1. Call to Order
2. Roll Call
3. Approval of Minutes – October 15, 2015
4. Public Hearing – 2702 Martin Drive – Variance to add an 816 sq. ft. addition to the rear of the existing accessory building for a total of 1,410 sq. ft., which exceeds the allowed 600 sq. ft.
   A. Swearing in of Petitioner
   B. Presentation by Petitioner
   C. Questions by Planning & Zoning Commission
   D. Questions by Zoning Officer
   E. Public Comment
   F. Further Commission Discussion
   G. Motion to Adopt the Findings of Fact
   H. Motion of Recommendation to Village Board
5. Public Comment
6. Other Business
7. Adjournment
Meeting Date: January 20, 2016

Request: A variance to add an 816 sq. ft. addition to the rear of the existing accessory building for a total of 1,410 sq. ft., which exceeds the allowed 600 sq. ft.

Location: 2702 Martin Drive

Acreage: 1 Acre

Existing Zoning: R-2, Single Family Residential, 30,000 sq. ft. minimum, Spring Grove

Adjacent Zoning: North A-1, Agriculture, McHenry County
R-2, Single Family Residential, Spring Grove
South R-2, Single Family Residential, Spring Grove
East R-2, Single Family Residential, Spring Grove
West R-2, Single Family Residential, Spring Grove

Physical Features: The property is improved with a 2,000 sq. ft. single family home and 576 sq. ft. detached garage.

Comp Land Use Plan: This property is designated as Low Density Residential

Background

- **Existing Use:** The property is being used as a single family residence.

- **Project:** The petitioners are requesting a variance to add an 816 sq. ft. addition to the rear of the existing accessory building. The addition is necessary to store their racing and snowmobiling equipment. It should be noted two trailers that are 24 ft. and 28 ft. in length will not be housed in the accessory building due to their size. According to the Site Plan, the addition, highlighted in blue, will be offset by 2 ft. to provide a wall break as required by the Architectural Review Standards in the Building Code. Attached are pictures submitted by the petitioners showing the front of the house and detached garage, front detached garage, and back of the detached garage. According to conversations with the petitioners, the temporary structures in the back of the detached garage and the large tree will be removed to make way for the addition.
Findings of Fact
Enclosed are the Zoning Standards for a variance. The petitioners have provided written support for the relief sought. These Findings of Fact will have to be accepted by the Commission at the hearing in the form of a motion.

Staff Comments and Recommendation
The petitioners appeared before the Village Board on November 3, 2015 to obtain their input on their proposed variance. They stated they have spoken with their neighbors to the south, east and west and none were opposed to the addition. The Board was receptive to their request.

Staff supports the relief sought in the petition because of the specific location and surrounding area of the accessory building. Staff does not have any additional conditions that should be imposed on the petitioners.
# VILLAGE OF SPRING GROVE
## APPLICATION FOR ZONING PETITION

**PETITIONER:**
- **Name:** Paul Wesinger
- **Address:** 2702 Martin Dr.
- **City, St, Zip:** Spring Grove, IL 60081
- **Daytime Phone:** 815-276-2378
- **Email:** paulzoomer@hotmail.com

**OWNER (If Different):**
- **Name:** Paul & Sandra Wesinger

**ATTORNEY:**
- **Name:**
- **Address:**
- **City, St, Zip:**
- **Daytime Phone:**
- **Email:**

**PROPERTY INFORMATION:**
- **Address:** 2702 Martin Dr., Spring Grove, IL 60081
- **PIN #:** 04-13-326-021
- **Number of Acres:** 1
- **Current Zoning:** R-2 Single Family Residence
- **Legal Description – typed on an 8 1/2 x 11 sheet of paper:**

## Applying For:

<table>
<thead>
<tr>
<th>Map Amendment</th>
<th>Current Zoning</th>
<th>Requested Zoning</th>
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</thead>
<tbody>
<tr>
<td>Special Use Permit</td>
<td>Request</td>
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<tr>
<td>Variance</td>
<td>Request 816 sq. ft. addition to Free standing garage</td>
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<tr>
<td>Text Amendment</td>
<td>Request</td>
<td></td>
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**NARRATIVE:** Please use the space below to explain your request in detail. Please feel free to use a separate page for more space.

We are requesting an 816 sq. ft. addition to our free standing garage. In an effort to keep our property aesthetically appealing, we have outgrown our current garage and need more room to keep our excess recreational/hobby equipment indoors, this is with exception of trailers. The addition will be built onto the length of the garage, not width, so it will not easily be seen. Our neighbors have a privacy fence and we have bushes and trees to help conceal it from the road. Our neighbors directly behind have a farm where it is field directly behind us, and their living area off of Winn Rd.
CONSENT TO PETITION AND ON-SITE INSPECTION

The undersigned owner(s) of record of the real estate which is the subject of this petition do hereby freely and voluntarily consent to this application and to inspection of the site of the parcel in question by the Building and Zoning Officer and/or designated representative, Village of Spring Grove Planning and Zoning Commission and Village Board (the “Inspectors”) for purposes of determining the appropriateness of pending proposed zoning petition, and hereby release the Inspectors from any liability based in whole or in part of the inspection of the parcel in question.

