

ZONING BOARD MEETING  
March 10, 2021  
7:30 PM  
206 S Lincoln St Smithton, IL 62285  
VARIANCE REQUEST  
MINUTES

This hearing was called to order at 7:30 pm by Chairman Lori Rodriguez.

Zoning Board members present were: Tom Incrocci, Dale Becherer, Tom Schanherr, Leo Simburger, Julie York. Mark Parker was absent. 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 February 18, 2021.

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

Applicant, Camron Vielweber was sworn in to speak. Vielweber explained that he is asking for a 14 ft wall variance, so he can store his camper and boat. This will also allow him to work on his camper or boat inside. Vielweber also addressed the board if it was possible tonight to ask for a front variance of 55 ft instead of the 60 ft.

Rodriguez directed Vielweber's question to Saeger

Saeger asked if this were something that could be discussed tonight and if someone on the board wanted to make a motion to include the 55 ft variance.

Durso stated that the public did not have notice of that request, so the board cannot rule on that.

Rodriguez explained to Vielweber that the front variance would have to be a separate meeting.

The meeting continued with the variance Vielweber had originally asked for.

Vielweber reiterated that he was asking for the variance of 14 ft walls so he could store his camper and boat.

Rodriguez opened the floor up to questions from the board.

Becherer asked if the diagram given was a 60 ft dimension to the property line and not to the curb.

Vielweber stated that it is from the side of the road. Where his existing garage is now and that he will be tearing that down.

Becherer asked what type of building or shed this was going to be.

Vielweber said it will be a frame building, grid iron steel with metal sides.

Becherer asked if the current driveway was going to stay or be changed in some way.

Vielweber stated he is planning on keeping the driveway but wants to make it wider.

Becherer asked if the existing carport would be staying also.

Vielweber said yes, the carport would be staying.

Becherer asked Durso if this were a recommendation to the full board tonight or a decision that the board would be making.

Durso explained that the board is making the decision, that this is for a variance request and the board's decision tonight is final.

Simburger stated he heard Vielweber say it was going to be a steel building. Simburger asked if it would be regular siding like the steel building look or would it have any other kind of siding like brick.

Vielweber explained that it will have tin on it, like a pole barn. It will have two different colors; these colors will match his house and the carport. Vielweber is planning on putting sides on the carport.

York asked if the shed would be detached or attached to the house.

Vielweber said it will be detached, it will be 10 ft away from his house and 5 ft from the carport.

York asked if there were any other utilities that would be run besides electric.

Vielweber stated that he wants to put a bathroom in, he will run plumbing, gas, or a heater. He is not planning on hooking up the bathroom right away. He will have it roughed in so he will be able to later.

Schanherr asked if there were any utility easements that this would be interfering with.

Saeger said there are no easements back behind the building that far.

Schanherr asked Vielweber if it would have all the utilities water, electric, sewer and gas.

Vielweber said yes to all utilities.

Schanherr asked why Vielweber wanted to lessen the 60 ft to 55 ft. Schanherr stated If he did not want that then he could get it all done in tonight's hearing.

Vielweber said he thinks he will stay with the 60 ft; he was just asking because he was not sure what he wanted. Vielweber was laying it all out tonight and thinks it will be fine. The detached garage that he is tearing down is 60 ft off and he will be fine starting it there. He ultimately did not know how he would like his yard in the back, but he will be fine with doing the 60 ft.

Schanherr asked about the sketch Vielweber submitted that he had the 30 ft from the back line.

Vielweber said yes.

Incrocci asked if Vielweber would have any construction issues with two large trees sitting between the new garage and carport.

Vielweber said he has one tree that will need to be removed once he tears his garage down. The tree is pretty much dead at this point. He does have two trees along the road in Smithton's easement that he might have to remove.

Incrocci asked if the trees would be a problem with whatever he decides on his driveway.

Vielweber said one of the trees was hit by lightning and does not think it will make it. He will probably remove the tree.

Incrocci asked if that tree was located on the south side of the driveway.

Vielweber said no, it would be on the north side.

Incrocci explained that the picture he was looking at shows two trees running by the street and one back between the carport and existing garage. Incrocci asked Vielweber if the tree by the street is coming down.

Vielweber said yes, there are two trees right along S Lincoln. His driveway is right between them. He also has one single tree in between his carport and detached garage.

Incrocci stated that the other tree he is looking at must be further back.

Vielweber said he does have a bigger tree in the back, then 4 trees on the side of his carport. Those trees are away from the garage.

Incrocci asked if Vielweber's plumbing was going to be connected to his house system and where would that be located at.

