

Jo Daviess County Planning Commission/Zoning Board of Appeals
Minutes for Meeting
At the Courthouse-7:30 PM
July 23, 2003

Call to Order: Mel Gratton called the meeting to order at 7:30 p.m.

Roll Call Present:

Planning Commission:

- ✓ Melvin Gratton
- ✓ Susie Davis
Tom Heidenreich
- ✓ William Tonne
- ✓ Nick Tranel

Staff & County Board Members:

- ✓ Steve Keeffer, Highway Engineer
- ✓ Heather Eisbach, Environmental Health
- ✓ Glen Weber, State's Attorney
- ✓ Linda Delvaux, Building & Zoning
Merri Berlage, Jo Daviess County
Board Chairperson
- ✓ Marvin Schultz, Jo Daviess County Board
Member

Approval of Minutes: A motion was made by Nick Tranel to accept the June minutes
Seconded by Bill Tonne Voice Vote: All Ayes Susie Davis - Abstain

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

Unfinished Business:

The following requests are being continued:

- Request R02-04, Tom Wienen
- Request by Tim & Jodi Knautz & Mike & Jennifer Nolan, contract purchasers

Florence McCarthy, owner, Robert Thompson, petitioner requesting a public hearing and recommendation for rezoning from Ag-1 General Agriculture District to R-1 Rural Residential District, presented as a one lot subdivision "Sixth Addition to Presidential Manor". Location: Lincoln Drive, East Dubuque

Tom Sheehan

- Added land to the access
- Was 4.9 acres is now 5.38 acres
- Widened the base at the bottom of the lot off of Lincoln Dr.

Public Testimony

Deleted:

None

Public Testimony Closed

Discussion:

Staff Report

- Comprehensive Plan: The Comprehensive Plan shows this area to be within the mile and half of East Dubuque and is shown to be in their growth area.
- Waste Treatment: Soil borings completed. Suitable soil for a conventional septic system with expansion area. Two sites were tested on this larger lot. Both sites are suitable for septic.
- Access Considerations: There is access off of the Lincoln Drive Cul-d-sac. The subdivision plat also shows an access easement for the adjacent lot.
- Other Considerations: This area sits adjacent to Presidential Manor. Soil & Water report indicates the productivity index to be 40.15 for the entire acreage compared to the County average of 77.1.
- An easement is indicated on the subdivision plat from Lincoln Drive for the use of the neighboring property
- Owner does not wish to develop the other property that she owns as long as she is alive

A motion was made by Nick Tranel to recommend approval for the rezoning from Ag-1 General Agriculture District to R-1 Rural Residential, presented as a one lot subdivision "Sixth Addition to Presidential Manor" stating the following:

1. The boundary lines were reconfigured to get better access

Seconded by William Tonne

Roll Call Vote: Nick Tranel – Aye
 William Tonne – Aye
 Susie Davis – Aye
 Mel Gratton - Aye

New Business

Leo & Patricia Rosignal, owners, requesting a Special Use Permit to allow for a single-family home to be used for transient rental. Current Zoning: R-P Planned Residential District. Common Address: 6 Augusta Drive, Galena Territory (ER 3 Lot 36)

Presented by Patricia Rosignal

- Requesting a special use for overnight rental
- Turned in a landscape plan and have revised the plan since then to add more screening to the south side of the property
- Three blue spruces along the south east corner along the screen deck and then to the southwest corner putting skyline honey locust and add some viburnum – lower screening
- This will be a private rental and someday will be making this their permanent home
- This was a tough lot to work with because the septic needed to be placed in the front and the lot itself is up sloping

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Public Testimony

None

Public Testimony Closed

Discussion:

