

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, June 13, 2016 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Diana Meltzer, petitioner, has requested that a Special Use Permit be granted to allow a church to operate at 902 W. Custer Avenue, Pontiac, Illinois. The property is zoned B-3 (Business and Wholesale District) and the prospective buyer is the Kulture Church. The property is legally described as follows: The North 297.05' of 3.3 acre tract in the Southeast of the Northwest, Section 22-28-5.

Gary and Denece Bressner, petitioners, request that variances be granted to allow them to construct a storage shed at 320 E. Herbert Street, Pontiac, IL. City Codes state that an accessory structure must have a three foot setback in the rear yard and they are requesting a two foot setback and City Codes require a five foot setback in the principal buildable area and they are requesting a two foot setback. The property is zoned R-1 (Single Family Residential) and has a legal description as follows: West 105 feet of the East 180 feet of Lot 9 in Manlove's Subdivision to Pontiac, Illinois.

The following members were present: Bill Abraham, Bill Cole, Tom Corcoran and Matt Stock. Paul Giordano and Ron Matrisciano were absent. Also present were Dave Lopeman from the Building and Zoning office, City Administrator Bob Karls, Shawn Jensen and Jim Haley from the Kulture Church and Gary and Denece Bressner, petitioners. With a quorum being present, the meeting began at 4:30 p.m.

Tom Corcoran made a motion to approve the minutes from the April 25, 2016 meeting and with a second by Bill Abraham and a unanimous yes vote, the minutes were approved. Shawn Jensen, Pastor for the Kulture Church and Jim Haley, Operations Director of the Kulture Church, told the members they were looking for a building to house their growing congregation and the former "Crystal Palace" appears to be the right size of building with enough parking spaces for their needs. The south portion of the parcel, the grass area to the south of the parking lot, is already zoned R-4. The R-4 zoning allows a church as a permitted use, but the building itself and the parking lot are zoned B-3, which requires a Special Use Permit to allow a church. The petition outlines the anticipated church service times and office hours. There were no objectors present and Mr. Jensen and Mr. Haley stated they had spoken to the neighboring businesses and received positive feedback from them. Tom Corcoran said the proposed use seems to meet with the criteria for the Comprehensive Plan. Bill Abraham made a motion to recommend to the City Council to approve the petition as presented and with a second by Matt Stock, the motion was approved by all present voting yes.

Next, Gary Bressner presented his request for a variance at 320 E. Herbert Street. They have recently moved in to the residence and would like to construct a storage shed on the lot. The Bressner's had a survey done so they know where the lot lines are located and the proposed shed would be two feet from the west property line and against the goldfish pond on the east. There are no plans to put a drive in to the shed.

Mrs. Bressner has talked with some of the neighbors and they expressed no concerns. There were no objectors present. Matt Stock made a motion to recommend to the City Council to approve the petition as presented. Tom Corcoran seconded the motion and the motion was approved by a unanimous yes vote.

Tom Corcoran made a motion to adjourn the meeting, and with a second by Matt Stock and a unanimous yes vote, the meeting was adjourned at 5:00 p.m.

Minutes written and
submitted by,

Patty Lloyd
Building and Zoning Office