

## PUBLIC NOTICE

Notice is hereby given that the City of Pontiac Planning and Zoning Board will hold a meeting on Monday, July 11, 2016 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

H & H Installations, petitioner, requests that variations be granted to allow them to construct a new commercial building at 1350 S. Deerfield Road. City of Pontiac Zoning Code, Sec. 6.06-3-1 states that all parking lots shall have a six inch concrete curb around the perimeter and the petitioner is requesting that curbing only be on the entrance and across the west side of the parking lot; and Pontiac Zoning Code, Sec. 8.03-9-b states that all open off-street parking areas and driveway shall be surfaces with some type of all weather dustless material and the petitioner would like to leave the East 30 feet of the rear parking area in gravel. The property is zoned M-1 (Limited Manufacturing) and has a legal description as follows: A part of the Southeast Quarter of the Northeast Quarter of Section 29, Township 28 North, Range 5 East of the Third Principal Meridian, being more particularly described as follows: Commencing at the Southwest corner of Lot 1 of Pontiac Corporate Center Subdivision as platted and recorded as Document No. 464914 in the Livingston County Recorder's Office; thence South, 610.00 feet along the Southerly extension of the West line of said Lot 1, also being the East right-of-way line of South Deerfield Road, to **the True Point of Beginning**; thence East, 664.00 feet along a line parallel with the South line of said Lot 1; thence South, 262.18 feet along a line parallel with the West line of said Lot 1; thence West, 664.00 feet along a line parallel with said South line to a point on the East right-of-way line of South Deerfield Road; thence North, 262.18 feet along the Southerly extension of the West line of said Lot 1, to the point of beginning; containing 4.00 acres, more or less, all being situated in the City of Pontiac, Livingston County, Illinois, and subject to a 10 foot wide utility easement along the West side and the North side of the above described parcel being retained by the City of Pontiac. This land is located South of the existing Exact Packaging building and East of South Deerfield Road.

James William Mackinson, as Trustee of the Trust under the Will of John D. Mackinson f/b/o the Mildred Bradley Family and Evergreen FS, Inc., petitioners, requests that an annexation be approved with a zoning assignment of A-1 (Agricultural District) with the exception of a portion of property to be zoned M-1 (Manufacturing District) and variances requested for same. The legal description of the entire parcel is as follows: The West Half of the Northwest Quarter of Section 3, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois, EXCEPT beginning at a point on the North line of said Section 3, which is directly North of a point 378 feet East of a concrete stake, located at the Southeast corner of the intersection of the rights of way of the highways running along the North and West sides of Section 3; running thence East along the North line of said Section 3, 443 feet, thence South 295 feet, thence West 443 feet; thence North 295 feet to the point of beginning, EXCEPT that part conveyed to State of Illinois as Document Number 344535 in Book 327 page 384.

The prospective buyer of a portion of the above-identified property, Evergreen FS, Inc.,

request that variations be granted and an M-1 (Limited Manufacturing) zoning classification be approved. The variances from Section 6.00 (Landscape Standards) of the Pontiac Zoning Code include the following: to allow outside storage of equipment and company vehicles; to waiver from the curbing requirement around drives and parking areas; to waiver from landscaping requirements on the property including trees shrubs and fencing and to waiver from landscaping requirements around the detention pond; and to waiver from Section 8.03-9-b of the Pontiac Zoning Code which requires surfacing of all driveways and parking areas. The legal description of the parcel that is requesting the variances is as follows:

A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE NORTH  $00^{\circ}16'31''$  WEST, 2660.53 FEET ALONG THE WEST LINE SAID SECTION 3 TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH  $89^{\circ}14'40''$  EAST, 59.26 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE 24 (ILLINOIS ROUTE 23); THENCE NORTH  $00^{\circ}15'09''$  WEST, 80.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUE NORTH  $00^{\circ}15'09''$  WEST, 1118.32 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH  $82^{\circ}20'38''$  EAST, 90.00 FEET; THENCE NORTH  $76^{\circ}45'15''$  EAST, 140.00 FEET; THENCE NORTH  $72^{\circ}35'05''$  EAST, 343.87 FEET; THENCE SOUTH  $00^{\circ}15'09''$  EAST, 1258.00 FEET ALONG A LINE PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH  $89^{\circ}14'40''$  WEST, 554.25 FEET ALONG A LINE PARALLEL WITH AND 80.00 FEET EQUIDISTANT FROM SAID SOUTH LINE OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 15.00 ACRES, MORE OF LESS, AND ALL BEING SITUATED IN PONTIAC TOWNSHIP, LIVINGSTON COUNTY, ILLINOIS. This property is located along Route 23 North, Pontiac, Illinois.

All City of Pontiac Planning and Zoning Board meetings are open to the public.

Paul Giordano  
Chairman  
Pontiac Planning & Zoning Board