

**VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS  
MINUTES OF THE MEETING  
May 21, 2008**

**1. Call to Order**

Chairman Anglin called the meeting of the Zoning Board of Appeals to order on Wednesday, May 21, 2008, at 7:34 p.m., in Memorial Hall of the Memorial Building, 19 East Chicago Avenue, Hinsdale.

**2. Roll Call**

**Present:** Chairman Paul V. Anglin, Members, Kim Angelo, John Richter, Marc Connelly, Bob Saigh

**Absent:** Members John Callahan and William Haarlow

**Also Present:** Building Commissioner Robb McGinnis, Staff Secretary Christine Bruton and Court Reporter Kathy Bono

**3. Chairman's Opening Remarks**

Chairman Anglin explained the number of votes necessary to approve a variation when there are absent members. Member Connelly confirmed that he has read the transcript for V-11-07 and is prepared to vote in that case.

**4. Approval of Minutes**

- a) December 5, 2007, Special Meeting – no motion
- b) January 16, 2008, Regular Meeting – no motion
- c) April 16, 2008, Regular Meeting

Member Saigh moved to **approve the Regular Meeting Minutes of April 16, 2008**. Member Richter seconded the motion. Voice vote taken, all in favor, motion carried. Member Connelly abstained.

- d) August 8, 2007, Closed Session – item deferred
- e) September 19, 2007, Closed Session – item deferred

Chairman Anglin asked that the unapproved minutes be recirculated for Board review.

**5. Receipt of Appearances**

- a) Mr. Boersma, representing F-01-07, requested a continuance. Member Richter **moved to grant a continuance for F-01-07**. Member Angelo seconded the motion. Voice vote taken, all in favor, motion carried.
- b) Mr. Peter Coules, representing V-01-08 and V-03-08 elected to proceed with his clients hearings.
- c) Mr. John Vlahos, representing V-11-07, asked for a continuation. Chairman Anglin explained the public hearing would have to be opened and closed. Mr. Vlahos can address the Board at that time.

- d) Mr. Peter Coules, on behalf of V-04-08, asked for a continuation. Member Saigh **moved to grant a continuation in V-04-08**. Mr. Richter seconded the motion. Voice vote taken, all in favor, motion carried.

### **Consideration of Rules & Procedures**

Item taken out of order.

Chairman Anglin introduced the item stating that there is some question as to whether the Rules & Procedures were adopted and there is concern that following the rules could be inconsistent or in violation of codes or Roberts rules. Additionally, the Village Attorney is concerned that personal liability could result. Chairman Anglin proposed suspending these rules and using the hearing procedures as outlined on agenda. He asked for a motion to take this up again in the future. With no motion forthcoming, Chairman Anglin elected to follow existing procedures.

Member Angelo stated that since they were never formally adopted, there is no need to suspend. Member Saigh added that a lot of time has been spent reviewing them and he is reminded there were a number of things that were still under consideration.

Member Richter expressed disappointment that these were distributed tonight. Chairman Anglin said we will suspend them for now until such time as they are reviewed by the Board.

### **6. Receipt of Requests, Motions, Pleadings, or Requests to make Public Comment of a General Nature - None**

### **7. Pre-Hearing and Agenda Setting:**

#### **a) 912 S. Garfield Street, V-02-08**

Staff Secretary Bruton explained that this case has been republished and that the applicant wishes to proceed to public hearing in June.

### **8. Public Hearings**

#### **1. 142 N. Stough Street, F-01-07 (continued to June meeting)**

#### **2. 505 Morris Lane, V-11-07 (Transcript of Public Hearing on file.)**

Mr. Vlahos addressed the Board and explained the revisions before the Board were based on comments from the last meeting. The residence has been flipped and moved south as far as possible to the variation requested. He referenced a neighbor's letter in support of the variance requested, especially the relocation of the driveway. He feels that because of the unique lot size configuration no precedence would be set by granting the requested variance.

Member Angelo **moved to continue the public hearing of V-11-07**

to **July 18th**. Member Saigh seconded the motion. Voice vote taken, all in favor, motion carried.

3. **118 E. Sixth Street, V-01-08** (Transcript of Public Hearing on file)  
Mr. Peter Coules addressed the Board on behalf of Mr. & Mrs. Trader. He explained the circumstances of the request, referencing a neighbor who had been granted a variation in 2007, but had not completed their project and it's affect on the calculations for this project. The encroachment is created by stairs and risers for the porch. They are attempting to maintain their older home, with no adverse effect to the neighborhood. Discussion followed regarding relocating the stairs, Mr. Richard Olsen, architect on the project, explained the aesthetic of the front entry. In discussing the hardship, Mr. Coules reported the Traders desire to create a usable area, not merely a threshold. He also remarked that the stairs, as proposed, would be safer and that the proposed encroachment would be no higher than three feet.

With no further comments or questions forthcoming, the hearing was closed.

4. **645 Harding, V-03-08** (Transcript of Public Hearing on file)  
Mr. Coules addressed the Board on behalf of Mr. & Mrs. Chacin, explaining that theirs is the only ranch in the Woodlands and it is on an angled street. The Chacins are trying to modernize their older home by extending the garage into the front yard by 2.6 feet. The existing garage is only 18 feet deep; the current standard is 22 feet, to accommodate modern vehicles. Member Richter noted that this doesn't cause the garage to extend past any of the other homes in the neighborhood.

With no further comments or questions forthcoming, the hearing was closed.

5. **841 S. County Line Road, V-04-08** (continued to June meeting)

## **ZONING BOARD DELIBERATIONS**

### **V-01-08 - 118 E. Sixth Street**

Member Angelo asked if we are limited to 10% extension of what is allowable by code. Chairman Anglin thinks we are within the scope of what we can do with this application, but is not influenced by the neighbor's variation. Member Angelo moved to **approve the variation as set forth in V-01-08**. Member Richter seconded the motion.

**AYES:** Members Angelo, Richter, Connelly and Saigh  
**ABSTAIN:** None  
**ABSENT:** Members Haarlow and Callahan  
**NAYS:** None

Motion carried.

### **V-03-08 - 645 Harding**

Chairman Anglin asked whether other alternatives were explored in an effort to reduce the requested variation. There were not. Member Connelly moved to approve the variation as set forth in V-03-08. Member Richter seconded the motion.

**AYES:** Members Angelo, Richter, Connelly and Saigh  
**ABSTAIN:** None  
**ABSENT:** Members Haarlow and Callahan  
**NAYS:** None

Motion carried.

#### **9. New Business - none**

#### **10. Unfinished Business**

1. Consideration of Rules & Procedures – Item previously addressed

#### **11. Adjournment**

With no further business coming before the Zoning Board of Appeals, Member Richter made a motion to adjourn. Member Callahan seconded the motion. Voice vote taken, all in favor, motion carried.

Chairman Anglin declared the meeting adjourned at 8:25 p.m.

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Christine M. Bruton  
ZBA Staff Secretary

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

