

**VILLAGE OF DOWNERS GROVE  
ZONING BOARD OF APPEALS**

VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

July 27, 2016  
7:00 p.m.

**AGENDA**

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes –June 22, 2016**

**4. Public Hearings**

- a. **16-ZBA-0005:** A petition seeking a variation to allow accessory structures on a separate lot without the principal structure. The property is currently zoned R-4, Residential Detached House 4. The property is located on a corner lot on 61<sup>st</sup> Street between Leonard Avenue and Janes Avenue and is commonly known as 2430 61<sup>st</sup> Street, Downers Grove, IL (PIN 08-13-403-017, -018). Scott Tanaka, Petitioner and Owner.

**5. Other Business**

- a. **15-ZBA-0003:** A request to extend the expiration period by six months for a previously approved fence variation.

**6. Adjournment**

**THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE**

**VILLAGE OF DOWNERS GROVE  
ZONING BOARD OF APPEALS  
JUNE 22, 2016 MINUTES**

**Call to Order**

Chairperson Earl called the meeting to order at 7:00 PM.

**Roll Call**

**Present:** Mr. Domijan, Ms. Eberhardt, Mr. Kulovany, Ms. Majauskas, Mr. McCann, Mr. Werner, Ch. Earl

**Absent:** None

**A quorum was established.**

**Staff:** Stan Popovich, Director of Community Development  
Scott Williams, Village Planner

**Also Present:** Bill Styczynski, Studio 21 Architects,  
221 8<sup>th</sup> Street, Downers Grove, Petitioner  
Paul and Jean Boyd, 5312 Florence Avenue, Owners

**Minutes of March 23, 2016 meeting**

**Mr. Werner moved, seconded by Mr. Domijan, to approve the minutes of the March 23, 2016 meeting as corrected.**

**All in favor. The Motion passed unanimously.**

**Meeting Procedures**

Chairperson Earl asked those in attendance to silence their phones. She explained the function of the Zoning Board of Appeals, and reviewed the procedures to be followed during the public hearing, verifying with Staff that all proper notices have been published with regard to the case on the Agenda. She noted that members of the Zoning Board of Appeals have had an opportunity to review the materials provided by Staff and in some cases have visited the site in question. In order for a requested petition to be approved there must be a majority of four votes in favor of approval. Chairperson Earl added that the Zoning Board of Appeals has authority to grant petitions without further recommendations being made to the Village Council. She called upon anyone intending to speak before the Board on the Agenda item to rise and be sworn in, as the public information portion of the meeting is an evidentiary hearing and comments made during this portion of the meeting are considered testimony. She said that Staff would make its presentation first, followed by comments by the Petitioner. She added that if anyone in the audience wishes to speak either in favor of or in opposition to the petition, they would be able to do so following the Petitioner's presentation. When the public participation portion of the meeting is closed, the Board will deliberate on the information provided and vote to either approve or deny the petition.

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**16-ZBA-0004:** A petition seeking a variation to allow an outdoor fireplace to face the street. The property is currently zoned R-4, Residential Detached House 4. The property is located on the northwest corner of Florence Avenue

and 6<sup>th</sup> Street and is commonly known as 5312 Florence Avenue, Downers Grove, IL (PIN 09-09-304-029). Bill Styczynski, Studio 21 Architects, Petitioner, and Paul & Jean Boyd, Owners.

**Staff's Presentation:**

Mr. Scott Williams introduced himself as Planner for the Village of Downers Grove. The property in question is located at the northwest corner of Florence Avenue and 6<sup>th</sup> Street and is an R-4 Residential Detached House 4 corner lot. He showed an overhead projection of the site that depicts the patio on which the variance is being requested. He said they are considering the required street setback, and the original home is nonconforming. The relief requested is for a 22.6" setback from the front property line while the required setback is 25 feet from the front property line. He referenced a drawing provided by the owner depicting the "street yard," which differs from a "street setback," and which shows the location of the existing patio that is to be replaced by a new patio. The petitioner's request is for a variance for the fireplace that will be located in a pergola with a four-foot tall fence around the new patio. The fireplace is not permitted in a street yard.

Mr. Williams then showed a slide of the west elevation. He read from the Village's Municipal Code requirements for a wood burning outdoor fireplace. Since the fireplace is one component of the over-all proposal to provide shade, it would be constructed on the proposed patio under the pergola. This would encroach 2.5' into the required street setback. He displayed photographs of the building, saying that the last time the Zoning Board of Appeals considered an accessory structure proposed for a street yard was case 15-ZBA-0006, which made essentially the same argument as the subject petition, that accessory structures are not allowed in street yards.

