

AGRICULTURE, ZONING AND EMERGENCY SERVICES COMMITTEE

MINUTES OF THE APRIL 4, 2017 MEETING

The committee chair called the meeting to order at 6:00 pm at the Livingston County Historic Courthouse, 112 W. Madison St., Pontiac, Illinois and roll call was taken.

Present: Daryl Holt, Justin Goembel, Jason Bunting, James Carley, Marty Fannin, Steven Lovell and Paul Ritter.

Absent: None.

Others Present: Additional County Representatives included: County Board Chairman Bob Young and County Executive Director Alina Hartley. And, several interested citizens of the county were also present at this committee meeting.

Committee Chair Daryl Holt noted the agenda for this April 4, 2017 meeting. Paul Ritter then moved, seconded by Marty Fannin, that the agenda for this meeting be approved. This motion was approved by a voice vote of all ayes.

Committee Chair Daryl Holt then referred to the minutes of the March 7, 2017 and March 16, 2017 meetings. Then Marty Fannin moved, seconded by Paul Ritter, that these meeting minutes be approved as presented. This motion was approved by a voice vote of all ayes.

Business:

ETSB Report: This committee was notified that since the Vermilion Valley Regional ETSB is now the emergency communications joint authority, the committee will now be presented with an annual report.

Review of Livingston County Zoning Case ZM-1-17 – Dollar General:

This is a review of a proposed zoning map amendment for the purpose of amending the zoning classification on the subject property from a R2, Low Density Multiple Family Residence, District to a C1, Local Business, District. This property is located on a property that would have an address of 110 E. Livingston Rd., in unincorporated South Streator. The committee members had been provided with a report pertaining to this zoning map amendment proposal. The committee members had also been provided with a copy of the Livingston County Zoning Board of Appeals meeting at which the public hearing for this zoning case was conducted, along with a copy of the Livingston County Zoning Board of Appeals Findings of Fact and Recommendation pertaining to this zoning case. The Livingston County Zoning Board of Appeals is making a recommendation that this zoning case be denied, as noted in the above copies of the zoning board of appeals minutes and findings of fact and recommendation. Committee Chair Holt commented about his review of this zoning case, and as to how he still has questions regarding the drainage as to how water would be conveyed into the detention pond area and what would provide for detention pond overflow. Would there be slow runoff? Committee Chair Holt also commented about how traffic was a concern during the zoning board of appeals public hearing. Ryan Swanson of Arc Design Resources, who is working on the design of the subject site was present at this meeting, along with his colleague Dean Holeton and Tim O'Brien representing the developer were also present.

Mr. Swanson spoke in regard to a proposed drainage plan for the subject property. Mr. Swanson used poster boards of the site location and site plan to comment about the proposed infiltration basin proposed for the north end of the subject property. Drainage swales proposed for the east and west sides of the subject property were mentioned, as ways to convey water to and from the infiltration basin. A new part of their drainage study reflects that they would actually be providing drainage for 8 acres, not just for the 1.6 acre subject property. The infiltration pond is designed for a 100 year event, so overflow would be rare, but if overflow occurred it would flow south toward Livingston Road. The elevations of the area and the project were discussed, along with the soil profile of the property. Mr. Swanson explained that this would be an infiltration pond and not a detention pond, remarking about the differences, in part no water would be conveyed out of the pond, as it is in a detention pond. Mr. Swanson related that it would take 15 to 18 hours to convey water from an average rain through the infiltration basin. It was explained that part of this infiltration would be through the use of a dry well being punched into the sand layer to allow for the water to more easily infiltrate. Elevations and the depth of the proposed infiltration basin were discussed. Grading the land to accommodate drainage was then discussed. Lighting of the property was then discussed including, how they plan on using LED lights to assist in preventing light pollution. A lighting plan board was presented to the committee. The proposed 5 foot deep dry well was then further discussed. It was acknowledged that this dry well may need to be cleaned out occasionally. The lack of storm sewers in the area was then mentioned. Similar Dollar Generals developed in the area, LaSalle, Peru and Seneca was used as comparisons. The proposed site was determined by the Dollar General Corporate marketing department. Mr. Swanson then commented about traffic counts that had been done in the area. Approximately 45 cars had been counted during the afternoon shift change from Vactor, with the traffic at Livingston Rd. and Route 23 being cleared in 10 minutes or less, so the developers consider these low delays. The drainage/drainage concerns, soil profiles and the proposed infiltration basin were all discussed in more detail. The zoning board of appeals recommendation was then mentioned. Amanda Stipp, Reading Township Supervisor, related that an informal survey of area residents coming in to pay their sewer bills had taken place with over 30 people being in favor of developing a Dollar General on this site, and 3 people not in favor of this development. It was mentioned that some information had been presented to this committee that had not been presented to the Livingston County Zoning Board of Appeals. Marty Fannin then moved, seconded by Paul Ritter that this zoning case be tabled, to allow time for options on how the committee can proceed to be investigated. This motion was approved by a voice vote of all ayes.

