

# MEMORANDUM

**TO: CARROLL COUNTY BOARD MEMBERS**

**FROM: JEREMY HUGHES**

**RE: 05.01.2023 ZBA MEETING REPORT. Action items: Rec-1 Zoning Amendment, Commercial Wind & Solar Related Ordinance Text Amendments.**

**DATE: MAY 18<sup>th</sup> 2023 CARROLL COUNTY BOARD MEETING**

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Carroll County Board Members,

Included in the county board packet is a report coming from the most recent Zoning Board Meeting held Monday May 1<sup>st</sup>. At the meeting, the first agenda item for a building setback request was tabled to the June 5<sup>th</sup> meeting with a request for additional information. There are two other action items being sent from that meeting for the County Boards consideration. A full report is included in the board packet within the ZBA meeting minutes.

**ACTION ITEM 1.** The first item is a zoning amendment for a property located within the Savanna LRA Depot. The applicants Joe and Bob Deckert were at the meeting representing their property located at 18776 Reifsteck Road Savanna, IL 61074. The request is for a zoning change from Industrial (I-1) to Recreational (Rec-1) in pursuit of creating a campground resort.

There were many pieces of information considered by the ZBA. Those items included: a property line map, a zoning map, two pictures taken of the old barracks buildings, a copy of the notification letter, material provided by the IL Historic Preservation Agency regarding the restrictive covenants for disturbing the ground, an email response from the LRA and a complaint that has been made from a local resident concerning operating noise of trucks, trains and barges coming from the LRA area. The resident has asked that his complaint be included though it is not directed at this zoning amendment request.

Owners Joe and Bob Deckert, spoke at the meeting representing their request. They have a plan that will take several years to implement, including renovating barracks buildings into bunk housing, creating RV camping lots, building a par 3 golf course and pool/splash pad, and building a camp store that would provide food. Many of these projects will require trenching and/or excavating to extend access to water, sewer, and power available on the property. The owners are of the belief that the IL Hist. Agency will be willing to work with them to accomplish these plans, however no such indication has been given by state at this time.

At the meeting, the LRA and the CEO of Riverport Rail spoke to concerns they have with the request. Stating recent issues with trespassing, theft as well as the belief that the heavy industrial nature of the area is incompatible with a recreational sleeping area.

The ZBA, after executing the finding of fact, a motion was made and seconded that the ZBA recommends approval. That vote passed by a roll call, with Clark, Beaver, Paul and Steve voting in favor of recommendation and Kevin Reibel abstaining from vote, noting a conflict of interest as he is also a member of the LRA board.

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**ACTION ITEM 2.** The second item is a list of text amendment as it relates to 55 ILCS 5/5-12020 Commercial Wind and Solar Siting Standards. The ZBA first met to review the text amendments on April 6<sup>th</sup>. At the May 1<sup>st</sup> Meeting, discussion centered around the state siting standards paragraph (i) "A county may not require permit application fees for commercial solar and commercial wind that are unreasonable. All fees imposed by the county shall be consistent with fees for projects in the county with similar capital value and cost. The justification for the fee rate included for review was the

permit fees that are required for Commercial Cell Towers in Carroll County. After much discussion by the ZBA regarding the idea of setting maximum fee amounts, the ZBA stated that the County Board could consider such caps in the future if the fees imposed are ever considered unreasonable. A motion was made and seconded that the ZBA recommends approval of the list of amendments with the only change of striking the maximum fee limits for wind and solar, located in Chapter 360-3 Fees #13 & 14. The motion passed by vote 5-0 in favor.

Copies of all recommended text amendments are located online for display under Submenu #10 ZBA Page (Zoning & Building Department) at the following location:

[https://www.carrollcountyil.gov/county\\_departments/zoning/zoning\\_board\\_of\\_appeals.php](https://www.carrollcountyil.gov/county_departments/zoning/zoning_board_of_appeals.php)

This list includes the following text amendments:

- 1.) A strike of Section 700-5.06 “Standards for Wind Energy Generating Facilities (WEGF)” from Chapter 700 ZONING.
- 2.) Strike of all Chapter 725 “SOLAR FARMS”
- 3.) Adopt replacement Chapter 725 “SOLAR ENERGY FACILITY SITING ORDINANCE”
- 4.) Adopt new Chapter 750 “WIND ENERGY CONVERSION SYSTEMS SITING ORDINANCE”
- 5.) Amend Chapter 360 “BUILDING REGULATIONS” Sec.360-3 Fees #13 Commercial Solar building permit fees and #14 Commercial Wind building permit fees.

# CARROLL COUNTY ZONING BOARD OF APPEALS

Monday May 1st 2023– 6:30 pm.

1<sup>st</sup> floor conference room. Use 1<sup>st</sup> floor entrance on opposite side of highway.  
Carroll County Courthouse. 301 N. Main St. Mt. Carroll, IL

## MEETING AGENDA

### 1.) Call Meeting to Order.

- a. Roll Call
- b. Approval of 02.06.2023 meeting minutes.
- c. Approval of 04.03.2023 meeting minutes.

