

**MINUTES FOR THE REGULAR MEETING OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF BOLINGBROOK, JUNE 9, 2021**

CALL TO ORDER

Chair Deane Marrs called the meeting to order at 7:15 p.m., June 9, 2021.

ROLL CALL

Present: Chair Deane Marrs and Board Members: Steve Preze, Kirk Askew, and Abdul Vayani

Absent: James Sylvester

Staff Present: Director of Community Development - Matt Eastman, Planner – Lindsey Miller

Press: None

MINUTES

Motion Vayani, second Preze to approve the minutes from October 14, 2020.

AYES: 4 Askew, Vayani, Preze, Marrs

NAYS: 0 None

ABSENT: 1 Sylvester

Motion carried.

PUBLIC HEARING

Docket No.: 21.01V-0609
166 Queenswood Drive
Section 3-312
Applicant: Curtis Wehrman
Staff: Lindsey Miller

Motion Askew, second Vayani to open the public hearing.

AYES: 4 Askew, Vayani, Preze, Marrs

NAYS: 0 None

ABSENT: 1 Sylvester

Motion carried. Public Hearing opened at 7:16 p.m.

SUMMARY

Planner, Lindsey Miller, delivered the summary. The applicant is requesting a variance to reduce the required minimum setback and width of a driveway extension to allow for the construction of an approximately 8-foot wide driveway extension with a one-foot setback for the property located at 166 Queenswood Drive. The property is zoned R-3 Single Family Residential and is surrounded by existing R-3 Single Family residences on all sides. The lot comprises approximately 8,000 square feet and is improved with an approximate 1,275 square foot home "footprint", a 120 square foot shed, and a 216 square foot patio.

On April 9, 2021, the applicant applied for a Building Permit to convert the existing garage into living space, and to construct a 600 square foot detached garage, along with a driveway expansion along the west side of the home. It was at this time, the applicant applied for a variance from Section 3-312 of the Village of Bolingbrook Zoning Ordinance.

In accordance with Section 3-312, any driveway located behind the front wall setback of the principal structure for vehicle parking or storage shall have a minimum width of 10 feet and a minimum setback of 3 feet to a property and/or lot line and shall not be located on an easement, unless the proper permission is granted.

As part of the proposed construction, the applicant is converting the existing attached garage to living space.

The applicant is proposing an approximately eight-foot wide driveway extension with a one-foot side yard setback along the west side of the home, which would provide access to the proposed 600 square foot detached garage in the rear yard.

The proposed driveway mitigates storm water displacement by forming a valley in the center of the driveway; the valley is to be graded lower than the other portions of the driveway so that it holds water and refrains from pushing storm water onto neighboring properties or back towards the home or proposed garage.

As requested by our Village Engineer and Building Commissioner, the owner has agreed to relocate the gas meter. It is currently located on the east side of the home and will be relocated to the front to reduce obstructions and to protect the meter from being damaged by a vehicle entering or exiting the driveway.

If the proposed driveway extension were approved, the lot would have a lot coverage of 24.9% and an open space of 54.4%.

The driveway expansion would not be located within a Public Utility and Drainage Easement and all other Zoning requirements would be met.

Based upon the governing hardship standards, there is no viable hardship that would warrant the proposed variance request; however, Staff feels that the proposed driveway would not have an adverse effect on the neighboring properties, including drainage at this particular location.

DISCUSSION

Discussion ensued.

TESTIMONY

Curtis Wehrman, 166 Queenswood Drive, Bolingbrook IL gave testimony.

Motion Preze, second Vayani to close the public hearing.

AYES:	4	Askew, Vayani, Preze, Marrs
NAYS:	0	None
ABSENT:	1	Sylvester

Motion carried. Public Hearing closed at 7:23 p.m.

The Board completed the Findings of Fact Worksheet. No issues.

Motion Preze, second Vayani to grant a variance per Docket No. 21.01V-0609, for the property located at 166 Queenswood Drive, to reduce the required minimum setback and width of a driveway extension to allow for the construction of an approximately 8-foot wide driveway extension with a one-foot setback.

