

ZONING BOARD MEETING  
February 3, 2021  
7:30 PM  
4623 Knab Rd Smithton, IL 62285  
VARIANCE REQUEST  
MINUTES

This hearing was called to order at 7:32pm by Chairman Lori Rodriguez.

Zoning Board members present were: Tom Incrocci, Mark Parker, Dale Becherer, Tom Schanherr, Leo Simburger, Julie York. Also present were Chairman Lori Rodriguez, Zoning Administrator and Engineer Scott Saeger, Deputy Zoning Administrator Courtney Munie and Attorney Carmen Durso.

Deputy Zoning Administrator Munie read the Public Notice that was published in the Freeburg Tribune on January 14, 2021.

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

Applicant, Benjamin Schaefer and guest, was sworn in to speak.

Schaefer explained that he is trying to get a variance for the wall height from 9 feet to 12 feet so he can get a 10 1/2 feet clearance for the garage doors. He wants to be able to store a recreational vehicle and toys instead of having to pay a monthly fee for storage, which he is doing now. This is the hardship he is facing; he would prefer to store them on his property rather than someone else's.

Rodriguez opened the floor up to the zoning board to ask any questions.

Incrocci asked what type of utilities would be going into this facility.

Schaefer said electric and water. Sewer will be running to an aeration tank.

Incrocci asked if there would be any type of a living space in there.

Schaefer said no, there will not be.

Incrocci addressed Saeger if there was any type of a documentation problem since the application does not match with what the Zoning Board is being asked to approve.

Saeger explained that he added the roof peak variance after reviewing everything that was submitted, He wanted to make sure everything was asked for what was needed. Saeger thinks

the documentation is fine even with what the letter states. Saeger explained that the board can even change what is presented in a motion determining what is needed tonight.

Incrocci stated that he thinks they need to add both variances for the wall height and roof height. Incrocci asked Schaefer if the height of his garage is consistent with the height and size of his house being built. Incrocci wanted to clarify that the detached garage is not excessively larger.

Schaefer said they will be equal; the detached garage is going to look like the main house as well. It will not look like a pole barn, it will have stonework on the front, sides and back of it.

Simburger asked if the garage was going to be about 19 feet tall.

Schaefer said yes, in the middle peak.

Simburger asked if he knew how high the roof peak would be on his house.

Schaefer did not know off hand; he would need to look at the plans. Schaefer's guessed that its over 20 feet, the house has vaulted ceilings.

Schanherr was concerned from the drawing that it was awfully close to the property line. Schanherr wanted to verify that Saeger had investigated this.

Saeger explained that in the SR-1 Zoning District – accessory structures / proposed detached garage only needs to be 3 feet from the side and rear lot lines. He is 22 ft away and has no easement either.

Dale Becherer asked what type of material the driveway was going to be.

Schaefer explained that the house will have concrete. They are debating if they will do asphalt to the detached garage, it will be a hard surface though.

Dale Becherer said with this big of a lot there is not allot of concern about run off. He asked Schaefer if the building will have gutters and down spouts on it.

Schaefer said yes.

Dale Becherer wanted to verify that Schaefer was paying to have a camper stored some where else and would have no where else to go with the camper if the board would not grant Schaefer this variance.

Schaefer said yes, it would have to stay at the monthly storage place and continue to pay.

York asked if Saeger had any concerns with the footing or the foundation as its presented in the plans, since the height of the walls were going to be 12 feet.

Saeger said no, they are proposing to build the footings like a house footing.

York also wanted to confirm that the detached garage would have the same appearance as Schaefer's home.

Schaefer said yes, that is correct.

Parker had no questions; his questions had already been asked and explained.

Rodriguez addressed Jason Becherer in the audience, asked if he had anything he would like to add.

Jason Becherer said he had no problem with the variance Schaefer was asking for. Becherer thinks it sound like it will go perfectly with the neighborhood and he is fine with it.

Durso asked Mr. Schaefer that the hardship he has and the reason he cannot comply with the strict letter of the regulations of the ordinances is that Mr. Schaefer will have to have his camper and other vehicles off site and that would cause him an excessive economic hardship to do so.

Schaefer said that is correct.

Rodriguez opens the floor up for a motion.

A motion was made by Tom Incrocci and seconded by Dale Becherer to approve the variance request of 3 feet to obtain a wall height of 12 feet and a 4 feet variance for the height of the garage roof to reach 19 feet on this property. Roll call was taken. Tom Incrocci, yes; Dale Becherer, yes; Mark Parker, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, yes. Motion approved.

Meeting adjourned at 8:26pm.