

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, October 10, 2016 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Patricia Hepperly, petitioner, requests that variations be granted to allow her to build a storage shed on her property at 630-B West South Street, Pontiac, IL. Pontiac Zoning Code, Table 4.08.2 states 1) Maximum lot coverage can not exceed 35%, Ms. Hepperly is asking for 37% and; 2) Maximum impervious coverage can not exceed 60%, Ms. Hepperly is asking for 61.8% and 3) On this corner lot, an accessory building must have a setback of eight feet and Ms. Hepperly is asking for a four foot setback. The property is zoned R-2 (Two Family Residential) and has a legal description as follows: That part of the West 82.50 feet of Lots 6 & 7, in Block 13 of Fell's Addition to Pontiac, Livingston County, Illinois, lying West of a line running from a point on the North line of said Lot 6, which point is 41.37 feet East from the Northwest Corner of said Lot 6 to a point on the South line of said Lot 7, which point is 41.45 feet East from the Southwest corner of said Lot 7.

The following members were present: Bill Abraham, Bill Cole, Tom Corcoran, Paul Giordano and Matt Stock. Ron Matrisciano arrived at 4:35 p.m. Also present was Dave Lopeman from the Building and Zoning Office. With a quorum being present, the meeting began at 4:30 p.m.

Bill Abraham made a motion to approve the minutes from the September 26, 2016 meeting and with a second by Matt Stock and a five yes and one absent vote, the minutes were approved. As the petitioner was not present, Dave Lopeman told the members that Ms. Hepperly would like to place a 8' x 10' storage shed on her side of the duplex at 630 W. South Street. The covenants for this duplex state that all alterations must have written approval from the other owner of the duplex and Jacqueline Reineke sent a letter of approval. There were no objectors present. Matt Stock made a motion to recommend to the City Council to approve the request. Bill Cole seconded the motion and the motion passed with all present voting yes.

When asked if there were any Board member comments, Tom Corcoran asked how long the Shell station on West Reynolds Street will be allowed to be in the state of disrepair from the storm. Dave Lopeman told him he had been to the site and there are a couple of guys working there, clearing out debris. There was discussion on construction projects that are started and not finished and what authority the City has over these situations. With no further business, 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.

Minutes written and
submitted by,

Patty Lloyd
Building & Zoning Office