AYES:	4	Askew, Vayani, Preze, Marrs
NAYS:	0	None
ABSENT:	1	Sylvester

Motion carried. Variance granted.

PUBLIC HEARING

Docket No.: 21.02V-0512
222 Mill Stream Drive
Section 5-105(C)
Applicant: Esau Rodriguez
Staff: Lindsey Miller

Motion Vayani, second Marrs to open the public hearing.

AYES: 4 Askew, Vayani, Preze, Marrs
NAYS: 0 None
ABSENT: 1 Sylvester

Motion carried. Public Hearing opened at 7:28 p.m.

SUMMARY

Planner, Lindsey Miller, delivered the summary. The applicant is requesting a variance to increase the allowable height of a fence to be installed within the corner side yard to allow for a five-foot tall fence to be constructed one foot off the corner side property line for the property located at 222 Mill Stream Drive. The property is zoned R-3 Single Family Residential and is surrounded by existing R-3 Single Family residences on all sides. The lot comprises approximately 8,758 square feet and is improved with an approximate 1,136 square foot home "footprint", and an approximate 493 square foot detached garage.

The applicant is requesting a variance from Section 5-105(C) of the Bolingbrook Zoning Ordinance, which requires fences above three feet tall to be setback no less than ten feet from the corner side property line on corner lots.

The applicant is proposing the installation of a five-foot fence in the corner side yard, adjacent to Old Stone Road, setback one foot from the property line.

The proposed fence, if approved, would stand two feet above the allowable corner side yard height restriction.

The proposed fence meets all other Zoning Ordinance requirements.

As shown on the Location Map, the neighboring property to the east, 223 Far Hills Drive, has an existing legal nonconforming fence, installed approximately one foot from the corner side property line. The applicant is requesting to have the proposed fence align with the existing neighbor's fence.

Based upon the governing hardship standards, there is no viable hardship that would warrant the proposed variance request; however, Staff feels that the proposed alterations to the property would not have an adverse effect on the neighboring properties.

DISCUSSION

Discussion ensued.

TESTIMONY

Esau Rodriguez, 222 Mill Stream Drive, Bolingbrook, IL gave testimony.

Motion Vayani, second Marrs to close the public hearing.

AYES: 4 Askew, Vayani, Preze, Marrs
NAYS: 0 None
ABSENT: 1 Sylvester

Motion carried. Public Hearing closed at 7:32 p.m.

The Board completed the Findings of Fact Worksheet. No issues.

Motion Askew, second Preze to grant a variation per Docket No. 21.02V-0512, for the property located at 222 Mill Stream Drive, to increase the allowable height of a fence to be installed within the corner side yard to allow for a five-foot tall fence to be constructed one foot off the corner side property line.

AYES: 4 Askew, Vayani, Preze, Marrs
NAYS: 0 None
ABSENT: 1 Sylvester

Motion carried. Variance granted.

PUBLIC HEARING

Docket No.: 21.03V-0609
1166 Washington Street
Section 3-312
Applicant: Suhas Patel
Staff: Lindsey Miller

Motion Preze, second Vayani to open the public hearing.

AYES: 4 Askew, Vayani, Preze, Marrs
NAYS: 0 None
ABSENT: 1 Sylvester

Motion carried. Public Hearing opened at 7:36 p.m.

SUMMARY

Planner, Lindsey Miller, delivered the summary. The applicant is requesting a variance to increase the number of driveway approaches from one to two to allow for the construction of a circular driveway with two approaches, which provides ingress and egress between the roadway and private property for the property located at 1166 Washington Street. The property is zoned R-3 Single Family Residential and is surrounded by R-3 Single Family Residential/vacant lots on all sides. The lot comprises approximately 37,670 square feet and is currently undeveloped.

On May 7th, 2021, the applicant applied for a Building Permit to construct a single family home on two consolidated lots in the Americana Estates neighborhood. It was at this time, the applicant applied for a variance from Section 3-312 of the Village of Bolingbrook Zoning Ordinance.

