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**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
August 20, 2014**

1. CALL TO ORDER

Chairman Bob Neiman called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, August 20, 2014 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois. He thanked retiring member John Callahan for his years of service and said he will be missed.

2. ROLL CALL

Present: Chairman Bob Neiman, Members Gary Moberly, Keith Giltner, Rody Biggert and Kathryn Engel

Absent: Members Marc Connelly 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**

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) **July 16, 2014**

Chairman Neiman made a correction to the draft minutes. Member Moberly moved **to approve the minutes of the meeting of July 16, 2014, as amended.** Member Engel seconded the motion.

AYES: Members Moberly, Biggert, Engel and Chairman Neiman

NAYS: None

ABSTAIN: Member Giltner

ABSENT: Members Connelly and Podliska

Motion carried.

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

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

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

3 Mr. Scott Day, attorney representing homeowners Gregory and Christina
4 Steil, addressed the Board. He explained that the owners are asking for a
5 variation so they can build a singular driveway to serve two properties, 949
6 and 955 Cleveland Road. They originally purchased the 949 Cleveland
7 property, which has an elaborate circular drive. In 2011, the southeast
8 property, 955 Cleveland Road, became available. They purchased the
9 property, tore down the existing home and built another which includes a
10 four-car garage, a sport court and a fitness facility. They intend to convert
11 the two garages at 949 Cleveland to other purposes; one to a family room
12 and the other to a pool house. Mr. Day pointed out that the Village Code
13 says the location of a driveway shall not be closer than one (1) foot from
14 the property line, and any driveway that would service both houses would
15 intersect the lot line.

16 The homeowners considered other options, including: consolidation, but
17 two homes on one lot is not permitted; a tunnel to connect the two homes,
18 but then the setbacks would have to be altered; and a text amendment to
19 allow two adjacent lots to be owned by the same person and to have a
20 single driveway, but that seemed like a broader application than necessary.
21 They met with staff and agreed that a variation was the best solution.

22 They would like to keep the existing driveway, but have it cross between
23 the two lots. Mr. Day does not think it is a good functional solution to have
24 two driveways adjacent to each other and grass or pavers filling the
25 required one foot gap on each lot line. Staff raised the concern that at
26 some point, if one of the lots was sold, someone wouldn't have access to
27 the driveway; however, this Board could specify a condition if the house is
28 sold. The restriction related to the variation can be recorded with the
29 County for any future sale of either property.

30 Discussion followed regarding the future sale of the property. Mr. Day
31 thinks these properties would be sold as a compound. Mr. McGinnis
32 concurred because one of the homes is only a one bedroom house.
33

34 Chairman Neiman suggested Mr. Day focus more specifically on why they
35 meet the criteria for variation, particularly the items of self-creation and
36 denial of substantial rights. The hearing was set for September 17th.
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38 **8. PUBLIC HEARINGS – None**

39 **9. NEW BUSINESS – None**

40 **10. UNFINISHED BUSINESS – None**

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1 **11. ADJOURNMENT**
2 With no further business before the Zoning Board of Appeals, Member Biggert
3 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**
4 **August 20, 2014.** Member Moberly seconded the motion.

5
6 **AYES:** Members Moberly, Giltner, Biggert, Engel and Chairman Neiman
7 **NAYS:** None
8 **ABSTAIN:** None
9 **ABSENT:** Members Connelly and Podliska

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11 Motion carried.

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13 Chairman Neiman declared the meeting adjourned at 7:08 p.m.

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17 _____ Approved: _____

18 Christine M. Bruton
19 Village Clerk
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