

**Grundy County Land Use Department**  
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**MINUTES OF THE GRUNDY COUNTY PLANNING AND ZONING COMMITTEE**  
**DECEMBER 19, 2012**

TIME: 4:30 P.M.

LOCATION: Conference Rooms 1 and 2, Grundy County Administration Center, 1320 Union St., Morris

COMMITTEE MEMBERS PRESENT: Vice Chairman Dick Joyce, Vicki Geiger, Jim Ryan, and John Roth

COMMITTEE MEMBERS ABSENT: John Almer, Dave Boggs, Eric Rasmussen

COUNTY BOARD MEMBERS PRESENT: County Board Chairman Severson

COUNTY BOARD MEMBERS ABSENT: John Almer

STAFF PRESENT: Heidi Miller, Land Use Director, Sandy Jendro, Assistant, and Cheryl Wardell, Assistant Jason Helland, State's Attorney

STAFF ABSENT:

PUBLIC: John Russ Jr., Bob Schmude Chamlin and Associates, and Ken Carlson Attorney for John Russ Jr.

Vice Chairman Joyce called the meeting to order at 4:30. Roll call was taken by sheet.

1. Approve the minutes of the November 28, 2012 meeting.

Vice Chairman Joyce requested a motion to approve the minutes of the November 28, 2012 meeting. John Roth motioned, second by Jim Ryan. Motion carried 5-0.

2. Public Comment: John Russ Jr., Bob Schmude, and Ken Carlson to speak under New Business for concept plan.

3. Official Business:

**12-ZBA-09**, Special Use for Twelve (12) Cargo Containers located in Section 14, Township 32 North, Range 8 East, Braceville Township, filed by Owner 2390 South Broadway Street, LLC, 2390 South Broadway St., Coal City, IL and Petitioner Joe Phillips, 1488 S. Broadway St., Coal City, IL.

Vice Chairman Joyce asked Miller to highlight the case. Miller stated this property is zoned Industrial which the code does allow for cargo containers to be stored on an Industrial zoned property as a special use. The plan shows that the 4 initial containers will be stored on the north east portion of the property. The containers are shown in a row, and all 12 will remain in that area. A building that is to remain on the site will somewhat block the view from Broadway Street. The petitioner asked for 12 for futuristic use to store signs from D-Construction in them. Zoning to the west is Coal City and is zoned Manufacturing, to the east is Agricultural, and north and south are both zoned Industrial. A copy of the code is enclosed with the packet. The Containers are more than 100 hundred feet away from all property lines which meets code. The conceptual plan did not show opaque screening, it was discussed at the Planning Commission meeting and is one of the conditions. The other conditions that were placed were that the cargo containers shall be painted one color, the containers need to be locked, and the containers need to be vented. The venting of the containers was a safety issue, in case someone accidentally gets locked in. The containers will not be stacked. Joyce noted that he has been by the property several times and that D-Construction has really cleaned up the property. The petition needs to be placed on file for the January 8<sup>th</sup>, meeting. Then it will go to the Zoning Board of Appeals, and then back to this committee to discuss any objections that were discussed at that meeting. A motion to place the petition on file was made by John Roth, and seconded by Vicki Geiger. Motion carried with a 4-0 aye vote.

4. New Business – Conceptual plan for the Russ Seasonal Campground located at Dresden Road & Tamarack Lane – Discussion Purposes Only

Miller noted that the conceptual plan is for a 29 lot campground. The area where the campground is proposed is currently zoned Industrial. Miller noted that the owner, his attorney and Bob Schmude from Chamlin & Associates were here. She asked them to propose this plan to see what kind of feedback they may get for this conceptual plan before they start paying petition fees. Miller noted that she asked the GEDC for their recommendation for the property and the response is in the packet. The GEDC is not in favor of that area being rezoned to Recreational from Industrial. Objections noted were heavy industrial traffic, blast & evacuation zones, noise, and other characteristics consistent with industrial uses. The GEDC noted that the corridor is the heart of the industrial tax base for Coal City taxing bodies, and inconsistent land uses would be a deterrent for future prospects. A copy of a comprehensive land use plan showing that it is open space along the Kankakee River, there are some flood plain issues, Chamlin and Associates have been working on a lot of the issues already with the Army Corp of Engineers, and the Illinois Department of Natural Resources. Geiger noted that she is familiar with the area and wanted to know if notices have been sent to the residents of that area. Notices will not be sent unless it is petitioned; Geiger was concerned that this may affect the home values of the property. Joyce noted that both residents and Industry is attracted to water front locations. The river currently is navigable by small boats, but not by barge. Some minor dredging has been done in the finger portion of the Kankakee River for a boat dock and for the wells of boats. The property is 40 acres, 16 acres of the property is wetlands, and almost all of the land is in a flood plain. Even though it is zoned industrial it is limited in its use. 20 acres of the property is currently farmed, and that would continue. The campsites will be seasonal from May to October, and 29 spots will exist. The pads for the sites will be gravel, a boat ramp and a sea wall will be proposed. Permits to the Illinois Department of Natural Resources and the Army Corp. of Engineers have already been submitted, both entities note that this is a low impact activity. When you look at the site as a whole, 20 acres

