



Village of Elburn  
301 E. North Street  
Elburn, IL 60119

VILLAGE OF ELBURN  
PLANNING COMMISSION AGENDA  
TUESDAY, AUGUST 7<sup>th</sup>, 2018  
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment
5. Approve the Planning Commission Minutes: July 3, 2018
6. Discuss and Approve a Sign Permit for 730 Elizabeth Street – Shodeen Sales Office
7. 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, taller and thus, exceeds the maximum lot coverage than the Village of Elburn Zoning Ordinance allows.
8. Public Hearing Regarding the Application for a Variance of 261 E. Shannon St. to allow construction of a detached garage that is larger, taller and thus, exceeds the maximum lot coverage than the Village of Elburn Zoning Ordinance permits.
9. Close the Public Hearing Regarding the Application for a Variance of 261 E. Shannon St. to allow construction of a detached garage that is larger, taller and thus, exceeds the maximum lot coverage than the Village of Elburn Zoning Ordinance allows.
10. Vote on Finding of Facts.
11. Recommendation to the Village Board regarding the Application for a Variance of 216 E. Shannon St.
12. Other Business
13. Adjourn

51 sq. ft.





## MEMO

To: Planning Commission  
From: Tom Brennan  
Subject: Variance Request at 261 E. Shannon St.  
Date: 08/03/2018

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A public hearing before the Planning Commission regarding 261 E. Shannon St. is being requested by Troy and Elisabeth Peacock. The purpose of this public hearing is to hear comments for and/or against the petition for a variance of sections 4.7 (E & G) and 7.5 F(5) of the Village of Elburn's Zoning Ordinance to allow construction of a detached garage. The petitioners are seeking relief from these sections to allow construction of a detached garage that is larger, taller and thus, exceeds the maximum lot coverage than the Ordinance allows.

The have met all of the submittal requirements.

## LOT COVERAGE CALCULATION

Property Owner: Troy Peacock
Street Address: 261 E. Shannon St.
Lot Number: 1 & 13

Permit Number	????
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Lot Size – ft <sup>2</sup>	12,412.00
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House Size – ft <sup>2</sup>	1,485.00
Accessory Structure(s) Size – ft <sup>2</sup>	0.00
Other Impervious Area – ft <sup>2</sup>	748.00
Pool, Deck or Brick Pavers – ft <sup>2</sup>	1537

Standard Lot Coverage – ft <sup>2</sup>	3,546.00
Lot Coverage %	28.57%
Allowable Standard Lot Coverage @ 33.3%	4,133.20

Provisional Lot Coverage – ft <sup>2</sup>	0.00
Lot Coverage %	0.00
Allowable <i>Provisional</i> Lot Coverage @ 5%	620.60

Available Standard Lot Coverage – ft <sup>2</sup>	587.20
Available <i>Provisional</i> Lot Coverage – ft <sup>2</sup>	620.60

Proposed Project – ft <sup>2</sup>	1200
Remaining Lot Coverage After Project – ft <sup>2</sup>	-612.8

