

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

Regular Meeting  
7:30 p.m.

December 9, 2021

The meeting came to order at 7:32 pm

Members Present: Joan Huisman, Richard Kiefer, William Flott, Joe Stock, and Richard Runyon

Others Present: Jesse King, Charles Schopp, Laura Frazier, Steven Salvator, and Steven Mann

Members Absent: Neil Turner and Dave Randolph

**Approval of the Agenda:**

Chair Huisman noted the agenda for this meeting. Richard Runyon moved, seconded by William Flott that the agenda for this December 9, 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- Absent – No Vote

Turner – Absent – No Vote

Huisman - Yes

**Approval of Minutes:**

Approval of November 4, 2021 meeting minutes were noted by Chair Huisman and proposed to be moved to after business items for approval so that members could have time to review the minutes due to them being handed out just prior to the meeting. No objections were raised.

**Business to be reviewed:**

**SU-13-21 – Frazier**

This zoning case pertained to a special use request in an AG, Agriculture district located in Section 3 of Rooks Creek Township for the subject property to be used as a private recreational development. The applicants in this zoning case was seeking the special use to allow for a batting cage business to be operated on the property.

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

Laura Frazier, 9675 E. 2000 North Rd., Pontiac, IL was present at the meeting as a representative of the zoning case.

There was some discussion about how the business came about. Laura explained that her and her husband had initially built the machine shed to house the batting cages for their son to practice baseball in. Then, once people started seeing how the batting cages were, they began getting numerous requests for people to use their shed which is when they decided to open up the business.

There was then a question about whether teams could hold practices at their facility. Laura stated that they have had multiple teams contact them about that, but have had to turn them away. Laura added that teams could utilize their facility if they were to split the teams up into groups at staggered times, but not all together.

Hours of operation were then mentioned and discussed. Laura related to board members that members receive a card that they can swipe at the shed that will gain them access to it at any time, but their hours of operation are currently Monday thru Sunday 6 AM to 11 PM and their hours to use the pitching simulator are by appointment, but typically between 5 PM to 9 PM.

A question about employees then came up. Laura explained that her and her husband are the only people that operate the business.

Chair Huisman then noted the draft conditions of the special use. Laura stated that she had a chance to review them and that everything looked good to her.

With there being no further questions or concerns by zoning board members, William Flott moved, seconded by Richard Runyon that zoning case SU-13-21 be approved with a review to take place in one year.

This motion was then approved by a roll call vote.

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

**V-4-21 – Salvator**

This zoning case pertained to a proposed variance in lot dimension requirements in an AG, Agriculture, District located in Section 6 of Indian Grove Township. The applicant in this case was The Estate of Jerry Salvator Sr. who was requesting a variance to allow for reduced lot width requirements from the ordinance requirement of 150 feet.

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

Steven Salvator, 323 W. Henry St., Pontiac, IL was present as a representative of the estate as well as the zoning case. His attorney, Steven Mann, was also present.

The assistant zoning administrator explained to zoning board members what had changed from the original October meeting on this matter where the applicants had added a 30 foot wide strip extending from lot “L1” to county road 1900 E. in addition to an easement that would be included for the existing gravel lane that was on the property. Therefore, the applicants would be seeking a variance for the 30 foot wide strip extending from lot “L1” to the county road as well as a variance in lot width for lot “L3” to allow for a lot width of 71.43 feet instead of the required 150 feet.

With there being no questions, William Flott moved, seconded by Richard Kiefer, that this case be approved contingent upon the applicants providing the zoning office with a final plat showing what is illustrated on the hand-drawn map that was provided to them showing what had changed from before.

The motion carried by a roll call vote.

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

**Approval of Minutes**

Chair Huisman then noted the minutes from the November 4, 2021 meeting and gave members an opportunity to review them.

A correction was noted and Richard Runyon moved, seconded by Joe Stock that the minutes be approved as amended.

The motion carried by a roll call vote.

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

**Other Business:**

The assistant zoning administrator informed zoning board members that the agriculture and zoning committee of the county board had voted to add airports and quarries as part of their final decision making powers and that the ZBA would be holding a meeting on the matter at next month's meeting if it is approved by the county board at next week's meeting.

The assistant zoning administrator also noted the 2022 meeting schedule that was handed out to all members.

**Findings of Fact and Decision:**

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

This motion was then approved by a roll call vote.

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

**Public Comment:** None

**Report of Officers:** None

**General Discussion:** None

**Adjournment:**

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

This meeting was adjourned at 8:08 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