

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, October 21, 2020

Call to Order: Chairman Zinni called the meeting to order virtually over Zoom at 5:30 p.m.

Roll Call:

Present: Members Chichirillo, Eckert, Eichholz, Hendle, and Zinni

Absent: Member Priestley

Staff: Caron Bricks, Village Planner

Approval of the Agenda: Member Hendle moved to approve the agenda as presented. Member Eckert seconded the motion and the motion carried (5-0) by roll call vote.

Approval of the Minutes: Member Hendle moved to approve the minutes, seconded by Member Eckert as amended by Member Hendle. The motion carried (5-0) by roll call vote.

Consideration of Petitions:

A. ZBA 20-459: Janik, 605 Springhill Drive: Driveway width – 28' in lieu of 24' permitted, Apron width – 32' in lieu of 25' permitted

Member Eckert made a motion to open public hearing for ZBA 20-459, seconded by Member Chichirillo. The motion carried (5-0).

Chairman Zinni stated that the proper notice had been served. Planner Bricks presented the staff report. The property owner is requesting a variation to a wider driveway and apron permitted by code.

Chairman Zinni inquired what was the exact width permitted by code.

Member Eckert asked about the driveway variation from the September 2020 meeting. Member Eckert inquired about when the 24' wide requirement was added to the code.

Chairman Zinni swore in Grzegorz Janik, 605 Springhill Drive. Member Eckert asked how many additional cars Mr. Janik intends on parking in the driveway that he can't accommodate. Mr. Janik stated that his parents have moved in with him, therefore, he has 3 more cars to park and keeps his jet ski in the garage. Mr. Janik stated that he is uncomfortable using the apron to park cars due to the busy nature of the street.

Member Eckert stated that she is concerned about the number of cars that will be parked in the driveway. Mr. Janik stated that 4-5 cars will be parked at various. Member Eckert stated that she is concerned about the optics of all the cars parked in the driveway.

Mr. Janik stated that many of his neighbors have bigger driveways than 26'.

Chairman Zinni asked about the width of the driveway. Mr. Janik stated he wants the full width of the apron so that people can easily back in and out of his driveway on Springhill.

Member Eichholz mentioned various houses in the neighborhood that also have large driveways. Member Eichholz stated that he wants the apron to be flared, not a straight shot.

Member Eichholz asked how far the driveway will be from the property line. Mr. Janik stated the driveway will be about 6' from the garage and will get farther away from the property line as the driveway moves toward the street.

Chairman Zinni stated that he is concerned about the apron flare being requested. Member Eichholz agreed about the apron but has no problem with the width of the driveway. Mr. Janik and members discussed the width of the apron.

Member Chichirillo stated that he is also concerned about driveways turning into parking lots. The members discussed conditioning approval based on flaring the driveway inwards. Member Eichholz does not want to approve the full apron width request.

Member Hendle stated that he is supportive of the 32' flare but understands the concerns of other members.

Member Eckert stated that she is very concerned about the flare and the width being request. Mr. Janik stated that he needs the 26' feet in order to park three (3) cars across the driveway.

Member Eichholz asked if Mr. Janik had heard from neighbors. Mr. Janik stated that he is friendly with his neighbors and they don't have an issue with his request.

Chairman Zinni asked if all members were okay with a 26' width. Members Eckert & Chichirillo stated that they were not comfortable with the 26' width.

Chairman Zinni asked if all members were okay with a 32' apron width. He stated that he is not and wants it to keep it to code. Member Hendle has no problem with a 32' apron.

Member Hendle asked if everyone could approve a 26' wide driveway all the way down to the sidewalk. Chairman Zinni said he was comfortable with that, and possibly a 28' apron instead.

Mr. Janik stated that he would be comfortable with that.

Member Chichirillo stated that he thought a 28' apron is a good compromise. Member Eckert still does not support the request.

Member Hendle made a motion to close the public hearing, seconded by Member Eichholz. The motion carried (5-0).

Member Hendle made a motion to approve the findings of fact for the driveway, seconded by Member Eichholz. The motion carried (4-1). Member Eckert voted against.

Member Hendle made a motion to approve the driveway variation, seconded by Member Eichholz. The motion carried (4-1). Member Eckert voted against.

Member Hendle made a motion to approve the findings of fact for the apron, seconded by Member Eichholz. The motion carried (4-1). Member Eckert voted against.

Member Hendle made a motion to approve the apron variation for 28' at the street and 26' at the sidewalk, seconded by Member Chichirillo. The motion carried (4-1). Member Eckert voted against.

Old Business: There was no old business.

New Business: Planner Bricks stated that she is now the Zoning Administrator. Planner Bricks updated the ZBA on the status of the Zoning Ordinance update project. Planner Bricks updated the ZBA on the Metro 19 apartment project. The members discussed the project, parking, and impact on the Metra station.

Adjournment: The meeting concluded at 6:10 p.m.