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**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
December 17, 2014**

**1. CALL TO ORDER**

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, December 17, 2014 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

**2. ROLL CALL**

**Present:** Chairman Bob Neiman, Members Marc Connelly, Gary Moberly, Keith Giltner and Rody Biggert

**Absent:** Members Kathryn Engel and John Podliska

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

**3. APPROVAL OF MINUTES**

a) **April 16, 2014**

Member Moberly moved **to approve the minutes of the meeting of April 16, 2014, as presented.** Member Biggert seconded the motion.

**AYES:** Members Connelly, Moberly, Giltner, Biggert, and Chairman Neiman

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Engel and Podliska

Motion carried.

b) **November 19, 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.

**4. APPROVAL OF FINAL DECISION – 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-08-14, 4 North Oak Street**

Mr. Brent Sherman, homeowner, addressed the Board. He explained that

1 he wants to construct an addition to his home that would have included a  
2 garage to the north of the property. However, because of the Oak Street  
3 Bridge project, the grade of the street will be raised by 3' feet and would  
4 create too steep a slope for the driveway. He considered a new driveway  
5 on Chicago Avenue, but the slope is still too severe. After discussions with  
6 staff, the solution is to keep the garage where it is, but he wants a two-car  
7 not a one-car garage, and therefore is requesting 4.45' feet of relief from  
8 the block average. Mr. McGinnis added that the context in this case is the  
9 Oak Street Bridge project. The new bridge will be 4' feet higher and the  
10 street will need to be re-graded. Mr. Sherman said IDOT is negotiating for  
11 easement on his property, which will result in it being torn up, but confirmed  
12 it is only a temporary easement. It was also confirmed that this variance is  
13 only required because of the bridge project. Chairman Neiman asked the  
14 applicant to address more completely the seven criteria necessary for  
15 Zoning Board approval.

16 Chairman Neiman set the Public Hearing for January 21, 2015.

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18 **b) V-09-14, 312 Phillipa Street**

19 Mr. Matt Klein, attorney for the applicant and Ms. Amy Doung Kim  
20 addressed the Board. Mr. Klein explained the existing one-car garage on  
21 this property is a pre-code structure. It was built in 1951, and  
22 unfortunately, does not meet the 1950 exemption. He stated FAR and lot  
23 coverage are compliant, but building coverage relief is necessary. He  
24 noted that the ZBA will only make a recommendation, the Village Board will  
25 grant final approval.

26 Mr. McGinnis stated the applicant is asking for 224' square feet of relief.  
27 Ms. Kim said the neighbors have been nice, and this proposal does not  
28 change anything for the neighbor to the north. She is not aware of any  
29 water or drainage issues.

30 Chairman Neiman set the Public Hearing for January 21, 2015.

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32 **8. PUBLIC HEARINGS**

33 **a) V-10-14, 10 Salt Creek Lane**

34 Chairman Neiman introduced the matter and stated that the request has  
35 been withdrawn by the applicant. Mr. McGinnis explained the developer  
36 was under the impression that because the property line extends to the  
37 center line of street, they needed to include street pavement in their  
38 calculations. However, staff found Village Code §12-2-6 which states that  
39 lot area total definition excludes egress pavement. As a result, the  
40 applicant was able to adjust the site plan to get below the 50% requirement  
41 and therefore no longer needs a variance.

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43 **9. NEW BUSINESS – None**

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45 **10. OTHER BUSINESS – None**

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**11. ADJOURNMENT**

With no further business before the Zoning Board of Appeals, Member Moberly made a motion to **adjourn the meeting of the Zoning Board of Appeals of December 17, 2014.** Member Connelly seconded the motion.

**AYES:** Members Connelly, Moberly, Giltner, Biggert, and Chairman Neiman

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Members Engel and Podliska

Motion carried.

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

\_\_\_\_\_  
Christine M. Bruton  
Village Clerk

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