

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, August 26, 2019 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Leobardo Sifuentes, petitioner, request that a variance be granted to construct an extension on an existing detached garage at his residence. City of Pontiac Zoning Codes, Section 103-541(c) states that a structure which is nonconforming with respect to yards, lot coverage, or any other element of bulk regulated herein shall not be altered or expanded in any manner which would increase the degree or extent of its nonconformity with respect to the bulk regulations of the district in which it is located. Section 103-20(c) states that when a rear yard is required, no part of an accessory building shall be located closer than three feet to the rear lot line. Also, any garage constructed on a corner lot, whether attached or detached, shall have a minimum setback of 25 feet from the face of the garage to the property line adjacent to the street. Section 103-20(f) states that the maximum square footage of any one accessory building in single-family districts shall be 850 square feet. Mr. Sifuentes has requested the addition be granted 2' from the west property line. Mr. Sifuentes is also requesting that the addition be 206 square feet, making the total of the structure to be 1,056 square feet. The property is zoned R-2 Single Family Residence and has a legal description as follows: Lot 1 &2 of Block 2 in Camps Addition, also known as 605 South Mill, located in Pontiac, Illinois.

The following members were present: Bill Abraham, Rick Baier, Bill Cole, Paul Giordano, Tim Lewis, and Pat Martin. Matt stock was absent. Also present were David Wilson from the Building and Zoning office and City Administrator Bob Karls. There were no audience members present. With a quorum being present, the meeting began at 4:30 p.m.

Tim Lewis made a motion to approve the minutes from the June 10, 2019 meeting, and with a second from Bill Abraham and with a unanimous yes vote, the minutes were approved. Mr. Sifuentes discussed his intentions with the expansion of his garage with the Board, stating that he wishes to build an additional 20 feet West of his preexisting garage, toward the road. Tim Lewis asked Mr. Sifuentes how long he has lived there, to which Mr. Sifuentes replied that he moved in May 2018. Bob Karls, City Administrator, showed concern that because of the 2 foot setback from the neighbor's yard, contractors would be trespassing on the neighbor's property to construct the addition, to which Leo stated that his neighbors have given him permission to do so. Tim Lewis asked Mr. Sifuentes if he is going to change the appearance of the structure aside from the addition. Mr. Sifuentes noted that the structure will look the exact same and that aside from the addition, the public will not notice a difference. Mr. Sifuentes also mentioned that he will be using his addition for his vehicles and that it made more sense for him to build rather than purchase a shed. With no further discussion, Rick Baier made a motion to approve the request with contingencies that the façade will be moved to the front of the building as well as a written consent letter from the adjacent West neighbor with the understanding that the contractors will be trespassing upon encroachment during the building process. With a second from Patrick Martin and 3 yes votes, the motion was approved. Bill Abraham abstained due to his desire to bid on the project after already previously talking with Mr. Sifuentes prior to the meeting. With no further business, Tim Lewis made a motion to adjourn the meeting and with a second from Rick Baier, the meeting was adjourned at 4:41 p.m.

Minutes and Submitted by,
Brittney Miller
Building and Zoning