

MINUTES OF THE PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, January 25, 2016 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Pontiac Elks Club, petitioner, requests that the requirement for a Preliminary Plat be waived and a Final Plat be approved for two lots in the "Pontiac Elks Subdivision", that lots one and two in the "Pontiac Elks Subdivision" be rezoned from R-4 (Multiple Family Residential) zoning classification to R-1 (Single Family Residential) zoning classification, and that the requirement for a sidewalk be waived. The legal description is as follows: A part of the northeast Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois, more particularly described as follows: Commencing at the southwesterly corner of Lot 39 in Fairway View (a re-subdivision of Walden West First Subdivision) as the same is shown in plat book 10 at page 122 in the office of the Livingston County Recorder and running; thence northwesterly, along the North line of Bob O'Link Drive, said north line being here a curve to the left having a radius of 646 feet with a chord of 138.38 feet, bearing north 76°40'43" west, an arc distance of 139.00 feet, to the point of beginning; thence continuing northwesterly along said north line of Bob O'Link Drive, said north line being here a curve to the left having a radius of 646 feet with a chord of 83.57 feet, bearing north 86°32'08" west, an arc distance of 83.62 feet, thence south 89°35'16" west, along said north line of Bob O'Link Drive, 95.99 feet; thence north 00°58'53" west, 158.17 feet; thence north 40°28'35" east, 29.92 feet; thence north 89°22'06" east, 159.04 feet; and thence south 01°07'13" east, 187.06 feet, to the point of beginning, commonly known as the open area between the golf cart paths on the north side of the entrance to Fairway View on Bob O'Link Drive, Pontiac, Illinois.

The following members were present: Bill Abraham, Bill Cole, Tom Corcoran, Paul Giordano, Ron Matrisciano and Matt Stock. Also present were Dave Lopeman from the Building and Zoning Office, City Administrator Bob Karls, City Engineer Brian Verdun and City Attorney Alan Schrock. Gordon Steffens, representing the Elks Club, arrived later in the meeting. With a quorum being present, the meeting began at 4:30 p.m.

Bill Abraham made a motion to approve the minutes from the December 14, 2015 meeting and with a second by Matt Stock and a unanimous yes vote, the minutes were approved. Alan Schrock told the members that it appeared that the Elks Club were asking to subdivide property into a 2 lot subdivision known as "Pontiac Elks Subdivision". The lots are currently zoned R-4 (Multiple Family Residential) and there was a request to change the zoning to R-1 (Single Family Residential). The petition stated that the covenants for this subdivision would match the existing covenants for Fairway View Subdivision, but the covenants listed on the Final Plat do not match the original subdivision. Because no representative from the Elks was present, Mr. Gordon Steffens was called and asked to come to the meeting to avoid tabling the matter until questions could be answered. When Mr. Steffens arrived, he stated that the surveyor, Carl Krause, had said he would include the same covenants as Fairway View, but several items were different. The side yard setbacks were not noted as in Fairway

View, which has a minimum of 10 feet for each side yard. The required single family residence size was also less than the original subdivision. With several differences noted, it was suggested that the covenants be removed from the Final Plat and a separate exhibit be attached to the plat with the revised covenants and setbacks. Mr. Steffens stated he was fine with that request and it was consistent with their intent. Also, both lots are shown to be partially in Flood Zone AE and the City asked if the final plat could state that no building of any kind would be allowed in the areas with elevations less than the "Base Flood Elevation" (BFE), to avoid any future problems with flood protection of buildings. Therefore, the BFE line delineated on the Final Plat would be the building setback line for each lot. Mr. Steffens was agreeable to these suggestions. There were no objectors present and Mr. Jim Bartley of 710 N. Deerfield Road sent a letter stating he supported the proposal.

Bill Abraham made a motion to recommend to the City Council to approve the waiving of the Preliminary Plat requirements, approve the re-zoning request from R-4 to R-1 for the two lot subdivision, approve the Final Plat, with modifications to the setbacks and covenants, said covenants to be consistent with the current Fairway View Subdivision, and to waive the sidewalk requirement. Bill Cole seconded the motion and the motion passed with all present voting yes. Tom Corcoran made a motion to adjourn the meeting and with a second by Matt Stock and a unanimous yes vote, the meeting adjourned at 5:20 p.m.

Minutes written and submitted by,

Patty Lloyd
Building and Zoning Office