will remain as agricultural, 16 acres are wetlands and 4 acres are what is purposed for the seasonal campground. Residential is to the north, the River is to the East, Industrial is to the south and to the west of this property. One of the other difficulties to this property and to the north is that the federal government has a restriction on this property so it can be flooded to help control the ice jams on the river. This makes the marketability of the property difficult. Russ noted that he is not proposing to take all of the acreage out of Industrial. He noted that the county needs its recreational uses also. He only wants to change 4 acres of the 40 acre parcel. He wants to propose a text amendment for the property to grant special use on this property. Russ noted that he felt to compare this to the proposal that was made before that this is a campground; it is not for apartments, hotels, restaurants, convention center. A discussion was held regarding comparing the two proposals. Joyce noted that the property is cut up due to the finger of the Kankakee River dividing the property in two, making it an undesirable piece of property for anyone looking for Industrial property. Industry has not been coming into this area since the late 1970's. Russ Jr. noted that he has spoken to neighbors on Tamarack Lane and they were unaware that the property was zoned Industrial and the neighbors seem to be in disbelief that the property is zoned Industrial. Russ noted that the property would be vacant by October 1<sup>st</sup>, of all campers. The campers would not be able to add on to their site such as enclosed porches and such. After discussion of a possible variance to the code or text amendment, the developer decided that he would petition. Miller noted that this would be better as a map amendment rather than a text amendment.

#### 5. Old Business –

Chamlin request for amendment to current contractual amount to complete technical review/modification to Storm Water Ordinance Draft for County Board approval.

Miller noted that the Chamlin contract for the Storm Water Ordinance was capped at 45,000, Guy waived 4,000 of fees in 2009. The vouchers show that we are almost to the cap of 45,000. This process has been delayed because one person does the reviews from the Illinois Department of Natural Resources. Chamlin is requesting \$4,600.00 with a cap to complete the review of new FEMA comments. Miller noted that there is not money in our current budget to pay for this expense. Miller noted that the money will have to go into that line item. Miller requested that the Land Use committee make a request to the Finance Committee for this amount. Bob Schmude noted that the 4,600 fee would get the Storm Water Ordinance done, and that it was a not to exceed fee addendum. A motion was made by John Roth to forward this to the Finance Committee with a positive recommendation, seconded by Jim Ryan. Motion carried with a 4-0 vote.

#### 6. Monthly Reports – Introduction to Cheryl Wardell, Land Use Assistant

Cheryl Wardell was introduced at the beginning of the meeting. She has worked for the Health Department and probably most have seen her.

ERCO collected 93 tons of electronics which brought in about \$3,400.00 this year. The toy drive is officially ended we had 54 boxes that were collected by Rotary, some went to Mazon to the Toy for Joy program, and some went to We Care of Grundy County.

In 2013 we will sponsor a couple of events from the \$20,000.00 provided from the wind farm. A tire collection is one of the events that we would like to have plus maybe paint recycling.

The building permits pie chart done by Sandy Jendro shows trend improvements.

Claypool /Maine grant has not yet been awarded, we are close. Certain resolutions need to be made in order to get the money. We originally asked for \$400,000.00, the CDBG indicated that they were looking at awarding \$250,000.00 for the grant. Miller noted that we have asked for more for the Comprehensive Use Plan to be completed. Miller noted this is a great way to get things done with a grant.

Lyondell Basedel has 4 permits at the present time; one is for a comfort station, 2 warehouses, and one addition. Joyce noted that Lyondell had planned on demo, and asked if there were any permits for that, Miller stated she was unaware of any demolition that Lyondell may have plans for.

Questions were raised if Aux Sable has applied for any permits due to expansion. Miller noted that we are refunding Engineering fees to Aux Sable.

7. Future agenda items –Miller stated currently there are no petitions filed and no interest.
8. Approval of Land Use Department vouchers. John Roth motioned to approve the vouchers, second by Jim Ryan. Motion carried 4-0.
9. Executive Session – Miller noted that the minutes that are listed are not ready to be released, and felt that we did not need to go into executive session. Severson noted that we do need to go into executive session. Motion to go into executive session by John Roth, Ron Severson seconded. Roll call Geiger – Yes, Ryan – Yes, Roth – Yes, Severson – Yes.

Roth motioned to come out of Executive Session, Ron Severson seconded the motion. Motion carried 4-0. No action was taken based on the Executive Session.

Roth motioned to adjourn the meeting, Severson seconded the motion. Meeting adjourned.

The meeting ended at 5:33 p.m.