

MINUTES OF THE LIVINGSTON COUNTY
REGIONAL PLANNING COMMISSION MEETING
HELD ON MARCH 4, 2024, STARTING AT 7:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

The meeting was called to order at 7:00 p.m.

Roll call was taken.

Those present were: Ed Hoerner, Verne Taylor, Dee Woodburn, Rudy Piskule, Joel Barickman, and Jim Davis

Those absent were: Shane Long, Keith Bahler, Dean Wahls, and Marvin Hilti

Board Members Present: Michael Haag, Robert Weller, and Gerald Earing

Also Present: Executive Director Alina Hartley, Chad Herman (Consultant Herman Brothers Lake & Land Management)

APPROVAL OF THE AGENDA:

Davis called for any additions or changes to the agenda with none requested. Motion by Barickman, second by Woodburn to approve the agenda as presented. **Motion carried by voice vote with all ayes.**

APPROVAL OF MINUTES

The Minutes of the January 29, 2024 meeting were reviewed. Motion by Barickman, second by Taylor to approve the minutes as submitted. **Motion carried by voice vote with all ayes.**

BUSINESS:

Case SU-2-24 – Voights' Event Center

This zoning case pertains to the review of a proposed special use to operate a wedding/event venue on property located in an AG, Agricultural District in unincorporated Pontiac.

Herman reported that this is a 247-acre property, where 200 acres were being used as a quarry and has since turned into a lake for recreational use. Herman reported there are 6 grain bins on the property; 2 of which they would like to remove to build an event center that will hold a capacity of 299 people and 4 of them to be converted into Airbnb's on the northwest corner of the parcel. Herman mentioned that the owners would like to do this in phases, with the mindset of eventually building a home on the east side of the property to reside in.

Barickman questioned if the property would have enough room for parking, to which Herman stated that they would follow the county's ordinance, but typically it is 1.75 spaces per occupant and they also plan to expand to the west for additional parking space.

Herman reported it is a very secluded area where the buildings are over 250ft from the road and there is only one neighbor to the west. Herman also indicated that the entrance is capable of handling the traffic that would come through without any concern.

Herman reported that the septic would be a slow feed, which means you are allowed to have 1500 gallons per day going into the septic with holding tanks. Woodburn questioned if the septic would drain back into the Quarry. Herman stated that they would need a special system to do so, as well as to test the ground to see how it percolates; but they would prefer not to do that and use a traditional filter.

Woodburn questioned if there was rock under the property due to it previously being a quarry, to which Herman indicated there is. Herman stated they ran into rock about 15ft down when trying to build an additional well on the property, due to the pre-existing well not being big enough.

Barickman mentioned that there are existing quarries neighboring the property which the owners need to take into consideration when building this event center as noise and dust can be a factor. Herman indicated that the owners are aware and they believe they can overcome that with the landscaping and the design of the project.

A representative from Livingston Stone Company, Kankakee Valley Construction, and VCNA Prairie all indicated that they have no concerns in regard to the project, but want to ensure that they can continue with their daily operations as they are aware of the nuisances their businesses may cause and don't want any unforeseen complaints. Attorney Gary Peters from Howard & Howard questioned if there can be a condition set in place where the owners acknowledge the existence of the surrounding businesses/plants there to avoid claims of nuisance or disturbance.

Motion by Barickman, second by Piskule to recommend approval of Zoning Case SU-2-24 – Voights' Event Center and send to the Zoning Board of Appeals. **Motion carried on roll call vote with all ayes. Ayes:** Hoerner, Taylor, Woodburn, Piskule, Barickman, and Davis **Nays:** None **Absent:** Long, Bahler, Wahls, and Hilti

OTHER BUSINESS:

None

PUBLIC COMMENT:

The floor was open for public comment.

ADJOURNMENT:

Motion by Barickman, second by Hoerner to adjourn the meeting. **Motion carried by voice vote with all ayes.**

This meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Jordan Uselding, Executive Assistant
Livingston County Board Office