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1 MR. WELBERS: Okay. Our next Applicant is
2 Ag View FS, care of Mark Wright.

3 That is Parcel Number 05-24-227-004.

4 The common location is the south side of
5 Illinois Route 92, approximately 825 feet west
6 of US Route 34, 101 Illinois Highway 92,
7 LaMoille.

8 This property is presently zoned B-2
9 (sic).

10 It's a request for a Rezone to M-2.

11 The reason for a rezone is for a
12 fertilizer and farm chemical mixing, blending
13 and loading facility. Also a request for a
14 Conditional Use to place four 30,000-gallon
15 aboveground fertilizer tanks, and an 80-foot by
16 180-foot chemical and fertilizer mixing,
17 blending and loading plant, with 12
18 5,100-gallon indoor tanks.

19 Present use is a farm drainage business.

20 Proof of publication is here.

21 From the Bureau County Planning

22 Commission:

23 Based on information that was heard,
24 the Bureau County Regional Planning

1 Commission found that the application for
2 Rezone and Conditional Uses as listed
3 above was consistent with the applicable
4 goals, objectives and policies of the
5 Comprehensive Plan, and was recommended
6 for approval to the Board of Appeals and
7 the Bureau County Board.

8 From the Bureau County Soil and Water
9 Conservation District:

10 It is the opinion of the District
11 Board of Directors that this report as
12 summarized on this page is pertinent to
13 the zoning request:

14 Cultural Resource Information. Upon
15 review of the historic 1875 plat map, we
16 found no historical sites near the
17 project.

18 Biological Resources. Historically
19 the site was prairie landscape. We
20 recommend planting a pollinator or native
21 mix for ground cover where possible to
22 improve the biological resources on the
23 site and to protect the soil. Our office
24 can provide seed mixes and a management

1 plan upon request.

2 Wetland and Floodplain Information.

3 The site is not within a hundred-year
4 floodplain, and there are no wetlands
5 present on or nearby the site.

6 Consultation with the U.S. Army Corps of
7 Engineers should happen before
8 finalization of work plans if the project
9 will be in or near waters of the United
10 States.

11 Erosion Control. The building site
12 is located on gently sloping ground. Most
13 of the soils on the site are at moderate
14 risk of erosion. Care should be taken to
15 cover bare soil during the construction
16 whenever possible. Grading should be kept
17 to a minimum.

18 Soil Information. Most of the soils
19 on the site are well drained and somewhat
20 limited when it comes to shallow
21 excavation. Additional building and
22 engineering considerations may be needed
23 in the locations that are somewhat limited
24 when considering shallow excavation.

1 Conservation Practices. If there are
2 soil conservation practices that will be
3 damaged by the activity on the site, those
4 conservation practices shall be restored
5 to their pre-construction condition as
6 close as reasonably practicable in
7 accordance with USDA NRCS technical
8 standards. All repair costs should be the
9 responsibility of the facility owner.
10 This may include fees; i.e., paying back
11 annual payments, liquidated damages for
12 cancelling the existing program contract
13 if there are plans to build on
14 and permanently remove a practice. Work
15 with individual landowners to determine if
16 practices were put into the USDA program
17 money.

18 AIMA. Refer to the specifications
19 outlined in the Agricultural Impact
20 Mitigation Agreement (AIMA) with the
21 Illinois Department of Agriculture for the
22 minimum standards applied to all
23 construction or deconstruction activities.
24 We emphasize that construction activities

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815.453.2260

In Totidem Verbis, LLC (ITV)

1 MS. DONARSKI: Please state your full name
2 and address for the record.

3 MR. WRIGHT: Mark Wright, 114 East North
4 Street, Wyanet, Illinois.

5 MS. DONARSKI: And what is your position
6 with Ag View, Mark?

7 MR. WRIGHT: I'm the operations manager.

8 MS. DONARSKI: Thank you.

9 MR. WELBERS: Tell us about the project,
10 sir.

11 Did you want his name and address for the
12 record?

13 MS. DONARSKI: We just did that.

14 MR. WELBERS: Yeah, you did.

15 Tell us more.

16 MR. WRIGHT: Basically we're looking to
17 build a chemical mixing and blending facility.
18 We currently have one on our property, but we
19 have outgrown that. So we are looking to expand
20 and make a two-bay mixing shed instead of a
21 one-bay mixing shed.