Solid Waste Report – Review of a synopsis of solid waste related documents and host fee information:

A printed copy of the planning commission monthly synopsis of landfill information and correspondence and a report from Deigan and Associates were presented to the committee members. This correspondence primarily related to gas system reports, including a subsurface oxidation event, groundwater monitoring results. Repair to the gas system is taking place during this current period of time. Printed copies of host fee information were also presented to the committee.

Evaluation of Options on the Committee Review of the Livingston County Zoning Board of Appeals Report and Recommendation pertaining to Livingston County Zoning Case application ZT-3-16; a proposed text amendment regarding wind energy regulations:

The most recent draft version of the proposed amendment regarding wind energy regulations, Livingston County Zoning Case ZT-3-16 was provided to the committee. This version incorporated text discussed at the March 28, 2017 Agriculture, Zoning and Emergency Services committee meeting, regarding this text amendment. This committee concurred with the proposed text amendment as outlined in this document. These proposed text amendments will need to be formalized for a committee recommendation

Evaluation of Options on the Committee Review of the results on the Advisory Referendum on the distances between wind turbines and residences, and How these Results may be Incorporated into the Wind Energy Zoning Regulations:

The committee members were presented with a copy of an executive summary of proposed wind regulations 2 – 2017.

On this executive summary proposed amendments 1 and 6 pertain to the administration procedures of a hearing facilitator. Proposed amendments 2, 3, 4 and 5 pertain to setback amendments, primarily focusing on a new set of setbacks for the 7 northeastern townships, reflecting the results from the related referendum this past November. The committee concurred with this proposed summary of changes. These proposed text amendments will need to be formalized for a committee recommendation.

In order to more formally address recommendations on Livingston County Zoning Case ZM-1-17 – Dollar General, Livingston County Zoning Case ZT-3-16 and the proposed advisory referendum text amendments, it was agreed that the committee meet again on April 13, 2017 prior to the county board meeting.

Other Issues to Come Before the Committee: None

Review and Approval of Bills:

An invoice with a total amount of \$5046.95 from Deigan and Associates, LLC for their Professional Services for the period from January 6, 2017 to February 24, 2017 relating to landfill monitoring and technical reviews of Republic/Allied Waste's Livingston and Streator Area Landfills, for environmental/solid waste landfill consulting service to Livingston County was submitted to the committee. Justin Goembel moved, seconded by Paul Ritter, that this committee approve the payment of this invoice. This motion was approved by a unanimous voice vote.

Public Comments:

Philip Luetkehans the attorney for the UCLC, commented that he would like for the county board to consider having an effective date on the first wind regulations prior to the mentioned September 1, 2017 date. That in part this approved wind regulations text amendment would act as a moratorium while the second wind energy text amendment that is being considered proceeds through the public hearing process. Mr. Luetkehans remarked that this could reduce some risk of extending the moratorium.

Adjournment:

Then Marty Fanning moved, seconded by James Carley, that this meeting be adjourned. This motion was approved unanimously.

This meeting was adjourned at 7:10 p.m.

Charles T. Schopp, Administrator
Livingston County Regional
Planning Commission