

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

Regular Meeting  
7:00 p.m.

June 7, 2018

The meeting came to order and roll call was taken.

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

Members Absent: Richard Runyon.

Agenda:

Chair Huisman noted the agenda for this meeting. William Flott moved, seconded by Richard Kiefer, that the agenda for this June 7, 2018 meeting be approved as presented. This motion was approved by a unanimous vote.

Approval of the Minutes: None

Business:

Case V-4-18 – O’Dell

This zoning request pertains to review of a request for the approval of a variation in the zoning requirement on to allow for the exchange of land between adjoining parcels of land, with a need for a variance on one of the proposed parcels, that would allow for a lot to have a width of 95 feet instead of 150 feet of frontage along a public road, in an AG, Agricultural, District. The property in question in this zoning case is a tract of land located in the Northwest Quarter of Section 22 of Union Township, at 23678 N – 2700 East Rd. The zoning administrator presented his report, exhibits and other information relative to this zoning case.

Nicholas Ehrgott, 204 N. Main St., Pontiac, IL. an attorney representing the applicant Martha O’Dell, presented testimony relative to this zoning case. Mr. Ehrgott related that this is a property owned by a couple that had three children, and following the couples passing the brothers co-owned property to the north of the house, and the applicant Martha O’Dell owned property south of the house, including the house. Mr. Ehrgott referenced a map to indicate this ownership, and he noted that the brothers have already deeded the 95 feet in question over to the sister so the sister could sell the house with the proposed 95 foot wide lane, depending on the approval of this requested variance.

Mr. Ehrgott commented that they do have a contract in place to sell the house to a couple out of Michigan, and they are waiting on approval by the county. The O'Dell's wanted to limit the frontage since the farm up to the lane area, therefore requesting frontage of 95 feet instead of 150 feet. Mr. Ehrgott then reviewed the standards for a variance, relating how he believes they meet these standards. The zoning board of appeals and Mr. Ehrgott confirmed the proposed property dimensions.

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

Mr. Ehrgott had no closing comments.

Richard Kiefer moved, seconded by James Blackard, that Case V-4-18 be approved allowing for the requested variation of lot frontage requirements to allow for the subject property to have 95 feet instead of 150 feet of frontage along a public road, in an AG, Agricultural, District.

This motion was then approved by a roll call vote.

Cornale -	Yes	Blackard -	Yes
Kiefer -	Yes	Runyon -	Absent (Did not vote)
Flott -	Yes	Earing -	Yes
Huisman -	Yes		

#### Case ZM-1-18 - Knapp

This zoning case pertains to a request for the approval of a zoning map amendment for the purpose of amending the zoning classification on the subject property from an AG, Agriculture, District classification to a C3, General Business, District classification. The subject property in this zoning case is a 2 acre parcel of land located in the Northwest area of the Northwest Quarter of Section 12 of Indian Grove Township. The zoning administrator presented his report, exhibits and other information relative to this zoning case. The zoning board of appeals was informed that the Livingston County Regional Planning Commission is recommending the approval of this zoning case, as it fits into the extension of the commercial/industrial development along the Route 24 corridor between Fairbury and Forrest.

Harlan Knapp, 33771 E – 3000 North Rd., Chenoa, IL. the applicant in this zoning case presented testimony relative to this zoning case. Mr. Knapp related that he has made his living repairing trucks, first in Chatsworth and now south of Forrest. Mr. Knapp then explained that his son has come into the business. Mr. Knapp commented that they are in a rented facility, and they would like something new to carry on the business, so this zoning case is in regard to their truck repair shop. The zoning board inquired as to if Mr. Knapp owned the property, of which Mr. Knapp replied that does not own it know, that it is in the works in that he has a contract to sign. Mr. Knapp confirmed he is just buying 2 acres, of what is now just farmland on which he would need to build a new building for his business.

The zoning board of appeals inquired as to if 2 acres would be an adequate amount of property for this proposed use. Mr. Knapp answered that it looks huge to him and that it will be more than enough property. They are still considering the size of the building. Mr. Knapp confirmed that he repairs more truck tractors than trailers. Mr. Knapp confirmed he will access his property off of Route 24, and he has corresponded with the IDOT office regarding the need for a new entrance. Mr. Knapp pondered that possibly a second building could be placed on the property in the future.

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

Mr. Knapp had no closing comments

James Blackard moved, seconded by Gerald Earing, that the Livingston County Zoning Board of Appeals recommend to the Livingston County Board that Livingston County Zoning Case ZM-1-18 be approved allowing for zoning classification on the subject property be amended from an AG, Agriculture, District classification to a C3, General Business, District classification.

This motion was then approved by a roll call vote.

Cornale -	Yes	Blackard -	Yes
Kiefer -	Yes	Runyon -	Absent (Did not vote)
Flott -	Yes	Earing -	Yes
Huisman -	Yes		

SU-6-18 – Gaziuddin

This zoning case pertains to a review of a proposed special use for a custom slaughterhouse.

After the Livingston County Zoning Board of Appeals meeting, the applicant has asked that the hearing on this case be delayed, in that they indicated they had a conflict with this meeting date. The review of this zoning case will be delayed until the applicant indicated that they are ready to proceed. A discussion on the July zoning board of appeals meeting being on July 5<sup>th</sup> was discussed, and agreed to, with the meeting beginning at 7:30 pm.

SU-5-18 – Borrego Solar System

This zoning case pertains to a review of a proposed special use for a solar energy facility.

The applicant asked that this zoning case be placed on hold for the time being. . The review of this zoning case will be delayed until the applicant indicated that they are ready to proceed.

Other Business:

Brian Pflibsen The Zoning Board of Appeals was briefed in that Mr. Pflibsen had not contacted the public health department for any permits, but had provided a floor plan drawing to the zoning administrator's office, of which was provided to the zoning board of appeals members. The plans do not include an elevator, a chair stair lift is being planned. The zoning board of appeals, discussed

the history of this zoning case. The new proposal to knock down the house next door for handicapped parking was mentioned. The ramp being proposed was discussed. Health Department needs were discussed. The club room plans were discussed. Ingress/egress was discussed. The zoning board of appeals pondered if they can ask for architect drawings, along with the health department permits. Additional permits from the zoning office were also mentioned. Along with the potential uses.

The zoning board of appeals was informed that the Ziegenhorn campground septic system was to be installed starting next week.

Approval of the Findings of Fact and Decision:

James Blackard moved, seconded by Gerald Earing, that the findings of fact and decision for this June 7, 2018 meeting be approved as drafted.

Public Comments: None

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 June 19, 2018 at 7 pm. with Solar Farm special use applications will continue to be formally reviewed at that meeting. A July 5, 2018 meeting will also be held, with this meeting beginning at 7:30 pm. For the next June 19<sup>th</sup>. meeting the zoning board requested the cost to dispose of the solar panels in a landfill, as additional information, as the zoning board discussed the solar farm special use applications and decommissioning aspects.

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

This meeting was adjourned at 8:10 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