

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, June 28, 2021 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Duffy Baier-Snedecor Funeral Home, petitioner, have requested that their property be rezoned from B-2 (Central Business District) to R-4 (Multi-Family Residence). Petitioner will sell the property to be used for a multi-family home. Section 103-29- Table of permitted and special uses states that a multi-family residence cannot go into a B-2 district, therefor petitioner would have to rezone. The property address is 202 East Howard Street with the legal description of LOTS 3 & 4 ON BLOCK 40 OF THE ORIGINAL SUBDIVISION OF CITY OF PONTIAC, located in Pontiac, Illinois.

Diaz Sign Art requests to install two 4'x6' alupanel signs at Bob and Ringo's Smokehouse, one facing Madison Street while the other faces Plum Street. Section 103-444(1)(5) states that Wall signs in the B-1, B-2, and B-3 Districts require special sign review by the Planning and Zoning Board, according to the provisions of Article III, Division 3 of this Chapter. The property address is 223 West Madison Street with the legal description of LOT 3 OF S/D OF LOT 5 ON BLOCK 43 TO THE CITY OF PONTIAC, LOCATED IN A B-2 DISTRICT in Pontiac, Illinois.

The following members were present: Bill Abraham, Bill Cole, Tim Lewis, Rick Baier, Pat Martin, and Matt Stock. Paul Giordano was absent. Also present were Bob Karls, City Administrator and David Wilson, Building and Zoning Officer. With the absence of Chairman Paul Giordano, Bill Cole acted as replacement for Mr. Giordano. With a quorum being present, the meeting began at 4:30 p.m. Bill Abraham made a motion to approve the minutes from the May 24, 2021 meeting, and with a second from Pat Martin and with a unanimous yes vote, the minutes were approved.

Rick Baier, owner of Duffy Baier-Snedecor Funeral Home stated that the reason to rezone is so that the property can be sold off to someone looking to convert the property into a multi-family home. With no further discussion, Matt Stock made a motion to recommend to City Council to approve the request based on the fact that the property is in conformance with the comprehensive plan and compatible with residential zoning as other properties in the 200 Block of E Howard. With a second from Tim Lewis and a unanimous yes vote, the motion was approved.

The Board discussed coverage allowance and signage requirements and with the signs meeting all requirements, Tim Lewis made a motion to approve the signs. With a second from Bill Abraham and a unanimous yes vote, the two signs were approved.

Matt Stock made a motion to adjourn the meeting and with a second from Bill Abraham and a unanimous yes vote, the meeting adjourned at 4:40 p.m.

Minutes submitted by,

Brittney Miller
Building and Zoning