

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

Regular Meeting  
7:00 p.m.

September 3, 2020

The meeting came to order and roll call was taken.

Members Present: William Flott, Dave Randolph, Neil Turner and Joan Huisman.

Members Absent: Richard Kiefer, Richard Runyon and Joe Stock.

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. William Flott moved, seconded by Neil Turner, that the agenda for this September 3, 2020 meeting be approved as presented.

This motion was then approved by a roll call vote.

Kiefer –	Absent – Did not Vote	Runyon –	Absent – Did not Vote
Flott –	Yes	Stock –	Absent – Did not Vote
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Approval of Minutes:

The minutes of the August 6, 2020 meeting were noted to the zoning board members. The chair deferred the approval of these minutes to allow time for the zoning board of appeals members to review these minutes.

Business to be reviewed;

Case SU-2-15 – Review - Pflibsen

This review of this zoning case pertains to an initial request for a special use permit to allow for a shooting range and a rental services business that is part of a property development project that includes new construction of an addition to an existing building, including setback variances, in a C1, Local Business, District.

The subject property in this zoning case is Lots 9,10, 11 and 12 in Block 13, Village of Vermillion City in Section 2 of Reading Township, as part of the unincorporated area of South Streator. The zoning administrator presented his report, exhibits and other information relative to this zoning case. He requested that the zoning board be updated by the applicant on the status of the drive-thru window approval, a health department permit for the proposed food service, and about cleaning up of the property. Existing and proposed uses of the building were noted.

Brian Pflibsen, 839 State Route 18 East, Streator, IL, the applicant and property owner in this zoning case, presented testimony relative to this zoning case. In response to the three status questions, Mr. Pflibsen remarked that he did not have a written agreement with the township road commissioner to use the alley for his planned drive up window, but he is working on this issue. The township road commissioner has verbally agreed to this proposed use of the alley. A planned stop sign on the end of the alley was discussed. Mr. Pflibsen has yet to receive a permit for his planned food service/restaurant that is to be part of this overall building use. Mr. Pflibsen indicated that he is trying to clean up the property having recently cut down some of the weeds on the property and that he has straightened up some of the equipment stored on the property. Mr. Pflibsen related that the front basement classroom area is not complete and they have started conceal carry classes. Mr. Pflibsen noted that there is a large demand for such classes at the current time. Mr. Pflibsen commented that the parking area has been roughed out, and that he is nearing completion of the front of the building. Mr. Pflibsen then informed the zoning board as to what he has left to complete on the outside of the building. He has no hard time to complete this project. House to the north of the building has been torn down, and will also be a parking area. He then discussed the parking areas with the zoning board members. The restaurant space was then discussed, and Mr. Pflibsen is to follow up with the health department with these plans. Mr. Pflibsen indicated that he had talked with the health department about his bathrooms, which will total four. Mr. Pflibsen and the zoning board discussed the type of bathrooms being planned and their proposed placement within the building. His plans for parking were discussed with the zoning board members, with handicap parking planned for where the old house was located, and the proposed parking area east of the building. Mr. Pflibsen commented about his planned upstairs VIP room, which can be a multi-use meeting/gathering room. Mr. Pflibsen described the proposed placement of the planned archery range, and he then commented about the status of the planned gun range, and his plans to work on this basement level gun range area. The archery range area was discussed. Work on the shooting range will be followed by work on the 1<sup>st</sup> floor area, with work on the VIP room being done last. Mr. Pflibsen hopes to be done with the outside siding in about a month. The placement of the bathrooms, including the completed bathrooms in the basement and on the first floor. The plans for the elevator, chair lift was then discussed between the zoning board and Mr. Pflibsen, which has yet to be completed. Mr. Pflibsen then presented photos of his project. The zoning board members viewed these four photos, being one of the front outside of the building, two photos of the new basement meeting room and a photo of one of the completed bathrooms. The increase of gun sales and ammunition from his gun shop was then discussed. Mr. Pflibsen's planned rental business was discussed, in relation as to how he plans to rent out his own equipment and tools in that it is hard to rent tools in the Streator area.

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

Mr. Pflibsen had no closing comments.

Neil Turner moved, seconded by William Flott, that Livingston County Zoning Case SU-2-15 Review be approved allowing for the continuation of a special use that allows for the subject property to be used as a shooting range (indoors) and for a rental services business with the previous stipulated conditions, with this zoning case to be reviewed again in four months, January 2021, unless otherwise determined by the zoning administrator.

This motion was then approved by a roll call vote.

Kiefer –	Absent – Did not Vote	Runyon –	Absent – Did not Vote
Flott –	Yes	Stock –	Absent – Did not Vote
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Case SU-8-18 - Sember

Because of health reasons the applicant was unable to attend this meeting. He does plan for his daughter to be placed on adjoining property along the river. The option of attending by Zoom was discussed. This review of this zoning case will be rescheduled at a future meeting October or November.

Other Business:

Findings of Fact and Decision

William Flott moved, seconded by Neil Turner, that the Finding of Fact and Decision for the Pflibsen zoning case be approved as drafted.

This motion was then approved by a roll call vote.

Kiefer –	Absent – Did not Vote	Runyon –	Absent – Did not Vote
Flott –	Yes	Stock –	Absent – Did not Vote
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Public Comment: None

Report of Officers: None

General Discussion:

The zoning board of appeals members that Ken's Oil Service had chosen to further discuss their business plans which may have included variances, as was discussed at the last zoning board of appeals meeting. Ken was pleased with last month's discussion as several options were mentioned of which will taken more thought and planning by Ken's Oil Service, before they come back before the zoning board of appeals. Mention was made that the Ziegenhorn campground now has a website, for Ziegenhorn timber. This campground will continue to be monitored.

Discussion took place on what review cases the zoning board would like to be brought up at their next three meetings, proposed for October, November and December of this year. New cases will be reviewed in October.

The zoning board agreed that the previously approved solar farm special use projects to be reviewed in November, can be reviewed via zoom at this meeting, which will make it easier for the applicants to participate. If no updates they can be reviewed again in three to four months. In December other special use review cases will come before the zoning board for review.

The zoning board members requested that the October 8<sup>th</sup> meeting begin at 7:30 pm instead of 7:00 pm.

Adjournment:

The chair asked for a motion to adjourn. Then William Flott moved, seconded by Neil Turner, that this meeting be adjourned. This motion was approved by roll call vote.

This motion was then approved by a roll call vote.

Kiefer –	Absent – Did not Vote	Runyon –	Absent – Did not Vote
Flott –	Yes	Stock –	Absent – Did not Vote
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

This meeting was adjourned at 7:30 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

