

MINUTES

LIVINGSTON COUNTY ZONING BOARD OF APPEALS

Livingston County Historic Courthouse
112 W. Madison St.
Pontiac, Illinois

Regular Meeting
7:00 p.m.

June 4, 2015

Chairman Nielsen called the meeting to order and roll call was taken.

Members Present: Michael Cornale, John Vitzthum, Diana Iverson, Howard Zimmerman, Joan Huisman and Gibs Nielsen.

Members Absent: Richard Kiefer.

Agenda:

Mike Cornale moved, seconded by Joan Huisman, that the agenda for this June 4, 2015 meeting be approved as presented. This motion was approved by unanimous voice vote.

Minutes:

John Vitzthum moved, seconded by Diana Iverson, that the minutes of the May 7, 2015 meeting be approved as presented. This motion was approved by a unanimous voice vote.

Business:

Case ZT-1-15 – County Board of Livingston County

This zoning request pertains to a request by the County Board of Livingston County for a proposed text amendment for the purpose of amending the text of the Livingston County Zoning Regulations to add Article VIII wind energy, Section 56-628, extending a moratorium on the Livingston County Zoning Regulations concerning Wind Energy Conversion Systems. Notice of public hearing has been made regarding this proposed text amendment. Mr. Schopp presented his report with exhibits and other information relative to this zoning case. This information included copies of the proposed text amendment language about extending an existing moratorium on the filing of special use applications that apply to wind energy conversion systems. The zoning board of appeals members were informed about how exhibits, primarily regarding property value plans, presented as part of the Pleasant Ridge Wind Energy hearings has created a delay in the review of the county wind energy regulations because of potential conflict issues. Therefore this review of wind energy regulations will resume once a decision is made on the proposed Pleasant Ridge Wind Energy project.

A copy of a letter from county attorney Jim Griffin was presented to the zoning board of appeals members giving his legal opinion as to why this moratorium should be extended only three months and not longer. The zoning board of appeals was informed that the Agriculture, Zoning and Emergency Services committee of the Livingston County Board at their meeting earlier this evening scheduled an all-day meeting on June the 22nd. to discuss possible wind energy ordinance changes.

Comments were also made on the status of Agricultural Impact Mitigation Agreement State of Illinois Legislation, and how this legislation has been approved by the General Assembly and is waiting for the Governor's signature.

Another document presented to the zoning board of appeals members was the working document that the AG, Zoning and Emergency Services committee is using as a working document as they consider amendments to the Livingston County Wind Energy zoning regulations. The zoning board of appeals was informed that the Livingston County Regional Planning Commission had reviewed this request at their June 1, 2015 and the planning commission is recommending the approval of this text amendment. A discussion then took place including a discussion on the timing of the review, taking official action, including hearings, all in regard to the time table that will be created by the proposed moratorium extension. The previously discussed joint meeting between the AZES committee of the county board and the zoning board of appeals is still being considered pertaining to wind energy regulations amendments and scheduling options will be discussed.

No other interested parties presented testimony relative to this zoning case.

No closing statements were made.

Joan Huisman moved, seconded by Michael Cornale, that the Livingston County Zoning Board of Appeals recommend to the Livingston County Board the approval of Livingston County Zoning Case ZT-1-15 that pertains to a request by the County Board of Livingston County for a proposed text amendment for the purpose of amending the text of the Livingston County Zoning Regulations to add Article VIII wind energy, Section 56-628, extending a moratorium on the Livingston County Zoning Regulations concerning Wind Energy Conversion Systems relative to extending an existing moratorium on the filing of special use applications that apply to wind energy conversion systems for three months.

This motion then passed by roll call vote.

Cornale	- Yes	Vitzthum	- Yes
Kiefer	- Absent(Did not Vote)	Iverson	- Yes
Zimmerman	- Yes	Huisman	- Yes
Nielsen	- Yes		

Findings of Fact and Decision:

After reviewing the draft details of the Finding of Fact and Decision, of this June 4th. 2015 meeting Mike Cornale moved, seconded by Diana Iverson, that the Findings of Fact and Decision for this meeting be approved as presented. This motion was approved by a unanimous voice vote.

In Public Comments: None were made.

General Discussion and Informational Update:

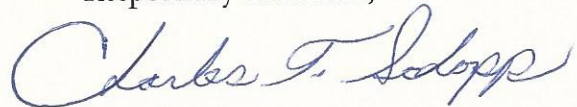
The Board was informed that their next scheduled meeting is to be held on July 9, 2015 at 7:00 p.m. The zoning board was informed that zoning case(s) have been filed and they will be meeting.

Then John Vitzthum moved, seconded by Diana Iverson, that this meeting be adjourned. This motion was approved unanimously.

This meeting was adjourned at 7:15 p.m.

Material regarding these proceedings is on file in the Livingston County Regional Planning Commission Office, in the Livingston County Historic Courthouse, 112 W. Madison St., Pontiac, Illinois.

Respectfully submitted,

A handwritten signature in blue ink that reads "Charles T. Schopp". The signature is written in a cursive style with a large initial "C".

Charles T. Schopp, Secretary
Livingston County
Zoning Administrator