I-Team: Propane facilities go largely unregulated

ABC7 I-TEAM INVESTIGATION
WLS
By Chuck Goudie

CHICAGO (WLS) --
The ABC7 I-Team has learned that propane facilities in Illinois are largely unregulated and not subject to regular inspection by authorities.

In Illinois, and many other states, propane gas lines, tanks and equipment are inspected only when they are installed, or after a complaint, and do not receive regular safety visits by fire authorities.

Illinois state law requires fire marshal personnel to be present when talks are installed or relocated and the Gurnee facility is among thousands across the U.S. that are also not under any federal regulation.

The explosions and towering fire could be seen and felt for miles. On Thursday, the Illinois Fire Marshal said officials there are checking state records to see if they have ever been called to inspect the Pinnacle Propane Plant in Gurnee.

Under a recently updated state law, government safety inspectors are required to be on the scene of propane plants only when tanks are being put in or moved.

A statement from Texas-based Pinnacle said the company is "Cooperating with emergency personnel and regulatory agencies; Conducting a thorough investigation and working to determine cause, mitigate risk of any future incidents."

Propane trade associations and the industry are largely self-regulated and policed. One safety training video instructs company executives what to do in the event of a fire similar to the one that occurred Thursday.

Thursday's fire is believed to have stated in the rear of the facility where tanks are refilled. Officials said it was a small fire that just took off.

"With the storage that they had and the two large cylinders that they have in the back, if either of those would have BLEVE'd, we're talking those cylinders could have traveled a mile or a mile and a half," Gurnee Fire Chief Fred Griedl, said.

With millions of residential and business propane users, industry figures show the occurrence of fires and blasts is small and so are injuries and deaths. But when an explosion such as Thursday's occurs, questions are raised about why the industry is mostly unregulated and whether there should be regular inspections.

MARK KODIAK UKENA/LAKE COUNTY NEWS-SUN

Firefighters regroup after battling a rare seven-alarm fire in Gurnee on Thursday afternoon at Pinnacle Propane Express, which sells propane grill tanks. No one was injured.

7-alarm propane fire erupts in Gurnee, closing Route 41

By Yadira Sanchez Olson and Frank Abderholden
News-Sun

A rare seven-alarm fire at a propane storage facility in Gurnee brought firefighters from 30 departments and closed roads for several hours Thursday afternoon.

The fire started about noon at Pinnacle Propane Express, which sells propane grill tanks at 3895 Clearview Court, officials said.

About a dozen employees had safely exited the facility, and nearby businesses were also evacuated.

Gurnee fire Chief Fred Friedl said firefighters used foam on a pile of small propane tanks that ruptured, causing small explosions that added to the fire.

The pile of small tanks was near two larger tanks used to refill the cylinders, Friedl added.

"It could have been much worse," Friedl said. "If either of those (tanks) would have (ignited), they could have traveled a mile or a mile and a half."

Gurnee firefighter Patrick Archambault said that in his 15 years as a firefighter, he has only heard of one other seven-alarm blaze. "It doesn't happen often," he said.

Firefighters from northern Illinois and Wisconsin helped battle the blaze. Nobody was injured.

Busy U.S. Highway 41 was closed for several hours while firefighters battled the blaze. Archambault said employees were allowed to return to a neighboring business by 4:30 p.m.

Maria Santiago, who lives down the street, said she heard four to six "loud pops."

Santiago and her daughter, Mitzie Jikomes, said they ran into their home to get three young boys and Santiago's dog.

"I was hysterical," Jikomes said. "After the loud pops, I saw smoke."

Jose Hurtado, who was at the Santiago home to cut down a tree in the front yard, said he felt the ground shake when he heard the explosions.

"They were loud," Hurtado said. "My first thought was something to do with terrorism."

The explosions prompted Gurnee Mayor Kristi Kovarik to take to social media to warn people to stay away from the area.

"Dangerous situation," Kovarik wrote on her Facebook page. "Do Not travel in the Grand/Delany/41 area."

Gurnee police Deputy Chief William Meyer said the cause of the fire remains under investigation.

A Pinnacle Propane Express spokesman said the company is working with authorities to determine the cause of the fire and to "mitigate the risk of any future incidents."

"We'd like to thank the Gurnee Fire Department, surrounding fire departments and first responders for their immediate assistance in containing this incident and ensuring the safety of our employees and the community," he said. "Workplace safety, training and operational excellence are of the utmost importance to Pinnacle Propane Express."

Yadira Sanchez Olson is a freelance reporter, and Frank Abderholden is a staff reporter for the News-Sun.

fabderholden@tribpub.com
Twitter @fabderholden

PETITION OPPOSED TO THE LAND USE OF PROPERTY LOCATED AT 25330 FIVE POINTS ROAD

We the undersigned, are property owners or residents within the area being considered for storage and distribution of propane gas. We oppose the Permit allowing the land use for this purpose, as described in petition, MY-16-08.

