

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, March 22, 2021 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

JC Family Trust, petitioner, requests to divide one lot into two separate lots. Petitioner is requesting a 10-foot front yard setback variance, as the building is set back 15.20 feet and Table 4.08.2 of the Pontiac Municipal Code states that a front yard setback must be 25 feet in an R-1 zoning district. A special use variance is also requested for the building, previously a church, to be used for Pontiac Alano Club. Sec. 103-81. - Table of Permitted and Special Uses states that indoor civic, cultural, religious, and institutional uses are to have a special use permit, and the proposed use of the building is a hybrid of those special uses. Finally, petitioner is requesting to waiver the paved parking lot as it currently has gravel and will not be feasible to include a paved parking lot. The legal description is as follows: All of Lots 1, 2, 3 except the South 10 feet of Block 1, Tuesberg Addition to the City of Pontiac, Livingston County, Illinois, commonly known as 650 East Indiana Avenue, Pontiac, Illinois.

The following members were present: Bill Abraham, Bill Cole, Paul Giordano, Tim Lewis, and Matt Stock, and Rick Baier. Pat Martin was absent. Also present were Bob Karls, City Administrator, Alan Schrock, City Attorney, David Wilson, Building and Zoning, and Ronnie Fellheimer, attorney representing Petitioner. Also in attendance were several audience members including Trudy Shockey, 504 Indiana Avenue, Jane Lopiccalo, 529 Indiana Avenue, Vicki McBeath, 503 Indiana Avenue, Larry and Evelyn Vietti, 1005 Bell Avenue, and Ed Butler, Alcoholics Anonymous. With a quorum being present, the meeting began at 4:29 p.m. Tim Lewis made a motion to approve the minutes from the March 8, 2021 meeting, and with a second from Rick Baier and with a unanimous yes vote, the minutes were approved.

Mr. Fellheimer stood before the Board discussing the different requests and stated that the property was sold with a contract contingent upon owning both the house as well as the church. With limited funds, Pontiac Alano Club would not change anything inside the Church and would have little traffic. Mr. Fellheimer also stated that the Church has been vacant for over a year. Alan Schrock also informed the Board that the division on the property is plotted evenly and that the special use is for Alcoholics Anonymous and is considered a hybrid of civic, cultural, religious, and institutional uses, as the Code states. Mr. Wilson informed the Board that Petitioner has asked to waiver parking regulations, keeping one ADA accessible parking space, as required by State law. Mr. Wilson also mentioned that ADA accessible parking space must be pavement, not gravel, and must be accessible to the ramp. Ed Butler, speaking on behalf of Pontiac Alano Club, informed the Board that the Church will be used twice daily for Alcoholics Anonymous as well as Narcotics Anonymous meetings that will be no longer than two hours each. Mr. Butler discussed how important and safe each meeting is, how quiet the members are, as well as little traffic being taken place. Mr. Butler also mentioned that a future remodel of both bathrooms to be one ADA accessible bathroom is currently being discussed among the Pontiac Alano Club Board. Mr. Schrock stated that ADA rules are state laws and will not be waived. Mr. Schrock and Mr. Karls both informed members of the audience that this

special use will not change the zoning of the property and that if the church is sold in the future, the special use will be terminated, and no other traditional business can move into the church. Jane Lopiccalo expressed concern over the noise and traffic, whereas Mr. Butler again expressed that little traffic would take place and the members are typically quiet, even during family events. With much discussion between the Board, the audience members, and the plat survey being shown, Matt Stock made a motion to approve to City Council to accept the special use permit, waiving of pavement parking lot, and setback variance. With a second from Bill Cole and a unanimous yes vote, the motion was approved. Tim Lewis made a motion to adjourn the meeting and with a second from Bill Cole and a unanimous yes vote, the meeting adjourned at 5:31 p.m.

Minutes and Submitted by,

Brittney Miller
Building and Zoning