

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

Regular Meeting
7:00 p.m.

March 10, 2022

The meeting came to order at 7:07 pm

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

Others Present: Jesse King, Charles Schopp, Jerrold Haas, Greg Muir, Kristine Muir, Aaron Galloway

Members Absent: Neil Turner, and Richard Runyon

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. William Flott moved, seconded by Joe Stock that the agenda for this March 10, 2022 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 –	Absent – No Vote
Huisman -	Yes		

Approval of Minutes:

Chair Huisman noted the minutes of the February 10, 2022 ZBA meeting with a correction that had already been made. Dave Randolph moved, seconded by Joe Stock that the February 10, 2022 minutes be approved as corrected.

The motion carried by a roll call vote:

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

Business to be reviewed:

SU-4-12 – Haas (Review)

This zoning case pertained to the review of a previously approved special use for property in an AG, Agriculture, District to be used as a repair, machine, and welding shop in unincorporated Fairbury.

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

Jerrold Haas, 24029 E. 1200 North Rd., Fairbury, was present at the meeting as a representative of the case. Mr. Haas informed board members that there have been no changes to the business since the last review and that he primarily does semi-trailer repair work, but also does some welding and fabrication.

There was then discussion about Mr. Haas’s employees. Mr. Haas stated that he primarily has family members that work for him but does have a couple outside employees. Mr. Haas requested an increase in the number of allowed employees for his business as he intends to hire in the future.

With there being no further questions or concerns by zoning board members, Joe Stock moved, seconded by Dave Randolph, that zoning case SU-4-12 (Review) be approved with a review to take place in five years and that the number of allowed outside employees be increased to 5.

This motion was then approved by a roll call vote.

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

V-2-22 – Muir

This zoning case pertained to a review of a proposed variance in lot dimensions in an AG, Agriculture, District located in unincorporated Odell.

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

Greg & Kristine Muir, 20500 E. 2500 North Rd., Odell and their attorney, Aaron Galloway, 8270 N. 1900 East Rd., Fairbury were present at the meeting as representatives of the case.

Mr. Galloway explained that the variance is needed because his clients are currently in the process of building a new residence on their property and that in order to be in compliance with the Livingston County ordinance, they need to reshape one of the lots on their property. As a result, the reshaped lot will have a width/depth of 121 feet instead of the ordinance-required 150/200 feet.

Due to the property being located between Interstate 55 and U.S. Route 66 and the prior development of the lot, access concerns were noted by the board. Mr. Galloway explained that there

will still be access to the newly constructed residence through the use of easements, but there will be lot ownership out to the nearby county road as well. Mr. Galloway also explained that there will be easements for shared well and septic use as well.

There was then discussion about the lot size of the reshaped parcel of land. Mr. Galloway explained that it is currently 1.32 acres, but will be approximately 1.5 acres after it is reshaped.

With there being no further questions, William Flott moved, seconded by Joe Stock, that this case be approved

The motion carried by a roll call vote.

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

Other Business:

Board members were given an update regarding the timeline for the EDF wind farm development filing an application. It was believed that an application is expected to be filed in April and then hearings to begin the week of July 11th.

Board members were also informed that the Heritage Prairie wind farm project was expected to file an application possibly later in the summer of this year with hearings to begin late fall/winter.

There was also an update regarding the utility solar farm that is being developed near Cayuga.

Findings of Fact and Decision:

William Flott moved, seconded by Dave Randolph, that the Findings of Fact and Decision 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 –	Absent – No Vote
Huisman -	Yes		

Public Comment: None

Report of Officers:

The assistant zoning administrator informed board members of the upcoming electronic recycling event that is being held in Pontiac on April 2nd and welcomed volunteers.

General Discussion: None

Adjournment:

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

This motion was then approved by a roll call vote.

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

This meeting was adjourned at 7:50 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