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

VERIFICATION

The undersigned petitioner certifies under penalties of perjury, that I have read the foregoing application and all documents filed in support of the application, that I have personal knowledge of the matters set forth therein, and that the statements set forth therein are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies that he believes the same to be true.

Signature of Petitioner

Date

Print Name of Petitioner

SUBSCRIBED and SWORN to before me

this 20 day of December, 2015

NOTARY PUBLIC

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter, which names all beneficiaries of the trust. When the petitioner is a partnership, joint venture, or unincorporated association, the petitioner must provide all the names and addresses of all partners, joint ventures, syndicate members, or members of the unincorporated association.
LOT 4 IN GREENRIDGE, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1978, AS DOCUMENT NO. 746325, IN McHENRY COUNTY, ILLINOIS.
Zoning Standards – Variance

A petitioner must present evidence by which their petition for a variance meets the following standards. Please provide a written narrative explaining how your request satisfies each standard, attaching additional pages as necessary.

1. If the strict letter of the zoning regulations are carried out, explain how the extent to which the particular physical surroundings, shape, or topography of the property will result in a practical difficulty or hardship, rather than a mere inconvenience, for the owner.

   In an effort to keep our property aesthetically nice, without a variance we would need to keep our recreational/hobby equipment outside. This can be an eye sore and not the best efforts of organizing. We also would like to keep property values high by keeping as much of the structure over.

2. Explain the extent that any hardship or practical difficulty described above was created by any person having an interest in the property.

   With the exception of the trailers, we would like to conceal our recreational/hobby equipment in the garage. At this point living in Spring House for 11 years, the garage is only large enough for our needs.

3. To what extent are the conditions upon which the variance request is based unique to the subject property, and not applicable to other properties in the same zoning district?

   We have a secluded area behind the garage where we are asking permission to build. With trees, brush, and the neighbors privacy fence, the addition we are requesting will be difficult to view from the road. Our neighbors to the west have a privacy fence over.

4. Please describe whether the variance is based exclusively on a desire to increase the value of the property, the monetary gain to be realized from the property, or the alleviation of financial difficulty experiences by the petition when attempting to comply with the Village’s zoning regulations.

   The variance we are requesting comes from our desire to increase the size of the area needed for our racing/snow mobbing hobby storage. We would like to conclude our outdoor hobby equipment with the exception of the trailers. This will in turn help our property to maintain an aesthetically pleasing attitude.
Our equipment inside the garage - because of this we feel that our 1,600-foot square can no longer accommodate our needs.

Separating our garage and theirs, obstructing their view of our garage, their neighbors have a driveway that runs we are seeking permission for, and their home living area is on the far west side of their garage separated from ours. The neighbors to the north of us is a farm. Their living area is set off of Winz Rd. leaving only open field and trees behind our property where they will not have a view of our garage from their house.

Since our garage is to the west of our living area, the neighbors to the east will not have a direct view of our addition either.
Zoning Standards – Variance

5. Please describe any detrimental impact to the public welfare, to other property, or to improvements in the immediate neighborhood if the variance is granted.

Our variance request will have no detrimental impact on public welfare or to property or to improvements in the immediate neighborhood.

6. Explain whether the variance as proposed impair adequate supply of light or air to adjacent properties; diminish property values; increase congestion in public streets; substantially increase the danger of fire; or endanger public safety?

No, the variance we are requesting will not hinder any of the above.

7. Explain whether the variance will confer the petitioner a special privilege, that the zoning regulations deny to other lands, structures, or buildings in the same zoning district.

The garage addition will not be seen from the street. It will only be the length of the garage which will be added to, not the width. We are not asking for any special privileges.
LOT 4 IN GREEN RIDGE, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1978, AS DOCUMENT NO. 746325, IN MCENRY COUNTY, ILLINOIS.

Refer to abstract, title and local ordinances for additional easements and/or building restrictions. Compare all points before using same and at once report any differences.

No representation as to ownership, use or possession should be herein implied. Declaration is made to the present title owner, the present purchaser and their title insurer, and lender, it is not transferable to additional institutions or subsequent owners. No underground improvements have been located or shown. No distance should be assumed by scaling.

Survey No. 04-13-326-021

2702 Martin Drive, Spring Grove, Illi