

ZONING BOARD MEETING  
September 25, 2019  
7:30 PM  
405 N. LINCOLN  
FRONT SETBACK VARIANCES  
MINUTES

This hearing was called to order at 7:32pm by Deputy Zoning Administrator Buehlhorn.

Zoning Board members present were: Tom Incrocci, Mark Parker, Dale Becherer, Tom Schanherr, Leo Simburger and Mark Mueller. Chairman Lori Rodriguez was absent. Also present were Deputy Zoning Administrator Beth Buehlhorn, Zoning Administrator/Engineer Scott Saeger and Attorney Carmen Durso.

Chairman Rodriguez was absent. In her absence, a motion was made by Tom Incrocci and seconded by Mark Parker to appoint Dale Becherer as Acting Chairman for the September 25, 2019 only. Roll call was taken. Tom Incrocci, aye; Mark Parker, aye; Tom Schanherr, aye; Leo Simburger, aye; Mark Mueller, aye. Motion granted.

Acting Chairman Becherer asked for a motion to approve the minutes for meeting held on August 26, 2019. Motion was made by Tom Incrocci and seconded by Leo Simburger to approve the minutes. All were in favor. Motion approved.

Deputy Zoning Administrator Buehlhorn read the Public Notice that was published in the Freeburg Tribune on September 5, 2019.

Acting Chairman Becherer read the letter sent to surrounding residents and the list of those residents.

All who wished to speak were sworn in.

Applicant, Terry Uebinger, explained to the board that he would like to build a 24-foot by 32-foot garage next to his house. His lot is only 82-foot deep. The front and back of the proposed garage would line up with the house.

Board Member Parker asked if the garage would be a pole barn or framed out. Uebinger stated it will be framed – he is still waiting for the bids to come back from the contractors, so is unsure if it will be metal or siding. There will be a concrete floor and driveway; the height will be the same as his house. The gutters will drain out towards the street which is where the current flow drains. Attorney Durso asked if his house and proposed garage would line up with other houses on the street which Uebinger agreed.

Board Member Incrocci asked where the utilities are on the property. The sanitary sewer runs across the back of the property; the electric will come from the house; the waterline runs along the driveway and runs straight out to Lincoln Street. Saeger stated that if there is a water main running under a driveway that needs to be repaired, the village will pay to repair the driveway to its original material with the exception of stamped concrete and pavers. Incrocci asked what the square footage of the house is. He was concerned about the lot coverage which this would be under the 25%.

Board Member Schanherr asked about the requested setback. Saeger explained the setback is measured from the property line and not the curb going to the primary structure which would be the house. The proposed garage would be an accessory building which has a minimum setback of 60-feet.

Saeger clarified that the drawing shows the distance between the residence and the proposed garage is 9 ½ feet. The accessory structure requirement is a minimum distance of 10-feet. Saeger confirmed with Uebinger that the 9 ½ feet was actually measured from the overhangs and that the walls would be more than the required 10-feet.

A motion was made by Tom Incrocci and seconded by Tom Schanherr to grant the front setback of 25-feet for the property at 405 N. Lincoln Street for the proposed garage. Roll call was taken. Tom Incrocci, aye; Tom Schanherr, aye; Leo Simburger, aye; Mark Mueller, aye; Mark Parker, aye. Motion was granted.

Meeting continued for The Villas at Sand Rock Creek and adjourned at 8:32pm.