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MINUTES
FLOSSMOOR ZONING BOARD OF APPEALS
REGULAR APRIL MEETING
APRIL 22, 2025

The meeting of the April 22, 2025 regular Meeting of the Zoning Board of Appeals was called to order at 7:31 PM

1. ROLL CALL

PRESENT:

Chair Mathewson, Commissioners Barnett, Lambert, Ryan and Smith

ABSENT:

Commissioners Herman and Ryan

ALSO PRESENT:

Scott Bugner, Zoning Administrator; Mike and Meghan Radosta, petitioners

2. APPROVAL OF THE MINUTES OF THE MEETINGS OF JANUARY 28, 2025

Chair Mathewson asked the Commissioners if they had any changes or comments. Chair Mathewson asked for a motion to approve the minutes as submitted.

Commissioner Barnett motioned to accept the minutes of the January 28, 2025 meeting as submitted. Commissioner Smith seconded the motion which passed by voice vote.

AYES: Chair Mathewson, Commissioners Barnett, Lambert and Smith

NAYS: None

ABSTAIN: Commissioner Ryan

3. PUBLIC HEARING OF A REQUEST FOR VARIANCES REGULATING SIDE YARD SETBACKS AND ACCESSORY BUILDING HEIGHT – 1130 BRASSIE AVENUE

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Chair Mathewson opened the public hearing and asked Mr. Bugner to provide a summary of the request. Mr. Bugner summarized the staff report and advised that there are two variance requests, one for a reduced side yard setback for an accessory building and one for increased allowable building height of an accessory building.

Chair Mathewson asked the petitioner to provide any additional comments. Meghan and Mike Radosta advised that they are looking to replace their existing detached garage which has some structural damage to the floor and foundation and that they would like to make bit larger and add a second story to it.

Chair Mathewson asked the commissioners for any questions or comments.

Commissioner Lambert advised that she visited the property and asked about why the existing garage doesn't have sufficient room to park their cars. Mrs. Radosta explained that their large SUV does not fit in the garage at all due the height of the garage door and that the existing garage has two door openings that are very narrow. Mr. Radosta that when the SUV approaches the garage, there is a dip in the driveway that was designed to prevent water from entering and if the SUV were to attempt to pull into the garage it would hit the roof.

Commissioner Ryan advised that he had no issues with the proposed garage but asked if the petitioners intended to address the water issues when proceeding to construct the new garage. Mrs. Radosta explained that the existing garage has settled over time and that the new garage can floor and foundation can be elevated to prevent future water damage or flooding. In addition, Mr. Radosta indicated that their landscapers would also provide drainage to direct water from the downspouts away from the garage and toward the street.

Commissioner Barnett asked for clarification about the side yard variance. Mrs. Radosta explained that the existing garage which is currently legal non-conforming is only 5 feet from the side lot line and the ordinance requires 7.5 feet.

Chair Mathewson asked for a motion to recommend approval of the variations as submitted.

Commissioner Ryan motioned to recommend approval of the variations as submitted.

Commissioner Smith seconded the motion which passed by roll call vote.

AYES: Chair Mathewson, Commissioners Barnett, Lambert, Ryan and Smith

NAYS: None

4. OTHER BUSINESS

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FINDINGS OF FACT

The Commissioners reviewed and approved the proposed findings of fact.

5. ADJOURNMENT

Chair Mathewson asked for a motion to adjourn.

Commissioner Smith motioned to adjourn the meeting. Commissioner Barnett seconded the motion which passed by voice vote.

AYES: Chair Mathewson, Commissioners Barnett, Lambert, Smith and Wilson

NAYS: None