Staff Report

- Comprehensive Plan: Although the Comprehensive Plan does not address transient rental directly it does support tourism.
- Waste Treatment: Septic System installed in 2002. Sized properly by today’s standard for a three-bedroom house with expansion area.
- Access Considerations: Access off of Augusta Drive is adequate. The driveway grade appears to be acceptable.
- Design Considerations: This is a new 3-bedroom home on approximately .77 acres, built in 2002. There are vacant building lots to either side with a small strip of land to the rear separating it from two rental homes on Bobolink Court. The outdoor activity area is on the south side of the house. Existing parking is sufficient for four cars.
- Other Considerations: Since this is new construction there is little to no screening present. The site plan provided does indicate some plantings. Staff would recommend additional screening around the activity areas to the south side of the house.
- .77 acres, 3 bedroom request, adequate driveway and parking, and properly sized septic system.
- Only concern is the setback on the southeast side – screening is planned
- House directly west of this request was denied because of a 5 bedroom request and its proximity to the side setbacks of the outdoor activity areas and driveway issue. They initially had come forward before building and was told if downsized to 4 bedrooms that we would look favorably upon the request, but did not happen
- This request has a similar situation, however, that request was for 5 bedrooms and this is only a 3 bedroom request
- The setback is about 12 feet from the property line. Owner had re-measured the distance of the deck and was about 15 feet from the property line.
- Good location for a rental home and near the core of the Galena Territory

A motion was made by Susie Davis to recommend approval for the Special Use Permit with the following condition:

1. Taller screening in addition to the current plan to be put in on the southeast corner by the deck

Seconded by Nick Tranel

Mel Gratton read the standards from the County Zoning Ordinance that need to be addressed.

1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare

No noticeable negative effect

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2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair values within the neighborhood

This use will not endanger the integrity of the area

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district

Development will not be effected

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided

The property currently has adequate facilities and access roads

5. That adequate measures have been or will be taken to provide ingress and egress designated to minimize traffic congestion in public streets

Ingress, egress are adequate and adequate parking facilities will be provided

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Planning Commission

This request conforms to all applicable regulations.

Roll Call Vote: William Tonne – Aye
Susie Davis – Aye
Mel Gratton – Aye
Nick Tranel - Aye

Robert & Jeanne Crispin, contract purchasers requesting a public hearing and recommendation for rezoning from Ag-1 General Agriculture District to R-1 Rural Residential District. Location: North Side of Schapville Road just west of 8 Schapville Road.

Robert Crispin

- Would like to rezone to have one principal single-family residence
- Would raise horses and build a barn
- The home placement would be along the front tree line

Public Testimony

Joe Mattingley, 292 W Schapville Road

- Neighbor to the requested property

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- Concern is the placement of the house in relation to his property – not overlooking his house

Grace Ramsey

- Is an old road access to the back of the property
- The land is not very suitable to be tilled

Public Testimony Closed

Discussion:

Staff Report

- Comprehensive Plan: The Comprehensive Plan would indicate this parcel to be in Agriculture area and shows it to have small strips of important farmland soils.
- Waste Treatment: Soil borings have not yet been received for this property.
- Access Considerations: The Jo Daviess County Highway Engineer has indicated that a permit has been issued with the access being located along the eastern lot line.
- Other Considerations: This area is primarily Agriculture with few residential uses nearby. A LESA score was done and resulted in a score of 175. The Galena Territory and Apple Canyon Lake are both within 5 miles of this request.
- Productivity Index number is 45 which is low, similar property type next to this, and septic can be placed on the property, but may need to be a sand filter
- This will be for a single residence and the remaining property would be used for horse grazing, the middle section of trees would be thinned out somewhat and possibly used for grazing
- Accessing top to bottom would be an existing old road
- The road access was hard to find, but, an access point was found. Had to move the lot line to accommodate the driveway access.
- LESA score was 175 and would like to see the house to be setback in the trees or hidden from the road
- Property could lend problems being long rectangular in design – fencing concern – share duties with neighbors

A motion was made by William Tonne to recommend approval for the rezoning from Ag-1 General Agriculture District to R-1 Rural Residential stating the following:

1. House placement should be such that it will preserve the scenic bluff area as stated in the Comprehensive Plan.

Seconded by Nick Tranel

Roll Call Vote: Susie Davis – Aye
 Mel Gratton – Aye
 Nick Tranel – Aye
 William Tonne - Aye

James & Melody Bowden; requesting a public hearing and recommendation on an application requesting a Special Use Permit to allow for a greenhouse and the retail selling of plants and related items. Current Zoning: Ag-1 General Agriculture District. Location: 1959 Blackjack Road, Galena

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Mel Gratton states the City of Galena submitted a letter stating they would like this request tabled due to not having notification or a chance to review this Special Use Permit. Glen Weber advised that he will check into the situation and that James Bowden understands that if a legal problem would arise later that this meeting could be invalid and would have to go through again.