### 2.) Purpose of hearing:

- a. The applicants Natasha & Jason Ritchie are seeking a building setback variance at their property 9734 IL Route 84 Savanna, IL. The request is to build a 24'x30' storage garage at 74 ft from the center of the state highway. Carroll County, IL building setback requirements specify a 100' building setback from the center of all state and county highways. The brief legal is the SW ¼ of Sec. 14 Savanna Township. Parcel ID 08-07-14-300-003.
- b. The applicants Joe and Bob Deckert are seeking a zoning amendment for their property located at 18776 Reifsteck Road Savanna, IL 61074. The request is for a zoning change from Industrial (I-1) to Recreational (Rec-1) in pursuit of creating a campground resort. The property is within the Savanna LRA Depot. The brief legal is the SE ¼ of Sec. 2 Washington (West) Township. Parcel ID 09-01-02-400-006.
- c. Continuation of Commercial Solar and Wind Ordinance Text Amendments as it relates to IL House Bill 4412, requiring counties to adopt changes by May 27<sup>th</sup> 2023.

### 3.) Acknowledgement of publication and notifications.

- a. A notice was placed in the Mirror Democrat the week of April 12th 2023.

### 4.) Presentation Format:

- a. Map, Mailing & Photo Exhibits.
- b. Statement of petitioner(s).
- c. Statement of objector(s) or others to be heard on the subject.
- d. ZBA Q & A.
- e. Finding of facts and recommendation.

## **Minutes of the ZBA Meeting Held on Monday May 1st 2023**

Meeting was called to order at 6:30 p.m. Roll call was taken showing Zoning Board Members Clark Vanbuskirk, Paul Skoog, Beaver Miller, Steve Dykstra and alternate member Kevin Reibel in attendance. Representing the county was Jeremy Hughes and Christopher the Assistant States Attorney.

Notice for this public hearing circulated in the Mirror Democrat the week of April 12th 2023. Mailing notifications had been sent to all surrounding property owners of the subject properties within 250 ft.

The applicants Natasha & Jason Ritchie are seeking a building setback variance at their property 9734 IL Route 84 Savanna, IL. The request is to build a 24'x30' storage garage at 74 ft from the center of the state highway. Carroll County, IL building setback requirements specify a 100' building setback from the center of all state and county highways. The brief legal is the SW ¼ of Sec. 14 Savanna Township. Parcel ID 08-07-14-300-003.

A map exhibit was introduced identifying the location of the garage at the 74 ft building setback. The owners of the request were unable to attend. Jason was reported sick and Natasha mistakenly showed up early, but was needed on the property to deal with flooding.

The neighbors, Elizabeth and Dennis Louck, who live directly across the road from the request at 9699 IL Route 84, spoke to several questions they had as to why the building site had been selected, the concern of having additional storage around the building and possible sight limitations for the driveway located directly south of the selected building site. They asked for clarification on the process of the county granting a building setback variance and about conditions that can be recommended as a requirement, specifically about requiring a privacy fence. Marisa Hartman, the owner of a neighboring property 9737 IL RTE 84 was also present at the meeting and commented she also had the same concerns as her neighbors to the south.

The ZBA wanted to ask several questions to the petitioners regarding the request and their hardship reasonings, however, due to the petitioners not being present, the request was tabled for a future meeting. For the next meeting, the ZBA asked for a larger expanded map of the property, onsite pictures, a question to what direction the garage doors would face, the color and the possibility of a privacy fence.

The second item on the agenda was introduced. The applicants Joe and Bob Deckert are seeking a zoning amendment for their property located at 18776 Reifsteck Road Savanna, IL 61074. The request is for a zoning change from Industrial (I-1) to Recreational (Rec-1) in pursuit of creating a campground resort. The property is within the Savanna LRA Depot. The brief legal is the SE ¼ of Sec. 2 Washington (West) Township. Parcel ID 09-01-02-400-006.

Exhibits were introduced and included: A property line map, a zoning map, two pictures taken of the old barracks buildings, a copy of the notification letter, material provided by the IL Historic Preservation Agency regarding the restrictive covenants for disturbing the ground, an email response from the LRA and a complaint that has been made from a local resident concerning operating noise of trucks, trains and barges coming from the LRA area.

Jeremy reported he had meet with the owners for a tour of the property, including going through one of the barrack buildings. The floor was turned over the petitioners. They talked about their plan for development to include several phases starting with renovating the barracks buildings for seasonal bunk housing. They would create RV sites, a playground and pool/splash park, a par 3 golf course, a camp store that would also provide food. They talked about their understanding of the archaeological

preservation restrictions. They talked about the water and sewer being available and trying to expand into those tie ins by trenching. They would work with the IL Historic preservation in regards to permission to trench.

A question was called as to the history of the property. The property had been owned previously by Scott Lombardo, who had approached the county on several occasions to request special use permits and most recently a 2017 zoning amendment change from Commercial (C-1) to Industrial (I-1). Although the county had been receptive to the many requests made by Scott, no activity took hold during his ownership.

Jeremy explained he had been given 35 pages of deed covenants that regulate and restrict the use of the property, a copy did not make the packet but is available for review. The most restrictive being the IL Historic preservation Agency, archaeological preservation that would require a phase 2 archaeological study to before the covenants could be released. A written summarization by email was provided by Jeffery Kruchten, principal archaeologist of the IL Hist. P.O. A map of the sensitive areas of the property was also included and provided within packet. Those materials talked about the historical importance of the property, with potential to make it on the national registry. It was noted that a phase 2 study would require significant financial input from the property owners. This not something the owners were interested in pursuing at this time.