PRINTED NAME	SIGNATURE	ADDRESS
JULIUS W SANDY	Julius W Sandy	10480 ST. RT 64
Thomas W Bryer	Tom Bryer	25401 5 pts Rd
Beth Haeffner	Beth Haeffner	25491 5 pts Rd
Roger Haeffner	[illegible]	25491 5 pts Rd.
Allison Yates	[illegible]	25455 5 Pts. Rd.
Joe Yates	[illegible]	25455 5 Pts. Rd.
Amy Bickner	[illegible]	10327 W. Old State Rd
Brian Bickner	[illegible]	10327 W. Old State Rd.
Lorri Thrower	[illegible]	10861 Old State Rd
Shawn Thrower	[illegible]	10861 Old State Rd

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PRINTED NAME	SIGNATURE	ADDRESS
Wm J Hunt	Wm J Hunt	25151 N. 1st Syc.
Kathleen Johnson	Kathleen Johnson	
Kevin Brons	Kevin Brons	10601 Rt 64, Syca
Michael Brons	Michael Brons	10601 IL RT 64 Syc
Morgan Brons	Morgan Brons	10601 IL Rt 64 Syc
Julie Brons	Julie Brons	10601 IL Rte 64 Syc
Nathan Burdett	Nathan Burdett	10601 IL Rt 64 Syc
Frank Riccardi	Frank Riccardi	10555 IL Rt 64
Joe Riccardi	Joe Riccardi	10555 St. Rt. 64
Sue Riccardi	Sue Riccardi	10555 IL Rt 64

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PRINTED NAME	SIGNATURE	ADDRESS
Joseph Hatfield		10555 Rt 64
Tony Riccardi		10555 State Route 64
Sally Riccardi		10555 State Rt 64
Richard Finn		25273 Shannon Lt RT 64
Diane Finn		25273 Shannon Ln.
Geraldine Sandy		10480 ST. RT. 64
Beverly Finn		25241 Shannon Lane
Eugene Finn		25241 Shannon Lane
Michael Thornton		10327 State Rt 64
Jenny Thornton		10327 Il Rt 64

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PRINTED NAME	SIGNATURE	ADDRESS
Donna Prain	Donna Prain	25179 Shannon Ln, Sq.
WILLIAM PRAIN III	William Prain	25179 SHANNON LN SQ.

DeKalb County
Planning/Zoning/Building Department
110 East Sycamore Street
Sycamore, IL 60178
(815) 895-7188
PlanningDept@dekalbcounty.org

STAFF REPORT

TO: Ron Klein
DeKalb County Hearing Officer

FROM: Paul R. Miller, AICP
Planning Director

DATE: July 25, 2016

SUBJECT: Dibble Special Use Permit
Petition MY-16-08

Dibble Family LLC has filed a petition for a Special Use Permit in order to allow a propane distribution facility at property located at 25330 Five Points Road. The subject property is at the northeast corner of State Rt. 64 and Five Points Road in unincorporated Mayfield Township. The 2.77-acre parcel is zoned A-1, Agricultural.

Background -- The subject property has been the site of a variety of commercial service uses over the years, most recent being a roofing company. The petitioner is proposing to use the property as a propane storage and distribution site. Because this would be an agribusiness, a Special Use Permit must be granted by the County Board. In deliberating on this request, the Hearing Officer should consider the evaluation criteria for Special Uses, set forth in Section 9.02.B.3 of the Zoning Ordinance (see attached excerpt).

Surrounding Uses and Zoning:

North:	Agriculture	A-1;
South:	Agriculture	A-1;
East:	Agriculture	A-1; and
West:	Residences	PD-R.

Correspondence -- Vincent Leonforte of the County Health Department has submitted a letter indicating that the sewage disposal system on site does not seem to be functioning properly, and strongly recommending having the system pumped and evaluated. It is further recommended that the well pump be serviced. Nathan Schwartz, County Engineer, has submitted a letter regarding

access and stormwater management. To date, no other correspondence regarding this application has been received.

Staff Evaluation:

1. Comprehensive Plan -- The Unified Future Land Use Plan of the DeKalb County Unified Comprehensive Plan recommends Agricultural use for the subject property. The proposed would be an agribusiness, which is compatible with the Land Use Plan recommendation. The proposed Amendment would not compromise any Goal or Objective of the Comprehensive Plan.