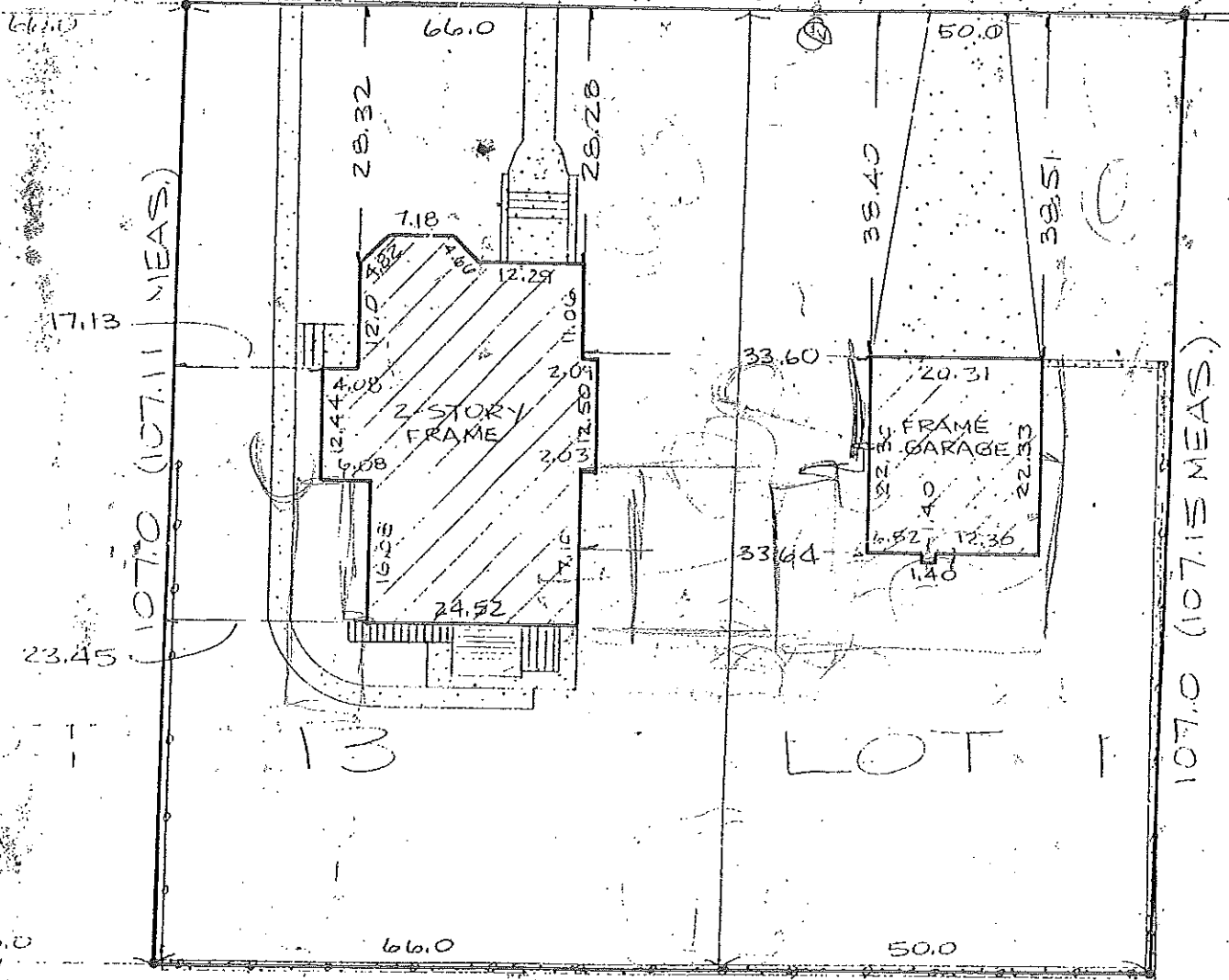
Calculated by:	<b>Tom Brennan</b>
Date:	<b>08/01/18</b>

Building Height (Feet): 20

12,412

SHANNON STREET  
(#281 E.)

116.0 (115.63 MEAS.)



107.0 (107.11 MEAS.)  
17.13  
23.45

107.0 (107.15 MEAS.)

116.0 (116.02 MEAS.)