Amie Schoenhaar, the CEO of Riverport Rail business located within the depot, was at the meeting and spoke about concerns of the additional people using parts of the depot that are not public. She mentioned recent events of trespassing and theft, and that she was concerned that having additional public in the area may cause issues. She asked that signs or a policy be included to let future patrons of the campground know that the majority of the LRA area is strictly no trespassing and off limits. The petitioners did respond they would use signs and their policy would be that patrons do not step off the property. The letter that was provided from Rob Davies of the LRA was discussed. Rob was present at the meeting and expanded on his input from the letter provided by email and included in the packet. He talked about his meetings with the owners, stating that he appreciates the owners for being open to communication. The LRA does not have authority to prevent development; however, the LRA is concerned that there is currently a conflict with the Industrial components that are in the area and the plans for a recreational area including overnight camping and boarding. Rob also talked about the Port District Authority that has received significant state and federal grants to begin purchasing land to move their plans forward closer to development that would make the LRA depot an intermodal transportation hub and major river port for the movement of goods that would include additional rail, trucking, and a river barge terminal. This would expand upon the already growing industrial components of the area, creating additional activity, noise and potential hardship on a business trying to create a relaxing recreational area. The LRA policy has been working towards limiting and removing residential use in the area in preparing for the port authority working to execute their plan for development. Although Rob agreed that the development of a campground was not completely incompatible, he also said that the LRA can not stop the use of the property, and advises caution to the owners if they so choose to move forward. He agreed there could be some benefits to having a campground available in the depot, but also that the LRA is concerned about liability and future conflicts if the owners end up investing significant amounts of time and money that it would take to improve the property and buildings.

The zoning map was discussed as the LRA depot is already zoned appropriately as industrial, allowing for the expansion of many heavy uses.

An active complaint regarding noise generated from the LRA depot received from a county resident who lives south of the depot was included in the board packet. The complaint has been on file with the county for several years and focuses on the late hour and/or overnight idling of trains, trucks, and

the river barge engine noise from the river.

The finding of fact was executed and is included in the packet. The ZBA indicated that the future zoning uses are unknown, but likely may conflict if plans for a river/rail port are executed. They also wanted to include that the board take into consideration the concerns of trespassing, archaeological preservations covenants and the LRA concerns of liability of having a campground locate in an industrial zone. After the finding of fact, a roll call vote was taken with Clark, Beaver, Paul and Steve voting in favor of recommendation by the county board and Kevin Reibel abstaining from vote, noting a conflict of interest as he is also a member of the LRA board.

The ZBA moved on to the final item on the agenda pertaining to the continuation of Commercial Solar and Wind Ordinance Text Amendments as it relates to IL House Bill 4412, requiring counties to adopt changes by May 27<sup>th</sup> 2023.

The Zoning Board of Appeals first met Monday April 6th to discuss Commercial Solar and Wind Text Amendments counties are required to make as part of the passage of HB 4412, and the state siting requirements within 55 ILCS 5/5-12020. The ordinance language amendments reviewed and discussed have been on display on our County Website under the Zoning Board of Appeals Page since April 6th. The new ordinances language for Ch.725, SOLAR and Ch.750 WIND was compiled using sample documents produced by the IL Association of County Board Members in response to the new state siting requirements. They have been edited from their original form to help eliminate repetitive or confusing language and make them better fit for Carroll County use.

At the ZBA meeting, discussion focused on Counties Code 55 ILCS 5/5-12020 as it relates to the state siting standards for commercial wind and solar. To summarize some of the most important talking points, counties may establish their own ordinance standards for wind and solar facilities. Counties that do not want their own adopted standards are not required to have them. Counties may include all the state specified requirements, but may not include more restrictive standards than specified.

If a county chooses to adopt their own standards, that county is required to hold at least one public hearing. Ag Impact Mitigation agreements must be signed and in place before the public hearing. Any existing county ordinances not in compliance with the state siting requirements must be amended to comply within 120 days of enactment or by May 27<sup>th</sup>. All Setback requirements are set by the state and are to be applied equally across every county. Building setback, flicker and noise requirements can be waived by participating property owners. Fences for solar sites are required and must be between 6 to 25 ft in height. Counties may not set sound limitations for wind more restrictive than IL Pollution Board. Counties cannot adopt language that precludes or disallows. **A request for siting a facility SHALL be approved if in compliance with the state siting requirements.** All application fees, including special use and building fees, shall be reasonable and consistent with other projects of similar capital value. No other standards shall be used other than the states standards for construction, decommission, and deconstruction, and financial assurances that are more restrictive that the AIMA.

Counties may require vegetative screening, but no earthen berms. A county may require results/recommendations from IL DNR, IL Historic Preservation as well as Fish and Wild Life. Counties may require applicants to demonstrate avoidance from protected/sensitive lands. Counties may seek to maximize community benefits, including but not limited to: reducing stormwater runoff, flooding, erosion, improving soil health, increasing foraging habitat by requiring solar facilities to plant and maintain vegetative ground coverage and management plans. This may also be partially regulated by IL DNR guidelines in the future. Solar and Wind facilities may be required to enter into Road Use Agreements, holding them responsible for a REASONABLE cost of improving roads used during construction and making sure those roads are in safe operating condition. Road use

agreements shall not require the facility owner to pay costs, fees, or charges for road work that is not directly attributable to construction. The same can be applied to field drainage systems.

At the ZBA meeting there was a question called on the draft ordinance language for wind. Written within are several requirements that are not specifically mentioned as part of the state siting requirements. These may or may not conflict with the state requirements listed in 55 ILCS 5/5-12020. The most notable example being Section 4 D. Communication Analysis; Interference, which would require wind applicants to study, consider and potentially correct any electromagnetic wave inference the towers cause for cell phones, TV/Internet services and other radio communications.

