

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

Regular Meeting
7:00 p.m.

November 4, 2021

The meeting came to order at 7:07 pm

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

Others Present: Jesse King, Charles Schopp, Roger Wahls, Dean Wahls

Members Absent: Richard Kiefer and Richard Runyon

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. William Flott moved, seconded by Dave Randolph that the agenda for this November 4, 2021 meeting be approved as presented.

This motion was then approved by a roll call vote.

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

Approval of Minutes:

The minutes of the October 7, 2021 meeting were then noted to the zoning board members with one amendment noted. Neil Turner moved, seconded by Joe Stock, that the minutes be approved as presented.

This motion was then approved by a roll call vote.

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

Business to be reviewed:

V-5-21 – Wahls

This zoning case pertained to a variance request in an AG, Agriculture district located in Section 12 of Pike Township for a variance in lot dimension requirements. The applicant in this zoning case proposed a variance to allow for a lot width of 30 feet rather than the required 150 foot lot width.

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

Dean Wahls (907 Debra Ln., Pontiac, IL) and Roger Wahls (800 N. Seminole St., Pontiac, IL) were present at the meeting to represent the zoning case who were members of the Marjory Wahls estate (applicant).

Dean and Roger explained that the purpose of the division of 1.74 acres from the existing 125 acres is so that the family can retain ownership of the farm buildings on the tract and separate the homestead and farm ground from them.

There was then discussion amongst the zoning board members and applicants as to what land would be included with the division from the larger tract. After some discussion, it was concluded that according the plat that was submitted by the applicants’ attorney, Al Freehill, the gravel lane would be included with the farm buildings that were being divided from the tract.

With there being no further questions or concerns by zoning board members, William Flott moved, seconded by Neil Turner that zoning case V-5-21 be approved.

This motion was then approved by a roll call vote.

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

Legal Counsel Debrief

Mr. Andrew Keyt who represented the Livingston County Zoning Board of Appeals in a recent legal case then introduced himself to zoning board members. Mr. Keyt provided zoning board members with a summary of the legal case and provided insight as to some issues that had come up in court.

There was then discussion between zoning board members and Mr. Keyt as to what could be done to mitigate those issues in the future.

Other Business:

The assistant zoning administrator provided an update on the EDF Renewables wind energy project that is projected to come to the county. The assistant zoning administrator informed the board that he and the zoning administrator had met with Scott Wentzel, a representative of the project, on the day of this meeting and that it seemed as though the project was getting more serious and that a preliminary layout had been presented to the zoning office. Board members were also notified that it appeared as though EDF would be on track to submit an application in March of 2022 and to break ground on the project in the Spring of 2024.

The assistant administrator then notified board members that the next meeting was scheduled for December 9th at 7:30 PM.

Findings of Fact and Decision:

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

This motion was then approved by a roll call vote.

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

Public Comment: None

Report of Officers: None

General Discussion:

A zoning board member then asked if there was any updates regarding a recent zoning case that was heard by the zoning board. The assistant administrator provided them with an update on the case relative to conversations he has had with the case’s attorney.

There was then discussion amongst Jason Bunting and the board as to the county’s procedure regarding special uses and options for how the county could handle them moving forward.

Adjournment:

The chair then asked for a motion to adjourn. William Flott moved, seconded by Dave Randolph, 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 – No Vote	Runyon – Absent – No Vote
Flott –	Yes	Stock – Yes
Randolph-	Yes	Turner – Yes
Huisman -	Yes	

This meeting was adjourned at 8:53 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