2. Zoning:

   a). "Agribusiness" is a listed Special Use in the A-1, Agricultural District, and the definition includes the distribution and sales of liquid petroleum. Minimum lot area and lot width are determined by an ordinance granting a Special Use. By regulation, an agribusiness must be directly and primarily used by those actively engaged in the pursuit of agricultural activities. The petitioner's application indicates that farmers account for 90% of the businesses customer base. The Hearing Officer should consider the requested Special Use Permit in light of the intent and purpose of the A-1 District, and the compatibility of the proposed business with surrounding uses;

   b). Section 4.02.C.2 of the Zoning Ordinance includes standards applicable to all Special Use Permits in the A-1 District, as follows:

      1). The proposed use shall be sited upon lands which are less suitable for commercial agriculture than other agricultural lands within the district, or on lands designated for non-agricultural use by the County Comprehensive Plan.

      2). The proposed use shall be sited on a lot in a manner which minimizes the amount of productive agriculture land which is converted to the proposed use.

      3). The proposed use shall be located in close proximity to existing facilities providing agricultural services whenever possible and appropriate. The clustering of agribusinesses into agricultural service centers shall be encouraged and accomplished by special use permit.

   The petitioner should respond to these standards.

3. Parking -- Comments below are based on the Site Plan, dated April 22, 2016, by Spaceco Inc., submitted with the application:

a). The Zoning Ordinance does not include a parking requirement specific to a propane storage and distribution site. However, the standard for other storage uses requires two parking spaces for every three employees, and one space for every vehicle used or stored on the property. The Site Plan shows five paved parking spaces would be provided on the south side of the existing building, including one space for the handicapped. The petitioner should confirm this is adequate based on the maximum number of employees who might be on site at any one time and whether any vehicles will be regularly parked on the subject property;

b). The Site Plan shows that additional gravel will be installed around the proposed 30,000 gallon liquid petroleum tanks. Section 6.03.A of the Zoning Ordinance requires that vehicle circulation areas be hard surface, provided, however, that the Zoning Administrator has the authority to waive this requirement provided a request for waiver is submitted in writing setting forth the unique circumstances, particular hardship, and effect on the character of the area if the waiver is granted;

c). Is any additional exterior lighting for the new facility proposed? If so, it should be fully-shielded to avoid creating a point-source of glare for adjoining properties and streets, as required by Section 6.03.E of the Zoning Ordinance;

d). The Site Plan does not show any additional landscaping associated with the proposed propane facility. Given the utilitarian nature of the facility, good planning practice encourages the installation of some landscaping to help screen and soften the appearance. Staff recommends a row of evergreen trees, a minimum of six-feet tall at installation, planted 10 feet on center, along the Rte. 64 property line;

e). Section 6.03.D. of the Zoning Ordinance requires that all off-street parking areas shall be drained so as to prevent drainage onto abutting properties. The County's Stormwater Management Ordinance requires that no new use may be established without first having complied with the stormwater management requirements. If the Special Use Permit is approved by the County Board, the petitioner will need to apply for the required Site Development Permit, which includes provision of a grading plan prepared by a registered engineer. The County Engineer has indicated that an engineered Site Plan, including existing and proposed contours and accompanied by stormwater calculations, will be required.;

f). Section 6.03.H. and 6.04.K. of the Zoning Ordinance requires that barrier curbs be employed for parking area perimeters and landscaped areas. The Planning Director is authorized to waive this requirement for "hardship cases." The Site Plan should be amended to show that this requirement will be met, or the petitioners must make such a request for waiver in writing and justify the reasons why no barrier curbs

should be required for this parking area.

4. Signage -- Is any signage, wall- or ground-mounted, proposed? If so, plans for the signage should be submitted for review and approval by the Planning, Zoning, and Building Department staff. Plans should demonstrate compliance with the applicable regulations of Article 7 of the DeKalb County Zoning Ordinance. A Sign Permit will be required.

5. Well and Septic -- If the Hearing Officer is inclined to recommend approval of this Special Use Permit, staff recommends a condition that the well and septic on site be improved/ repaired as recommended by the County Health Department.

6. Access -- The County Engineer has indicated that Five Points Road is not rated for 80,000 pound loads. Either a new access from State Rte. 64 is needed, or a portion of Five Points Road must be upgraded to accommodate anticipated truck traffic with 80,000 lb. loads. The petitioner should be prepared to respond to this comment.

7. Other:

   a). If the Special Use Permit is approved by the DeKalb County Board, the petitioner will be required to submit commercial Building Permit applications for necessary improvements to the existing building and for the proposed propane tanks;

   b). What measures will be taken to ensure that noise, dust and odors associated with the agribusiness will not negatively effect the adjoining properties?

   c). If approved by the County Board, a Site Development Permit will be required.

cc: Dibble Family, LLC
David J. Bzdill, attorney for petitioner

PRM:prm
P:\Zoning\Special Uses\Staff Reports\2016\Dibble.MY-16-08.wpd

Excerpt from Zoning Ordinance
Section 9.02.B.3

3. Burden of Proof: In presenting any application for a Special Use Permit, the burden of proof shall rest with the applicant to clearly establish that the proposed special use shall meet the following criteria:

   a. The proposed special use complies with all applicable provisions of the applicable district regulations.
   b. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large.
   c. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
      1) The location, nature and height of buildings, structures, walls, and fences on the site; and
      2) The nature and extent of proposed landscaping and screening on the proposed site.
   d. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.
   e. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
   f. The proposed uses, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of DeKalb County.

