Wednesday Council
January 20, 2016
6:00 p.m.

Village of Spring Grove
Plan and Zoning Commission
Meeting Agenda

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

Posted: January 15, 2016 at 3:00 p.m.
Council Chambers, Spring Grove, Illinois, January 20, 2016; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road; Chairperson Gajewski presiding.

Roll Call. Roll call vote showed the following commissioners to be present at the meeting: Chairperson Mike Gajewski and Commissioners Mike Bukolt, Joe Broz, Sr., Bill Greenhill, Del Houghton, and Paul Tierney – 6. Absent: Commissioner Mike Lee - 1. Also present for the Village was Sandi Rusher, Village Clerk; and Trent Turner, Building and Zoning Officer.

Approval of the October 15, 2015 Minutes. Commissioner Tierney moved, seconded by Commissioner Greenhill to approve the minutes from the October 15, 2015 meeting. On voice vote, the motion carried.

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.

Swearing in of Petitioners. Paul and Sandi Wesinger were sworn in at the commencement of the hearing.

Presentation of Petitioner. The Wesingers requested a variance for an 816 sq. ft. addition to their existing accessory building as they need more room to work on and store racing equipment and snowmobiles as well as keep their property aesthetically pleasing. The addition will be on the back side so it will not be easily seen from the road. The neighbors to the west have a privacy fence and the Wesingers have bushes along the east to further screen the addition. The neighbors directly behind them reside on a 5 acre farmette with a field abutting their property.

Questions by Planning and Zoning Commissioners. In response to questions from the commission, the miscellaneous items located around the buildings and inside the three temporary structures will be relocated inside the accessory building. The accessory building is in compliance with the setback requirements. They own a 24 ft. and 28 ft. trailers but only the 28 ft. trailer permanently resides on the driveway, which is permitted because it is licensed and parked on a hard surface. The 28 ft. stacker trailer is for two mud dragsters and is not kept offsite because it houses tools for the mud dragsters and the mud dragsters themselves. Mr. Wesinger clarified his racing is a hobby and not a business and he only works on the general maintenance of his race cars and vehicles. Concern was expressed with the storage of flammable liquids (used oil and racing alcohol) in three-55 gal drums and if it is permissible. Zoning Officer Turner will discuss this with Fire Chief Rich Tobiasz to ensure compliance with Village Code.

Commissioner Broz objected to the visual impact of the trailers and opined the addition won't solve their storage problem with the trailers.
Chairperson Gajewski agreed the trailers take away from the aesthetics of the property. He further expressed concern with the expansion of the racing car situation, its close proximity to residential neighbors with respect to noise and setting a precedent by allowing this type of work in a residential neighborhood. He understands they have lived here for 17 years, have not had any complaints from the neighbors and there is no one present objecting to the variance but the village needs to take into account that the variance is not just for storage but giving them the ability to work on racing cars. Mr. Wesinger replied nothing will change other than the addition will allow them to work on both cars at the same time as they have been working on their race cars since they moved to Spring Grove. They added they are very conscientious of their neighbors when it comes to noise and reiterated they haven't had any complaints in the 17 years they have lived there.

Questions by Zoning Officer. Zoning Officer Turner recommended any approval should include the removal of the three temporary structures and the storage of racing fuel to be in compliance with Village Code with the Fire Chief’s approval.

Public Comment. Chairperson Gajewski then opened the hearing up for comments by the public. The public comment portion of the hearing was closed as there was no one from the public present.

Further Board Discussion. None.

Motion to Adopt the Findings of Fact. Commissioner Broz moved, seconded by Commissioner Greenhill to adopt the Petitioner’s responses regarding the applicable standards set forth in the application as the Findings of Fact of the Commission with the exception of “The detrimental impact, if any, to the public welfare, to other property, or to improvements in the immediate neighborhood which may result if the variance is granted” as this requires further consultation with the Fire Protection District with respect to the storage of flammable liquids in the three-55 gal drums. Roll call vote: Ayes: Bukolt, Broz, Gajewski, Greenhill, Houghton and Tierney — 6. Nays: 0. Motion carried.

Motion of Recommendation to Village Board. Commissioner Broz moved to recommend approval of the application subject to the following conditions imposed: the removal of all three (3) temporary structures located behind the existing accessory building and the miscellaneous items stored around the building, the storage of racing fuel to be in compliance with Village Code and Fire Protection District approval, and the 28 ft. stacked trailer be removed and stored off site. The motion failed due to lack of a second.

Commissioner Greenhill moved, seconded by Commissioner Bukolt to recommend approval of the application subject to the following conditions imposed: the removal of all three (3) temporary structures located behind the existing accessory building and the miscellaneous items stored around the building and the storage of racing fuel to be in compliance with Village Code and Fire Protection District approval. Roll call vote: Ayes: Bukolt, Broz, Greenhill, Houghton and Tierney – 5. Nays: Gajewski – 1. Motion carried.
Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public. Public Comment was closed as there was no one from the public present.

Other Business. None.

There being no further business, Commissioner Bukolt moved, seconded by Commissioner Gajewski to adjourn the meeting at 6:37 p.m. On voice vote, the motion carried.

Respectfully submitted,

Sandi Rusher, Village Clerk