

HILLSIDE ZONING BOARD OF APPEALS MINUTES OF PUBLIC HEARING

CONDUCTED AT THE HILLSIDE VILLAGE HALL ON AUGUST 17, 2021

PETITIONER: Rosemary Santiago

PETITION REQUESTING: A Variation in R-2 Zoning District to permit coverage of the lot by impervious surfaces from 20% to 24.8% at the property commonly known as 224 Iroquois Road, Hillside, IL 60162.

MEMBERS PRESENT: Rosalie "Mickey" Stimac, Chairperson Pro Tempore
Jim Erlander
William Norwood
Pete Sarangelo

MEMEBERS ABSENT: Joseph DeFalco
ShawnTe Raines

MEETING WAS CALLED TO ORDER AT: 7:21 p.m. by members of the Zoning Board of Appeals

The first order of business was to nominate an acting Chairperson due to the absence of Chairperson DeFalco. The Board unanimously recommended Mickey Stimac as the Chairperson Pro Tempore.

THE PETITIONER PRESENTED TO THE BOARD TESTIMONY:

Ms. Santiago represented himself. The petitioner stated she 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 24.8% at the property commonly known as 224 Iroquois Road, Hillside, IL 60162. The petitioner stated that she desired to construct a 16' x 20' concrete patio in her rear yard with a concrete walkway to link the patio to the driveway. The petitioner was then asked by Zoning Board members how long she had lived at the residence, if additional utilities such as power would be installed as part of the construction, and how rainwater would be pitched so as to not cause issue with neighboring properties. The petitioner responded that she has lived at her current address for two years and that she did not plan to construct any other utilities for the patio and that the rainwater would be directed to her 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 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 Mickey Stimac to recommend the Variance be granted seconded by Jim Erlander.

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.

onsite and that it appeared the surrounding area could support the required 9 space parking shortage. (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 with a stipulation that the petitioner be required to return to the Zoning Board of Appeals one year from date of approval to revisit the matter and evaluate if the off-street parking matter presents a detriment to the surrounding area. The motion and stipulation were seconded by Bob Kregas.

The Board deliberated the petitioner's testimony and unanimously agreed that the Variation be granted with the stipulation to return to the Zoning Board of Appeals in one year. 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 7:36 P.M.

Respectively:

Joseph L. Pisano
Zoning Administrator