

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, September 13, 2021 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Dorothy Hinegardner, petitioner, has requested a variance to reduce the required 25' front yard setback to 20'. Table 4.08.2. "Area, Bulk, Density and Setback Regulations for Agricultural and Residential Districts" states that front yard setback in an R-1 District must be 25'. Petitioner would like to build a ~8'x12' deck in the front yard. The legal description is as follows: LOT 4 OF BLOCK 2 IN C. E. LEGG'S ADDITION to Pontiac, IL, otherwise known as 906 E. Chestnut St., located in a R-1 One-Family Residential District.

EYM Group, petitioner, to erect KFC wall signage as well as Pizza Hut signage. KFC wall signage is allowed 93 square feet and petitioner proposes 55 square feet. Pizza Hut wall signage is allowed 72 square feet and petitioner proposes 46 square feet. The signage will be located on 1831 West Reynolds Street, with a legal description of 1.22 Acres of Lot 2 of Snyder Commercial Subdivision in Pontiac, Illinois.

The following members were present: Bill Abraham, Bill Cole, Paul Giordano, Tim Lewis, and Matt Stock. Rick Baier and Pat Martin were absent. Also present were David Wilson, Building & Zoning Officer and Dorothy Hinegardner, Petitioner. With a quorum being present, the meeting began at 4:30 p.m.

Bill Abraham made a motion to approve the minutes from the July 12th, July 26th, and July 29th, 2021 meetings, and with a second from Tim Lewis and with a unanimous yes vote, the minutes were approved.

Paul Giordano mentioned to the Board that the property in question is located on a dead-end road, does not have a sidewalk, and presumably will not cause any commotion for the neighbors. Tim Lewis also mentioned that the properties located on the North side of the road have less than 25' setbacks and Petitioner is only requesting 2 more feet. Mrs. Hinegardner stood before the Board and mentioned that the deck is a memorial for her deceased husband, as this was a project intended for Mr. and Mrs. Hinegardner to do together before his passing. Mrs. Hinegardner also mentioned that being a widow, she would use this deck to engage interaction with her neighbors and become closer with the neighborhood. With no further questions or objections, Bill Cole made a motion to recommend approval from City Council, and with a second from Tim Lewis and a unanimous yes vote, the motion was approved.

The Board discussed the signage from EYM Group and because the signs are compliant with signage codes, Tim Lewis made a motion to approve all signage. With a second from Bill Cole and a unanimous yes vote, the motion for signage was approved.

The Board discussed a few issues present in the City regarding the Solar Farm needing tended to as well as other cosmetic issues in town. Bill Abraham made a motion to adjourn the meeting and with a second from Tim Lewis and a unanimous yes vote, the meeting was adjourned at 4:45 p.m.

Minutes submitted by,

Brittney Miller
Building and Zoning