Village of Spring Grove
Plan and Zoning Commission
Regular Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes – August 15, 2018
4. Public Hearing – 2500 and 2504 Westward Drive – A special use permit to allow the outside storage of equipment, heavy equipment and storage containers and the outdoor display of equipment and heavy machinery and a variance to allow the outside storage and display of equipment, storage containers and heavy machinery 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
MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
SEPTEMBER 5, 2018

Council Chambers, Spring Grove, Illinois, September 5, 2018; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:00 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 Tom Sanders, Chief of Police/Executive Assistant; Scott Puma, Village Attorney; and Sandi Rusher, Village Clerk.

Approval of the August 15, 2018 Minutes. Commissioner Greenhill moved, seconded by Commissioner Lee to approve the minutes as presented. On voice vote, the motion carried.

Public Hearing – 2500 and 2504 Westward Drive – A special use permit to allow the outside storage of equipment, heavy equipment and storage containers and the outdoor display of equipment and heavy machinery and a variance to allow the outside storage and display of equipment, storage containers and heavy machinery on a surface other than asphalt or concrete.

Swearing in of Petitioner. Mike Dahlen, property owner and Vice President of Operations with Alta Equipment Company, was sworn in at the commencement of the hearing.

Presentation of Petitioner. Mr. Dahlen stated Alta is seeking a special use permit to allow the outside storage of equipment, heavy equipment and storage containers and the outdoor display of equipment and heavy machinery and a variance to allow the outside storage and display of equipment, storage containers and heavy machinery on a surface other than asphalt or concrete. The heavy machinery is stored and displayed in the northwest corner of the property and the aerial lifts along Westward Drive. The variance is necessitated because asphalt and concrete won’t hold up due to the weight of the heavy machinery and gravel/asphalt grindings are preferred.

Questions by Planning and Zoning Commissioners. In response to inquiries from Commissioner Bukolt, Mr. Dahlen stated the area where the heavy machinery is stored and displayed has been gravel/asphalt grindings for a while and is pitched to the center of the property where the water then exits towards Highview Street into the ditch. The property does not have a drainage basin to collect stormwater. He has owned the property for 7 years and operated Elite Heavy Equipment Services, which serviced heavy equipment, before leasing the property and buildings to Alta. The equipment and heavy machinery are moved around daily depending on what has been ordered or serviced. Heavy equipment is not stored on the pavement, only rubber tired and aerial equipment. The entrance off Highview Street is paved as is most of the property. The
area between the two buildings is left open for the loading and unloading of heavy machinery and equipment and service drop offs.

Commissioner Greenhill commented that the property is well maintained, and his only concern was with oil leaking from the machinery, which he did not observe when he visited the site. In response to questions from Commissioner Greenhill, Mr. Dahlen stated they do not use Highview Street for unloading machinery and equipment as this is all done inside their yard. The aerial lifts can not be lowered because if they are laid on the ground they take up too much space. Alta has a dedicated yard person whose job is to maintain the yard and if there is an oil spill, an oil absorbent mat is used, and then disposed of properly.

Concern was expressed with the height of the aerial equipment. Mr. Dahlen stated the height of the aerial equipment when fully extended is 180 ft. and Alta only has a couple in their fleet. He stated the typical height for the common lifts are 30-40 ft. when retracted and on occasion there may be one that is 50 ft. Commissioner Tierney stated the maximum height of a building allowed in an industrial zoned property is 40 ft. and questioned why the village should allow this equipment to be higher. Attorney Puma stated there is no height limitation on the equipment per the Zoning Ordinance because they are not a permanent structure and limiting the height could impede the business owner. Commissioner Turner would like to see the aerial equipment stored at their minimal height. After some discussion, it was the consensus that the maximum height of the telescopic aerial lifts shall not exceed 50 ft.

In reply to Commissioner Tierney’s inquiry, the storage containers were on site when Mr. Dahlen acquired the property and are used to store excess parts. They are not used to store oil or liquids that would seep out.