LOT 13

LOT 1

66.0

50.0

66.0

66.0

50.0

28.32

28.28

38.40

38.51

7.18

4.60

12.29

11.09

12.0

4.08

2.09

12.50

2.03

33.60

20.31

12.36

12.44

6.08

15.95

24.52

33.64

12.36

1.40

4.0

2.22

2.22

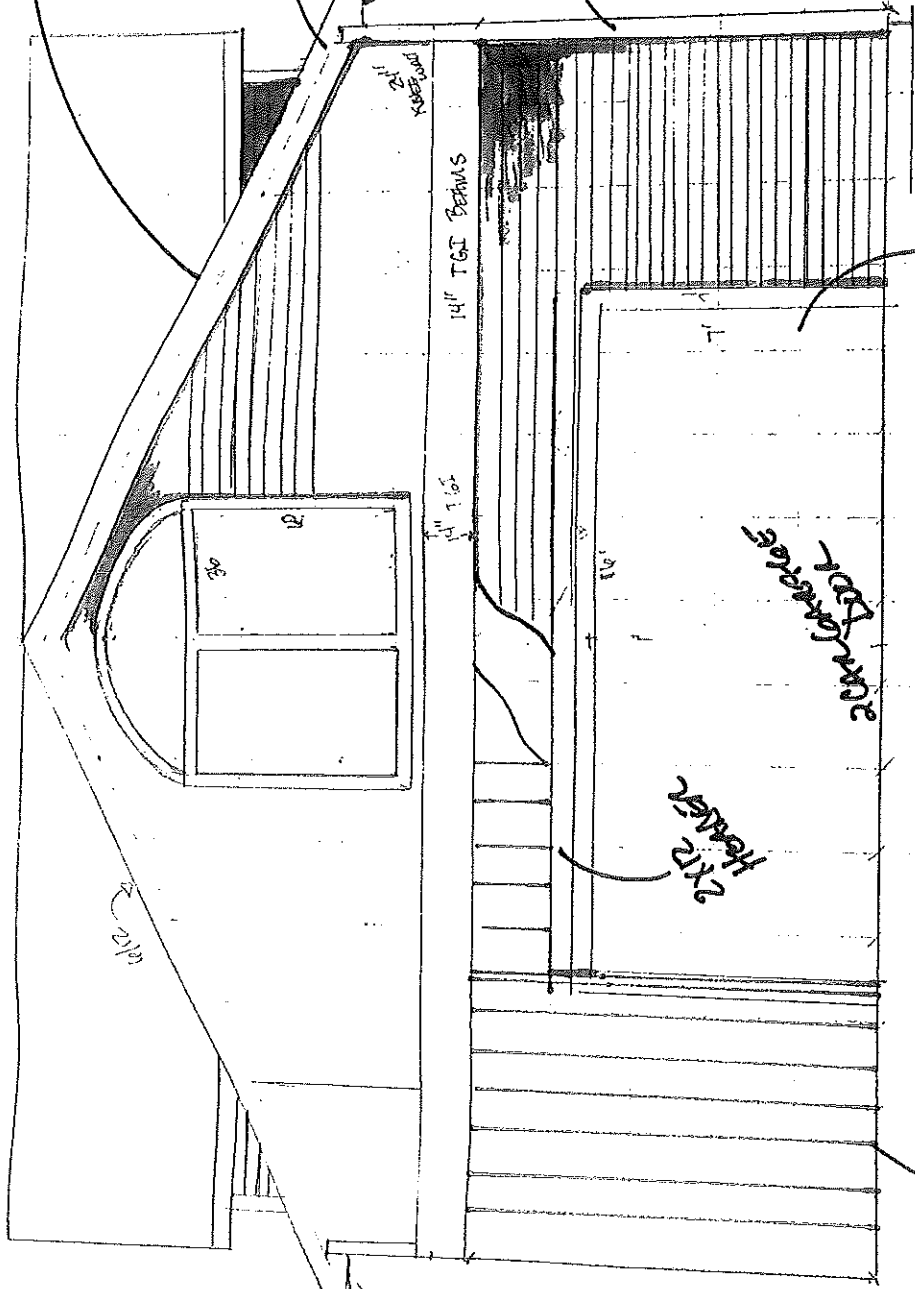
12" SAFETY

12" SAFETY