22 MS. DONARSKI: So, Mark, just to clarify,
23 your existing business is right next door to
24 this proposed one?

1 MR. WRIGHT: Yes, it is.

2 MS. DONARSKI: Okay. So it's more of an
3 expansion than starting a new one?

4 MR. WRIGHT: Yes. We're trying to expand.

5 MS. DONARSKI: Okay. Thank you.

6 MR. WELBERS: Anything else you would like
7 to say? Do you have anything else you want to
8 say?

9 MR. WRIGHT: No, sir.

10 MR. WELBERS: Do you have questions?

11 MS. DONARSKI: I do.

12 EXAMINATION

13 BY MS. DONARSKI:

14 Q. So, Mark, in this expansion are you going to
15 use that existing entrance then on the new
16 property from Route 92?

17 A. Yes, we will.

18 Q. Okay. Now, what was this property used for
19 prior to this?

20 A. It was a tile business.

21 Q. Okay. So it has an adequate width to get your
22 trucks in and out and everything like that?

23 A. Yes, it does.

24 Q. Okay. Now, what kind of a structure are you

1 planning on building?

2 A. It will be a steel building.

3 Q. Okay. Now, with housing these chemicals, is
4 there a containment plan? Or how is that going
5 to work?

6 A. Yes. The whole building, every entrance is
7 sloped down into the building. There is a
8 6-inch curb that is poured concrete that goes
9 completely around the building, and then the 12
10 5100-gallon tanks inside the building will be in
11 containment also.

12 Q. Okay. Now, is this inspected by somebody?

13 A. Yes. We are regulated by the Department of Ag,
14 the Illinois Department of Ag.

15 Q. Okay. Now, with your new -- or your existing
16 chemical plant next door, are there going to be
17 different kinds of chemicals stored in this
18 building than are already in the existing Ag
19 View facility?

20 A. No. It will be the same.

21 Q. It will be the same?

22 A. Yes.

23 Q. Okay. So are you going to -- is this going to
24 be a new building to replace one of the other

1 buildings?

2 A. Yes. This building will replace the building
3 that is farthest east on our property that sits
4 next to the office.

5 Q. Okay. And then you're just going to repurpose
6 the old building then?

7 A. The old building we are going to repurpose into
8 a shop.

9 Q. Okay. Then what do you do for a water supply
10 here?

11 A. Currently our current facility uses City water.
12 The new facility probably will -- well, we're
13 going to have to build or drill our own well.

14 Q. Okay. And what about sewer, is there going to
15 be restrooms on that property?

16 A. There will be one restroom, yes, inside the
17 chem building.

18 Q. So you have City sewer there?

19 A. No, we don't. We'll have to be --

20 Q. A septic?

21 A. A septic system.

22 Q. Okay. Now, the Soil and Water brought up
23 something about an erosion control plan. As
24 part of your construction, do you have an

1 erosion control plan that will be in place?

2 They'll put silt fences around or something to
3 keep erosion to a minimum?

4 A. Oh, yes. During construction, yes.

5 Q. Yes, during construction.

6 What do you do for garbage pick-up there?

7 A. We just --

8 Q. You hire someone?

9 A. -- have a dumpster.

10 Yes, Republic.

11 Q. And then what fire district?

12 A. LaMoille Fire District.

13 Q. Okay. Now, tell us about, how do you work with
14 your firefighters or your local fire response
15 team so they know what you have on the facility
16 and how to respond?

17 A. Once we do a project like this and put a new
18 building up, we like to invite the fire
19 department to come there, look it over, so we
20 can all have a plan so if something bad did
21 happen they know what to do.

22 Q. Okay. Now, what are the existing land uses on
23 the adjoining properties around this facility?

24 A. To the east is farmland; straight north of our

1 current -- or where we're going to put the
2 building is farmland; to the west is farmland;
3 and to the south is the town of LaMoille.

4 Q. Okay. Now, are you going to have any kind of
5 fencing with this that you're proposing? Will
6 there be fencing around it?

7 A. No, it will not be fenced. We'll leave the
8 current fence that's on the entrance now.

9 Q. So it will have a gate?

10 A. Yes, we'll have a gate. And when the building
11 does go up, we will have adequate lighting to
12 keep the location lighted during the evening.

