Village of Spring Grove
Plan and Zoning Commission
Special Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes – November 15, 2017
4. Public Hearing – 1814 Route 12 – A special use permit to allow the outdoor storage of work related trailers and a variance to allow the outdoor storage area not to be paved but on the existing gravel surface.
   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: December 8, 2017 at 3:00 p.m.
MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
DECEMBER 14, 2017

Council Chambers, Spring Grove, Illinois, December 14, 2017; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:13 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 Joe Broz, Sr., Bill Greenhill and Paul Tierney – 4. Absent: Commissioners Mike Bukolt and Mike Lee - 2. Also present for the Village were Bob Walczak, Building and Zoning Officer; Don Anderson, Attorney with Ancel, Glink; and Laura Frumer, Deputy Clerk.

Approval of the November 15, 2017 Minutes. Commissioner Greenhill moved, seconded by Commissioner Broz to approve the minutes from the November 15, 2017 meeting. On voice vote, the motion carried.

Public Hearing – 1814 Route 12 - A special use permit to allow the outdoor storage of work related trailers and a variance to allow the outdoor storage area not to be paved but on the existing gravel surface.

Swearing in of Petitioner. Adam Curtis, Lessee and owner of Midwest Tents and Events, was sworn in at the commencement of the hearing.

Presentation of Petitioner. Mr. Curtis passed out information packets about Midwest Tents and Events (Exhibit A) and stated Midwest Tents and Events is a premier rental service which services weddings, corporate meetings, community events and backyard parties. Their main location is in Cortland, Illinois which occupies 8,000 sq. ft. of office and warehouse space. The bulk of their inventory will stay in Cortland which will service large events. The leased Spring Grove location would be primarily a showroom and sales office with a small amount of inventory, servicing McHenry and Lake counties and parts of Wisconsin. The location will make smaller deliveries with one to two trucks a day, each making four or five stops. Sometimes a larger truck making a delivery to the area from Cortland might stay overnight at the Spring Grove location instead of driving all the way back to Cortland the same day. Although they are requesting storage of up to five trailers outside, initially they will only be storing one or two trailers, plus a pickup truck or cargo van to pull them, until such time that the business expands.

Questions by Planning and Zoning Commissioners. In response to inquiries from the commission, Mr. Curtis stated the back outside storage parking area, which is now overgrown with bushes and trees, would be cleared of vegetation in March or April and new gravel put down. This area would be able to hold three trailers around the corner of the building with two trailers being pulled straight in. The area is naturally screened on three sides with trees and bushes and
the building itself. The only side not screened is the west side where there is a house. The business driveway is shared with the house property, which has no driveway. Although there is no formal agreement with the homeowners, there is a standing agreement with them to share the driveway, and the lease Mr. Curtis signs will stipulate that agreement.

Questions by Zoning Officer. Zoning Officer Walczak said when the vegetation is removed from the outside storage area, road fabric should be put down along with a clean layer of gravel so the vegetation doesn’t grow back.

Chairperson Gajewski stressed that the Special Use stipulates that any outside storage be parked in the area back of the building as the parking lot in the front is tight and with the way the building and lot are situated, parking any large trailers or trucks there would create line of sight issues from Route 12. Mr. Curtis affirmed the trailers and large trucks would be parked in the back and said the parking lot will be restriped with 10 parking spaces including 1 handicap space. It was also noted that if the business remains at this location for longer than 36 months, the outdoor storage area must be paved or the Special Use will expire.

Public Comment. Chairperson Gajewski then opened the hearing up for comments by the public.

Debbie DiCristina, owner of the house next door at 1818 Route 12, said the properties share a driveway because the two properties used to be under one ownership. She has been trying to get approval from the highway department to install a driveway to her property but hasn’t been successful yet. She inquired if some screening could be added along the western rear property line where the trailers will be stored. She is worried about her grandchildren playing on the equipment.

Susan Stewart, a witness for the petitioner, said Midwest Tents & Events has been a family-owned business for 40 years and they take pride in their property and equipment. A good relationship with the neighbors means a lot to them so they would be willing to work with them.

Chairperson Gajewski said a concern with a fence is it may impede access for both parties and as a fence would have no gate, children could still go around it. Mr. Curtis suggested a hedgerow or other type of landscaping, which Ms. DiCristina said was fine as long as there was some type of separation.

Further Commission Discussion. None.

Motion to Adopt the Findings of Fact. Commissioner Broz moved, seconded by Commissioner Greenhill to adopt the Findings of Fact for the special use permit and variance as presented. On voice vote, the motion carried.

Motion of Recommendation to Village Board. Commissioner Broz moved, seconded by Commissioner Tierney to recommend approval of the special use permit to Midwest Tents &
Events to allow the outdoor storage of work related trailers and a variance to allow the outdoor storage area not to be paved but on the existing gravel surface at 1814 Route 12 and to incorporate staff recommendations as follows:

1. No more than 5 trailers may be stored outside, trailers must have current and valid registration and trailers must belong to Adam Curtis, Midwest Tents and Events, or any successor business owned by Adam Curtis. In addition, no additional outdoor storage shall be allowed beyond the 5 trailers.

2. The trailers shall be parked behind the building so they are not visible from Route 12 as stated in the Zoning Standards for a Special Use Permit.

3. There shall be 10 parking spaces, including 1 handicapped parking space and they shall be designed and striped per the Zoning Code.

4. Should Mr. Curtis or this outdoor storage use remain at this location for more than 36 months, the outdoor storage area shall be paved by June 1, 2021.

5. Screening shall be added along the western rear property line where the trailers are stored. The screening shall either be a fence or landscaping which is acceptable to the Building and Zoning Officer.


Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public. Public Comment was closed as no one from the public wished to speak.

Other Business. None.

There being no further business, Commissioner Tierney moved, seconded by Commissioner Greenhill to adjourn the meeting at 6:46 p.m. On voice vote, the motion carried.

Respectfully submitted,

Laura Frumet, Deputy Clerk