

HILLSIDE ZONING BOARD OF APPEALS MINUTES OF PUBLIC HEARING

CONDUCTED AT THE HILLSIDE VILLAGE HALL ON September 21, 2021

PETITIONER: Kenneth Johnson

PETITION REQUESTING: A Variation in R-2 Zoning District to permit coverage of the lot by impervious surfaces from 20% to 28.98% at the property commonly known as 301 Iroquois Road, Hillside, IL 60162.

MEMBERS PRESENT: Joseph DeFalco, Chairperson
Rosalie "Mickey" Stimac
Jim Erlander
William Norwood
Pete Sarangelo

MEMEBERS ABSENT: ShawnTe Raines

MEETING WAS CALLED TO ORDER AT: 7:00 p.m. by members of the Zoning Board of Appeals

THE PETITIONER PRESENTED TO THE BOARD TESTIMONY:

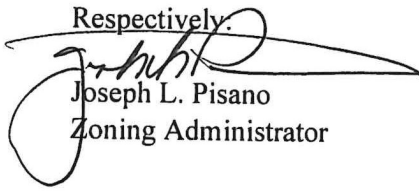
Mr. Johnson represented himself. The petitioner stated he was seeking a Variation under Section 11.5(4) of the Hillside Zoning Ordinance Code to permit coverage of a lot by impervious surfaces from 20% to 28.98% at the property commonly known as 301 Iroquois Road, Hillside, IL 60162. The petitioner stated that he desired to construct a 22' x 14' concrete patio in his rear yard next to the driveway. The petitioner was then asked by Zoning Board members how long she had lived at the residence, and how rainwater would be pitched to not cause issue with neighboring properties. The petitioner responded that he has lived at his current address for approximately 20 years and that the rainwater would be directed to his backyard where it could be absorbed by the grass. The Zoning Board members asked Zoning Administrator Pisano if this issue with impervious coverage was common with Hillside properties to which he replied yes. Zoning Administrator Pisano further stated that on smaller or nonstandard sized lots with long driveways, as in this case, the driveway accounts for nearly 100% of the allowable lot coverage by impervious surfaces. (Records reflect that no members of the public were present to provide any testimony)

Motion made by Joseph DeFalco to recommend the Variance be granted, seconded by Bob Kregas.

The Board deliberated the petitioner's testimony and unanimously agreed that the Variation be granted. In granting of this Variation, this Board is convinced that all the standards as stated in Variations, Section 11.5(4) of the Village of Hillside Zoning Ordinances of 1980 have been met.

HEARING ADJOURNED: at 7:14 P.M.

Respectively.


Joseph L. Pisano
Zoning Administrator