



VILLAGE OF OAKWOOD
ZONING BOARD MINUTES
DATE: FEBRUARY 11, 2026

ATTENDANCE

PRESENT

Marchelle Head (Chair)--Dan Stanton—Joseph Swaton--Ross Cirincione Law—
Mark Paterson, (CBO)

ABSENT

Meeting opened pm by Head @6:57

Roll call taken

NEW BUSINESS:

ZBA#26-101 **PABLO LEON**
7555 HICKORY
OAKWOOD VILLAGE

**MR. PABLO IS COMING BEFORE THE BOARD TO REQUEST A 7' 9" SIDEYARD
VARIANCE ON A DRIVEWAY**

Head: Opened meeting. **Cirincione:** Swore in Roberto Pinedo & Pablo Leon. **Pinedo:** He is my friend. I also did the drawings for him. Showing board the drawings. We are here to request a variance for a driveway for a future garage. **Head:** What about the driveway do you need a variance. **Pinedo:** The existing house, when the owner bought the house, there was already a driveway. It was gravel. We prepared drawings for a new driveway. It was less than a year. He submitted drawings to the Village for the new driveway. He secured approval, he built the driveway from the apron to the back of the house. Just that section. He did not have a garage. Now he wants to build a two-car attached garage. We are extending the existing driveway for the garage. Now we need a variance for a setback for the 10'. We want to extend that into the garage. **Head:** Have you put the new driveway in? **Pinedo:** No., What is showing on the drawings is the existing driveway. **Cirincione:** What is the variance? **Pinedo:** It is supposed to be

10'. I believe now it is 2' 3". **Cirincione**: You need a 7' variance. **Head**: It is a 7' 9" variance I believe. **Pinedo**: The new driveway is in same location where the previous gravel driveway was. **Head**: There is only one plan here that shows the footage. The drawing shows how close it is the property line. **Head**: It is 2' 3". You are going to need a variance of 7' 9". **Pinedo**: That is correct. **Head**: There is no percentage requirement. **Cirincione**: The problem is many of the lots, developed residential areas have similar problems. It is very narrow as far as the entrance to the driveways. I talked with Jim Urankar earlier, he felt it was prudent for the applicant to come in and get approval from this board. The other thing we discussed was according to the drawings; it looks like there is going to be a lot of concrete to be poured in the back. I also talked to Mr. Stanton; he says that property is flat. When I spoke with Jim, I asked him if there was going to be a problem with drainage, now it is going to be concrete. He said it should not be problem. I am going to suggest that the Engineer look at that to make sure it is not going to affect the drainage and the flow of the drainage into neighboring properties. The recommendation would be from the building dept, and law is any approval be contingent on having the engineer sign of this property. **Pinedo**: Would a survey be sufficient? **Head**: If the engineer approves it. **Pinedo**: He has a survey already, depending on how the terrain slopes, perhaps the driveway can be directed to the back instead of sloping sideways. We can slope it slightly toward the back. **Head**: That is fine, what we are saying is to be safe to protect all of us we will have the Village Engineer check that. We can approve our part of the variance; however, we want it to be contingent on what the Engineer says.

Swaton: It will run off faster if it is concrete. You can run it into the backyard, then it will not matter. **Pinedo**: We still need the approval of the engineer. That would be an additional cost. If we can work with the terrain, then the flow would be sloping to the back, hopefully, that would be sufficient for this board. **Cirincione**: The Village Engineer will have to look at it. **Stanton**: If there is any grade at all it is minor. **Swaton**: You don't know which way it is slopped? **Paterson**: I thought I heard the gentleman say he had a survey. **Pinedo**: I believe he already has a survey. **Paterson**: If you have a survey, submit that and we will get that the engineer. Typically, a survey would work. That is what I understand. **Head**: Asked if there were any abutting property owners here. We can make a motion to approve a variance of 7'9" for the side-yard contingent upon the drainage review of the Village Engineer. **Cirincione**: The building official said that if you submit the survey, building will submit it to the engineer to see if there are any problems. Going through the requirements for the variance of the side yard and the set-

back, this application meets those requirements of the code. Strict compliance where this property is located would unreasonably prevent him from finishing the driveway and putting in a garage. To do substantial justice to him, from the law dept point of view the variance is supported.

Case: ZBA: 26-101 **TOPIC: DRIVEWAY VARIANCE; 7'9"; FIRST: HEAD; SECOND: STANTON**

RESULTS: PASSED ON CONTINGENCY FOR VILLAGE ENGINEER ; LOOK AT DRAINAGE.

MINUTES OF JANUARY 14, 2026 FIRST MOTION: HEAD; SECOND: STANTON

VOTE: HEAD: Y; STANTON: Y; SWATON: Y;
RESULTS: APPROVED

ADJOURN: FIRST: STANTON; SECOND: HEAD

VOTE: HEAD Y; STANTON Y; SWATON Y

ADJOURNED: 7:14 PM