

MINUTES
FLOSSMOOR ZONING BOARD OF APPEALS
REGULAR FEBRUARY MEETING
FEBRUARY 22, 2022

Chair Mitchell called the February 22, 2022 regular Meeting of the Zoning Board of Appeals to order at 7:35PM

1. ROLL CALL

PRESENT:

Chair Mitchell, Commissioners Barnett, Mathewson, Rose and Ryan.

ABSENT:

Commissioner Wilson

ALSO PRESENT:

Scott Bugner, Zoning Administrator; Kimberly Balkcom and Richard Balkcom, Petitioners via Zoom

2. APPROVAL OF THE MINUTES OF THE MEETINGS OF JANUARY 25, 2022

Chair Mitchell asked the Commissioners if they had any changes or comments. There being none from the Commissioners, there being none Chair Mitchell asked for a motion to approve the minutes.

Commissioner Rose motioned to accept the minutes of the January 25, 2022 meeting as submitted. Commissioner Rose seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Barnett, Mathewson and Rose.

NAYS: None

ABSTAIN: Commissioner Ryan

3. CONTINUED PUBLIC HEARING OF A REQUEST FOR A VARIATION FROM SECTION 285-23-3 K. (1) (a) OF THE FLOSSMOOR ZONING ORDINANCE PROHIBITING MORE THAN ONE DRIVEWAY – BALKCOM (637 DUNDEE ROAD).

Chair Mitchell opened the continued Public Hearing and asked the petitioners if there was anything that they wanted to add to the petition since the time that it was originally submitted.

Mr. Balkcom advised that he did not want a driveway that is 60 feet long and wanted a shorter driveway. Chair Mitchell asked if they didn't want the driveway to go all the way from the street to the garage because the garage couldn't be any closer to the street. Mr. Balkcom stated that they didn't have a big back yard and that the garage being that far back would take up too much of the yard and that they do not want a driveway that long.

Chair Mitchell clarified that the variance that the petitioner is asking for today is not whether the garage could be moved closer to the street but whether there could be a second driveway. He stated that there was a discussion during the last meeting as to why there needed to be a 60-foot-long driveway with the answer being that the garage could not be located any closer to the street than the house.

Chair Mitchell asked if the commissioners had additional questions or comments from the previous meeting.

Commissioner Mathewson questioned the utility of having the garage setback so far as it would essentially occupy the entire back yard. He advised that he wanted to be supportive of the petitioners request but he had some concerns about the location of the garage shown on the revised site plan along with the fact that the petitioner doesn't want the garage set that far back either.

Mr. Bugner advised that the petitioners could seek an additional variance from the provision that requires an accessory building to be no closer than the principal building but that they would have to re-petition for such.

Chair Mitchell advised that was why he wanted to clarify to the petitioner earlier that if they want to amend the petition to add an additional variance request to move the garage closer, then that would need to be filed. He asked Mr. Bugner if they could amend the petition. Mr. Bugner advised that they could amend the petition, however it would require the republication for the additional variance and the public hearing would need to be continued. Chair Mitchell added that the only variance that the neighbors were informed of was for the second driveway and that the neighbors would also need to be notified of any additional variance requests as well as

February 22, 2022

Page 3 of 4

is required. He advised that if the petitioners want to build the garage closer to the street than is permitted they must specifically request that in their petition and give the neighbors an opportunity see the plan so they can decide whether or not they would oppose of it.

Mr. Bugner advised that in any case, the garage could be no closer than the 30-foot building line.

Chair Mitchell suggested the petitioners consult with Village staff to determine what would be permissible as opposed to doing this on the fly. Chair Mitchell advised that the Zoning Board wanted to work with the petitioner and that they wanted them to be able to do what they were looking to do, but that they also want that done within the spirit of the community and the standards for which Flossmoor requires. He stated that when it comes to accessory buildings, their lot is very unique.

Mrs. Balkcom asked if they would have to amend their petition and resubmit their entire request.

Chair Mitchell advised that we can ask for a motion to continue the petition to the next meeting so that the petitioner can amend and submit their petition and that there will be no further discussion on the matter tonight. The petitioners indicated that they wanted to continue the hearing so that they could amend their petition.

Chair Mitchell asked for a motion to continue the public hearing to the March Zoning Boards of Appeals meeting.

Commissioner Mathewson motioned continue the public hearing until the March 22, 2022 meeting. Commissioner Rose seconded the motion.

AYES: Chair Mitchell, Commissioners Barnett, Mathewson, Rose and Ryan

NAYS: None

Chair Mitchell encouraged the petitioners to come up with a plan and present it because that will help the commissioners better understand what they want to do.

4. STAFF REPORTS

Mr. Bugner advised that Mayor Nelson is still seeking to fill vacancies in the Plan Commission and Zoning Board of Appeals. He stated that if Chair Mitchell were to be appointed Chair of the

February 22, 2022

Page 4 of 4

Plan Commission, somebody would be needed to fill the Chair for the Zoning Board and asked if any the members were interested knowing that the position would also serve as a member of the Plan Commission. He asked the members to give it some consideration.

5. OTHER BUSINESS

None

A. ADJOURNMENT

Chair Mitchell asked for a motion to adjourn.

Commissioner Rose motioned to adjourn the meeting at 7:53 PM. Commissioner Ryan seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Barnett, Mathewson and Rose

NAYS: None