

Wednesday
September 21, 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. Consideration of the Planning and Zoning Commission Minutes from June 1, 2022
4. Public Hearing – 7501 Meyer Road for a special use permit for the outside storage of trucks, trailers, fence materials, and equipment; and variances to allow the outdoor storage area not to be paved but to be on an impervious surface area and the outdoor storage area not to be screened with an 8 foot board on board fence but with an 8 foot chain-link fence with PVC slats
 - 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
SEPTEMBER 21, 2022

Council Chambers, Spring Grove, Illinois, September 21, 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.

Roll Call. Roll call vote showed the following commissioners to be present at the meeting: Commissioners Nick Korwin, Jean Rygiel, John Sullivan, and Paul Tierney - 4. Absent: Chairperson Mike Bukolt; Commissioners Bill Greenhill and Kevin Hessenthaler - 3. 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.

Consideration of the Planning and Zoning Commission June 1, 2022 Minutes. Commissioner Sullivan moved, seconded by Commissioner Rygiel to approve the minutes as presented. On voice vote and all in favor, the motion carried.

Public Hearing - 7501 Meyer Road for a special use permit for the outside storage of trucks, trailers, fence materials, and equipment; and variances to allow the outdoor storage area not to be paved but to be on an impervious surface area and the outdoor storage area not to be screened with an 8 foot board on board fence but with an 8 foot chain-link fence with PVC slats

Swearing in of Petitioner. Mark and Tom Filip, representing Filson Properties, LLC, were sworn in at the commencement of the hearing.

Presentation of Petitioner. Neil Anderson, attorney for the petitioners, presented the testimony of Mark Filip, member-manager of Filson Properties, LLC. Mr. Filip stated he has read the application and it is truthful.

The testimony of Tom Filip followed. Durabilt Fence has been in business since 1999 operating in Wheeling, Illinois. The purchase of the property allows them to expand into Spring Grove. Tom Filip will be the only employee at this location but hopes to add staff in the future. The property has been a fencing business with outdoor storage since it was built so the proposed business is suitable for their use.

At the rear of the building there is an individual bay that may be rented to a third party. So the request for outdoor storage would be for the petitioner and any future tenants only and not for any third party storage of RVs, boats, etc.

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With respect to the variances requested, Tom Filip stated the existing outdoor storage area has a 6 foot chain link fence and they are proposing to expand the outdoor storage area to encompass the entire rear of the property, gravel and grass areas as shown on the Site Plan attached to the application, with an 8 foot chain link fence with PVC slats instead of an 8 ft. board on board fence. He opined the PVC slats would last longer and are more aesthetically pleasing than a board on board fence as it ages.

The existing outdoor storage area is on gravel and they proposed to lay down 3 inches of limestone with 5 inches of re-grindings on top of it instead of being paved as the equipment and trucks will tear up the pavement and help keep the dust down.

Tom Filip affirmed the special use standards and has heard no adverse comments from adjoining property owners. He will abide by the Site Plan attached to the application and all state, county, and local ordinances.

Questions by Planning and Zoning Commissioners. In response to questions from the commission, Tom Filip the PVC slats will be maroon and they would replace posts as needed. The types of vehicles stored outside would be no different than would is stored outside by the previous fence company. They do not own any semis at this time but semis do deliver their materials.

Commissioner Sullivan questioned if the fence facing Meyer Road should be board on board similar to what was approved for a newer business on Holian Drive. Tom Filip replied that in his professional opinion, the PVC will wear better over time.

Questions by Zoning Officer. Building and Zoning Officer Walczak stated the existing gravel area has a good base and would support only installing 5 inches of re-grinding on top of it. He also supports the expanded outdoor storage area not on gravel having a minimum 3 inches gravel base with 5 inches of re-grind on top it. He further recommended the staff recommendation in the Staff Review be incorporated into any approval with the amendment to the asphalt grindings as discussed.

In response to Building and Zoning Officer Walczak's question, Tom Filip stated all trucks and trailers will be parked inside the fenced in area.

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

Further Board Discussion. None.

Motion to Adopt the Findings of Fact. Commissioner Sullivan moved, seconded by Commissioner Rygiel 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 Rygiel moved, seconded by Commissioner Korwin to recommend the approval of a special use permit for the outside storage of trucks, trailers, fence materials, and equipment; and variances to allow the outdoor storage area not to be paved but to be on an impervious surface area and the outdoor storage area not to be screened with an 8 foot board on board fence but with an 8 foot chain-link fence with PVC slats subject to the following conditions:

- The outside storage of trucks, trailers, fence materials, and equipment shall be limited to only the owner and tenants who have office space in the building.
- The outside storage of third-party rental spaces is prohibited.
- The outside storage shall not interfere with vehicular circulation.
- The outside storage of trucks, trailers, fence materials, and equipment is not allowed outside the fenced in area.
- The outside storage of trucks, trailers, fence materials, and equipment be limited to the general vicinity areas depicted on the Site Plan and be kept in a neat and orderly condition at all times.
- The PVC slats on the fence shall be maintained at all times and should they become damaged, need to be replaced immediately.
- The parking area which is added for outdoor storage shall have at least a 3 inch gravel base with a minimum depth of the asphalt grindings of 5 inches. The existing parking area may also be covered in asphalt grindings with a minimum depth of 3 inches.
- The existing gravel outdoor storage area should be topped with 5 inches of re-grindings.
- 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: Korwin, Rygiel, Sullivan, and Tierney – 4. Nays: None. Motion carried.

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

Other Business. None.

There being no further business, Commissioner Rygiel moved, seconded by Commissioner Sullivan to adjourn the meeting at 6:13 p.m. On voice vote, the motion carried.

Respectfully submitted,



Sandi Rusher, Village Clerk