James Bowden would like to move forward with the request knowing and understanding what could become.

James Bowden

- Would like to add a greenhouse to this property with a shop or office beyond that.
- The soil borings were done
- A base for mulch would be added on the back corner of the property
- Would like a different access when the County reworks Blackjack Road
- Would like to phase the requested use in over the next 3-4 years
- The property at first would be just for the growing of products and occasional customers looking at the products

Public Testimony

Donald Shine, N Blackjack Road

- Blackjack is a scenic road and the request would change the character and complexion of the area according to the Comprehensive Plan
- Preserve the area which is mostly agriculture
- Retail in Ag should constitute a rezoning of the parcel
- What are the plans for the lighted sign that was included in the request
- Concern about the increase in traffic. The entrance that is currently there that seems to be to narrow
- What is his plan such as the size of the greenhouse and the other things he will be adding
- Thinks that the Comprehensive Plan does not speak in favor of this request
- Opposed to the request

Public Testimony Closed

Discussion:

Staff Report

- Comprehensive Plan: The Comprehensive Plan designates this area as Agriculture and shows important farmland soils.
- Access Considerations: There is an existing access to Blackjack Road for this site. The existing entrance does have adequate sight distance, but its current configuration is not appropriate for the intensive use that would be generated by a retail operation. Mr. Bowden has established a dialog with the County Highway Department about improving the entrance, and the County has indicated that the entrance could be improved as part of a Blackjack Road realignment project, which has been considered for the area along Mr. Bowden's property. Currently, this project is a proposal, and will be at best a year or two away. Mr. Bowden could also improve the entrance at his own expense, but this will be an expensive entrance to construct because it involves a significant stream crossing.

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- Waste Disposal: A retail shop would require a septic system. Size is based on number of employees and average customers. Soil borings are required. Septic field setback from a stream is 25 feet.
- Other Conditions: This parcel is within the mile and half of Galena and their Comprehensive Plan would indicate, as shown on the Plan Area Proposed Land Use Map, this area to be a mixture of agriculture and residential. This parcel is currently being used for the growing and maintaining of nursery stock, which is a permitted use in the Ag zone. This request is coming forward to allow retail sale along with the permitted use. Petitioner has also indicated that he would like to put a sign on the property advertising his business on site and his current greenhouse located just inside the city limits of Galena. Steve Keeffer states that currently what is there is working good for him, but would like to improve Blackjack Road and the stream that runs along the road. Only way the access would be improved would be when it was part of a bigger project. The access would be sufficient enough for current use, but not when the retail business starts.
- Would you be willing to improve the access if the County has not done anything with the road by a certain time
- William Tonne states that this access would need to be upgraded for retail use
- Would need to start using the retail part within a year to keep that Special Use Permit
- Would like twice a year to be able to sell the stock at this location
- Heather Eisbach states that there seems to be adequate soils, but he would need to set aside some soil that would be undisturbed for the septic field.
- Already performing a permitted use by growing and maintaining the nursery stock at this location
- Petitioner would have incentive to improve this parcel access if he knew he could grow and sell from here
- Comprehensive Plan would like these uses close to communities and it is, but has some hurdles
- Would need to see a design of the entrance
- Blackjack Road is a heavily traveled road, that does not need to be studied
- Concerns were traffic, septic area, and will this set a precedent – closer to Galena
- Good idea and place for it. There is a need for it. Would be creating jobs.
- Entrance is a concern of the request – would have to be at least 2 cars wide
- Would be willing to upgrade the entrance and then when the road is reconfigured redo the entrance. Also take out the old entrance once the new entrance is constructed
- The tube would need to be significant to hold the water and the traffic. The recommended structure would be a box culvert, at an estimated cost of \$60,000. If possible a rail car could be used, costing around \$10,000.
- The goal is to shift the business from interior Galena to this requested property over a period of time
- Signage – 48 square feet per side with lighting shielded or on top directed downward with non-glare will be used

