

REGULAR MEETING OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF BOLINGBROOK
AUGUST 24, 2011

CALL TO ORDER

Trustee Pritikin called the meeting to order at 7:05 p.m., August 24, 2011.
Chair Fletcher was not able to attend the meeting.

ROLL CALL

Present: Board Members: Seymoure Pritikin (acting as Chair), Paul Wonderlin, Sheldon Watts and Deane Marrs

Absent: Chair Russ Fletcher

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

Press: None

JOURNAL OF PROCEEDINGS

Motion Wonderlin, second Watts to approve the minutes from the July 13, 2011, ZBA meeting.

Voice Vote. Motion passed.

Motion Wonderlin, second Marrs to approve the minutes from the August 10, 2011, ZBA meeting.

Voice vote. Motion passed.

PUBLIC HEARING

Docket No. 11.05V-0824
1716 Hidden Valley Drive
Applicant: Dan Pikowski
Sec. 3-312
Reduce required minimum width of a driveway extension

Motion Wonderlin, second Watts to open the public hearing.

AYES: 4 Watts, Pritikin, Wonderlin, Marrs

NAYS: 0 None

ABSENT: 1 Chair Fletcher

Motion carried. Public Hearing opened at 7:08 p.m.

SUMMARY

Planner Matt Eastman delivered the summary report. The applicant requested to reduce the required minimum width of a driveway extension to allow for the construction of a driveway extension with a width of approximately nine and forty-four hundredths (9.44) feet.

The subject property is zoned R-3 Single Family Residential with an existing residence and is surrounded on the South, East and West sides by R-3 Single Family Residential properties with existing homes and on the North side by an E-R Estate Residential property, which is the Will County Forest Preserve.

The 9,424 square foot lot was improved with an approximate 1,877 square foot home "footprint", a 200 square foot patio and a 452 square foot pool.

On July 25th, 2011, the applicant applied for a building permit to replace the current driveway, as well as construct a ten (10) foot wide driveway extension along the west side of the home. At that time, the applicant was informed that all driveways, service walks, patios and other dust-free surfaces shall provide a minimum setback of three (3) feet to a property line and shall not be located within an easement. It was at this time a variance was applied for.

The applicant initially requested a variance from Section 3-312 of the Village of Bolingbrook Zoning Ordinance, which required that any driveway, service walk, patio and other dust-free surfaces shall provide a minimum setback of three (3) feet to a property line and shall not be located within an easement.

As shown on Exhibit A, the applicant originally planned to construct a ten (10) foot wide driveway extension, which left a two and forty-four hundredths (2.44) of a foot side yard setback.

Our Village Engineer, Tom Pawlowicz, requested the three (3) foot side yard setback be maintained and the downspout be located at the southwest corner of the garage, be trenched underneath the proposed driveway extension to prevent problems in the winter months.

As a result, the applicant requested a variance from Section 3-312 of the Village of Bolingbrook Zoning Ordinance, which required any driveway for vehicle parking or storage shall have a minimum width of ten (10) feet.

As shown on Exhibit C, the applicant proposed to construct a nine and forty-four hundredths (9.44) of a foot wide driveway extension, which would allow for three (3) foot side yard setback to be met.

The applicant has obtained written approval from all the necessary utility companies in order to encroach the Public Utility and Drainage Easement with his driveway extension.

If the proposed driveway extension was approved, the lot would have a twenty-six (26) percent lot coverage and open space of sixty-one (61) percent, which met minimum requirements.

Based upon the governing hardship standards, there was no viable hardship that would warrant the proposed variance request. However, staff felt that the reduction to the code requirements for the driveway extension would merely serve as an inconvenience to the property owner and would not affect the surrounding property owners.

DISCUSSION/TESTIMONY

There were no questions or comments received at the meeting.

Motion Wonderlin, second Watts to close the public hearing.

AYES: 4 Watts, Pritikin, Wonderlin, Marrs

NAYS: 0 None

ABSENT: 1 Chair Fletcher

Motion carried. Public hearing closed at 7:11 p.m.

The Board completed the Findings of Fact Worksheet.

Motion Wonderlin, second Marrs to approve Docket No. 11.05V-0824, on the property located at 1716 Hidden Valley Drive, for the purpose of reducing the required minimum width of a driveway extension to allow for the construction of a driveway extension with a width of approximately nine and forty-four hundredths (9.44) feet wide.

AYES: 1 Watts, Pritikin, Wonderlin, Marrs

NAYS: 0

ABSENT: 1 Chair Fletcher

Motion carried. Variance granted.

RESOLUTION 664

Motion Wonderlin, second Watts to adopt Resolution 664 (Docket No. 11.04V-0810) denying Nadine Rasper a variation to allow a swimming pool (constructed without a permit) to have a corner side yard setback of approximately six and one-half (6.5) feet to the structure and three (3) feet to the filter on the property commonly known as 12 Picnic Court, Bolingbrook, Illinois:

AYES: 4 Watts, Pritikin, Wonderlin, Marrs

NAYS: 0 None

ABSENT: 1 Chair Fletcher

Motion carried. Resolution adopted.

RESOLUTION 665

Motion Wonderlin, second Marrs to adopt Resolution 665 (Docket No. 11.05V-0824) granting Dan Pikowski a variation to construct a driveway extension with a width of approximately nine and forth-four hundredths (9.44) feet on the property commonly known as 1716 Hidden Valley Drive, Bolingbrook, Illinois, subject to the following conditions and restrictions:

1. That the Applicant complies 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: 4 Watts, Pritikin, Wonderlin, Marrs

NAYS: 0 None

ABSENT: 1 Chair Fletcher

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 Watts, second Wonderlin to adjourn the meeting.

VOICE VOTE. MOTION CARRIED.

The meeting was adjourned at 7:17 p.m.

Chairman

Approved

Secretary