

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

The City of Pontiac Planning and Zoning Board held a meeting on Monday, July 12, 2021 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Flanagan State Bank, petitioner, requests to exceed maximum allowed signage in a B-2 District. Section 103-445(12) of the Pontiac Municipal Code states the surface area of a window sign may not exceed 25 percent of the total window area, and petitioner requests 100 percent coverage. The legal description is as follows: WEST ½ OF LOT 6 ON BLOCK 45 OF THE ORIGINAL CITY OF PONTIAC SUBDIVISION, SIDE B, to the City of Pontiac, Livingston County, Illinois, commonly known as 423 B West Madison Street, Pontiac, Illinois, located in a B-2 Central Business District.

Diaz Sign Art requests to install a 128 square foot aluminum signs at Wright's Furniture facing Howard 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 115 East Madison Street with the legal description of WEST 24' OF EAST 48' SOUTHWEST OF BLOCK 41 TO THE CITY OF PONTIAC, LOCATED IN A B2 DISTRICT in Pontiac, Illinois.

The following members were present: Bill Abraham, Bill Cole, Tim Lewis, Pat Martin, and Paul Giordano. Matt Stock and Rick Baier were absent. Also present were Bob Karls, City Administrator, David Wilson, Building and Zoning Officer, and Kim Ragle, representing for Flanagan State Bank.

With a quorum being present, the meeting began at 4:32 p.m. Bill Abraham made a motion to approve the minutes from the June 28, 2021 meeting, with a second from Bill Cole, and with a unanimous yes vote, the minutes were approved. Paul Giordano abstained due to his absence from the meeting.

Kim Ragle stood before the Board discussing the design of the sign. Kim stated that the sign adheres to the window and that passersby cannot look inside, but anyone inside can easily look outside. Mr. Wilson discussed with the Board that the ordinance states that a window sign cannot cover 100% of the window, even if the sign is translucent. Bob Karls questioned what the percentage of the lettering on the sign alone would be, to which Mr. Wilson said the lettering will take up about 50% of the signage. Bill Abraham stated that other business in town have signs that cover the windows, whether previously approved or not, but that it would be unfair to decline the variance while letting other businesses keep their signage. Mr. Abraham then made a motion to allow the variance to pass and with a second from Pat Martin and a unanimous yes vote, the motion was approved.

The Board discussed coverage allowance and signage requirements for Wright's Furniture and with the sign meeting all requirements, Tim Lewis made a motion to approve the signs. With a second from Pat Martin and a unanimous yes vote, the sign was approved.

Tim Lewis made a motion to adjourn the meeting and with a second from Bill Abraham and a unanimous yes vote, the meeting adjourned at 4:45 p.m.

Minutes submitted by,  
Brittney Miller  
Building and Zoning