

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

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

Harry D. Eaton, petitioner, requests that the Board make a determination whether or not a proposed non-conforming use is more restrictive in character than the previous use, per Section 9.04 of the Pontiac Zoning Code. The property is zoned R-2 (Two Family Residential) and is located at 935 N. Main Street, Pontiac, Illinois. The previous non-conforming use was a Church and Mr. Eaton would like to use the building for his personal equipment storage and as an office for his personal use. The only immediate change to the building would be to add a steel double door for access. The legal description is as follows: Lot 1 in W.B. Stotts Subdivision and Part of Lot 3 of the Original Lot 4, Northeast 1/4 in Section 22, Township 28 North, Range 5 East of the Third Principal Meridian, Pontiac, Illinois.

The following members were present: Bill Abraham, Bill Cole, Tom Corcoran, Paul Giordano and Matt Stock. Also present were City Administrator Bob Karls, Harry and Donna Eaton, Andy Diestelkamp and Alan Roth. With a quorum being present, the meeting began at 4:31 p.m.

Bill Cole made a motion to approve the minutes from the July 11, 2016 meeting and with a second by Tom Corcoran and a unanimous yes vote, the minutes were approved. The meeting was called to determine if the proposed use of the building at 935 N. Main Street would be "less intensive" than the original non-conforming use as a Church. Mr. Eaton stated he would like to use the building for personal storage of miscellaneous items and as an office for himself. The building would not be rented out, the only traffic would be Mr. Eaton and the only possible change to the building might be to replace the current front door with two regular steel doors to make the entrance wider. Mr. Eaton stated he had considered a roll-up type door, but did not want the building to look like a garage. He was asked if any of the storage items were hazardous and Mr. Eaton stated no. Paul Giordano stated he thought this use would be a good way to use the building and better than leaving it empty. Bill Abraham said the amount of work and money it would take to turn this building into a residence would be too costly, so this is a good use for the property. There were no objectors present. Matt Stock made a motion to approve the petition as presented. Tom Corcoran seconded the motion and the motion passed with all present voting yes. Bill Cole made a motion to adjourn the meeting and with a second by Matt Stock and a unanimous yes vote, the meeting was adjourned at 4:55 p.m.

Minutes written and  
submitted by,

Patty Lloyd  
Building and Zoning Office

