

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

Regular Meeting
7:30 p.m.

July 8, 2021

The meeting came to order at 7:32 pm

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

Others Present: Jesse King, Matt Curl, Mark Slagel, and Brian Pflibsen

Members Absent: Richard Runyon

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. Richard Kiefer moved, seconded by Joe Stock that the agenda for this July 8, 2021 meeting be approved as presented.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – No Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Approval of Minutes:

The minutes of the June 10 2021 meeting were then noted to the zoning board members with no amendments noted. William Flott moved, seconded by Dave Randolph, that the minutes be approved as presented.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – No Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Business to be reviewed:

SU-4-21 – Wishbone Canine Rescue (Withdrawn)

The assistant zoning administrator informed board members that this zoning case had been withdrawn due to the sellers of the subject property backing out of the real estate transaction after complaints were received from members of the community.

Case SU-11-01 – D & M Products (Review)

This zoning case pertained to the review of a previously approved special use to allow for the operation of an agriculture product manufacturing business in an AG, Agriculture, District located near Strawn.

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

Mark Slagel, 2697 N. 2600 East Rd., Strawn, IL, was present at the meeting as a representative of this zoning case review. Mr. Slagel explained that the new 100' x 300' building being built on the property will be used for powder coating their material after many requests by customers to add a powder coating service. He further explained that they currently have around 40 employees and will eventually seek to add more with the addition of the new building and service. Mr. Slagel went on to explain the powder coating process and assured board members that the powder coating process will not create any offensive fumes or waste product.

There was then a question about what type of heat source would be used to operate the furnace part of the powder coating process. Mr. Slagel explained that propane would be their heating source.

The topic of employee numbers was then discussed with Mr. Slagel and that he was already approved to have up to 60 employees and was asked if that would be sufficient for now. Mr. Slagel stated that 60 is an adequate number of allowed employees.

With no other concerns or questions by the board or public, Dave Randolph moved, seconded by Neil Turner, that the case be closed and reviewed again in 5 years with the same conditions to be in place.

This motion was then approved by a roll call vote.

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

Runyon – Absent – No Vote
Stock – Yes
Turner – Yes

Case SU-2-15 – Pflibsen (Review)

This zoning case pertained to a review of a previously approved special use to allow for the operation of an indoor shooting range and rental services business in a C1. Local Business, District located in South Streator.

The assistant zoning administrator gave an overview of the case to board members.

Brian Pflibsen, 839 IL St. Rt. 18 E., Streator, IL, was present at the meeting and updated members on his progress of construction. Mr. Pflibsen stated that he recently had a state inspector in the building to inspect the bathrooms and restaurant portion of the building. He also stated that the Livingston County Health Department had been to the business and did an inspection with no issues other than some recommendations for sinks. Mr. Pflibsen also stated that a floor plan for the restaurant has been finalized and that he has hired a plumber for the pipe work.

Mr. Pflibsen then updated members on his progress with the shooting range. He stated that all that is left to do is install ceiling lights, shooting stalls, and the target retrieval system. Mr. Pflibsen hoped to have the range open by next month.

There was then a question about the rental services portion of the business. Mr. Pflibsen stated that he was not doing anything with that currently due to the focus on developing the shooting range and restaurant.

The issue of siding was then discussed. Mr. Pflibsen stated that he believed the siding to be about 50% complete as he had prioritized the construction of the indoor shooting range as well as the bathrooms and ADA accessibility as discussed at the last review. Mr. Pflibsen was then asked if he thought he could have the siding complete by November. Mr. Pflibsen stated that he probably could.

It was related to Mr. Pflibsen by the board that he should prioritize the completion of the siding installation. Mr. Pflibsen indicated that he understood and would do that.

With there being no other concerns, questions, or public comment, Dave Randolph moved, seconded by William Flott that the case be closed and be reviewed again in 6 months.

This motion was then approved by a roll call vote.

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

Runyon – Absent – No Vote
Stock – Yes
Turner – Yes

SU-5-21 & V-3-21 – FALS, LLC

This zoning case pertained to a proposed special use to allow for property located in an RA, Rural Residence, District be used as fairgrounds as well as a private recreational development. Additionally, there was a proposed variance in the setback requirements from a road right-of-way to be one foot instead of the required 40 feet.

The assistant zoning administrator gave an overview of the zoning cases to board members.

Matt Curl, 701 E. Hickory, Fairbury, IL, was present at the meeting as a representative of the zoning cases. Mr. Curl explained that the track is in need of a new office building due to damage that the current office building sustained from a tree in addition to being an old building. Mr. Curl further explained that with the expansion of their operations at the track, they are in need of a more professional setting to be able to meet with different people when discussing business matters which would be accomplished by the new office building.

Mr. Curl then went on to explain the need for the variance. He stated that in order to be able to continue the use of the space on that side of the track like they currently do, the office building needs to be closer to the road like the other buildings on that side currently are.

Mr. Curl then explained what all would be included in the new office building to the board members. He stated that the new office building would include offices, a meeting room, his own personal office, bathrooms, as well as a heated garage that could be used for vehicle maintenance in cold weather. In addition to vehicle maintenance, Mr. Curl explained that the heated garage would be big enough to house ambulances during events and that there would be a first aid station inside of the garage.

During the assistant zoning administrator’s presentation, a 2-day country music festival was mentioned as being something that Mr. Curl was interested in hosting sometime in the future. Mr. Curl clarified with board members that while it is an idea that he has, he has not done any type of planning for it yet and is simply in the stages of research at this time.

With no other concerns noted, Dave Randolph moved, seconded by Neil Turner that zoning case V-3-21 be approved.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – No Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

The draft conditions of the special use were then reviewed by board members. William Flott then moved, seconded by Neil Turner that zoning case SU-5-21 be approved with a review in January of 2022.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – No Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Other Business:

The assistant zoning administrator noted to board members that the zoning office had received an application for a solar farm on this date for Enbridge. It was believed that this solar farm would power the Enbridge facility, but there hadn't been enough time for the zoning office to review the application at this time to have more details. There was a question as to whether this solar farm would be connected to the power grid. The zoning administrator didn't believe it would be.

The assistant zoning administrator then noted that Valley View appeared to be ready to submit applications this month for the transfer of operations to the new company and would likely be on the agenda for next month's meeting.

The assistant zoning administrator then informed members of the next meeting being August 5th at 7:30 PM.

Findings of Fact and Decision:

William Flott moved, seconded by Joe Stock, that the Findings of Fact and Decision be approved.

This motion was then approved by a roll call vote.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – No Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Public Comment: None

Report of Officers: None

General Discussion: None

Adjournment:

The chair then asked for a motion to adjourn. Dave Randolph 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.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – No Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

This meeting was adjourned at 8:24 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