

MINUTES  
LIVINGSTON COUNTY ZONING BOARD OF APPEALS  
Livingston County Historic Courthouse  
112 W. Madison St.  
Pontiac, Illinois

Regular Meeting  
7:00 p.m.

March 12, 2018

The meeting came to order and roll call was taken.

Members Present: Michael Cornale, James Blackard, Richard Kiefer, Richard Runyon,  
William Flott, Gerald Earing and Joan Huisman.

Members Absent: None

Agenda:

Chair Huisman noted the agenda for this meeting. William Flott moved, seconded by James Blackard, that the agenda for this March 12, 2018 meeting be approved as presented. This motion was approved by a unanimous vote.

Approval of the Minutes:

Moved to the end of the meeting agenda to allow adequate time to review.

Business:

Case V-2-18 – Daniels

This zoning request pertains to review of a request for the approval of variations in yard requirements to allow for the construction of a new home to be 15 feet instead of 25 feet off of a side yard line and 20 instead of 40 feet off of the front yard line, in an AG, Agricultural, District. These variances are being sought because of a flood hazard area being located on the property. The property in question in this zoning case is a 3.61 acre parcel of land located in Northeast corner of the Northeast Quarter of Section 2 of Indian Grove Township. The zoning administrator presented his report, exhibits and other information relative to this zoning case.

Philip Daniels, 8935 N – 2300 East Rd. Fairbury, IL. representing the applicant presented testimony relative to this zoning case. Mr. Daniels related that they could leave the house where it is marked out at or move it 5 to 10 feet. Mr. Daniels question as to where the property line is measured from. It was confirmed that the front yard is measured from the assumed right of way line. Mr. Daniels remarked that they can bring extra fill into the south end. Mr. Daniels commented on the recent flood and how the flood water was not even close to this place. A representative of a bank also visited the site agreeing that the building site is not in a flood plain.

Mr. Daniels related that the north end of this property was under water, but the south area did not flood. It was confirmed that the property had already been subdivided into two parcels, with Philip's son Kyle planning on building a house on the property in question. The front yard measurements were explained as to how they are calculated. Mr. Daniels explained his measurements. It was confirmed that the road in front of the property was a blacktop road. The zoning board inquired about the well be located on the property line, questioning who gets the property. Mr. Daniels explained that they planned on keeping the property in the family. A potential well easement was discussed. Mr. Daniels noted that the two houses will be about 80 feet apart, and both houses will be at about the same elevation. Mr. Daniels confirmed that the new house will be on a crawl space.

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

Mr. Daniels had no closing comments.

William Flott moved, seconded by James Blackard, that Case V-2-18 be approved allowing for the requested variations in yard requirements to allow for the construction of a new home to be 15 feet instead of 25 feet off of a side yard line and 20 instead of 40 feet off of the front yard line, in an AG, Agricultural, District.

This motion was then approved by a roll call vote.

Cornale -	Yes	Blackard -	Yes
Kiefer -	Yes	Runyon -	Yes
Flott -	Yes	Earing -	Yes
Huisman -	Yes		

Copies of the County Solar Energy regulations were provided to the zoning board of appeals members.

#### SU-2-18 – Threshermen Solar

Copies of the application documents were given to the zoning board of appeals members. The location of this proposed special use was noted. A brief comment was made on the narrative. It was noted that Cypress Creek Renewables is the applicant. John and Dee Woodburn was noted as the owners of the property, and that Dee Woodburn was present at this meeting. Resubmittal of the application is being sought, to have the exhibits marked. The vegetation maintenance page of the application was mentioned, and how this area will be further evaluated in the future. Remaining documents in the hand out information were explained. A location of a pipeline easement was mentioned. Because of the size of this application it was determined that a hearing for this zoning case will begin at the next zoning board of appeals meeting.

SU-3-18 – Miacomet Solar

Copies of the application documents were given to the zoning board of appeals members. The location of this proposed special use was noted. A brief comment was made on the narrative. It was noted that Cypress Creek Renewables is the applicant. Kyle and Julieta Appel was noted as the owners of the property. A living fence along Route 17 was mentioned. Resubmittal of the application is being sought, to have the exhibits marked. The vegetation maintenance page of the application was mentioned, and how this area will be further evaluated in the future. Remaining documents in the hand out information were explained. Because of the size of this application it was determined that a hearing for this zoning case will begin at the next zoning board of appeals meeting.

Other Business: None

Approval of the Findings of Fact and Decision:

Michael Cornale moved, seconded by Richard Runyon, that the finding of fact and decision for this March 12, 2018 meeting be approved as drafted and discussed during this hearing. This motion was approved by a unanimous voice vote.

Public Comments: None

Approval of the Minutes:

Chair Huisman commented about the minutes from the February 8, 2018. Time was taken to review the minutes, and Chair Huisman asked for comments. Then James Blackard moved, seconded Gerald Earing, that these minutes be approved. This motion was approved by a unanimous voice vote

Report of Officers: None

General Discussion and Informational Update:

The zoning board of appeals was informed that their next meeting is to be held on April 5, 2018 at 7 pm. Solar Farm special use applications will continue to be discussed at that meeting.

Then William Flott moved, seconded by Richard Kiefer, that this meeting be adjourned. This motion was approved unanimously.

This regular meeting portion of this hearing was adjourned at 8:00 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,

Charles T. Schopp, Secretary  
Livingston County Regional  
Planning Commission