

REGULAR MEETING OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF BOLINGBROOK
May 25, 2011

CALL TO ORDER

Chair Fletcher called the meeting to order at 7:00 p.m., May 25, 2011.

ROLL CALL

Present: Chair Russ Fletcher and Board Members: Sheldon Watts, Seymore Pritikin, Paul Wonderlin, Deane Marrs

Absent: None

Staff Present: Planning & Zoning Administrator - Nicole Knapp, Planner - Matt Eastman

Press: None

JOURNAL OF PROCEEDINGS

Motion Pritikin, second Wonderlin to approve the minutes as amended of the May 11, 2011, meeting of the Zoning Board of Appeals.

VOICE VOTE. MOTION CARRIED.

PUBLIC HEARING

Docket No. 11.02V-0525
153 Denver Drive
Applicant: Elsie Yates
Sec. 4-104(D)3.d.(1)
Reduce the required rear yard setback

Motion Wonderlin, second Watts to open the public hearing.

AYES: 5 Watts, Pritikin, Wonderlin, Marrs, Chair Fletcher

NAYS: 0 None

ABSENT: 0 None

MOTION CARRIED. PUBLIC HEARING OPENED AT 7:02 P.M.

SUMMARY

Planner, Matt Eastman, delivered the summary. The applicant requested to reduce the required thirty (30) foot rear yard setback for a single family residence in order to allow for the construction of a sunroom addition to the rear of the principal structure with a sixteen (16) foot rear yard setback at 153 Denver Drive. The seven thousand one hundred fifty (7,150) square foot lot is improved with an approximate two thousand one hundred nineteen (2,119) square foot home "footprint" and a one hundred ninety-six (196) square foot deck, a two hundred twenty-four (224) square foot patio and a forty-two (42) square foot shed.

The applicant, Elsie Yates, requested a variance from Section 4-104(D)3.d(1) of the Village of Bolingbrook Zoning Ordinance, which states that a principal structure within the R-3 Single Family Residential Zoning District must maintain a minimum rear yard setback of thirty (30) feet if the lot was recorded prior to the passage of Ordinance No. 03-117 on September 9, 2003.

As was shown on the Plat of Survey during the meeting, the subject site is located immediately east of the dedicated right-of-way for Commonwealth Edison. The applicant proposed to construct a one hundred ninety-six (196) square foot sunroom addition to the rear of the house on top of the existing deck. The proposed addition, if approved, would encroach into the required rear yard setback by fourteen (14) feet at the closest point, thus leaving a rear yard setback of sixteen (16) feet.

Per the applicant, the proposed sunroom addition would be constructed on the exiting deck which is approximately three and one-half (3.5) feet above grade. The proposed sunroom would be approximately ten (10) feet in height to peak, and have windows on all sides.

If approved, the lot coverage for this property would be thirty-three (33) percent and the open space would be fifty-three (53) percent.

The proposed addition would meet all other Zoning Ordinance requirements.

Based upon the governing hardship, there was no viable hardship that would warrant the proposed variance request. However, staff feels that the proposed sunroom addition to the home would not have an adverse effect on the neighboring properties due to the fact this property backs up to Commonwealth Edison right-of-way which will never be developed.

DISCUSSION

Chairman Fletcher asked if the deck extended out fourteen (14) feet from the house, and if the dimension to the property line was thirty (30) feet. Eastman answered that the dimension is thirty (30) feet to the property line. Commissioner Pritikin asked how high off the existing deck the sunroom would be, how many feet above grade the deck is currently, and if there was sufficient space that trees would not have to be removed. Eastman said the structure would be approximately thirteen and one-half (13.5) feet high, the deck is currently approximately three and one-half (3.5) feet above grade, and that there is sufficient clearance to build the sunroom addition.

Commissioner Pritikin questioned if it would meet all electrical and structural codes. Eastman stated that all contractors doing work would have to be currently registered and follow all of the Building Codes and restrictions from the Building Department. Commissioner Watts asked if the sunroom addition would have an air conditioning or heating system.

Elsie Yates, 153 Denver Drive, Bolingbrook, IL, sworn. Ms. Yates stated there would be no air conditioning or heating system and that there would be no obstruction to any of the trees.

TESTIMONY

None

Motion Wonderlin, second MARRS to close the public hearing.

AYES: 5 Watts, Pritikin, Wonderlin, MARRS, Chair Fletcher

NAYS: 0 None

ABSENT: 0 None

MOTION CARRIED. PUBLIC HEARING CLOSED AT 7:09 P.M.

The Board completed the Findings of Fact Worksheet.

Motion Wonderlin, second MARRS to approve Docket No.11.02V-0525, on the property located at 153 Denver Drive, to reduce the required thirty (30) foot rear yard setback for a single family residence to allow for the construction of a sunroom addition to the rear of the principal structure with a sixteen (16) foot rear yard setback.

AYES: 5 Watts, Pritikin, Wonderlin, MARRS, Chair Fletcher

NAYS: 0 None

ABSENT: 0 None

MOTION CARRIED. VARIANCE GRANTED.

Chair Fletcher stated the variance will become official at the next meeting.

RESOLUTION 661

Motion Wonderlin, second Pritikin to adopt Resolution 661 (Docket No. 11.01V-0511) granting Norbert Przybylski a variation to reduce the required rear yard setback at 533 Emerson Circle, Bolingbrook, Illinois.

AYES: 5 Watts, Pritikin, Wonderlin, MARRS, Chair Fletcher

NAYS: 0 None

ABSENT: 0 None

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

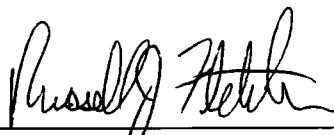
None

ADJOURNMENT

Motion Pritikin, second Marrs to adjourn the meeting.

VOICE VOTE. MOTION CARRIED.

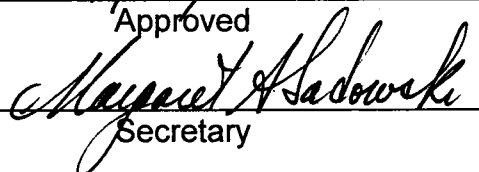
Chair Fletcher adjourned the meeting at 7:10 p.m.



Chairman

7/13/11

Approved



Secretary