

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

Regular Meeting
7:00 p.m.

April 4, 2019

The meeting came to order and roll call was taken.

Members Present: Richard Kiefer, Richard Runyon, William Flott, Neil Turner and Joan Huisman.

Member Absent: Marty Fannin and Cheryl Tate

Agenda:

Chair Huisman noted the agenda for this meeting. William Flott moved, seconded by Richard Kiefer, that the agenda for this April 4, 2019 meeting be approved as presented. This motion was approved by a unanimous vote.

Approval of the Minutes: None

Business:

Case SU-3-12 – Review - Hensley

This zoning case pertains to a review of a special uses to allow for the continuation of a body shop business as a machine shop/welding shop on the subject property in an AG, Agriculture, District. The subject property in this zoning case is a 1.69 acre parcel of land located in the Southwest Quarter of Section 27 of Rooks Creek Township, with an address of 16483 N – 900 East Rd. The zoning administrator presented his report, exhibits and other information relative to this zoning case.

David Hensley, 16483 N – 900 East Rd., Graymont, IL. representing the applicant in this zoning case, presented testimony relative to this zoning case. Mr. Hensley remarked that he has a new job of which limits his time to operate the business approved under this special use, so he has closed his business and has let his state license lapse and no longer needs this special use. Discussion took place with a conclusion that it would be best to rescind this special use.

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

Mr. Hensley thank the zoning board of appeals for their past approval of his business, in his closing comments.

William Flott moved, seconded by Richard Runyon, that Livingston County Zoning Case SU-3-12 - Review be rescinded since this business is no longer in operation.

This motion was then approved by a roll call vote.

Kiefer – Yes

Runyon – Yes

Flott – Yes

Fannin - Absent – Did not Vote

Tate - Absent – Did not Vote

Turner - Yes

Huisman - Yes

Case SU-4-08 – Review – Kahle

No representative of this zoning case was present for this meeting. The review of this zoning case will be placed on a future agenda.

Cases SU-1-18 – Review – Rinckenberger – Rinks Detailing

This zoning request pertains to review of a request for the continuation of a special use that allows for craft and service occupations of a vehicle detailing and supply business, up to two auto shows a year, repurposed wood business, and a kitchen for kettle corn. The subject property in this zoning case is a 3.46 acre tract of land located in Section 16 of Pleasant Ridge Township, at 12571 North – 2700 East Rd. The zoning administrator reviewed exhibits and other information relative to the review of this zoning case. A comment was made this property is well maintained.

Jason Rinckenberger, 121751 North – 2700 East Rd, Forrest, representing the applicant provided testimony relative to this zoning case. Mr. Rinckenberger commented that his business operations are in place, and he has no changes to his existing and proposed property uses. He has not yet had any auto shows, nor has the property been used for the kettle corn or repurposed wood operations. In discussions with the zoning board members Mr. Rinckenberger responded that is not having any concerns with runoff as the nearby stream remains clean. Mr. Rinckenberger then remarked about his steam cleaning method.

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

Mr. Rinckenberger had no closing comments.

William Flott moved, seconded by Neil Turner, that the continuation of Livingston County Zoning Case SU-1-18 be approved, allowing for the continued special use of a craft and service occupations, including vehicle detailing, hitch dealer, auto shows(2per year), a future building for a kitchen and restroom in which kettle corn will be cooked, and a re-purposed wood business to be located on the property in question, in an AG, Agriculture, District, with the next review this case to be in 3 years unless otherwise determined by the Livingston County Zoning Administrator, with the other conditions placed on the approval of this zoning case remaining as part of this approval.

This motion was then approved by a roll call vote.

Kiefer – Yes	Runyon – Yes
Flott – Yes	Fannin - Absent – Did not Vote
Tate - Absent – Did not Vote	Turner - Yes
Huisman - Yes	

Cases V-1-19 - Fehr

This zoning request pertains to review of a request for a variation in zoning regulations requirements to allow for the division of lots that would allow for the lots to have a width of 20 feet instead of 150 feet in an AG, Agriculture, District. The subject property in this a tract of land approximately 50 acres in size in Section 5 of Indian Grove Township. The zoning administrator reviewed exhibits and other information relative to the review of this zoning case.

Ivan Fehr, 501 W. Pine St. Fairbury, IL, representing the applicant in this zoning cases presented testimony relative to this zoning case. Mr. Fehr explained that this proposed division of land hundreds of feet off of the road with ponds left from quarry operations, will be used for a cabin and a picnic area for his family, on his proposed lot area. The other two lots to be owned by other family members, two brothers, will also be used for recreational purposes by them. It was confirmed that this property fronts on 2000 East Rd.

Using the plats part of the report for this zoning case, Mr. Fehr described how each of the three proposed lots would have 20 feet of frontage at the road, with a common lane being used to access the area that branches into the three lots. The reasoning for this proposed lot division is to preserve farm ground, with the three lots being primarily part of the previous quarry property. The zoning board and Mr. Fehr then discussed his plans for a cabin along with a shelter area, and the approximate location of cabin was pointed out on an aerial photo. Railroad track location limitations on the south end of property was then discussed. Mr. Fehr confirmed that they will use a shared drive from the road to the lot branch area.

