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BEFORE THE VILLAGE OF WESTERN SPRINGS  
BOARD OF ZONING APPEALS

IN RE THE MATTER OF:                    )  
  )  
VARIATION REQUEST FOR                    )  
4300 HAMPTON AVENUE                    )

REPORT OF PROCEEDINGS  
August 4, 2022  
7:00 p.m.

REPORT OF PROCEEDINGS HAD and testimony taken  
before the WESTERN SPRINGS PLAN COMMISSION,  
taken at the Village of Western Springs, 740 Hillgrove  
Avenue, Western Springs, Illinois, before Pamela L.  
Cosentino, Certified Shorthand Reporter.

<p style="text-align: right;">Page 2</p> <p>1 A P P E A R A N C E S:  2 BOARD MEMBERS PRESENT:  3 BRANDON CALVERT, Chairman  MICHAEL PABIAN, Member  4 MICHAEL VESPA, Member  STEVEN GRESKA, Member  5 JEFFREY FUS, Member  MITCH JOHNSON, Member  6 LEE FRY, Member  7 * * *  8  ALSO PRESENT:  9  MICHAEL T. JURUSIK, Village Attorney  10 MARTIN A. SCOTT, Director of Community Development  11  PRESENT FOR THE PETITIONER:  12 BETH &amp; DAN WHITE  13  14  15  16  17  18  19  20  21  22  23  24</p>	<p style="text-align: right;">Page 4</p> <p>1 April 12th of 2022, Public Comment, the one  2 consideration for today, which is a variation request  3 for 4300 Hampton Avenue, Other Business, and  4 Adjournment.  5 So at this time I'd like to move forward with  6 approving the transcripts, assuming that all have had  7 a chance to review it, from April 12th, 2022.  8 (Whereupon, Member Pabian entered  9 the meeting at 7:01 p.m.)  10 CHAIRMAN CALVERT: I think we should  11 acknowledge that Member Pabian is now here.  12 MR. JURUSIK: He has arrived at 7:01.  13 MEMBER PABIAN: I apologize. I couldn't, for  14 the life of me, figure out what the purpose of this  15 room was.  16 CHAIRMAN CALVERT: Glad to have you hear.  17 Can I get a motion to approve the transcript  18 from April 12th of 2022?  19 MEMBER FRY: Here.  20 CHAIRMAN CALVERT: Can I get a second?  21 MEMBER VESPA: Second.  22 CHAIRMAN CALVERT: All in favor "aye."  23 BOARD MEMBERS: (In unison) Aye.  24 CHAIRMAN CALVERT: Any opposed?</p>
<p style="text-align: right;">Page 3</p> <p>1 CHAIRMAN CALVERT: It's now 7:00 p.m., and  2 I'd like to call to order this meeting of the Board of  3 Zoning Appeals of the Village of Western Springs.  4 Today is Thursday, August 4, 2022.  5 Marty Scott, can you please do a roll call.  6 DIRECTOR SCOTT: Sure.  7 Member Fry?  8 MEMBER FRY: Here.  9 DIRECTOR SCOTT: Member Johnson?  10 MEMBER JOHNSON: Here.  11 DIRECTOR SCOTT: Member Fus?  12 MEMBER FUS: Present.  13 DIRECTOR SCOTT: Member Greska?  14 MEMBER GRESKA: Here.  15 DIRECTOR SCOTT: Member Vespa?  16 MEMBER VESPA: Present.  17 DIRECTOR SCOTT: Member Pabian?  18 (No answer.)  19 DIRECTOR SCOTT: And chair Calvert.  20 CHAIRMAN CALVERT: Present.  21 Thank you. I believe we have a quorum.  22 Today we have the following on the agenda for  23 the meeting: Call to order/Roll Call, Reading of the  24 Agenda, Approval of the Transcripts/Minutes from</p>	<p style="text-align: right;">Page 5</p> <p>1 MEMBER PABIAN: I'll be abstaining since I  2 was not at the meeting.  3 CHAIRMAN CALVERT: Understood.  4 The transcript is approved.  5 Now we will open up public comment during  6 today's meeting.  7 Is there anyone here to make public comments  8 not related to today's consideration at 4300 Hampton  9 Avenue?  10 No. All right. Well, I think public comment  11 is now closed.  12 So we will now move toward the matter that we  13 have up for consideration. That is a variation at  14 4300 Hampton Avenue in Western Springs.  15 Can I get a motion to open the public  16 hearing?  17 MEMBER PABIAN: So moved.  18 CHAIRMAN CALVERT: Is there a second?  19 MEMBER FUS: Second.  20 CHAIRMAN CALVERT: All in favor?  21 BOARD MEMBERS: (In unison) Aye.  22 THE COURT: Any opposed?  23 All right. Public hearing is now opened.  24 Can we swear in our witnesses, please.</p>