Mr. Williams then reviewed why Staff is recommending denial of the petitioner's request. As stated in Staff's report dated June 22, 2016, 16-ZBA-0004, Page 3, the Planning Staff finds that there are no unique circumstances associated with this property that warrant granting the requested variation for the following reasons:

1. The issues resulting in the request for an outdoor fireplace in the street yard are the result of actions by the petitioner in creating a house addition that has taken up much of the rear yard closest to the interior side yard.
2. The granting of this variation would create a precedent that would allow accessory structures of substantial height within the street yard for residential properties throughout the Village where no physical difficulty or practical hardship with the property exists. The location of an outdoor fireplace in the street yard erodes the semi-public nature of the street yard by bringing private activities into the semi-public space.
3. The issues resulting in the request are not unique to the property and could be applicable to all other lots in the Village, not just corner lots with a nonconforming setback.

Staff believes that the petition does not meet the criteria for a variation and that there are no unique circumstances or hardship for granting the variation.

Mr. Domijan asked if the patio work is permitted, without the addition of the fireplace. Mr. Williams said that the patio would be permitted. It is the fireplace that does not meet Code requirements. He further replied that the pergola does meet the requirements.

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Mr. Kulovany asked if they would be allowed to put in a ground level fire pit closer to the house, and Mr. Williams said they would not because it would not meet ventilation requirements. He was then asked to show where the fireplace could be placed without encroachment and he said that it could not be placed in the street yard since it would violate the Code requirements. Mr. Kolovany then asked if the petitioner could install outside shades on the west end of the pergola to be raised up and down. Mr. Williams said he thinks if it is vertical it could be allowed, and he would look at that as it is of a temporary nature.

There being no other questions for Staff, Chairperson Earl called upon the Petitioner to make his presentation.

**Petitioner's Presentation:**

Mr. Bill Styczynski of Studio 21 Architects introduced himself as Petitioner for this case. He is also a resident of the Village. He stated that the Ordinance does not designate a difference between a front yard and a corner side yard. Both setbacks are treated equally, which is a 25' setback from each property line. He indicated he would never advocate putting an outdoor fireplace in a street setback in front of a house, as it does not belong there. In this case, the outdoor fireplace can be perceived as being in a rear yard as the fireplace would appear to be in the rear yard, although technically in the street setback. They are requesting a 10% or 2.6' setback to allow the fireplace in their chosen location. He said that he is asking the Zoning Board to review the case on its individual merits, and in doing so they would not set up a precedent for future residents wishing an outdoor fireplace.

Mr. Styczynski then discussed the street yard saying that they agree with the Village's identification of the street yard; however, in extensively reviewing the Village's Zoning Ordinance they could find no restriction in placing a fireplace in a street yard, versus street setback. He listed some of the many restrictions included in a street yard; however, when the Petitioner asked Staff to refer them to the section of the Zoning Ordinance regarding street yards, Staff referred them to Sec. 14.100B which Mr. Styczynski said establishes what is allowed in street setbacks. It states that a fireplace is not allowed in a street setback. He noted that in no way is there reference to this being in a street yard. They are therefore asking for the variation of 2.6' into the required minimum street setback that would allow the fireplace to be placed 10' from the home and a minimum amount into the setback. He said they find this to be a reasonable request and is within the guidelines of an Administrative Adjustment as stated in the Village's Zoning Ordinance. He thinks it sets a tone as to what a reasonable request is for a variance.

The Petitioner said he thinks that Staff feels this is not simply a street setback issue, but a street yard issue as well, and also is concerned with precedent. Mr. Styczynski explained that in their understanding of the Ordinance restrictions, they believe this is something that would be a variance for a minor adjustment so the owner can provide shading to use their outside patio. Other designs would have provided more shade, but would require multiple variations. They designed the petition so that the only variance relates to the fireplace, which was designed to be a shading feature of the patio.

Mr. Styczynski then reviewed the Staff remarks in Staff's report dated June 22, 2016. He noted that his letter of May 20, 2016 addresses the Standards and Review Criteria. He commented that Staff expressed a concern with height. The pergola structure is 10' tall, with the fireplace chimney 13' tall. The Ordinance allows an accessory structure to be 23' high, and he doesn't think height is a valid issue. With regard to the uniqueness of the property, Mr. Styczynski noted

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that the property was built in 1928, which would have conditions unique to this specific lot. Current ordinances could not anticipate every condition likely to occur, and that is why the variation process is in place. If this were a teardown, they would probably not be looking for variances. He noted that the owners are not doing this for monetary gain. Lack of shading is the issue. The pergola adds shading and the fireplace will add more shading. Trees can provide shading but it will be many years before they can provide that shading. He said that each case should be looked on based on its individual merits.

As for the character of the locale, Mr. Styczynski noted that the proposed location of the fireplace would be perceived as being located in the rear yard, or 22.6' from the side lot.

Mr. Styczynski said that granting this variance would allow the exterior fireplace to be built as part of the outdoor space. Granting the variance does not allow for any special privilege beyond what would normally be allowed to any other property owner if desired, which would be to add an outdoor fireplace as an outdoor amenity. If others were to submit petitions of this nature, it would be the responsibility of the Zoning Board of Appeals to review each of those petitions based on their individual merits.

