

**MINUTES FOR THE REGULAR MEETING OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF BOLINGBROOK, AUGUST 12, 2020**

CALL TO ORDER

Chair Deane Marrs called the meeting to order at 7:00 p.m., August 12, 2020.

ROLL CALL

Present: Chair Deane Marrs and Board Members: Steve Preze, Michael Shay, James Sylvester, Kirk Askew and Eduardo Martinez

Absent: Abdul Vayani

Staff Present: Planning & Zoning Administrator - Matt Eastman

Press: None

MINUTES

Motion Askew, second Martinez to approve the minutes from July 8, 2020.

AYES: 6 Shay, Sylvester, Askew, Martinez, Preze, Marrs
NAYS: 0 None
ABSENT: 1 Vayani

Motion carried.

PUBLIC HEARING

Docket No. 20.03V-0812
1246 Bush Boulevard
Section 3-312 & 5-105(C)
Applicant: Paul Lombardo
Staff: Matt Eastman

Motion Shay, second Preze to open the public hearing.

AYES: 6 Shay, Sylvester, Askew, Martinez, Preze, Marrs
NAYS: 0 None
ABSENT: 1 Vayani

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

SUMMARY

Administrator, Matt Eastman, delivered the summary. The applicant is requesting a variance to increase the maximum number of driveway approaches, as well as the maximum width of a residential driveway, and the maximum height for a fence within a residential district to allow for the construction of a single family residence with five (5) driveway approaches, two of which exceed the maximum width of 35 feet, and a 10-foot high fence to partially enclose the proposed sports court within the backyard for the property located at 1246 Bush Boulevard. The property is zoned R-3 Single Family Residential and is surrounded by R-3 Single Family residences on all sides. The lot comprises approximately 73,318 square feet in area and would include an approximately 6,997 square foot home "footprint", which would include a pool house, a 1,100 square foot in ground pool, a 4,000 square foot sports court and a 650 square foot patio.

The applicant is requesting a variance from Section 3-312 & 5-105(C) of the Bolingbrook Zoning Ordinance, which requires every single family dwelling shall be limited to one (1) driveway approach, which provides ingress and egress between the roadway and private property, no driveway shall exceed a maximum width of 35 feet, and all fencing within a residential district shall not exceed six (6) feet in height in an R-3 Single Family Zoning District.

As shown on the revised Proposed Site Plan, the applicant is proposing the construction of a single-family residence, with five (5) driveway approaches, two of which exceed the maximum width of 35 feet, per the proposed plan. One is approximately 50 feet, which leads to the attached garage. The other is approximately 40 feet and leads to the pool house area. The 10-foot high fence is to partially enclose the proposed sports court. It is not the fence that encapsulates the yard; it only includes the portion around the sports court area.

Per the applicant, the proposed construction of the residence, along with the exterior alterations, have all been approved by the Americana Estates Homeowners Association.

If the proposed addition were approved, the lot would have lot coverage of 11% and an open space of 65%.

The proposed additions meet all other Zoning Ordinance requirements.

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

The board discussed that this property was originally four separate lots, each with a driveway. Administrator Eastman responded that a plat of consolidation will be submitted with the county so the property can be recorded with one pin number. The pool house is part of the property.

Administrator Eastman confirmed that Bush Blvd. is the front of the property and the proposed sports court would be in the rear-yard along the east side.

The board discussed landscaping. Administrator Eastman stated that the yard would be heavily landscaped along the property line to provide privacy to the residents to the north and to the east of the property.

The board discussed the area surrounding the sports court. Administrator Eastman stated that the 10-foot fence is only around the sports court area. All other fenced areas will be a 5-foot wrought iron fence. The property fence takes care of pool fencing requirements.

The board discussed residential zoning requirements, which state there is a maximum of a three-car garage per residence. Administrator Eastman replied residential zoning speaks to any lots recorded prior to a certain date. This property was recorded prior to that code change. Many houses in this area have more than three-car garages.

The board discussed the property having multiple driveways. Administrator Eastman stated that this is the first time there has been a house built on more than one lot. He explained that the driveway by the pool house will serve as parking for guests.

TESTIMONY

Applicant, Paul Lombardo, answered questions regarding landscaping. Administrator Eastman stated that final landscaping plans will need to be submitted to Staff for review. Suggestions were made on adding additional landscaping around the sports court. The applicant stated they planned to add landscaping in this area.

The applicant discussed the type of fence around the property, which would be a black chain-link fence, and the use of the driveway by the pool house.

Resident, David Ohruau, inquired if there would be a wind guard on the sports court fence. Administrator Eastman stated that the applicant is planning to only have a fence without a wind guard.

Motion Shay, second Askew to close the public hearing.

AYES:	6	Shay, Sylvester, Askew, Martinez, Preze, Marrs
NAYS:	0	None
ABSENT:	1	Vayani

Motion carried. Public Hearing closed at 7:21 p.m.

The Board completed the Findings of Fact Worksheet. Notes: Unusual conditions of the property: 4-lot consolidation. Conditions to protect adjacent properties: Suggested evergreen landscaping on the south side of the sports court. The sports court will not have a wind guard on the 10' fence.

Motion Perez, second Askew to grant a variation per Docket No. 20.03V-0812, for the property located at 1246 Bush Boulevard to increase the maximum number of driveway approaches, as well as the maximum width of a residential driveway, and the maximum height for a fence within a residential district to allow for the construction of a single family residence with five (5) driveway approaches, two of which exceed the maximum width of 35 feet, and a 10-foot high fence to partially enclose the proposed sports court within the backyard subject to the conditions set forth, which include evergreen type landscaping to the south of the sports court and a restriction on the sports court fence remaining open and free of a wind guard screen.

AYES:	6	Shay, Sylvester, Askew, Martinez, Preze, Marrs
NAYS:	0	None
ABSENT:	1	Vayani

Motion carried. Variance granted.

RESOLUTION 708

Motion Preze, second Shay to adopt Resolution 708 (Docket No. 20.03V-0812) that granted Paul Lombardo a variance to allow for the construction of a single family residence with five (5) driveway approaches, two of which exceed the maximum width of 35 feet, and a 10-foot high fence to partially enclose the proposed sports court within the backyard with said conditions, on the property commonly known as 1246 Bush Boulevard, Bolingbrook, IL.

AYES:	6	Shay, Sylvester, Askew, Martinez, Preze, Marrs
NAYS:	0	None
ABSENT:	1	Vayani

Motion carried. Resolution passed.

OLD BUSINESS

None

NEW BUSINESS

Commissioner Sylvester suggested they could open their meetings with the Pledge of Allegiance. There were no objections.

CHAIRMAN'S REPORT

None

BOARD MEMBERS' REPORTS

None

STAFF COMMENTS

Administrator Eastman reminded everyone to complete the census. The date has been extended to October 30th to give residents additional time to complete the process. The Village is nearing the 77% response rate. In 2010, we ended at a 76.7% response rate. This year, as a village, we would like to obtain an 80-85% response rate. The census workers will start going door to door this month. The Jubilee is this weekend and there will be some big bands. Please wear masks and practice social distancing.

CITIZENS TO BE HEARD

None

ADJOURNMENT

Motion Shay, second Martinez to adjourn the meeting.

Voice vote. Motion carried.

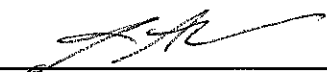
Chair Marrs adjourned the meeting at 7:32 p.m.



Chairman

October 14, 2020

Approved



Secretary