

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, September 28, 2020 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Donald Chandler and Marshall Hoover, petitioners, Donald Chandler and Marshall Hoover, Petitioners, are requesting a variance to decrease the front yard setback from 10 feet to 4 feet to allow for a 6-foot porch walkway. Table 4.08.3 Commercial and Industrial District Regulation state that the minimum Front Yard Setback requires a B-3 Zoning District to be 10 feet from the property line. Petitioners request to install gooseneck light fixtures which would encroach in the 10-foot required setback. Petitioners also request to install canvas awnings over two windows as well as the front door and change the front entrance to the middle of the front of the building. Sec.103-541(C) Additions and Expansions of Nonconforming Structures 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. Finally, petitioners request to install a sign on the front of the building. The legal description of the subject real estate is as follows: WEST 51' OF LOTS 14,15 & 16 ON BLOCK 15 OF FELLS 1ST ADDITION TO PONTIAC, ILLINOIS having PIN 15-15-22-326-010, commonly known as 729 W. Madison Street, Pontiac, Illinois 61764.

The following members were present: Bill Abraham, Rick Baier, Bill Cole, Paul Giordano, Tim Lewis, and Matt Stock. Pat Martin was absent. Also present were David Wilson from the Building and Zoning office and City Administrator Bob Karls. Donald Chandler and Marshall Hoover were also in attendance, with 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 September 14, 2020 meeting, and with a second from Rick Baier and with a unanimous yes vote, the minutes were approved. Mr. Chandler stood before the Board and discussed his plans for remodel and the purpose for the variances. Tim Lewis questioned if the 6-foot porch walkway will allow for eating outdoors to which Mr. Chandler replied that patrons will use this area for smoking. Rick Baier asked Bob Karls if outdoor eating is allowed, to which Mr. Karls stated that Petitioners would have to comply to regular codes after COVID restrictions are lifted. Mr. Chandler stated that he had no intentions of outside eating or a beer garden and that the porch would strictly be used for outside smoking. Bill Cole and Bill Abraham showed concern about the steps encroaching the sidewalk which led to a discussion within the Board. Mr. Chandler mentioned that he wants 3 steps leading to the porch, however Mr. Karls noted that the steps would take away from the 4-foot setback advertised. Mr. Karls stated that Petitioners would have to apply for another variance in this case. After much discussion with the Board, Mr. Chandler agreed to keep plan as is and will apply for a variance if need be. Matt Stock recommended to City Council to approve the variance as requested and with a second from Bill Cole and a unanimous yes vote, the motion was approved.

The Board then discussed future business for the next meeting that will be held October 12, 2020. Paul Giordano motioned to adjourn the meeting and with a unanimous yes vote, the meeting adjourned at 4:47 P.M.

Minutes and Submitted by,

Brittney Miller
Building and Zoning