

REGULAR MEETING OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF BOLINGBROOK
OCTOBER 9, 2013

CALL TO ORDER

Wonderlin called the meeting to order at 7:00 p.m., October 9, 2013.

MOTION

Motion Ali, second Bethune to appoint Paul Wonderlin Acting Chair of the Commission. Chair Seymour Pritikin was not in attendance as he was out-of-town on business.

AYES: 4 Ali, Bethune, Marrs, Martinez

NAYS: 0 None

ABSTAIN: 1 Wonderlin

ABSENT: 2 Chair Pritikin, Greco

Motion carried.

ROLL CALL

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

Absent: Chair Seymoure Pritikin and Felix Greco

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

Press: None

JOURNAL OF PROCEEDINGS

Motion Ali, second Bethune to approve the minutes of the July 24, 2013, meeting of the Zoning Board of Appeals as submitted.

Voice vote. Motion carried.

PUBLIC HEARING

Docket No. 13.06V-1009
579 Redwood Road
Applicant: Nancy Bradford
Sec. 3-311 & 3-312
Staff: Matt Eastman

To allow for construction of a five hundred seventy-six (576) square foot detached garage on a property with an existing three hundred eight (308) square foot attached garaged as well as a seven and one-half (7.5) foot wide driveway extension.

Motion Martinez, second Bethune to open the public hearing.

AYES: 5 Ali, Bethune, Marrs, Martinez, Acting Chair Wonderlin

NAYS: 0 None

ABSENT: 2 Chair Pritikin and Greco

Motion carried. Public Hearing opened at 7:03 p.m.

SUMMARY

Planner Matt Eastman delivered the summary. On September 3, 2013, the applicant, Nancy Bradford, applied to reduce the required minimum width of a driveway extension while increasing the allowable square footage for a garage in order to allow for the construction of a five hundred seventy-six (576) square foot detached garage within the backyard on a property with an existing three hundred eight (308) square foot attached garage and a seven and one-half (7.5) foot wide driveway extension along the north side of the home.

The lot was comprised of approximately 8,190 square feet and was improved with an approximate 1,356 square foot home "footprint" and R-3 Single Family Residences on all four sides of the property.

On September 3, 2013, the applicant applied for a building permit to construct a seven and one-half (7.5) foot wide driveway extension along the north side of the home, as well as a 576 square foot detached garage within the backyard.

On September 5, 2013, a message was left with the contractor, Danley's Garage World, requesting additional information regarding the existing one (1) car attached garage on the property and the proposed driveway extension. On September 6, 2013, the contractor confirmed there was an existing three hundred eight (308) square foot attached garage on the property and Staff explained that two (2) variances would be required in order to approve the requested driveway extension and detached garage.

On September 11, 2013, the applicant applied for a variance from Sections 3-311 and 3-312 of the Village of Bolingbrook Zoning Ordinance, which required that every detached single family dwelling unit include either an attached or detached garage (or combination thereof) that does not exceed six hundred forty (640) square feet in a R-3 Single Family Residential Zoning District and that any driveway for vehicle parking and/or storage purposed shall have a minimum width of ten (10) feet. The applicant proposed a seven and one-half (7.5) foot wide driveway extension along the north side of the home, in order to maintain the required three (3) foot side yard setback, which would provide access to the proposed five hundred seventy-six (576) square foot detached garage in the rear yard. The driveway extension would match the existing driveway with respect to the side yard setback.

Village Engineer, Tom Pawlowicz, requested the gas meter, currently located directly at the northwest corner of the garage, be relocated as a condition of approval, since there was not sufficient room to maintain a distance of three (3) feet free-and-clear of the immovable object which was a safety hazard. The applicant worked with Nicor to relocate the meter.

If the proposed driveway extension was approved, the lot would have a lot coverage of twenty eight (28) percent and an open space of seventy three (73) percent. The driveway expansion was not located within a Public Utility and Drainage Easement.

The proposed driveway extension and detached garage met all other Zoning Ordinance 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 applicant, and the increase to the allowable garage size would not affect the surrounding property owners since detached garages were common in the surrounding area.

DISCUSSION

None

TESTIMONY

Nancy Bradford, owner of the property at 579 Redwood Road, read a statement to the Zoning Board of Appeals Commission in support of her project.

Motion Bethune, second Marrs to close the public hearing.

AYES: 5 Ali, Bethune, Marrs, Martinez, Acting Chair Wonderlin

NAYS: 0 None

ABSENT: 2 Chair Pritikin and Greco

Motion carried. Public Hearing closed at 7:10 p.m.

The Board completed the Findings of Fact Worksheet.

Motion MARRS, second Martinez to approve Docket No. 13.06V-1009 on the property located at 579 Redwood Road to reduce the required minimum width of a driveway extension while increasing the allowable square footage for a garage in order to allow for the construction of a five hundred seventy-six (576) square foot detached garage on a property with an existing 308 square foot attached garage as well as a seven and one-half (7.5) foot wide driveway extension with the stipulation that the gas meter be relocated.

AYES: 5 Ali, Bethune, MARRS, Martinez, Acting Chair Wonderlin

NAYS: 0 None

ABSENT: 2 Chair Pritikin and Greco

Motion carried. Variance granted.

RESOLUTION 676

Motion Bethune, second MARRS to adopt Resolution 676 (Docket No. 13V.06-1009) granting Nancy Bradford a variation to allow for the construction of a five hundred seventy-six (576) square foot detached garage on the subject property with an existing three hundred eight (308) square foot attached garage, as well as, allow a seven and one-half (7.5) foot wide driveway extension on the property known as 579 Redwood Road, Bolingbrook, Illinois, subject to the following conditions and restrictions:

1. That the gas meter, currently located directly near the northwest corner of the garage, be relocated as a condition of approval. The meter needed to be relocated since there was not sufficient room to maintain a distance of three (3) feet free-and-clear of the immovable object, which is a safety hazard.
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: 5 Ali, Bethune, MARRS, Martinez, Acting Chair Wonderlin

NAYS: 0 None

ABSENT: 2 Chair Pritikin and Greco

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 Bethune, second Marris to adjourn the meeting.

Voice vote. Motion carried.

Acting Chair Wonderlin adjourned the meeting at 7:18 p.m.

Chairman

Approved

Secretary