Mr. Styczynski commented that one other issue to consider is hardship. He said if they had the existing house without the addition built in the rear, Staff would agree that a fireplace in the rear would not require a variance. However, if the owners had hypothetically built the fireplace and wanted to add on a mud-room to the rear of the house, by using the definition of "street yard" as interpreted by Staff, the question would be whether the fireplace would remain or would have to be removed to build the mud room. Basically, he said that given the proposal as submitted, the way the fireplace would be used will not adversely affect the surrounding neighborhood.

Mr. McCann said that it appears according to Mr. Styczynski that the Code is not addressing a street yard or a street setback. Mr. Popovich replied that according to Mr. Styczynski's interpretation, an owner could build a detached garage in front of their home as long as they remained within the setback. The Village, however, has consistently interpreted this as not allowing detached garages in the "street yard" as it is not permitted by Code.

Ms. Majauskas asked if they are saying that because a fireplace is not allowed, the Administrative Adjustment cannot be allowed, and Staff said that was correct.

Mr. McCann said the question appears to be whether the Code allows it to be built in a street yard, and if it does, can it be allowed 2.6' into the setback.

Mr. Kulovany asked if the petitioner understands that the Board does not have to grant this variance, and Mr. Styczynski said he did. Mr. Kulovany then inquired as to the Petitioner's plan if the variance is not granted. Mr. Styczynski replied that he would have to discuss that with the owners. If that were to occur he thinks the Village Ordinance should be clarified to look at a separate front street setback from a side street setback on a corner piece of property. Most Village's have that specification.

Chairperson Earl responded that the Ordinance language was reviewed and updated recently. She said that this request is a straight out variation, and this is very different than the exceptions that have been reviewed over the past years. Administrative Adjustments are not unused tools and have been conducted over the past year.

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Mr. Styczynski acknowledged that there are exceptions on what can be done in a street yard, but because a fireplace is not specifically prohibited, in their view it should be allowed. Chairperson Earl replied that for some time, open fire pits were not allowed at all in the Village.

Mr. Domijan explained that in the absence of specific language, the Board cannot rewrite the language of the Ordinance.

Mr. McCann asked whether the encroachment is necessary to get the fireplace 15' from the house, and Mr. Styczynski said it is in order to get it 10' from the house.

Ms. Majauskas asked whether they the fireplace could be made smaller, and Mr. Styczynski said they could not make it small enough, or rotate it.

There being no further questions or comments, Chairperson Earl called for anyone in the audience who wished to speak either in favor of or in opposition to the petition.

1. Paul Boyd of 5312 Florence, owner of the property, said he was present with his wife. He thanked the Board for their time. He said they moved into the Village in 1999 and showed some photographs of the house from when they purchased it to the remodel in 2011. He noted that they are only seeking a variance of 2'6" and he also reviewed the Standards and Review Criteria of the Village's Zoning Ordinance.

Mr. Boyd said that he thought the intent of Section 14.100B was to prevent people from building all types of structures in their front yard area. He felt the strict interpretation by Staff of the Code is contrary to the spirit of the Code, while their project is in line with the intent of the Code.

Mr. Kulovany asked what their plan would be if this were denied. Mr. Boyd replied they would need to do something to make that space useful and cannot survive when the heat is very high. They may have to redesign the pergola or reposition the fireplace. They do not know at this time. They feel that the proposal submitted to the Board is the best approach for the site. Mr. Boyd said that precedence would not be an issue as he thinks there are very few lots that would qualify for this type of request.

2. An adjacent neighbor voiced support for the request to allow an outdoor fireplace in the street yard.

There being no further questions, Chairperson Earl closed the opportunity for future public comment.

### **Board Deliberation:**

Chairperson Earl explained that the rules for variations are much stricter than for exceptions. She sympathizes with the petitioner as she also lives on the northwest corner of Florence Avenue near the subject property. It is not a unique circumstance in her opinion. She asked if there were any contrasting opinions.

Ms. Majauskas said she loves the design and it is beautiful and stunning. However, the Code does not ask whether it is stunning or not. She would love to speak in favor of the request; however, when it comes down to a decision, a fireplace is a complete luxury addition. In her time on the Board, no one has ever come in or said they need a garage in their front yard, and the

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Board consistently says no. She is having a difficult time saying yes to something that is luxury. She has to defer to Staff, as this has been interpreted one way in the past. Many homes have lost trees, and planting more trees is not an instant gratification. Added trees would eventually solve the problem. She has a hard time saying yes to the fireplace, even though people in the neighborhood are not opposed to it.