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1 (Witnesses duly sworn.)  
 2 CHAIRMAN CALVERT: I believe the applicant is  
 3 here. We'd be happy to hear from you now.  
 4 MS. WHITE: Hi. I'm Beth White and this is  
 5 my husband Dan. This is a little more formal than I'm  
 6 used to. I'm used to school board meetings, not this  
 7 kind of a meeting, so I'm a little nervous.  
 8 We live at 4300 Hampton Avenue, which is on  
 9 the corner of Hampton and Walnut. Thank you, first of  
 10 all, for taking the time to consider our application  
 11 for the variance today.  
 12 We are applying for the variance because we  
 13 would like to replace our existing enclosed porch with  
 14 a new sun room. Our original plan was to build the  
 15 new structure the same distance from the street as our  
 16 current enclosed porch. When we applied for the  
 17 permit, we discovered we would need to move the  
 18 structure in three-and-a-half feet from where our  
 19 current porch is. Because of this, we're asking for a  
 20 variance to allow us to build a sun room the same  
 21 distance as our current porch is.  
 22 Our house was built in 1905. We have some  
 23 pictures that a former owner of our house gave us.  
 24 It's a picture of our street with dirt roads, no

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1 sidewalks. So it's interesting to see the changes  
 2 over the years.  
 3 We would like to improve our home to make it  
 4 more modern and more liveable for our growing family.  
 5 If we have to move the structure in  
 6 three-and-a-half feet, it will encroach on our  
 7 existing doorway from the kitchen to the porch, which  
 8 will interrupt the flow and the function of our house.  
 9 We would need to move the doorway, which would then  
 10 interfere with our current kitchen configuration. We  
 11 have a very small kitchen.  
 12 This space is currently, where the door would  
 13 have to be, we would have to move cabinetry and  
 14 appliances out of the way and try to move those over.  
 15 Unfortunately, there's also a half bath in the way, so  
 16 we would have to get rid of the half bath,  
 17 essentially, in order to do that.  
 18 Moving the structure would also impede our  
 19 electrical service. So we would have to move where  
 20 all the electrical comes into the house and  
 21 whatever -- all the equipment that's on the outside to  
 22 kind of around the back of the house and try to fit it  
 23 around our -- all the stuff that's back there already,  
 24 all of whatever is back there.

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1 This sun room will not impact any of our  
 2 neighbors. In fact, we have the support of the one  
 3 neighbor who is right next to door to our house.  
 4 So thank you so much for taking the time to  
 5 listen to our request. If you have any questions,  
 6 please feel free to ask.  
 7 MEMBER FRY: I'm assuming there's no other  
 8 negatives from any other neighbor?  
 9 MS. WHITE: No, not that I know of. Marty  
 10 and I talked this evening, and he said that there were  
 11 no negatives.  
 12 MEMBER FRY: Okay.  
 13 CHAIRMAN CALVERT: Any other questions?  
 14 Okay.  
 15 So, as a board, we are charged with finding  
 16 that the seven criteria for the variance have been  
 17 met. So we generally try to walk through those  
 18 criteria and ask the applicant to kind of advise us on  
 19 some of them. Oftentimes the biggest is the hardship  
 20 question, which I think you have addressed just now  
 21 and I think you addressed in your application.  
 22 But I just want to kind of confirm here a  
 23 couple things. So your home we think was originally  
 24 built in 1905, and because of the size of your lot and

