

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, March 8, 2021 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Zoning classifications to be assigned to the following described tracts of real estate upon annexation thereof, the requested zoning classification for each tract being set forth after the legal description thereof, said tracts being legally described as follows:

Tract 1:

Lots 1 through 6 of Elliot/Heisner Subdivision to the City of Pontiac, Livingston County, Illinois, approved by City of Pontiac Ordinance No. 2020-O-023, said subdivision being a subdivision of the following described tract of real estate, to-wit:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID SECTION 28; THENCE SOUTH 0°13'30" EAST 271.71 FEET ON THE EAST LINE OF THE SAID NORTHEAST QUARTER TO THE POINT OF THE BEGINNING; THENCE SOUTH 89°57'30" WEST 197.13 FEET TO THE EAST RIGHT OF WAY LINE OF U.S ROUTE 66; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4,648.44 FEET; A CENTRAL ANGLE OF 12°57'58" AND A CHORD OF SOUTH 6°13'29" WEST 1,049.71 FEET ALONG THE SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 1°16'22" EAST 28.63 FEET; THENCE NORTH 7°36'31" EAST 5.42 FEET; THENCE SOUTH 0°13'30" EAST 132.82 FEET TO THE FORMER SOUTHEASTERLY RIGHT OF WAY LINE OF S.B.O ROUTE 4; THENCE NORTH 25°24'30" EAST 725.00 FEET ON THE SAID FORMER SOUTHEASTERLY RIGHT OF WAY LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 0°13'30" WEST 798.79 FEET TO THE POINT OF BEGINNING CONTAINING 5.57 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF LIVINGSTON, IN THE STATE OF ILLINOIS.

Commonly known as 817 South Ladd St., Pontiac, Illinois, 61764.
PIN# 15-15-28-227-005

Owners: Dale A. Elliot, Linda S. Haas, Kathleen M. Marshall, Michael E. Elliott and Jeanette P. Bennett

Zoning Classification Assigned: B-3, General Business and Wholesale District
Ward 2

Tract 2:

Lot 4 in Countryside Acres Subdivision in the Northeast Quarter of Section 28, Township 28 North, Range 5 East of the Third Principal Meridian, according to the Plat thereof recorded in Plat Book 8, page 10, in Livingston County, Illinois.

Commonly known as 702 S. Countryside Lane, Pontiac, Illinois, 61764.

Part of PIN# 15-15-28-201-003

Owner: Marilyn Headley

Zoning Classification Assigned: R-1, Single Family Residence District
Ward 2

In addition to the territory annexed as described above, all highway right of way adjacent to the territory annexed hereby shall also be annexed hereby so that the new corporate boundary for the City of Pontiac shall extend to the far side of the adjacent highway right of way in accordance with the provisions of Section 7-1-1 of the Municipal Code, 65 ILCS 5/7-1-1.

Jay O'Dell of Aubry Enterprises, petitioner, is requesting a Special Use Permit to have a drive-thru window in an impending commercial building. Pontiac Zoning Ordinance Table 4.04.1 requires a Special Use Permit for a drive through window in a B-3 Zoning District. The legal description is as follows: 1.22 Acres upon Lot 2 in Snyder Commercial Subdivision to Pontiac, Illinois. The common address is 1831 West Reynolds Street, located in Pontiac, Illinois.

The following members were present: Bill Abraham, Bill Cole, Paul Giordano, Tim Lewis, Matt Stock, Rick Baier, and Pat Martin. Also present were Bob Karls, City Administrator, David Wilson, Building and Zoning, and Juan Hernandez from EYM Group, representing for Petitioner. With a quorum being present, the meeting began at 4:30 p.m.

Tim Lewis made a motion to approve the minutes from the February 8, 2021 meeting, and with a second from Bill Cole and with a unanimous yes vote, the minutes were approved. With no discussion between the Board, Bill Abraham made a motion to the Board to approve the annexation for 817 South Ladd St., and with a second from Tim Lewis and with a unanimous yes vote, the motion was passed. Again, with no discussion from the Board, Rick Baier made a motion to approve the annexation for 702 S. Countryside Lane, with a second from Pat Martin and a unanimous yes vote, the motion was passed.

Juan Hernandez, representing for Petitioner, stood before the Board and stated that a Special Use Permit is required to put in a drive thru window in an impending commercial building to be used for two restaurants. Mr. Abraham asked David Wilson, Building and Zoning, if all other codes have been met, to which Mr. Wilson stated that all other Codes are met. Mr. Abraham asked Mr. Hernandez if only one drive thru is requested since two restaurants will be in the building and Mr. Hernandez stated that, yes, only one drive thru will be present, and both restaurants will have indoor seating. Matt Stock made a motion to recommend approval to City

Council and with a second from Tim Lewis and with a unanimous yes vote, the motion was passed. With no further comments and a reminder that a meeting will be held on March 22, 2021, Paul Giordano made a motion to adjourn the meeting and with a unanimous yes vote, the meeting ended at 4:40 p.m.

Minutes and Submitted by,

Brittney Miller
Building and Zoning