Village of Spring Grove
Plan and Zoning Commission
Regular Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes — March 21, 2018
4. Public Hearing — 7701 Blivin — A Special Use Permit for the outside storage of vehicles, equipment, salt, aggregate and general landscape supplies and a Variance to allow outside storage on other than asphalt or concrete.
   A. Swearing in of Petitioner
   B. Presentation by Petitioner
   C. Questions by Planning & Zoning Commission
   D. Questions by Zoning Officer
   E. Public Comment
   F. Further Commission Discussion
   G. Motion to Adopt the Findings of Fact
   H. Motion of Recommendation to Village Board
5. Public Comment
6. Other Business
7. Adjournment

Posted: May 11, 2018 at 3:00 p.m.
MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
MAY 16, 2018

Council Chambers, Spring Grove, Illinois, May 16, 2018; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:04 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 Mike Bukolt, Bill Greenhill, Mike Lee, Paul Tierney, Ted Trzaskowski and Trent Turner – 7. Absent: None. Also present for the Village were Bob Walczak, Building and Zoning Officer; Matt Wittum, Public Works Supervisor; Scott Puma, Village Attorney; Steve Bicking, Village Engineer; and Sandi Rusher, Village Clerk.

Approval of the March 21, 2018 Minutes. Commissioner Tierney moved, seconded by Commissioner Greenhill to approve the minutes as presented. On voice vote, the motion carried with Commissioners Bukolt and Trzaskowski abstaining.

Public Hearing – 7701 Blivin– A special use permit for the outside storage of vehicles, equipment, salt, aggregate and general landscape supplies and a variance to allow outside storage on a surface other than asphalt or concrete

Swearing in of Petitioner. Ray Braden and John Johnson, owners of SMB Service, Inc. were sworn in at the commencement of the hearing.

Presentation of Petitioner. Neil Anderson, attorney for the petitioners, introduced the zoning application. After discussions with staff; they have revised their plan to store salt in a three-sided roofed structure that opens to the east.

The testimony of Mr. Braden and Mr. Johnson followed. They affirmed the contents of the application are accurate as well as the zoning standards for the special use permit and variance. The property is 5 acres, zoned B-2, General Business, and the zoning request is no different than prior uses of a lumber yard and RV storage.

SMB Services, Inc. will be operating as Platinum Terrain, an excavation, trucking, lawn maintenance and snow removal business. They also sell and deliver topsoil, mulch, sand and aggregate materials; all of which will generate sales tax. They described their heavy equipment machinery, mowers, trailers and vehicle fleet, some of which will be parked in the orange “Equipment Staging Area” just west of the main building and shown on Petitioner’s Exhibit D. They agreed that there will be no outside storage to third parties, just for their own equipment and vehicles. Only routine maintenance and light welding will be done outside; all other maintenance will be done inside the buildings.
The landscape and aggregate materials will be stored in bins under the eastern wooden lean-to along the south side of the property. The materials will be separated by concrete barriers that are 12 ft. long and 32 in. tall. The inside of the back wall has a wood wall to prevent material from hitting the back of the lean-to. To address the concerns expressed by the fire department with mulch storage beneath the wooden lean-to, they will apply metal tin against the inside of the back wall.

In addition, they would like to take advantage of the railroad spur and store road salt. According to the Operational Requirements found on page 15 of the Manual for Deicing Chemicals: Storage and Handling prepared by the United States EPA published in 1974, the location of the site on a rail siding is highly desirable and strongly advised particularly when large quantities of salt are stored, Petitioner’s Exhibit A. Salt is delivered in steel enclosed railroad cars with a hopper on the bottom. Approximately 4 railcars will be dropped off during the night when the train comes through town and unloaded during the day. Each railcar holds 100 tons of salt. The salt will be offloaded by a conveyor and directly deposited into a semi truck that sits on a 30 ft. x 330 ft. paved surface area that is parallel to the tracks. The truck will then be covered and driven over and unloaded inside the storage building. All loading and unloading of vehicles will take place inside the storage building. Railcars will be unloaded on calm days when no moisture is present. Should there be any spillage, they will have a small machine and broom on hand to sweep it up into a 55 gallon drum. They opined that any spillage from the loading and unloading of railcars and trucks would be significantly less than the amount of salt dispensed onto Blivin Street during the winter months.