Commissioner Turner stated he had no issues with the maintenance of the property. He questioned the necessity of the storage containers to which Mr. Dahlen replied they prefer not to store parts in the building due to space limitations and could reposition the containers, so they are closer together and paint them to match the buildings.

In answer to Commissioner Lee’s inquiries, Mr. Dahlen stated the equipment and heavy machinery that is stored and displayed currently on the property is the maximum amount they will have at one time. They are available for rent or sale and some are on site to be serviced. Alta is licensed to conduct business within the village and sales tax will be remitted to the village for all sales and rentals. To address the concern of traffic through the residential area, Mr. Dahlen stated the yard person will direct traffic to turn left onto Highview Street and then left onto Winn Road to get to Route 12. They have also purchased their own trucks to deliver and bring back equipment and all their drivers know to use this route. To limit the exposure on the residential streets, drivers who are not familiar with the area are given instructions and directions on how to get to this site so not to go through the residential area.
In reply to Commissioner Lee’s questions, Chief Sanders stated Highview Street can handle the weight of the heavy equipment and the village would be responsibility for purchasing and posting the regulatory weight limit signs on Finch Street, Short Street and Westward Drive to enforce overweight vehicles.

In response to Commissioner Trzaskowski inquiries, Mr. Daklen stated all machinery work will be done inside the buildings unless a small adjustment needs to be made. He also stated that directional signs are being made that will be attached to the interior side of the fence directing drivers to turn left onto Highview Street and then left onto Winn Road.

Commissioner Trzaskowski opined the fence line looked unsightly with the weeds growing up along the fence. Mr. Dahlen stated they planted vines to grow on the fence, but they did not grow as anticipated. He offered to plant ivy in the fall to help address the screening. He further stated the crates by the Parts Department are used for shipping and come and go frequently so they don’t sit there long.

Chairperson Gajewski stated that a permanent improvement is needed to screen the heavy machinery stored and displayed on the gravel surface area in the northwest corner of the property and to contain the gravel. Mr. Dahlen stated he approached the village previously to put slats in the fence and that was rejected. He would prefer to keep the fence open as opposed to a board on board fence, so the police can see into the property as the machinery and equipment are valuable.

Chairperson Gajewski would like that the storage containers be removed and disagreed with the Petitioner that they were needed to free up space inside the buildings.

In reply to Chairperson Gajewski’s questions, Mr. Dahlen stated they have not had any complaints for oil spills since he has owned the property and he has had Phase I and Phase II environmental site assessments done and both came back clean. All equipment that is serviced can fit inside the building.

**Questions by Zoning Officer.** Clerk Rusker recommended the staff recommendations be adopted as discussed and amended.

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

Dave Weisberg, 2414 Highview Street, questioned if the aesthetics, landscaping and requiring the Petitioner to have a process in place to prevent hazardous chemicals from leaching into the ground was important to the Village. Chairperson Gajewski stated it was. He then expressed concern with the disposal, storage and possible leakage of chemicals and the effects a leakage could have on their property since some of the outdoor storage will be on gravel.
Craig Knickerbocker, owner of American Industrial Werks at 2911 Route 12 and resident at 2410 Pine Crest Court, voiced his support for the petition and was glad Alta chose Spring Grove because having them here is a great value to his business as well as other businesses who rent equipment from them. He understood the environmental and height concerns and opined the property is immaculate compared to other sites he has rented from and it is normal for the aerial lifts to be elevated. When he drove by the property he noticed equipment that he didn’t know they had because it was visible from the street, which is beneficial to him. He stated storage containers are a valuable asset to his company because he didn’t have the room in another building and when he was required to remove them, it hampered his businesses. He appreciated the effort to make them less visible by painting them the same color as the buildings.

Further Commission Discussion. Discussion commenced regarding the environmental concerns expressed earlier. Commissioner Lee questioned the step taken to ensure the wells will not be contaminated. Mr. Dahlen stated Phase I and II environmental site assessments have been done and both came back clean. He added soil borings were done twice and there was no presence of hazardous materials.