13 Q. Okay. Now, what about drainage?

14 A. Drainage, well, basically to control our water
15 off our current and our proposed building, we
16 are looking at putting in a detention pond down
17 in the northwest corner to collect all the
18 runoff on this property.

19 Q. Okay. And is there any safety measures that
20 you take in case of some kind of an incident?

21 A. Basically around the detention pond we'll put
22 an earthen berm on the west and the north ends
23 of it to control any water coming into it. It
24 will have a rip rap overflow, and it will have a

1 canal gate also. So if something did happen, we
2 shut it down, it contains everything that is
3 running off.

4 MS. DONARSKI: Okay. Thank you. That's
5 my questions.

6 MR. WRIGHT: Okay.

7 MR. WELBERS: Do we have anyone interested
8 in this application? Questions? Testimony?

9 (No verbal response.)

10 MR. WELBERS: We do not.

11 Board?

12 MR. STUTZKE: I have a question.

13 MR. WRIGHT: Yes, sir.

14 EXAMINATION

15 BY MR. STUTZKE:

16 Q. There's fencing on the front of the property,
17 but I didn't see any that ran around the
18 perimeter.

19 A. There are no fences around the perimeter.

20 Q. Okay. All right. Do you intend to put any up?

21 A. No, not at this time.

22 Q. All right.

23 MR. WELBERS: You inspected, Michael.

24 MR. STUTZKE: Yes.

1 Very straightforward request. Two motions
2 here. One regarding the Rezoning. A motion to
3 recommend approval rezoning from B-3 to M-2 for
4 a fertilizer and farm chemical mixing, blending
5 and loading facility.

6 MR. WELBERS: Motion is made to recommend
7 to the County Board for the Rezone. Is there a
8 second?

9 MR. JENSEN: I'll second that.

10 MR. WELBERS: Mr. Jensen.

11 If you would call the roll, please.

12 MS. HULL: Mr. Jensen?

13 MR. JENSEN: Yes.

14 MS. HULL: Mr. Forristall?

15 MR. FORRISTALL: Yes.

16 MS. HULL: Mr. Stutzke?

17 MR. STUTZKE: Yes.

18 MS. HULL: Mr. Welbers?

19 MR. WELBERS: Yes.

20 (By voice vote four ayes.)

21 MR. WELBERS: So that's recommended to the
22 County Board.

23 Go ahead.

24 MR. STUTZKE: Secondly, for Conditional

1 Use, motion to recommend approval for a
2 fertilizer and farm chemical mixing, blending
3 and loading facility. Also requesting a
4 Conditional Use to place four 30,000-gallon
5 aboveground fertilizer tanks and an 80-foot by
6 180-foot chemical and fertilizing mixing,
7 blending and loading plant with 12
8 5,100-gallon indoor tanks.

9 MR. WELBERS: Motion is made to recommend
10 to the County Board approval of the Conditional
11 Use request.

12 Is there a second?

13 MR. JENSEN: I'll second that also.

14 MR. WELBERS: Mr. Jensen is the second.

15 Please call the roll.

16 MS. HULL: Mr. Jensen?

17 MR. JENSEN: Yes.

18 MS. HULL: Mr. Forristall?

19 MR. FORRISTALL: Yes.

20 MS. HULL: Mr. Stutzke?

21 MR. STUTZKE: Yes.

22 MS. HULL: Mr. Welbers.

23 MR. WELBERS: Yes.

24 (By voice vote four ayes.)

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MR. WELBERS: So your application is recommended to the County Board. These are ultimately their cases, Rezoning and Conditional Use. It looks to me like it's December 10th that they meet right here.

MS. DONARSKI: Yes.

MR. WELBERS: And that's when they will decide.

MR. WRIGHT: Thank you. Thank you for your time.

(The hearing was concluded at
7:35 p.m.)

1 Now on this 21st day of November, A.D., 2024, I
2 do signify that the foregoing testimony was given
3 before the Bureau County Zoning Board of Appeals.
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8 Barry Welbers, Chairman
9

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11
12 Kristine Donarski,
13 Zoning Enforcement Officer
14

15
16 -----
17 *Callie S. Bodmer*

18 Callie S. Bodmer
19 Certified Shorthand Reporter
20 Registered Professional Reporter
21 IL License No. 084-004489
22 P.O. Box 381
23 Dixon, Illinois 61021
24