After follow up research, it has been recommended to include such language. Counties are given the liberty to add ongoing operation requirements that are above and beyond the state siting requirements. Our ordinance amendments for both Wind and Solar have been written with a clause that if any of the language is found to be "invalid" or outside our abilities to regulate it could and would be eliminated at that time, while all other provisions remain severable.

At the May 1<sup>st</sup> ZBA Meeting, County Building Regulations Chapter 360 amendments were reviewed and discussed as to the fees Carroll County can charge for commercial wind and solar applications. The state siting regulations read as such "A county may not require permit application fees for commercial wind or solar that are unreasonable. All fees imposed shall be consistent with fees for project in the county with similar capital value". In this instance we have based our fees off of the fees collected for Commercial Cell Tower projects. The fee amendments have also been on display online. A formula that includes a fee of \$1500 per megawatt generation capability has been recommended. This is similar to the formula that the Department of Revenue currently provides to County Assessors for valuing Commercial Energy Installations for property tax purposes.

There was discussion about setting a maximum cap on those fees, however; the ZBA moved to remove and strike the cap on fees. They are of the opinion that the fee should start without a cap and if the County Board wants to cap a fee in the future OR for a specific project that they could address that ability at that time.

As discussed in the meeting, it is important to note that many counties are asking for clarification from the state on several points of their new requirements. It is unlikely that these questions will be answered before the May 27<sup>th</sup> deadline. There are trailer bills being discussed that could amend the state siting requirements to further clarify these points.

The ZBA has recommend adoption of text amendments as presented at the May 1<sup>st</sup> meeting, with the only change of striking the cap of a maximum fee within Chapter 360. This recommendation includes the following text amendments:

- 1.) Strike Section 700-5.06 "Standards for Wind Energy Generating Facilities (WEGF) from Chapter 700 ZONING.
- 2.) Strike Chapter 725 "SOLAR FARMS"
- 3.) Adopt replacement Chapter 725 "SOLAR ENERGY FACILITY SITING ORDINANCE".
- 4.) Adopt new Chapter 750 "WIND ENERGY CONVERSION SYSTEMS SITING ORDINANCE".
- 5.) Amend Chapter 360 "BUILDING REGULATIONS" Sesc.360-3 Fees, #13 commercial solar building permit fee and add # 14 commercial wind tower turbine building permit fees.

**Permit #:** 2023048

**Permit Date:** 04/03/23

**Permit Type:** ZBA Application

**Applicant Name:** Jason & Natsha Ritchie

**Title or Relation:** Owner

**Applicant Address:** 9734 IL RT 84 South

**Applicant City, State, ZIP:** Savanna, IL 61074

**Applicant Phone Number:** \*\*\*\*\*

**Applicant Email:** \*\*\*\*\*

**Contractor or Builder Name:**

**Contractor or Builder Contact:**

**Project Description:** 74 ft. Setback Variance from Center of IL RTE 84 to build a 24 x 30 ft garage. County Ordinance sets a 100 ft setback from center of State and County Highways.

**Township Location:** 8 - Savanna

**Status:** Under General Review

**Assigned To:** Jeremy Hughes

## Property

Parcel #	Address	Legal Description	Owner Name	Property Size:	Zoning
08-07-14-300-005	9734 IL ROUTE 84 SAVANNA IL	77 SAV L432 S14 T24 R3 EX 9 A E OF RR SE EX RR SW. 08-000-432-00	NATASHA & JASON RITCHIE	14.88 Acres	C-1

## Fees

Fee	Description	Notes	Amount
ZBA			\$400.00
<b>Total</b>			<b>\$400.00</b>

## Attached Letters

Date	Letter	Description
04/03/2023	<a href="#">Web Form - Other Zoning Applications</a>	
04/03/2023	<a href="#">Invoice</a>	

## Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/13/2023				Jeremy Hughes	\$400.00
<b>Outstanding Balance</b>					<b>\$0.00</b>

## Notes

Date	Note	Created By:
04/06/2023	Mailing Notification Sent	Jeremy Hughes



Building Setback V.2023.048  
74 ft. from center of IL 84  
Natasha & Jason Ritchie  
9734 IL Route 84  
Savanna, IL 61074

IL ROUTE 84

40' R.O.W.

9734

9737

9699

30'

74' setback

24'

9690

1 inch = 50 feet



Map produced by the Carroll County GIS Department on 04/05/2023  
**DISCLAIMER:** GIS maps cannot be used as evidence or accuracy for the true location of property boundaries. A legal survey may be needed to determine the physical extent of property. Map data may include errors.  
Aerial Imagery - April 2021.

**Permit #:** 2023042

**Permit Date:** 03/23/23

**Permit Type:** ZBA Application

**Applicant Name:** Joe and Bob Deckert

**Title or Relation:** Owner

**Applicant Address:** 7427 North Main St.

**Applicant City, State, ZIP:** East Dubuque, IL 61025

**Applicant Phone Number:** \*\*\*\*\*

**Applicant Email:** \*\*\*\*\*

**Project Description:** Request Zoning Amendment to change zoning from Industrial (I-1) to Recreational (Rec-1).

**Total):** 0

**Township Location:** 9 - Washington

**Status:** Under General Review

**Assigned To:** Jeremy Hughes

## Property

Parcel #	Address	Legal Description	Owner Name	Property Size	Zoning
09-01-02-400-006	18776 REIFSTECK RD SAVANNA IL	PT SE 1/4 SEC 2 TWP 25 RG 2E TRACTS A, B, C & D FEHR GRAHAM SURVEY	Joe and Bob Deckert	32.1 Acres	I-1

