

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON JUNE 7, 2021, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

The meeting was called to order at 7:01 p.m..

Roll call was taken.

Those present were: Ed Hoerner, Keith Bahler, John Slagel, Dee Woodburn, Rudy Piskule, Dean Wahls, Jerry Gaspardo, and Michael Haberkorn

Those absent were: Scott Cranford, Shane Long, Verne Taylor, and Scott Sand

APPROVAL OF THE AGENDA:

The agenda to this meeting was mentioned by chairman Haberkorn. With no recommendations for additions or amendments to the agenda for this June 7th, 2021 meeting, Dee Woodburn moved, seconded by Jerry Gaspardo that the agenda for this meeting be approved as presented. This motion was approved by a voice vote of all ayes.

APPROVAL OF MINUTES:

Minutes of the February 1, 2021 meeting were mentioned by chairman Haberkorn. Then Dean Wahls moved, seconded by John Slagel, that these minutes be approved as presented. This motion was unanimously approved by roll call vote.

BUSINESS:

ZM-2-21 & V-1-21 – Pitte

This zoning case pertained to a proposal to change the zoning of two properties located in South Streator from classifications of C1, Local Business and R2, Low Density Multiple Family classifications to a C3, General Business classification to allow for the development and operation of a storage unit facility in South Streator. The variance portion of this zoning case was not considered by the planning commission.

The assistant zoning administrator presented the zoning case to the commission members. Jason Pitte, the applicant, was also present at the meeting and presented his case to planning commission members as well. Mr. Pitte explained that he is seeking to consolidate the two properties into one parcel and to construct the storage unit facility onto the property with access from IL Route 23 and that he plans to clean up the property. There was then questions about what other businesses would be permitted under a C3, general business classification and what other uses are in the area. Commission members also had concerns about changing the zoning and whether it would allow the

applicant to have multiple commercial businesses on the property. The zoning administrator said that it would not necessarily allow him to do that and that it would need to be reviewed.

Jamie Sharisky, 119 E. Franklin St., Streator, IL, who was a concerned nearby property owner then presented her concerns about the construction of those storage buildings which included losing the joy of her property with it being an open lot where they frequently see deer, turkey's, and honey bees in the area. Jamie also related that she was under the impression when she bought the property that it would remain a residential area and that there wouldn't be business development.

The question was then posed as to why a C3 is needed for a storage unit facility. The zoning administrator then explained that the storage units that were constructed in Saunimen many years ago was zoned C3 and that it would require a change of the zoning ordinance to zone it differently than a C3.

Jamie Sharisky then posed a concern as to how storm water would drain if the storage units were constructed. Mr. Pitte then explained that he would grade the surface to make sure that the water would drain away from nearby residences.

Mr. Pitte then assured Mrs. Sharisky and her husband that the storage units would be closed at night to prevent noise and traffic from disturbing neighbors at nighttime hours. Mrs. Sharisky expressed her doubts about that type of policy remaining enforced.

Mrs. Sharisky's husband and another neighbor, James Riehl, 112 E. Franklin St., were also present at the meeting and presented their concerns about the proposed zoning change as well. Prior to noting their concerns, they along with Mrs. Sharisky were provided with copies of Mr. Pitte's proposal and also were given an opportunity to review them.

Mr. Riehl stated that he has no issue with Mr. Pitte developing the property to the West of the alleyway, but did not agree with development on the property currently zoned residential. Mr. Riehl also questioned how changing the zoning of these properties to C3 might make it easier to expand the C3 zoning district in the future.

Mr. Pitte then clarified the site plans with the concerned neighbors and the planning commission.

Another concern that was raised by the Sharisky's was that they would lose area for their children to play if the area were to be developed into an enclosed storage unit facility.

Further discussion then occurred about possible drainage issues that may occur as a result of the development of the property.

John Slagel then moved, seconded by Dee Woodburn that the Regional Planning Commission recommend that zoning case ZM-2-21 be denied in respect to changing the R2, low density multiple family classification to a C3, general business classification. Slagel noted that the zoning change does not fit the area and that it is an owner-created hardship.

