

MINUTES  
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS  
JULY 3, 2018

Members Present: Commissioners Ryan Anderson, Mary Gustafson, Rob Houtz, Carolyn Jansons, Chris Mulvihill, Chairman Jeff Metcalf

Members Absent: Chris Gould

Staff Members Present: Building Commissioner Tom Brennan, Village Attorney Bob Britz

Others Present: Petitioners Troy and Elisabeth Peacock

1. Call to Order – Chairman Metcalf called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance – Chairman Metcalf led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call ensued.
4. Approve Minutes – A motion to approve the June 5, 2018 Planning Commission minutes was made by Commissioner Houtz and seconded by Commissioner Anderson. The motion unanimously carried by voice vote.
5. Public Comment – None
6. Open the Public Hearing Regarding the Application from Troy and Elisabeth Peacock for a Variance at 261 E Shannon St to Allow Construction of a Detached Garage that is Larger and Taller than the Village of Elburn Zoning Ordinance Allows – A motion to open the public hearing was made by Mulvihill and seconded by Gustafson. The motion carried by unanimous voice vote.
7. Public Hearing Regarding the Application from Troy and Elisabeth Peacock for a Variance at 261 E Shannon St to Allow Construction of a Detached Garage that is Larger and Taller than the Village of Elburn Zoning Ordinance Allows – Building Commissioner Brennan said items 7, 8 and 10 on the published agenda should be 261 E Shannon St (not 216). This was an error on the agenda only—the public notice was correct. Brennan stated the petitioners are seeking relief from some Zoning Ordinance requirements (Sections 4.7E&G for garage size and Section 7.5 F5 for lot coverage). However, the lot coverage appeal was not included in the public notice. Village Attorney Britz recommended against the Commission taking action on the lot coverage item until proper notice and a duly noticed hearing can be held. Brennan explained due to the petitioner not having a current plat of survey, the third item was not detected until after publication of tonight's public hearing.

Petitioners Troy and Elisabeth Peacock were sworn in by Attorney Britz. Peacock explained he wants a larger detached garage. He inquired if the garage layout was turned and attached to the residence, would it change anything. Brennan said doing so would be an entirely different request. Brennan advised Peacock to obtain an up to date plat of survey showing everything currently located on the lot. Attorney Britz recommended the public hearing not proceed if the petitioner wants to present something other than what was noticed for tonight's hearing.

Although an attached garage is more expensive, Peacock said he is looking for guidance. Brennan said an attached garage brings forth a different set of requirements and an updated plat (prepared by a surveyor showing all current improvements) is needed in order to accurately calculate lot coverage. Peacock stated he will work with Brennan provide an updated plat with both garage layouts. Peacock said the proposed square footage of the proposed garage is 1200 square feet. No basement storage is available in the residence due to flooding (there are no storm sewers in this section of town). There is also a utility pole on the property that must be worked around.

8. Close the Public Hearing Regarding the Application from Troy and Elisabeth Peacock for a Variance at 261 E Shannon St to Allow Construction of a Detached Garage that is Larger and Taller than the Village of Elburn Zoning Ordinance Allows – A motion to close the public hearing was made by Mulvihill and seconded by Gustafson. The motion carried by unanimous voice vote.
9. Vote on the Finding of Facts – N/A
10. Recommendation to the Village Board Regarding the Application for a Variance of 216 E Shannon St – N/A
11. Other Business – None
12. Adjourn – Commissioner Houtz motioned to adjourn the meeting at 7:22 p.m. with Commissioner Gustafson seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin  
Village Clerk