

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON JUNE 5TH, 2023, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

The meeting was called to order at 7:23 p.m.

Roll call was taken.

Those present were: Jerry Gaspardo, Ed Hoerner, Dee Woodburn, Michael Haberkorn, Verne Taylor, Dean Wahls, Jim Davis, and Rudy Piskule

Those absent were: Shane Long, Joel Barickman, and Keith Bahler

Also Present: Zoning Administrator Jesse King, Assistant Zoning Administrator Trish Merlino, Justin Swinford (IL American Water), Devin Birch (Austin Engineering), Steve Garrells, Zach Garrells, Frank Pulliam, Ryan Carley, Mein Ho Schlesner, Brenda Morris, Dale Rients, Dale Carstens, Sharon Loudon, Janet Carstens-Hall, John Howell, and Mary Loudon

APPROVAL OF THE AGENDA:

The agenda to this meeting was mentioned by Haberkorn. Woodburn moved, seconded by Gaspardo that the agenda for this meeting be approved as presented for this June 5th, 2023 meeting. This motion carried by a unanimous voice vote.

APPROVAL OF MINUTES

Minutes from the April 3rd, 2023 meeting were then mentioned by Heberkorn. Piskule moved, seconded by Taylor that the minutes be approved as presented. The motion carried by a unanimous voice vote.

BUSINESS:

Case ZM-1-23 & SU-2-23 – Pulliam/Netsource Solutions

This zoning case pertained to the review of a proposed zoning map amendment to change the zoning of a 1.9 acre parcel located in Cayuga currently split-zoned R2, Low Density Multiple Family Residence and AG, Agricultural to a zoning classification of AG, Agricultural. As well as a proposed special use to allow for the same property to be used as a craft and service business to allow for the operation of an IT Service Business.

King gave an overview of the case to RPC members.

Pulliam then offered to take questions from RPC members.

There was a question about whether there was already a house on the property. Pulliam stated that there is and that it is his house.

Another question was asked about whether or not there were any neighbors opposed to the request. Pulliam stated that he was not aware of any opposition.

There was then discussion about the specific details of the proposed use. Pulliam stated that the building is primarily used to store equipment and company vehicles and that there is only traffic first thing in the morning and at the end of the day when workers are coming into work and leaving for job sites and then when they return from those job sites.

A question was asked about how many vehicles the company has. Pulliam stated that there are about 16-18 minivans.

A question was then asked about how long the company has been in business. Pulliam stated that they have been in business since 2005.

Barickman then arrived at the meeting.

With there being no further questions, Piskule made a motion, seconded by Hoerner that both zoning cases be recommended for approval. Motion carried by a unanimous roll call vote. **Ayes:** Gaspardo, Haberkorn, Davis, Hoerner, Taylor, Wahls, Woodburn, Piskule **Nays:** None **Present:** Barickman **Absent:** Long and Bahler

Case SU-4-23 – Illinois American Water

This zoning case pertained to the review of a proposed special use to allow for the development of an above ground water storage tank on property that is zoned AG, Agricultural and FP, Flood Plain located in unincorporated Pontiac.

Swinford and Birch then gave a presentation on the site selection process, the site design, and benefits of the new water tower.

There were then questions and discussion about the existing tank that is to be demolished. Additionally, there was discussion on the life expectancy of the new tank. Swinford explained that the life of the new tank should be around 100 years and that the existing tank is about 80 years old. A question came up about the height of the new proposed tower to which Swinford explained that it would be around 150 feet tall.

Discussion then took place about the source and quality of water that would be in the tank. Swinford stated that it would be treated water that is sourced from the Vermillion River Dam.

A question was then raised about whether the prison in Pontiac was willing to sell them some ground for the new tower. Swinford stated that it was one of the first places they looked and that they were not interested.

The timeline of demolition and construction was then discussed. Swinford explained that the old tower would likely be demolished in 2026 and that the new tower would begin construction in 2024 and be online in 2025.

Lastly, there was discussion about how the new tower would be painted.

Steve Garrells, Zach Garrells, Carley, and Schlesner then all spoke as objectors to the project voicing their concerns about the impact to wildlife and flooding in the area and how this new proposed tower would affect the already high flood waters. They also spoke on their beliefs that there are better sites for the new tower as well as concerns about the tower falling over.

Birch responded to the concerns noted by audience members by assuring that the project would be professionally engineered to prevent any impact to the area.

Barickman then made a motion, seconded by Piskule that this case be recommended for approval. Motion failed by roll call vote. **Ayes:** Haberkorn, Davis, Piskule, Barickman **Nays:** Gaspardo, Hoerner, Taylor, Wahls, Woodburn **Absent:** Long and Bahler

Case ZM-2-23 – Morris

This zoning case pertains to the review of a proposed zoning map amendment to change the zoning of 1.74 acre parcel located in unincorporated Long Point from a zoning classification of AG, Agricultural to a classification of I2, General Industrial

King gave an overview of the case.

Morris then explained her need for the map amendment and also explained her business of recycling various types of items.

There was a question about how long Morris has owned the property. Morris stated she has owned it for approximately 2 years. An RPC member then pointed out the size of the parcel and that a larger parcel such as the ordinance-required 10 acres is needed for scales and other things. The same RPC member asked if Morris planned to seek state licensing. Morris stated that she was not at this time. A follow up question was asked as to whether she has been looking for property that is properly zoned or is near properly zoned property for this type of use. Morris stated that she is still looking.

Due to the fact that Morris mentioned difficulties in being able to run her recycling business, King explained to RPC members the legal proceedings that led up to Morris applying for this request.

Barickman then explained his difficulty in approving something like this due to the fact that it doesn't fit the area and that it doesn't appear to be well thought out.

Morris then re-emphasized her need for the re-zoning of the property.

Gaspardo then pointed out the poorly constructed fence that had previously been mentioned by Morris and that the materials of the fence don't match and that it doesn't look good.

A question was then asked about what would happen if the property was re-zoned and Morris found another property. Morris stated that the property would then be used for storage.

Rients, Carstens, Cherlene Loudon, Carstens-Hall, Howell, and Mary Loudon then all spoke to the poor condition of the property and that it is an eyesore. Additionally, Mary Loudon mentioned that this request may need the EPA to come in a clean up the property like another property in the area needed. Mary also mentioned that this request serves no benefit to people in the area and that the parcel is not big enough to host a landfill.

Barickman then made a motion, seconded by Davis that this case be recommended for denial. Motion carried by roll call vote. **Ayes:** Gaspardo, Barickman, Haberkorn, Davis, Hoerner, Taylor, Wahls, Woodburn, Piskule **Nays:** None **Absent:** Long and Bahler

OTHER BUSINESS:

King notified RPC members of their next meeting date of July 3rd.

PUBLIC COMMENT: None

ADJOURNMENT:

Barickman moved, seconded by Taylor, that the meeting be adjourned. This motion carried by a voice vote of all ayes.

This meeting was then adjourned at 9:18 p.m.

Respectfully submitted,

Jesse J. King, Administrator
Livingston County Regional
Planning Commission