

**MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
JANUARY 6, 2010**

Council Chambers, Spring Grove, Illinois, January 6, 2010; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:01 p.m., at the Municipal Centre, 7401 Meyer Road; Chairperson 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, Ed Glavin; Bill Greenhill, Carla MacKey and Lloyd Simonson – 7. Absent: None. Also present for the Village was Sandi Rusher, Village Clerk; Scott Puma, Village Attorney; and Trent Turner, Building and Zoning Officer.

Approval of the December 17, 2008 Regular Minutes. Commissioner MacKey moved, seconded by Commissioner Glavin to approve the minutes from the December 17, 2008 meeting. Roll call: Ayes: Broz, Gajewski, Glavin, Greenhill and MacKey – 5. Nays: None. Abstain: Bukolt and Simonson – 2. Motion carried.

Public Hearing - Dabble Development LLC, titleholder, and Southfield Corporation, contract purchaser, requesting a special use permit for the outside storage of commercial products at 2221 Pierce Drive.

Swearing in of Petitioner. Jim Lang, co-owner of Dabble Development LLC; Jerry Vinci, President of Illinois Brick; and Paul Enger, Treasurer of Southfield Corporation, were sworn in at the commencement of the meeting.

Presentation of Petitioner. Mr. Vinci testified that Illinois Brick Company, a Southfield Corporation, is currently under contract to purchase the property and business from Mr. Lang. It is their intent to move their operation from Woodstock to Spring Grove and expand. Illinois Brick sells brick, stone, and landscape products for commercial and residential construction products. Their customers are contractors, developers, landscape contractors and the public. Illinois Brick is the largest brick seller in the country and has 12 locations in Illinois alone. Illinois Brick has been in business since 1980. Illinois Brick and Clay Products' operations are comparable as they were direct competitors.

Questions by Planning and Zoning Commissioners. *Chairperson Gajewski then opened the hearing up for questions by the Planning and Zoning Commissioners.*

With the move to Spring Grove, the inventory would increase as Illinois Brick has a larger product line and sells landscape stone and pavers. There is the potential of the inventory doubling once the economy picks up. The number of trucks would decrease from 3 to 2 as would the staff from 9 to 6.



Concern was expressed with the maximum height of the pallets that are typically stacked 3-4 high and are 15-16 feet in height being visible to the public via the adjoining property to the north as some of the evergreen trees on the berm are in need of replacing and the other part of the berm barren. It was noted that 2-3 years ago, Clay Products was a full capacity and Mr. Lang was not aware of any concerns with their products being visible from the adjoining properties. Nonetheless, the petitioners agreed to replace the trees and plant trees along the rest of the berm.

Commissioners found the current operation to be kept very orderly and aesthetically pleasing except for the swing gates that need to be repaired along with a directional sign that will be addressed by separately by the Zoning Officer Turner.

Raw products are delivered 3-4 times a week depending on sales. It was brought to attention of the Illinois Brick representatives that the village would prefer not to have semi trucks travel in front of Jewel. Mr. Lang stated drivers only used this route in the summertime to get to the light at Route 12 due to traffic and used the full access intersection at Route 12 by the Chase Bank.

Illinois Brick does collect sales tax and the village should anticipate to see an increase as they offer more products than Clay Products. President Eisenberg has voiced a concern that the property would become a warehouse/storage facility and the village would not receive sales tax but still has the responsibility to maintain the roads. It was recommended that this matter be discussed further prior to the Village Board meeting to ensure the point of sale is Spring Grove.

Concern was expressed with retail customers being allowed to roam in the yard with equipment loading and unloading products. Customers are usually escorted with a sales representative and the only trucks allowed in the yard are contractors and customers who need be loaded. The petitioners do not foresee this to be a problem as they do have a courtyard on-site that customers can view their products.

Questions by Zoning Officer. Zoning Officer Turner commented that the facility is in good shape and the pallets are stacked neatly. He would like to see the swing gates and directional sign repaired.

Public Comment. *Chairperson Gajewski then opened the hearing up for comments by the public.* There was no one in the public who wished to speak on this petition.

Further Board Discussion. None.

Motion of Recommendation to Village Board. Commissioner MacKey moved, seconded by Commissioner Simonson to recommend the approval of a Special Use Permit to allow the outside storage of commercial products relative to the business of selling masonry products for commercial and residential construction projects as presented subject to the following conditions: the existing gates be fixed or replaced to the satisfaction of the Building and Zoning Officer; the sales tax issue be resolved to the satisfaction of the Village Board; the existing berm be



maintained and the trees that are dead be replaced with the same or similar species; contiguous screening be provided on the existing berm; the Special Use Permit cease at the change of ownership or change in the nature of business; and the Special Use Permit shall be reviewed annually by the Building and Zoning Officer for compliance. Roll call vote: Broz, Bukolt, Gajewski, Glavin, Greenhill, MacKey and Simonson – 7. Nays: None. Motion carried.

Other Business. None.

There being no further business, Commissioner MacKey moved, seconded by Commissioner Greenhill to adjourn the meeting at 6:44 p.m. On voice vote, the motion carried.

Respectfully submitted,

Sandi Rusher, Village Clerk



Findings of Fact – January 6, 2010
Dabble Development, LLC, titleholder, and Southfield Corporation, contract purchaser
Special Use Permit

In recommending the approval of the petition, the Planning and Zoning Commission finds that all of the following conditions apply:

- A. That there are no standards listed in the section covering the individual Special Use.
- B. The Special Use is compatible with the existing or planned future development of the area in that there are businesses located in close proximity to the subject property that have Special Use Permits for outside storage.
- C. The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
- D. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted.
- E. The Special Use will not diminish and impair property value within the neighborhood and any adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of permitted uses in the zoning district have been appropriately controlled.
- F. Adequate utilities, access roads, drainage and other necessary facilities are available.
- G. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion and hazards on the public streets.
- H. The Special Use will conform to the applicable regulations of the Village of Spring Grove Zoning Ordinance for the district in which it is located.
- I. The proposed Special Use is in harmony with any other elements of compatibility pertinent in the judgment of the Planning & Zoning Commission to the particular Special Use or its particular location.