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**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
May 20, 2015**

**1. CALL TO ORDER**

Vice-Chairman Keith Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, May 20, 2015 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

**2. ROLL CALL**

**Present:** Vice-Chairman Keith Giltner, Members Marc Connelly, Gary Moberly, Rody Biggert and John Podliska

**Absent:** Member Kathryn Engel and Chairman Bob Neiman

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

**3. APPROVAL OF MINUTES**

Changes to the draft minutes were suggested and agreed upon by the Board. Member Podliska moved **to approve the minutes of the meeting of April 15, 2015, as amended.** Member Biggert seconded the motion.

**AYES:** Members Connelly, Moberly, Biggert, Podliska and Vice-Chairman Giltner

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Engel and Chairman Neiman

Motion carried.

**4. APPROVAL OF FINAL DECISION**

a) **V-01-15, 321 East Ninth Street**

Changes to the draft final decision were suggested and agreed upon by the Board. Member Biggert moved **to approve the Final Decision for V-01-15, 321 East Ninth Street, as amended.** Member Connelly seconded the motion.

**AYES:** Members Connelly, Moberly, Biggert, Podliska and Vice-Chairman Giltner

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Engel and Chairman Neiman

1 Motion carried.

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

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

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

8 a) **V-04-15, 35 East Walnut Street**

9 Mr. Dan Bryan, architect on the project, addressed the Board. He says the  
10 issue boils down to the tree preservation plan. The property is located on  
11 the corner of Walnut and Garfield; the current garage is accessed off the  
12 alley. Usually, alleys are 15' feet wide, and this one is, however, there are  
13 two trees in the alley that pinch the drivable width down to 10' feet. The  
14 cars have to drive onto the property then the alley; this is inconvenient and  
15 creates impervious area. The property owner would like to replace the old  
16 garage. They are seeking a 2' foot 4" inch increase of the rear yard to 34'  
17 feet 4" inches in order to preserve the trees. He has spoken with Village  
18 Forester John Finnell who believes the tree is worth saving and believes  
19 that if the garage was placed according to code, the tree would be  
20 compromised. They propose keeping the garage on the west property line  
21 as it is, but pull it back. Mr. Bryan stated the hardship is the two trees. If  
22 the trees weren't there, there would be no need for the variation.

23 Mr. Bryan said the neighbor to the west of the subject property has no  
24 problem with this request, and they would be most affected. Member  
25 Connelly suggested a letter from the neighbor would be helpful.

26 The Public Hearing was set for the next scheduled meeting of the Zoning  
27 Board of Appeals.

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29 **8. PUBLIC HEARINGS – None**

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31 **9. NEW BUSINESS– None**

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33 **10. OTHER BUSINESS– None**

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35 **11. ADJOURNMENT**

36 With no further business before the Zoning Board of Appeals, Member Moberly  
37 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**  
38 **May 19, 2014.** Member Connelly seconded the motion. Voice vote taken, all  
39 in favor, motion carried.

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41 Vice-Chairman Giltner declared the meeting adjourned at 6:47 p.m.

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

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