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1 where this existing porch is to basically build a new  
 2 porch with basically the same footprint would be --  
 3 MS. WHITE: It's a bigger footprint, but  
 4 instead of being sort of this part of our house, it  
 5 will just go -- the part that's encroaching is not  
 6 much bigger.  
 7 If you look at, this will show you, we have a  
 8 picture that looks like -- it's the last one -- that  
 9 will kind of show you what we're doing.  
 10 CHAIRMAN CALVERT: Okay.  
 11 But to rebuild it without the variance, you  
 12 would have to, looks like, relocate your existing  
 13 kitchen doorway?  
 14 MS. WHITE: Yes.  
 15 CHAIRMAN CALVERT: And move the new structure  
 16 back, I believe, three feet, which would kind of throw  
 17 off the architectural design of the house. Right?  
 18 MR. WHITE: Yes. The front porch and the  
 19 front of the house and the back porch are all in  
 20 alignment on Walnut Street. It's really where our  
 21 door faces. So it would just be moved back from the  
 22 other two structures that are in line.  
 23 CHAIRMAN CALVERT: I take it there's a cost  
 24 associated with redoing your electrical --

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1 MS. WHITE: Yes.  
 2 MR. WHITE: Yes.  
 3 CHAIRMAN CALVERT: -- in the home if you  
 4 needed to do it.  
 5 MR. WHITE: And doorway, we'd have to move  
 6 that.  
 7 CHAIRMAN CALVERT: Fair enough.  
 8 Given that we've addressed that and it sounds  
 9 like there's no other questions from the board, I'd  
 10 like staff to speak or to tell us about their  
 11 recommendation.  
 12 If you can do that, Marty?  
 13 DIRECTOR SCOTT: Sure. Thank you,  
 14 Mr. Chairman.  
 15 As I noted in the memo, I recommended  
 16 approval. This is similar to some other variations  
 17 you've seen in the recent past, and we're catching up  
 18 on code updates, which seems like we always are, and  
 19 this is one that would be ripe for that, kind of  
 20 teaching us along the way what should be changed, and  
 21 we've done that. We just haven't caught up, as I  
 22 said.  
 23 I agreed with what the Whites brought forward  
 24 as far as their background on it and the background on

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1 the hardships I should say, and that they met the  
 2 other criteria; that they haven't caused this to  
 3 happen; they had no say in the placement of the home,  
 4 like a lot of homeowners don't; it's not based on a  
 5 need to profit from it, et cetera, et cetera, as you  
 6 go through the different hardships.  
 7 As Mrs. White said, there was one positive  
 8 comment that came in and one or two minor calls that  
 9 came in that was just curious about what the nature of  
 10 the request was from the sign and the mailing, so.  
 11 Other than that, we're here for any  
 12 questions.  
 13 CHAIRMAN CALVERT: Okay. Thank you, Marty.  
 14 So I think I have pretty much an idea where  
 15 we're leaning on this. Being that it's my first  
 16 meeting as chair, though, I would like to just walk  
 17 through the criteria. You guys let me know if you  
 18 have any objections to it. Okay?  
 19 The first criteria is: Because of the  
 20 particular physical surrounding, shape, or  
 21 topographical conditions of the specific property  
 22 involved, a particular hardship to the owner would  
 23 result as distinguished from a mere inconvenience if  
 24 the strict letter of the regulations were applied.

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1 No issue there.  
 2 MEMBER PABIAN: Yeah. I would just note, and  
 3 I know we've dealt with grandfather footprints before  
 4 and we dealt with, like, adding a second floor, you  
 5 know, but basically maintaining the same grandfathered  
 6 footprint.  
 7 I would have felt a little bit more  
 8 comfortable if we were talking about only maintaining  
 9 the existing footprint but rebuilding it as a  
 10 sun room instead of a forge, because even the  
 11 rebuilding would cause a violation because if you --  
 12 and this instead, it basically doubles the size of  
 13 that extension off the main house. So it basically  
 14 extends the grandfathered footprint beyond what it was  
 15 originally.  
 16 Like I said, I would have felt more  
 17 comfortable if all we were talking about was  
 18 maintaining the grandfathered footprint.  
 19 On the other hand, I do agree that it's a  
 20 hardship and I'm prepared to approve it on that basis.  
 21 CHAIRMAN CALVERT: Okay. Thanks for that.  
 22 Your point is noted for sure.  
 23 In this situation the applicant is requesting  
 24 a 3.69-foot variation, right, to maintain an

