

REGULAR MEETING OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF BOLINGBROOK
JUNE 11, 2014

CALL TO ORDER

Chair Wonderlin called the meeting to order at 7:00 p.m., June 11, 2014.

ROLL CALL

Present: Chair Paul Wonderlin and Board Members: Mir Ali, Terri Bethune, Felix Greco, Eduardo Martinez and Steve Preze

Absent: Deane Marrs

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

Press: None

JOURNAL OF PROCEEDINGS

Motion Bethune, second Martinez to approve the minutes of the December 11, 2013, meeting of the Zoning Board of Appeals as submitted.

Voice vote. Motion carried.

PUBLIC HEARING

Docket No. 14.01V-0611
300 Thistle Drive
Applicant: Gary Polgar
Sec. 3-311
Staff: Matt Eastman

To increase the allowable size of a detached garage in order to allow for construction of a 1,060 square foot detached garage on a property.

Motion Greco, second Bethune to open the public hearing.

AYES: 6 Ali, Bethune, Greco, Martinez, Preze, Chair Wonderlin

NAYS: 0 None

ABSENT: 1 Marrs

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

SUMMARY

Planner Matt Eastman delivered the summary. The lot comprised approximately 8,800 square feet, was improved with an approximate 1,092 square foot home "footprint", a 320 square foot patio and a 660 square foot detached garage.

On May 14, 2014, the applicant applied for a Building Permit to remove the existing 660 square foot detached garage and construct a 1,060 square foot detached garage in the same location on the subject property. At that time, the applicant was informed the proposed detached garage did not comply with Section 3-311 of the Zoning Ordinance, which required that every detached single family dwelling unit include either an attached or detached garage or combination thereof that did not exceed 640 square feet.

The applicant applied for a variance in order to construct the proposed 1,060 square foot detached garage (exhibit A of ZBA report). As part of the permit, the driveway would be widened to an overall width of twenty-eight (28) feet from the garage to the property line.

If the detached garage was approved, the lot coverage would be 24.5% and would have an open space of 61%. The proposed driveway extension and detached garage would have met all other Zoning requirements and were not located within a Public Utility and/or Drainage Easement.

Based upon the governing hardship standards, there was no viable hardship that would warrant the proposed variance request. However, given that from the street scape, the garage would appear as a standard 2-car garage, Staff felt that the proposed over-sized garage would not have an adverse effect on the neighboring properties.

DISCUSSION

None

TESTIMONY

Gary Polgar, owner of the property, testified. The applicant explained that he currently has a garage that needed to be re-built. He wanted extra space to work on his hobbies so he requested to build the new garage with added workspace in the back. This would increase the size of the garage from 660 square feet to 1,060 square feet .

Motion Greco, second Bethune to close the public hearing.

AYES: 6 Ali, Bethune, Greco, Martinez, Preze, Chair Wonderlin

NAYS: 0 None

ABSENT: 1 Marris

Motion carried. Public Hearing closed at 7:12 p.m.

The Board completed the Findings of Fact Worksheet.

Motion Greco, second Bethune to approve Docket No. 14.01V-0611 on the property located at 300 Thistle Drive, Pepper Tree Subdivision, to reduce the increase the allowable size of a detached garage in order to allow for the construction of a 1,060 square foot detached garage on the subject property.

AYES: 6 Ali, Bethune, Greco, Martinez, Preze, Chair Wonderlin

NAYS: 0 None

ABSENT: 1 MARRS

Motion carried. Variance granted.

RESOLUTION 678

Motion Bethune, second Preze to adopt Resolution 678 (Docket No. 14.01V-0611) granting Gary Polgar a variation to allow the construction of a 1,060 square foot detached garage on the property known as 300 Thistle 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: 6 Ali, Bethune, Greco, Martinez, Preze, Chair Wonderlin

NAYS: 0 None

ABSENT: 1 MARRS

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 Greco to adjourn the meeting.

Voice vote. Motion carried.

Chair Pritikin adjourned the meeting at 7:16 p.m.

Chairman

Approved

Secretary