

MINUTES OF THE VILLAGE OF JOHNSBURG
April 11, 2017 MEETING OF THE
PLANNING AND ZONING COMMISSION

CALL TO ORDER – Chairman Husby called the meeting to order at 7:00p.m. at the Village Hall.

Commission Members Present

Kim Husby
Mark Niggemann
Scott Letzter
Tom Benck
Curt Larsen
Beth Foreman
Bobbie Wiltse

Petitioners

Mark Popiel
Mark Popiel (deck)

POPIEL VARIANCE REQUEST

Mr. Mark Popiel was in attendance to request a variance to Section 7.1-2 Accessory Buildings and Structures, to permit the placement of an accessory structure on his property, prior to the construction of a principal structure. He explained that the variance is to accommodate the 12'x12' shed already constructed on the property for personal, non-commercial use. The property is commonly known as 1707 River Terrace Drive, Johnsburg, Illinois PIN 10-18-179-017.

Mr. Popiel explained that he was unaware that he would need a permit and variance to construct the shed and requested that he be permitted to keep it lot his primary structure is built. He further explained that he plans to build a small house on the property and will need the shed to store tools while building the home.

Mr. Popiel is also owns the property across the street from the lot with the shed and he is requesting a variance for that property as well. His request is for a variance to Section 7.1-2 Accessory Buildings and Structures for the property he owners on the water side of the road to permit the construction of a deck in front of the required 40 feet front yard setback line, without the establishment of a principal structure. He is proposing to build a 20'x16' wood deck.

QUESTIONS FROM THE BOARD (Shed)

Committee member Benck questioned what type of shed is on the property. Mr. Popiel explained that it is a standard wood shed that he built himself. Commission member Larsen questioned how tall the shed is. Popiel stated that the shed is 7 foot tall including the overhang. Commission Popiel replied that member Letzter questioned how long he plans on keeping the shed on the property. Mr. Popiel explained that he plans on keeping it there as he plans to build his home on the property. Commission member Wiltse questioned if he will be building a house in the next two years. Popiel stated that he is planning to build it as soon as he is financially able.

QUESTIONS FROM THE BOARD (Deck)

Commission member Benck questioned if he plans to connect the deck to the future house. Mr. Popiel states that he doesn't plan on putting a house on that parcel, it will be built on the parcel with the shed which is across the street from the parcel. Committee member Niggemann questioned how high the deck will be raised off of the ground. Mr. Popiel replied that it will be raised just above ground level.

Commission member Larsen questioned the setback from the river. Mr. Popiel stated that he would like the deck to extend back approximately 25' from the seawall. However he would be willing to place it wherever the Village will permit it. Commission member Letzter questioned if he plans on docking boats on his pier. Popiel explained that he has a jet ski he will keep at the pier. Commission member Foreman questioned if he plans to build a cover for the deck. Popiel says that he will not build a cover over the deck. Commission member Niggemann questioned if he thought about constructing a patio instead of a deck. Mark Popiel stated that if he cannot get a variance for the deck, it will be something he will possibly think about in the future. Commission Wiltse asks why he chose to build deck off of the ground. Popiel replies that it will help prevent water and moist ground from rotting it so fast.

QUESTIONS FROM THE FLOOR (Shed)

No Questions from the floor

QUESTIONS FROM THE FLOOR (Deck)

No questions from the floor

COMMENTS FROM THE BOARD

No comments

SUMMARY (Shed)

The Petitioner summarized his request. Commission Member Wiltse made a motion to recommend a variance be granted for the property at 1707 River Terrace Drive, with the condition that the owner builds a residential home within 3 years in the property. If a home is not built at that time, the owner is required to return before the Planning and Zoning Commission to request to allow the shed to remain. Commission Member Letzter seconded the motion. All Commission Members voted Aye. Motion carried.

SUMMARY (Deck)

The commission requested additional information regarding the request to accommodate the deck. Chairman Husby requested elevation drawings, details regarding materials that will be used, and the location of where the deck will be built. The meeting was recessed to May 9th at 7:00 p.m. in the Village Hall

Respectfully Submitted,

Timothy Haynes
*Administrative Assistant/
Collector*