

**REGULAR MEETING OF THE ZONING BOARD OF APPEALS**  
**OF THE VILLAGE OF BOLINGBROOK**  
**DECEMBER 11, 2013**

**CALL TO ORDER**

Chair Pritikin called the meeting to order at 7:00 p.m., December 11, 2013.

**ROLL CALL**

Present: Chair Seymoure Pritikin and Board Members: Terri Bethune, Deane Marrs, Paul Wonderlin, and Eduardo Martinez

Absent: Mir Ali 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 Wonderlin, second Bethune to approve the minutes of the October 9, 2013, meeting of the Zoning Board of Appeals as submitted.

Voice vote. Motion carried.

**PUBLIC HEARING**

Docket No. 13.07V-1211  
1472 Columbus Drive  
Applicant: Donald Swienton  
Sec. 4-104(D)3.d.1  
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 Wonderlin, second Marrs to open the public hearing.

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

NAYS: 0 None

ABSENT: 2 Ali, Greco

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

**SUMMARY**

Planner Matt Eastman delivered the summary. The lot comprised approximately nine-thousand, thirty-three (9,033) square feet, was improved with an approximate one thousand, six hundred (1,600) square foot home "footprint" and a five hundred fifty (550) square foot deck.

On October 30, 2013, the applicant, Donald Swienton, applied for a building permit to construct a two-hundred ninety-three (293) square foot addition along the west side of the home within their backyard. As part of their permit, they would remove a large portion of the existing deck.

On November 4, 2013, a conversation took place with the contractor, DePaulo Builders, explaining that the Building Permit could not be approved as the proposed addition to the principal structure failed to meet the requirements set forth by the Zoning Ordinance.

On November 6, 2013, the applicant applied for a variance from Section 4-104(D)3.d.1 of the Village of Bolingbrook Zoning Ordinance which required that every single family dwelling unit maintain a thirty (30) foot rear yard setback in an R-3 Single Family Residential Zoning District.

The applicant proposed an approximately two hundred ninety-three (293) 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 twenty-five (25) feet.

Per the applicant, the proposed addition would be approximately fourteen (14) feet, six (6) inches in height and would be constructed of the same materials and colors as the principal structure.

If the variance were approved, the lot would have a lot coverage of twenty-four (24) percent and an open space of sixty-five (65) percent.

The proposed addition was not located within a Public Utility and Drainage Easement and would meet 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 proposed addition to the home would not have an adverse effect on the neighboring properties..

**DISCUSSION**

None

**TESTIMONY**

None

Motion Bethune, second MARRS to close the public hearing.

AYES: 5 Bethune, MARRS, Martinez, Wonderlin, Chair Pritikin

NAYS: 0 None

ABSENT: 2 Ali, Greco

Motion carried. Public Hearing closed at 7:05 p.m.

The Board completed the Findings of Fact Worksheet.

Motion Wonderlin, second MARRS to approve Docket No. 13.07V-1211 on the property located at 1472 Columbus Drive to reduce the required minimum rear yard setback for the principal structure from thirty (30) feet to twenty-five (25) feet in order to allow for the construction of a two hundred ninety-three (293) square foot sunroom addition to the rear of the home.

AYES: 5 Bethune, MARRS, Martinez, Wonderlin, Chair Pritikin

NAYS: 0 None

ABSENT: 2 Ali, Greco

Motion carried. Variance granted.

**RESOLUTION 677**

Motion Bethune, second Wonderlin to adopt Resolution 677 (Docket No. 13V.07-1211) granting Donald Swienton a variation to construct an addition to the principal structure reducing the rear yard setback to twenty-five (25) feet on the property known as 1472 Columbus Drive, 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 Bethune, MARRS, Martinez, Wonderlin, Chair Pritikin

NAYS: 0 None

ABSENT: 2 Ali, 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 Wonderlin, second Marrs to adjourn the meeting.

Voice vote. Motion carried.

Chair Pritikin adjourned the meeting at 7:08 p.m.

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Chairman

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Approved

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Secretary