DeKalb County
Planning/Zoning/Building Department
110 East Sycamore Street
Sycamore, IL 60178
(815) 895-7188
PlanningDept@dekalbcounty.org

PUBLIC NOTICE

Dibble Family LLC would like to operate a propane storage and distribution business on property located at 25330 Five Points Road in unincorporated Mayfield Township. However, because the property is zoned for agriculture, the proposed business would require a Special Use Permit to be granted by the DeKalb County Board. Before the County Board can approve a Special Use, a public hearing must be held before the DeKalb County Hearing Officer.

Dibble Family LLC is requesting approval of a Special Use Permit for a proposed agribusiness. A public **hearing will be held before the DeKalb County Hearing Officer on Thursday, August 4, 2016, at 1:00 p.m. in the DeKalb County Administration Building, East Conference Room, south entrance, 110 E. Sycamore Street, Sycamore, IL, 60178.** Because this will be the only opportunity for public input on this request, all interested persons are encouraged to attend and be heard. The Special Use Permit petition, MY-16-08, is available for inspection at the DeKalb County Planning Department, 110 E. Sycamore Street, Sycamore, IL, (815) 895-7188.

The subject property is located at the northeast corner of Five Points and State Rte. 64, and is legally described as follows:

That part of the North Half of the Southeast Quarter of Section 26, Township 41 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, bounded and described as follows: Commencing at a point on the centerline of a public road known as Five Points Road, or North First Street, distant 50.0 feet Northeasterly measured at right angle from the centerline of the main track of the Minnesota and Northwesterly Railroad Company (later the Chicago Great Western Railway Company, now the Chicago and Northwestern Transportation Company), as said main track centerline was originally located and established across said Section 26; thence Southeasterly parallel with said original main track centerline, 991.2 feet to the point of beginning of the parcel of land herein described, said point also known as Original (1910) Chaining Station 3084+38; thence Northeasterly at right angle to the last described course, 21.9 feet; thence Northwesterly parallel with said original main track centerline, 997.60 feet to a point on the centerline of said Five Points Road; thence Southerly along said centerline of Five Points Road, 52.05 feet to a point distance 21.9 feet, Northeasterly measured at right angle from the centerline of the main track of the Chicago and Northwestern Transportation Company (formerly the Chicago Great Western Railway Company), as said main track is now located; thence Southeasterly parallel with said last described main tract centerline, 982.99 feet to a point on a line drawn at right angle to said original main track centerline through the point of beginning; thence Northeasterly along said last described right angle line, 28.10 feet to the point of beginning, also that part of the North Half of the Southeast Quarter of Section 26, Township 41 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, bounded

and described as follows: Commencing at a point on the centerline of a public road, known as Five Points Road or North First Street, distant 50 feet Northeasterly measured at right angles from the centerline of the main tract of the Minnesota and Northwestern Transportation Railway Company (later the Chicago Great Western Railway Company, now the Chicago and Northwestern Company), as said main track centerline was originally located and established across said Sections 26; thence Southeasterly parallel with the original main track centerline, a distance of 991.2 feet to a point of beginning, also known as Original (1910) Chaining Station 3084+38; thence Southwesterly at right angles to the last described course, to a point 21.9 feet North of said railroad centerline to the point of beginning; thence continuing Southwesterly on the same course to the Southerly line of the said railroad (now abandoned); thence Northwesterly along Southerly line of said railroad right of way (now abandoned) to the centerline of Five Points Road; thence Northwesterly along the centerline of said road to a point 21. 9 feet measured at right angles to said railroad centerline, Northerly of said centerline; thence Southeasterly to the point of beginning.

P.I.N.s: 05-26-451-002

The application for a Special Use Permit has been filed in accordance with the requirements of Section 9.02.B. of the DeKalb County Zoning Ordinance in order to approve an agribusiness on property zoned A-1, Agricultural District.

