Village of Spring Grove
Plan and Zoning Commission
Regular Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes – May 16, 2018
4. Public Hearing – 9205 Bentley Lane – A variance to exceed the height allowed for an accessory building from 15 ft. to 20 ft. to match pitch of house and to permit the number of stories of an accessory building to be two instead of the allowed one
   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
MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
JULY 18, 2018

Council Chambers, Spring Grove, Illinois, July 18, 2018; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:01 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, Bill Greenhill, Paul Tierney and Ted Trzaskowski – 5. Absent: Commissioners Mike Lee and Trent Turner - 2. Also present for the Village were Bob Walczak, Building and Zoning Officer, and Sandi Rusher, Village Clerk.

Approval of the May 16, 2018 Minutes. Commissioner Greenhill moved, seconded by Commissioner Bukolt to approve the minutes as presented. On voice vote, the motion carried.

Public Hearing – 9205 Bentley Lane – A variance to exceed the height allowed for an accessory building from 15 ft. to 20 ft. to match the pitch of the house and to permit the number of stories of an accessory building to be two instead of the allowed one.

Swearing in of Petitioner. David Kyes was sworn in at the commencement of the hearing.

Presentation of Petitioner. Mr. Kyes stated he would like to construct a 22’ x 24’ x 20’ detached garage at the end of their driveway. The detached garage will have a loft upstairs for extra storage and the roof pitch will match the house garage, which is the reason behind the height variance. He explored attaching the garage to the house but the only contact point was through family room, the cost was more expensive, aesthetically it would not look be attractive and it would take away the functionality of its use. He didn't believe the variance will be detrimental to the neighborhood and he hasn’t heard any objections from their neighbors.

Questions by Planning and Zoning Commissioners. In response to inquiries from the commission, the detached garage will not be used as livable space and the existing shed and the neighbor’s detached accessory building that is two stories were there when he purchased the house. The existing shed will be removed and there are no setback issues related to the detached garage. The height of the detached garage will not be taller than the height of the house garage and will be sided with cement board that looks like cedar. It was noted the house is sided with cedar.

Questions by Zoning Officer. Zoning Officer Walczak recommend any approval be subject to the removal of the existing shed within 30 days of final inspection of the detached garage, if not prior.

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

Jenny Copenhagen, adjoining property owner to the north voiced her support for the variance and inquired if the trees and bushes would be removed with the construction of the detached garage. Mr. Kyes replied the smallest hoopii evergreen tree will be removed. He added space is limited on the north side, 12 ft., but can look into landscape screening.
Further Commission Discussion. The commission discussed the need for additional screening on the north side of the detached garage so that it is aesthetically pleasing to the neighbor to the north that is most affected. After some discussion, it was decided that the applicant either provides landscaping or add two windows on the north side of the building instead one.

Motion to Adopt the Findings of Fact. Commissioner Tierney 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 Bukolt moved, seconded by Commissioner Greenhill 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, and the detached garage be screened with landscaping or two windows be added to the north side of the detached garage, with either option determined at the time of permit application and at the discretion of the Building and Zoning Officer. 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. The next commission meeting will be on August 15, 2018.

There being no further business, Commissioner Tierney moved, seconded by Commissioner Greenhill to adjourn the meeting at 6:17 p.m. On voice vote, the motion carried.

Respectfully submitted,

[Signature]

Sandi Rusher, Village Clerk