

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

Regular Meeting
7:00 p.m.

January 6, 2022

The meeting came to order at 7:02 pm

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

Others Present: Jesse King, Charles Schopp, Gunner Sullivan, Brian Pflibsen, and Jason Bunting

Members Absent: Richard Kiefer

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. Joe Stock moved, seconded by Dave Randolph that the agenda for this January 6, 2022 meeting be approved as presented.

This motion was then approved by a roll call vote.

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

Approval of Minutes:

Chair Huisman noted the minutes of the December 9, 2021 ZBA meeting. A suggested amendment was noted by Willam Flott. With there being no further corrections noted, William Flott moved, seconded by Neil Turner that the December 9, 2021 minutes be approved as amended.

The motion carried by a roll call vote:

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

Business to be reviewed:

SU-5-21 – FALS, LLC (Review)

This zoning case pertained to the review of a previously approved special use for property in an RA, Rural Residential, District to be used as fairgrounds as well as a private recreational development in unincorporated Fairbury.

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

Gunner Sullivan, 301 Grandview Dr., Normal, IL, was present at the meeting to represent this special use case. Mr. Sullivan is the Director of New Business Development with FALS, LLC. Mr. Sullivan provided an update to board members on the construction of the new office building for the track. He stated that insulation will be installed soon and that the electrician is almost complete with their work. Mr. Sullivan related to board members that the target date for the building to be fully complete and operational is April 1st and that as of right now, there does not seem to be anything that will delay that target date.

The assistant zoning administrator then asked Mr. Sullivan about lodging in the new office building that was rumored to be getting put into the building. Mr. Sullivan explained that there are available places for people to stay in the office building, but that it would be strictly for employees only such as himself since he lives in Normal. Mr. Sullivan added that it would not be an AirBnB-type arrangement where the space would be open to the public for rent.

Mr. Sullivan was then asked about events for this year. He explained that there are 22 races scheduled for 2022 which is essentially a normal racing schedule for the track. He added that they are currently seeking to book a larger scale concert, but that it is not being actively booked.

The assistant zoning administrator mentioned during his overview that the City of Fairbury is currently seeking to incorporate the FALS property. Mr. Sullivan was asked about where that process at for Fairbury annexing the FALS property. Mr. Sullivan stated that he did not know what discussions the city has had with Matt Curl but understood that there has been discussion about the city annexing the property.

Mr. Sullivan finished by informing board members that the first race of the season is scheduled for May 7th.

With there being no further questions or concerns by zoning board members, Dave Randolph moved, seconded by Joe Stock, that zoning case SU-5-21 be approved with a review to take place in three years.

This motion was then approved by a roll call vote.

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

SU-2-15 – Pflibsen (Review)

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

The assistant zoning administrator provided an overview of the case to board members as well as photos of the progress of the development of the building taken the day of this meeting.

Brian Pflibsen, 828 St. Rt. 18, Streator, IL, was present at the meeting as a representative of this case. Mr Pflibsen explained that he has all of the equipment for the range purchased at this time, but not all of it is installed.

Mr. Pflibsen was asked about the progress of his siding. Mr. Pflibsen stated that he is about “95 percent” completed with the siding work.

Mr. Pflibsen was then asked about whether he has any new plans beyond his current projects. Mr. Pflibsen stated that he does not.

Mr. Pflibsen noted that the lounge is nearly complete and that the plumbing and ductwork is all installed. He then added that he hopes to have everything done and operational within the next two months.

Mr. Pflibsen was then asked about what project he will work on after the siding is done. Mr. Pflibsen answered that he plans to work on the lounge and then work on the range after that.

With there being no further questions, Dave Randolph moved, seconded by Richard Runyon, that this case be approved with another review to be held in 6 months.

The motion carried by a roll call vote.

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

ZT-1-22 – Livingston County Board (Special Uses)

This zoning case pertained to the review of a proposed zoning text amendment initiated by the Livingston County Board to amend the county’s ordinance regarding the procedure of final approval for special use applications that involve mineral extraction sites and airports.

The assistant gave an overview of the case to board members and explained that due to the large footprint that airports and mineral extraction sites can have for nearby residents, it was determined by the county board that the final decision making power for these larger special use projects may be more appropriate to be made by an elected body such as the county board rather than an appointed body like the ZBA.

There were no questions or comments from the ZBA members.

Dave Randolph moved, seconded by Neil Turner that this zoning case be recommended for approval by the county board.

The motion carried by a roll call vote:

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

Other Business:

The assistant zoning administrator noted that there could be a variance case coming up that has some setback issues related to it.

There was also an update regarding the EDF wind project that there is a scheduled open house for February 8th from 4-7pm at the Tri-Point High School in Cullom. Board members were also informed that the project was on track for hearings to begin in June. In addition, the assistant zoning administrator stated that the Heritage Prairie wind project was on a similar trajectory which could mean that hearings may be close to one another.

Findings of Fact and Decision:

Neil Turner 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 – Yes
Flott –	Yes	Stock – Yes
Randolph-	Yes	Turner – Yes
Huisman -	Yes	

Public Comment:

Jason Bunting, Emington, was present at the meeting and provided some further information about the EDF wind project to board members. There was then some discussion between Mr. Bunting and the ZBA members about the logistics of the upcoming wind energy hearings as it relates to attorneys and the potential to have a moderator.

Report of Officers: None

General Discussion: None

Adjournment:

The chair then asked for a motion to adjourn. William Flott moved, seconded by Neil Turner, that this meeting be adjourned.

This motion was then approved by a roll call vote.

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

This meeting was adjourned at 7:56 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