

Wednesday
May 18, 2022
6:00 p.m.



Council Chambers
7401 Meyer Road
Spring Grove, IL 60081

Village of Spring Grove Planning and Zoning Commission Meeting Agenda

1. Call to Order
2. Roll Call
3. Continued Public Hearing – 2404 Spring Ridge Drive Suite D1
 - A special use permit to allow the sales, service and outdoor display of motorcycles, ATVs, small engines, and snowmobiles with the ability to expand into adjacent units;
 - A text amendment to allow the sale of motorcycles, ATVs, small engines, or snowmobiles, in the I, Industrial, zoning district as a special use; and
 - A text amendment to allow outdoor displays in the I, Industrial, zoning district, as a special use.
 - 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
4. Public Hearing – 9505 Winn Road – variance to contract an accessory building that exceeds the maximum square footage allowed from 600 sq. ft. to 6,240 sq. ft. and the maximum height allowed from 15 feet to 35 feet.
 - 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

Wednesday
May 4, 2022
6:00 p.m.



Council Chambers
7401 Meyer Road
Spring Grove, IL 60081

Village of Spring Grove Planning and Zoning Commission Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of the April 6, 2022 Minutes
4. Public Hearing – 2404 Spring Ridge Drive Suite D1
 - A special use permit to allow the sales, service and outdoor display of motorcycles, ATVs, small engines, and snowmobiles with the ability to expand into adjacent units;
 - A text amendment to allow the sale of motorcycles, ATVs, small engines, or snowmobiles, in the I, Industrial, zoning district as a special use; and
 - A text amendment to allow outdoor displays in the I, Industrial, zoning district, as a special use.
 - 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
MAY 4, 2022 AND RECONVENED ON MAY 18, 2022

Council Chambers, Spring Grove, Illinois, May 4, 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 Bukolt presiding.

Roll Call. Roll call vote showed the following commissioner to be present at the meeting: Chairperson Mike Bukolt; and Commissioners Katie Fitzgerald, Bill Greenhill, Jean Rygiel, and John Sullivan – 5. Absent: Kevin Hessenthaler and Paul Tierney - 2. Also present for the Village was Sandi Rusher, Village Clerk.

Approval of the April 6, 2022 Minutes. Commissioner Fitzgerald moved, seconded by Commissioner Sullivan to approve the minutes as presented. On voice vote and all in favor, the motion carried.

Public Hearing – 2404 Spring Ridge Drive Suite D1 – A special use permit to allow the sales, service and outdoor display of motorcycles, ATVs, small engines, and snowmobiles with the ability to expand into adjacent units; a text amendment to allow the sale of motorcycles, ATVs, small engines, or snowmobiles, in the I, Industrial, zoning district as a special use; and a text amendment to allow outdoor displays in the I, Industrial, zoning district, as a special use.

Chairperson Bukolt announced that the Petitioner is unable to attend the meeting tonight due to prior commitment and has requested that the petition be continued until May 18, 2022 at 6:00 p.m. Thereafter Commissioner Greenhill moved, seconded by Commissioner Fitzgerald to continue the public hearing to May 18, 2022 at 6:00 p.m. On voice vote and all in favor, the motion carried.

Public Comment. *Chairperson Bukolt then opened the meeting up for comment by the public.* Public comment was closed as no one from the public in attendance.

There being no further business, at 6:02 p.m. Commissioner Greenhill moved, seconded by Commissioner Rygiel to continue the meeting to May 18, 2022 at 6:00 p.m. On voice vote and all in favor, the motion carried.

Council Chambers, Spring Grove, Illinois, May 18, 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 Bukolt presiding.

Roll Call. Roll call vote showed the following commissioners to be present at the meeting: Chairperson Mike Bukolt; Commissioners Katie Fitzgerald, 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; Scott Puma, Village Attorney; Kelly Popelka, Deputy Clerk; and Sandi Rusher, Village Clerk. A quorum was declared.

SR

Continued Public Hearing – 2404 Spring Ridge Drive Suite D1 – A special use permit to allow the sales, service and outdoor display of motorcycles, ATVs, small engines, and snowmobiles with the ability to expand into adjacent units; a text amendment to allow the sale of motorcycles, ATVs, small engines, or snowmobiles, in the I, Industrial, zoning district as a special use; and a text amendment to allow outdoor displays in the I, Industrial, zoning district, as a special use.

At 6:00 p.m. on May 18, 2022, Commissioner Fitzgerald moved, seconded by Commissioner Sullivan to reconvene the Continued Public Hearing. On voice vote and all in favor, the motion carried.

Swearing in of Petitioner. Anthony Ramsaran, owner of Howling Moto, LLC, and lessee at 2404 Spring Ridge Drive Suite D1, and Liz Iwanski were sworn in at the commencement of the hearing.