In response to further questions from Commissioner Lee, Mr. Dahlen stated all service work will be conducted indoors and not over the gravel area so if there was a leak/spill it would be in the shop area. They have a dedicated yard employee who will be looking for leaks outside and will address any leaks immediately. In addition, Alta has an environmental team that inspects each of their facilities to ensure they are following cleanliness, environmental, health and safety standards.

Commissioner Trzaskowski stated the heavy machinery stored in the gravel area will be hydraulic and diesel equipment and they will break down when being used so this shouldn’t be an issue.

In reply to inquiries from Chairperson Gajewski, Mr. Dahlen believed the inspections are quarterly but will confirm and he is not aware of any plastic barrier underneath the existing gravel.

Discussion followed regarding the storage containers. Chairperson Gajewski opposed the storage containers and would like them removed because the village is adamant on prohibiting them. He opined the Petitioner should add on to the buildings or construct an independent shed if he needs additional space. Mr. Dahlen replied he can present this to Alta.

Commissioner Bukolt questioned the size of the containers and would like to see a time frame for their removal. Mr. Dahlen estimated them to be 8’ x 40’. He confirmed that if allowed they would be painted to match the buildings and is willing to work with the Village to do what is necessary so they don’t have to be removed. He proposed moving them closer to the west building to blend in more.

Commissioner Greenhill inquired if the container on the property immediately west of this property is permitted. Clerk Rusher replied it is not and staff is working on resolving the issue with the business owner.
Discussion then commenced regarding the containment of the asphalt grindings/gravel and the screening of the heavy equipment located in the northwest corner of the property. Chairperson Gajewski suggested a concrete barrier be installed around the outside of the gravel area in order to contain the gravel as well as a board on board fence for screening.

Commissioner Turner commented a 6 ft. board on board fence could also be used to screen and contain the gravel.

Commissioner Bukolt recommended a keystone wall to contain the gravel combined with a fence to address the screening.

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

**Motion of Recommendation to Village Board.** Commissioner Lee moved, seconded by Commissioner Tierney to recommend approval of the special use permit to allow the outside storage and display of equipment and heavy machinery and a Variance to allow the outside storage and display of equipment and heavy machine to be on a surface other than asphalt or concrete, subject to the following conditions:

1. All work must be conducted indoors.
2. The egress shall be limited to Highview Street and all heavy machinery and equipment traffic shall be directed west to Winn Road.
3. A sign be posted on the property near Highview Street directing all traffic west on Highview Street to Winn Road.
4. The storage containers must be removed from the Property by October 1, 2019.
5. The outside storage of equipment, storage containers and heavy machinery shall be limited to the area as depicted on the Site Plan.
6. The outdoor display of heavy machinery and equipment shall be limited to the area as depicted on the Site Plan.
7. The outside storage and display areas shall be kept and stored in a neat and orderly condition and confined to the general vicinity as depicted on the Site Plan.
8. The maximum height of the telescopic aerial lifts shall not exceed 50 ft.
9. A retaining wall or other barrier shall be installed around the outside of the gravel parking area in the northwest corner of the Property to contain the gravel in the Property. Petitioner shall also install landscape or other screening around the gravel parking area to the height of at least 6 feet.

10. Only equipment, machinery and vehicles owned by Alta Construction Equipment Illinois, LLC are permitted to be stored at the Property.

11. The Special Use Permit is limited to Alta Construction Equipment Illinois, LLC and Michael and Charlotte Dahlen.

12. Compliance with the terms of the Special Use Permit shall be reviewed annually, or more frequently if deemed necessary, by the Building and Zoning Officer.


Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public.

Dawn Iselin, Village Trustee, stated she would recuse herself from voting on this matter as she does business with Alta Construction Equipment. She stated that per OSHA regulations, every machine that goes in and out of Alta Construction Equipment must be inspected by Alta and the renter.

Dave Weisberg, 2414 Highview Street, thanked the commission for listening to his concerns.

Other Business. The next zoning hearing will be in November 2018, the exact date has not been determined.

There being no further business, Commissioner Greenhill moved, seconded by Commissioner Bukolt to adjourn the meeting at 7:02 p.m. On voice vote, the motion carried.

Respectfully submitted,

[Signature]
Sandi Rusher, Village Clerk