

MEMORANDUM

TO: CHAIR MATHEWSON AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, BUILDING AND ZONING ADMINISTRATOR
DATE: APRIL 22, 2025
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 22nd beginning at 6:30 p.m. at the Flossmoor Village Hall.

There is one item on the agenda for consideration:

- Consideration of variances for 1130 Brassie Avenue – side yard setback and accessory building height for a detached garage.

Please telephone Jen Fisher at 957-4101 or e-mail her at jfisher@flossmoor.org no later than 5:00 p.m. Monday, April 21, 2025 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 22, 2025

6:30 P.M.

FLOSSMOOR VILLAGE HALL

The April 22, 2025 meeting of the Zoning Board of Appeals will be conducted in person at Village Hall at 2800 Flossmoor Road. Public participation will be permitted in person 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 21, 2025 will be read into the record of the meeting.

AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 28, 2025
3. PUBLIC HEARING OF A REQUEST FOR VARIANCES REGULATING SIDE YARD SETBACKS AND ACCESSORY BUILDING HEIGHT– 1130 BRASSIE AVENUE
4. OTHER BUSINESS
5. STAFF REPORTS
6. ADJOURNMENT

MEMORANDUM

TO: CHAIR MATHEWSON AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, ZONING ADMINISTRATOR
DATE: APRIL 15, 2025
RE: PUBLIC HEARING OF A REQUEST FOR VARIATION'S FROM THE FLOSSMOOR
ZONING ORDINANCE – 1130 BRASSIE AVENUE (GARAGE)

We have received a request for variations from Sections 285-8-5 A. and 285-21-1 D. (4) of the Flossmoor Zoning Ordinance regulating side yard setbacks and building height for accessory structures. The request has been submitted by Meghan Radosta, owner the property located at 1130 Brassie Avenue. The facts of the matter are as follows:

The subject property is an interior lot located on the west side of Brassie Avenue and is improved with a single-family residence and detached garage.

The petitioner is seeking variances side yard setback and building height to construct a new detached garage.

Section 285-21-8-5 A. establishes the minimum side yard setback for accessory buildings 7.5 feet in the R-4 Residential District.

Section 285-21-1 D. (4) establishes a maximum mean building height of 15 feet.

The existing 20'X21' detached garage is in major disrepair and is not large enough to house their vehicles, and would be demolished and replaced in approximately the same location, the north wall of which is between 4.79 and 4.82 feet from the north lot line.

The new garage would be a two-story garage which includes a home office on the second floor with dimensions of 21'X32' or 688 square feet in area with a side yard setback of approximately 5.1 feet. While the existing garage already provides a non-conforming setback, any replacement is required to meet the current setback requirements.

The petitioner argues that the new garage would preserve the existing functionality of the configuration of the property and utilize the existing driveway. Ponding in the rear yard regularly occurs in the rear yard following heavy periods of rain making it an unsuitable area for relocation.

The petitioner indicated that there are two-story garages located nearby at 1412 Brassie and 2425 Hawthorne, and the new garage would be an improvement and increase the curb appeal.

Staff would note that a variation was granted for setback relief in 2013, however since that garage was not constructed within a period of one year, the variance is now void.

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

- Application for Zoning Variance
- Sign Elevation Rendering
- Legal Notice
- 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

1130 Brassie Ave, Flossmoor

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

Meghan Radosta

Name of Applicant

1130 Brassie Ave Flossmoor, IL 60422

Applicant's Mailing Address

Home (708) 912-7676

Applicant's Telephone Numbers

Work (708) 664-4121

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 applying for 2 variances. First is the distance between the setback on the north lot line to 5ft from the required 7.5ft which is where the current structure lies. Second, the height of the accessory structure exceeds the current height. See email with architectural drawings and height/width dimensions.

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 current garage is in need of major repair. The floor especially is in bad shape. In addition, the garage is currently not large enough to house our vehicles and the additional story is adding a home office/work space.