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1 11.31-foot setback from the property line. So sort of  
 2 a reasonable request, I think.  
 3 MEMBER PABIAN: Right.  
 4 CHAIRMAN CALVERT: If they were looking to  
 5 double the size of the actual violation of the  
 6 ordinance, then maybe that would be a bit of a  
 7 different call.  
 8 Marty?  
 9 DIRECTOR SCOTT: Mr. Chairman, that's a great  
 10 point you bring up. That's one of the things that I  
 11 think has stymied us a bit. The staff was like, okay,  
 12 what's appropriate for a code change there. Is it  
 13 square footage to allow you to expand or is it square  
 14 footage or is it a percentage of the existing width.  
 15 We've struggled with that a little bit. There's never  
 16 a perfect answer. But that's something that will get  
 17 worked out.  
 18 MEMBER PABIAN: I think like a second floor,  
 19 that's kind of an easy one. You've got one floor and  
 20 all you want to do is add above the floor, you don't  
 21 want to increase the grandfathered footprint at all.  
 22 DIRECTOR SCOTT: Right.  
 23 MEMBER PABIAN: But technically you have to  
 24 get a variation in order to do that. And I think

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1 that's kind of an easy one.  
 2 DIRECTOR SCOTT: Right.  
 3 MEMBER PABIAN: But, like I said, it would  
 4 have been easier if all they were doing was like  
 5 rebuilding what was a porch, turning it into a sun  
 6 room, leaving the same footprint. But they're  
 7 actually expanding that a little bit.  
 8 But I'm prepared to go ahead and vote.  
 9 CHAIRMAN CALVERT: Okay. Understood.  
 10 The second criteria is that the conditions  
 11 upon which an application for a variation is based are  
 12 unique to the property for which the variation is  
 13 sought and are not applicable generally to other  
 14 property within the same zoning classification.  
 15 Other properties do face the same challenge  
 16 that you have, but that isn't the general -- that  
 17 isn't generally applicable to all properties in the  
 18 Village. So we understand that.  
 19 The third is the purpose of the variation is  
 20 not based primarily upon a desire to increase  
 21 financial gain.  
 22 I don't think we see that here.  
 23 The alleged difficulty or hardship is caused  
 24 by this ordinance and has not been created by any

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1 person presently having an interest in the property.  
 2 You all bought your home as-is, right? So  
 3 you didn't create that.  
 4 The granting of the variation will not be  
 5 detrimental to the public welfare or injurious to  
 6 other property or improvements in the neighborhood in  
 7 which the property is located.  
 8 I think we would agree on that.  
 9 The granting of the variation will not alter  
 10 the essential character of the neighborhood. This, I  
 11 think, would improve the character of the  
 12 neighborhood.  
 13 And the proposed variation will not impair an  
 14 adequate supply of light or air to adjacent property  
 15 or substantially increase the congestion of the public  
 16 street or increase the danger of fire or impair  
 17 natural drainage or create drainage problems on  
 18 adjacent properties or endanger the public safety or  
 19 substantially diminish or impair property values  
 20 within the neighborhood.  
 21 I think that it would not.  
 22 So given all of that, I am prepared to bring  
 23 this to a vote, if that works for folks.  
 24 Can I entertain a motion to approve this

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1 matter?  
 2 MEMBER GRESKA: Aye.  
 3 CHAIRMAN CALVERT: So moved. Thank you.  
 4 MEMBER VESPA: Second.  
 5 MR. JURUSIK: Before we take that vote,  
 6 Marty, can we just, for the public record, identify  
 7 just public hearing notice, that we complied with  
 8 state law and the date of publication?  
 9 DIRECTOR SCOTT: Yes. It's all legitimate.  
 10 We published ahead of time for Board Member's  
 11 Greska is new. We have to publish by state law at  
 12 least 15 days, not more than 30 days, before, in the  
 13 newspaper, which no one reads but we have to do that  
 14 anyway, and then post a sign on the property and then  
 15 mail notices to the property owners within 250 feet.  
 16 So I have all the documentation that it was  
 17 done properly, and I'll provide it to Attorney Jurusik  
 18 afterwards.  
 19 MR. JURUSIK: Okay.  
 20 CHAIRMAN CALVERT: Marty, can you please roll  
 21 call the vote?  
 22 DIRECTOR SCOTT: Sure.  
 23 Member Pabian?  
 24 MEMBER PABIAN: Aye.

