Wednesday Council
August 15, 2018
6:00 p.m.

Village of Spring Grove
Plan and Zoning Commission
Regular Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes – July 18, 2018
4. Public Hearing – 2306 Hatchery Road – A map amendment to rezone the property from I, Industrial, to B-2, General Business; a special use permit to allow the outside storage of trucks and containers; and a variance to allow the outside storage on a surface 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: August 7, 2018 at 3:00 p.m.
MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
AUGUST 15, 2018

Council Chambers, Spring Grove, Illinois, August 15, 2018; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:08 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, Mike Lee, Paul Tierney and Ted Trzaskowski – 5. Absent: Commissioners Bill Greenhill and Trent Turner - 2. Also present for the Village were Bob Walczak, Building and Zoning Officer; Scott Puma, Village Attorney; and Sandi Rusher, Village Clerk.

Approval of the July 18, 2018 Minutes. Commissioner Tierney moved, seconded by Commissioner Bukolt to approve the minutes as presented. On voice vote, the motion carried.

Public Hearing – 2306 Hatchery Road – A map amendment to rezone the property from I, Industrial, to B-2, General Business; a special use permit to allow the outside storage of trucks and containers; and a variance to allow the outside storage on a surface other than asphalt or concrete.

Swearing in of Petitioner. Michael Aretos, attorney for Edward James Group Inc., and Cris Manley, General Manager for Advanced Disposal Services, were sworn in at the commencement of the hearing.

Presentation of Petitioner. Advanced Disposal Services is the contract purchaser of the property currently owned by Edward James Group, Inc. It is their intent to continue the outside storage of trucks and roll-off containers for construction debris along with toters and 2-yard containers to service residential customers in the area. Roll-off containers are used for construction debris as Advanced Disposal does not have a permit to haul liquid and hazardous waste. Spring Grove will be one of several Advanced Disposal locations in the Chicagoland area where roll-off containers will be dispatched from.

All roll-off containers, dumpsters and toters will be brought back empty and when stored outside will be covered. If a roll-off container is brought back with debris it will remain on the truck and covered. Advanced Disposal is looking to purchase thick plastic covers that will be strapped down and put on top of the roll-off containers when stored outside and not in use. The roll-off containers and dumpsters cannot be stacked but the residential toters and 2-yard dumpsters can. To address the concern of the commission, they agreed the toters and smaller dumpster when stacked will not exceed the height of the existing fence, which is 8 ft. tall.

The roll-off containers will be located in the northwest corner of the property and the residential toters and 2-yard dumpsters in the northeast corner. The trucks, which will be no more than 10, will be stored behind the building. The outdoor storage will be more prevalent in the winter months as the spring and summer they are out on job sites. All outside storage will be stored in a neat and orderly manner.
An enclosed maintenance facility is proposed over the concrete area east of the building. Commissioner Tierney questioned if there would be enough room for emergency vehicles to drive around the building and the secondary access gate is available for emergency access and property based on the proposed site plan for outside storage and the addition. Mr. Manly agreed not to store any outside roll-off containers, dumpster, toters and vehicles around the perimeter of the building and in front of the secondary access gate. BZO Walczak also agreed that there will still be ample room for emergency vehicles to drive around the east side of the building even with the addition.

Discussion then ensued regarding the staff recommendations.

1. **The outside storage area shall be limited to no more than 25 units (including containers and trucks).** Mr. Manly stated they do not have an issue limiting the combined total of trucks and containers to 25 as long as that number does not include residential toters. After some discussion, it was the consensus of the commission not to include residential toters and 2-yard dumpsters in the combined total of units.

2. **The storage of containers and trucks shall be limited to the area as depicted on the Site Plan.** It was agreed the Site Plan will need to be revised to make sure adequate fire lanes are provided and the secondary access gate is available for emergency services.

3. **The outside storage of vehicles and containers shall be kept and stored in a neat and orderly condition and confined to the general vicinity as depicted on the Site Plan.** This is acceptable noting the Site Plan will be revised as stated above.

4. **The outside storage of containers must be empty and covered.** It was agreed that all outside roll containers/dumpsters will be empty and covered when not in use.

Chairperson Gajewski questioned if there was anything currently on the property to prevent leakage and he also asked how the property drains. Mr. Manley stated a felt liner is currently installed underneath the existing gravel to prevent leakage and they will replace it with a plastic liner. The water along the east side of the property drains towards Hatchery Park but everything else from the back-right corner drains to the front of the property towards Hatchery Road. They proposed lifting the back-right corner of the property and pitching it towards Hatchery Road to take water away from Hatchery Park.

The plastic liner thickness will be determined by the Village Engineer and will run 1 ft. up the fence wall and a minimum of 1 ft. in each direction of the base surface area where trucks and roll-off containers will be stored.

