

MINUTES OF THE CITY OF PONTIAC PLANNING AND ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, December 23, 2019 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Andrew and Shirley Eckel, petitioners, request a variance to reestablish use of two nonconforming structures located on the lot that have been vacated for more than 12 consecutive months. Section 103-507(b) states that whenever a nonconforming use of a structure, or part thereof, has been discontinued for a period of 12 consecutive months, or whenever there is evident a clear intent on the part of the owner to abandon a nonconforming use, such use shall not after being discontinued or abandoned be reestablished, and the use of the premises thereafter shall conform with the use regulations of the zoning district in which it is located. The property is described as follows: The East Half of the East Half of the Northwest Quarter of the Northeast Quarter of Township 28 North, Range 5 East of the Third Principal Meridian, excepting therefrom the East 5 acres of the East Half of said Northwest Quarter, all being situated in Pontiac Township, Livingston County, Illinois otherwise known as 1204 W. Reynold St., Pontiac, Illinois.

The following members were present: Bill Abraham, Rick Baier, Paul Giordano, Tim Lewis, and Matt Stock. Bill Cole was absent. Also present were David Wilson from the Building and Zoning office, City Administrator Bob Karls, City Attorney Alan Schrock, petitioners Andrew and Shirley Eckel, Mr. and Mrs. Eckel's attorney Ronnie Fellheimer, and two audience members. With a quorum being present, the meeting began at 4:30 p.m.

Tim Lewis made a motion to approve the minutes from the October 14, 2019 and November 25, 2019 meetings and with a second from Rick Baier and a unanimous yes vote, the minutes were approved. Ronnie Fellheimer, representing Mr. and Mrs. Eckel, spoke to the Board about the property in question, stating that the property is zoned in an Residential Zone in the front and in a Business Zone in the rear. 2 cottages are situated upon the property and have been vacant for more than 12 months, resulting in the two cottages becoming nonconforming structures. Mr. Fellheimer also stated that there will not be any changes made to the property and that the permit will allow the two cottages to be rented out. Alan Schrock, City Attorney, stated that the request is to keep status quo for any future uses. Two members from the audience reside in the condominiums and asked that the property not be used for any businesses. With no further discussion, Tim Lewis made a motion to approve to keep the property zoned as is and reestablish the nonconforming structures. With a second from Bill Abraham and a unanimous yes vote, the motion was approved.

Paul Giordano made a motion to adjourn the meeting and with a unanimous yes vote from the Board, the meeting was adjourned at 4:40 p.m.

Minutes written
and submitted by,

Brittney Miller
Building and Zoning Office