

ZONING BOARD MEETING
SEPTEMBER 24, 2018
7:30 PM
4753 STATE ROUTE 159
SPECIAL USE REQUEST
MINUTES

This hearing was called to order at 7:30pm by Chairman Lori Rodriguez.

Zoning Board members present were: Jim Mourey, Tom Incrocci, Mark Parker, Dale Becherer, Tom Schanherr and Leo Simburger. Also present were Chairman Lori Rodriguez, Deputy Zoning Administrator Beth Buehlhorn, Zoning Administrator/Engineer Scott Saeger, and Attorney Carmen Durso.

Deputy Zoning Administrator Buehlhorn read the Public Notice that was published in the Freeburg Tribune on September 6, 2018.

Chairman Rodriguez read the letter sent to surrounding residents and the list of those residents.

All present wishing to speak were sworn in.

Patricia Moeckel explained she currently runs the storage facility located at this property and now wants to gravel the grassy area to the south of property for outdoor RV and trailer parking. The area is approximately 160 feet long by 124 feet wide. She does not currently plan to put in a fence but will be installing a dawn to dusk light like she has around the other storage units; customers will have access 24-hours a day. Durso asked if motor homes will also be allowed which Moeckel stated she was planning on it. The number of total units will depend on the sizes, but the maximum number would be 24.

Zoning Board member Schanherr voiced concerns over the visibility from Route 159, and also having motor homes or anything with a motor being stored there with the gasoline, etc. if not being parked on a paved area, which Moeckel stated there is a paved area already existing. She again stated she does not have any current plans to fence in the area adding there are specific requirements of those renting stated in their contracts. Additionally, there is an approximate 150-foot easement owned by the state between the highway and her property.

Zoning Board member Parker commented on the 24-hour a day access to the property with no security of any kind. Parker also noted the rest of the storage area has a tree-line around them. Moeckel stated she would put trees in around the proposed area.

Zoning Board member Mourey confirmed with Moeckel that she does plan to allow motor homes but would park them on the paved area. Her existing storage is indoor storage units that are enclosed with locks. Does she plan to have any type of gated entrance to the proposed area. Moeckel commented no, and that would be up to the person renting whether they feel it is a safe area – she does, however, plan to add more dawn to dusk lights. Moeckel also added that her rental contracts do not cover anything being stored.

When asked, Zoning Board member Incrocci commented the three RV's currently parked there are clearly visible from the highway and feels the entire proposed area will also be visible.

Zoning Board Administrator Saeger commented the ordinance states a special permit is needed for additional storage and any new parking area in B1 or industrial district has to be paved.

Resident Mary Ruettgers was present. She and her husband own the property to the west of the storage area.

Ruettgers concerns are:

- The lack of fencing around the proposed area and who would be responsible for maintaining the stated tree line. Durso replied that a condition can be attached to the special use permit.
- The lack of security – there have been people seen in the RV's after dark. Moeckel will amend her contract for the RV and camper storage with more specific restrictions than the indoor storage facility.
- Concern of the aesthetic appearance since this will be an outside area. There is currently a problem with the neighboring property (not Moeckel). Moeckel would put up an additional tree-line.
- Additional traffic flow and pulling a camper out on Route 159 with a speed limit of 55mph.
- They have a pond and currently have seepage from the adjoining property. They have concerns with additional runoff if there are vehicles with motors parked on the proposed lot.
- Is the special use transferrable? Durso stated it would need to be noted in the permit.
- Is there a benefit to the neighborhood or community if this is allowed? She fears her property value will decline which could decrease the taxes being paid to the village. The only advantage is the need of such storage to the community.
- Would campers be allowed to park up to the highway? They would not – the State of Illinois owns that property.

Ruettgers commented when they build their house 15 years ago, outside storage was not allowed and they do not now want to look out their front door and see a lot full of trailers and doesn't feel it's right to change that now.

Guest Neal Trentman asked what the specific request was on the application. Saeger stated it was RV and Trailer Parking. This would be for the specified area, not the entire property.

Incrocci commented that in the past, open storage areas have been looked down upon. This is now the fourth request over the past few years. The property in question already looks bad with the three motor homes presently parked there.

Parker asked if her agreements will be for monthly or annual rentals, which Moeckel responded monthly. Parker then asked how long she would allow a vehicle to remain if they are in default. She could start the process once they are 10 days in default. Will the owners be required to move the vehicle periodically – this could lead to derelict vehicles, even though they are paying their rent. Moeckel does not agree with this. Parker noted a similar outdoor storage facility that does have such vehicles and it is an eyesore.

Chairman Rodriguez commented that Moeckel's current storage facility is always kept up and looks nice. Has she considered enclosing the RV storage area? Moeckel stated she would consider it although it would be an additional expense.

A motion was made by Tom Incrocci and seconded by Jim Mourey to deny the Special Use Permit for RV and trailer parking at specified property. Roll call was taken. Tom Incrocci, aye; Jim Mourey, aye; Mark Parker, aye; Dale Becherer, aye; Tom Schanherr, aye; Leo Simburger, aye. Motion was granted.

A motion was made by Jim Mourey and seconded by Mark Parker to adjourn. The board approved the motion. Meeting was adjourned at 8:20pm.