

Town of Liberty Grove
Minutes of the Plan Commission meeting on July 14, 2021
(This meeting was correctly posted)

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 6/9/21
5. Public Input
6. Consider conditional use application: Marc Savard – parcel 018-02-34322812, establish a Home Business (Auto Repair Shop) on the property.
7. ****Consider preliminary review for Jim Ingwersen – 018-01-16312842****
8. Correspondence
9. Future meeting dates
10. Adjourn

Chair Nancy Goss called the meeting to order at 7:01pm. Commissioners Paul Schwengel, Anne Miller, Cathy Ward, Bill Surbaugh, Paul Bokelmann, and Dan Watts were present along with Clerk/Treasurer Anastasia Bell and 11 members of the public.

Miller moved, Surbaugh second to approve the agenda as posted. Passed 7-0.

Ward moved, Bokelmann second to approve the 6/9/21 minutes as presented. Passed 6-0, Miller abstained.

Public Input – None.

Savard CUP – Ann Tockstein, 43W701 Willow Creek Drive Elburn IL, requested clarification on the County zoning regarding “auto repair” and “home business”, expressed noise concerns, and suggested limiting operations to 9:00am through 5:00pm. Marc Savard indicated it will be a small volume business, serving one vehicle at a time within 9:00am and 5:00pm. Commissioners discussed the application and it was noted that the County should be notified of the conflicting information in Chapter 2 and it may be beneficial to ask when the dates each statement was enacted. Tree screening and interior wall textures could help with noise. **Goss moved, Ward second** noting the conflict and resulting confusion within Chapter 2 of the County Zoning between “home business” which is an acceptable use in heartland Zoning and “auto repair” which is not allowed in Heartland Zoning. If Heartland Zoning allows auto repair as a home business, the Liberty Grove Plan Commission recommends support for the CUP by Marc Savard for parcel 018-02-34322812 to establish a home business auto repair shop on the property provided there is mitigation for sound, hours of operation of 9:00am until 5:00pm and outdoor storage of related materials. Roll call with Miller, Goss, Ward, Watts, Bokelmann, Surbaugh, and Schwengel voting aye, no nays. Passed 7-0.

Ingwersen Review – Russ Martin, contractor for Jim Ingwersen, stated the hope is to repair the current logs and chinking, install a concrete slab under the structure, and add a small entry to face the property. He also inquired if the Commission would be amicable to rezoning to Heartland to allow the expansion of the gallery space to include this updated area. Goss indicated the building is a legal but non-conforming use which allows for repairs, but removal and addition of components is not allowed within the right-of-way without a variance. Lisa Bley, on behalf

of Mr. Ingwersen, indicated the goal is to save the building, establish a historical conservancy, and allow public access to in the future. The Commissioners noted that relocating the building out of the right-of-way would allow for repairs and foundation installation. The zoning change would allow a gallery in the space or else a new CUP would be required because it would be an intensification of a non-conforming use. The State may have more regulations for public access to be possible and suggested contacting various local groups for assistance in moving the building or accessing grant funds.

Correspondence – A zoning change may be available for the next meeting.

The next meeting will be Wednesday, July 28, 2021, at 7:00pm.

Miller moved, Goss second to adjourn at 8:32pm. Passed 7-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer
Approved at 8/11/21 Plan Commission meeting