## Attached Letters

Date	Letter	Description
03/23/2023	<a href="#">Web Form - Other Zoning Applications</a>	
03/23/2023	<a href="#">Invoice</a>	

## Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/05/2023				Jeremy Hughes	\$400.00
				<b>Outstanding Balance</b>	<b>\$0.00</b>

## Notes

Date	Note	Created By:
04/05/2023	Mailing Notifications Sent	Jeremy Hughes

## Uploaded Files

Date	File Name
04/19/2023	<a href="#">15088257-LETTER_Amendment.Recreational.2023.042.pdf</a>
04/19/2023	<a href="#">15088250-Site.Map.A.2023.042.pdf</a>
04/05/2023	<a href="#">14954208-A.2023.042.Mailing.List..xlsx</a>

# Carroll County Zoning Department

Post Office Box 227, Mt. Carroll, IL 61053

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(815) 244-0284 Fax: (815) 244-1046

Reference: Zoning Amendment from Industrial (I-1) to Recreational (Rec-1)

Carroll County Property Owner,

You are receiving this letter because Carroll County Zoning Code states that all owners located within 250 feet of a subject property requesting a zoning change must be notified by regular mail.

The applicants Joe and Bob Deckert are seeking a zoning amendment for their property located at 18776 Reifsteck Road Savanna, IL 61074. The request is for a zoning change to Recreational (Rec-1) in pursuit of creating a campground resort. The property is within the Savanna LRA Depot. The brief legal is the SE ¼ of Sec. 2 Washington (West) Township. Parcel ID 09-01-02-400-006.

**Notice is hereby given that a public hearing will be held Monday, May 1<sup>st</sup> 2023 at 6:30 p.m.** The meeting will take place in the conference room on the 1<sup>st</sup> floor of the Carroll County Courthouse. The courthouse is located at 301 N. Main St. in the downtown district of Mt. Carroll, IL.

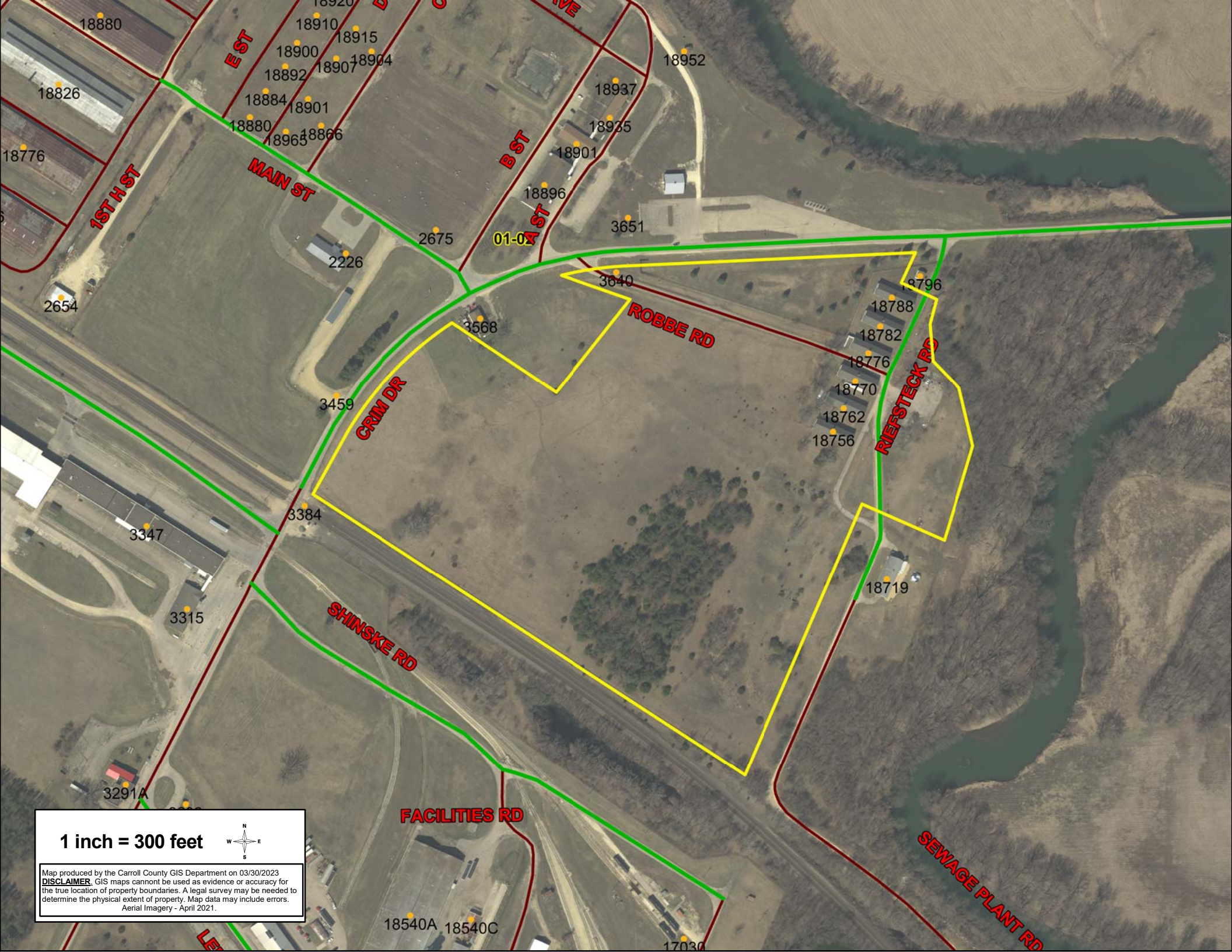
If you have an opinion on this application, you are strongly recommended to participate in the upcoming public hearing. If you are unable to attend and still wish to communicate your opinion, feel free to submit a letter/email before the meeting. All material submitted will be included in the packet as public record.

