

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

Regular Meeting
7:00 p.m.

January 7, 2021

The meeting came to order at 7:00 p.m.. Pursuant to Public Act 101-0640 and the Gubernatorial Disaster Proclamation related to COVID-19, participation in this meeting was offered in person, through Zoom and by teleconference.

Members Present: Richard Kiefer, Neil Turner, William Flott, Dave Randolph and Joan Huisman, Joe Stock, Richard Runyon

Members Absent: None

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. William Flott moved, seconded by Dave Randolph, that the agenda for this January 7, 2021 meeting be approved as presented.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Yes
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Business to be reviewed:

Case SU-1-11 – Leman Paint Works - Review

This zoning case pertains to a review of a previously approved special use permit for review for a paint/body work business in an AG, Agricultural, District located in unincorporated Forrest. Kirk Leman was present at the meeting via Zoom to represent this zoning case.

The zoning administrator provided an overview of the special use permit as well as the history of this zoning case to the board members. Kirk Leman then provided the board members with updates on his business operations, current staffing levels, and future plans regarding staffing levels and possible business expansion.

With no concerns noted, Joe Stock then moved, seconded by Neil Turner, that Livingston County Zoning Case SU-1-11 be reviewed in 5 years.

This motion was then approved by a roll call vote.

Kiefer – Yes
Flott – Yes
Randolph- Yes
Huisman - Yes

Runyon – Yes
Stock – Yes
Turner – Yes

Case SU-2-15 – Pflibsen - Review

This zoning case pertains to a review of a previously approved special use permit to allow for an indoor gun range in a C1, Local Business, District located at South Post Guns in South Streator. Brian Pflibsen was present at the meeting to represent this zoning case.

The zoning administrator provided an overview of the special use permit and its history with the zoning board of appeals. Mr. Pflibsen then provided an update on the gun range project as well as information regarding the remodeling of the addition to his gun shop.

The board members then discussed the interior and exterior remodeling progress with Mr. Pflibsen as well as a timeline for when he expected the work to be complete. Mr. Pflibsen told board members that he hoped to have the firing range complete by the end of March. Due to the fact that there is now 3 people working with him on the project rather than 1, progress is being made at a much faster pace than before. Mr. Pflibsen told board members that the firing range is what he is focusing on completing at this time.

Richard Kiefer Jr. then moved, seconded by Neil Turner, that Livingston County Zoning Case SU-2-15 be reviewed again in 6 months to monitor progress of the firing range construction.

This motion was then approved by a roll call vote.

Kiefer – Yes
Flott – Yes
Randolph- Yes
Huisman - Yes

Runyon – Yes
Stock – Yes
Turner – Yes

Case SU-8-18 – Sember – Review

This zoning case pertains to a review of a previously approved special use permit to allow for an outdoor commercial recreational enterprise/lodge or private club in an AG, Agricultural, District/FP, Flood Plain, District located in unincorporated Manville. Lee Sember was present at the meeting to represent this zoning case.

The zoning administrator provided an overview of this zoning case to the board members.

Mr. Sember then updated the board on his current business operations on the property as well as current staffing levels and hours of operation. Mr. Sember communicated with the board that he would like to extend his hours of operation from 10 PM to Midnight.

There were questions from board members regarding Mr. Sember's health licenses with the county as well as his liquor license. Mr. Sember stated that he does have an up to date liquor license with the county, however, no one from the health department has been to his property to do an inspection for his health department license.

With no other concerns noted, Dave Randolph moved, seconded by Neil Turner, that Mr. Sember extend his hours of operation to midnight and that the board will review his special use permit in 1 year.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Yes
Flott –	Yes	Stock –	Yes
Randolph–	Yes	Turner –	Yes
Huisman -	Yes		

Case SU-6-06 – Decker – Rescind

This zoning case pertains to a review of a previously approved special use permit to allow for a property located in an AG, Agricultural, District to be used for a continued location of a contractors storage yard that would allow for the storage of roll-off boxes (dumpsters) and the storage of a truck used to haul roll-off boxes on the subject property.

The zoning administrator gave an overview of this zoning case and also informed the board members that he had spoken with the subject of this zoning case who said that he had sold the business and no longer uses the property as requested in the special use permit. The zoning administrator then recommended to the board that the special use permit be rescinded.

William Flott then moved, seconded by Joe stock that zoning case SU-6-06 be rescinded.

This motion was then approved by a roll call vote.

Kiefer – Yes
Flott – Yes
Randolph- Yes
Huisman - Yes

Runyon – Yes
Stock – Yes
Turner – Yes

Findings of Fact and Decision:

Richard Runyon moved, seconded by Neil Turner , that the Findings of Fact and Decision for all zoning cases presented at this meeting be approved.

This motion was then approved by a roll call vote.

Kiefer – Yes
Flott – Yes
Randolph- Yes
Huisman - Yes

Runyon – Yes
Stock – Yes
Turner – Yes

Approval of Minutes:

The minutes of the December 10, 2020 meeting were noted to the zoning board members. William Flott moved, seconded by Dave Randolph, that these amended minutes be approved.

This motion was then approved by a roll call vote.

Kiefer – Yes
Flott – Yes
Randolph- Yes
Huisman - Yes

Runyon – Yes
Stock – Yes
Turner – Yes

The minutes of August 1, 2019, February 7, 2019, October 4, 2018, and April 4, 2019 were also noted to the zoning board members. Richard Runyon moved, seconded by Richard Kiefer Jr. that all sets of minutes be approved as presented.

This motion was then approved by a roll call vote.

Kiefer – Yes
Flott – Yes
Randolph- Yes
Huisman - Yes

Runyon – Yes
Stock – Yes
Turner – Yes

Other Business:

The zoning administrator noted that the next zoning board of appeals meeting is scheduled for February 4, 2021 with no objections noted.

Public Comment: None

Report of Officers: None

General Discussion: None

Adjournment:

The chair asked for a motion to adjourn. Then Dave Randolph moved, seconded by Joe Stock, that this meeting be adjourned. This motion was approved by roll call vote.

This motion was then approved by a roll call vote.

Kiefer – Yes
Flott – Yes
Randolph- Yes
Huisman - Yes

Runyon – Yes
Stock – Yes
Turner – Yes

This meeting was adjourned at 8:15 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,



Jesse J. King, Assistant Administrator
Livingston County Regional
Planning Commission