Commissioner Trzaskowski questioned if the Building and Zoning Officer would be granted access to inspect the containers. Mr. Manly replied yes and reiterated that the all containers stored outside would be empty and covered when not in use. He further questioned if the trucks would be parked outside and the quantity. Mr. Manly stated the trucks would be parked outside and they don’t anticipate growing to more than 10 trucks. He added that they agreed to limit the combined total of containers and trucks outside to 25.

5. **The operation of a transfer station or materials recovery facility on site is strictly prohibited.** This was agreed to.
6. Only vehicles and containers owned by Advanced Disposal Services Solid Waste Midwest, LLC are permitted to be stored at the Property. This was agreed to; as all containers, dumpsters, toters and trucks contain their logo.

7. The bituminous surface of the container area must be a minimum of five inches placed over a 10-12 inch compacted gravel base. Mr. Manley stated they obtained a quote for this recommendation and it was $130,000-$140,000, which makes it cost prohibitive. Staff explained the reasoning behind this recommendation and the next two recommendations citing the proposed salt storage facility immediately south of the RR tracks, the possible leaching of fluids and unknown contents into the ponds at the Hatchery and concerns raised by the trustees.

Mr. Manley proposed to pull back the gravel, put down a plastic liner and then install 5" of gravel on top of the liner on those areas with outside storage. BZO Walczak agreed with this proposal but recommended asphalt grindings be used as the base surface for the outside storage area as it compacts more easily than gravel.

Commissioner Trzaskowski expressed concern as the property is in a mapped Sensitive Aquifer Recharge Area, which means that rainfall infiltrating into the ground has a high, or moderately high, potential to reach one or more surface aquifers.

Commissioner Lee asked for a maintenance schedule for the asphalt grindings and to ensure the property is pitched correctly for drainage. Mr. Manly stated the current owners will remain on site, employed by Advanced Disposal. It was noted the Building and Zoning Officer will inspect the thickness of the asphalt grindings during the annual onsite inspection and monitor the site to ensure the drainage is working.

After much discussion, it was the consensus of the commission that this recommendation is not necessary since the felt liner will be replaced with a plastic liner, the property drainage will be improved to pitch away from the Hatchery and the outside storage surface area for the trucks and containers will be a minimum of 5 inches of compacted asphalt grindings. In addition, the drainage improvements will be reviewed and approved by Zoning Officer Walczak and inspected annually to ensure it is working.

8. The surface of the truck area must be a minimum of 5 inches of compacted gravel or asphalt grindings. This was agreed to and the Building and Zoning Officer will review the thickness of the asphalt grindings during the annual onsite inspection.

9. A 6 mm or thicker plastic liner shall be installed under the compacted gravel base surface for the container and truck areas. It was agreed the thickness of the plastic liner shall be approved by the Village Engineer and the linear dimension of the liner shall exceed the dimension of the base surface area by a minimum of 1 foot in each direction.

10. A containment system shall be installed on the container area. The containment area shall drain and be collected into a containment tank and disposed of properly when full. The containment tank shall not be emptied or discharged into the sanitary sewer system. Mr. Manley stated none of their other facilities have containment systems and technically there should be no containments in the containers. The shop/maintenance area has a triple basin and the loading dock has an interceptor but the applicants are unsure where they drain to. He agreed all interior floor drains will have an interceptor. Also, the location of the septic system was uncertain as there...
are septic lids in the rear of the property and it is believed they are pumped to the front of the building in the grass area.

In response to a question from Chairperson Gajewski, Mr. Manley stated they have environmental insurance.

In response to inquiries from Commissioner Tierney, Mr. Manley replied oil is kept in a 55-gal drum and then properly disposed of. He doesn’t foresee having outdoor fuel storage on site given the size of the property.

After much discussion, the commission agreed a containment system for the container area was not warranted given the proposed improvements (installation of plastic liner, regrading of property and having 5 in. of asphalt grinding), containers covered and empty when stored outside and Advanced Disposal has environmental insurance.

11. The expansion of the use to the adjoining land is prohibited unless approved by the Village. This was agreed to.

12. Adequate employee and guest parking must be provided on site. If the applicant wants to park employee and guest vehicles off site, then they should obtain an easement or license agreement from the Wisconsin River Rail Transit Commission (WRRTC) allowing them to park off site. Should an easement be obtained, parking should not obstruct traffic flow on Hatchery Road. The current owner does not have an easement and this has not been an issue but the attorney for Advanced Disposal will reach out to the WRRTC to obtain an easement. It was agreed that if the applicants want to park employee and guest vehicles off site, then they should obtain an easement or license agreement from the WRRTC allowing them to park off site. Should an easement be obtained, parking should not obstruct traffic flow on Hatchery Road. Should an easement not be obtained, adequate parking shall be provided on site.