In accordance with Section 3-312, every single-family dwelling is limited to one driveway approach, which provides ingress and egress between the roadway and private property.

The applicant is proposing a circular driveway with two points of ingress and egress between the roadway and private property.

As shown on the Site Plan, the proposed single family home is utilizing two lots but developing them as one.

Based upon the governing hardship standards, there is no viable hardship that would warrant the proposed variance request; however, Staff feels that the proposed driveway would not have an adverse effect on the neighboring properties, including drainage at this particular location

DISCUSSION

Discussion ensued.

TESTIMONY

None

Motion Preze, second MARRS to close the public hearing.

AYES: 4 Askew, Vayani, Preze, MARRS
NAYS: 0 None
ABSENT: 1 Sylvester

Motion carried. Public Hearing closed at 7:39 p.m.

The Board completed the Findings of Fact Worksheet. Special Conditions: Two lots

Motion Preze, second Vayani to grant a variation per Docket No. 21.03V-0609, for the property located at 1166 Washington Street, to increase the number of driveway approaches from one to two to allow for the construction of a circular driveway with two approaches, which provides ingress and egress between the roadway and private property.

AYES: 4 Askew, Vayani, Preze, MARRS
NAYS: 0 None
ABSENT: 1 Sylvester

Motion carried. Variance granted.

RESOLUTION 710

Motion Preze, second MARRS to adopt Resolution 710 (Docket No. 21.01V-0609) that granted Curtis Wehrman a variance to reduce the required minimum setback and width of a driveway extension to allow for the construction of an approximately 8-foot wide driveway extension with a one-foot setback for the property located at 166 Queenswood Drive, Bolingbrook, IL.

AYES: 4 Askew, Vayani, Preze, MARRS
NAYS: 0 None
ABSENT: 1 Sylvester

Motion carried. Resolution adopted.

RESOLUTION 711

Motion Askew, second MARRS to adopt Resolution 711 (Docket No. 21.02V-0512) that granted Esau Rodriguez a variance to increase the allowable height of a fence to be installed within the corner side yard to allow for a five-foot tall fence to be constructed one foot off the corner side property line for the property located at 222 Mill Stream Drive, Bolingbrook, IL.

AYES: 4 Askew, Vayani, Preze, MARRS
NAYS: 0 None
ABSENT: 1 Sylvester

Motion carried. Resolution adopted.

RESOLUTION 712

Motion Preze, second Askew to adopt Resolution 712 (Docket No. 21.03V-0609) that granted Susas Patel a variance to increase the number of driveway approaches from one to two to allow for the construction of a circular driveway with two approaches, which provides ingress and egress between the roadway and private property for the property located at 1166 Washington Street, Bolingbrook, IL.

AYES: 4 Askew, Vayani, Preze, Marrs
NAYS: 0 None
ABSENT: 1 Sylvester

Motion carried. Resolution adopted.

OLD BUSINESS

None

NEW BUSINESS

None

CHAIRMAN'S REPORT

None

BOARD MEMBERS' REPORTS

None

STAFF COMMENTS

Director Eastman: We will be adding new members to the Zoning Board at a later date. Happy 4th of July.

CITIZENS TO BE HEARD

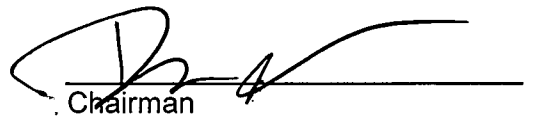
None

ADJOURNMENT

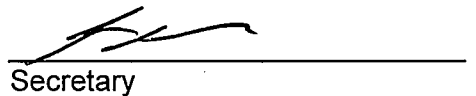
Motion Preze, second Marrs to adjourn the meeting.

Voice vote. Motion carried.

Chair Marrs adjourned the meeting at 7:46 p.m.


Chairman

7/14/21
Date Approved


Secretary