They originally petitioned for the outside storage of salt but based on concerns from the village now propose to store in under roof in a three-sided structure. Their plan is to extend the existing roffline of the lean-to located in the southwest corner of the property to the north by 75 ft. and bring it forward 125 ft. to the east; bringing the total size of the covered area to 100 ft. x 125 ft. The building will be designed so it can be extended but would be ultimately no longer than 400 ft. The initial expansion will allow them to store up to 5,000 tons of salt with a total maximum storage capacity of 10,000 tons if the building is enlarged in the future. The height of the building on the north end will be 14 ft. and 18 ft. where loading trucks. The salt will be stored on a 6 in. bituminous surface. To contain the salt, a 12 in. x 5 in. curb edge (speed bump) will be installed inside the building with a 42 in. concrete barrier placed inside of the curb. The asphalt curb will also be installed across the entrance of the building to contain the salt. An artist rendering of the building as it would be seen when exiting Hatchery Park was submitted as Petitioner’s Exhibit E.

They are aware of the IEPA storm water rules and regulations for the storage of salt and brine and that they have to obtain a NPDES Permit and have a Stormwater Pollution Prevention Plan (SWPPP), Petitioner’s Exhibit B. They have spoken to the IEPA but it won’t review their plan until their zoning has been approved. A working draft copy of their Site Preservation and Protection Plan was submitted as Petitioner’s Exhibit C.
They have reviewed the staff recommendations and will at all times comply with them as well as all IEPA, Salt Institute and local authority standards and guidelines and all building codes. If permitted, their preventative measures will exceed that of the village’s because all loading and unloading will be done inside. It was determined that the indoor storage of salt does require a special use permit in B-2.

Questions by Planning and Zoning Commissioners. In response to inquiries, the railroad spur is their primary reason for choosing the property. The existing spur extends into the property 425 ft. and ends at the rear of the main building. It is their intent, depending on sales, to extend it another 650 ft. west to the end of the property, which will allow them to convey the salt directly into the salt storage building. Salt will be delivered during July and August and also be used to salt their own parking lot.

They are no longer proposing to use a privacy screen but landscape on the north side of the property line. The landscape screening will be approved by the Building and Zoning Officer and the ARC and PZC Chairs. A majority of the property is screened along the south with buildings. The property will be accessible to all emergency vehicles as the gate leading to the back of the property is 20 ft. wide.

They have been in business for three years in and around the village and currently employ 13 people. Mr. Braden is also a village resident. Their business will generate sales tax through the sales of salt and landscape and aggregate materials as well as landscape products such as rakes, shovels, weed eaters, etc. The landscape products will be sold out of the main building. The main building will also house their offices in the front and the rear will be for vehicles and equipment.

Concern was voiced with the hours of operation and the backup alarms on equipment and vehicles disturbing the adjacent homeowners. Their hours of operation are 7 am – 5 pm and during the summer months, although there may be vehicles and trailers coming in later due to traffic. Most trucks go out in the morning and are back before 5 pm. They do offer the delivery of landscape and aggregate materials as well. On rare occasions, they may have to load trucks during a snow event should a contractor need salt.

The commission expressed environmental concerns with the storage of salt that ranged from salt dust being emitted into the air when the railcars and trucks are loaded and unloaded to possible groundwater contamination. It was explained the conveyor system will not be enclosed and they haven’t seen a covered system or one that has a vacuum to minimize dust emissions. The conveyor does have a flap on it and when the salt is dumped into the truck it is at a 45 degree angle; which will minimize the amount of dust emitted. They also agreed not to unload on windy days. Mr. Anderson reiterated that the EPA references the location of a site on a rail siding because it lessens the exposure of salt to the elements and they have not seen a recommended procedure to control salt emissions besides covering trucks.
It was suggested a liner be installed under the asphalt or concrete pad with a layer of asphalt on top of it to add another layer of protection to prevent leaching. In addition, they will have a collection system to collect the brine, spillage and runoff, all of which will have to be approved by the IEPA. The petitioners again agreed to comply with all EPA and IEPA regulations and guidelines should they receive approval. They have not hired an engineer at this time to handle the IEPA submittal but will hire one should they receive approval. They will have environmental incident liability insurance but need approval before testing the site to see if there are any existing environmental issues or conditions.

Supervisor Wittum stated he is not aware of any groundwater studies done on the salt run off from Meyer Road and Blivin Street. The proposed storage of salt is very similar to that of the village’s but the proposed storage building will have a curb at the entrance to the building to contain runoff. He is not aware of any groundwater issues with the village’s salt storage building and its proximity to a municipal water source.

Commissioner Lee questioned if the risk of contamination is greater or less with this proposal than when it was a lumberyard storing treated lumber or an RV storage facility with possible fuel contamination.

Commissioner Trzaskowski opposed the storage of salt given the property’s location to the Hatchery and residential wells. In addition, the property is within a mapped Sensitive Aquifer Recharge Area that indicated that rainfall infiltrating into the ground has high, or moderately high, potential to reach one of more surface aquifers.

