

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

The City of Pontiac Planning & Zoning Board held a meeting on Monday, November 25, 2019 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

The zoning classifications be assigned to the following described tracts of real estate upon annexation thereof, the requested zoning classification for each tract being set forth after the legal description thereof, said tracts being legally described as follows:

### **Tract 1:**

Lot 3 of Remington Estates Planned Unit Development in the Northwest Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, all being located in Pontiac Township, Livingston County, Illinois, as shown and described on a Plat thereof recorded in the office of the Recorder of Deed of Livingston County, Illinois as Document Number 579074 and re-recorded as Document No. 579293.

Commonly known as 3 Remington Court, Pontiac, Illinois, 61764. Part of PIN# 15-15-14-309-012 Owner: Jacob Heller Zoning Classification Assigned: R-1, Single Family Residence District Ward 1

### **Tract 2:**

Lot 5 of Remington Estates Planned Unit Development in the Northwest Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, all being located in Pontiac Township, Livingston County, Illinois, as shown and described on a Plat thereof recorded in the office of the Recorder of Deed of Livingston County, Illinois as Document Number 579074 and re-recorded as Document No. 579293.

Commonly known as 5 Remington Court, Pontiac, Illinois, 61764. Part of PIN# 15-15-14-309-012 Owner: Jacob Heller Zoning Classification Assigned: R-1, Single Family Residence District Ward 1

### **Tract 3:**

Lot 4 of Remington Estates Planned Unit Development in the Northwest Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, all being located in Pontiac Township, Livingston County, Illinois, as shown and described on a Plat thereof recorded in the office of the Recorder of Deed of Livingston County, Illinois as Document Number 579074 and re-recorded as Document No. 579293.

Commonly known as 4 Remington Court, Pontiac, Illinois, 61764. PIN# 15-15-14-309-011.  
Owner: Douglas Dodson Zoning Classification Assigned: R-1, Single Family Residence  
District Ward 1

**Tract 4:**

Lot 6 of Remington Estates Planned Unit Development in the Northwest Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, all being located in Pontiac Township, Livingston County, Illinois, as shown and described on a Plat thereof recorded in the office of the Recorder of Deed of Livingston County, Illinois as Document Number 579074 and re-recorded as Document No. 579293.

Commonly known as 6 Remington Court, Pontiac, Illinois, 61764. Part of PIN# 15-15-14-309-010 Owner: First Financial Bank Trust B-2215-95; Contract Purchasers: Joel D. Dodson and Rebecca S. Dodson Zoning Classification Assigned: R-1, Single Family Residence  
District Ward 1

**Tract 5:**

That part of Remington Court (being a part of Lot 1 of Remington Estates Planned Unit Development) lying south of the westerly extension of the north line of said Lot 6 and the easterly extension of the north line of Lot 5 of Remington Estates Planned Unit Development, said Remington Court being shown on the Plat of Remington Estates Planned Unit Development recorded in the office of the Recorder of Deed of Livingston County, Illinois as Document Number 579074 and re-recorded as Document No. 579293.

Part of PIN# 15-15-14-309-010 Owner: First Financial Bank Trust B-2215-95 Zoning Classification Assigned: ER, Estate Residential Zoning District Ward 1

**Tract 6:**

Lot 5 and the West 45 feet of Lot 4 in Zehr Manor, being a Subdivision of part of the Northeast Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, according to the Plat thereof recorded in Book 7 of Plats, at page 41, in Livingston County, Illinois Commonly known as 1208 4-H Park Road, Pontiac, IL 61764 Index No. 15-15-21-202-002 Owners: James M. White and Diane E. White

Zoning Classification Assigned: R-1, Single Family Residence District Ward 2

**Tract 7:**

Commencing at a point 30 feet South of the Northwest corner of Zehr Manor, which corner is 1927 feet West of the Northeast corner of Section 21, Township 28 North, Range 5, East of the Third Principal Meridian; thence West 92 feet parallel to the North line of said Section; Thence South at right angles to said North line 100 feet; thence East and parallel to

the North line of said Section 92 feet to the West line of Zehr Manor; thence North along the West line of Zehr Manor 100 feet to the place of beginning (except the West 22.55 feet of the East 2019 feet of the North 137.4 feet of the North Half of Section 21, Township 28 North, Range 5, East of the Third Principal Meridian), in Livingston County, Illinois.

