

Wednesday  
November 2, 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. Consideration of the Planning and Zoning Commission Minutes from September 21, 2022
4. Public Hearing – 2221 Pierce Drive
  - Special use permit to operate an auction house, outdoor storage of automobiles, trucks, equipment, boats, RVs, and auction property/equipment, an automobile and truck sales business, and truck rental business; and
  - Variances to allow the outdoor storage area not be screened with an 8 foot board on board fence but with the existing 6 foot chain-link fence, the outdoor storage of rental trucks not be screened with an 8 foot board on board fence, the outdoor storage area not to be paved but to be on an impervious surface area, to be exempt from vehicles having to be licensed and registered, and waive the requirement for an indoor auto sales and display area.
  - 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 Hearing – 3000 Route 12
  - Text amendment to allow automobile and truck towing to be permitted by special use in a B-2, General Business, zoning district;
  - Special use permit to operate an automobile and truck sales business with outdoor motor vehicle display, an automobile major repair business, to allow indoor and outside storage for towing business and third-party storage, and to operate an automobile and truck towing business; and
  - Variances to not be required to maintain an indoor showroom, to increase the number of vehicles being serviced on stored outside from 4 to no more than 15, and to be allowed a metal corrugated fence instead of board-on-board fencing.
  - 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 on Text Amendment
  - I. Motion of Recommendation to Village Board on Special Use Permit and Variance Requests
6. Public Comment (*Public comment shall be limited to three minutes per speaker*)
7. Other Business
8. Adjournment