

**Planning/Zoning Board
Public Hearing Minutes
Litchfield, Illinois 62056
February 16, 2026**

Chairman Larry Pence called the Public Hearing of the Planning/Zoning Board to order at 6:02 P.M. on February 16, 2026. Members present were Larry Pence, Kent Wolff, Ben Schwab, Carol Stuttle, Lee Hyde, Richard Weiss, Kevin Brumm, Mike Elmore, and Lon Bathurst. Judy Dalhaus entered at 6:17 P.M. Members absent were Dennis Billiter, Julie Elizondo, and Bill Burke. Chairman Pence declared a quorum present. Others in attendance were Ron Reeves, David Behler, Chris Short, and Nick Purler (Petitioner). Also present were City Council Liaison Sara Zumwalt, City Administrator Breann Vazquez, Mayor Jacob Fleming, City Attorney Trent Carriger, Building Official Gary Baker, Zoning Official Bob Sneed, and City Secretary Dawn Ashby.

Nick Purler was sworn in to discuss a request to allow an amendment for a zoning change from S-1 to S-2 to allow for a private wrestling facility at the former Russell School located at 705 N. Jefferson Street. City Administrator, Breann Vazquez, read over the three requests. The first request was for a zoning change from S-1 to S-2 which would still remain single family residential. The second request was for a text amendment for recreational uses and clubs. The third request was for a special use permit that would be nontransferable. Chris Short spoke highly in favor of the proposed academy.

Chairman Pence reminded everyone that all exhibits associated with the public hearing are in file in the Building and Zoning Department.

Lon Bathurst made a motion, seconded by Ben Schwab to adjourn the February 16, 2026 Public Hearing of the Planning and Zoning Board.

A Roll Call Vote was taken.

Larry Pence – Yes
Judy Dalhaus – Yes
Kent Wolff - Yes
Ben Schwab- Yes
Carol Stuttle – Yes
Dennis Billiter – Absent
Richard Weiss – Yes
Julie Elizondo – Absent
Kevin Brumm – Yes
Mike Elmore – Yes
Bill Burke – Absent
Lee Hyde – Yes
Lon Bathurst – Yes

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The motion carried with ten yes votes and three members absent.

The Public Hearing portion of the meeting adjourned at 6:26 P.M.

Submitted by: Dawn Ashby

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Chairman Larry Pence called the Public Meeting of the Planning/Zoning Board to order at 6:27 P.M. on February 16, 2026. Members present were Larry Pence, Kent Wolff, Ben Schwab, Carol Stuttle, Lee Hyde, Richard Weiss, Kevin Brumm, Mike Elmore, Lon Bathurst, and Judy Dalhaus. Members absent were Dennis Billiter, Julie Elizondo, and Bill Burke. Chairman Pence declared a quorum present. Others in attendance were Ron Reeves, David Behler, Chris Short, and Nick Purler (Petitioner). Also present were City Council Liaison Sara Zumwalt, City Administrator Breann Vazquez, Mayor Jacob Fleming, City Attorney Trent Carriger, Building Official Gary Baker, Zoning Official Bob Sneed, and City Secretary for Building and Zoning Dawn Ashby.

Carol Stuttle made a motion, seconded by Lee Hyde to approve the Planning and Zoning Board minutes from February 9, 2026. All members present voted in favor of the motion. The motion carried.

Lon Bathurst made a motion, seconded by Lee Hyde to approve a zoning change from S-1 Residential to S-2 Residential for parcels 10-33-314-001 & 10-33-314-002 located at 705 N. Jefferson, Litchfield, Illinois.

A Roll Call Vote was taken.

Larry Pence – Yes
Judy Dalhaus – Yes
Kent Wolff - Yes
Ben Schwab- Yes
Carol Stuttle – Yes
Dennis Billiter – Absent
Richard Weiss – Yes
Julie Elizondo – Absent
Kevin Brumm – Yes
Mike Elmore – Yes
Bill Burke – Absent
Lee Hyde – Yes
Lon Bathurst – Yes

The motion carried with ten yes votes and three members absent.

Ben Schwab made a motion, seconded by Richard Weiss to approve an amendment to Appendix: B” under S-2 Residential Special Uses to change “Non-commercial recreational uses and clubs” to “recreational uses and clubs”.

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A Roll Call Vote was taken.

Larry Pence – Yes
Judy Dalhaus – Yes
Kent Wolff - Yes
Ben Schwab- Yes
Carol Stuttle – Yes
Dennis Billiter – Absent
Richard Weiss – Yes
Julie Elizondo – Absent
Kevin Brumm – Yes
Mike Elmore – Yes
Bill Burke – Absent
Lee Hyde – Yes
Lon Bathurst – Yes

Kent Wolff made a motion, seconded by Lon Bathurst to approve a Special Use Permit for “Recreational uses and clubs” for only a private wrestling training facility located on parcels 10-33-314-001 & 10-33-314-002 located at 705 N. Jefferson, Litchfield, Illinois with the following restrictions: A minimum of 30 on-site parking spaces, staggering of summer camp drop-off to reduce the number of cars onsite and quiet hours between 7pm – 8am.

Discussion was held regarding traffic, parking, and noise in the residential area.

A Roll Call Vote was taken.

Larry Pence – Yes
Judy Dalhaus – Yes
Kent Wolff - Yes
Ben Schwab- Yes
Carol Stuttle – Yes
Dennis Billiter – Absent
Richard Weiss – Yes
Julie Elizondo – Absent
Kevin Brumm – Yes
Mike Elmore – Yes
Bill Burke – Absent
Lee Hyde – Yes
Lon Bathurst – Yes

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Kevin Brumm made a motion, seconded by Lee Hyde to adjourn the Special Public Meeting of the Planning and Zoning Board. All members voted in favor of the motion. The motion carried with ten members voting yes and three members absent. The Special Public Meeting of the Planning and Zoning Board adjourned at 6:32 P.M.

Submitted by: Dawn Ashby