

MEMORANDUM

TO: CHAIR MITCHELL AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, BUILDING AND ZONING ADMINISTRATOR
DATE: FEBRUARY 16, 2022
RE: REGULAR FEBRUARY MEETING

Please find enclosed the agenda and related materials for the regular February meeting of the Flossmoor Zoning Board of Appeals. The meeting will be held in on Tuesday, February 22nd beginning at 7:30 p.m. This meeting will be conducted in person and remotely via Zoom, which is permitted by Public Act 2020-640.

You may join the meeting from your computer, tablet or smartphone at the following link:

<https://us02web.zoom.us/j/87879347557?pwd=dGJLc055c3RQWS94WEYxRVhLT2Vodz09>

Or you can also dial in using your phone:
1 (312) 626-6799

Meeting ID: 878 7934 7557
Passcode: 60422

There is one continued petition for variation scheduled for consideration:

- 637 Dundee Avenue (Variation from Section 285-23-3 K. (1) (a) prohibiting more than one driveway per residential lot.

Please telephone Jen Fisher at 957-4101 or e-mail her at jfisher@flossmoor.org no later than 5:00 p.m. Monday, February 21st to confirm your attendance. As always, it is important that we confirm as early as possible that a quorum will be available for the meeting.

If you have any questions or require any additional information please do not hesitate to contact me via e-mail at sbugner@flossmoor.org

ZONING BOARD OF APPEALS

FEBRUARY 22, 2022

7:30 P.M.

FLOSSMOOR VILLAGE HALL

The February 22, 2022 meeting of the Zoning Board of Appeals will be conducted in person at Village Hall at 2800 Flossmoor Road and remotely via Zoom which is permitted by Public Act 2020-640. The public is invited to monitor the meeting using the dial-in number below. Public participation will be permitted only during the Public Hearing portion of the meeting agenda. Members of the public may also comment on the Public Hearing by email to info@flossmoor.org. Comments received by 5:00 p.m. Monday, February 21, 2022 will be read into the record of the meeting.

You may join the meeting from your computer, tablet or smartphone at the following link:

<https://us02web.zoom.us/j/87879347557?pwd=dGJLc055c3RQWS94WEYxRVhLT2Vodz09>

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AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 25, 2022
3. HEARING OF PETITIONS
 - A. CONTINUED PUBLIC HEARING OF A PETITION FOR A VARIATION – BALKCOM – 637 DUNDEE AVENUE - DRIVEWAY
4. OTHER BUSINESS
 - A. FINDINGS OF FACT FOR BALKCOM PETITION
5. STAFF REPORTS
6. ADJOURNMENT

MEMORANDUM

TO: CHAIR MITCHELL AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, ZONING ADMINISTRATOR
DATE: FEBRUARY 16, 2022
**RE: CONTINUED PUBLIC HEARING OF A REQUEST FOR A VARIATION FROM THE
FLOSSMOOR ZONING ORDINANCE – BALKCOM (637 DUNDEE AVENUE) DRIVEWAY**

At the previous meeting of the Zoning Board of Appeals held on January 25, 2022 a motion to table the public hearing at the request of the petitioner until the next regular meeting was considered and passed. The continuance was considered to allow for additional members of the board who were unable attend to weigh in on the matter.

A corrected site plan has been provided along with the previous meeting packet materials.

MEMORANDUM

TO: CHAIR MITCHELL AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, ZONING ADMINISTRATOR
DATE: JANUARY 18, 2022
**RE: PUBLIC HEARING OF A REQUEST FOR A VARIATION FROM THE FLOSSMOOR
ZONING ORDINANCE – BALKCOM (637 DUNDEE AVENUE) DRIVEWAY**

We have received a request for a variation from Section 285-23-3 K. (1) (a) of the Flossmoor Zoning Ordinance prohibiting more than one driveway per residential lot. The request has been submitted by Richard and Kimberly Balkcom, owners of the property located at 637 Dundee Avenue. The facts of the matter are as follows:

The subject property is a semicircular corner lot located at Dundee Avenue and Sterling Avenue in an **R-5** Zoning District. The property is improved with a single-family dwelling with an attached garage.

The petitioners are seeking to construct a detached 24' X 24' garage in the northeast corner of the rear yard adjacent to Sterling Avenue with a 20' driveway with a curb cut onto Sterling Avenue.

While Section 285-21-1 B. of the Zoning Ordinance permits garages as accessory buildings in accordance with the bulk regulations for accessory uses, Section 285-23-3 K. (1) (a) of the Zoning Ordinance does not permit more than one driveway per residential lot.

The petitioners argue that their existing home has a small two-car attached garage that can barely fit both of their cars which completely limits the amount of storage space for lawn equipment as well as SUV parking. They argue that the home was built in 1955 and was not meant to accommodate the needs of a modern family. They stated that they are unable to store any lawn equipment and are limited to hiring someone to maintain their lawn. They added that the tight space causes constant minor damage to their vehicles because the doors are not able to fully open and must be parked within inches of the garage walls. They also stated that they would like a place where their son could park in an enclosed garage which would be more aesthetically pleasing to the neighborhood.

