

HILLSIDE ZONING BOARD OF APPEALS MINUTES OF PUBLIC HEARING

CONDUCTED AT THE HILLSIDE VILLAGE HALL ON September 13, 2022

PETITIONER: Javier Torres

PETITION REQUESTING: A Variation in R-2 Zoning District to permit coverage of the lot by impervious surfaces from 20% to 22.7% at the property commonly known as 810 Irving Avenue, Hillside, IL 60162.

MEMBERS PRESENT: Jim Erlander, Chairperson Pro tem
Bob Kregas
Rosalie "Mickey" Stimac
Pete Sarangelo

MEMEBERS ABSENT: Joseph DeFalco
ShawnTe Raines
William Norwood

MEETING WAS CALLED TO ORDER AT: 7:06 p.m. by members of the Zoning Board of Appeals

THE PETITIONER PRESENTED TO THE BOARD TESTIMONY:

Mr. TORRES 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 22.7% at the property commonly known as 810 Irving Avenue, Hillside, IL 60162. The petitioner stated that he desired to replace existing concrete that was deteriorated and was present since the time he purchased his home. The petitioner he has not had issues with causing any flooding or storm water runoff to his neighboring properties. However, the petitioner stated that the properties west (East End Avenue) of his are much higher and their water drains to his backyard and does cause standing water from time to time. The petitioner further stated that 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 7:25 P.M.

Respectively:

Joseph L. Pisano
Zoning Administrator