

ZONING BOARD OF APPEALS
MINUTES
SEPTEMBER 27, 2011

The meeting was called to order by Chairman Rick Garrity at 7:30 p.m. Board Members Gregory Constantino, Barbara Fried, Ed Kolar, Mary Ozog and Dale SiligmueLLer were present. Board Member Gary Fasules was excused. Also present were Trustee Liaison Peter Cooper, Building and Zoning Official Joe Kvpil and Recording Secretary Barbara Utterback.

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

Board Member Ozog moved, seconded by Board Member Fried, to approve the minutes of the August 23, 2011 ZBA meeting. The motion carried unanimously by voice vote.

One public hearing was on the agenda for the property at 605 Euclid Avenue.

PUBLIC HEARING – 605 EUCLID AVENUE

A REQUEST FOR APPROVAL OF A ZONING VARIATION FROM THE GLEN ELLYN ZONING CODE, SECTION 10-4-8(E)1, TO ALLOW THE CONSTRUCTION OF A ONE-STORY SCREENED PORCH ADDITION THAT RESULTS IN A 21.72 LOT COVERAGE RATIO IN LIEU OF THE 20% MAXIMUM PERMITTED LOT COVERAGE RATIO.

(Ann and Robert Graham, owners)

Staff Report

Building and Zoning Official Joe Kvpil stated that Ann and Robert Graham, owners of the property at 605 Euclid Avenue, are requesting approval of one variation from Section 10-4-8(E)1 of the Glen Ellyn Zoning Code to allow the construction of a one-story screen porch addition to the rear of their home that results in a lot coverage ratio of 21.72% in lieu of the maximum permitted lot coverage ratio of 20%. Mr. Kvpil displayed photographs of the subject property which is on an interior lot that is conforming in length and area on the east side of Euclid Avenue. The property is in the R2 Zoning District and is surrounded by residential properties. Mr. Kvpil stated that the subject home was built in 2000 and one permit was issued for a fence in 2003. No zoning variations have been granted for this property. Mr. Kvpil displayed a site plan that indicated the area of the proposed screened porch addition which is 248 square feet. He showed the location of the proposed porch which will be where a landing with 2-3 steps currently exists. He explained that 248 square feet is less than the 300 square foot minimum requirement for both a drainage plan review and a tree preservation plan. Mr. Kvpil stated that the proposed screened porch setback and the rear yard setback comply with the code and that the height of the proposed screen porch is also within the code requirements.

Mr. Kvpil stated that the existing lot coverage ratio is 19.6% and less than the maximum permitted LCR of 20%. The proposed porch addition will increase the lot coverage ratio to 21.72% which will require a variation. Mr. Kvpil added that no other variations are required and that no other nonconforming conditions are on the subject property.

Petitioners' Presentation

Ann Graham, resident/owner of 605 Euclid Avenue, Glen Ellyn, Illinois and Ray Whalen, a builder, 177 Sunset Avenue, Glen Ellyn, Illinois were present to speak on behalf of the subject variation request.

Ms. Graham stated that the subject home was built in 2000 and the Grahams' moved into the home in 2001. Ms. Graham stated at the time that they moved into their home, the lot coverage ratio was 25%. She stated that they had always hoped to build a screened-in porch onto their home under the 25% LCR ratio. Ms. Graham stated that their hardship is that they must come to the Village to ask for a variation to build a porch at this time because the lot coverage ratio is now at 20%. Ms. Graham stated that the proposed screened porch will be one-story with a flat roof, deck flooring and screens. She stated that the floor will be poured on concrete footings with no foundation so additional bulk will never be added above the porch. Ms. Graham added that the porch will be used as a three-season room only. She stated that the neighbors to the north and south have no problems with the plans as presented. Ms. Graham displayed a front view of the subject property and stated there will be no view of the screen porch from that location. She also displayed a view of the property from the rear patio sliders and explained that mature landscaping will shield her property from the north. Ms. Graham also stated that a church parking lot backs up to her rear yard, however, her yard is screened with green landscape. She provided another photograph that showed additional landscaping between her property and the neighbors. She added that landscaping between their driveway and their neighbors' driveway was charred in a fire but will be replaced. Ms. Graham stated that they are replacing existing brick impervious surface with a screened-in porch. Ms. Graham stated that another hardship is coyotes in the neighborhood which create a safety issue outdoors. Ms. Graham displayed photographs indicating the features of the proposed porch and the elevations of the proposed porch.