Mr. McCann said he appreciates how Staff has interpreted Sec. 14.100B. But that section is entitled "Setbacks" which is the 25'. He referred to Chart 14-1 that contains a table referencing fireplaces that are permitted in certain setbacks. The question is how to interpret it, and the drafter doesn't provide a clear understanding. He has looked at other parts of the Code related to the distance from a house. He sees nothing for fireplaces as they apply to street yards. He said if it is a permitted use there is nothing barring putting it in a front yard as long as it is within the setback. They are dealing with whether or not they can have a fireplace in a specific space, and staff has interpreted this in good faith. He, however, sees nothing in Sec. 14.100B regarding street yards. It seems to him that this should probably go back to Staff for consideration as to whether it should get an Administrative Adjustment based on the 10% figure. He thinks they are trying to apply the Ordinance as it is expressly written.

Mr. Kulovany commented that if this was brand new construction they would not be having this discussion. At one time these were considered two front yards on a corner lot. He doesn't see the differentiation between street yards and setbacks.

Mr. McCann replied that he thinks there is a street yard, and there is a street setback. He thinks the only issue is whether they get the 2.6' requested.

Ms. Majauskas said there is a list of permitted obstructions, on Chart 14-4 that doesn't show fireplaces. Mr. McCann said that on page 14-5 they show fire pits as permitted obstructions. Ms. Majauskas said she thinks this still encroaches into the setback, and the street yard is irrelevant.

Mr. McCann replied that Staff's position is that a fireplace is not allowed anywhere in street yards. Mr. Williams said that was correct.

Mr. McCann explained that "street yard" now defines any yard that abuts a street, so there's no front yard or side yard. The concern is that if it is allowed here, they open the door to someone building a fire pit in the front yard.

Mr. Kulovany said they are looking at a 2'6" encroachment, which sounds like 10%, however it represents almost 42% of the 6' structure. He asked whether this would be allowed if the structure was 42" wide.

Chairperson Earl said she is concerned that the fireplace will give the effect of being in the front yard. She suggested they could use temporary shades in the pergola, and questioned whether the fireplace is essential to the project.

Ms. Majauskas asked whether the shading of the porch is something the Board should be considering. Chairperson Earl said the shading could be done perhaps in other ways than installing a fireplace.

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Mr. Kulovany said when he first drove by the location he drove by Florence and this looked like part of the back yard. Then he went down 6<sup>th</sup> Street. He liked the improvement to the house with the beautiful addition; however, that created the situation that has negatively impacted this request. He said looking at the views with the masonry, pergola, etc., it also looks like a room addition. The public nature of side yards and corners is to maintain public view. He would hope that those who lost their ash trees would install replacement trees, or call the Village for parkway trees. He said he would be voting against this as the Board must vote based on the Ordinance.

Mr. McCann said he thinks this is consideration for an Administrative Adjustment.

**Mr. Kulovany moved to deny the accessory structure variation for the subject property for case 16-ZBA-0004 commonly known as 5312 Florence Avenue. Mr. Domijan seconded the Motion.**

**AYES: Mr. Kulovany, Mr. Domijan, Ms. Eberhardt, Ms. Majauskas, Ch. Earl**

**NAYS: Mr. McCann, Mr. Werner**

**Motion to deny carries 5:2.**

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Community Development Director Stanley Popovich said that there was a variation granted for 4326 Prince Street in June of last year. The petitioner has not yet installed the sign that was granted for the variation. The variation granted was a 5' variation off the setback. The petitioner has been unable to install the sign as she has been out of the country for most of the year, and has now requested a six-month extension. Notice on this was not required.

**Mr. McCann moved to extend the date to obtain a permit for the variation in case 15-ZBA-0004 to 180 days, until on or about December 24, 2016. The Motion was seconded by Mr. Kulovany.**

**AYES: Mr. McCann, Mr. Kulovany, Mr. Domijan, Ms. Eberhardt, Ms. Majauskas, Mr. Werner, Ch. Earl**

**NAYS: None**

**The motion carried unanimously.**

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**ADJOURNMENT:**

**Ms. Majauskas moved to adjourn the meeting, seconded by Mr. Domijan.**

**All in favor. The Motion carried unanimously.**

Chairperson Earl adjourned the meeting at 8:47 PM.