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

1412 Brassie Ave + 2425 Hawthorne
both have 2nd story detached garages

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

I feel that the variance will have minimal effect to the adjoining property. The variance would allow the new structure to be the same distance to the north that already exists. The new structure would be an improvement to the current one by increasing curb appeal.

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 application has been filed in the last year.

Meghan Radostk

Applicant's Signature

3-27-25

Date

Meghan Radostk

Owner's Signature

(Applications must have property owner's signature)

3-27-25

Date

DO NOT WRITE BELOW, FOR OFFICE USE ONLY.

RECEIVED

DATE SUBMITTED: MAR 28 2025

FLOSSMOOR BUILDING DEPARTMENT

FEE PAID: _____

REQUESTED HEARING DATE: 4/22/25

DATE PUBLISHED: 4/6/25

DATE RESIDENTS NOTIFIED: 4/7/25



LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

PROPOSED GARAGE FOR
RADOSTA RESIDENCE
1130 BRASSIE AVE.
FLOSSMOOR, IL



Michael J. Matthys

DATE: 2-28-2025
DRAWN DESCRIPTION: 2025-0036
PROJECT NUMBER: 2-28-2025

DATE: 2-28-2025
DRAWN BY: MAG
FINAL REVIEW

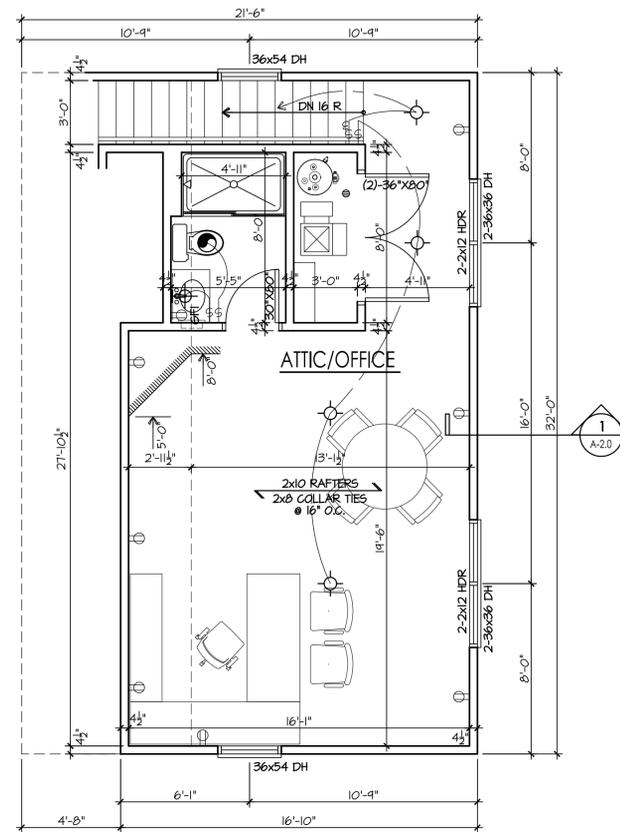
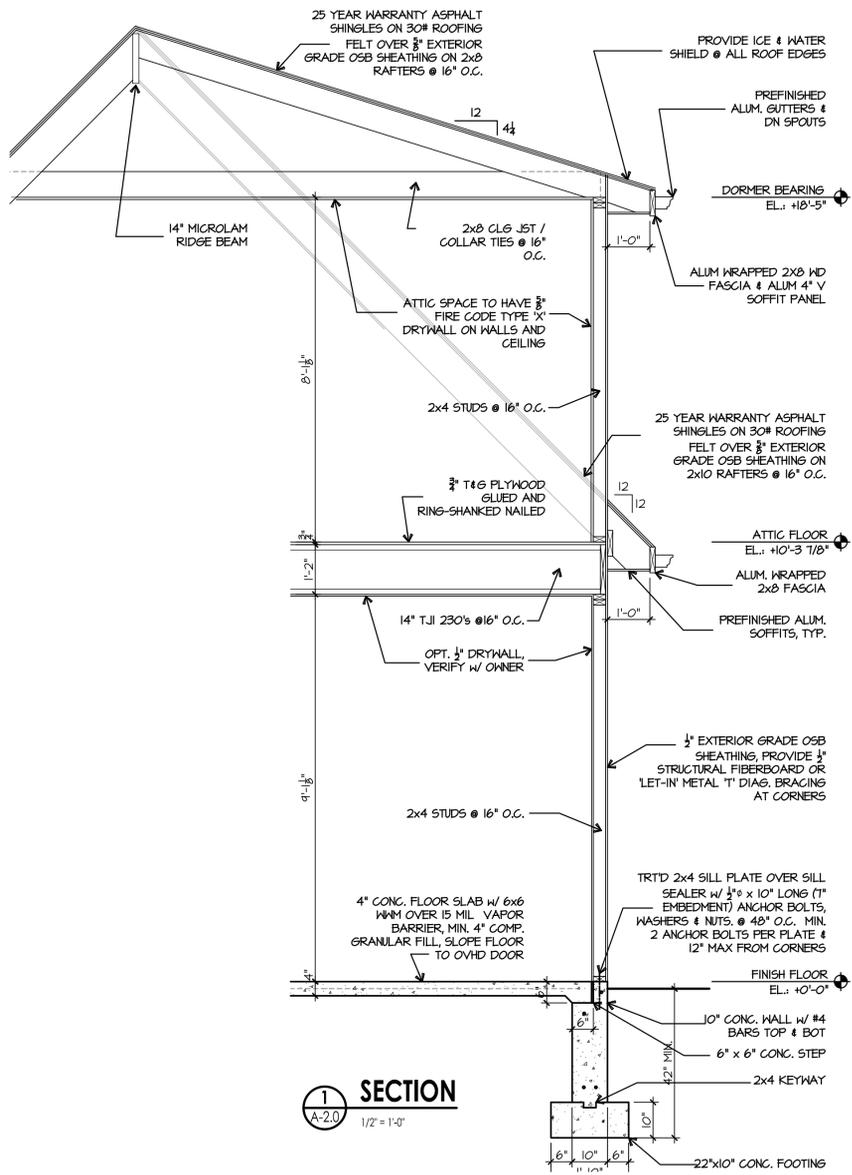
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PLANS &
SECTION