The motion for zoning case ZM-2-21 was then agreed to be recommended for denial by roll call vote:

Jerry Gasparido:	Abstained – No Vote	Dean Wahls:	Yes
Michael Haberkorn:	Yes	Dee Woodburn:	Yes
Shane Long:	Absent – No Vote	Scott Sand:	Absent – No Vote
Ed Hoerner:	Yes	Rudy Piskule:	Yes
Verne Taylor:	Absent – No Vote	Scott Cranford:	Absent – No Vote
Keith Bahler:	Yes	John Slagel:	Yes

ZM-3-21 – Zutat Feed Solutions

This zoning case pertained to a proposal to change zoning of property currently zoned with an AG, Agriculture classification to an I1, Light Industry classification located in unincorporated Chatsworth.

The assistant zoning administrator provided an overview of the zoning case to the planning commission members. Thadd and Jeff Zimmerman, the applicants then provided an overview of their plans for development on the property as well as exactly what they would do on the property.

Discussion between the applicants and commission members included discussion about existing operations in the county and how they are related to this proposed business. Thadd also clarified that the feed is created and how the feed primarily uses cookies, potato chips, and breads to create the feed. Additional questions that were asked of Thadd was who the feed would be available to and how many people would be employed by their business. Thadd explained that approximately 30-40% of the product would be provided to Zimmerman Feed and Grain, however, it would be available to other feed mills as well. Regarding employee numbers, Thadd expected that they would employ around 30 full time employees.

The process of the disposal of wastewater created from cleaning required surfaces at the facility was then discussed in which Thadd explained that wastewater would be collected into an in-ground storage tank where it would eventually be transported to the Kankakee Water Treatment plant. Thadd clarified for commission members that it is necessary to take it there due to them having proper certifications by the EPA to handle their wastewater.

The topic of smoke and smells was then raised by a commission member where Thadd then explained that there would occasionally be an air exhaust associated with when bread arrives at the facility that needs to be dried but there would be no smoke emitted per EPA regulations. Thadd further explained that the smell emitted is similar to a sweet feed smell. The applicants also brought samples of their product that everyone was allowed to smell to have an idea of the smells that would be emitted.

Next, there was a question about the amount of tillable acreage that would be removed from use. Thad explained that about 12 acres is tillable but all would not be completely removed from use.

The issue of dust and noise was also raised where Thadd explained that there would be no dust and that the noise generated from the property would mostly be from the dryer that doesn't create loud noises and that a conversation could be had next to the dryer.

Kathy Cullen, 506 7th Street, Chatsworth, then presented her concerns to the commission which included her concerns of factory development affecting her enjoyment of living in a rural setting such as smells. Ms. Cullen was also concerned about pests becoming an issue on the property due to food products and cardboard being stored on the property. Thadd explained to Ms. Cullen that they are held to EPA and FDA standards and are therefore inspected by them to ensure maintenance of their standards.

Rudy Piskule then moved, seconded by Keith Bahler that the Regional Planning Commission recommend that zoning case ZM-3-21 be approved.

The motion for zoning case ZM-3-21 was then agreed to be recommended for approval by roll call vote:

Jerry Gaspardo:	Yes	Dean Wahls:	Yes
Michael Haberkorn:	Yes	Dee Woodburn:	Yes
Shane Long:	Absent – No Vote	Scott Sand:	Absent – No Vote
Ed Hoerner:	Yes	Rudy Piskule:	Yes
Verne Taylor:	Absent – No Vote	Scott Cranford:	Absent – No Vote
Keith Bahler:	Yes	John Slagel:	Yes

OTHER BUSINESS: None

INFORMATIONAL UPDATE:

The planning commission members present were informed that the next planning commission meeting is scheduled for June 28th at 7 PM at that at this point in time there will most likely be a special use case for a proposed canine rescue to be established on the county line near Gridley.

PUBLIC COMMENT: None

ADJOURNMENT:

Keith Bahler moved, seconded by Michael Haberkorn, that the meeting be adjourned. This motion was unanimously approved by roll call vote.

This meeting was then adjourned at 8:55 p.m.

Respectfully submitted,

Jesse J. King, Assistant Administrator
Livingston County Regional
Planning Commission