

**REGULAR MEETING OF THE ZONING BOARD OF APPEALS**  
**OF THE VILLAGE OF BOLINGBROOK**  
**NOVEMBER 12, 2014**

**CALL TO ORDER**

Chair Wonderlin called the meeting to order at 7:00 p.m., November 12, 2014.

**ROLL CALL**

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

Absent: Felix Greco, Steve Preze

Staff Present: Planner – Matt Eastman and Deputy Village Clerk - Maggie Sadowski

Press: None

**JOURNAL OF PROCEEDINGS**

Motion Bethune, second Marrs to approve the minutes of the June 11, 2014, meeting of the Zoning Board of Appeals as submitted.

Voice vote. Motion carried.

**PUBLIC HEARING**

Docket No. 14.03V-01112  
192 Woodlet Lane  
Applicant: William Walther  
Sec. 4-104(D)3.d  
Staff: Matt Eastman

To reduce the required minimum rear yard setback for the principal structure from thirty (30) feet to twenty-four (24) feet to allow for the construction of 170 square foot sunroom addition to the rear of the home.

Motion Ali, second Bethune to open the public hearing.

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

NAYS: 0 None

ABSENT: 2 Greco, Preze

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

## **SUMMARY**

Planner Matt Eastman delivered the summary. The lot comprised approximately 8,750 square feet, was improved with an approximate 2,033 square foot home "footprint", a 300 square foot patio and is surrounded by other R-3 Single Family residences.

On October 8, 2014, the applicant applied for a Building Permit to construct a 170 square foot addition along the east side of the home within the backyard. As part of the permit, the applicant would construct a large portion of the addition over the existing patio.

As part of the Building Permit application, the applicant also applied for a variance from Sections 4-104 (D)3.d of the Village of Bolingbrook Zoning Ordinance which required all single family dwellings to maintain a rear yard setback of thirty-five (35) feet, except that, for a single family dwelling on a lot recorded prior to the passage of Ordinance 03-117, the minimum setback shall be thirty (30) feet in a R-3 Single Family Residential Zoning District.

Shown on the exhibit attached to the report, the applicant proposed an approximately 170 square foot sunroom addition off the back of the principal structure. The proposed addition would reduce the required rear yard setback from thirty (30) to approximately twenty-four (24) feet. [Was closer to twenty-four and a half (24.5) feet]

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

If the proposed variance was approved, the lot coverage would be twenty-four (24) percent and would have an open space of sixty-four (64) percent. A resident is considered "in compliance" with fifty (50) percent open space.

The proposed sunroom 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 sunroom addition would not have an adverse effect on the neighboring properties.

## **DISCUSSION**

None

## **TESTIMONY**

William Walther, owner of the property, gave testimony. He explained that they were putting on the sunroom addition due to health issues. Neither he nor his wife could be out on the patio in the summer as health concerns prohibited being in the sun. He said there were also too many mosquitos and bugs.

Motion Martinez, second Bethune to close the public hearing.

AYES: 5 Ali, Bethune, , Marrs, Martinez, Chair Wonderlin  
NAYS: 0 None  
ABSENT: 2 Greco, Preze

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

The Board completed the Findings of Fact Worksheet.

Motion Bethune, second Ali to approve Docket No. 14.03V-1112 on the property located at 192 Woodlet Lane, to reduce the required minimum rear yard setback for the principal structure from thirty (30) feet to twenty-four (24) feet in order to allow for the construction of a 170 square foot sunroom addition to the rear of the home.

AYES: 5 Ali, Bethune, , Marrs, Martinez, Chair Wonderlin  
NAYS: 0 None  
ABSENT: 2 Greco, Preze

Motion carried. Variance granted.

**RESOLUTION 680**

Motion Bethune, second Martinez to adopt Resolution 680 (Docket No. 14.03V-1112) granting William Walther a variation to construct a sunroom addition to the principal structure reducing the rear yard setback to twenty-four (24) feet on the property known as 192 Woodlet Lane, 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: 5 Ali, Bethune, , Marrs, Martinez, Chair Wonderlin  
NAYS: 0 None  
ABSENT: 2 Greco, Preze

Motion carried. Resolution adopted.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**CHAIRMAN'S REPORT**

Chair Wonderlin announced that he had a new granddaughter, Avery Julie Devon.

**BOARD MEMBERS' REPORTS**

None

**STAFF COMMENTS**

None

**CITIZENS TO BE HEARD**

None

**ADJOURNMENT**

Motion Bethune, second Martinez to adjourn the meeting.

Voice vote. Motion carried.

Chair Pritikin adjourned the meeting at 7:14 p.m.

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Chairman

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Approved

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Secretary