116 CORNER

FRONT ELEVATION

1" 16" SPACED  
2" 16" SPACED  
2" 16" SPACED  
2" 16" SPACED



12" SAFETY

12" SAFETY

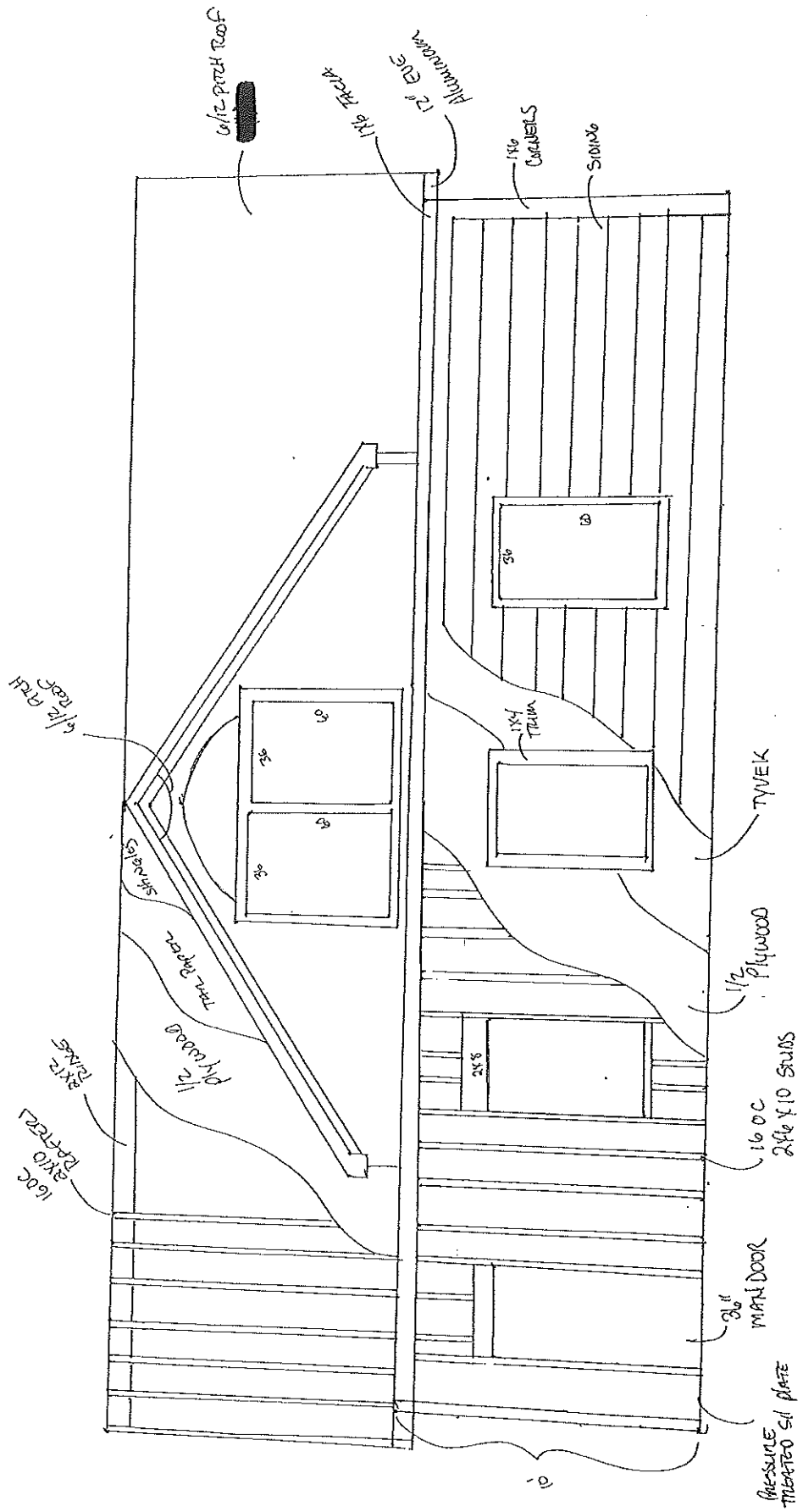
14" TGI BEAMS

14" 16"

1" 16" SPACED

2" 16" HEADER

2" 16" SPACED



2nd E. Stanson  
 Elburn IL 60119  
 WEST SIDE ELEVATION