If you have questions or would like more information on this request, please contact the zoning department by calling 815-244-0284, emailing [Mapping@carrollcountyil.gov](mailto:Mapping@carrollcountyil.gov) or by sending mail to Carroll County Zoning, PO Box 227, Mt Carroll, IL 61053.

Sincerely,

Jeremy Hughes  
Carroll County GIS & Zoning



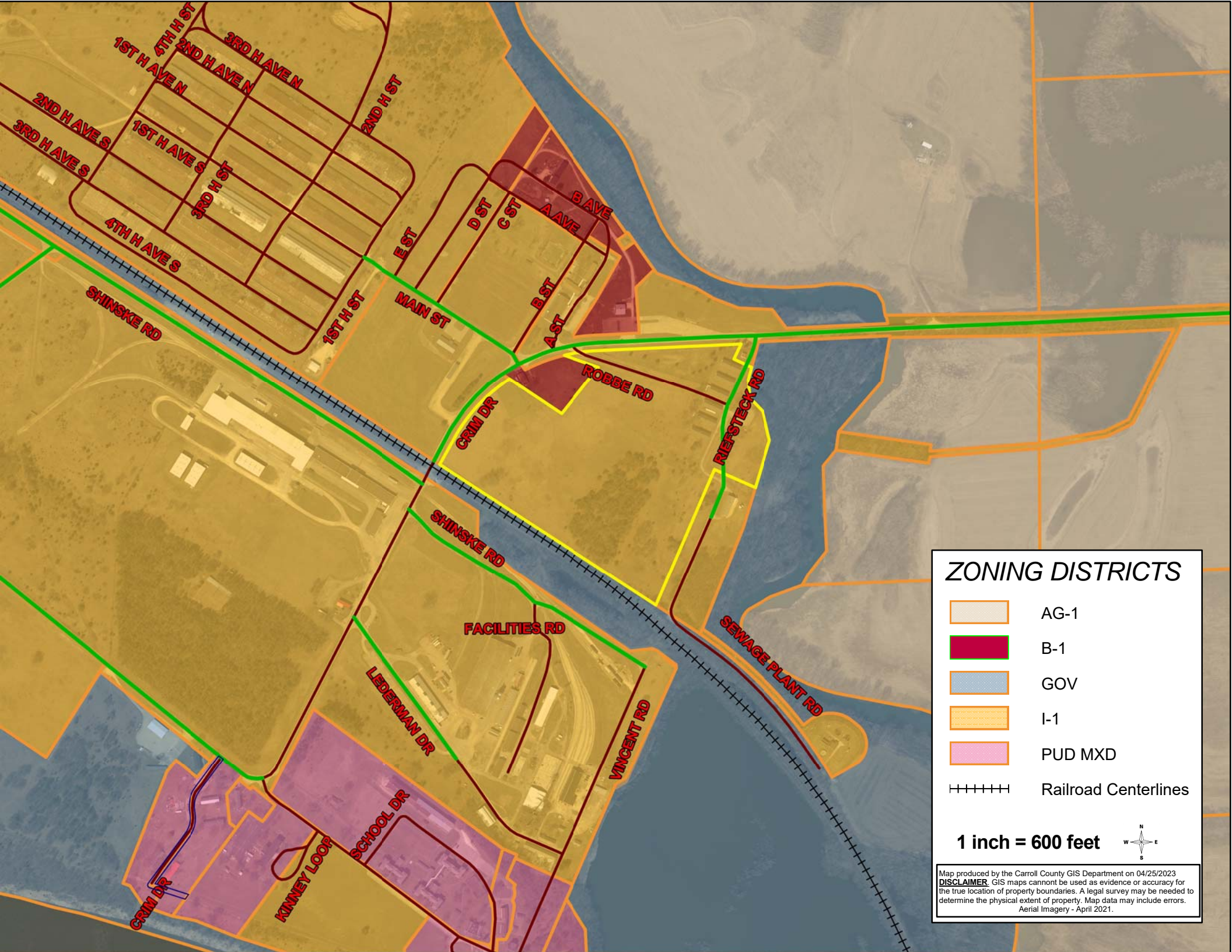


1 inch = 300 feet









Map produced by the Carroll County GIS Department on 03/30/2023  
**DISCLAIMER:** GIS maps cannot be used as evidence or accuracy for the true location of property boundaries. A legal survey may be needed to determine the physical extent of property. Map data may include errors.  
Aerial Imagery - April 2021.





## ZONING DISTRICTS

- |   |                      |
|---|----------------------|
|  | AG-1                 |
|  | B-1                  |
|  | GOV                  |
|  | I-1                  |
|  | PUD MXD              |
|  | Railroad Centerlines |

1 inch = 600 feet



Map produced by the Carroll County GIS Department on 04/25/2023  
**DISCLAIMER:** GIS maps cannot be used as evidence or accuracy for the true location of property boundaries. A legal survey may be needed to determine the physical extent of property. Map data may include errors.  
Aerial Imagery - April 2021.