Paul R. Miller, Director
DeKalb County Planning, Zoning, and Building Department

Published: The Daily Chronicle , July 16-17, 2016
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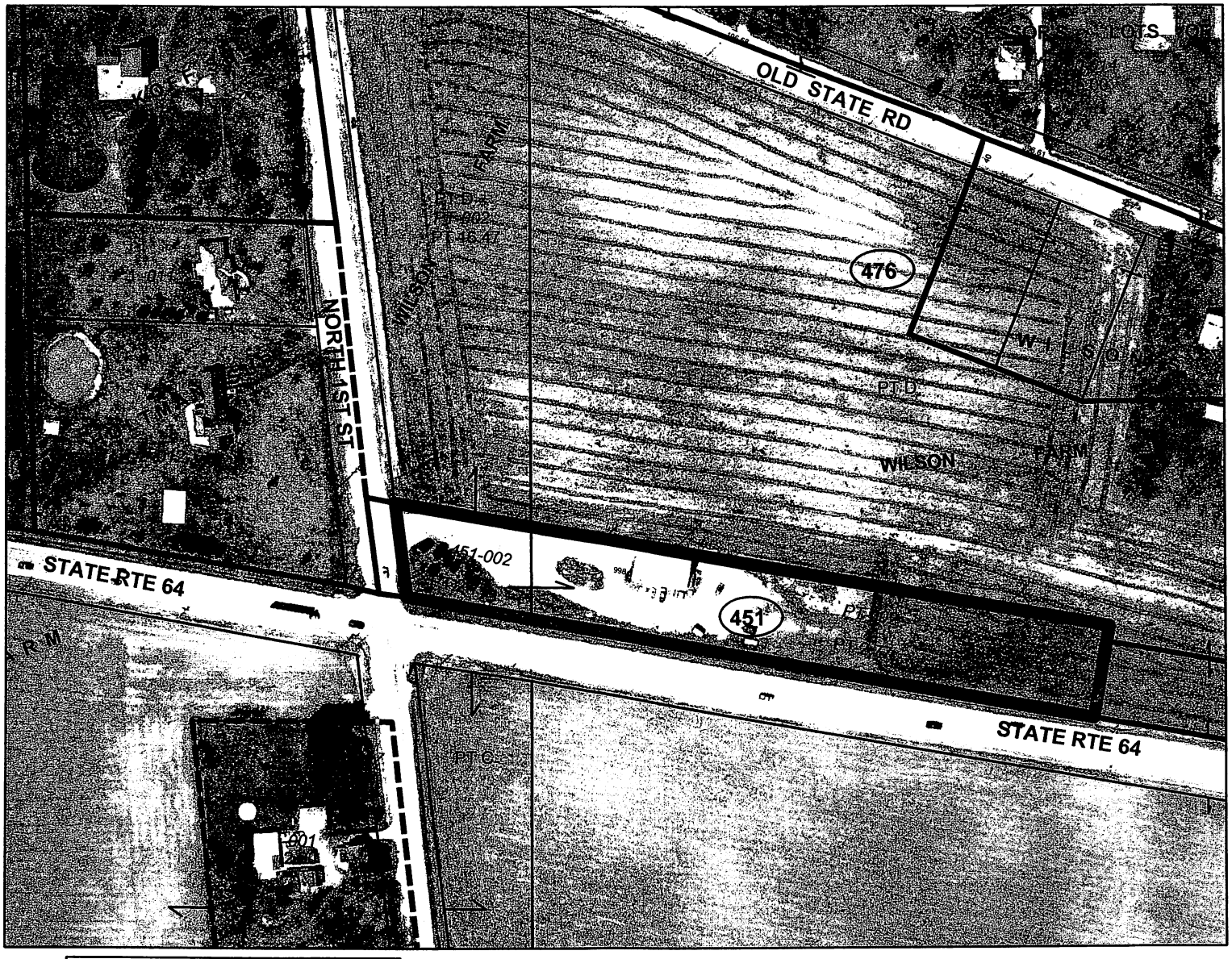

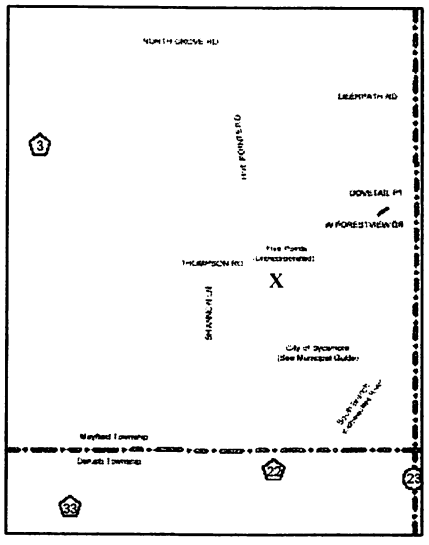

LOCATION MAP

Dibble Family LLC

DeKalb County Government
Planning & Zoning Department

05-26-451-002 MY-16-8

DE KALB COUNTY, ILLINOIS

Chief County Assessment Office - Mapping Dept.
110 E Sycamore Street
Sycamore, IL 60178

815-895-7270

DE KALB
COUNTY
GOVERNMENT
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PHOTO
SPRING 2015
Scale: NTS
Prepared byBNodurft

Miller, Paul

From: Miller, Paul
Sent: Monday, July 25, 2016 11:54 AM
To: 'M. Katie McInerney'
Subject: FW: Dibble Family Special Use Permit MY-16-08
Attachments: Dibble Family LLC Special Use Permit MY-16-08.pdf

M. McInerney.

Please find the attached letter from DeKalb County Engineer Nathan Schwartz regarding the application for Special Use Permit for the Dibble Family. In particular, note the concern about access and load weights, and the need for an engineered plan to address stormwater management. I only have your contact information to forward this electronically and am hoping you can forward it to your client and his engineer.

