABSTAIN:** None

44 **ABSENT:** Members Connelly and Moberly  
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1 Motion carried.

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3 Chairman Neiman declared the meeting adjourned at 7:02 p.m.

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

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Christine M. Bruton

8 Village Clerk

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