Mr. Whalen stated that the grading criteria will have no adverse impact on the adjacent property owners and that the proposed project will have no adverse impact on the trees on the property. Mr. Whalen added that a larger porch was originally designed but was not permitted under the zoning code and that a screened porch is a popular element. Mr. Whalen also stated that reducing the size of the porch would create issues with furniture placement.

Responses to Questions from the ZBA

Mr. Kvpil responded to Board Member Constantino that the petitioners would currently be allowed to increase the size of their home by approximately 50 square feet. Mr. Kvpil responded to Board Member Fried that a 500-square foot bonus has been included

in the calculation of lot coverage area for the petitioners having a garage in their rear yard and a 240-square foot bonus has been included in the calculation for the open front porch. Ms. Graham responded to Board Member Constantino that no neighbors have objected to the proposed porch. Ms. Graham also responded to Board Member Constantino that although the proposed porch could be made somewhat smaller, the proposed plan maintains the architectural integrity of the home. Mr. Kvapil responded to Board Member Ozog that the Village heard from no one either in favor of or in opposition to the proposed project. Mr. Kvapil asked what makes the proposed project unique, and Ms. Graham responded that her home was built under a less restrictive building code and feels her request is no different from any other screened-in porch variation request.

Persons in Favor of or in Opposition to the Petition

No one spoke in favor of or in opposition to the variation request.

Comments from the ZBA

Five of the six ZBA members were in favor of recommending approval of the petitioner's variation request for a three-season porch. The members supportive of the request felt that the project hardship is a safety concern regarding coyotes being present in the neighborhood and that unique circumstances can be supported because two sides of the house are being used as walls for the porch that was originally intended to be constructed. The ZBA members pointed out that the Village lot coverage changed after the subject home was constructed, unique circumstances regarding covered porches built on the home reduced the available lot coverage, no visual impact exists due to the location of the proposed porch, no setback variations are being requested, no impacts from landscaping or trees exist, the effect of air and light are non-existent because there is no second floor on the porch, and no neighbors have objected to the petitioners' request. Board Member Ozog stated that the lot coverage ratio of the home originally was 19.6 % when the maximum LCR was 25%. She commented that the proposed design reduces bulk and impact and the size cannot be reduced because of the retention of the windows and the sliding door. Board Member Kolar was not supportive of the proposed request because the lot coverage ratio was changed several years ago to limit the size of houses on property and he did not feel the subject request is unique.

Motion

Board Fried moved, seconded by Board Ozog, to recommend approval of a variation from Section 10-4-8(E)1 of the Zoning Code for the property at 605 Euclid Avenue to allow the construction of a one-story screened porch addition that results in a 21.72 lot coverage ratio in lieu of the maximum permitted lot coverage ratio of 20%. The reason for approval was because the owners of the home had planned to build a porch when they purchased the home when the lot coverage ratio was 25%, the request is minimal, and no neighbors objected to the variation request. Conditions of approval include keeping the height of the porch to one story and constructing the porch per the plans as submitted.

The motion carried with five (5) “yes” votes and one (1) “no vote as follows: Board Members Constantino, Fried, Ozog, Siligmuller and Chairman Garrity voted yes; Board Member Kolar voted no.

Trustee Report

Trustee Cooper stated that three (3) ordinances regarding tree preservation were passed at yesterday’s Village Board meeting.

Chairman Report

Chairman Garrity brought up the topic of announcing to petitioners beforehand that ZBA members will be at their site. Mr. Kvapil stated he could add language to the ZBA materials regarding that topic.

Staff Report

Mr. Kvapil updated the ZBA members on the College of DuPage situation. He also stated that both ZBA meetings scheduled in October will be cancelled.

There being no further business before the Zoning Board of Appeals, the meeting was adjourned at 8:30 p.m.

Submitted by:

Barbara Utterback
Recording Secretary

Reviewed by:

Joe Kvapil
Building & Zoning Official