Do not hesitate to contact me with any questions.

Sincerely,

Paul R. Miller, AICP
DeKalb County, IL Planning Director
110 E. Sycamore St.
Sycamore, IL 60178
(815) 895-7188

From: Schwartz, Nathan
Sent: Monday, July 25, 2016 10:41 AM
To: Miller, Paul <pmiller@dekalbcounty.org>
Subject: Dibble Family Special Use Permit MY-16-08

See attached.

West, Kathryn

From: Maurice, Greg
Sent: Friday, July 15, 2016 12:22 PM
To: West, Kathryn
Subject: RE: Public Notice - Dibble

Kathy,
Health Dept has no issues with the request.
Greg

Greg Maurice, BS, LEHP
Director of Health Protection
gmaurice@dekalbcounty.org · Direct 815-748-2407
2550 N. Annie Glidden Road · DeKalb, IL 60115
Main 815-758-6673 · Fax 815-748-2485
www.dekalbcountyhealthdepartment.org

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From: West, Kathryn
Sent: Friday, July 15, 2016 10:38 AM
To: Gracie Mott (graciemott@gmail.com) <graciemott@gmail.com>; Schwartz, Nathan <nschwartz@dekalbcounty.org>; Maurice, Greg <GMaurice@dekalbcounty.org>; Sanderson, Lisa <LSanderson@dekalbcounty.org>; Anderson, Marcellus <manderson@dekalbcounty.org>; Turner, Anita Jo <aturner@dekalbcounty.org>; Bagby, Tim <tbagby@dekalbcounty.org>; Faivre, Steve <sfaivre@dekalbcounty.org>; Gracie Mott (graciemott@gmail.com) <graciemott@gmail.com>; Hanson, Gary <GHanson@dekalbcounty.org>; Emerson, John C. <jandjemerson@gmail.com>; Bunge, Kevin <kbunge@dekalbcounty.org>; Pietrowski, Mark Jr. <mpietrowski@dekalbcounty.org>; Suzanne Willis <uusuzanne@yahoo.com>; Jones, Tracy <tjones@dekalbcounty.org>
Subject: Public Notice

Attached is a public notice for a Special Use Hearing.

If you have any questions, please feel free to contact our office.

Thank you,

Kathryn R. West
DeKalb County Planning and Zoning
Administrative Assistant
110 E. Sycamore St.
Sycamore, IL 60178
(815)895-7188

DEKALB COUNTY HIGHWAY DEPARTMENT

Office of

County Engineer

1826 Barber Greene Road
DeKalb, Illinois 60115

NATHAN F. SCHWARTZ, P.E.
County Engineer

Office Phone: (815) 756-9513
Fax: (815) 756-8705

July 25, 2016

Mr. Paul Miller, Director
Planning & Zoning Department
110 E. Sycamore Street
Sycamore, IL 60178

RE: Special Use Permit, MY-16-08
Dibble Family LLC

Dear Mr. Miller:

We have reviewed the above referenced request and visited the site. The project includes a propane storage and distribution business at an existing property located at the northeast corner of Illinois Route 64 and Five Points Road.

Based on the proposed plans, access to the facility is from Five Points Road. We understand 80,000 lb loads will most likely be used to access the site. Additionally, these loads are expected year round. Unfortunately, Five Points Road has a maximum weight limit of 73,280 lb and is posted at 33,000 lb during the spring thaw.

Propane is a divisible load, meaning it can be split into smaller loads. Therefore, overweight permits are not allowable by state law. We recommend the applicant acquire permission from the Illinois Department of Transportation for an access point directly onto Illinois Route 64 which is currently an 80,000 lb highway. Another option would be to upgrade the portion of Five Points Road they intend to use and their existing entrance to a maximum weight limit of 80,000 lb.

Prior to commenting on stormwater management requirements, we would need to see a site plan with topography showing the direction of stormwater runoff. Further, we would need to review calculations supporting the need for or against stormwater management facilities.

If you have any further questions, please contact this Department.

