

MINUTES OF THE LIVINGSTON COUNTY
ZONING BOARD OF APPEALS
HELD ON NOVEMBER 7, 2024, STARTING AT 6:00 PM
IN THE LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST. PONTIAC, ILLINOIS

The meeting was called to order at 6:02 p.m.

Roll call was taken.

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

Members Absent: None

Others Present: Board Members: Bob Weller, Gerald Earing, Craig Monson, Jim Carley; Zoning Administrator Brittney Miller

Chair Huisman noted that this meeting is a continuation of the October 10, 2024 meeting.

Business to be reviewed:

V-11-24 SV CSG North Creek 1, LLC and SU-20-24 SV CSG North Creek 1, LLC

This zoning case pertains to the review of a proposed variance to meet the required 20-acre lot size for a proposed 2.125 MW solar farm, and a special use for said 2.125 MW solar farm, located on an 18.80-acre tract of land in an AG, Agriculture District, in unincorporated Pontiac.

Miller informed the members that the applicant has chosen to reevaluate their application and requests to be tabled indefinitely.

Motion by Randolph, second by Flott to table V-11-24 SV CSG North Creek 1, LLC and SU-20-24 SV CSG North Creek 1, LLC indefinitely. **Motion carried on roll call vote. Ayes:** Randolph, Runyon, Turner, Stock, Kiefer, and Huisman **Nays:** None **Absent:** None

Review of Findings of Fact and Decision:

Huisman requested that the dates be updated to indicate that the approval date is November 7, 2024.

Motion by Flott, Second by Stock to approve the amended findings of fact. **Motion carried on roll call vote. Ayes:** Randolph, Runyon, Turner, Stock, Kiefer, and Huisman **Nays:** None **Absent:** None

Public Comment: N/A

Report of Officers: N/A

General Discussion: N/A

Adjournment:

Motion by Randolph, second by Turner to adjourn the meeting. **Motion carried on roll call vote.**

Ayes: Randolph, Runyon, Turner, Stock, Kiefer, and Huisman **Nays:** None **Absent:** None

The meeting was adjourned at 6:12 p.m.

Chair Huisman opened the November 7, 2024 meeting.

The meeting was called to order at 6:13 p.m.

Roll call was taken.

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

Members Absent: None

Others Present: Board Members: Bob Weller, Gerald Earing, Craig Monson, Jim Carley; Zoning Administrator Brittney Miller, Jennifer Boudreau

Approval of Agenda:

Chair Huisman called to remove V-12-24 Beckham Solar, LLC, V-13-24 Beckham Solar LLC, and Folkerts from the agenda. Motion by Stock, second by Kiefer to approve the amended agenda.

Motion carried on roll call vote. Ayes: Randolph, Runyon, Turner, Stock, Kiefer, and Huisman **Nays:** None **Absent:** None

Approval of Minutes:

The ZBA reviewed the minutes of the October 10, 2024 meeting. Huisman noted some changes that need to be made and suggested that the minutes be approved at the December 6, 2024 meeting. No action was taken.

Case SU-17-24 J's Automotive Shop

This zoning case pertains to the review of a proposed special use to operate a craft and service occupation in an AG, Agriculture District. The proposed use is an automotive repair shop on property located in Section 8 of Union Township in unincorporated Odell.

Boudreau provided an update on the automotive shop currently operating in the existing machine shed, noting that three employees repair small to midsize vehicles. Boudreau also mentioned that the shop operates Monday through Friday from 6 a.m. to 6 p.m., sources parts from local businesses, and is working on installing signage.

A member questioned oil drainage, to which Boudreau noted that Donnie Simmons, Livingston County Environmental Health Director, inspected and approved the property. There was discussion regarding parking, during which Boudreau mentioned that a large parking lot is available on the property, where the vehicles waiting to be serviced are parked.

Motion by Flott, second by Randolph to approve SU-17-24 J's Automotive Shop with special conditions. **Motion carried on roll call vote. Ayes:** Randolph, Runyon, Turner, Stock, Kiefer, and Huisman **Nays:** None **Absent:** None

V-12-24 Beckham Solar, LLC

This zoning case pertains to the review of a proposed variance to utilize a Cable Aboveground System (CAB) wiring method for a previously approved 5 MW solar farm, located on 66.7 acres of a 139.38-acre tract of land in an AG, Agricultural District located in unincorporated Odell.

Miller noted that the applicant has requested to rescind the application. No action taken.

V-13-24 Beckham Solar, LLC

This zoning case pertains to the review of a proposed variance to reduce the required 36 foot pollinator buffer to a 15-foot pollinator buffer for a previously approved 5 MW solar farm, located on 66.7 acres of a 139.38-acre tract of land in an AG, Agricultural District located in unincorporated Odell.

Miller noted that the applicant has requested to rescind the application. No action taken.

Other Business:

Folkerts (Review)

This zoning case pertains to the review of a proposed special use to operate a kennel on property located in an AG, Agricultural District in unincorporated Pontiac.

Miller noted that the applicant was not able to attend the meeting. No action taken.

Findings of Fact and Decision: Members requested to have another month to review. No action taken.

Public Comment: N/A

Report of Officers: N/A

General Discussion: Miller addressed the upcoming dates for Panther Grove 2. The general consensus was that the members would like to hear the case in January, rather than December.

Adjournment:

Motion by Randolph, second by Turner to adjourn the meeting. **Motion carried on roll call vote.**

Ayes: Randolph, Runyon, Turner, Stock, Kiefer, and Huisman **Nays:** None **Absent:** None

The meeting was recessed at 6:25 p.m.

Materials regarding these proceedings are on file at the Livingston County Regional Planning Office, located in the Livingston County Historic Courthouse, 112 W. Madison St., Pontiac, Illinois.

Respectfully submitted,

Angie Teske, Zoning Administrative Assistant
Livingston County Regional
Planning Commission