

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning & Zoning Board held a meeting on Monday, October 24, 2016 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Melissa Hughes, petitioner, requests that variations be granted to allow her to construct a 14' x 24' storage shed with an attached 6' x 24' open overhang on her property at 818 S. Walnut Street, Pontiac, IL. The variations are as follows: Section 3.12-5 of the Pontiac Zoning Code states that maximum rear yard coverage shall not exceed 30%, she is asking for 75% and Table 4.08-2 states that maximum impervious coverage shall not exceed 45% and she is asking for 55%. The property is zoned R-1 (Single Family Residential) and has a legal description as follows: Lot 7 in Block 1 of Bourland's Subdivision of South Part Lot 3, Northeast Addition to Pontiac, Illinois.

Karen Beecher, petitioner, requests that variations be granted to allow her to construct a garage addition at her residence at 63 Oakwood Drive, Pontiac, Illinois. The variations are as follows: Table 4.08-1 of the Pontiac Zoning Code states that the total combined side yards shall not be less than 20% of the lot width with neither side being less than five feet, she is asking for a 2.5 foot setback on the west side and the total combined side yards will be approximately 11 feet instead of the required 19 feet; and Section 3.07-4a states that overhanging eaves shall not exceed 40% of the required yard width, but in no case less than three feet. The required overhang maximum into the five foot minimum side yard setback would be 24 inches, as the minimum side yard is being varied, the maximum overhang would be varied to 40% of the 2.5 feet requested or a 1 foot overhang. The property is zoned R-1 (Single Family Residential) and has a legal description as follows: Tract 1: That part of Lot 57 in First Addition to DeBolt Subdivision in Pontiac, Livingston County, Illinois, bounded and described as follows: Beginning at the Southeast Corner of said Lot 57, and running; thence West, along the South Line of said Lot, 6.37 feet; thence Northerly 122.82 feet to a point on the Southerly line of Oakwood Drive, which point is 14.43 feet Northwesterly from the Northeast corner of said Lot 57; thence Easterly, along said Southerly line of Oakwood Drive, an arc distance of 14.46 feet to said Northeast Corner; and thence Southerly, along the East line of said Lot 57, 120.36 feet to the point of beginning, EXCEPT that part of Lot 57 in First Addition to DeBolt Subdivision, Pontiac, Livingston County, Illinois bounded and described as follows: Beginning at the Southeast corner of Said Lot 57 and running; thence West, along the South line of Lot 57, 6.37 feet; thence Northerly 2.50 feet; thence East, parallel with said South line, 6.53 feet to the East Line of said Lot 57; and thence South, along said East Line, 2.50 feet to the point of beginning. Tract II: Lot 56 in the First Addition to DeBolt Subdivision, an Addition to the City of Pontiac, Livingston County, Illinois, as shown in Plat Book 6 at Page 201, EXCEPT that part of Lot 56 in First Addition to DeBolt Subdivision, Pontiac, Livingston County, Illinois bounded and described as follows: Beginning at the Southwest corner of said Lot 56 and running; thence North, along the West line of said Lot 56, 2.50 feet; thence East, parallel with the South line of said Lot 56, 13.50 feet; thence South parallel with said West line, 2.50 feet to said South Line; and thence West 13.50 feet to the point of beginning.

The following members were present: Bill Abraham, Bill Cole, Tom Corcoran and Paul Giordano. Ron Matrisciano and Matt Stock were absent. Also present were Dave Lopeman from the Building and Zoning office, City Administrator Bob Karls, City Attorney Alan Schrock and petitioners Bryan & Karen Beecher and Melissa and Jesse Justus. With a quorum being present, the meeting began at 4:33 p.m.

Bill Abraham made a motion to approve the minutes from the October 10, 2016 meeting and with a second by Tom Corcoran and a unanimous yes vote, the minutes were approved. Melissa Hughes, (now Melissa Justus) wants to construct a 14' x 24' shed with a 6' x 24' open overhang at her property at 818 S. Walnut Street. She will be exceeding the allowed maximum rear yard coverage, as Code allows for 30% and she is asking for 75%. Also, Code allows 45% maximum impervious coverage and she is asking for 55%. The Board members asked what the attached garage is used for now and Ms. Justus said it is used for storage. The detached garage in back is used for storage and as a garage. The Board members asked about the 75% rear yard coverage, as the area between the house and the detached garage is open, and Dave Lopeman explained that the Zoning Code defines the "rear yard" as the last 30 feet of the lot and the detached garage that is already there makes the present rear yard coverage at 55%, over the 30% allowed. There were no objectors present. Tom Corcoran made a motion to recommend to the City Council to approve the request as presented. Bill Abraham seconded the motion and the motion passed with all present voting yes.

Next, the Beecher's would like to build an addition to their garage that would reduce the side yard setback to approximately 2.5 feet, and reduce the required combined yard setback from 19 feet to approximately 13 feet. The overhanging eaves will also be closer to the lot line than allowed by Code and the Board members discussed this matter. There were no objectors present. Alan Schrock went through the legal description, as the lot is odd-shaped. Bill Abraham made a motion to recommend to the City Council to approve the variances as presented. Bill Cole 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 Tom Corcoran and a unanimous yes vote, the meeting was adjourned at 5:00 p.m.

Minutes written and
submitted by,

Dave Lopeman
Building and Zoning Office