

**Jo Daviess County Planning Commission/Zoning Board of Appeals  
Minutes for Meeting  
At the Courthouse-7:00 PM  
October 22, 2014**

**Call to Order:** Mel Gratton called the meeting to order at 7:00 p.m.

**Roll Call Present:**

**Planning Commission:**

- ✓ Melvin Gratton
- ✓ Nick Tranel
- ✓ Laura Winter
- ✓ Ron Mapes
- ✓ Gary Diedrick
- Jody Carroll, Alternate

**Staff & County Board Members:**

- ✓ Steve Keeffer, Highway Engineer
- Matt Calvert, JDC Health Dept.
- John Hay, State's Attorney
- ✓ Linda Delvaux, Building & Zoning
- ✓ John O'Boyle, JDC Board Member

**Approval of Minutes:** A motion was made by Nick Tranel to accept the August minutes. Seconded by Laura Winter Voice Vote: All Ayes

Mel Gratton swore in all who might want to testify on any request this evening.

**New Business**

**Jo-Carroll Depot, LRA, (address:18933 A Street, Savanna Depot Park, Savanna IL ), owners and Savanna Cultivation LLC, (address: 5501 W. 79<sup>th</sup> St., Suite 300, Burbank, IL 60459); Mohammad Abughoush (address: 5501 W. 79<sup>th</sup> St., Suite 300, Burbank, IL 60459), Dr. Jerry L. Weems (address: 5501 W. 79<sup>th</sup> St., Suite 300, Burbank, IL 60459), Scott M. Lombardo (address: 18 Lookout Trace, Galena, IL 61036) applicant/petitioner, requesting a variance from the required 150' of Road Frontage, 8-3F-4, B, Intensity of Use Regulations on part of parcel 09-000-484-09, 12+- acres. The common location: Adjacent to G Road off of McIntyre Road in the Jo Carroll Depot.**

**Staff Report**

- Comprehensive Plan: The Comprehensive Plan does not address Variances, but does recognize the importance of planning for future infrastructure such as roadway expansion, and variances should be reviewed with that in mind.
- Wastewater Treatment: According to the USDA soil survey, the soils on this parcel are Group I and suitable for a conventional septic system. On-site soil borings have not been completed at this time and would ultimately determine the soil type and best location for the septic system. This property will be served by a central water system.
- Access Considerations: The parcel will be accessed from G Road. An entrance can be located onto G Road with adequate sight distance.
- Other Considerations: When the Savanna Army Depot closed, Jo Daviess and Carroll Counties developed the Local Redevelopment Authority, in order to

market and develop the area. As the Government cleans up the property it is being turned over to the LRA. All of the Jo Daviess County property that wasn't taken by the Corp's of Engineers was rezoned to Industrial. This was done in order to market the area for development. There are many interior roadways that are not public at this time. Because of the lack of public roadways it makes it impossible for the parcels intended for development to meet the one hundred fifty (150) foot road frontage requirement. This is a very unique area of the County.

Scott Lombardo, petitioner

- Requesting a variance from the required road frontage. This property is an option parcel and could potentially be a site for medical cultivation cannabis center with the State of Illinois. We would be looking to do a 35,000 square foot building.

**Public Testimony**

None

**Public Testimony Closed**

**Discussion:**

Gratton states in order to utilize the property in the Depot this seems reasonable.

A motion was made by Tranel for approval of the Variation from the required road frontage requirement stating:

The standards have been met.

Seconded by Mapes

**Further Discussion:**

Diedrick states it meets the standards

Mapes indicates a similar request a couple months ago and seems appropriate.

Roll Call:	Gary Diedrick – Aye	Laura Winter - Aye
	Nick Tranel – Aye	Mel Gratton– Aye
	Ron Mapes – Aye	

**Mark & Diana Fill, owners (address: 0S164 Forbes Drive, Geneva IL 60134)** requesting a variance from the required side property line setback as established for Guest Accommodations use of fifteen (15) feet to ten (10) feet on the west side lot line and twelve (12) feet on the east side lot line. Requesting variations of five and three feet. Common Location: 10A17 Hawk Court, Apple River

**Staff Report**

- Comprehensive Plan: The Comprehensive Plan does not address Variances, but does recognize the importance of tourism and the use of the homes for rental is a direct result of tourism.
- Wastewater Treatment: The existing septic system consists of a 1500 gallon septic tank, a 600 square foot sand filter and 450 square feet of subsurface drainfield. The septic tank and sand filter are sized properly, but the drainfield is undersized by 225 square feet to meet current code for a three-bedroom house.

- Access Considerations: The property has access onto Thompson Township maintained Hawk Court. The access has adequate sight distance and no changes are being proposed.
- Other Considerations: The applicant is requesting the setback variation on both side lot lines from the Guest Accommodations setback requirements. This lot has a triangular shape, with the house sitting middle to front of the lot with a front setback of approximately 50 feet. The home was built pre 1995 with a remodel small addition, that didn't change the original setbacks, done in 2006. The Guest Accommodations setbacks were established in the Zoning Ordinance in April 2006. The parcel sits off of a cul-de-sac with a residence on the west side and an empty lot on the east and greenspace to the rear of the lot. Apple Canyon Lake has not commented on this request.

Jan Youtzy (3393 S Apple River Road, Elizabeth), Rosebud Rental representing owner

- Would like to put this home into rental as a three bedroom. Privacy is between the adjacent home that is also owned by this person.

Mapes asks about the other home if existing rental

Jan Youtzy indicates that currently has a license for a three bedroom rental.

Diedrick asks if the same person owns the vacant lot to the east

Linda Delvaux indicates he does not

Gratton states lots in Apple Canyon Lake are small and this being on a cul-de-sac make them narrow near the front. We like to keep separation from other lots when uses are not similar.

### **Public Testimony**

None

### **Public Testimony Closed**

A motion was made by Diedrick for approval of the Variation from the side property line setback as established for Guest Accommodations use of fifteen (15) feet to ten (10) feet on the west side lot line and twelve (12) feet on the east side lot line. Requesting a five (5) and three (3) foot variation stating:

The standards have been reviewed and met

Septic – if become three bedroom septic will need to be improved.

Seconded by Winter

### **Further Discussion:**

Gratton states that we have common ownership on the west side, but the east side is unknown where house placement would be for separation.

Mapes indicates east side is asking for a lesser variance than the west side. All the lots are similar in shape on the cul-de-sac.

Delvaux states that the septic is sized for a two bedroom, but if he wants three bedrooms he will have to upgrade the septic

Gratton states if they moved the house back in the lot it would limit septic area

All concur standards have been met

Roll Call: Nick Tranel – Aye  
Ron Mapes – Aye  
Laura Winter - Aye

Mel Gratton– Aye  
Gary Diedrick – Aye

**Reports and Comments:**

Gary Diedrick presented information from a seminar he attended in August at Lake Carroll – Transportation & Local Governance.

Planning Commission/Zoning Board of Appeals Meeting will be held Thursday, November 13, 2014

Zoning Ad Hoc Committee Meeting November 6, 2014 at Hanover.

Tranel made a motion to adjourn at 8:00 PM. Diedrick seconded. Voice Vote: All Ayes