

MEMORANDUM

TO: CHAIR MATHEWSON AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, BUILDING AND ZONING ADMINISTRATOR
DATE: APRIL 19, 2022
RE: REGULAR APRIL MEETING

Please find enclosed the agenda and related materials for the regular April meeting of the Flossmoor Zoning Board of Appeals. The meeting will be held in on Tuesday, April 26th 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/88341894163?pwd=azl3WEJndEo2TXlzajlOVHNSWjBqdz09>

Or you can also dial in using your phone:

1 (312) 626-6799

Meeting ID: 883 4189 4163

Passcode: 60422

There is one petition for variation scheduled for consideration:

- 2023 Vardon Lane - Variation from Section 285-23-3 K. (1) (b) 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, April 25th 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

APRIL 26, 2022

7:30 P.M.

FLOSSMOOR VILLAGE HALL

The April 26, 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, April 25, 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/88341894163?pwd=azl3WEJndEo2TXlzajlOVHNSWjBqdz09>

Or you can also dial in using your phone:

1 (312) 626-6799

Meeting ID: 883 4189 4163

Passcode: 60422

AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF MARCH 22, 2022
3. HEARING OF PETITIONS
 - A. PUBLIC HEARING OF A PETITION FOR A VARIATION – DUNKIN – 2023 VARDON LANE – DRIVEWAY
4. OTHER BUSINESS
 - A. FINDINGS OF FACT FOR DUNKIN 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: APRIL 19, 2022
**RE: PUBLIC HEARING OF A REQUEST FOR A VARIATION FROM THE FLOSSMOOR
ZONING ORDINANCE – DUNKIN (2023 VARDON LANE) DRIVEWAY**

We have received a request for a variation from Section **285-23-3 K. (1) (b)** of the Flossmoor Zoning Ordinance regulating the width of residential driveways. The request has been submitted by Jason Dunkin owner of the property located at 2023 Vardon Lane. The facts of the matter are as follows:

The subject property is a corner lot located at Vardon Lane and Latimer Lane in an **R-5** Zoning District. The property is improved with a single-family dwelling, with a detached garage and driveway near the northeast corner of the dwelling on Latimer Lane.

The petitioner is seeking to construct a second driveway on Vardon Lane. When the house was constructed in 1951 an attached garage was located at the southwest corner facing Vardon Lane. In 2011 the attached garage was converted to living space, the detached garage was built and the driveway on Vardon Lane was removed to conform with the Zoning Ordinance. The petitioner would like to re-construct the previous driveway.

Section 285-23-3 K. (1) (b) of the Zoning Ordinance states that only one driveway is permitted per residential lot with a maximum of one curb cut onto the street. Staff would note that the curb cut from the prior driveway is still in place.

The petitioner argues that the existing driveway is very short and does not provide enough room between the face of the garage and the sidewalk to park without encroaching upon the sidewalk.

The existing driveway is approximately 13.6 feet long between the face of the garage and the sidewalk whereas the average mid-sized sedan is 14.7 feet in length.

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

- Application for Zoning Variance
- Survey showing proposed 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

2023 VARDON LANE FLOSSMOOR, IL 60422

Address/Location of Property for which a Variance is being requested (Subject Property)

JASON DUNKIN

Name of Applicant

2023 VARDON LANE FLOSSMOOR, IL 60422

Applicant's Mailing Address

Home (708) 821-6730

Applicant's Telephone Numbers

Work (708) 821-6730

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 ()

Applicant's Telephone Numbers

Work ()

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.

I AM REQUESTING TO REPLACE A DRIVEWAY THAT WAS IN THE FRONT OF THE RESIDENCE, ATTACHED IS A PROPOSAL WITH DIMENSIONS. IT WILL INCLUDE A WALKWAY THAT WAS DAMAGED AND DANGEROUS DUE TO TREE ROOTS. I CREATED A TRIP HAZARD,

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?

THE DRIVEWAY IN THE REAR OF THE HOUSE IS A ENTRANCE TO THE GARAGE, IT IS VERY SHORT AND NOT EVEN A CAR LENGTH. THERE HAVE BEEN MULTIPLE COMPLAINTS FROM NEIGHBORS ABOUT MY CHILDRENS CARS PARKED ON THE SIDE WALK DUE TO A FULL GARAGE.

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

NOT TO MY KNOWLEDGE

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

NONE, THIS IS A DRIVEWAY THAT WAS REMOVED BY
PREVIOUS OWNERS THE CURB IS ALREADY BEVELED AND
WE WOULD LIKE TO RETURN IT TO ITS ORIGINAL STATE,

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

3/7/22

Date



Owner's Signature

(Applications must have property owner's signature)

3/7/22

Date

DO NOT WRITE BELOW, FOR OFFICE USE ONLY.

