1. Call to Order
2. Roll Call
3. Approval of Minutes – December 14, 2017
4. Public Hearing – 9107 Nicholas Lane – A variance to allow an accessory building to be 880 sq. ft. and 20 ft. in height.
   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: March 16, 2018 at 3:00 p.m.
MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
MARCH 21, 2018

Council Chambers, Spring Grove, Illinois, March 21, 2018; 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 Joe Broz, Sr., Bill Greenhill, Mike Lee, Paul Tierney and Trent Turner – 6. Absent: Commissioner Mike Bukolt - 1. Also present for the Village were Bob Walczak, Building and Zoning Officer, and Sandi Rusher, Village Clerk.


Public Hearing – 9107 Nicholas Lane – A variance to allow an accessory building to be 880 sq. ft. and 20 ft. in height.

Swearing in of Petitioner. Gerald and Ellen Roberson were sworn in at the commencement of the hearing.

Presentation of Petitioner. The Robersons have lived in Spring Grove for 5 years and purchased a Class A RV last fall. They prefer to store the RV inside to protect it from the weather and so people don’t know when they are gone. They haven’t found an indoor facility within a 10-15 mile radius that would allow them access to the RV in the winter months.

They would like to construct an 880 sq. ft. (22 ft. x 40 ft.) accessory building to store their RV, which is 12 ½ ft. in height and 31 ft. long, and lawn mower. They explored attaching the building to the house but the only contact point was through the third bedroom, which was not plausible. They worked with an architect to design it to match the gable of the house, which is why the roof height is 20 ft. All exterior finishes will match the house in style, color and texture where possible. Transom windows were added to the east and west elevations to break up the 40 ft. span. The east side will also feature a service door and overhead door that will be used for egress of the lawnmower. Light sconces will be added to the front and east elevations as well.

They don’t believe the variance will be detrimental to the neighborhood and they haven’t heard any objections from their neighbors.

Questions by Planning and Zoning Commissioners. Commissioners Broz, Lee and Tierney expressed concern that the approval of the variance would set a precedent as there are other homes in the neighborhood that have RVs. Commissioner Lee added a lot of thought went into the location and appearance of the accessory building and given that there are no neighbors present objecting to the variance, he will side with the homeowners and support the variance. Chairperson Gajewski stated every application needs to be looked at individually and a decision made based on its merits.
In response to inquiries from the commission, the accessory building will include electric to keep the batteries charged. They do not plan to heat or cool the building and there is an outdoor water spicket near the existing side load garage so water will not be plumbed into the building. They will not be using the building as livable space. The subdivision does have covenants but no homeowner’s association to enforce them. Staff added that the village is no responsible for enforcing covenants.

Commissioner Turner stated that as a RV owner himself, he understands the request for the variance. He is not familiar with any indoor storage facilities that would allow a RV owner to take out their RV prior to April 1. He supported the height request as it is necessary to get the desired roof pitch.

The commission commented the building should be landscaped, brick be added to the front elevation to match the house and transom windows added to the rear elevation because of its size. These suggested improvements will make it blend into the neighborhood better. Mr. Roberson agreed to add the brick and transoms and confirmed the roofing materials will match the house. Building and Zoning Officer Walczak will share the commission’s comments with the ARC Chairperson and staff when the building is reviewed.

Questions by Zoning Officer. Zoning Officer Walczak stated all his questions were answered.

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

Further Commission Discussion. A brief discussion ensued if the approval of the application should be subject to the removal of the existing shed within a certain period of time upon completion of the accessory building. Mr. Roberson stated the existing shed will have to be removed before they can start construction and excavation of the driveway extension and building.

Motion to Adopt the Findings of Fact. Commissioner Lee moved, seconded by Commissioner Greenhill to adopt the Findings of Fact as presented. On voice vote, the motion carried.

Motion of Recommendation to Village Board. Commissioner Turner moved, seconded by Commissioner Lee to recommend approval of the variance subject to the removal of the existing shed within 30 days of final inspection of the new accessory building, if not prior. Roll call vote: Ayes: Broz, Gajewski, Greenhill, Lee, Tierney and Turner – 6. Nays: None. Motion carried.

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 Broz moved, seconded by Commissioner Tierney to adjourn the meeting at 6:31 p.m. On voice vote, the motion carried.

Respectfully submitted,

\[Signature\]

Sandi Rusher, Village Clerk