Very truly yours,

Nathan F. Schwartz, P.E.
County Engineer

RECEIVED
JUL 25 2016
DEKALB COUNTY
PLANNING & ZONING

BRAD HUNOLD
Assistant County Engineer

WAYNE DAVEY
Support Services Manager

JOSH MERCHANT
Operations Manager

DeKalb County Health Department
Prevent • Protect • Promote

Jane E. Lux, RN, MPH
Public Health Administrator

June 17, 2016

Spaceco, Inc
Jason Wiesbrock, P.E.
224 ½ N. Liberty St.
Morris, IL 60450

Dear Mr. Wiesbrock,

On June 15, 2016 an Environmental Health Inspection was conducted of the property located at 25330 Five Points Road in Section 26 of Mayfield Township in rural Sycamore, DeKalb County Illinois.

Well casing does not extend a minimum of 8 inches above grade. After casing is extended a minimum of 8 inches above grade, the water well will be constructed in accordance with county codes. The well pump cycles on and off rapidly; this department recommends it be corrected to prevent premature failure of water well pump. A water sample has been submitted for bacterial analysis and a copy of the unsatisfactory result is enclosed.

The sewage disposal system appears to not be functioning properly at the time of inspection. The Health Department strongly recommends having the septic tank pumped and having a septic contractor evaluate the septic system. For proper maintenance the septic tank should be pumped and baffles checked every 2-3 years.

If you have any questions, please contact me at your convenience.

Sincerely,

Vincent J. Leonforte, B.S., LEHP
Licensed Environmental Health Practitioner

Enclosure: Bill $340.00

CITY OF DeKALB
WATER DIVISION – LABORATORY

Registry #17542

1216 Market Street
DeKalb, IL 60115-3531
815/ 748-2050

Group Number _____
Sampling Period _____
_____ to _____

MICROBIOLOGICAL ANALYSIS REPORT FORM
Samples must reach lab within 30 hours after collection. Sample Collector must accurately complete all shaded areas or sample may be discarded. Type or use ball point pen. See reverse side for instructions.

Date and Time in Laboratory: 6/15/16 6/15/16 1400 M

1. Mail Report To:
Name: DCHD
Address: 2550 N Annie Glidden
City: DeKalb State: IL Zip Code: 60115
Public Water Supply Name:
Facility Number:

2. Contact Person for Unsatisfactory Results:
Name: Vincent Phone: 248-2430

3. Date Collected: 6/15/16
4. Sample Collector: Vincent
5. Sample Purpose: ☒ Routine ☐ Replacement ☐ Boil Order ☐ Other _____
☐ New Construction - Permit No. _____ FY _____
☐ Repeat: ☐ Invalid Sample:
Orig Smpl Lab No. _____ Orig Smpl Lab No. _____
Orig Smpl Lab No. _____ Orig Smpl Lab No. _____
Orig Smpl Lab No. _____ Orig Smpl Lab No. _____

6. Bacteriological Samples:

Bottle No.	Sampling Site Number	Sample Location / Address	Sample Type	Time Collected	Res Cl	7. Colonies Read	8. Total Coli	~~Fecal~~ E Coli	10. Opin	11. Laboratory Number	Lab Job No.
1	Fact	2530 E. Five Points	R	1115			P	P	4	168622	

* Positive for E. Coli

MA

UNSATISFACTORY

DeKalb Water Lab #17542

Method: Colilert 18 ☒ Membrane Filter ☐

Date & Time Ran 6/15/16 1400 MA

Reported By: Matt Anderson Date: 6/16/16

Person Notified: Sued Date: 6/16/16

No. of Bottles Sent: _____

Date Bottles Sent: _____

Reason for Replacement: _____

☐ Samples more than 30 hours old ☐ No Date / Time of Collection

☐ Other _____

— IEPA Use Only —

DeKalb County Health Department
Prevent • Protect • Promote

Jane E. Lux, RN, MPH
Public Health Administrator

2550 N. Annie Glidden Road • DeKalb, IL 60115 • Phone (815) 758-6673 • Fax (815) 748-2485

Invoice No:
6/15/2016

INVOICE

Customer:

Name: Spaceo, Inc - Jason Wiesbrock P.E.
Address: 224 1/2 N. Liberty St.,
City: Morris State: IL Zip: 60450
Phone: 815-941-0260

Date: 6/17/2016

Qty	Description	Unit Price	TOTAL
1	Septic Inspection - 3551	$165.00	$165.00
1	Well Inspection - 3552	$175.00	$175.00
0	Water Sample Test - 3552	$40.00	$0.00
0	Water Sample with Collection - 3552	$75.00	$0.00
0	Well Permit - 3542	$295.00	$0.00
	ENVIRONMENTAL HEALTH INSPECTION		
	Ron Dibble Trucking Inc. 133 S. State Route 53, Gardner, IL 60424		
	25330 Five Points Road, Sycamore, Il 60178		
		SubTotal	$340.00
		TOTAL	$340.00

Payment Details

- ○ Cash
- ○ Check Number
- ○ Credit Card (enter information below)

___VISA ___MasterCard ___DISCOVER ___American Express

Name on Card
Address
City State ZIP
Contact/Phone #

Card #
Expiration Date
Card Verification # (3-4 digit security code)

Signature

THANK YOU!

