

ZONING BOARD OF APPEALS
MINUTES
AUGUST 23, 2016

The meeting was called to order by Chairperson Rick Garrity at 7:00 p.m. ZBA Members Gregory Constantino, Matthew Jones, John Micheli, Adam Miller and Thomas Whalls were present. ZBA Member Chip Miller was excused. Also present were Building and Zoning Official Steve Witt and Recording Secretary Barbara Utterback.

Chairperson Garrity explained the procedures of the Zoning Board of Appeals.

On the agenda was a public hearing regarding the property at 263 Sheffield Lane.

PUBLIC HEARING – 263 SHEFFIELD LANE

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-4-8(E) TO ALLOW THE INSTALLATION OF A BOX BAY WINDOW AND THE CONSTRUCTION OF A FRONT PORCH ON AN EXISTING 2-STORY HOUWE RESULTING IN A LOT COVERAGE RATIO OF 21.71 PERCENT IN LIEU OF THE MAXIMUM PERMITTED RATIO OF 20.00 PERCENT. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Glen and Susan Ferrell, owners)

Staff Presentation

Building and Zoning Official Steve Witt stated that the petitioners are Glen and Susan Ferrell, owners of the property located at 263 Sheffield Lane which is an exterior lot in the R2 Residential Zoning District. Mr. Witt displayed a map and stated that the subject property is west of North Kenilworth Avenue and that the zoning and land use surrounding the subject property is also single-family residential. Mr. Witt stated that the subject property is not located within an historic district nor is it landmarked. He also stated that the subject house is not a significant home designated by the Historic Preservation Commission or a home plaqued by the Historical Society.

Mr. Witt displayed a partial floor plan and elevation of the subject house. He stated that the property owners would like to install a box bay window on the front elevation of their house and indicated where that window would be located. He added that there are currently no windows on the front of the home at the first floor level. He stated that the petitioners would also like to create a small front porch to protect the front entry door by roofing in a portion of the porch.

Mr. Witt stated that the maximum allowable lot coverage for homes exceeding one story in height is 20 percent of the lot area. He added that the area of the subject lot is 9,835 square

feet and 20 percent of the lot would be 1,967 square feet. He also stated that the lot coverage of the existing home exceeds those figures at 2,135 square feet. He added that the areas of the proposed windows and porch are not exempt from the lot area coverage and they add a total of 23.58 square feet of lot coverage to an already existing nonconforming condition. Mr. Witt added that the two-sided open front porch bonus does not apply in this case so the full 24 plus or minus square feet must be accounted for. He stated that the property owners are requesting approval of a variation from Glen Ellyn Zoning Code Section 10-4-8(E) to allow the installation of a box bay window and the construction of a front porch on an existing 2-story house resulting in a lot coverage ratio of 21.71 percent in lieu of the maximum permitted ratio of 20 percent. Mr. Witt stated that notice of the public hearing was published in the August 5, 2016 edition of the Daily Herald, notice was mailed to property owners within 250 feet of the subject property and a placard with the meeting date and time was placed on the property.

Mr. Witt stated that from a permit history perspective, the Village indicates that many permits have previously been issued for this property, however, the proposed work is part of this variation request and does not affect any of the previously permitted work or vice versa. He added that Village records do not indicate any previous granting or issuance of any zoning variations for this property.

Responses to Questions from the Zoning Board of Appeals

Mr. Witt responded to ZBA Member Constantino that the current lot coverage ratio is slightly less than 21.37 percent and the combined lot coverage ratio would be 21.71 percent.

Petitioners' Presentation

Glen and Susan Ferrell, the petitioners and owners of the property at 263 Sheffield Lane, were present to speak on behalf of their variation request. Mr. Ferrell stated they are requesting a window variation because they have no way to see out of their house from the first story and as they get older, it makes sense for them to see what is going on in front of their home. Mr. Ferrell also stated that there are currently concrete blocks in front of their stoop to help with erosion of the stoop and there are gaps under the concrete. He added that the only way to resolve the issue is to extend the concrete blocks over the gap and close it off. Mr. Ferrell also stated that they have a relative who has difficulty walking and they would like to help her to more easily enter their home and be protected by coverage overhead. Ms. Ferrell added that the overhang on the second floor above the windows allows rain to pour down on the walk below which is uncomfortable and icy in the winter months. She added that she believes this is the reason that the concrete at that location deteriorates.

