

**REGULAR MEETING OF THE ZONING BOARD OF APPEALS**  
**OF THE VILLAGE OF BOLINGBROOK**  
**FEBRUARY 11, 2015**

**CALL TO ORDER**

Chair Wonderlin called the meeting to order at 7:00 p.m., February 11, 2015.

**ROLL CALL**

Present: Chair Paul Wonderlin and Board Members: Mir Ali, Terri Bethune, Felix Greco, Deane Marrs, Eduardo Martinez

Absent: Steve Preze

Staff Present: Planning Administrator - Nicole Knapp, Planner – Matt Eastman and Deputy Village Clerk - Maggie Sadowski

Press: None

**JOURNAL OF PROCEEDINGS**

Commissioner Bethune noted that the roll call in the minutes needed correction. Commissioner Greco was absent for the specified meeting and Commissioner Martinez was present.

Motion Martinez, second Bethune to approve the minutes of the November 12, 2014, meeting of the Zoning Board of Appeals as amended.

Voice vote. Motion carried.

**PUBLIC HEARING**

Docket No. 15.01V-0211  
104 Staunton Court  
Applicant: David Bradley  
Sec. 4-104(D)3  
Staff: Matt Eastman

To reduce the required corner side and rear yard setback for the principal structure to allow for the construction of a 324 square foot garage addition along the corner side yard wall of the home.

Motion Bethune, second Martinez to open the public hearing.

AYES: 6 Ali, Bethune, Greco, Marrs, Martinez, Chair Wonderlin  
NAYS: 0 None  
ABSENT: 1 Preze

Motion carried. Public Hearing opened at 7:02 p.m.

## **SUMMARY**

Planner Matt Eastman delivered the summary. The lot comprised approximately 10,496 square feet, was improved with an approximate 1,357 square foot home "footprint", a forty-nine (49) square foot shed and a 260 square foot patio. The property was surrounded by other R-3 Single Family residences.

On January 9, 2015, the applicant applied for a Building Permit to construct a 324 square foot addition along the northeast/corner side wall of the home.

As part of the Building Permit application, the applicant also applied for a variance from Sections 4-104(D)3 of the Village of Bolingbrook Zoning Ordinance which required all single family dwellings to maintain a twenty-five (25) foot corner side yard setback, as well as a thirty (30) foot rear yard setback for a single family dwelling on a lot recorded prior to the passage of Ordinance 03-117 in the R-3 Single Family Residential Zoning District .

Shown on Exhibit B attached to the report, the applicant proposed an approximately 324 square foot garage addition along the corner side wall of the principal structure. The proposed addition would reduce the required rear yard setback from thirty (30) to approximately twenty-four (24) feet, while reducing the corner side yard setback from twenty-five (25) to approximately sixteen (16) feet.

Per the Building Commissioner, while the setback distances do not trigger any life safety Building Code concerns, the 2006 IRC prohibits attached garages from having doors that open into sleeping areas. As such, the applicant would be required to revise the construction drawings to meet all life safety codes. However, this would not alter the overall size and/or location of the exterior walls of said addition.

Per the applicant, the proposed addition would be approximately fourteen (14) feet in height and would be constructed of the same materials and colors as the principal structure.

If the proposed variance were approved, the lot coverage would be sixteen (16) percent and would have an open space of seventy-one (71) percent.

The proposed garage addition would not be located within a Public Utility and Drainage Easement and would meet all other Zoning requirements.

Based upon the governing hardship standards, there was no viable hardship that would warrant the proposed variance request. However, Staff felt that the proposed garage addition would not have an adverse effect on the neighboring properties given that typical improvements within the right-of-way (e.g. parkway trees and sidewalks) did not exist on this side of the street, thereby, resulting in a thirty-nine (39) to forty-six (46) foot distance between the street curb along Seabury Road and the new addition. The perception from neighboring properties and/or passersby would be that the corner side yard regulations had been met.

**DISCUSSION**

None

**TESTIMONY**

None

Motion Bethune, second Ali to close the public hearing.

AYES:	6	Ali, Bethune, Greco, Marrs, Martinez, Chair Wonderlin
NAYS:	0	None
ABSENT:	1	Preze

Motion carried. Public Hearing closed at 7:07 p.m.

The Board completed the Findings of Fact Worksheet.

Motion Martinez, second Greco to approve Docket No. 15.01V-0211 on the property located at 104 Staunton Court, to reduce the required corner side and rear yard setbacks for the principal structure in order to allow for the construction of a 324 square foot garage addition along the corner side yard of the home.

AYES:	6	Ali, Bethune, Greco, Marrs, Martinez, Chair Wonderlin
NAYS:	0	None
ABSENT:	1	Preze

Motion carried. Variance granted.

**RESOLUTION 681**

Motion Greco, second Martinez to adopt Resolution 681 (Docket No. 15-01V-0211) granting David Bradley a variation to construct an addition to the principal structure reducing the rear yard setback to twenty-four (24) feet and the corner side yard setback to sixteen (16) feet on the property commonly known as 104 Staunton Court, Bolingbrook, Illinois, subject to the following conditions and restrictions:

1. That the Applicant complied with all other applicable provisions of said Zoning Ordinance and all other Ordinances of the Village of Bolingbrook.
2. That upon the failure or refusal of the Applicant or its successors at any time in the future to comply with any of the foregoing conditions or restrictions, this variation shall become void and the Zoning Administrator is instructed to bring such Zoning Ordinance enforcement action as may be indicated under the circumstances.

AYES: 6 Ali, Bethune, Greco, Marrs, Martinez, Chair Wonderlin  
NAYS: 0 None  
ABSENT: 1 Preze

Motion carried. Resolution adopted.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**CHAIRMAN'S REPORT**

None

**BOARD MEMBERS' REPORTS**

None

**STAFF COMMENTS**

None

**CITIZENS TO BE HEARD**

None

**ADJOURNMENT**

Motion Martinez, second Bethune to adjourn the meeting.

Voice vote. Motion carried.

Chair Wonderlin adjourned the meeting at 7:13 p.m.

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Chairman

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Approved

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Secretary