

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

Regular Meeting
7:00 p.m.

April 7, 2022

The meeting came to order at 7:02 pm

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

Others Present: Jesse King, Charles Schopp, Dave Riordan, Justin Voigts, Robert Haab, Troy Lanz, Jerry Moritz

Members Absent: Neil Turner, Richard Runyon, and Joe Stock

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. Dave Randolph moved, seconded by William Flott that the agenda for this April 7, 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 –	Absent – No Vote
Randolph-	Yes	Turner –	Absent – No Vote
Huisman -	Yes		

Approval of Minutes:

Chair Huisman noted the minutes of the March 10, 2022 ZBA meeting with a correction that had already been made. Richard Kiefer moved, seconded by William Flott that the March 10, 2022 minutes be approved as presented.

The motion carried by a roll call vote:

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

Business to be reviewed:

SU-5-13 – Prairieland Designs (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 craft and service business in unincorporated Gridley.

The applicants in this case were not present at the meeting, therefore the review was skipped over.

V-2-22 – SU-5-04 – Crouch (Review)

This zoning case pertained to a review of a previously approved special use that allows for property located in a C3, General Business, District to be used as a junkyard/recycling center in unincorporated Pontiac.

The applicants in this case were not present at the meeting, therefore the review was skipped over.

SU-22-99 & SU-8-01 – T & T Cartage, Inc. / Kankakee Valley Construction Co. (Review)

This zoning case pertained to the review of a previously approved special use that allows for property located in an AG, Agriculture, District to be used as an asphalt plant with an additional asphalt plant added in unincorporated Pontiac.

The assistant zoning administrator provided an overview of the zoning case along with a history of the case.

Dave Riordan, 456 E. 8th St., Herscher, was present at the meeting as a representative of the zoning case. Mr. Riordan provided an update to board members by stating that there are still two asphalt plants located on the property which are used seasonally but both are rarely used at the same time.

Regarding the dust issue that was mentioned in the assistant administrator's synopsis, Mr. Riordan informed board members that they have paved the entrances to their plant site in order to address that issue.

Mr. Riordan added that Prairie Materials was leasing the shop on their property for awhile to have a place for truck repairs and maintenance, but have since terminated their lease and no longer use the shop.

There was then a question about the months that the asphalt plants are in use. It was clarified that the asphalt plants are typically used April through November.

There was also a question about the materials used to make the asphalt to which Mr. Riordan stated that they still use mostly recycled material for their asphalt.

The floor was then opened up for interested parties or objectors.

Justin Voights, 1321 Tuesburg Ct., Pontiac, was present at the meeting as an interested party in this zoning case.

Mr. Voights explained that he owns the property directly to the south of the subject property and that he is concerned about the amount of dust that is created in the area and its effect on his enjoyment of his property which is recreational in nature. Mr. Voights voiced his displeasure for a nearby access road to the west of his property and how much dust is created from traffic that uses it. Mr. Voights also related concern about how other plants in the area disregard state and federal environmental regulations which affect his ability to enjoy his property

Mr. Riordan responded to Mr. Voights’s concerns by stating that they no longer own or use the property that Mr. Voights stated his concern about regarding its access road. Mr. Riordan stated that they continue to make efforts to improve the property in addition to the paved entrances and that they desire to be a good neighbor.

With there being no closing statements, questions, or concerns, Dave Randolph moved, seconded by William Flott, that this case be approved and set for another review in 5 years.

The motion carried by a roll call vote:

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

SU-12-07 – Crossroads Crating & Pallet (Review)

This zoning case pertained to the review of a previously approved special use case that allows for property located in an AG, Agriculture, District to be used as a contractor’s storage yard for a crating and pallet business in unincorporated Forrest.

The assistant zoning administrator provided an overview of this case and its history.

Robert Haab, 206 Grace Dr., Forrest, was present at the meeting as a representative of this case. Mr. Haab stated that his business, “Haab Forest Products”, bought out Crossroads Crating and Pallet back in December of 2021. Mr. Haab added that nothing has changed with operations and that it was essentially just a name change.

There was then discussion about employee numbers. Mr. Haab stated that he has around 40 employees, but they are spread out among 4 different facilities.

It was then discussed and decided that a new special use permit would be applied for to cover each of the properties that Mr. Haab uses for his business.

With there being no further questions or comments, Dave Randolph moved, seconded by William Flott that this zoning case be approved with a removal of the employee limitation and that the case be reviewed again in 5 years.

The motion carried by a roll call vote:

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

SU-5-06 – Lanz (Review)

This zoning case pertained to the review of a previously approved special use that allows for property located in an AG, Agriculture, District to be used as a contractor’s storage yard in unincorporated Strawn.

The assistant zoning administrator provided an overview of the zoning case and its history.

Troy Lanz, 24978 E. 200 North Rd., Strawn, was present at the meeting as a representative of this case. Mr. Lanz stated that the machine shed that has the special use is mostly used for storage now and that the office that is inside of the shop is used approximately 20-25 hours a month. Mr. Lanz related that he primarily brings HVAC components from his job sites back to the shop and recycles the precious metals out of the components.

Mr. Lanz was asked if he would like to keep his special use for that purpose. Mr. Lanz stated that he would like to keep his special use.

With there being no further questions, William Flott moved, seconded by Richard Kiefer that this case be approved with another review to take place in 5 years.

The motion carried by a roll call vote:

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

V-4-02 – Moritz (Review)

This zoning case pertained to a review of a previously approved variance to allow for property located in an AG, Agriculture, District to host a mobile home on the property in addition to the single family dwelling that is already on the property.

Jerry Moritz, 3474 E. 3300 North Rd., Streator, was present at the meeting as a representative of the zoning case.

Jerry stated that Rodney Vogel who helps out with the family farm is still living in the mobile home and that he may be moving out sometime soon. Mr. Moritz explained that if Mr. Vogel moves out that his son may have an interest in moving into the mobile home.

There was also discussion about how Mr. Vogel has an interest in moving the existing mobile home onto a new property nearby and that he has been in discussion with the zoning office about that matter.

There was then discussion about the state of the mobile home. Mr. Moritz stated that there was some damage sustained to the deck during some recent high winds that needs to be repaired, but is in great shape otherwise.

With there being no other questions or concerns, Dave Randolph moved, seconded by Richard Kiefer that this case be approved and reviewed again in 1 year.

The motion carried by a roll call vote:

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

Other Business:

The assistant zoning administrator notified board members of a potential subdivision case upcoming regarding a property in South Streator.

Board members were also notified that starting next month, meetings will begin at 7:30 instead of 7.

There was a question about a property that was in a previous zoning map amendment case in South Streator regarding the state of its progress. The assistant zoning administrator stated that there has

been no observable progress to the property other than some asphalt shavings being delivered to the property.

Findings of Fact and Decision:

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

The motion carried by a roll call vote:

Kiefer –	Yes	Runyon –	Absent – No Vote
Flott –	Yes	Stock –	Absent – No Vote
Randolph-	Yes	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. Richard Kiefer moved, seconded by William Flott, that this meeting be adjourned.

The motion carried by a roll call vote:

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

This meeting was adjourned at 7:52 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