13. The applicant shall continue to maintain Hatchery Road by filling in potholes, grading it, watering it to mitigate dust, and plow it for emergency access. This is acceptable as the equipment currently used to maintain the road will remain on site.

14. The Special Use Permit shall be reviewed annually by the Village Board at its first meeting in May or at such other time as Village Board determines a review is necessary. At the review meeting, the Village Board shall determine whether the Special Use shall be renewed for the coming year based upon: Whether Petitioners are in compliance with this Ordinance and the Village Code; and Whether Petitioners are in compliance with the standards for a special use under the Village's Zoning Ordinance. Staff explained this language was recommended because it was in the original ordinance because the Village was anticipating the redevelopment of the downtown area, which included the area around the Hatchery. Staff supported the annual review for compliance instead of having to go before the Village Board annually. It was the consensus of the commission to recommend annual reviews by the Building and Zoning Officer.

Questions by Planning and Zoning Commissioners. Commissioner Tierney inquired if the fire alarm system was up to date given the age of the building. Mr. Manly stated they would comply with the ordinance. Zoning Officer Walczak will work with the fire department to ensure the fire alarm system is appropriate for the building.
Questions by Zoning Officer. Zoning Officer Walczak recommended the staff recommendations be adopted as discussed and amended.

Public Comment. Chairperson Gajewski then opened the hearing up for comments by the public. Public Comment was closed as no one from the public wished to speak.

Further Commission Discussion. The house north of the subject property is for sale and the contract purchaser is aware of the existing operation.

Motion to Adopt the Findings of Fact. Commissioner Lee moved, seconded by Commissioner Tierney to adopt the Findings of Fact as presented. On voice vote, the motion carried.

Motion of Recommendation to Village Board. Commissioner Bukolt moved, seconded by Commissioner Lee to recommend approval of the map amendment, special use permit and variance subject to the following:

1. The outside storage area shall be limited to no more than a combined total of 25 large roll-off containers or trucks.

2. The storage of containers, toters and trucks shall be limited to the area as depicted on the Site Plan, attached hereto as Exhibit B.

3. The stacking and storage of containers and toters shall not exceed the height of the fence.

4. The outside storage of containers, toters and vehicles shall be kept and stored in a neat and orderly condition and confined to the general vicinity as depicted on the Site Plan.

5. The containers stored outside must be empty and covered.

6. The operation of a transfer station or materials recovery facility on site is strictly prohibited.

7. Only vehicles and containers owned by Advanced Disposal Services Solid Waste Midwest, LLC are permitted to be stored at the Property.

8. The surface of the container and truck areas must be a minimum of 5 inches of compacted gravel or asphalt grindings.

9. A liner would be installed in the thickness directed by the Village Engineer under the compacted gravel or asphalt grinding base surface for the container and truck areas. The linear dimensions of the liner shall exceed the dimension of the base surface area by a minimum of 1 foot in each direction and shall be placed in a manner in which the liner provides containment if any liquids reach it.

10. All drainage improvements shall be reviewed and approved by the Building and Zoning Officer.

11. The Site Plan and building shall be reviewed by the Spring Grove Fire Protection District to make sure adequate fire lanes are provided, the fire alarm system is appropriate for the building and the secondary access gate is available for emergency access.

12. Any containers on site are subject to inspection by the Building and Zoning Officer or the Police Department during normal business hours, except in the case of emergency.
13. The existing containment system shall be reviewed by the Building and Zoning Officer and any improvements or repairs shall be made as directed.

14. The expansion of the use to the adjoining land is prohibited unless approved by the Village.

15. Adequate employee and guest parking must be provided on site. If the Petitioners want to park employee and guest vehicles off site, then they should obtain an easement or license agreement from the Wisconsin River Rail Transit Commission allowing them to park off site. Should an easement be obtained, parking should not obstruct traffic flow on Hatchery Road. Should an easement not be obtained, adequate parking shall be provided on site.

16. The Petitioner shall continue to maintain Hatchery Road by filling in potholes, grading it, watering it to mitigate dust, and plow it for emergency access.

17. Compliance with the terms of the Special Use Permit shall be reviewed annually by the Building and Zoning Officer.


Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public. Public Comment was closed as no one from the public wished to speak.

Other Business. Zoning Officer Walczak reported the annual review of special use permits will begin as well as neighborhoods for compliance.

There being no further business, Commissioner Tierney moved, seconded by Commissioner Bukolt to adjourn the meeting at 7:31 p.m. On voice vote, the motion carried.

Respectfully submitted,

[Signature]

Sandi Rusher, Village Clerk