Vielweber said yes, the sewer system runs back behind his house. This would be the same for the electric and gas. Vielweber will not have a separate utility for it.

Incrocci asked where his water source will be coming from.

Vielweber stated that it will come from his house as well.

Incrocci asked if it would be from the existing house connection.

Vielweber said yes, from his existing house connection. Vielweber explained that there was a house on 210 S Lincoln that was torn down a few years ago. He thought about tapping off the water and power pole from there. However, he found out there is a separate fee each month to run from separate poles. So, he has decided to just tap from his house instead.

Incrocci asked how many vehicles Vielweber was planning on storing in this garage.

Vielweber said his truck and two cars.

Incrocci asked about the items that were in his carport.

Vielweber explained that the carport will still be there. He will have his skid steer and trailer in it. He has a 1968 cutlass supreme convertible and a 1955 Oldsmobile. He is putting them on a four-post lift to stack them. The camper and boat will be stored in there as well.

Incrocci asked Vielweber if he would still be storing stuff in the carport

Vielweber stated yes.

Incrocci asked how much wider he was going to make the existing driveway if it would be the same width from the street to new building or if it was going to be tapered.

Vielweber explained that he had not planned that out yet. Vielweber thinks it might be tapered and plans to make it the width of the garage doors.

Rodriguez asked if that would be 45 ft.

Incrocci stated he does not think he can do 45 ft all the way to the street.

Vielweber answered that it will come right off his garage doors going straight.

Incrocci asked if the tree on the south side was going to interfere with that.

Vielweber said that he had stated earlier that he might have to remove them unless he makes the driveway go around them.

Incrocci stated he was not sure if he understood that, but he did not believe it was important to the variance.

Rodriguez stated that Vielweber talked about in closing the sides of the carport. Rodriguez asked if the front would be left open.

Vielweber stated yes, the front will be open.

Rodriguez asked when Vielweber planned to do this.

Vielweber stated after he puts his garage up then he will be siding the carport.

Vielweber explained that he has stuff laying around and that is the reason he wants to build this garage. Vielweber works on a lot of cars, wants to be able to store stuff and be able to clean the yard up. Vielweber has a small garage and has basically run out of room.

Rodriguez asked Vielweber if he had a contractor to do his plumbing.

Vielweber said he was planning on doing it himself.

Rodriguez asked Saeger if new construction types had to have the plumbing and electric approved through St. Clair County.

Saeger explained that it would be done through the Village. The Village of Smithton does their own inspections, you would call Village Hall to schedule it. Smithton has their own plumbing and electrical inspector that they employ.

Rodriguez asked if it was okay for someone who is not a contractor to do the work.

Saeger said yes, no special licensing is required.

Durso stated that Vielweber had requested for a 14 ft wall. Durso asked Saeger what the limitation for a wall was in the ordinance.

Saeger stated a 9 ft wall.

Durso stated that Vielweber had requested for a 23 ft roof peak. Durso asked Saeger what the limitation for a roof peak was in the ordinance.

Saeger stated a 15 ft.

Durso asked Saeger what the hardship was in this instance.

Saeger stated that from what he is hearing from Vielweber he would probably have to pay to have some of his items stored at another property. To Saeger he thinks personally that would be a hardship.

Durso asked Vielweber to state on the record what the hardship would be.

Vielweber explained that he has a shop out on 2004 S Belt W, Belleville, IL. Vielweber has had it for about 8 years, it was his aunt and uncle's shop. Vielweber currently stores his vehicles and tools there. His uncle is wanting to sell the property and now he will not have a place for his stuff. Vielweber moved to Smithton 3 years ago and he would like to keep his stuff with him in Smithton.

Incrocci Stated that it seems we have a case where a gentleman needs to protect his property in an appropriate way and about the only way, he can do that is to construct something new because his current facilities does not provide the space that he needs.

Rodriguez asked Saeger if he were ok with where the utilities are, the distance from the easement and that the electric and the plumbing would have to be okayed through the Village.

Saeger stated yes to Rodriguez's.

Rodriguez asked If anyone else had a question and then opened the floor up for a motion.

A motion was made by Tom Incrocci and seconded by Leo Simburger to approve the request for a variance of 5 feet on the walls and 8 feet on the roof peak for the garage that is proposed to be constructed at 206 S Lincoln St, Smithton, IL. Roll call was taken. Tom Incrocci, yes; Leo Simburger, yes; Dale Becherer, no; Tom Schanherr, no; Julie York, yes. Motion approved.

\*Editors note: This variance allows for a maximum wall height of 14 feet and maximum roof peak height of 23 feet.

Meeting adjourned at 8:07 pm.