Commonly known as 1212 4-H Park Road, Pontiac, IL 61764 Index No. 15-15-21-201-001  
Owners: Robert Cermak and Janet Cermak Zoning Classification Assigned: R-1, Single Family Residence District Ward 2

**Tract 8:**

The West 55 feet of Lot 3 and the East 35 feet of Lot 4 in Zehr Manor, being a Subdivision of part of the Northeast Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, according to the Plat thereof recorded in Book 7 of Plats, at page 41, in Livingston County, Illinois.

Commonly known as 1206 4-H Park Road, Pontiac, IL 61764 Index No. 15-15-21-202-003  
Owners: Terry Stanton and Carol Stanton Zoning Classification Assigned: R-1, Single Family Residence District Ward 2

**Tract 9:**

That part of the East Half of the Southeast Quarter of Section 16, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois, bounded and described as follows: Commencing at the Southeast Corner of said Section 16 and running thence South 89 degrees 53 minutes 38 seconds West along the South line of said Section 16, 705.82 feet to the Point of Beginning; thence South 89 degrees 53 minutes 38 seconds West along said South line 258.68 feet; thence North 00 degrees 00 minutes 24 seconds West parallel with the West line of said East Half 40.00 feet; thence South 89 degrees 53 minutes 38 seconds West parallel with said South line 98.00 feet; thence north 00 degrees 00 minutes 24 seconds West parallel with said West line 300.00 feet; thence North 89 degrees 53 minutes 38 seconds East parallel with said South line 85.48 feet; thence North 00 degrees 00 minutes 24 seconds West parallel with said West line 644.64 feet; thence South 30 degrees 36 minutes 24 seconds East 469.39 feet; thence South 08 degrees 18 minutes 26 seconds West 250.76 feet, and thence South 11 degrees 40 minutes 02 seconds East 339.02 feet to the Point of Beginning, containing 4.75 acres of land, more or less, as shown by Plat of Survey recorded April 8, 1994, as Document Number 469057, situated in the County of Livingston, in the State of Illinois.

Commonly known as 1125 4-H Park Road, Pontiac, IL 61764 Index No. 15-15-16-476-004  
Owner: United Auto Workers Building Corporation Local 2096 Zoning Classification Assigned: R-1, Single Family Residence District Ward 2

**Tract 10:**

A strip of land 107 feet in width being described as the West 7 feet of the North Half of Lot 5, and all of the North Half of Lot 6, and the East 36 feet of the North Half of Lot 7 in Block 3 in Park Ridge Subdivision, a part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, in Livingston County, Illinois.

Commonly known as 1208 Kempt St., Pontiac, Illinois 61764 Index No. 15-15-14-378-015  
Owners: Steven A. Zeller and Shirley M. Zeller Zoning Classification Assigned: R-1, Single Family Residence District Ward 1

**Tract 11:**

Lot 80 feet by 170 feet, being the north one-half of Lot 1 and the north one-half of the east 16 feet of Lot 2, in Block 3 of Park Ridge Subdivision, a part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, in Livingston County, Illinois.

Commonly known as 1222 Kempt St., Pontiac, Illinois 61764 Index No. 15-15-14-378-006  
Owner: Scott Bressner Zoning Classification Assigned: R-1, Single Family Residence District Ward 1

**Tract 12:**

Lot 95 feet by 230 being the East 95 feet of even width off the entire east end of Lots 6 and 7 in Block 1 of Park Ridge

Subdivision, a part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, in Livingston County, Illinois

Commonly known as 1205 Kempt St., Pontiac, Illinois 61764 Index No. 15-15-14-377-013  
Owners: Joseph and Linda Kilgore Zoning Classification Assigned: R-1, Single Family Residence District Ward 1

**Tract 13:**

The South Half of Lot 6 in Block 3 in Park Ridge Subdivision, a part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, in Livingston County, Illinois.

