

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON OCTOBER 5, 2020, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

Due to the meeting not having a quorum at the start of the meeting, discussion began with business items

BUSINESS:

Livingston County Zoning Cases SF-3-20 - Carroll

This zoning case is in regard to a proposal by the Carroll family for the approval of two lot subdivision in an AG, Agriculture, District. The subject property is a 4.36 acre parcel of land located in the Northeast Quarter of Section 23 of Rooks Creek Township, at 17733 N – 1090 East Rd., Pontiac, IL. The zoning administrator presented his report and additional pertinent information about this zoning case. This is a family parcel of land of which contains one dwelling and some farm building of which they would like to divide into separate parcels.

As shown on the plat of this proposed property division, the house would be on one lot, and the farm buildings would be on the other lot. This property has been in the family for many years, with the house at one time being part of the farmland, being divided off when family residence of the house changed. The reason for the application is that the father is wishing to sell the house to his son and the bank prefers that the house property stand alone for financing purposes, and the family would like to keep the farm buildings with the farm separate from the residential property. Tom Blakeman the attorney representing the family at this hearing, commented on the history of this property and as to how this proposed subdivision is part of the next phase of the family dividing the property. The 30 foot frontage being proposed for the back lot was discussed between the planning commission members and the applicant representatives. The planning commission members then remarked about how they would like to have further approval of any house to be built on the proposed back lot. This house already would need to comply with the setback regulations and regulations relating to the any new wells or septic systems.

John Slagel moved, seconded by Shane Long, that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Case SF-3-20, that would allow for proposed two lot Carroll Subdivision as it is being proposed. This motion was approved by roll vote.

Shane Long having joined the meeting via telephone during discussion of the Carroll zoning case and was able to participate in the roll call vote of this case

Gaspardo-Yes, Haberkorn-Absent, Piskule-Yes, Hoerner-Absent, Taylor-Absent, Bahler-Absent, Wahls-Yes, Woodburn-Yes, Sand-Yes, Long-Yes, Cranford-Absent, Slagel-Yes.

The zoning administrator then brought the meeting back to official business due to a quorum being achieved with the attendance of Shane Long via telephone

Roll call was taken.

Those present were: Jerry Gaspardo, Rudy Piskule, Dean Wahls, Dee Woodburn, Scott Sand, Shane Long and John Slagel.

Those absent were: Mike Haberkorn, Eddie Hoerner, Verne Taylor, Keith Bahler and Scott Cranford.

APPROVAL OF THE AGENDA:

The agenda to this meeting was mentioned by the chairman. With no recommendations for additions or amendments to the agenda for this October 5, 2020 meeting, Dee Woodburn moved, seconded by John Slagel that the agenda for this meeting be approved as presented. This motion was unanimously approved by roll call vote.

Gaspardo-Yes, Haberkorn-Absent, Piskule-Yes, Hoerner-Absent, Taylor-Absent, Bahler-Absent, Wahls-Yes, Woodburn-Yes, Sand-Yes, Long-Yes, Cranford-Absent, Slagel-Yes.

APPROVAL OF MINUTES:

Minutes of the August 3, 2020 meeting were mentioned by the chairman. Then Shane Long moved, seconded by John Slagel, that these minutes be approved as amended. This motion was approved by roll call vote.

Gaspardo-Yes, Haberkorn-Absent, Piskule-Yes, Hoerner-Absent, Taylor-Absent, Bahler-Absent, Wahls-Yes, Woodburn-Yes, Sand-Yes, Long-Yes, Cranford-Absent, Slagel-Yes.