A motion was made by Nick Tranel to recommend approval for the Special Use Permit to allow for a greenhouse and the retail selling of plants and related items with the following conditions:

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1. New access for the property with specifications approval and final approval by Steve Keeffer, County Highway Engineer
2. Removal of the old access

Seconded by William Tonne

Roll Call Vote: Mel Gratton – Aye
Nick Tranel – Aye
William Tonne – Aye
Susie Davis – Aye

Mylinn Corporation, owners, requesting a public hearing and recommendation on an application requesting rezoning from Ag-1 General Agriculture District to R-1 Rural residential District
Location: W. Cemetery Road

This request will be continued to the next Planning Commission/Zoning Board of Appeals in August.

Raymond & Barbara LaMantia, Jeff & Christine LaMantia, Brad & Jody LaMantia & Greg LaMantia, owners, requesting a public hearing and recommendation on an application for Special Use Permit to allow for a single-family home to be used for transient rental. Current Zoning: R-P Planned Residential District. Common Address: 12-A184 Roosevelt Lane, Apple River

This request will be continued to the next Planning Commission/Zoning Board of Appeals in August.

Foster Field LLC, contract purchaser; requesting a public hearing and recommendation on an application requesting rezoning from Ag-1 General Agriculture District to R-P Planned Residential District. Common Location: North Lake No. 1 Road, Apple River

The meeting that previously was held in May is invalid and any public testimony would need to be represented again.

Steve McIntyre presented the request for Foster Field which is Attachment I to be viewed.

Submitted the letter from Poplar Grove Airport, nearest airport in Illinois (Attached)

Submitted the letter covering the covenants and restrictions of the homeowners association. (Attached)

Submitted the letter from the Illinois Department of Transportation Division of Aeronautics. (Attached)

Submitted the letter from the Apple River Fire Department indicating that it would not be a burden to the Department. (Attached)

Soil borings were submitted as evidence. (Attached)

Greg Stauder, Engineering Consultant

- Walked over the site and appears to have many possibilities for drainage
- The drainage plan would be to drain the water to the south

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Carl Winter

- Septic contractor; it appears that you could put a septic on this property – it may need to be raised with a curtain drain

Public Testimony

Paul Brashaw

- The property is roughly 350 feet by 3200 feet. This field could not be incorporated into another field with the airport on the west side and the road on the east side.
- Airport is allowable in an Agricultural zone
- In order for this plan to work it must be next to the airport.

Gary Stevens, IDOT Division of Aeronautics

- Support this plan and it would improve the safety of the airport
- State restricts and controls the airport
- Not in compliance on the east side of the runway currently, but this would address the concerns
- Airport is very important to the state plan
- Safety on the west side is an issue due to the fence and tree line – currently have a waiver to continue to run the airport – requirements – 125 feet from the center of the runway on a lateral needs to be clear and from that 125 foot restriction a 7:1 height restriction for FAA regulations
- The State inspects this airport in accordance with the FAA standards. The States regulations are less restricted because this airport is not federally funded therefore has to adhere to the State regulations.
- The plans put forth meet the state regulations

Bill Harbach, 6900 N Stagecoach Trail

- Have used the airport before and continue to use for agriculture reasons. Farms approximately 7000 acres and uses the airport in conjunction with the farming.
- Would enhance farming if you were to have a viable airport
- If you have to ferry a plane over 15 miles the cost would increase on farming
- The next nearest strip would be Freeport. Grass strips in the area have been used before

Gary Shelberger, 5590 N Lake Road #1

- I am located less than half a mile from this request
- Opposed of this request
- Airplanes fly over his deck and trees when trying to sit outside and drink coffee. Destroy the nature and overall ambiance of Jo Daviess County
- This county not only attracts second homeowners, retirement homes, but also young families. Last thing I want to see is the increased traffic over my home
- There is a creek that runs by the dry dam and runs under my driveway and increased draining would wash my driveway away.
- Testimony given indicates that instrument landing is not being done at this time, but it doesn't mean it might not be done in the future. There is concern that if an instrument approach could someday be done on this landing strip then it would increase aircraft, more advance aircraft, heavier aircraft, more traffic.
- This comes down to money - if you can afford a plane then you can afford a landing fee that would help sustain the airport
- The noise would increase over my home