SHEET NAME

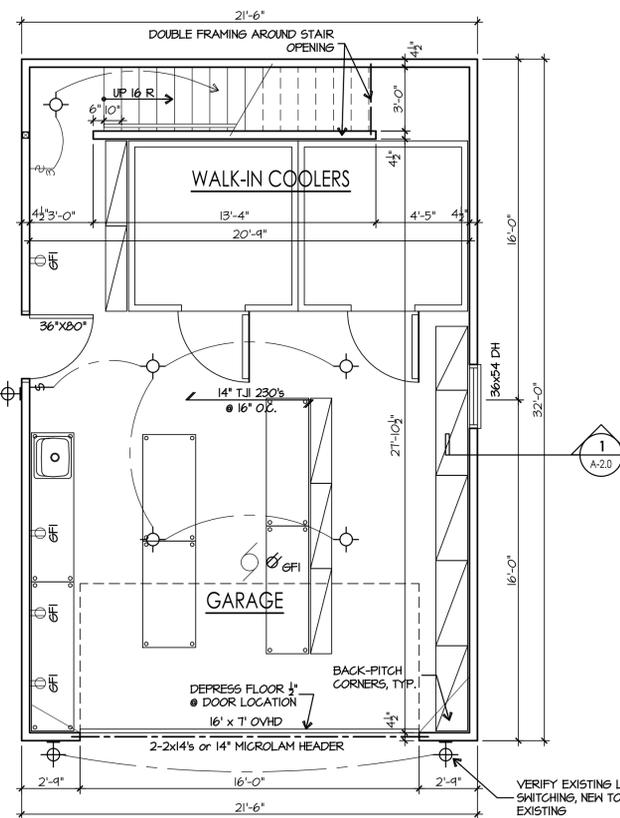
A-2.0

SHEET



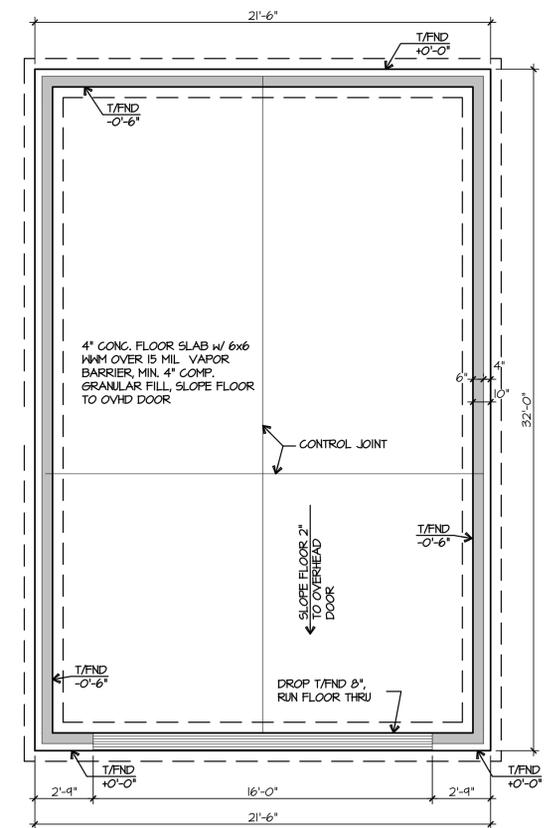
ATTIC FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"

Order ID: 7795277

* Agency Commission not included

GROSS PRICE * : **\$57.00**

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, April 6, 2025

Zone: Full Run

Color Spec. B/W

Preview

LEGAL NOTICE PUBLIC HEARING

**FLOSSMOOR
ZONING BOARD OF APPEALS**
Notice is hereby given that a public hearing will be held before the Flossmoor Zoning Board of Appeals on Tuesday, April 22, 2025, at 6:30 p.m., in the Board Room of the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois 60422.

LOCATION:
1130 Brassie Avenue – PIN # 31-12-204-008-0000

APPLICANT:
Meghan Radosta has filed an application for variations from Sections 285-8-5 and 285-21-1 D. (3) of the Flossmoor Zoning Ordinance regulating side yard setbacks and building height for accessory buildings, to remove and replace an existing detached garage.

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

/s/ Mark Mathewson, Chairperson
Flossmoor Zoning Board of Appeals
Apr. 6, 2025 7795277



FLOSSMOOR

Welcoming. Beautiful. Connected.

April 3, 2025

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 I. Nelson

Trustees
Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Rosalind Henderson Mustafa
George Lofton
James Mitros

Village Clerk
Gina LoGalbo

Village Manager
Bridget A. Wachtel

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Tuesday, April 22, 2025, the Flossmoor Zoning Board of Appeals will hold a public hearing to consider a request for approval of variances from the Flossmoor Zoning Ordinance regulating yard setbacks and accessory building height. If approved the variances would permit the demolition and reconstruction of a new detached garage.