Payment is due upon receipt of invoice.
Please return your payment with this invoice to the address above.

SHANNON LN
THOMPSON RD
1S 131 N
N STATE ST

Certificate of the Publisher

Daily Chronicle

Description:DIBBLE
PUBLIC NOTICE DIBBLE FAMI

DEKALB COUNTY PLANNING/ZONING/
110 E SYCAMORE ST
SYCAMORE IL 60178

Shaw Media certifies that it is the publisher of the Daily Chronicle. The Daily Chronicle is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of DeKalb, County of DeKalb, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Daily Chronicle, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
07/16/2016

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Karen Pletsch, its publisher, at DeKalb, Illinois, on
16th day of July, A.D. 2016

Shaw Media By: Karen Pletsch

Karen Pletsch, Publisher

Account Number 133717 Amount $202.20

JUL 22 2016

PUBLIC NOTICE

Dibble Family LLC would like to operate a propane storage and distribution business on property located at 25330 Five Points Road in unincorporated Mayfield Township. However, because the property is zoned for agriculture, the proposed business would require a Special Use Permit to be granted by the DeKalb County Board. Before the County Board can approve a Special Use, a public hearing must be held before the DeKalb County Hearing Officer.

Dibble Family LLC is requesting approval of a Special Use Permit for a proposed agribusiness. A public hearing will be held before the **DeKalb County Hearing Officer on Thursday, August 4, 2016, at 1:00 p.m. in the DeKalb County Administration Building, East Conference Room, south entrance, 110 E. Sycamore Street, Sycamore, IL, 60178.** Because this will be the only opportunity for public input on this request, all interested persons are encouraged to attend and be heard. The Special Use Permit petition, MY-16-08, is available for inspection at the DeKalb County Planning Department, 110 E. Sycamore Street, Sycamore, IL, (815) 895-7188.

The subject property is located at the northeast corner of Five Points and State Rte. 64, and is legally described as follows:

That part of the North Half of the Southeast Quarter of Section 26, Township 41 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, bounded and described as follows: Commencing at a point on the centerline of a public road known as Five Points Road, or North First Street, distant 50.0 feet Northeasterly measured at right angle from the centerline of the main track of the Minnesota and Northwestern Railroad Company (later the Chicago Great Western Railway Company, now the Chicago and Northwestern Transportation Company), as said main track centerline was originally located and established across said Section 26; thence Southeasterly parallel with said original main track centerline, 991.2 feet to the point of beginning of the parcel of land herein described, said point also known as Original (1910) Chaining Station 3084+38; thence Northeasterly at right angle to the last described course, 21.9 feet; thence Northwesterly parallel with said original main track centerline, 997.60 feet to a point on the centerline of said Five Points Road; thence Southerly along said centerline of Five Points Road, 52.05 feet to a point distance 21.9 feet, Northeasterly measured at right angle from the centerline of the main track of the Chicago and Northwestern Transportation Company (formerly the Chicago Great Western Railway Company), as said main track is now located; thence Southeasterly parallel with said last described main tract centerline, 982.99 feet to a point on a line drawn at right angle to said original main track centerline through the point of beginning; thence Northeasterly along said last described right angle line, 28.10 feet to the point of beginning, also that part of the North Half of the Southeast Quarter of Section 26, Township 41 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, bounded and described as follows: Commencing at a point on the centerline of a public road, known as Five Points Road or North First Street, distant 50 feet Northeasterly measured at right angles from the centerline of the main tract of the Minnesota and Northwestern Transportation Railway Company (later the Chicago Great Western Railway Company, now the Chicago and Northwestern Company), as said main track centerline was originally located and established across said Sections 26; thence Southeasterly parallel with the original main track centerline, a distance of 991.2 feet to a point of beginning, also known as Original (1910) Chaining Station 3084+38; thence Southwesterly at right angles to the last described course, to a point 21.9 feet North of said railroad centerline to the point of beginning; thence continuing Southwesterly on the same course to the Southerly line of the said railroad (now abandoned); thence Northwesterly along Southerly line of said railroad right of way (now abandoned) to the centerline of Five Points Road; thence Northwesterly along the centerline of said road to a point 21. 9 feet measured at right angles to said railroad centerline, Northerly of said centerline; thence Southeasterly to the point of beginning.

P.I.N.s: 05-26-451-002

The application for a Special Use Permit has been filed in accordance with the requirements of Section 9.02.B. of the DeKalb County Zoning Ordinance in order to approve an agribusiness on property zoned A-1, Agricultural District.

Paul R. Miller, Director
DeKalb County Planning, Zoning, and Building Department

(Published in the Daily Chronicle, July 16, 2016.)1207538

Mailed a copy of
the hearing (CD)
on 8/12/16