Respectfully submitted,

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Tonie Harrington  
Recording Secretary

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**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE ZONING BOARD OF APPEALS  
JULY 27, 2016 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
16-ZBA-0005 2430 61 <sup>st</sup> Street	Accessory Structure Variation	Swati Pandey Planner

**REQUEST**

The petitioner is seeking a variation to allow the installation of accessory structures on a separate lot without a principal structure.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

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**OWNER & APPLICANT:** Scott Tanaka  
2430 61<sup>st</sup> Street  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-4, Residential Detached House 4  
**EXISTING LAND USE:** Detached House and Vacant  
**PROPERTY SIZE:** 14,501 square feet (0.34 acres)  
**PINS:** 08-13-403-017, -018

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-4, Residential Detached House 4	Single Family Residential
<b>SOUTH:</b>	R-4, Residential Detached House 4	Single Family Residential
<b>EAST:</b>	R-4, Residential Detached House 4	Single Family Residential
<b>WEST:</b>	R-4, Residential Detached House 4	Single Family Residential

**ANALYSIS**

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**SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development and attached to the report as noted:

1. Application/Petition for Public Hearing
2. Location Map
3. Petitioner's Project Summary/Narrative Letter
4. Site Plan
5. Photograph

## **PROJECT DESCRIPTION**

The petitioner is requesting a variation to allow a sport court and a concrete patio on a lot without a principal use. The Zoning Ordinance Section 6.010.A.4 requires a principal use to exist on a lot prior to construction of an accessory use or structure. The approximately 14,500 square foot property is a corner lot on 61<sup>st</sup> Street between Leonard Avenue and Janes Avenue, and is zoned R-4, Residential Detached House 4.

The petitioner owns two contiguous lots, Lot 8 and 9, commonly known as 2430 61<sup>st</sup> Street. Lot 8 and 9 are back to back from each other, and act as a through lot. The house and the detached garage are located on Lot 9 on the east side. Lot 8 on the west side is vacant and serves primarily as a rear yard for the house. The proposal is to allow a multi-sport (basketball and pickle ball) court and a concrete patio on the vacant lot.

As stated earlier, an accessory structure must be located on the same lot as a principal use, in this case single family residential. The petitioner explored the possibility of consolidating the lots to allow the proposed accessory structures on the property. However, the Subdivision Ordinance Section 20.507.d.3 does not allow properties to be consolidated that have a common lot line that is shared for less than one hundred feet. The intent of the Subdivision Ordinance has been to prevent the creation of elongated *through lots* that have frontages on two streets. Since the common lot line between the properties is 55 feet, it does not qualify for consolidation according to the Subdivision Ordinance.

## **ANALYSIS**

### **Variations from Zoning Ordinance**

As noted above, the petitioner is requesting a variation from Section 6.010.A.4 of the Zoning Ordinance to allow a sport court and a concrete patio on a lot without a principal use.

Staff finds there are no particular hardships or unique circumstances with the land that warrants the requested variation to be granted for the following reasons:

- 1) Corner lots are not unique to the neighborhood or to Downers Grove. The owner is not prevented from making reasonable use of both lots, and can legally develop both lots with a single family home and other approved uses in accord with the Zoning Ordinance.
- 2) The variation could set a precedent for future requests to allow accessory structures and buildings on any vacant lot.

Based on the analysis below, staff finds that there are no particular or physical hardships or unique circumstances associated with this property and recommends denial of the request.

## **FINDINGS OF FACT**

The petitioner has outlined the request in the attached narrative letter and supplemental documents. The petitioner will further address the proposal and justification to support the requested variation to the Board at the public hearing.

Variations require evaluation per Section 28.12.090 of the Municipal Code, *Standards and Review Criteria*: “No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:”

**(1) *The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it.***

The vacant lot is a legal developable lot under the R-4 zoning district and current development standards. It could be developed with a single family home and yield a reasonable return regardless of placing accessory structures on the lot. The granting of this variation creates a precedent that would allow accessory structures on a separate lots, including elongated through lots, for residential properties throughout the Village where no physical difficulty or practical hardship exists with the property. This standard is not met.

**(2) *The plight of the owner is due to unique circumstances.***

There are no unique circumstances associated with this property. The two lots are standard corner residential lots with no topographical challenges. Corner lots are not unique as they are located throughout the entire community. This standard is not met.

**(3) *The variation, if granted, will not alter the essential character of the locality.***

If the requested variation is granted, the essential character of the locality will be altered. The western lot is a corner lot with a street frontage and is expected to be developed with a single family home. Taken together, the two lots form an elongated through lot with an accessory structure adjacent to a principal street. The accessory structure in the proposed location would not fit the character of Janes Avenue as it changes the streetscape in the neighborhood. Allowing an accessory structure without the principal use may encourage other such requests on vacant lots in the locality and throughout the community. This standard is not met.

**(4) *That the particular physical surroundings, shape, or topographical conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.***

There are no particular hardships, unique circumstances or topographical constraints associated with this property. Corner lots are not unique. This standard is not met.

**(5) *That the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification.***

There can be many contiguous vacant lots within the same zoning classification with similar circumstances. Granting this variation will set a precedent for other residential property owners. Any residential property owner that chooses to make improvements on their property could request a similar variation to provide an accessory structure on a separate lot. This standard is not met.

**(6) *That the alleged difficulty or hardship was not created by the current property owner.***

The petitioner had purchased the property with the existing conditions. This standard is not met.