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- The jobs that would be created would be temporary – contractors building the units
- The amount of tourists flying into the County would be minimal compared to the amount driving in

Buz Chadwick, 7-A-11 Broken Lane ACL

- This is a positive thing for the airport
- Has a plane hangered there currently
- At an economic standpoint it is for retirees and people that love flying for the sport

Bill Kolacek, 72 Lookout Drive ACL

- Has a small airplane and builds planes
- This is an enhancement
- Lived in the south and moved here and have been here for 9 years full time

William White, property east side of Lake Road #1

- Concern about the tile lines and water retention area – what are the sizes of the tile lines
- Creek feeds the Apple Canyon Lake
- This property was wet and now you are going to put individual septic fields on this land
- Where are the soil test areas – are they where the homesites are
- Packing a lot on the 29.82 acre parcel

Paul Brashaw

- That parcel is about 350 feet wide and they could accommodate everything on that parcel

Jim Goken, 2704 East Stagecoach Trail

- Surprised to see that the airport can not be viable with only hangers, when came forth to build the hanger he needed that to be viable
- The new placement of the houses would eliminate the cross strip, but seemed to think that phase 2 and 3 are still part of the planning process
- Prime Agriculture land being taken out of production for residential housing to support a recreational use
- Comprehensive Plan – states should be near existing development and infrastructure – none available
- The driveways would not become Township maintained unless Phase 2 and 3 would become reality. 1.2 miles of road would be created if phase 2 and 3 would be created and would become Township’s responsibility to maintain

Steve McIntyre

- I can not tell you what could happen 20 – 40 years from now
- Do not need the west side

Greg Shelberger, 5590 N Lake Road #1

- Newspaper article that was typed up a couple of years ago stating that he would like to have more than 200 homes and easily handle 50 airplanes

Marcella Arnold, 438 S Apple River Road, Elizabeth

- LESA score of 233 and if you would approve then you are setting precedence. Everyone with that LESA score or near that could be rezoned
- Not a place for development

Greg Stauder

- Three to four thousand dollars to rent the hanger from Boscobel – use an airplane for his consulting business
- Apple Canyon Lake and the Galena Territory also took out farm land to develop
- Does the Comprehensive Plan address the need for this

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Bill Harbach

- Would be beneficial to the Warren School District from the tax money generated
- To grow we destroy some farm land along the way, you can't make everyone happy

Jim Goken

- This seems to be set that if this does not get passed that the airport will be gone tomorrow. That airport has been there for 30 years and will always be there. Nothing else could be done with that property except farming and you would have to tear up the asphalt runway, regrade the land, and tear down the hanger buildings. That is not going to happen and the airport will always be there.
- Comprehensive Plan encourages the preservation of agricultural land and this area is in agricultural preservation area I according to the Comprehensive Plan. This request does not fit the Comprehensive plan as it would encourage this type of development to be built near existing infrastructure and away from the conflicts that can occur when residential is placed in a predominately agricultural area.

Rich Johnson, 5603 Lake Road #1

- He is a developer
- Water will always be there – septic can not be placed on top of a tile line and they would need to be dug up to find where they are
- What will the high crops do to the FAA regulations – is this airport unsafe at certain times of the year
- I have 70 acres that I would not dream of taking out of production
- Many building sites located at the Apple Canyon Lake only 1 mile away
- Safety is a concern – who is to say that a family with children will not buy one of the townhouses and the homes will be close to the runway – this will be a concern

Public Testimony Closed

Discussion:

