

Wednesday  
February 16, 2022  
6:00 p.m.



Council Chambers  
7401 Meyer Road  
Spring Grove, IL 60081

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## Village of Spring Grove Planning and Zoning Commission Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of the November 3, 2021 Minutes
4. Public Hearing – 3816 Ridge Road - Variances to allow an accessory building that exceeds the maximum height allowed from 15 feet to 26 feet, the maximum size allowed from 600 sf to 1,800 sf (1500 sf for the garage and 300 sf for an attached porch), and to exceed the allowed number of stories from 1 to 2 stories.
  - A. Swearing in of Petitioner
  - B. Presentation by Petitioner
  - C. Questions by Planning & Zoning Commission
  - D. Questions by Zoning Officer
  - E. Public Comment (*Public comment shall be limited to three minutes per speaker*)
  - F. Further Commission Discussion
  - G. Motion to Adopt the Findings of Fact
  - H. Motion of Recommendation to Village Board
5. Public Comment (*Public comment shall be limited to three minutes per speaker*)
6. Other Business
7. Adjournment

MINUTES OF A REGULAR MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE  
VILLAGE OF SPRING GROVE  
FEBRUARY 16, 2022

Council Chambers, Spring Grove, Illinois, February 16, 2022; 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; Commissioners Mike Bukolt, Bill Greenhill, Kevin Hessenthaler, Jean Rygiel, John Sullivan, and Paul Tierney – 7. Absent: None. Also present for the Village were Bob Walczak, Building and Zoning Officer; Kelly Popelka, Deputy Clerk; and Sandi Rusher, Village Clerk.

Public Hearing – 3816 Ridge Road - Variances to allow an accessory building that exceeds the maximum height allowed from 15 feet to 26 feet, the maximum size allowed from 600 sf to 1,800 sf (1500 sf for the garage and 300 sf for an attached porch), and to exceed the allowed number of stories from 1 to 2 stories

Approval of the November 3, 2021 Minutes. Commissioner Greenhill moved, seconded by Commissioner Hessenthaler to approve the minutes as presented. On voice vote and all in favor, the motion carried.

Swearing in of Petitioner. Katlin and James Fitzgerald, owners, were sworn in at the commencement of the hearing.

Presentation of Petitioner. Ms. Fitzgerald highlighted the narrative included in the zoning application. The accessory building exceeds the maximum size, height and number of stories allowed. They are matching the materials of their house so that the accessory building is a cohesive site addition. The square footage variance request is needed for the personal storage of classic cars, a fishing boat on a trailer, lawn mower, yard tools and yard and house decorations. The height variance request is to match that of the existing home roof. The number of stories requested allows the space created, by matching roof pitches, as storage for items such as decorations, camping gear, and other household items. They would like to build an access stairwell so that the attic is safer to access when moving storage items up and down from the space.

The subject property is unique in that there is an extreme grade difference from the street elevation and the elevation of the back yard. Even though they are requesting the height variance, it still will not break a sight plane of 6 feet above the street elevation. The site plan submitted with the application reflects the absolute worst-case scenario for placement along the north-south access of the site; if anything the accessory building would be moved north. They plan to allow for setbacks greater than the minimum required in order to protect the trees, provide more distance from the existing septic field, and so they still have a large back yard.

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They agreed to the staff recommendation that the driveway leading back to the accessory building being a hard surface, at no point would the accessory building be used for living space or used for commercial purposes, and the accessory building be constructed in the general vicinity as depicted on the Site Plan and should it be substantially relocated, approval of the Village Board is required.

They were unaware of any concerns or negative comments from any of their neighbors. They have only received messages of support and excitement from both of their next door neighbors.

**Questions by Planning and Zoning Commissioners.** In response to inquiries from the commission, the two post lift will be installed at a later date and will be removable. There will be no volatile material storage beyond that of normal household usage. The exterior lighting of the accessory building will be able to be controlled from their house and turned off when not in use. There are no windows on the east side because the property line is bordered with trees so would not get sunlight inside of the accessory building if installed. The rear garage door would open to grass but if the civil engineer says it needs a hard surface pad, they will address it at that time.

**Questions by Zoning Officer.** Building and Zoning Officer Walczak recommended the staff recommendations in the Staff Review be incorporated into any approval.

**Public Comment.** *Chairperson Gajewski then opened the meeting up for comment by the public.*

Karen Grant, resident of 7001 Edgewood Drive, voiced concern with the effect the accessory building and what is stored inside of it (gas and oils) could have an effect on stormwater runoff as the subject property abuts an outlet that drains into a pond and that the accessory building would be visible when one enters the subdivision from South Solon Road. In response to Ms. Grant's inquiries, Ms. Fitzgerald stated the drainage would be addressed during civil engineering, noting the back of the property is pretty flat and the elevation of the outlet is higher than the subject property. She has not noticed a lot of water around the area where the accessory building would be built and the outlet is owned by an adjoining neighbor. The porch would be used for sitting on and not used to work on vehicles and the accessory building will have gutters.

Ken Grant, resident of 7001 Edgewood Drive, expressed concern with the location of the accessory building and the grade of the subject property. Mr. Grant commented that other neighbors in this subdivision, including himself, have been told by previous Zoning Officers that they could not build what is being proposed and questioned why the village is now allowing it. Chairperson Gajewski took exception to the comments and stated all petitions are looked at individually. In response to Mr. Grant's question if the accessory building would be reviewed by the Village's Architectural Review Commission, Zoning Officer Walczak said it would be reviewed by staff and the ARC chair and only go before ARC if there is an issue.

**Further Board Discussion.** None.

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**Motion to Adopt the Findings of Fact.** Commissioner Tierney moved, seconded by Commissioner Greenhill to accept the Findings of Fact as presented. Roll call vote: Ayes: Bukolt, Gajewski, Greenhill, Hessenthaler, Rygiel, Sullivan, Tierney – 7. Nays: None. Motion carried.

**Motion of Recommendation to Village Board.** Commissioner Bukolt moved, seconded by Commissioner Tierney to recommend approval of the application as presented subject to the following conditions:

- The driveway leading back to the accessory building shall be a hard surface such as concrete, asphalt or paving bricks.
- The accessory building shall not be used for living space.
- The accessory building shall not be used for commercial purposes.
- The accessory building shall be constructed in the general vicinity as depicted on the Site Plan. Any change to the location of the accessory building from the location depicted on the Site Plan shall be subject to the review and approval of the Village Board.
- The accessory building shall be subject to the review and approval of the Building and Zoning Officer and ARC Chairperson, and shall be constructed in accordance with the architectural drawings attached to the zoning application.

Roll call vote: Ayes: Bukolt, Gajewski, Greenhill, Hessenthaler, Rygiel, Sullivan, Tierney – 7. 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 comment.

**Other Business.** Deputy Clerk Popelka was introduced, Chairperson Gajewski announced this is his last meeting as Chair as he has accepted the village trustee opening and Commissioner Bukolt will be the new Chair. Katie Fitzgerald was introduced as the new commissioner replacing Chairperson Gajewski.

There being no further business, Commissioner Hessenthaler moved, seconded by Commissioner Rygiel to adjourn the meeting at 6:34 p.m. On voice vote, the motion carried.

Respectfully submitted,



Sandi Rusher, Village Clerk