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1 DIRECTOR SCOTT: Member Vespa?  
 2 MEMBER VESPA: Aye.  
 3 DIRECTOR SCOTT: Member Greska?  
 4 MEMBER GRESKA: Aye.  
 5 DIRECTOR SCOTT: Member Fus?  
 6 MEMBER FUS: Aye.  
 7 DIRECTOR SCOTT: Member Johnson?  
 8 MEMBER JOHNSON: Aye.  
 9 DIRECTOR SCOTT: Member Fry?  
 10 MEMBER FRY: Aye.  
 11 DIRECTOR SCOTT: And Chair Calvert?  
 12 CHAIRMAN CALVERT: In favor.  
 13 With that, the motion passes.  
 14 Congratulations.  
 15 MS. WHITE: Thank you.  
 16 MR. WHITE: Thank you very much.  
 17 CHAIRMAN CALVERT: So now we can go ahead and  
 18 close the public hearing for this matter.  
 19 Can I get a motion to close the public  
 20 hearing?  
 21 MEMBER FRY: Motion.  
 22 CHAIRMAN CALVERT: Thank you.  
 23 MEMBER VESPA: Second.  
 24 CHAIRMAN CALVERT: All in favor?


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1 BOARD MEMBERS: (In unison) Aye.  
 2 CHAIRMAN CALVERT: None opposed.  
 3 The public hearing is now closed.  
 4 The next item on our agenda is New Business,  
 5 which there is none, I believe. Correct me if I'm  
 6 wrong.  
 7 DIRECTOR SCOTT: I have one item. So this is  
 8 going to be my last meeting with the Board of Zoning  
 9 Appeals. I accepted a position at the Village of  
 10 Glen Ellyn, Director of Community Development,  
 11 starting later this month. So yeah.  
 12 BOARD MEMBERS: (In unison) Congratulations.  
 13 DIRECTOR SCOTT: It's tough. I've been here  
 14 16-plus years, and I enjoyed it, and residents just  
 15 like the Whites, but folks I get to know are a good  
 16 part of the joy of working here, and people like you,  
 17 the business owners, and this guy here. I mean, it's  
 18 phenomenal. People like you are so good that I often  
 19 talk to people like Alice Gallagher about like, okay,  
 20 there's a lot of potential trustees, which I know you  
 21 don't have much going on otherwise and you get paid a  
 22 lot for this, which is zero. Just for the record,  
 23 it's zero.  
 24 I enjoy it. I kind of think of you folks and