Commonly known as 1211 E. Indiana Avenue, Pontiac, Illinois 61764 Index No. 15-15-14-378-008  
Owner: Joyce Elston Zoning Classification Assigned: R-1, Single Family Residence District Ward 1

**Tract 14:**

Lots 11 and 12, except the North 181 feet thereof, in Block 2 in Park Ridge Subdivision, a part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, in Livingston County, Illinois. Commonly known as 1111 E. Indiana Avenue, Pontiac, Illinois 61764 Index No. 15-15-14-376-019 Owners: Kevin Lee and Diane Lee Zoning Classification Assigned: R-1, Single Family Residence District Ward 1

**Tract 15:**

Lot 8, except the West 55.2 feet thereof, and Lots 9 and 10 in Block 2 in Park Ridge Subdivision, a part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 28 North, Range 5 East of the Third Principal Meridian, in Livingston County, Illinois.

Commonly known as 1107 E. Indiana Avenue, Pontiac, Illinois 61764 Index No. 15-15-14-376-013 Owners: Nicholas Lee Zoning Classification Assigned: R-1, Single Family Residence District Ward 1

The City of Pontiac Planning and Zoning Board also met to consider amendments to the Pontiac Zoning Ordinance with respect to certain Adult Cannabis Business Establishments authorized by the Illinois Cannabis Regulation and Tax Act, namely the following uses authorized by the Act: Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Dispensing Organizations, Adult-Use Cannabis Infuser Organization or Infuser, Adult-Use Cannabis Processing Organization or Processor and Adult-Use Cannabis Transporting Organization or Transporter.

The following members were present: Rick Baier, Bill Cole, Paul Giordano, Tim Lewis, and Pat Martin. Bill Abraham and Matt Stock were absent. Also present were David Wilson from the Building and Zoning Office, City Administrator Bob Karls, and City Attorney Alan Schrock. With a quorum being present, the meeting began at 4:33 p.m. The minutes from the October 14, 2019 meeting were bypassed.

Alan Schrock explained that the properties being annexed were volunteered annexations as a request to hook up to the City Sewer System. Properties located in Remington Estates were a Planned Unit Development which required being annexed into the City. With no questions from the audience, Tim Lewis made a motion to recommend City Council to approve the annexations and with a second from Bill Cole and a unanimous yes vote, the motion was passed.

Bob Karls explained to the Board that the City will have requirements to regulate zoning for Adult-Use Cannabis facilities. Mr. Karls briefly discussed the State laws regarding Adult-Use

Cannabis and mentioned that a State License will be obtained before operating a business. Alan Schrock noted that any Adult-Use Cannabis Business Establishment must apply for a Special Use permit and that there will be a \$6,500 nonrefundable fee. Paul Giordano asked why this would be appropriate for our Community to which Bob Karls discussed the City Council had already approved the establishments being built into our City to bring in tax revenue and to provide more jobs in the area. Mr. Karls also stated that the Ordinance being drafted will be more strict than State laws and that the State controls how many establishments will be allowed in the State and what Counties will qualify for each establishment. Mr. Schrock reminded the Board that the meeting was to discuss strictly the Zoning Regulations.

Mr. Karls discussed the zoning for the facilities and determined that because an Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Infuser Organization or Infuser, Adult-Use Cannabis Processing Organization or Processor, and Adult-Use Cannabis Transporting Organization or Transporter are all Manufacturing Facilities, an M-1 (Manufacturing) Zone will be assigned to each property and as such will follow M-1 Zoning rules. An Adult-Use Cannabis Dispensing Organization is an indoor Retail Facility, thus making the property be assigned as B-3 (Business and Wholesale) and will follow B-3 Zoning rules. Pat Martin made a motion to recommend completion of Ordinance and with a second from Tim Lewis, the motion passed with one nay from Paul Giordano.

Mr. Giordano made a motion to adjourn the meeting and with the Board approval, the meeting adjourned at 5:22 p.m.

Minutes Written  
and Submitted By

Brittney Miller  
Building and Zoning Office