

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

Regular Meeting
7:00 p.m.

August 2, 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. Gerald Earing moved, seconded by James Blackard, that the agenda for this August 2, 2018 meeting be approved as presented. This motion was approved by a unanimous vote.

Approval of the Minutes:

Chair Huisman deferred the approval of the June 7, 2018 meeting minutes, along with the transcripts to the May 10 and May 31, and June 19 meetings to the August 30, 2018 meeting.

Business:

Case V-5-18 – FCI Subdivision

This zoning request pertains to review of a request for the approval of variation in rear yard requirements to allow for a rear yard to be 10 feet instead of 50 in depth, in an AG, Agricultural, District. The property in question in this zoning case is a 6.56 acre tract of land this is proposed to be subdivided into 2 parcels. With the subject property being located part of the Southwest Quarter of Section 29 of Avoca Township, at 10116 N – 1900 East Rd. The zoning administrator presented his report, exhibits and other information relative to this zoning case.

Ron Fehr, 10116 N – 1900 East Rd. Fairbury, IL., an applicant and property owner regarding this zoning case, presented testimony relative to this zoning case.

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

Mr. had no closing comments.

moved, seconded by , that Case V--18 be approved allowing for the requested variation of lot frontage requirements to allow for, 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		

Case SU-8-18 – Sember

This zoning case pertains to a request for the approval of a special use pertaining to a proposal to develop an outdoor commercial recreational enterprise, in an AG, Agriculture, District/FP, Flood Plain, District. The subject property in this zoning case is a 2.99 acre tract of land bordering the Vermilion River, in the West half of the Northwest Quarter of Section 7 of Newtown Township. The zoning administrator presented his report, exhibits and other information relative to this zoning case, including draft conditions. The health department has consulted with the applicant for this project.

Lee Sember -----, the property owner and applicant representatives presented testimony relative to this zoning case. The applicant

moved, seconded by , that Case SU- 8-18 be tabled allowing for this request for a special use

This motion was then approved by a roll call vote.

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

Case ZT-1-18 – Livingston County Regional Planning Commission

This zoning case pertains to a proposal to amend the text of the Livingston County Zoning Regulations to add Solar Farm to the list of special uses in Section 56-82, AG Agriculture District Special Uses and in Section 56-444, I2 General Industrial District Special Uses, Of the Livingston County Code of Ordinances, Part II, Chapter 56, Zoning. The zoning administrator presented his report relating that the intent of this zoning case is to clarify and to specify the areas intended to be considered as potential districts for solar farm special uses.

moved, seconded by , that Case SU- 8-18 be tabled allowing for this request

This motion was then approved by a roll call vote.

Cornale - Yes
Kiefer - Yes
Flott - Yes
Huisman - Yes

Blackard - Yes
Runyon - Yes
Earing - Yes

Other Business: None

Approval of the Findings of Fact and Decision:

Richard Kiefer moved, seconded by Richard Runyon, that the findings of fact and decision for this August 2, 2018 meeting be approved as drafted for Livingston County Zoning Case V-5-18. This motion was approved by a unanimous voice vote.

Public Comments: None

Report of Officers: None

General Discussion and Informational Update:

Hargitt proposed variance request

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

This meeting was adjourned at 9:20 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