There are two residential wells within 200 feet of the phase one proposed salt storage building that the petitioners would have to get waivers from and the IEPA would have to approve. They have already spoken to one of the affected well owners at 7718 Finch Street, and he is fine with the proposed salt storage. They haven’t spoken to the other well owner at 7711 Utility Court. As the building is expanded to the east in the future, they would have to obtain waivers from the owners that have wells within 200 ft. of the proposed salt storage building before it can be constructed.

The commission would like additional standards implemented above and beyond that of the EPA and IEPA to ensure that everything is done to prevent groundwater contamination.

**Questions by Zoning Officer.** Zoning Officer Walczak received confirmation that the pavement for the unloading of the railcars would go right up to the railroad cars.

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

Robb Heaney, resident of 1604 Cedar Lane, questioned if an auger system could be used to unload the salt. Mr. Johnson said it could but would still generate dust.
Annette Klier, adjoining property owner at 7716 Broadview Court, questioned how the inside of the landscape and aggregate lean-to would be protected to prevent going through the building, which is right on the property line, when loading material. She further voiced concern with the amount of erosion on her side of the property towards the lean-to building. Mr. Johnson explained the aggregate and landscape materials will sit on top of the ground there will be a 42 in. concrete barrier on the backside of the building.

Betty Boyd, adjoining property owner at 7727 Finch Street, supported the storage of salt and her only concern was if the proposed salt storage building would be extended west to her property line that already floods from rain water coming down Finch Street from Route 12. She recommended they be open all night during a snow event so contractors can come and get salt. Mr. Johnson stated the building would not be extended west and by removing the berm and regrading the dirt along the western property line may help alleviate the flooding issue.

Bob McMahon, Village Trustee and Parks Chairman, stated the ponds at Hatchery Park site are 20 ft. below Hatchery Road and the groundwater pipe feeding the ponds is only 3 ft. below the hill. He spoke to an IDNR biologist at the Hatchery who expressed concern with the storage of salt and its negative effect on the marine life in the ponds at Hatchery Park. The biologist told him that not a matter of “if” something will happen but “when” something happens to the natural ground water resources. He stated this matter needs to be looked at further and recommended a monitoring well be installed at Hatchery Park.

John Bilik, resident of 7110 Hawthorn Lane and Spring Grove business owner, stated Platinum Terrain has done work for him for the past three years and they are very clean, courteous and get the job done. He expressed support for the petition.

Further Commission Discussion. Notification via first class and certified mail was provided to all adjoining property owners.

Commissioner Turner also spoke to the INDR biologist at the Hatchery who stated the chloride and sodium levels fluctuate in the ponds. Commissioner Turner recommended the village take samples to determine the existing levels in the ponds. He further stated the amount of spillage that could occur as the result of the salt storage would be minimal compared to the amount of salt spread during a snow storm, which is approximately 200 lbs. per lane mile, and the amount of salt they would spread on their paved parking lot. He added that there were no objections from any contiguous neighbors.

Mr. Braden submitted Petitioner’s Exhibit F that showed that 75,240 pound of salt is needed to be dumped directly into the Hatcher to exceed the EPA’s aquatic life criterion concentration of 230 mg/L.
Commissioner Lee stated the petitioners are a local growing business that has worked with the village to address their concerns and they have agreed to comply with the EPA and IEPA. He noted there were no objectors present besides Trustee McMahon despite a Facebook campaign objecting to the project.

Commissioner Trzaskowski opposed the project citing concerns with the amount of salt being stored and foreseeable problems with it leaching into the groundwater.


Motion of Recommendation to Village Board. Commissioner Lee moved, seconded by Commissioner Greenhill to recommend the approval of the special use permit for the outside storage of vehicles, equipment, aggregate and general landscape supplies and the indoor storage of salt; and a variance to allow the outside storage on other than an asphalt or concrete surface subject to the pending acceptance of all plans by staff, consultants, IEPA and EPA and all staff recommendations. Roll call vote: Ayes: Bukolt, Gajewski, Greenhill, Lee, Tierney and Turner – 6. Nays: Trzaskowski -1. Motion carried.

Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public. Annette Klier clarified that she has concerns with the special use permit at 7701 Blivin but did not voice them as the village addressed them.

Other Business. None.

There being no further business, Commissioner Greenhill moved, seconded by Commissioner Tierney to adjourn the meeting at 7:52 p.m. On voice vote, the motion carried.

Respectfully submitted,

Sandi Rusher, Village Clerk