

## MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, February 22, 2016 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

John J. Kelly, Susanne M. Kelly, Timothy P. Kelly and Mary E. Kelly, petitioners, request that property owned by them be subdivided. They are requesting that the Preliminary Plat requirements be waived, that a Final Plat of a two lot subdivision to be known as "Kelly Subdivision" be approved, with waiving all subdivision requirements, and that Lot 2 of the proposed subdivision be granted a Special Use Permit for a proposed water utility facility. The property is currently zoned B-3 (Business and Wholesale) and has a legal description as follows:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS WEST, 77.72 FEET ALONG THE SOUTH LINE OF SAID SECTION 16 TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 23, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 02 MINUTES 39 SECONDS WEST, 38.74 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 30 DEGREES 37 MINUTES 47 SECONDS EAST, 82.32 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 0 DEGREES 02 MINUTES 50 SECONDS WEST, 560.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 02 DEGREES 54 MINUTES 35 SECONDS WEST, 200.25 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS WEST, 700.03 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 28 DEGREES 21 MINUTES 41 SECONDS WEST, 184.76 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 42 DEGREES 58 MINUTES 22 SECONDS EAST, 22.03 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT WHERE SAID WEST RIGHT-OF-WAY LINE INTERSECTS WITH THE CENTERLINE OF A TOWNSHIP ROAD RUNNING NORTHWESTERLY; THENCE NORTH 46 DEGREES 55 MINUTES 58 SECONDS WEST, 844.13 FEET ALONG SAID CENTERLINE; THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS WEST, 589.54 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 00 MINUTES 24 SECONDS EAST, 751.86 FEET ALONG SAID WEST LINE; THENCE SOUTH 30 DEGREES 36 MINUTES 24 SECONDS EAST, 1154.26 FEET; THENCE SOUTH 8 DEGREES 16 MINUTES 26 SECONDS WEST, 250.76 FEET; THENCE SOUTH 11 DEGREES 40 MINUTES 02 SECONDS EAST, 339.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89 DEGREES 53 MINUTES 38 SECONDS EAST, 628.10 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 48.95 ACRES, MORE OR LESS, ALL BEING SITUATED IN PONTIAC TOWNSHIP, LIVINGSTON COUNTY, ILLINOIS, COMMONLY KNOWN AS PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROUTE 23 AND 4-H PARK ROAD, PONTIAC, ILLINOIS.

The following members were present: Bill Abraham, Tom Corcoran, Paul Giordano, Ron Matrisciano and Matt Stock. Bill Cole was absent. Also present were Dave Lopeman from the Building Office, City Administrator Bob Karls, City Attorney Alan Schrock, City Engineer Brian Verdun, Steve Wegman from Illinois American Water Company and Ty Eshleman from the Farnsworth Group. With a quorum being present, the meeting began at 4:31 p.m

Matt Stock made a motion to approve the minutes from the January 25, 2016 meeting and with a second by Bill Abraham and a unanimous yes vote, the minutes were approved. Steve Wegman from Illinois American Water Company told the members they would like to construct a one million gallon storage tank and pump station on the property located north of 4-H Park Road and west of Route 23, as shown on the attached drawing. The new tank will serve areas to the north and west. The pump station will be a pre-fab building and the tank will be either steel or wood, depending on specs and cost. The Subdivision is for two lots, Lot 1 to be retained by the Kellys and Lot 2 to be used by the Water Company. Lot 2 has no street access, so a 30 foot easement is shown. All subdivision requirements were requested to be waived. There were no objectors present.

Mr. Wegman said there would be minimal traffic on the easement access, as the facility will be automated and only occasional maintenance will be required. There is a plan for fencing around the facility. Bill Abraham asked if the Kellys decide to subdivide the property that is marked as Lot 1, would the gravel drive cause future problems for the future owners, as the dust could be a detriment. Discussion was held regarding any future developments and Mr. Karls stated the surfacing of the access easement would be a consideration for any future subdivision of that property. Bill Abraham made a motion to recommend to the City Council to approve the petition as presented. Matt Stock 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 4:55 p.m.

Patty Lloyd  
Building and Zoning Office