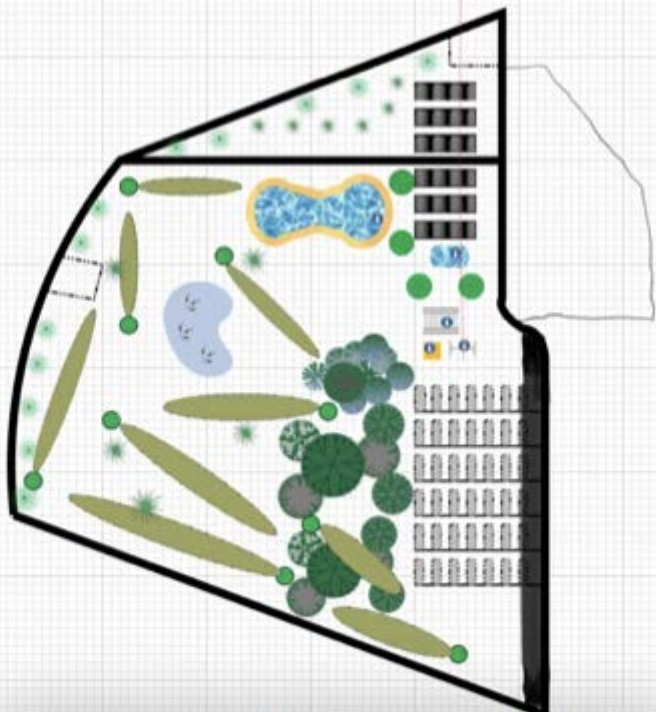






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## Jeremy Hughes

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**From:** Rob Davies <rob@savannaindustrialpark.org>  
**Sent:** Friday, April 28, 2023 2:33 PM  
**To:** Jeremy Hughes  
**Cc:** Mara Roche  
**Subject:** JCDLRA - Zoning Amendment: 18776 Reifsteck Road: Parcel ID 09-01-02-400-006

Mr. Hughes,

The following matter refers: Zoning Amendment - 18776 Reifsteck Road: Parcel ID 09-01-02-400-006, from industrial (I-1) to recreational (Rec-1)

JCDLRA staff met with the current owners/developers in mid-April and again on 4/28/2023 to discuss the proposed development.

During the discussion, JCDLRA advised the owners/developers of the intended industrial development plans for the former Savanna Army Depot property.

The owners/developers were made aware of the potential negative impacts that a large-scale industrial development in close proximity to their proposed recreational development may have.

JCDLRA staff also advised the owners/developers that long-term, or permanent residential occupation of the proposed development would not be acceptable. The owners/developers agreed that the development would not provide long-term or permanent residences.

The owners/developers have been open and forthright about the intended development and the JCDLRA has - likewise - shared its concerns about potentially negative impacts on the proposed recreational development by the industrial development intended for the rest of the site.

Please let me or Mara know if you have any further questions or concerns.

Regards,

Rob Davies

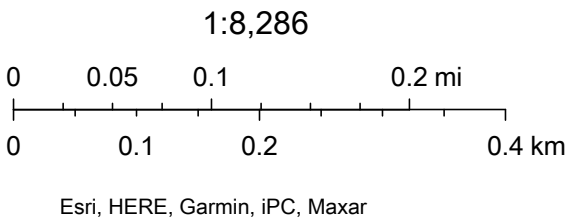


# ArcGIS Web Map



4/21/2023, 2:03:49 PM

— Override 1





## Jeremy Hughes

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**From:** Kruchten, Jeffery <Jeffery.Kruchten@illinois.gov>  
**Sent:** Tuesday, April 25, 2023 11:47 AM  
**To:** Jeremy Hughes  
**Subject:** RE: [External] FW: Permit # 2023042  
**Attachments:** Phase 2 testing.pdf

Hi Jeremy,

How is this?:

Archaeological sites 11CA1 and 11CA2 are significant sites near the mouth of the Apple River. These sites appear to date to approximately 1000 years ago and are likely associated with people from the ancient city of Cahokia, near St. Louis, traveling up the Mississippi River and interacting with the local population. Other similar sites are located up the Apple River near present day Hanover in Jo Daviess County. As such, both have been determined to be potentially eligible for listing in the National Register of Historic Places. Both also have preservation covenants to ensure that certain archaeological work occurs before any development. Both sites will need to be subjected to Phase II testing to determine if intact archaeological features and deposits are present that would be adversely affected by the proposed development (see attached). This testing typically involves the removal of topsoil with a backhoe or trackhoe equipped with a smooth bucket in trenches throughout the affected site area. If intact archaeological are present and cannot be avoided, any adverse effect would need to be mitigated through Phase III data recovery excavations (as stipulated in a Memorandum of Agreement which will be signed by all parties). Phase II data recovery excavations would involve the removal of topsoil in areas not already sampled during Phase II testing, and then the hand excavation (with shovels and trowels) of any intact features (storage pits, hearths, houses, etc.).

Jeff Kruchten  
Principal Archaeologist  
Illinois Historic Preservation Office  
Illinois Department of Natural Resources  
One Natural Resources Way  
Springfield, IL 62702  
Office: (217) 785-1279  
Mobile: (217) 761-0094



# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
www.dnr.illinois.gov

JB Pritzker, Governor  
Colleen Callahan, Director

## PROTECTING ILLINOIS'S CULTURAL RESOURCES

Information About Phase 2 Testing and Evaluation

prepared by

Illinois State Historic Preservation Office

Anyone notified that an archaeological site is subject to Phase 2 testing in their project area has several options:

1. Preserve the site by planning your project to avoid it. A deed covenant may be necessary depending on the land ownership and the law the project is being reviewed under.
2. Hire an archaeological contractor to conduct Phase 2 testing and evaluation of the site.
3. Choose a different location for the project. This is something you may wish to consider if there are burials in the project area or an extremely large or dense site in the project area.