Presentation of Petitioner. Mr. Ramsaran provided a brief background on how his application came before the commission. The business's main goal is to buy and sell small engine motorcycles, accompanied by repair. His specialty is Honda small engines but he has training on other smaller engines. If the opportunity presents itself, he would like to expand into the sales of larger engines such as ATVS, UTVS, etc. His focus will be on motorcycles as the others take up more space.

He has been a part of the motorcycle community and has been promoting safe riding as well as proper maintenance to ensure that all riders arrive home safely for ten years. He has started multiple groups involving this community and have led not only rides but also help run a sanctioned organization that provides a safe place for those who would like to compete and utilize their bikes on racetracks. Through this exposure, he has gained a respected position in motorcycle communities across the Midwest.

The outdoor display area would be located towards the south east end of the building on the grass next to the garage door and brought in at night. A typical motorcycle displayed outside would be 5-6 feet in length, 4-5 feet in height and 2-3 feet wide. All motorcycles and assets will be stored indoors, regardless of service.

He is currently the only employee and works part time. Another employee may start in the next couple of months. Once the business is up and running, the hours of operation would be 10:00 a.m. – 5:00 p.m. Monday through Friday and 9:00 a.m. to 12:00 pm on Saturday. There would be no Sunday hours and hours will be reduced during the winter months.

He has read the staff recommendations and found no objection to them.

Questions by Planning and Zoning Commissioners. In response to questions from the commission, Mr. Ramsaran currently has 30 pre-owned motorcycles inside the facility. Each motorcycle typically has less than 3 gallons of gasoline in the tank and most have carburetors that have a catch can. He typically keeps less than 5 gallons of gas inside the building in an approved container. Most repairs are done on small engines that do not have a lot of fluids with the largest engine being 1800cc. He has received permission from the management company to have outdoor displays. Rags will be stored in two different stations and used one stored with a lid. His business will not teach people how to ride

52

a motorcycle. Customers will be allowed to test ride motorcycle once he has received his dealer's license. All test riders would need to provide proof of having a valid motorcycle driver's license.

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

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

Further Board Discussion. At the recommendation of Attorney Puma, it was agreed that the special use permit should also be limited to Mr. Ramsaran's business, Howling Moto, LLC.

Motion to Adopt the Findings of Fact. Commissioner Greenhill moved, seconded by Commissioner Fitzgerald to accept the Findings of Fact as presented. On voice vote and all in favor, the motion carried.

Motion of Recommendation to Village Board. Commissioner Fitzgerald moved, seconded by Commissioner Rygiel to recommend the approval of a special use permit to allow the sales, service and outdoor display of motorcycles, ATVs, small engines, and snowmobiles with the ability to expand into adjacent units subject to the following conditions:

- The special use permit is limited to motorcycles, ATVs, UTVs, small engines, and snowmobiles.
- The display of motorcycles, ATVs, UTVs, small engines, and snowmobiles is permitted only during business hours and limited to the grassy area depicted on Exhibit E attached to the application.
- All fluids and oils shall be stored in approved containers and properly disposed of.
- Any and all work shall be conducted indoors.
- The outside storage of trailers, vehicles, motorcycles, ATVs, UTVs, small engines, and snowmobiles is prohibited.
- The special use permit is limited to Anthony Ramsaran and Howling Moto, LLC.
- The Petitioner shall not expand into an adjacent suite unless approved by the Village of Spring Grove and Spring Grove Fire Protection District for occupancy.
- All public entrance doors be labeled with the occupants' business name and all exterior rear and side doors be labeled with a unit number for life safety reasons.
- Compliance with the terms of the special use permit and variance shall be reviewed annually, or more frequently if deemed necessary, by the Building and Zoning Officer.

Roll call vote: Ayes: Bukolt, Fitzgerald, Greenhill, Hessenthaler, Rygiel, Sullivan, and Tierney – 7.
Nays: None. Motion carried.

Public Hearing – 9505 Winn Road – variance to contract an accessory building that exceeds the maximum square footage allowed from 600 sq. ft. to 6,240 sq. ft. and the maximum height allowed from 15 feet to 35 feet.

Swearing in of Petitioner. Jesus Montemayor, property owner of 9505 Winn Road, was sworn in at the commencement of the hearing.

Presentation of Petitioner. Neil Anderson, attorney for the Petitioners, presented the testimony of Jesus Montemayor. Mr. Montemayor stated he has read the application and it is truthful. The 60' x 104' x 28'7" accessory building would be behind his house. The house and accessory building are located towards the rear of the three (3) acre parcel and he owns an additional two (2) acres behind them.

The square footage variance request is a result of Mr. Montemayor's drag racing hobby. In addition to his race cars, the accessory building would be used to store lawn equipment, 2 trailers, one 28 foot long and one 53 foot long, a F-450 truck as well as have a shop area to work on his cars, a car lift, work out area, and storage area. The interior of the accessory building would remain open to accommodate the vehicles and equipment shown on Exhibit A attached to the application. He shares a driveway with his closest neighbor, who also has a 3,000 sq. ft. accessory building, and has not expressed any concerns with the variance request.