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1 the planning commission and other groups as kind of  
 2 like my people, like people who get the job done. I  
 3 loved it. It's bitter sweet. But it's a great  
 4 opportunity and I can't pass up. Thank you.  
 5 CHAIRMAN CALVERT: Marty, congratulations.  
 6 We hate to hear that because we hate to lose you. But  
 7 congratulations and thank you. Thank you for  
 8 everything you've done for this board.  
 9 With that, our meeting is now closed.  
 10 Thanks.  
 11 (Whereupon, at 7:18 p.m., the  
 12 meeting was adjourned.)  
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1 STATE OF ILLINOIS )  
 ) SS:  
 2 COUNTY OF C O O K )  
 3  
 4 I, PAMELA L. COSENTINO, being first duly  
 5 sworn on oath says that she is a court reporter doing  
 6 business in the City of Chicago; that she reported in  
 7 shorthand the proceedings given at the taking of said  
 8 meeting and that the foregoing is a true and correct  
 9 transcript of her shorthand notes so taken as  
 10 aforesaid and contains all the proceedings given at  
 11 said meeting.  
 12 IN TESTIMONY WHEREOF: I have hereunto set my  
 13 verified digital signature this 6th day of September,  
 14 2022.  
 15  
 16  
 17   
 PAMELA L. COSENTINO, CSR  
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<b>&amp;</b>	<b>adding</b> 12:4	<b>applying</b> 6:12	<b>beth</b> 2:12 6:4
<b>&amp;</b> 2:12	<b>addressed</b> 8:20 8:21 10:8	<b>appropriate</b> 13:12	<b>beyond</b> 12:14
<b>1</b>	<b>adequate</b> 15:14	<b>approval</b> 3:24 10:16	<b>bigger</b> 9:3,6
<b>11.31</b> 13:1	<b>adjacent</b> 15:14 15:18	<b>approve</b> 4:17 12:20 15:24	<b>biggest</b> 8:19
<b>12th</b> 4:1,7,18	<b>adjourned</b> 19:12	<b>approved</b> 5:4	<b>bit</b> 12:7 13:6,11 13:15 14:7
<b>15</b> 16:12	<b>adjournment</b> 4:4	<b>approving</b> 4:6	<b>bitter</b> 19:3
<b>16</b> 18:14	<b>advise</b> 8:18	<b>april</b> 4:1,7,18	<b>board</b> 1:3 2:2 3:2 4:23 5:21 6:6 8:15 10:9 16:10 18:1,8,12 19:8
<b>1905</b> 6:22 8:24	<b>aforsaid</b> 20:10	<b>architectural</b> 9:17	<b>bought</b> 15:2
<b>2</b>	<b>agenda</b> 3:22,24 18:4	<b>arrived</b> 4:12	<b>brandon</b> 2:3
<b>2022</b> 1:9 3:4 4:1 4:7,18 20:14	<b>agree</b> 12:19 15:8	<b>asking</b> 6:19	<b>bring</b> 13:10 15:22
<b>250</b> 16:15	<b>agreed</b> 10:23	<b>associated</b> 9:24	<b>brought</b> 10:23
<b>28176</b> 20:17	<b>ahead</b> 14:8 16:10 17:17	<b>assuming</b> 4:6 8:7	<b>build</b> 6:14,20 9:1
<b>3</b>	<b>air</b> 15:14	<b>attorney</b> 2:9 16:17	<b>built</b> 6:22 8:24
<b>3.69</b> 12:24	<b>alice</b> 18:19	<b>august</b> 1:9 3:4	<b>business</b> 4:3 18:4,17 20:6
<b>30</b> 16:12	<b>alignment</b> 9:20	<b>avenue</b> 1:7,15 4:3 5:9,14 6:8	<b>c</b>
<b>4</b>	<b>alleged</b> 14:23	<b>aye</b> 4:22,23 5:21 16:2,24 17:2,4,6 17:8,10 18:1	<b>c</b> 2:1 20:2
<b>4</b> 1:9 3:4	<b>allow</b> 6:20 13:13	<b>b</b>	<b>cabinetry</b> 7:13
<b>4300</b> 1:7 4:3 5:8 5:14 6:8	<b>alter</b> 15:9	<b>back</b> 7:22,23,24 9:16,19,21	<b>call</b> 3:2,5,23,23 13:7 16:21
<b>6</b>	<b>answer</b> 3:18 13:16	<b>background</b> 10:24,24	<b>calls</b> 11:8
<b>6th</b> 20:13	<b>anyway</b> 16:14	<b>based</b> 11:4 14:11 14:20	<b>calvert</b> 2:3 3:1 3:19,20 4:10,16 4:20,22,24 5:3 5:18,20 6:2 8:13 9:10,15,23 10:3 10:7 11:13 12:21 13:4 14:9 16:3,20 17:11,12 17:17,22,24 18:2 19:5
<b>7</b>	<b>apologize</b> 4:13	<b>basically</b> 9:1,2 12:5,12,13	
<b>740</b> 1:14	<b>appeals</b> 1:3 3:3 18:9	<b>basis</b> 12:20	
<b>7:00</b> 1:9 3:1	<b>appliances</b> 7:14	<b>bath</b> 7:15,16	
<b>7:01</b> 4:9,12	<b>applicable</b> 14:13 14:17	<b>believe</b> 3:21 6:2 9:16 18:5	
<b>7:18</b> 19:11	<b>applicant</b> 6:2 8:18 12:23		
<b>a</b>	<b>application</b> 6:10 8:21 14:11		
<b>abstaining</b> 5:1	<b>applied</b> 6:16 11:24		
<b>accepted</b> 18:9			
<b>acknowledge</b> 4:11			
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