Staff Report

- Comprehensive Plan: The Comprehensive Plan would encourage this type of development adjacent to a community or within a planned unit development that could provide infrastructure.
- Waste Treatment: A soil investigation report was done by Tom Golden, dated 3/29/2003. Soil borings were done on the southern end of the property and were done for a shared drainfield for the eight (8) units. Since the soil borings dated 3/29/2003 were done, petitioner has changed his proposal from one shared drainfield to septic systems for each unit. Soil borings would have to be done for each unit to establish septic area availability. The soil type is indicated to be Stronghurst #278, silt loam and silt clay loam. This area is seasonally wet and special management will be needed. Curtain drains for each drain field can be installed to address the wetness. Outlet areas for the curtain drains should be identified.
- Access Considerations: Petitioner is proposing three (3) accesses off of N. Lake Number One Road, All three are existing farm accesses. The two (2) most northern curb cuts appear to access the proposed property. After viewing the proposed parcel it appears the third and southern curb cut would belong to the adjacent neighbor.
- Design Considerations: Due to the setback and height regulations by the FAA and the Counties setback regulations from the road there is a very small strip of build

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able area. Lake Number One Road is an artery off of Stagecoach Trail to Apple Canyon Lake, the increase in curb cuts in this area should be examined carefully.

- Other Considerations: Run off and soil erosion during construction should always be taken into consideration with any kind of development. This is a very wet parcel and has two existing separate tiled drainage areas that staff is aware of. These tiles appear to drain across the road to the east. There is also an existing dry damn on the property to the southwest of the proposed development. This damn was built with the existing topography in mind and consideration should be given to any possible effects by the development. Although the parcel is 29 acres, after the driveways, parking pads (both the airplanes at the rear and cars at the front) and the housing units are in, there will be quite a bit of impervious surface added to an already wet area. A LESA score was done by staff and resulted in a score of 233. Petitioner has altered his proposal to include a park & water retention area within the development. Staff would recommend that an engineered drainage plan be submitted if approval is recommended.
- A letter was received from Apple River Township stating the following:
 - Township would benefit from an increase in the property tax base
- The Township also has the following concerns:
 - The additional roads and cul-de-sacs that would be created and turned over to the Township to maintain if phase 2 & 3 of his proposal were to someday become reality.
 - The changing of the 2 existing field entrances into private entrances & the increase traffic flow this would create.
 - The increase in demand of services provided by the road district should phase 2 & 3 of this proposal someday become a reality.
 - The potential for water run off from the roofs and sump pumps of the sixteen (16) houses and additional impervious surfaces created, being directed into the road ditch along Lake Road No 1.

These are the concerns and issues the Township would like the Zoning Board to keep in mind when they consider Mr. McIntyre's request for re-zoning this property.

- Concern with the drainage of the wet land and where are they draining to
 - Lester Johnson states the system would pool the water then slowly release it underground then eventually to the creek
 - There is a drainage law that you can not drain from one watershed into another without someone's permission
- Who in the County would check on the drainage design?
- The surface water from a point naturally goes to the east and then halfway between Mt. Sumner Road and the property it runs to the southwest corner
- The garage/hanger will house a plane and a vehicle possibly two
- The water retention area would not be holding water, but slowing the drainage of the water. Would use the contour of the ground to drain the water
- If the ground to the west was not acquired could this shut down the airport?
 - It could because they are operating on waivers right now.