Phase 2 archaeological projects consist of fieldwork, analysis, and report preparation by the archaeological contractor and review of the report by the SHPO. Sometimes the funding or permitting agency also will review the report. Sometimes, depending on the significance of the site(s), additional work may be required. However, if a project has no significant sites after a Phase 2 project has been completed and reviewed, then the archaeology is completed as soon as SHPO accepts the report. If a project area has more than one site, each is reviewed independently. One site could be determined not significant while another could be determined significant.

Phase 2 field work generally consists of obtaining good artifact type and location data from the site surface by methods such as grid collections, piece plotting, etc. followed by a small-scale excavation. In most cases (plowed or partially disturbed sites), the fieldwork (commonly called test trenches or units) can be conducted with assistance of machines like backhoes/trackerhoes fixed with a smooth bucket. Sometimes, though, it is necessary to dig by hand unplowed sites or inaccessible locations). The test trenches or units are excavated to the base of the plow zone or topsoil, and the base of the unit is checked for presence of archaeological deposits or features (foundations, pits, hearths, burials, middens, etc.). If features are present, a small number (generally not more than 5-10) of them are excavated to provide information about the site's age, function, integrity, etc. Samples of soil from each feature are usually collected for botanical and zoological analyses. On floodplains of large rivers, several additional "deep" trenches or coring are usually necessary to check for buried surfaces and sites. The amount of time required for fieldwork is highly dependent on the size of a site, on whether machines can be used, and on the density of features, as well as the weather.

Analysis at Phase 2 consists of identifying and inventorying all the artifacts recovered and preparing data recorded in the field for a report. The length of time needed is, again, highly variable based on the factors listed above. The report describes the field work and artifact analysis, provides a preliminary interpretation of the site, and makes recommendations concerning the significance of the site.

The archaeology staff at the Illinois State Historic Preservation Office, and sometimes the archaeologists at the lead funding or permitting agency review the report. Based on the report and their knowledge of regional archaeological, they determine (following criteria outlined in the appropriate law and regulations for each project) if the work done was acceptable, and whether the site(s) are not significant and need no further investigation or are significant. If a site is significant (meets the eligibility criteria for the National Register of Historic Places), the choices are mitigation of the adverse effect through complete excavation or preservation.

**ALL PHOTOS AND MAPS CONTAINED IN ALL REPORTS SHOULD BE SUBMITTED IN COLOR WITH ONE HARD COPY AND ONE PDF VERSION ON A CD/DVD/USB.**

Jeff Kruchten, Chief Archaeologist (7-26-2022)

**Case #:** 22016

**Case Date:** 03/15/22

**Complainant Name:**

**Complainant Address:**

**Complainant Phone:**

**Description:** Noise Complaint, River Barge and Semi-Truck Idling at LRA Depot

**Complaint Type:** 8. Other

**DATE:**

**Status:** Active -Ongoing

**Assigned To:**

## Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
09-01-02-100-001		SEC 2 T 25 R 2 ALL LAND W OF APPLE RIVER 09-000-015-10 09-02-02-100-001	JO-CARROLL LRA		I-1

## Attached Letters

Date	Letter	Description
03/15/2022	<a href="#">Web Form - Complaint Form</a>	

## Uploaded Files

Date	File Name
03/24/2022	<a href="#">11096894-20211102_202158.jpg</a>
03/24/2022	<a href="#">11096895-20211108_060739.jpg</a>
03/16/2022	<a href="#">11020074-SOA_20220316_095114.pdf</a>

BEFORE THE ZONING BOARD OF APPEALS  
CARROLL COUNTY, IL

FINDINGS OF FACT

Application: Zoning Amendment #2023.042, request to change zoning from Industrial (I-1) to Recreational (Rec-1).

Property Location: 18776 Reifsteck Rd Savanna, IL

Property Owner(s): Joe & Bob Deckert

Parcel ID: 09-01-02-400-006

1. Is the zoning change compatible with the current zoning and uses of the area? ☒ YES  
\_\_\_\_ NO. If NO, how so?
2. Is the zoning change compatible with the potential future zoning and uses of the area? ☒ YES  
\_\_\_\_ NO. If NO, how so?
3. Would the zoning change discourage development or have negative impacts within the area?  
\_\_\_\_ YES ☒ NO. If YES, how so?
4. Can it be reasoned that the rezoning may negatively affect the intended uses and/or property values within the surrounding area? \_\_\_\_ YES ☒ NO. If YES, how so?
5. In consideration of the public's health, safety, and comfort, are there any foreseeable hardships or causes of concern if rezoning is permitted? \_\_\_\_ YES ☒ NO.
6. Are there any other considerations or concerns that the members of the Zoning Board of Appeals feel need to be mentioned and recorded with the finding of fact? **LRA FUTURE DEVELOPMENTS, RIVERPORT RAIL PLANS, (+trespassing) concerns**

The Zoning Board of Appeals recommends the county board ( approve / deny ) this

request, voted upon this 1<sup>ST</sup> day of MAY, 2023.

  
Chairman

Attest:

  
Secretary