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

Mr. Fehr had no closing comments.

William Flott moved, seconded by Richard Kiefer, that Livingston County zoning case V-1-19 be approved allowing for a variation in zoning regulations requirements to allow for the division of lots that would allow for the lots to have a width of 20 feet instead of 150 feet in an AG, Agriculture, District. The subject property in this a tract of land approximately 50 acres in size in Section 5 of Indian Grove Township.

This motion was then approved by a roll call vote.

Kiefer – Yes	Runyon – Yes
Flott – Yes	Fannin - Absent – Did not Vote
Tate - Absent – Did not Vote	Turner - Yes
Huisman - Yes	

Case SU-2-15 - Review – Pflibsen

This zoning case is in regard to a review of a request for the continuation for a special use that allows for a shooting range and rental service business as part of a multiple use development. The subject property is located in Block 13 of the Village of Vermillion City, in unincorporated Reading Township, at 104 East Livingston Rd., Streator. The zoning administrator made mention of the report information that was presented to the zoning board members. The zoning administrator commented that the Livingston County Public Health Department is working with Mr. Pflibsen on his plans for the kitchen and restaurant that is to be part of this overall business operation. The zoning administrator commented that his neighbors would like for the applicant to clean up the area and equipment.

Brian Pflibsen, 839 State Route 18 East, Streator, IL., presented testimony relative to this zoning case.

Mr. Pflibsen then as a result of leaving the last meeting to get drawings and get engineer feedback, he presented a larger set of this floor plan drawings, of which he had consulted with his nephew an engineer at Vissering Construction about these plans. He needs to redesign an ADA ramp. The zoning board and appeals and Mr. Pflibsen discussed these plans, of which Mr. Pflibsen indicated that he had learned a lot about this project development as time as gone by. He plans on adding a bathroom to the restaurant area. The health department review of the plans was discussed, along with the number of planned bathrooms. Mr. Pflibsen indicated that a 14 X 16 kitchen is planned with up to a 42 seat restaurant area. Floor plans and elevator issues of a wheelchair lift and ramp intended to meet ADA requirement were then discussed. The plans for a kitchenette in the proposed VIP room was discussed, in reference to a potential need for the health department to review. The timing of the construction of the different phases of this development. Mr. Pflibsen indicated that his work progress has slowed with he having other work obligations, but he is working to close the structure in. Mr. Pflibsen commented on his hopes on how he is going to progress by the end of the year. Potential employee numbers were then discussed, which will be easier to determine once the project is complete. Alley use for the drive up window was discussed, in part in relation to having the township road commissioner approving the drive up window project use. A licensed plumber will be used on this project. The proposed basement classroom and shooting range and bullet trap developments were then discussed. The zoning board members then discussed their desire to review this project again in about 6 months.

Neil Turner moved, seconded by Richard Runyon, that Livingston County Zoning Case SU-2-15 regarding to a review of a request for the continuation for a special use that allows for a shooting range and rental service business as part of a multiple use development be continued and reviewed again in about six months.

The zoning board then discussed the need for health department approval of the kitchen area, ADA requirements that need to be met, and the further review of the plans by an engineer.

Mr. Turner's motion was then approved by a roll call vote.

Kiefer – Yes	Runyon – Yes
Flott – Yes	Fannin - Absent – Did not Vote
Tate - Absent – Did not Vote	Turner - Yes
Huisman – Yes	

Case SU-1-16 – Review – Boehle

This zoning case pertains to a review of a special use to allow for the continuation of a camping facility on the subject property in an AG, Agriculture, District. The subject property in this zoning case is a parcel of land located in the portions of Sections 5 and 6 of Esmen Township, with an address of 13128 E – 2700 North Rd.

The zoning administrator has been informed that this property will not be used for a camping facility this year, with no definitive plans to use this property as a camp ground in the future. The zoning administrator recommended that this special use be rescinded. If the property would be proposed to be used as a campground in the future, a new special use could be reviewed at that time.

Richard Runyon moved, seconded by William Flott, that Livingston County Zoning Case SU-1-16 - Review be rescinded since this camping facility is no longer in operation.

This motion was then approved by a roll call vote.

Kiefer – Yes	Runyon – Yes
Flott – Yes	Fannin - Absent – Did not Vote
Tate - Absent – Did not Vote	Turner - Yes
Huisman - Yes	

Other Business: None

Approval of the Findings of Fact and Decision:

Richard Kiefer moved, seconded by William Flott, that the findings of fact and decision for approved or recommended case at this April 4, 2019 meeting be approved as drafted for Livingston County Zoning Cases in which final action was taken at this meeting. This motion was approved by a unanimous voice vote.

Public Comments: None

Report of Officers: None

General Discussion and Informational Update:

The status of the Ziegenhorn Campground was discussed.

The next meeting for the zoning board of appeals was discussed concluding that the next meeting can be scheduled for May 9, 2019, at 7:30 pm.

William Flott moved, seconded by Neil Turner, that this meeting be adjourned. This motion was approved unanimously.

This meeting was adjourned at 8:20 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