

DRAFT

Report of the Zoning Board of Appeals

Romeoville, Illinois

ORD 18-1492

An Ordinance Approving a Variance to the Zoning Code for 720 Geneva Avenue

**TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois**

Interim Director of Community Development Josh Potter read the Project Compliance Report.

Louis and Elizabeth Rizzato of 720 Geneva Avenue have requested a zoning variance to allow for the construction of a two car detached garage in the rear of their property. The subject property consists of 7,928 square feet and is located on the west side of Geneva Avenue, north of Normantown Road in Hampton Park. The property is zoned R-5A Single Family Residential.

The requested variance is from the Zoning Code requirement that allows for only one garage on the property. The property already has a one car attached garage. They are proposing to keep the attached garage, install a door to the rear, and drive through the attached garage in order to access the detached garage. This is prohibited by the Zoning Code Section 159.20(F)(9) which states:

A single garage structure, housing all permitted vehicle stalls may be built into the principal structure, attached to the principal structure, or provided for in a detached garage as a freestanding accessory structure, but the permitted vehicle stalls shall not be split between any of above.

The Board passed a text amendment in 2017 to allow partial garage conversions. The amendment allowed two garages in some instances in Hampton Park. This provision does not apply in this case because the attached garage is not being converted to habitable space. Rather both the attached garage and proposed detached garage are being used to store automobiles.

Louis Rizzato, 720 Geneva Romeoville, IL - Sworn.

Mr. Rizzato stated that he has a couple of old cars he would like to park in the garage and still have a space for his wife to park her car.

Chairman Scieszka asked if the Rizzato's looked into removing the single car garage and extending the driveway to a new garage in the back. Mr. Rizzato stated that he did not look into this option.

Commissioner Venn asked if the new garage would match the current house. Mr. Rizzato stated that it would.

Commissioner Venn asked if this garage would now or in the future be used to run a business. Mr. Rizzato stated that it would not, it is strictly for car storage.

Commissioner Burgess asked where Mr. Rizzato is currently storing his cars. Mr. Rizzato stated that they are parked at his home, one in the garage and one in the driveway.

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Commissioner Hoffman asked if any of the neighbors had problems with the new garage. Mr. Rizzato stated that they did not.

Winston Brown, 728 Geneva Romeoville, IL - Sworn

Mr. Brown stated that he has no objections to the garage and thinks it is a good project.

Chairman Venn asked if staff though this could set a new precedence. Josh Potter stated that it is a unique situation and can be handled on a case by case basis. Nathan Darga stated that the majority of Hampton Park homes have already converted garage space to living space so this should not be a common request.

THEREFORE, the Zoning Board of Appeals of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of the following Ordinance:

ORD 18-1492– An Ordinance Approving a Zoning Code Variance for 720 Geneva Avenue to allow a second garage on the property.

Motion by: Commissioner Burgess

Seconded by: Commissioner Repetowski

Voice vote of the membership present the 14th day of August, 2018 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

David Venn	AYE
Richard Holloway	ABSENT
Paul Scieszka	AYE
Dan Repetowski	AYE

Gary Hoffman	AYE
Jim McConachie	AYE
Petra Burgess	AYE

MOTION Carried.

ORD 18-1492– An Ordinance Approving a Zoning Code Variance for 720 Geneva Avenue to allow a second garage on the property.

Respectfully submitted on August 14, 2018.

CHAIRMAN, Zoning Board of Appeals

Attested by:

SECRETARY, Zoning Board of Appeals