Persons in Favor of or in Opposition to the Proposed Request

Leland Lewis of 279 Sheffield Lane stated he is probably as affected as anyone in the neighborhood as he lives next door to the petitioners with approximately 20 feet between their homes. He stated he is familiar with the petitioners' issues and added that their ice situation is treacherous. Mr. Lewis stated that the proposed changes will be a great character improvement and the addition of a window in front will provide safety for the petitioners. He also felt that the variation request is very minimal and the neighbors are all in favor of the request. Mr. Lewis also hoped that the request will be approved as soon as possible so that the porch can be added before the winter months.

Bill Hajny of 245 Sheffield Lane seconded everything said by Mr. Lewis. He stated he is looking forward to seeing the new front of the subject home as it will be an excellent addition to their cul-de-sac. He added that he is 100 percent behind the proposed improvements.

Jeff Warmolts of 262 Sheffield Lane stated that he and his wife live across the street from the petitioners and strongly support their variation request. He stated he likes the proposed changes from an aesthetic standpoint and he believes the changes will improve the appearance of the house. He also supported the comments from their other neighbors who spoke at this meeting.

Findings of Fact

ZBA Member Constantino stated that Susan and Glen Ferrell, the petitioners and owners of 263 Sheffield Lane, are requesting permission to install a box bay window and construct a porch onto the front of their 2-story home which would result in a lot coverage ratio of 21.71 percent in lieu of the maximum permitted ratio of 20.00 percent. ZBA Member Constantino stated the property is an interior lot located in the R2 Residential zoning district and the zoning and land use surrounding the subject property is single-family residential. He stated that the petitioners would like to install a box bay window and create a small front porch with a roof to protect the front entry to their home.

ZBA Member Constantino stated that Steve Witt, Building and Zoning Official, described the subject property, the requested variance and the present zoning use. He stated that Mr. Witt said the project will involve an additional 23.58 square feet and after the construction is allowed would result in a lot coverage of 21.71 percent. ZBA Member Constantino stated that Glen and Susan Ferrell, the owners of the subject property, described the reasons for their variation requests which were a security issue as there is currently no way to see the front of their house when inside as well as a safety and maintenance issue for which they would like to install a porch to protect people entering the home from the elements. ZBA Member Constantino stated that three neighbors spoke in support of the petitioners' requests. Those

neighbors were Leland Lewis of 279 Sheffield Lane, Bill Hajny of 245 Sheffield Lane and Jeff Warmolts of 262 Sheffield Lane who confirmed the existence of the petitioners' conditions, were in favor of the alterations and felt the proposed changes would enhance the character and aesthetics of the neighborhood.

ZBA Member Whalls moved, seconded by ZBA Member Jones, to approve the findings of fact. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

All of the ZBA Members were in favor of the requested variations. ZBA Member Constantino stated that the requested lot coverage ratio is minimal, safety issues are being addressed and all of the neighbors approve of the petitioners' request.

ZBA Member Whalls moved, seconded by ZBA Member Adam Miller, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Micheli moved, seconded by ZBA Member Constantino, that after considering the application of Glen and Susan Ferrell and testimony presented at this public hearing, the Zoning Board of Appeals recommends approval of the zoning variation requested from Section 10-4-8(E) to allow the installation of a box bay window and the construction of a front porch on an existing 2-story house resulting in a lot coverage ratio of 21.71 percent in lieu of the maximum permitted ratio of 20.00 percent and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board. The recommendation for approval is based on the need to modernize and update the property for basic functionality and safety reasons and, if granted, the variation will not alter the essential character of the subject property.

The motion carried unanimously with five (5) yes and zero (0) no votes as follows: ZBA Members Micheli, Constantino, Jones, Whalls and Chairman Garrity voted yes.

Trustee Report

No Trustee Liaison report was given.

Chairperson Report

No Chairman Report was given.

Staff Report

Building and Zoning Official Steve Witt stated that no zoning variations are currently upcoming.

The meeting was adjourned at 7:26 p.m.

Submitted by:

Barbara Utterback
Recording Secretary

Steve Witt
Building and Zoning Official