

Village of Elm Grove Board of Appeals Meeting Minutes

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The meeting was called to order by the Clerk at 2:00PM.

ROLL CALL:

Gordon Giampietro – Pro Tem Chair
Joseph Puchner
Frank Lorenz
John Allen
Hector De La Mora, Village Attorney
Tom Harrigan, Zoning and Planning Administrator
Michelle Luedtke, Village Clerk

MINUTES:

MOTION BY JOHN ALLEN, SECOND BY JOE PUCHNER, TO APPROVE THE MINUTES FROM MAY 28, 2020 AND JULY 23, 2020.

ALL IN FAVOR. MOTION CARRIED.

CHAIR PRO TEM:

MOTION BY FRANK LORENZ, SECOND BY JOHN ALLEN, TO APPOINT GORDON GIAMPIETRO TO CHAIRMAN PRO TEM.

ALL IN FAVOR. MOTION CARRIED.

HEARING – 13220 Elmhurst Pkwy:

Applicant(s): Kurt and Barbara Wahlen – owners

The Clerk swore in the applicants and Tom Harrigan, Zoning and Planning Administrator.

Mr. Wahlen would like to complete the driveway this year still for drainage and foundation issues. He also indicated a trip hazard to the back porch. His yard is also prone to plugging up the water that moves down to the culvert in front of his house because he is on a hill. He also indicated he knows about surfaces and water because he utilizes a pressure washer for his profession. He further clarified this would not be any extension of the driveway but rather replacing what was there.

Puchner asked if he needs the extra portion to complete Y-turns.

The applicant indicated if he were to have to pull out onto the road without turning around, this would pose a traffic safety issue with both vehicles and pedestrians simply based on the

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location of his driveway as it pertains to the boulevard. It is difficult to see pedestrians walking if you are reversing out of the drive.

Allen asked about his neighbor's impervious surface and if they could mimic theirs. The applicant indicated they have different architectural features where the impervious surface fits with their home. The applicant also indicated his lot takes significant runoff from his rear neighbors with water. There is the potential to wash the impervious surface away with the amount of run off.

Attorney De La Mora asked what the 5.7% amounts to.

Zoning Administrator Harrigan calculated 1,231 square feet of impervious surface.

CONVEINE INTO CLOSED SESSION

MOTION BY JOHN ALLEN, SECOND BY FRANK LORENZ, TO CONVIENE INTO CLOSED SESSION.

ALL IN FAVOR. MOTION CARRIED.

RECONVIENED INTO OPEN SESSION – vote in closed session.

Giampietro informed the applicant that their request was approved. The decision would be written, reviewed, and then signed off on by the Board of Appeals members. Once the decision was completed, the applicant would receive a copy.

The findings of fact were as follows:

- A. The driveway replacement to be installed, for which a variance is sought, will not enlarge the surface area size of the existing driveway previously installed in compliance with the then controlling restrictions.
- B. No *pervious* surface area existing at the time of this application will be eliminated or lessened.
- C. The existing driveway needs to be replaced due to age, wear and overall structural deterioration.
- D. The condition of the existing driveway is contributing to water issues negatively impacting the structural integrity of the home.
- E. The condition of the existing driveway is contributing to a safety/tripping hazard with respect to the back porch area.
- F. The retention of the existing driveway configuration will continue to allow vehicles exiting the property to use a front first orientation onto Elmhurst. This will continue to promote safer access for the home dwellers and visitors to, and utilization of Elmhurst by pedestrians and vehicular traffic at a crossing where Church Street ends in a T-

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intersection configuration that is formed by the established driveway entrance on Elmhurst.

- G. The retention of the existing driveway layout and its surface area dimensions will continue to aid in the conveyance of drainage released by more elevated adjacent northern properties toward the culvert collection area along the southern end of the existing driveway.

ADJOURNMENT

There was no further business.

MOTION BY FRANK LORENZ, SECOND BY JOHN ALLEN, TO ADJOURN THE MEETING.

ALL WERE IN FAVOR. MOTION CARRIED. MEETING ADJOURNED AT 2:28PM.

Minutes transcribed by: Michelle Luedtke

Minutes Approved on: