

ZONING BOARD OF APPEALS
MINUTES
JULY 14, 2009

The meeting was called to order by Chairman Rick Garrity at 7:31 p.m. Board Members Gregory Constantino, Barbara Fried, Mary Ozog, Dale SiligmueLLer and Michael Waterman were present. Board Member Ed Kolar was excused. Also present were Trustee Liaison Pete Ladesic and Building and Zoning Official Joe Kvapil.

Chairman Garrity described the procedures of the Zoning Board of Appeals.

On the agenda was a public hearing for the property at 415 Lorraine Road.

PUBLIC HEARING – 415 LORRAINE ROAD

A REQUEST FOR APPROVAL OF TWO (2) VARIATIONS FROM THE GLEN ELLYN ZONING CODE, SECTION 10-4-11(D)4, TO ALLOW THE CONSTRUCTION OF A ONE-STORY ADDITION TO THE FRONT OF THE HOUSE THAT RESULTS IN A CORNER SIDE YARD SETBACK OF 27.5 FEET IN LIEU OF THE MINIMUM REQUIRED CORNER SIDE YARD SETBACK OF 30 FEET AND SECTION 10-5-5(B)4 TO ALLOW THE CONSTRUCTION OF A ONE-STORY OPEN FRONT PORCH THAT RESULTS IN A FRONT PORCH SETBACK OF 19.5 FEET IN LIEU OF THE MINIMUM REQUIRED FRONT PORCH SETBACK OF 22.5 FEET.

(Robert and Lynn Bruno, owners)

Staff Introduction

Building and Zoning Official Joe Kvapil displayed a photograph of the subject one-story house on the east side of Lorraine Road. (Mr. Kvapil explained that although the subject street is identified as Lorraine Street on some maps, the County maps refer to it as Lorraine Road, and he would also refer to Lorraine as a road). Mr. Kvapil also displayed a location map and stated that the subject property is a corner lot. He added that the property is in the R4 Residential Zoning District and explained that the R4 Zoning District has a higher density of use than the R2 Residential District with condominiums up to six units permitted. Mr. Kvapil added that single-family houses in the R4 Zoning District are a special use. He stated that the property is bordered on three sides by the R2 Single-Family Residential District and that several condominium buildings in the area are in the R4 Zoning District. Mr. Kvapil stated that Village records indicate that no building permits or zoning variations have been granted for this property.

Mr. Kvapil stated that the petitioners are requesting variations for a corner side yard setback of 27.5 feet in lieu of the minimum required corner side yard setback of 30 feet and a front porch setback of 19.5 feet in lieu of the minimum required front porch setback of 22.5 feet. He stated that the project is a new front porch and a new addition to the west side of the house that faces Lorraine Road (the corner side yard). Mr. Kvapil explained that the Zoning Code defines the front yard as the side with the shortest dimension which, in this case, is on Center Street and that the setback requirements are identical for a front

yard and corner side yard. Mr. Kvapil stated that the proposed addition is very small and one-story and will be used as a new front closet in the entranceway. Mr. Kvapil displayed a site plan and added that this addition will extend into the required setback. Mr. Kvapil stated that the proposed porch addition is almost entirely within the required front porch setback line at 22-1/2 feet with the exception of a corner that extends into the setback. Mr. Kvapil added that stairs also extend into the required front porch setback line, however, an exception in the Zoning Code permits stairs and landings to encroach into the front corner yard setback. Mr. Kvapil displayed a diagram and indicated the proposed additions and existing and proposed setback lines.

Petitioners' Presentation

Lynn Bruno, the owner of 415 Lorraine Road, Glen Ellyn, Illinois, and Rene Stratton, the petitioners' architect of Stratton Architects, 711 Riford Road, Glen Ellyn, Illinois, spoke on behalf of the requested variations. Ms. Stratton stated that the existing stoop on the subject house is in a state of disrepair and the petitioners would like to replace and enlarge the stoop to improve access to the house, blend into the new front porch and enhance the curb appeal of the home. Ms. Stratton explained that the subject property is unique because the house is the only house on the block that faces Lorraine Road, and the hardships are the placement of the house on the lot and the odd shape of the lot. Ms. Stratton explained that a variation would not be necessary if the porch was not roofed over as it would then be considered a stoop. Ms. Stratton stated that a hardship for the petitioners is that the house does not have a closet at the front door and that when coats are hung on hooks located by the front door, that door cannot be opened or closed because of the narrow entryway. She added that the nearest closet to the front door is in one of the bedrooms and that coats are hung there. Ms. Stratton added that the variation request is the minimum necessary for the depth of the closet.

Ms. Bruno stated that adding a front porch became her vision when the Village installed a sidewalk in front of her property and that the door on that side of the house was not used prior to that time. She stated that after they built a pathway to the sidewalk, the existing structure started to rot and she had safety concerns regarding visitors entering through that side of the house. Ms. Bruno stated that she would like the front porch to be a functional and welcoming part of their home but that there currently is no place to hang coats.

Responses to Questions from the ZBA

Mr. Kvapil responded to Mr. Constantino that if the subject property was in the R2 Residential Zoning District, the lot coverage ratio would be approximately 12 percent, well under the maximum allowed per code. Mr. Kvapil responded to Ms. Ozog that he did not know the history regarding the subject property being designated R4 zoning, and Mr. Kvapil responded to Ms. Fried that the subject variations being requested would be the same for both the R2 and R4 zoning districts.

Persons in Favor of or in Opposition to the Petition

Just prior to the ZBA meeting, Ms. Bruno distributed a petition with 16 signatures in favor of the proposed variation requests. No persons spoke at the meeting either in favor of or in opposition to the variation requests.

Comments from the ZBA

The ZBA members were in favor of the variation requests because the petitioners demonstrated unique circumstances and hardships due to the shape of the lot and the placement of the house on the lot. The ZBA members also felt that the variation requests were minimal. Mr. Siligmuller stated that he was supportive of the proposed requests because the addition does not exacerbate an existing side yard setback nonconformity and will be an attractive architectural addition to the neighborhood. Mr. Siligmuller stated that he was in favor of the proposed additions because the neighbors are supportive, and Mr. Constantino added that the additions will have no adverse effects on surrounding properties. Mr. Constantino also stated that the proposed additions will address a potentially hazardous safety issue by replacing a deteriorating entrance area.

Motion

Ms. Fried moved, seconded by Mr. Siligmuller, to recommend that the Village Board approve the petitioners' request for the approval of two variations to allow the construction of a one-story addition to the front of the house that results in a corner side yard setback of 27.5 feet in lieu of the minimum required corner side yard setback of 30 feet and to allow the construction of a one-story open front porch that results in a front porch setback of 19.5 feet in lieu of the minimum required front porch setback of 22.5 feet based on the findings of fact that unique circumstances include the shape of the lot and the location of the house on the lot. The recommendation for approval was contingent upon the construction being in substantial conformance with the plans as submitted with the application.

The motion carried unanimously with six (6) "yes" votes as follows: Board Members Fried, Siligmuller, Constantino, Ozog, Waterman and Chairman Garrity voted yes.

Trustee Report

Trustee Ladesic announced that the final Downtown Plan will be presented at the next Village Board Workshop meeting. Trustee Ladesic also announced that a Finance Commission is in the process of being formed and invited residents with financial backgrounds to consider participating.

Staff Report

Mr. Kvopil reviewed an agenda item scheduled for the next ZBA meeting.

There being no further business before the ZBA, the meeting was adjourned at 8:08 p.m.

Submitted by:

Barbara Utterback
Recording Secretary

Reviewed by:

Joe Kvapil
Building and Zoning Official