**(7) *That the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.***

Staff finds that granting the proposed variation will not impair an adequate supply of air or increase the danger of fire or endanger public safety, but it has the potential to diminish property values. The installation of an accessory structure on a separate lot could lead to a diminution of property values in the community. Specifically, the installation of an accessory structure on an elongated through lot, which would impact the character of Janes Avenue. The vacant lot is a typical single family lot that has the potential to be redeveloped with a single family home, which may not be possible if an accessory structure is built on the lot. This standard is not met.

**(8) *That the proposed variation will not alter the essential character of the area.***

If granted, the variance will alter the essential character of the area. The variation would set a precedent that will allow other residential property owners with vacant lots to build accessory structures. A single family lot in the R-4 zoning district is intended to be developed with a single family home and installation of accessory structures would alter the land use characteristics of the R-4 zoning district. The installation of an accessory structure along Janes Avenue would alter the essential character of Janes Avenue. This standard is not met.

***(9) That the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.***

The request to install an accessory structure on a separate lot would confer a special privilege if granted. Vacant lots contiguous to other developed properties are not unique and granting this variation will allow the property owner a privilege not afforded to other property owners in similar situations. Additionally, to allow an accessory structure without a real hardship or practical difficulty will open the possibility of several such requests in the future. This standard is not met.

## **RECOMMENDATION**

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Staff believes there is no physical hardship or practical difficulty associated with this property. Based on the analysis above, staff believes the standards for granting a variation have not been met. As such, staff recommends ***denial*** of the requested variation.

Staff Report Approved By:

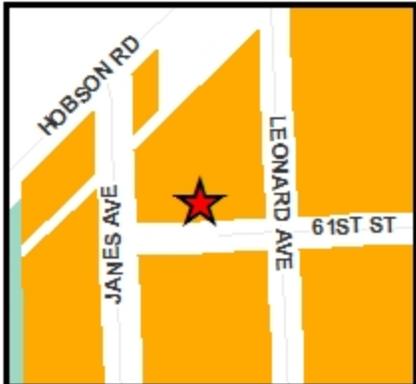


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Stanley J. Popovich, AICP  
Director of Community Development

SP:sp  
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Feet

**2430 61st Street - Location Map**



## **Project Summary / Narrative Letter (081340317)**

To Whom It May Concern:

I, Scott Tanaka of 2430 61<sup>st</sup> St. in Downers Grove, Illinois am seeking variation for the vacant lot (081340317) adjacent to my home. I purchased my home and the vacant lot in November of 2015. My hopes were to build a concrete sport court (34' x 50') and concrete patio (12' x 12') for my son. A concrete sport court that would include a basketball hoop for my son and a pickle ball court for his grandmother. The basketball hoop will be a standard fixed 10 foot basketball hoop.

I sincerely believe that building a concrete sport court and concrete patio will not in anyway jeopardize the community or its surroundings. It will simply allow my son an area to have fun and remember for the rest of his life. I am requesting relief so that I may provide my son this opportunity. I will follow all guidelines set forth by the Village of Downers Grove and Municipal Code.

I appreciate your time reviewing my request for variation and hope that you will allow the concrete sport court and concrete patio to be built. My son and I greatly appreciate it. I have included my responses to **28.12.090G**.

Sincerely,

Scott Tanaka  
2430 61<sup>st</sup> St.  
Downers Grove, IL 60516  
773.454.1036  
scott\_tanaka@yahoo.com

### **Section 28.12.090.G Standards and Review Criteria**

1. No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner.

*In building the concrete sport court and concrete patio I will comply 100% with the spirit and intent of the zoning ordinance. I simply want to provide my son the opportunity to use the vacant lot on a daily basis. To exercise and have lifelong experiences with friends and family.*

2. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:

a. the subject property cannot yield a reasonable return if required to comply with the regulations that apply to it;

*A concrete sport court and concrete patio will not yield a reasonable return. It will simply provide my son the opportunity to play basketball everyday.*

b. the plight of the owner is due to unique circumstances; and

*I unfortunately am unable to consolidate my two lots and therefore must apply for variation.*

c. the variation, if granted, will not alter the essential character of the locality.

*A concrete sport court and concrete patio will not alter the character of the locality. It is simply a way to encourage my son to exercise and have fun on a daily basis.*

3. In addition, the hearing body must also take into consideration the extent to which the following facts, favorable to the property owner, have been established by the evidence presented:

a. that the physical surroundings, shape, or topographical conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

*I am a father that wants to provide lifelong learning experience for my son. The idea of a concrete sports court will provide my son the ability to exercise on a daily basis. It will also provide the opportunity for family and friends to gather and bond.*

b. that the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification;

*This variation was the result of the inability to consolidate the two lots. Due to several feet I was unable to consolidate and therefore needed variation. I believe that my case is very unique and that my request for my family is viable and fair.*

c. that the alleged difficulty or hardship was not created by the current property owner;

*In no way have I created difficulty or hardship.*

d. that the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood;

*A concrete sport court and concrete patio will not impair air or endanger in anyway public safety.*

e. that the proposed variation will not alter the essential character of the area; and

*I sincerely believe that the variation will enhance the essential character of the area.*

f. that the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.

