

MINUTES OF THE LIVINGSTON COUNTY  
REGIONAL PLANNING COMMISSION MEETING  
HELD ON AUGUST 3, 2015, STARTING AT 7:00 PM  
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE  
112 W. MADISON ST. PONTIAC, ILLINOIS

Vice-Chairman Jerry Gaspardo called the meeting to order and roll call was taken.

Those present were: Jerry Gaspardo, Eddie Hoerner, Verne Taylor, Keith Bahler, Dee Woodburn, Scott Sand, Shane Long and Richard Runyon.

Those absent were: Mike Haberkorn, Scott Cranford, Rudy Piskule, Dean Wahls and Luke Bartlett.

APPROVAL OF THE AGENDA:

With no recommendations for additions or amendments to the agenda for this meeting, Dee Woodburn moved, seconded by Scott, that the agenda for this meeting be approved as presented. This motion was approved.

APPROVAL OF MINUTES:

Minutes of the June 1, 2015 meeting were mentioned by Vice-Chair Gaspardo. There being no comments, Vice-Chair Gaspardo declared the minutes approved as written.

BUSINESS:

Case ZT-2-15; Pertains to a request by the Zoning Board of Appeals of Livingston County for the purpose of amending the text of the Livingston County Zoning Regulations in the County Code of Ordinances, Livingston County, Illinois, Chapter 56 Zoning for the purpose of changing the text of Sec 56-292, Special Uses in the C1, Local Business District by adding (10) Rental Services and (11) Shooting Range, Indoor. Notice of public hearing has been made regarding this proposed text amendment. Mr. Schopp presented his report with exhibits and other information relative to this zoning case.



This proposed text amendment is a result of Livingston County Zoning Board of Appeals Review of Livingston County Zoning Case ZM-1-15. Livingston County Zoning Case ZM-1-15 pertains to a proposal to change the zoning classification on three lots in unincorporated South Streator, from a R2, Low Density Multiple Family Residence, District to a C1, Local Business District. In view of the fact that some of the adjoining property to the property in question in zoning case ZM-1-15 is zoned as C1 and is developed with commercial uses the zoning board appeals is recommending the approval of that zoning case.

However, as part of that review it was presented that the applicant has plans to use the property for uses not specifically outlined in the Livingston County Zoning Regulations. Consequently, the zoning board of appeals also recommended that the proposed uses be incorporated into the county zoning regulations as special uses. Therefore this zoning text amendment case is being presented you for review. Reference was made to an ordinance page which reflects the section of the regulations that is proposed to be amended, with the proposed additions highlighted. The Regional Planning commission members then considered this proposed text amendment.

Then Dee Woodburn moved, seconded by Scott Sand, that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Case ZT-2-15 that pertains to a request by the Zoning Board of Appeals of Livingston County for the purpose of amending the text of the Livingston County Zoning Regulations in the County Code of Ordinances, Livingston County, Illinois, Chapter 56 Zoning for the purpose of changing the text of Sec 56-292, Special Uses in the C1, Local Business District by adding (10) Rental Services and (11) Shooting Range, Indoor. This motion was approved by a unanimous voice vote.

PUBLIC COMMENT:

INFORMATIONAL UPDATE:

The planning commission members were informed about the Pleasant Ridge Wind Energy Project Status. The regional planning commission members were then advised about the wind energy regulations discussion points for a possible text amendment review. Reasonable Balance is being sought in these discussions.

Points under discussion include definitions to reflect – Financial Assurance – New Definition on decommissioning. Financial Capability– (NEW) The applicant shall provide assurance to the county that they are capable of building and operating this proposed WECS project.

Additional discussion points include Shadow Flicker limits of 30 hours per year. (Waiver) (Part. Vs. Non-Part). Use of a Hearing Officer which is statutory allowed. Change in Setbacks, which in part noise standards dictate, with consideration of starting out 50 (negotiable) feet out from primary structure (legality) – or a minimum of (1600 feet?). Also being discussed is School Setbacks – 1.5 mile – waiver – Municipal Statutory issue. The Legality of Property Value Guarantees is also being reviewed. Another moratorium extension will be discussed, along with townships voice in decisions. Then the regional planning commission members commented on this wind energy regulations under discussion.

The planning commission members present were then informed that their next meeting is scheduled for Monday August 31, 2015 at 7:00 pm.

ADJOURNMENT:

Eddie Hoerner moved that the meeting be adjourned. This motion unanimously approved.

This meeting was then adjourned at 8:00 p.m.