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- Have talked to the neighbor with the fence and he is not willing to remove the fence and trees or sell to him
 - The waiver on the west side would be up in 2004 – would take a look at the situation and may grant another or deny the request
 - If the request would then be denied it ultimately could close the airstrip or would become restricted landing area and privately owned – homeowners would be able to use the airstrip
- Someday would want to add an instrument approach to the airport, but that would not be granted unless they meet the minimum standards.
- Corn and beans could come within the 7:1 slope, but the plan submitted meets the requirements with the building locations
- Steve McIntyre states having the airport in this location can support all of the prime agriculture areas as defined in the Comprehensive Plan within the 15 miles.
- Susie Davis asked Buz Chadwick if he would be in line to buy a townhouse – he said yes
- New testimony tonight showed how this would impact farming – foliar feeding – get back about \$2 per \$1 spent, could spray his vineyard with an airplane rather than by hand
- Only airport in the county and may have a desirable affect on people.
- Safety would be an issue – increased traffic on the roads because of the development, noise would be a concern
- Most of the presentation was on the concern of economic viability of the airport. Where in those communities in proximity are they to other types of development.
 - Poplar Grove used to be the Belvedere Airport in a rural area of Belvedere. Approximately 7 miles north of Belvedere, 5 miles outside of Poplar Grove.
- Can you give assurance that this number of units will sustain the airport?
 - Figured out what the homeowner’s fees will be and are in line with other airparks. 1 mile of pavement, grass taxiways, public phone, power on, and lights for airplanes the 16 units should sustain the airport indefinitely.
- Poplar Grove has about 250 hangers and 140 homes and started another development with 68 more hangers, and 46 condos being built. Poplar Grove has 350 based aircraft.
- Other airparks have about 30 homes and about a dozen home sites would be about right
- With the homes and the hangers could hold about 30 aircraft
- Are you convinced that this will sell and sell quickly?
 - Based on what I have seen at other airparks this should sell fairly quickly. Poplar Grove sold out 140 lots in 4 years.
- Susie Davis mentions the information provided by petitioner in reference to the soils and the information provided by the Soil & Water office. They differ somewhat
- It was indicated that soils don’t change over the years. The reports may differ but what is there is there. The drainage and tiling may have changed the water levels within those soils. These particular types of soils tend to be wet and have a higher subsurface level of moisture than some other soils in our County. By adding drainage tiles some of the wetness has been removed. How well do these types of soils handle septic systems?
- One of the issues that didn’t get a lot of attention was that if the airport was taken out of the equation and this was just a Planned Residential Development with a LESA score of 233 we would not be sitting hear thinking about it.
- This is a prime agricultural area in the County and probably has the highest LESA score we have ever seen.
- Is this the right land and place for a planned residential development in this particular area?

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- Soil borings that were provided were for the community field. We don't have any borings done for individual septic. With the type of soils on the parcel, septic is a concern along with drainage.
- Susie Davis states that her primary concern is that this is agriculture preservation area 1, productivity index of 107.5 out of a County average of 88.1 with a LESA score of 233. Why take top productive soil out of production and put in residential housing that will have severe limitations for wastewater treatment. Are we happy with more traffic?
- The only way to sustain would be to have permanently based aircraft
- The economic situation would be money from property taxes, insurance, liability insurance, maintenance on the building. Homeowner's dues would be applied.
- Nick Tranel states is their need for this, safety reasons, the revenue would be great, and the taxation would increase. Would need to protect the neighbors and their property.
- William Tonne states this would be precedence as an R-P District. Would need an engineered drawing for the drainage control. Addresses the 6 standards under the R-P District. This could be a fit in the R-P District – variety of housing types. Would need to satisfy the engineered drainage and septic questions and the curb cut issue.
- Infrastructure and Services are a concern
- If the airport wasn't there would we be considering residential housing here?
- The LESA score whether it applies or not – Steve McIntyre and Paul Brashaw did the LESA score and came up with a 192. Four questions that we differed on were - #2, 7 – no other airport in Jo Daviess County, 11 – adjacent to the airport, & 17
- Susie Davis states this is a subdivision and if the airport was not there then I can not see anything, but a subdivision. This is a beautiful piece of ground. Neighbor to the west if he will not work with you then you have a hurdle.
- Having trouble keeping the airstrip separate from the development. You can land a plane without the development next to it.

A motion was made by Nick Tranel to recommend approval for the rezoning with the following conditions:

1. An engineered plan including water drainage, septic system, and erosion control would need to be submitted

Nick Tranel stated the following:

1. Airport is an economic benefit to farming; the use of airplanes to crop dust and so forth.
2. Only airport open to the public in Jo Daviess County
3. R-P District appears to be important to the continued viability of the airport
4. Taxes generated from the development would be significant

Seconded by William Tonne

Roll Call Vote: Nick Tranel – Aye
 William Tonne – Aye
 Susie Davis – Nay
 Mel Gratton – Nay

Reports and Comments:

None

Deleted: .

Nick Tranel made a motion to adjourn at 12:00 AM. Susie Davis seconded the motion. Voice Vote:
All Ayes

Deleted: .