

**PUBLIC MEETING  
ZONING BOARD OF APPEALS  
SEPTEMBER 9, 2015**

**CALL TO ORDER**

Chairman Celske called the meeting to order at 7:00 p.m.

**ROLL CALL**

Dal Compo polled the members present: Zoning Board members Celske, Karls, Murren. Also present were Derek Soderholm, Village Administrator, Steve Bechler, Administrative Assistant and Alison Dal Compo, Secretary. Riley, Rosch, Schneider and Weber were absent. A quorum was not present.

Village President Nunamaker was also in attendance.

**APPROVAL OF THE AUGUST 25, 2015 MINUTES--TABLED**

**PUBLIC WORKS FACILITY**

Chairman Celske explained that the Village is using this meeting as a means to show what is being planned as to the public works facility, as well as to elicit public comments.

Chris Hansen and Mike Elliott from Kluber introduced themselves, as well as John Green, civil engineer. Greg Lamp and Josh Campanelli introduced themselves.

Chris Hansen led the presentation. He explained that the proposed site of the facility is the corner of Lincoln and Hillcrest. The south side of Hillcrest houses the existing public works building. The external aesthetic view will be a non traditional looking public works facility. It will look more like a residential fire station. It will have a series of pitched roofs, and will resemble the style of the surrounding neighborhood. There will be an 18' pitch to the site, and dirt will be carved out to the northern property line.

*Features:*

- Fiber cement siding
- Enclosed, secured lot
- 4 bay, pull in garage
- 8' high, black coated chain link fence
- Secured lot with automatic gate (for snow plow access, etc.)

Lincoln Ave side:

- 2 current residences to be removed
- 30' setback
- 15' setback on Hillcrest
- 8' setback on third side
- 10,147 sq. ft new building
- Parking for 10 cars and 1 handicap space
- .939 acres
- 1,292 sq. ft salt building

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*Landscape Plan*

- Healthy trees at Lincoln and Hillcrest will remain
- Foundation plantings, screening along west property line
- 6' high wood fencing along back side of property

*Building*

- Apparatus support storage
- Four pull through apparatus bays
- Locker rooms
- Meeting/lunch room
- Storage for Village items such as Christmas decorations, on a mezzanine level room
- Retaining wall with stone pattern and privacy fence
- 22' eave height, about the height of a two story traditional home
- Residential style and scale windows

Lincoln Ave. side

- Siding accent and full brick exterior, intent of softening the look of the building
- Asphalt shingles

Chairman Celske asked Mr. Green is he is involved with any expansion of the waste water plant; Mr. Green answered no.

Chairman Celske asked if the facility grounds will include foundational plants. Mr. Hansen said that there will be a large number of tiered planting materials such as yews, magnolias, lindens and pines. The landscape designer reviewed Village ordinance with regard to such plantings.

Chairman Celske asked if the parking will be adequate. Mr. Hansen said that there are only eight staff members the majority of the year. There are more only in the summer. There is plenty of existing parking at the waste water facility, and the new lot will have two spaces designated for the public. Most of the public access to the facility would be by vendors.

Chairman Celske asked if Mr. Green was made aware that this corner has a propensity for flooding. Member Karls referred to flood plan 99. Mr. Green said that they had obtained the county/state topographic survey of the area. The plan being proposed would improve the issues. FEMA 100 year flood maps were examined. A "100 year flood" has a 1% chance of happening in any given year. Overflows go to Lincoln-- if the triple culvert pipes are full then it over flows to Lincoln. 18" to 24" of ground will be removed for the project, which will help to lower the ground elevation and improve grading.

Member Karls asked if the storm drains can handle anticipated waters. Mr. Green said that there are two different storm drain downspouts, as well as underground pipes and drains to open areas. In the rear area, there will be a storm drain, interconnected with a 12" pipe. The storm water would be piped underneath Hillcrest to the creek.

Member Murren asked what the lighting plan will be. Mr. Hansen said that the majority of lighting will be on the buildings themselves. There will be one light on the salt structure. The lights do not exceed 20' in height. Member Murren asked if residents will have to put up with

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lights pouring into their residences. Mr. Hansen said that there will be a fully automated lighting panel to control the lights.

Member Murren asked if according to the photometer readings, there will not be light trespass into the residences. Mr. Hansen replied that with LED lighting, there is the ability for optics and will make sure that the light trespass does not go past property lines. Additionally, the lighting can be swapped out if problems do arise.

Member Murren asked if the building is heated and insulated; he was told yes.

Member Murren asked about noise levels, and if they will affect the neighbors. Mr. Hansen said that the building is fully insulated. Member Murren commented that a compressor being run in a garage generates a lot of noise. He was told that the compressor will be on the mezzanine/storage level.

Resident Chester Olencheck asked about the salt storage building. He was told that the building has an overhead door and operation will be inside.

Chairman Celske asked about the height of the salt storage building. He noted that the eave is 22' but it is 28' at its highest peak. Mr. Hansen explained that the building will be partially cut into the hillside, so about 8' will be below the ground. Chairman Celske asked if there will be trees in between buildings; he was told yes. The deciduous trees will be left and pines/spruces added.

Resident Olencheck asked if the main entrance will be on Lincoln; he was told yes. Mr. Hansen noted that the look will be that of a neighborhood fire station. Chairman Celske added that it will be primarily for the discharge of vehicles.

Resident Meg Dolan asked about the 30' set back. Mr. Hansen said it would 60' setback of the houses. She further asked if the black fence will run along Hillcrest. Mr. Hansen explained that the fence line starts at the main building and goes back behind the salt storage, where there will be a white fence.