To assist you in your consideration of this matter please find attached the following materials:

- Application for Zoning Variance
- Survey showing proposed garage and driveway location
- Legal Notice and Notice to residents
- Address Map locating the subject property

VILLAGE OF FLOSSMOOR

Office of the Zoning Administrator

Application for Zoning Variance

This form shall be used to request any variation from the requirements of the Village's Zoning Ordinance. Applicants should read the application carefully before completing it. The completed application, any supporting documents/letters and the application fee should be returned to the Building Department at Village Hall. No request will be scheduled for a Public Hearing until a completed application, all required submittals and the application fee has been submitted to the Building Department.

PROPERTY INFORMATION

637 Dundee Ave., Flossmoor, IL
Address/Location of Property for which a Variance is being requested (Subject Property)

Richard & Kimberly Balkcom
Name of Applicant

637 Dundee Ave., Flossmoor, IL 60422
Applicant's Mailing Address

Home (219) 670-7651 Work () _____
Applicant's Telephone Numbers

Owner
Applicant's interest in Subject Property (Owner, contract, purchaser, etc)

If the applicant is not the owner of the property please provide the following information:

Owner's Name

Owner's Address

Home () _____ Work () _____
Applicant's Telephone Numbers

PAID

JAN 04 2022

By _____

A variance is permission to depart from the strict application of the requirements of the Village's Zoning Ordinance. Variances are granted only after a Public Hearing of the request is conducted by the Flossmoor Zoning Board of Appeals and passage of an ordinance by the Flossmoor Village Board. A variance only modifies the dimensional requirements of a specific zoning district and does not include the substitution of uses assigned to other zoning districts. For example, you cannot request a variance that would allow a retail store in a residential neighborhood.

For a variance to be granted the Zoning Board of Appeals must find, with the concurrence of the Village Board, that strict enforcement of the Zoning Ordinance, as it applied to a specific property, would create an undue hardship and/or present a practical difficulty. It is the obligation of the petitioner to demonstrate that a hardship and/or practical difficulty exists or will result if the variance is not granted. "Hardships", as defined in this procedure, do not include those that are self imposed or personal in nature.

Any grant of a variance must conform to the "Standards for Variations" as contained in Section 26-106.3 of the Flossmoor Zoning Ordinance. A copy of these standards is attached to this application form.

ALL APPLICANTS MUST ANSWER THE FOLLOWING QUESTIONS:

1. Please state the nature of the requested variance, giving distances and dimensions where appropriate if possible, attach site plans, drawings, and/or sketches illustrating the requested variance.

We would like to build a 24ft. x 24ft. garage on the northeast corner of our lot, off of Sterling Ave.

2. What is the nature of the practical difficulty or hardship that would result if the requirements of the Zoning Ordinance are strictly applied to your property?

We currently have a small 2-car garage that can barely fit both of our cars and completely limits the amount of storage or space we have (i.e. lawn equipment storage, SUV parking, etc.). This home, built in 1955, was not meant to accommodate the needs of a modern family. We are limited to hiring someone to maintain our lawn because we can't store equipment to do it ourselves, and the tight space ~~too~~ causes constant minor damage to our vehicles and the few things we do manage to store. With the current dimensions, we have just enough space to park our cars with room to exit the vehicle, but the car doors still touch the other vehicle (being only half open), and the cars must be parked within inches of the garage walls. We are also hoping to add this additional parking option so that our son can park without having to leave his vehicle outdoors, which would be more aesthetically pleasing to the neighborhood.

3. Would other properties in your immediate neighborhood have similar characteristics and/or problems? If so, how many?

The home located at 704 Perth, a few blocks from us, is similar in that it is a corner house built in 1953 that lacked adequate space for storage and parking. They recently added a 2nd garage to resolve this issue.

4. What effect will the requested variance have on adjoining property and the neighborhood in general?

We don't foresee any negative effects to the adjoining property or neighborhood. We have bushes that currently block the neighbors' view; the garage would be placed in such a way that their view would be the same. The addition of a garage would also add a driveway that would cross over the current walkway, but with the corner being wide and spacious where would still be a clear view of any pedestrians or other traffic.

5. Within the last year have you applied for a similar variance for this property? If so please provide the date when you applied and the results of your request.

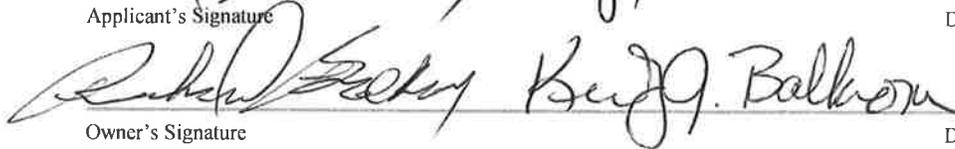
No.



