

NOTES OF THE LIVINGSTON COUNTY REGIONAL PLANNING COMMISSION
MEETING HELD 7:00 P.M. ON
AUGUST 5, 2013 IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

Chairman Mike Haberkorn called the meeting to order and roll call was taken.

Those present were: Mike Haberkorn, Jerry Gaspardo, Dee Woodburn, Scott Sand, Shane Long, Richard Runyon and Joshua Eitenmiller.

Those Absent were: Scott Cranford, Ed Hoerner, Gene McKinley, Verne Taylor, Keith Bahler, Dean Wahls, Rudy Piskule and Luke Bartlett.

Because a quorum was not present an official meeting could not be held.

However, with representatives of Zoning Case SU-7-13 being present, the planning commission members present were provided information pertaining to this zoning case. This zoning case is a request of Laminating Products, LLC, for an agricultural product manufacturing business of a perforating and laminating acoustical products operation in an AG, Agricultural, District. The property in question in this request will be part of a 120 acres parcel of land in the West Half of the Southwest Quarter and the Southwest Quarter and the West Half of the East Half of the Southwest Quarter of Section 33 of Avoca Township. Notice of public hearing has been made and surrounding property owners have been notified of this proposed special use. Mr. Schopp presented his report, exhibits and other information relative to this zoning case, including draft conditions that may be considered on the approval of this zoning case. The applicant's printed detailed explanation for this special use was copied and made part of the zoning administrator's report. This applicant explanation was noted to the planning commission members present.

Ron Fehr, of Fehr Cab Interiors, commented to the commission members about the decision that was made to seek a new source of perforated and laminated products for their business. They make new cab interiors for used machinery, primarily farm machinery. Ron explained that the product that they had been receiving had some bonding and quality issues. It was explained about how Fehr Cab Interiors would be the first primary market for the proposed Laminating Products, LLC. Ron explained that Dave Korowicki would oversee the planned business, and succession of the LLC ownership was also mentioned by Ron. Ron further explained the operations of Fehr Cab Interiors. The primary focus of their business operations for this zoning case focuses on pre-cut acoustical insulations kits.

Dave Korowicki the president of Laminating Products, LLC then spoke with the planning commission members present at this briefing. Dave commented on the quality of products being received at Fehr Cab, passing out examples of good and bad quality products. Dave explained that Laminating Products would primarily act as a provider of a quality product for Fehr Cab, in essence acting as a quality control mechanism for Fehr Cab Interiors. Dave explained the proposed business is to be located on property owned by Ervin Fehr. Three quarters of the proposed building would be used by the new business and the remaining quarter would be used by Ervin Fehr for his farming operations. Dave then related about the operations of two machines that would be placed in the new building. One machine would be a perforation machine and the second one would be a laminating machine. These two machines will be new, adding a further quality control component to the operation.

The planning commission members present at this briefing then discussed this proposed special use with the applicant. Issues being discussed included the current product source and quality, and how Fehr Cab is now hassling with this product. Other potential customers of the proposed product were then discussed. Environmental issues regarding the laminating process were then discussed. The applicant's explained about how they are using consultants to help them address air quality issues. The applicant's then explained about how waste products, like the small punch out materials, will be recycled. Ervin Fehr then explained about how he has discussed this proposed property use with the township road commissioners. Property issues were then discussed. Odor issues related to the laminating flame treatment were discussed. Ervin noted he will next to this business and he does not want it to smell, Ervin has researched this product processing odor issue. The weight of and the delivery and shipping of the products related to the proposed business were discussed. The flammability of the product was discussed, with it being related that it is treated with a flame retardant to meet State of California standards. It was noted that Fehr Cab Interiors have been in business for 25 years. Potential hours of operations were then discussed. Though business operations are planned to take place during daytime hours, those hours need to be worked out to meet optimum conditions regarding heat, humidity and product manufacturing requirements. Building floor plan and space usage were further discussed. The benefits of using modern equipment in this operation were then mentioned.

The consensus of the planning commission members present was to have this special use proceed to hearing before the zoning board of appeals.

This briefing concluded at 8 p.m.