

MEMORANDUM

TO: CHAIR MATHEWSON AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, BUILDING AND ZONING ADMINISTRATOR
DATE: JULY 15, 2025
RE: REGULAR JULY MEETING

Please find enclosed the agenda and related materials for the regular July meeting of the Flossmoor Zoning Board of Appeals. The meeting will be held in on Tuesday, July 22nd beginning at 6:30 p.m. at the Flossmoor Village Hall.

There is one item on the agenda for consideration:

- Consideration of a variance for 1133 Brassie Avenue – Rear yard setback for a deck

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

JULY 22, 2025

6:30 P.M.

FLOSSMOOR VILLAGE HALL

The July 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, July 21, 2025 will be read into the record of the meeting.

AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 22, 2025
3. PUBLIC HEARING OF A REQUEST FOR A VARIANCE REGULATING REAR YARD SETBACKS FOR A DECK – 1133 BRASSIE AVENUE
4. OTHER BUSINESS
 - a. FINDINGS OF FACT
5. STAFF REPORTS
6. ADJOURNMENT

MEMORANDUM

TO: CHAIR MATHEWSON AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, ZONING ADMINISTRATOR
DATE: JULY 15, 2025
RE: PUBLIC HEARING OF A REQUEST FOR A VARIATION FROM THE FLOSSMOOR
ZONING ORDINANCE – WATSON (ACCESSORY USE REQUIRED REAR YARD SETBACK)

We have received a request for a variation from Section **285-8-5 A. (2)** of the Flossmoor Zoning Ordinance requiring a minimum rear yard setback of 7.5 feet for accessory uses. The request has been submitted by Brent and Wendy Watson, owners of the property located at 1133 Brassie Avenue. The facts of the matter are as follows:

The subject property is a corner lot located at the northeast corner of Brassie Avenue and Hawthorne Lane and is improved with a single-family residence and attached garage.

The petitioner is seeking a variance for a deck which had already been installed and which does not conform with the required minimum rear yard setback for the R-4 Residential District. Staff would note that when the original permit application was reviewed for the deck, it was noted that the original submittal was denied due to the encroachment into the required rear yard setback and a resubmittal was required to reduce the size of the deck to conform with the required yard setback of 7.5 feet. The original submittal requested a deck with dimensions of 10' deep by 20' wide, however the permitted size which would have conformed and was approved for permit upon resubmittal was 8' deep by 20' wide. Upon inspection, it was noted that not only did the installed deck exceed the permitted 8' in depth, but also exceeded the originally denied submittal and had dimensions of 14' deep by 20' wide.

In addition, the petitioners previously installed a concrete patio that also exceeded the required minimum side and rear yard setbacks and did so without first obtaining a building permit. The non-compliant portion of the patio was subsequently ordered to be removed and brought into compliance.

The petitioners have stated that the deck is larger than was permitted because the deck framing was installed prior to the issuance of the permit. Staff would note that the deck is larger than what was originally submitted for permit and denied and yet was built to the current dimensions regardless. The framing could have been reconstructed prior to finishing the deck in a manner which would have conformed with the setback requirements or a variance could have been sought prior to starting construction. Staff would also note that had the required framing inspection been requested prior to finishing the deck, it would have been found to be out of compliance.

The petitioners argue that due to the siting of the house on the corner lot, there is not enough yard area in the rear of the property to have any backyard entertainment, privacy and comfort. They further add that the deck looks identical to their next door neighbors' deck and that it would be an asset and positive addition to the Flossmoor Estates Subdivision.

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

- Application for Zoning Variance
- Denied Deck Submittal Dimensions
- Approved Deck Submittal Dimensions
- Legal Notice
- Notice to Residents and 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

1133 BRASSIE AVE, FLOSSMOOR IL 60422

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

BEANT & WENDY WATSON

Name of Applicant

1133 BRASSIE AVE, FLOSSMOOR IL 60422

Applicant's Mailing Address

Home [REDACTED]
Applicant's Telephone Numbers

Work [REDACTED]

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:

BEANT & WENDY WATSON

Owner's Name

1133 BRASSIE AVE, FLOSSMOOR IL 60422

Owner's Address

Home [REDACTED]
Applicant's Telephone Numbers

Work [REDACTED]



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 Brent & Wendy Watson are requesting a Variance on a deck that we had installed for privacy sitings. The reason for the variance is because the deck is larger than the permitted size but we had the deck framed out before the permit was granted. We asking if we could keep the deck as built because we have no sitting space in the rear of our home. due to the mud that happens when it rains.

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?

Due to the property being a corner lot, there is not enough square footage in the back yard to have backyard entertainment and privacy comfort. So we build a deck on our property.

3. Would other properties in your immediate neighborhood have similar characteristics and/or problems? If so, how many? YES. 1 Knowingly

It looks identical to our next door south neighbors deck.

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

It would be an asset and positive addition to the Flossmoor Estate Subdivision.

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

[Redacted Signature]

Applicant's Signature

6/20/2025

Date

[Redacted Signature]

Owner's Signature
(Applications must have property owner's signature)

6/20/2025

Date

DO NOT WRITE BELOW, FOR OFFICE USE ONLY.