DATE SUBMITTED: 3/9/22

PAID

FEE PAID: \$300⁰⁰

MAR 09 2022

By Dunkin #568

REQUESTED HEARING DATE: 4/24/22

DATE PUBLISHED: _____

DATE RESIDENTS NOTIFIED: _____

Order ID: 7186782

GROSS PRICE * : \$66.00**PACKAGE NAME: IL Govt Legal Daily Southtown**

Product(s): SubTrib_Daily Southtown, Publicnotices.com**AdSize(s):** 1 Column**Run Date(s):** Sunday, April 10, 2022**Zone:** Full Run**Color Spec.** B/W

Preview**PUBLIC HEARING
FLOSSMOOR ZONING BOARD
OF APPEALS**

Notice is hereby given that on Tuesday, April 26, 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). If approved it would allow the installation of second driveway.

LEGAL DESCRIPTION:

LOT 17 IN BLOCK 20 IN FLOSSMOOR PARK ADDITION, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOCATION: 2032 Vardon Lane**APPLICANT:** Jason Dunkin**HEARING DATE:**

Tuesday, April 26 2022, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held in person and remotely. For dial-in instructions please visit www.flossmoor.org.

All interested parties are encouraged to attend and to present oral or written testimony.

/s/

Mark Mathewson, Chairperson
Flossmoor Zoning Board of Appeals

4/10/2022 7186782



FLOSSMOOR

Welcoming. Beautiful. Connected.

April 14, 2022

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

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Tuesday, April 26, 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 permit a second driveway at 2023 Vardon Lane as depicted on the attached survey.

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

The meeting will be held in person at Village Hall and 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, April 25, 2022 will be read into the record.

To join via computer, tablet or smartphone:

<https://us02web.zoom.us/j/88341894163?pwd=azl3WEJndEo2TXlzajlOVHNSWjBqdz09>

Or you can also dial in using your phone:

1 (312) 626-6799

Meeting ID: 883 4189 4163

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

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

April 14, 2022

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Tuesday, April 26, 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 permit a second driveway at 2023 Vardon Lane as depicted on the attached survey.

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

The meeting will be held in person at Village Hall and 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, April 25, 2022 will be read into the record.

To join via computer, tablet or smartphone:

<https://us02web.zoom.us/j/88341894163?pwd=azI3WEJndEo2TXlzajlOVHNSWjBqdz09>

Or you can also dial in using your phone:

1 (312) 626-6799

Meeting ID: 883 4189 4163

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

725	730
729	734
2201	2147

2131	2129	2125	2121	2117	2111	2107	2103	2051	2047	2043	2039	2035	2031	2023
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

805	2148
811	810
819	820
823	824
835	832
843	838
	2147

TRAVERS LANE

805	2130	2126	2122	2116	2114	2106	2052	2046	2040	2036	2030	802		
815	2129	2125	2122	2115	2113	2111	2109	2051	2045	2043	2035	2031	2027	2023

MARSTON LANE

2134	2128	2124	2114	2112	2104	2102	2048	2044	2040	2036	2032	2028	830
2131	2127	2119	2117	2113	2109	2105	2101	2049	2045	2041	2031	2027	2023

CUMMINGS LANE

2126	2124	2118	2114	2110	2104	2052	2038	2036	2028	2022	2018	2014	2008
911	2129	2121	2117	2111	2103	2051	2043	923	18908	18912	18916	18920	

VARDON LANE

847
2218
2201

933	2130	2122	2120	2116	2112	2104	2102	2044	2035	2031	2023	2015	2009
2143	2135	2125	2117	2115	2113	2109	2101	2049	2043	2035			

HUTCHINSON ROAD

LATIMER LANE

727
729
735
739
803
807
811
817
823
827
831
835
843

DIXIE HIGHWAY

VINCENNES ROAD

SUBJECT PROPERTY



Flossmoor Resident
2048 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2043 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2044 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2040 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2036 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2035 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2032 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2031 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2028 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2027 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
2023 Cummings Lane
Flossmoor, IL 60422

Flossmoor Resident
843 Latimer Lane
Flossmoor, IL 60422

Flossmoor Resident
835 Latimer Lane
Flossmoor, IL 60422

Flossmoor Resident
831 Latimer Lane
Flossmoor, IL 60422

Flossmoor Resident
827 Latimer Lane
Flossmoor, IL 60422

Flossmoor Resident
823 Latimer Lane
Flossmoor, IL 60422

Flossmoor Resident
817 Latimer Lane
Flossmoor, IL 60422

Flossmoor Resident
811 Latimer Lane
Flossmoor, IL 60422

Flossmoor Resident
2008 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2014 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2018 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2022 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2028 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2036 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2038 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2052 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2023 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2027 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2031 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2041 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2045 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
2049 Vardon Lane
Flossmoor, IL 60422

Flossmoor Resident
18908 Dixie Highway
Flossmoor, IL 60422

Flossmoor Resident
18912 Dixie Highway
Flossmoor, IL 60422

Flossmoor Resident
923 Hutchison Road
Flossmoor, IL 60422

Flossmoor Resident
2043 Hutchison Road
Flossmoor, IL 60422