

**MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
DECEMBER 1, 2010**

Council Chambers, Spring Grove, Illinois, December 1, 2010; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:02 p.m., at the Municipal Centre, 7401 Meyer Road; Chairperson Mike Gajewski presiding.

Roll Call. Roll call vote showed the following commissioners to be present at the meeting: Chairperson Mike Gajewski and Commissioners Joe Broz Sr., Mike Bukolt, Bill Greenhill, Carla MacKey, and Lloyd Simonson - 6. Absent: Commissioner Ed Glavin - 1. Also present for the Village were Sandi Rusher, Village Clerk; Scott Puma, Village Attorney, and Trent Turner, Building and Zoning Officer.

Approval of the October 20, 2010 Regular Minutes. The commission requested the minutes be amended to reflect Commissioner Greenhill's correct name in paragraph 4 on page 2 of the minutes. Commissioner MacKey moved, seconded by Commissioner Simonson to approve the minutes from the October 20, 2010 meeting as amended. Roll call vote: Ayes: Broz, Bukolt, Greenhill, MacKey and Simonson – 5. Nays: None. Absent: Glavin – 1. Abstain – Gajewski – 1. Motion carried.

Public Hearing – Repealing and replacing the entire text of the current Zoning Ordinance of the Village with a comprehensive new Zoning Ordinance.

Motion to Reconvene Public Hearing. Commissioner Simonson moved, seconded by Commissioner MacKey to reconvene the Public Hearing. All ayes, motion carried. The hearing reconvened at 6:04 p.m.

Review of Zoning Ordinance and Appendices. The commission has held five (5) public meetings on the proposed Zoning Ordinance that have resulted in additional changes. The additional changes were incorporated with only a few remaining items to be discussed prior to a recommendation provided to the Village Board.

Appendix B – Uses Permitted in Zoning Districts. Clerk Rusher inquired if the following retail uses should be removed from the Industrial zoning district to be consistent with prior recommended changes that eliminate retail uses in the Industrial zoning district to encourage the rezoning of the property to B-2, General Business. The commission recommended the retail uses be removed from the Industrial zoning district and made the following changes.

- **Building Materials – Retail.** Amend to allow as a permitted use in the B-1 and B-2 zoning districts.
- **Feed – Grain & Seed Sales.** Amend to allow as a permitted use in the B-1 and B-2 zoning districts.



- **Hardware Store.** Delete as it is “Retail – General” use.

Clerk Rusher then inquired if Personal Wireless Telecommunication Facilities (cell towers) should be allowed as a Special Use Permit in the A-1, Agriculture zoning district as the 40 acre minimum lot size would be sufficient. Commissioner Bukolt voiced concern as the logical place for the cell tower on the property could affect the future development of the property. It was the consensus of the commission to leave it as is, which is only allowing as a special use in the B-2 and I zoning districts.

Industrial Zoning District. The proposed industrial zoning text amendments were written with the input of Scot Forge representatives to address their concerns with the proposed Zoning Ordinance relative to the prohibition of heavy industry and its affect on the possible purchase of the Intermatic property for the expansion of their heavy industrial operations. To address the concerns of Scot Forge, the amendments categorize the Industrial zoning district by heavy or light; allow heavy industrial uses as a permitted right; and establish standards for heavy and light industrial users.

Commissioner Broz questioned how the proposed industrial text amendments affect future commercial development along Route 12. Attorney Puma replied the Village Board discussed this matter extensively with Intermatic and Scot Forge representatives over several meetings. Members of the Village Board expressed concern with allowing the entire Intermatic site to be designated as heavy industrial because this is viewed as a very important corridor for the Village for commercial and retail development. Ultimately, a majority of the Board indicated that it could support the proposed industrial zoning as was negotiated between representatives of Scot Forge and the Village.

In response to Commissioner Broz’s inquiries, Attorney Puma stated a property that is expanded to become 30 acres or more to achieve the heavy industrial classification would require approval by the village as it was not originally 30 acres. Further, representatives of Scot Forge indicated that they would be open to any potential commercial development along the Rt. 12 frontage or at the corner of Rt. 12 and Winn Road but at this time the land is needed for future expansion. Under the proposed industrial zoning text amendment, the minimum lot size for heavy industrial use is 30 acres. Currently the only properties that meet this requirement are Scot Forge and Intermatic. Thus, there is little danger that heavy industrial uses will grow in the Village.

Commissioner Broz voiced concern with the height of buildings along Route 12 allowed to be 40 feet. It was explained that this provision has not changed and the height of a principle building for those properties categorized as heavy industrial may be increased to 75 feet if it is set back 300 feet from Route 12.



Commissioner Simonson stated he attended the Village Board meetings when Scot Forge and Intermatic representatives were present and the commission needs to respect what the Village Board has worked out. The concerns expressed by Commissioner Broz were discussed and addressed at these meetings. Commissioner Simonson finds the proposed industrial text amendments acceptable.

Commissioners Bukolt and MacKey also found the proposed industrial text amendments acceptable and Commissioner Greenhill had no comment.

Public Comment. *Chairperson Gajewski then opened the hearing up for comments by the public.*

Mike Klingenberg, representing Scot Forge, stated they are interesting in leasing the office building back to Intermatic as part of their purchase of the Intermatic property. The proposed Zoning Ordinance requires Office, Administrative or Professional uses to seek a special use permit and inquired if the village would revert it back to a permitted use.

Mark Eisenberg, Village President, stated the Village Board has recommended the change from a permitted use to a special use for control purposes prior to discussions with Intermatic and Scot Forge representatives. He added the Village Board would not be opposed to reverting it back to a permitted use.

It was the consensus of the commission to amend Appendix B to allow Office, Administrative or Professional uses as a permitted right in the B-1, B-2, O-R and I zoning districts.

Further Commission Discussion. None.

Motion of Recommendation to the Village Board. Commissioner Simonson moved, seconded by Commissioner MacKey to recommend a new comprehensive Zoning Ordinance with the amendments to Appendix B as discussed earlier. Roll call vote: Ayes: Broz, Bukolt, Gajewski, Greenhill, MacKey and Simonson – 6. Nays: None. Absent: Glavin – 1. Motion carried.

There being no further business before the commission, Commissioner MacKey moved, seconded by Commissioner Broz to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 6:33 p.m.

Respectfully submitted,

Sandi Rusher, Village Clerk