Applicant's Signature

Date

01-04-2022



Owner's Signature

Date

01-04-2022

(Applications must have property owner's signature)

DO NOT WRITE BELOW, FOR OFFICE USE ONLY.

PAID

DATE SUBMITTED: 1/4/22 JAN 04 2022

FEE PAID: \$300 ✓ # 1312

REQUESTED HEARING DATE: 1/25/22

DATE PUBLISHED: 1/9/22

DATE RESIDENTS NOTIFIED: 1/18/22

Order ID: 7122785

* Agency Commission not included

GROSS PRICE * : \$60.00

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, January 9, 2022

Zone: Full Run

Color Spec. B/W

Preview

LEGAL NOTICE PUBLIC HEARING FLOSSMOOR ZONING BOARD OF APPEALS

Notice is hereby given that on Tuesday, January 25, 2022, the Flossmoor Zoning Board of Appeals will hold a public hearing to consider a request for a variation from the 1981 Comprehensive Amendment to the Flossmoor Zoning Ordinance Section 285-23-3 K. (1) (a). If approved it would allow the installation of second driveway for a detached garage. LEGAL DESCRIPTION: LOT 6 IN BLOCK 4 IN FLOSSMOOR PARK SECOND ADDITION, BEING A SUBDIVISION OF THE SOUTH 660 FEET OF THE EAST ½ OF LOT 1 IN THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. LOCATION: 637 Dundee Avenue APPLICANT: Richard and Kimberly Balkcom HEARING DATE: Tuesday, January 25, 2022, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held remotely and in person. Visit www.flossmoor.org for dial-in instructions. All interested parties are encouraged to attend and to present oral or written testimony. /s/ Greg Mitchell, (Chairperson) Flossmoor Zoning Board of Appeals
January 9, 2022 - 7122785



FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor

Building Department
2800 Flossmoor Road
Flossmoor, Illinois 60422
Phone: 708.957.4101
TDD: 708.647.0179
Fax: 708.335.5490
www.flossmoor.org

Building and Zoning Administrator
Scott Bugner

Mayor

Michelle Nelson

Trustees

Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Perry Hoag
George Lofton
James Mitros

Village Clerk

Village Manager
Bridget A. Wachtel

January 18, 2022

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Tuesday, January 25, 2022, the Flossmoor Zoning Board of Appeals will hold a public hearing to consider a request for approval of a variance from the Flossmoor Zoning Ordinance regulating driveways. If approved the variance would allow a second driveway for a detached garage.

A map locating the property is shown on the back of this letter.

The meeting will be held remotely beginning at 7:30 p.m. All interested parties are encouraged to attend and to present oral or written testimony. Members of the public may also comment on the Public Hearing by email to info@flossmoor.org. Comments received by 5:00 p.m. Wednesday, January 24, 2022 will be read into the record.

To join via computer, tablet or smartphone:

<https://us02web.zoom.us/j/84664612052?pwd=MzUwdnc4V1pDZ0tjRVU0VU5GMMy9O UT09>

Or you can also dial in using your phone:

1 (312) 626-6799

Meeting ID: 846 6461 2052

Passcode: 60422

Please call me at 708-957-4101 or email me at sbugner@flossmoor.org if you have any questions.

Sincerely,

Scott M. Bugner

Building and Zoning Administrator

SMB/jf

Flossmoor Resident
627 Perth Avenue
Flossmoor, IL 60422

Flossmoor Resident
633 Perth Avenue
Flossmoor, IL 60422

Flossmoor Resident
639 Perth Avenue
Flossmoor, IL 60422

Flossmoor Resident
645 Perth Ave
Flossmoor, IL 60422

Flossmoor Resident
622 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
610 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
618 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
628 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
632 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
638 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
644 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
611 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
615 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
623 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
629 Dundee Ave
Flossmoor, IL 60422

Flossmoor Resident
2404 Heather Rd
Flossmoor, IL 60422

Flossmoor Resident
2424 Heather Rd
Flossmoor, IL 60422

Flossmoor Resident
612 Sterling Ave
Flossmoor, IL 60422

Flossmoor Resident
624 Sterling Ave
Flossmoor, IL 60422

Flossmoor Resident
630 Sterling Ave
Flossmoor, IL 60422

Flossmoor Resident
716 Sterling Ave
Flossmoor, IL 60422

Flossmoor Resident
2424 Brumley Ave
Flossmoor, IL 60422

Flossmoor Resident
2442 Brumley Ave
Flossmoor, IL 60422

Flossmoor Resident
711 Perth Ave
Flossmoor, IL 60422

Flossmoor Resident
618 Sterling Ave
Flossmoor, IL 60422



Subject Property