

## MINUTES OF THE CITY OF PONTIAC PLANNING AND ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, October 15, 2019, at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Bank of Pontiac; Guardian, petitioners, have requested that the property be rezoned from B-3 (Central Business District) to R-4 (Multiple Family District), per Table 4.04.1 of the Pontiac Zoning Code. The property address is 516 W. Livingston St. with the legal description of Lot 4 of Block 12 in Fell's 1st Addition to Pontiac, located in Pontiac, Illinois.

Marylin Headley, petitioner, has requested that the property located on 702 Countryside Lane be annexed into the City of Pontiac and be assigned to be R-1 (One Family Residence) Zoning. The legal description is Lot 4 of Countryside Acres located in Pontiac, Illinois.

Kristi DeProspero and Ralph Weaver, petitioners, have requested a variation to eliminate the 1' property setback to 0' to allow for a shared concrete driveway rather than having separate driveways. The properties are located on 821 W. Madison St. and 823 W. Madison St. The legal descriptions are Lot 8 of Block 1 of Ladd and Cranes Addison Subdivision as well as Lot 7 of Block 1 on Ladd and Cranes Addition Subdivision, respectively.

The following members were present: Bill Abraham, Rick Baier, Bill Cole, Paul Giordano, Pat Martin, and Matt Stock. Tim Lewis was absent. Also present were David Wilson from the Building and Zoning office and Joe Richardson, contractor for Kristi DeProspero and Ralph Weaver. With a quorum being present, the meeting began at 4:31 p.m.

Rick Baier made a motion to approve the minutes from the August 26, 2019 meeting and with a second by Bill Cole and a unanimous yes vote, the minutes were approved. With no representatives for Bank of Pontiac, Paul Giordano asked David Wilson to discuss City Codes and explain why a variance is needed. Mr. Wilson discussed with the Board that Bank of Pontiac would like to change the zoning of the property to be able to sell easier, being that the property has certain restrictions due to being in a B-3 District. With no further discussion, Bill Abraham made a motion to recommend to the City Council to allow this property to be rezoned to R-4 and with a second from Rick Baier and with a unanimous yes vote, the motion passed. The annexation for 702 Countryside Lane was preapproved prior to the meeting thus there was no discussion. The floor was opened to Joe Richardson who discussed with the Board his plans for the concrete work and that he will be exceeding the property setbacks for each property. Mr. Richardson will be combining the driveways, creating one shared driveway and also plans to make the sidewalks ADA compliant. Bill Cole asked if there were any neighbor objects to which there are none. There was discussion amongst the Board and David Wilson assured the Board that a 30' curb cut is allowed and that neither property is exceeding lot coverage. With no further discussion, Matt Stock made a motion to recommend to City Council to allow these properties eliminate the 1' property setbacks,

and with a second from Pat Martin and with a unanimous yes vote, the motion was passed.

With no future business, Paul Giordano made a motion to adjourn the meeting and with a second by Bill Cole and a unanimous yes vote, the meeting adjourned at 4:42.m.

Minutes written and  
submitted by,

Brittney Miller