*I believe that my situation is very unique and will not suggest special privilege in any way.*



**ARS**  
**Surveying Service LLC**  
 REAL ESTATE SURVEYORS  
 1229 LAKEVIEW COURT  
 ROMEOVILLE, ILLINOIS 60446  
 PH:(630) 226-9200 FAX: (630) 226-9234  
 EMAIL: SURVEY@ARSSURVEY.COM

**PLAT OF SURVEY**

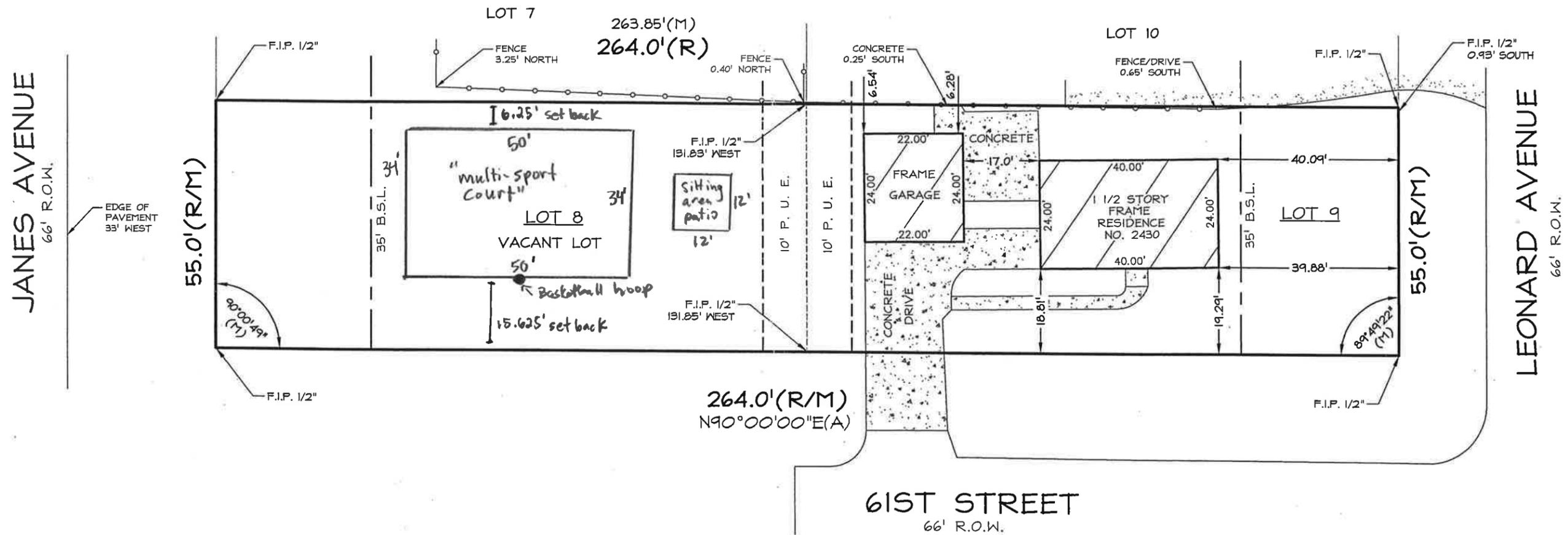
**BASIS OF BEARING:**  
 NORTH LINE OF 61ST STREET AS MONUMENTED AND  
 OCCUPIED PER RECORDED SUBDIVISION PLAT  
 N 90°00'00"E(A).



LOTS 8 AND 9 IN BLOCK 7 IN DOWNERS GROVE PARK, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1927 AS DOCUMENT 232126, IN DUPAGE COUNTY, ILLINOIS.

**AREA OF SURVEY:**

"CONTAINING 14,516 SQ. FT. 0.333 ACRES MORE OR LESS"



STATE OF ILLINOIS }  
 COUNTY OF WILL }SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 30TH DAY OF OCTOBER, A.D., 2015, AT ROMEOVILLE, ILLINOIS.