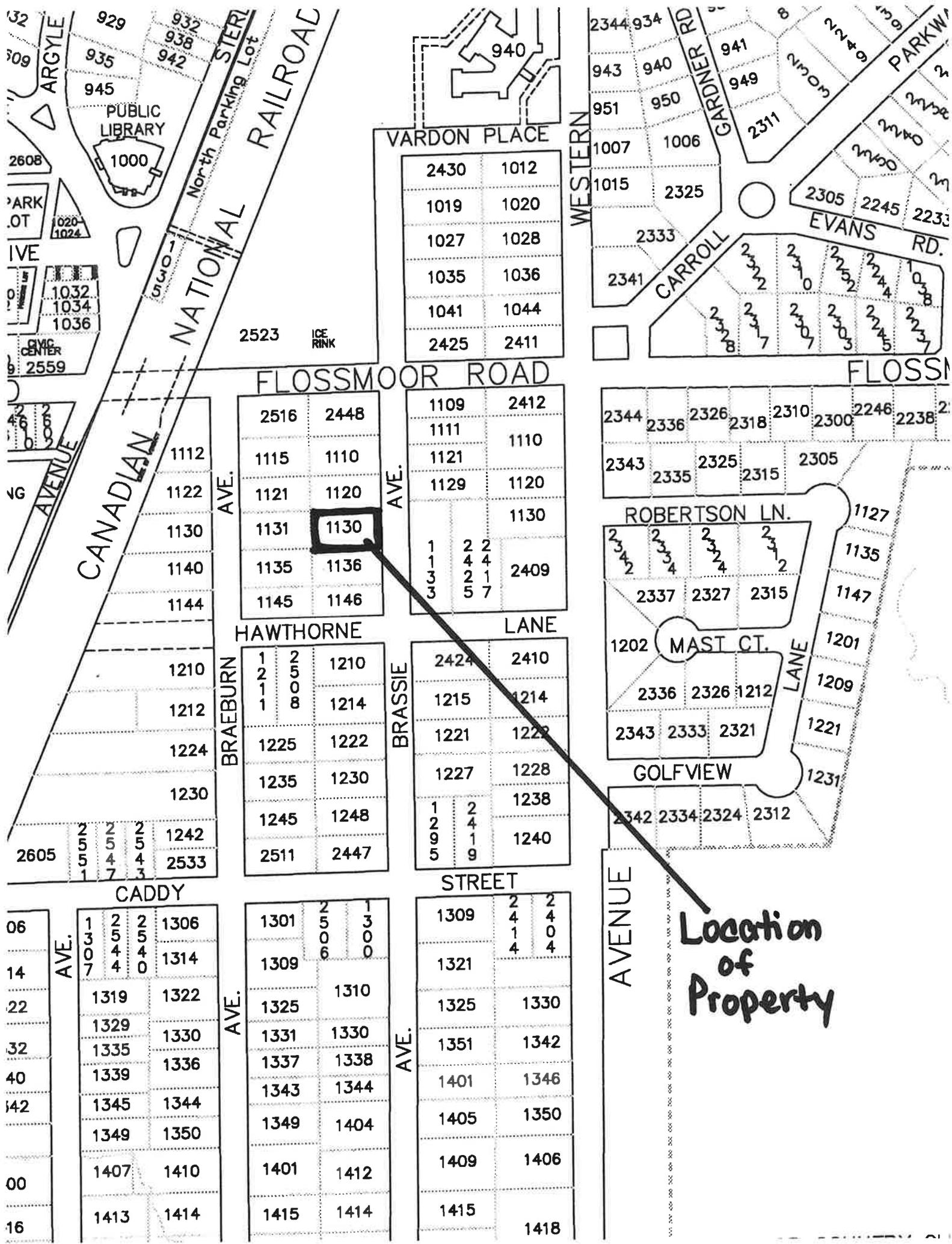
A map locating the property is shown on the back of this letter.

The meeting will be held in person at Village Hall beginning at 6:30 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. Monday, April 21, 2025 will be read into the record.

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

Sincerely,

Scott M. Bugner
Director of Building and Zoning



Location
of
Property

2516	2448
1115	1110
1121	1120
1131	1130
1135	1136
1145	1146

1109	2412
1111	1110
1121	
1129	1120
	1130
1 2 2	
1 4 4	
3 2 1	2409
3 5 7	

1210
1212
1224
1230
1242
2533
1210
1214
1222
1230
1248
2447

2424	2410
1215	1214
1221	1222
1227	1228
	1238
1 2	
2 4	
9 1	1240
5 9	

1306	
1314	
1319	1322
1329	1330
1335	1336
1339	1344
1345	1344
1349	1350
1407	1410
1413	1414

1301	2 3 0 0
1309	6 0 0
1325	1310
1331	1330
1337	1338
1343	1344
1349	1404
1401	1412
1415	1414

1309	2 2 4 4 1 0 4 4
1321	
1325	1330
1351	1342
1401	1346
1405	1350
1409	1406
1415	1418