He has read the staff recommendations and agreed to keep as many trees as possible to help screen the accessory building, to limit the height of the accessory building to 30 feet, it not be used for commercial purposes, and appears before the village's Architectural Review Commission.

Questions by Planning and Zoning Commissioners. In response questions from the commission, Mr. Montemayor stated that when the application was drafted the height of the accessory building was not known so he accepts limiting the height to 30 feet. No more than 6-7 gallons of high octane gasoline stored in approved containers would be kept inside the accessory building. He agreed to install evergreen trees along the northern property line to help screen the accessory building from the undeveloped residential subdivision. The height of the accessory building cannot be reduced because of the snow load.

Commissioner Fitzgerald voiced concern with the size of the accessory building and opined its size is inappropriate for its location. She questioned if Mr. Montemayor would be willing to reduce the footprint of the accessory building by creating a mezzanine and relocating the office and work out areas to the mezzanine. Mr. Montemayor replied he needs the 60 foot width and if he were to reduce the footprint he would have to park things outside. In response to an additional inquiry, staff said the variance for the gravel driveway is a variance to the Building Code and would need approval by the Village Board only.

Chairperson Bukolt also expressed concern with the size of the accessory building and the potential impact it could have on the selling of the vacant lots in the subdivision to the north. In comparing the request against previously granted variances for accessory buildings that exceed the maximum height and size allowed, he sought a compromise to reduce the size of the building. Mr. Montemayor stated

SR

the size of the building is the minimum necessary to store everything inside and allow ample room to open the 53 foot trailer doors and maneuver inside the accessory building.

Commissioners Greenhill and Hessenthaler had no objections with the variance requests given the location of the accessory building on the property, it would not be visible to any occupied adjoining property beside the neighbor with the shared driver, and the 2 acre parcel to the west owned by Mr. Montemayor is landlocked.

Questions by Zoning Officer. Building and Zoning Officer Walczak questioned if the setbacks should be increased due to the height and size of the building. The minimum side and rear yard setback are 10 feet and the petitioner is providing 15 feet. Mr. Montemayor stated relocating the accessory building further south would affect the turning radius when backing up the long trailers and storing them in the accessory building. Commissioner Hessenthaler stated there is a 15-20 foot elevation difference between the undeveloped subdivision to the north and Mr. Montemayor's property and found the 15 foot provided acceptable. After a lengthy discussion, it was agreed by all to require a 20 foot side yard setback.

Public Comment. *Commissioner Bukolt then opened the meeting up for comment by the public.* Public comment was closed as no one from the public in attendance.

Further Board Discussion. Instead of requiring Mr. Montemayor to combine the 3 acre and 2 acre parcels into 1-5 acre parcel, it was agreed to record a land covenant against the parcels that neither parcel can be sold without the other; requiring a Plat of Consolidation would be a financial burden on Mr. Montemayor.

Motion to Adopt the Findings of Fact. Commissioner Tierney moved, seconded by Commissioner Hessenthaler to accept the Findings of Fact as presented. On voice vote and Commissioners Bukolt, Greenhill, Hessenthaler, Rygiel, Sullivan, and Tierney were in favor and Commissioner Fitzgerald was opposed. The motion carried.

Motion of Recommendation to Village Board. Commissioner Hessenthaler moved, seconded by Commissioner Tierney to recommend the approval of the variance to contract an accessory building that exceeds the maximum square footage allowed from 600 sq. ft. to 6,240 sq. ft. and the maximum height allowed from 15 feet to 35 feet subject to the following conditions:

- As many of the existing trees shall be maintained to help screen the building and additional mature trees and landscaping shall be installed to screen the building
- The accessory building shall not exceed 30 feet in height.
- The accessory building shall not be closer than 20 feet from the northern property line.
- The accessory building shall not be used for living space.
- The accessory building shall be prohibited from being used for commercial purposes.
- The accessory building shall be constructed in the general vicinity as depicted on the Site Plan attached to the zoning application. Should the applicants desire to relocate the accessory building, approval of the Village Board is needed.

SQ

- A land covenant be recorded against 2 and 3 acre parcels owned by the Montemayors that neither could be sold without the other.

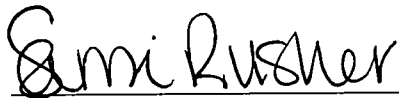
Roll call vote: Ayes: Bukolt, Greenhill, Hessenthaler, Rygiel, and Sullivan – 6. Nays: Fitzgerald - 1.
Motion carried.

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

Other Business. None.

There being no further business, Commissioner Greenhill moved, seconded by Commissioner Fitzgerald to adjourn the meeting at 7:03 p.m. On voice vote, the motion carried.

Respectfully submitted,



Sandi Rusher, Village Clerk