Resident Keith Christiansen asked if the elevation will be raised as for a retention pond. Mr. Green said that the ground elevation is being lowered to improve drainage. He further explained that according to ordinance, the facility plan cannot impose any negative fill.

Resident Nicholson said that the EPA had come out in the past and said this area was in a flood plain. He further asked what the impact to traffic on Lincoln Ave will be. Administrator Soderholm said that he wouldn't anticipate much traffic change. Much of the traffic will enter on Hillcrest. Lincoln Ave. is on a possible paving list for 2017.

A resident asked why the whole area is twice the size of the building. They were told that it is only about a 40% increase in space usage. The pull-through bay design will help vehicle flow on the property.

Resident Robert Blau asked if there was a soil vent pipe on property. He was told that there is already a water well on site, but not a vent pipe. Mr. Green said that the pipe is likely a pipe for monitoring water levels.

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Resident Tony Orlandi asked about the impact to the power grid. Mr. Hansen said that Com Ed was on site two weeks ago. There is sufficient power to the waste water plant, and the intent is to run some overhead power lines.

A resident asked if there are any plans for solar or green power. They were told not at this time.

Resident Scott Eckert asked about some backyard markings. He was told that all improvements will be on Village property only. Mr. Eckert further asked about the six foot fence required by ordinance to separate the yards. He was told it will be board on board type.

Resident Karl Stengl asked about the cost of the project and who is paying. Administrator Soderholm said that the estimated cost is between \$2.8 and \$2.9 million. The funding was borrowed 5 years ago with the intent to build the facility on County Line Rd. There was a Build America bond available at the time. The Village decided to build on the Hillcrest/Lincoln site instead so as to put near the waste water plant. It was a logistical choice.

Chairman Celske asked if it was partly funded by water/sewer rates being raised. Administrator Soderholm said that primary reason for the increase was for a capital fund for improvement to the waste water plant in the future.

Member Karls asked if the bond is a balloon payment. She was told no, it is a long term, 20-25 year bond.

Resident Orlandi asked what the time line is, and if further capacity for the waste water plant is needed, where would it go. Administrator Soderholm said that this facility should be considered built out. It should be more than able to accommodate future needs unless unforeseen annexation or de-annexation occurs.

Resident Matt Perkins asked if the waste water plant and facility will accommodate the new downtown apartment complex impact. Administrator Soderholm said yes.

Resident Olencheck asked how long building will take. He was told construction will be 9 or 9 ½ months. Mr. Hansen said that the intent is to bid the early part of next year, break ground in March, and be done at the end of 2016.

Resident Sally Trainer asked what the objection was to the County Line proposed garage site. Administrator Soderholm said that there was a lawsuit that challenged the zoning process. The lawsuit claimed that the zoning process was arbitrary. Mr. Hansen said that the Lincoln/Hillcrest location is permitted.

Chairman Celske said that last year, the Village passed an ordinance that exempted them from the Zoning process. Administrator Soderholm said that the key to the ordinance was to protect the Village from another lawsuit. The lawsuit was created by someone who lived outside the Village boundaries. Now the facility is a permitted use. The lawsuit tied up thousands of dollars of taxpayer money.

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Chairman Celske said that speaking as a resident, his concern is that this is a business backed up against a residential neighborhood. Three houses are being knocked down to accommodate this. He asked if there was consideration to not putting up a new salt storage building at this location but instead putting it in another existing area. Mr. Hansen said yes, the Village Board was presented with three different options. If the site was divided it might not permit trucks to pull through, etc. The IEPA has mandated that the building has to come down. Administrator Soderholm said that since the site is pushed towards Lincoln, then the building is shielding the operation of the salt trucks, etc. Mr. Hansen added that one reason why brick was chosen instead of metal was for the aesthetics of the building in the neighborhood.

Resident Mike Campbell said that it is still an industrial site, with trucks pulling in. As time goes on, he is concerned about the amount of traffic, and children having to dodge trucks. Administrator Soderholm said that many of the vehicles are already on-site, and they are not adding vehicle count to what is existing. Mr. Campbell said that the Village trucks are currently not coming down Lincoln though. Resident Olencheck asked if there will be more tidy trucks, he was told no.

A resident asked if Hillcrest is the only street where they do not get sewer and water. He was told no, also along Ski Hill and Plum Tree.

Resident Orlandi asked if a liaison committee could be formed to follow up on these issues. Administrator Soderholm said there are no current plans for one. Chairman Celske said that a liaison committee was a great idea. Residents interested should attend the next Village Board meeting and suggest it. Administrator Soderholm said that residents suggestions will be taken into consideration, and the reason for the aesthetics is because it is being put in a residential neighborhood.

A resident asked when the property was acquired. He was told about a year ago.

Resident Becky Eckert said that she realizes that they built their home across from the plant, but they at least had a nice view of the creek which will now be blocked.

A resident mentioned that the closer a person lives to the facility, the more it will affect them personally. Will there be any compensation for those people? Administrator Soderholm said that an impact fee could be considered.

Member Murren asked the builders if they had ever built a salt storage unit before. He was told yes, they had. Member Murren said that stainless steel fasteners will be needed.

Chairman Celske thanked those in attendance for remaining civil during this meeting.

**OTHER BUSINESS** --none

### **NEXT MEETING**

The next meeting will be held on Wednesday, September 23, 2015

### **ADJOURNMENT**

A motion was made by Murren and seconded by Karls to adjourn the meeting. All were in favor. The meeting adjourned at 8:19 p.m.

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Daniel A. Celske, Chairman

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Alison Dal Compo, Secretary

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Date approved