*Mark A. Lindstrom*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482

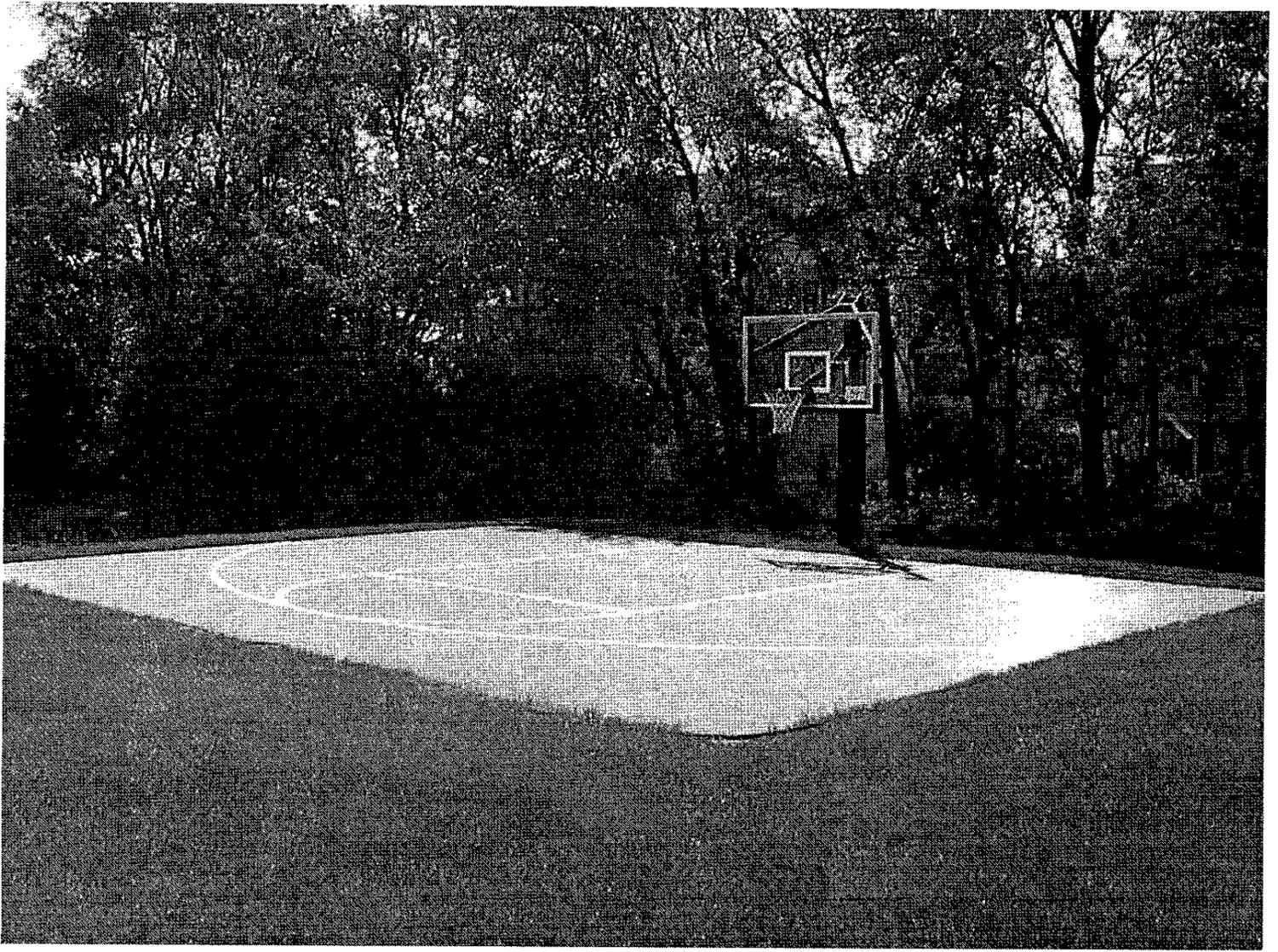
CLIENT BERBERET  
 JOB NO. 23161-15  
 FIELDWORK DATE. 10-29-15

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

LEGEND		
(R) = RECORD	(NW) = NORTHWESTERLY	- x - x - x - x - x = CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY	- x x x x x x x x x x = WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY	- o - o - o - o - o - o = SPLIT RAIL FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY	-   -   -   -   -   -   = WOOD FENCE
(L) = ARC LENGTH	(RAD) = RADIUS	- □ - □ - □ - □ - □ - □ = METAL FENCE
(CH) = CHORD	(A) = ASSUMED	- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE	- B.S.L. = BUILDING SETBACK LINE
	(F.I.R.) = FOUND IRON ROD	



LICENSE EXPIRES ON NOVEMBER 30, 2016



To Whom It May Concern:

I support the Tanaka's of 2430 61<sup>st</sup> St. in Downers Grove, IL building a concrete sport court (fixed basketball hoop and court) and concrete patio on their vacant lot that is adjacent to their home.

Address	Print Name	Signature
2420 61 <sup>st</sup> ST	DALE BANFI	<i>Dale Banfi</i>
6036 LEONARD	RAYMOND BAGDONAS	<i>Raymond Bagdonas</i>
6105 James Ave	Shemy Fosco	<i>Shemy Fosco</i>
6094 James Ave	Debra Chamma	<i>Debra Chamma</i>
6095 JAMES AVE	AARON PATLHEN	<i>Amy Patrin</i>