RECEIVED

JUN 20 2025

DATE SUBMITTED: _____

FLOSSMOOR BUILDING DEPARTMENT

FEE PAID: V# 1194 \$600.00

REQUESTED HEARING DATE: July 22, 2025

DATE PUBLISHED: July 6, 2025

DATE RESIDENTS NOTIFIED: July 2/2025

Date: 4/17/2025 - 7:24 PM
Design ID: 334557671169
Estimate ID: 45069
Estimated Price: \$8,137.47

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 334557671169
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 334557671169 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. **MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN.** All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. **MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.**

Date: 4/17/2025 - 7:24 PM

Design ID: 334557671169

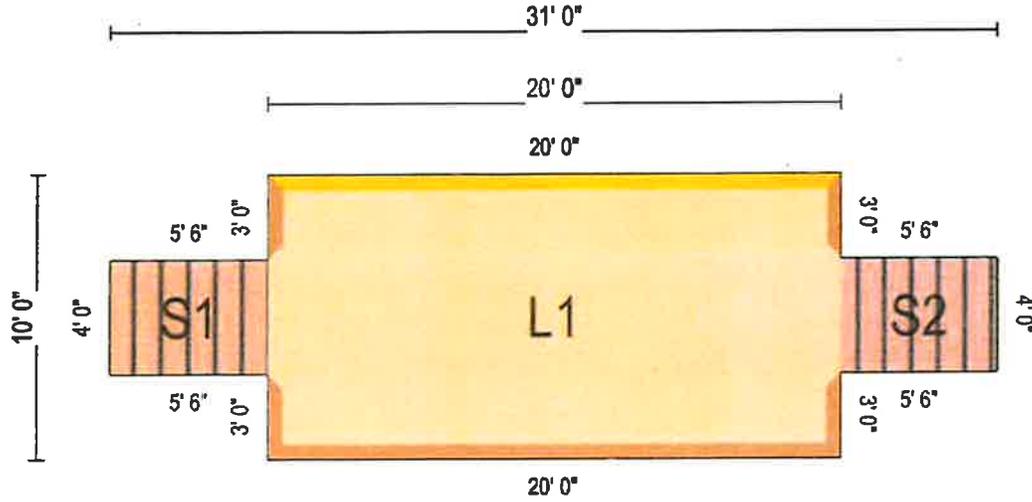
Estimate ID: 45069

Estimated Price: \$8,137.47

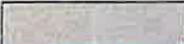
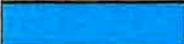
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™ DECK



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Date: 4/24/2025 - 3:57 PM
Design ID: 334557787368
Estimate ID: 46110
Estimated Price: \$7,551.81

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK

How to recall and purchase your design at home:



- OR
1. On Menards.com, enter "Design & Buy" in the search bar
 2. Select the Deck Designer
 3. Recall your design by entering Design ID: 334557787368
 4. Follow the on-screen purchasing instructions

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Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

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For other design systems search "Design & Buy" on Menards.com

Page 1 of 18

20 x 8

Date: 4/24/2025 - 3:57 PM

Design ID: 334557787368

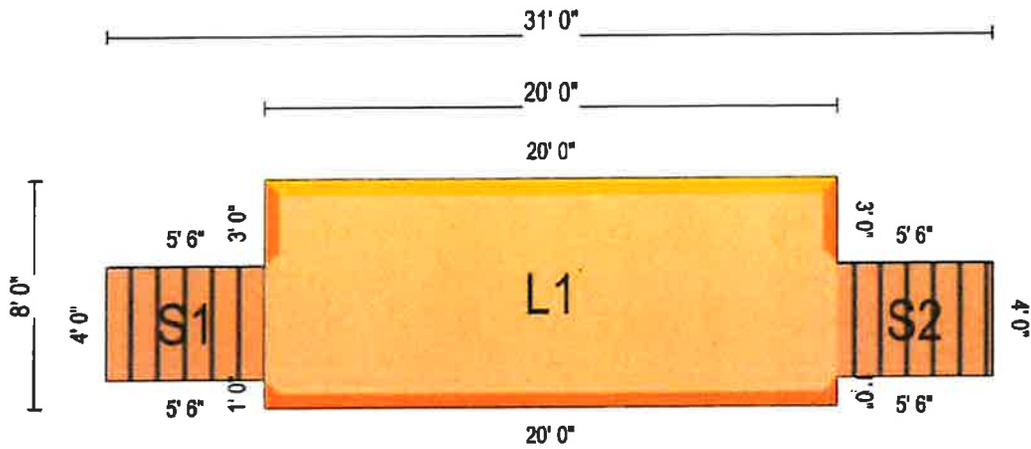
Estimate ID: 46110

Estimated Price: \$7,551.81

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

Design & Buy™ DECK



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Order ID: 7837163

* Agency Commission not included

GROSS PRICE * : \$55.50

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, July 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, July 22, 2025, at 6:30 p.m., in the Board Room of the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois 60422.

LOCATION:
1133 Brassie Avenue, Flossmoor
IL 60422 - PIN # 31-12-205-020-0000

APPLICANT:
Brent and Wendy Watson have filed an application for a variation from Section 285-8-5 A. (2) of the Flossmoor Zoning Ordinance regulating minimum rear yard setbacks for accessory uses (Deck).

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

/s/ Mark Mathewson, Chairperson
Flossmoor Zoning Board of Appeals
07/06/2025 7837163



FLOSSMOOR

Welcoming. Beautiful. Connected.

July 1, 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, July 22, 2025, 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 rear yard setbacks for accessory uses. If approved the variance would permit a deck to be located within 7.5 feet of the lot line.

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, July 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

SUBJECT PROPERTY