Case ZM-3-20 - Renner

This zoning case pertains to a request for the approval of a zoning district map amendment to allow for the zoning classification on the subject property to be changed from a C1, Local Business, District classification to an R2, Low Density Multiple Family Residence, District classification. The proposed text amendment would allow for the property be more accurate to its actual use that it has always been used for. The assistant zoning administrator presented his report and additional pertinent information about these zoning cases. This is a family parcel of land that belonged to Mr. Renner's father, Eugene, and the house was recently sold. However, the bank who is handling the mortgage financing of the new owner prefers that the property be zoned residentially rather than a business, for financing purposes. The location of this property was pointed out on aerial photographs, to clarify the subject property for all of the planning commission members. The property was never used in a business capacity and is bordered by an R2, Low Density Multiple Family Residence, District. Mr. Renner believed that perhaps there was an error many years ago when the businesses nearby were zoned as a C1, Local Business, District, and the house was arbitrarily included with the area commercial zoning .

Dee Woodburn then moved, seconded by Rudy Piskule, that the Livingston County Regional Planning Commission recommend the approval of Livingston County Zoning Cases ZM-3-20, that would allow for the zoning classification to be amended on the subject property from a C1, Local Business, District classification to an R2, Low Density Multiple Family, District classification. This motion was approved by a roll call vote.

Gaspardo-Yes, Haberkorn-Absent, Piskule-Yes, Hoerner-Absent, Taylor-Absent, Bahler-Absent, Wahls-Yes, Woodburn-Yes, Sand-Yes, Long-Yes, Cranford-Absent, Slagel-Yes.

Case ZM-4-20 – Dollar General

The subject of this report regards a review of a proposed zoning map amendment for the purpose of amending the zoning classification of the subject property from an AG, Agricultural, District classification to a C2, Central Business, District classification. The subject property is located in Section 16 of Saunemin Township, Livingston County Illinois in the Southeastern portion of a 73.90 acre tract of land. The proposed text amendment would allow for the construction and operation of a Dollar General at the proposed location. The assistant zoning administrator presented his report and additional pertinent information about these zoning cases. The subject property in this zoning case is approximately a 1.469 acre portion of land that was purchased from a 73.90 tract of land for the purpose of constructing and operating a Dollar General. In order for the proposed plan to move forward, there must be a zoning map amendment made to allow for such a use.

Paul Brown, from Farnsworth Group representing the proposed project, commented about this proposed property development by Dollar General. There was discussion regarding safety concerns of the location of the Dollar General. Due to the Village of Saunemin being separated by the proposed location by two busy state highways (IL Route 47 & IL Route 116), members of the commission expressed concern over the safety of children walking and riding their bicycles across busy lanes of traffic to get to the store's proposed location and there being no sidewalks to get there. Further discussion involved other potential locations for the store that would be safer for foot and bicycle traffic. Mr. Brown then discussed five other locations that were considered by Dollar General's land acquisition representatives of which they found unacceptable. Bob Bradford, Village President of Saunemin, communicated that he and other village representatives are willing to work with those in charge of planning the construction of the store to possibly have the store constructed within the corporate limits of Saunemin. Mr. Bradford related that the Village had evaluated some of their options relating to this proposed development, including annexation and amending their TIF district plan. Mr. Bradford noted the value of the business would have to Saunemin, while also recognizing the discussion about the concerns for safety of any one that may want to walk or bike across and along highways to the proposed building site. Mr. Piskule once again related his concerns of the safety of those biking or walking in relation to his concerns and his opposition to recommending the approving this proposal.

No members elected to make a motion, therefore action on this zoning case died because of a lack of a motion.

OTHER BUSINESS: None

PUBLIC COMMENT: None

INFORMATIONAL UPDATE:

The planning commission members present were informed that their next meeting is scheduled for Monday November 2, 2020 at 7:00 pm.

ADJOURNMENT:

Rudy Piskule moved, seconded by Scott Sand, that the meeting be adjourned. This motion was approved by roll call vote.

Gaspardo-Yes, Haberkorn-Absent, Piskule-Yes, Hoerner-Absent, Taylor-Absent, Bahler-Absent, Wahls-Absent had left the meeting, Woodburn-Yes, Sand-Yes, Long-Yes, Cranford-Absent, Slagel-Yes.

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

Respectfully submitted,

Charles T. Schopp, Secretary
Livingston County Regional
Planning Commission