

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

Regular Meeting
7:30 p.m.

May 5, 2022

The meeting came to order at 7:33 pm

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

Others Present: Jesse King, Charles Schopp, and Ashley Snelius

Members Absent: Joe Stock

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. Dave Randolph moved, seconded by Richard Kiefer that the agenda for this May 5, 2022 meeting be approved as presented.

This motion was then approved by a roll call vote.

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

Approval of Minutes:

Chair Huisman noted the minutes of the April 7, 2022 ZBA meeting with a correction that had already been made. Bill Flott moved, seconded by Neil Turner that the April 7, 2022 minutes be approved as presented.

The motion carried by a roll call vote:

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

Business to be reviewed:

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-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.

SU-1-22 – Snelius

This zoning case pertained to the review of a proposed special use to allow for property located in an AG, Agriculture, District to host a private hair salon as a craft and service business in unincorporated Cornell.

The zoning administrator provided an overview of the case.

Ashley Snelius, 27123 N. 1000 East Rd., Cornell, IL, was present at the meeting and explained to board members that she currently works at a salon in Streator and that she would like to eliminate her daily drive there by hosting her own private hair salon at her house where she will bring her current clients by appointment only.

There was a question as to whether or not Ms. Snelius would potentially have interest in expanding her business. Ms. Snelius explained that the building that she intends to operate out of is only big enough for her and her own supplies and that it would not be suitable for more than one person working at a time.

There was then a question about parking. Ms. Snelius said that the driveway from the road extends all the way back to the building that she intends to operate out of and that clients could park just outside of the building.

There was also discussion about signage for her business. Ms. Snelius explained that she does not plan on having any type of signage for the business as it is her personal residence and that she does not want to give the impression that she is open for business to strangers passing by.

With there being no other questions, William Flott moved, seconded by Dave Randolph that this case be approved with a one year review.

The motion carried by a roll call vote:

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

Other Business:

The zoning administrator discussed the potential for upcoming wind and solar farm hearings due to a change in the way projects are approved at the state level. The zoning administrator further explained that the zoning office has not received a draft application yet from EDF renewables which means that the originally anticipated hearings for the second week of July do not appear likely. There was then further discussion about the logistics of the wind farm hearings and it was determined that those details would need to be worked out once an application is submitted and a concrete date is set for the hearings.

Findings of Fact and Decision:

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

The motion carried by a roll call vote:

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

This meeting was adjourned at 8:01 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