

PUBLIC NOTICE

Notice is hereby given that the City of Pontiac Planning and Zoning Board will hold a meeting on Monday, July 11, 2022 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Pontiac Towers Associates 4, LP, petitioner, has requested a special use to install a ground mount solar array system. Petitioner also requests a variance to exceed the allotted 850 square feet. Sec. 103-20(f) states that the maximum square footage of any one accessory building in single-family and two-family residential districts shall be 850 square feet, and petitioner requests a 28,999 square foot accessory structure. The legal description is as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF PONTIAC, LIVINGSTON COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT WHICH IS 185 FEET EAST OF THE SECTION LINE BETWEEN SECTIONS 21 AND 22, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT ALSO BEING 120 FEET SOUTH OF THE SOUTH LINE OF MADISON STREET, FROM SAID POINT OF BEGINNING THENCE EAST 397.28 FEET PARALLEL WITH THE SOUTH LINE OF MADISON STREET TO A POINT A NORTH-SOUTH LINE, SAID NORTH-SOUTH LINE BEING PERPENDICULAR TO MADISON STREET AND 440 FEET WEST OF THE NORTHEAST CORNER OF LOT 3 OF THE SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON SUBDIVISION RECORD 1, PAGE 325 OF THE RECORDS IN THE LIVINGSTON COUNTY RECORDERS OFFICE AS MEASURED ALONG THE SOUTH LINE TO SAID MADISON STREET, THENCE SOUTH 152 FEET AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE TO THE NORTH LINE OF THE EARP ESTATE, AS SHOWN ON THE PLAT RECORDED OCTOBER 24, 1923 IN SUBDIVISION RECORD 3 PAGE 57 AT THE LIVINGSTON COUNTY RECORDERS OFFICE AND THE SOUTH LINE OF SAID LOT 3, THENCE EAST 100.13 FEET ALONG THE NORTH LINE OF SAID EARP ESTATE AND THE SOUTH LINE OF SAID LOT 3 TO A CORNER OF SAID EARP ESTATE PLAT, THENCE SOUTH 1 DEGREE 45 MINUTES 00 SECONDS EAST 466.0 FEET ALONG THE EAST LINE OF SAID EARP ESTATE PLAT TO THE CENTERLINE OF SAID VERMILLION RIVER TO THE WEST LINE OF SAID EARP ESTATE PLAT, THENCE NORTH 0 DEGREES 57 MINUTES 53 SECONDS WEST 460.56 FEET ALONG THE WEST LINE OF SAID EARP ESTATE PLAT TO A POINT, THENCE NORTH 0 DEGREES 14 MINUTES 08 SECONDS WEST 34.40 FEET TO THE POINT OF BEGINNING

EXCEPTING PART OF THAT PART CONVEYED TO THE CITY OF PONTIAC, AN ILLINOIS MUNICIPAL CORPORATION BY PONTIAC TOWERS ASSOCIATES III, LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP IN RIGHT-OF-WAY DEED RECORDED JUNE 18, 2010 AS DOCUMENT 00602356, DESCRIBED AS FOLLOWS,

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF PONTIAC, LIVINGSTON COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A POINT WHICH IS 165 FEET EAST OF THE SECTION LINE BETWEEN SECTIONS 21 AND 22, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT ALSO BEING 120 FEET SOUTH OF THE SOUTH LINE OF MADISON STREET, FROM SAID POINT EAST 397.28 FEET PARALLEL WITH THE SOUTH LINE OF MADISON STREET TO A POINT ON NORTH-SOUTH LINE, SAID NORTH-SOUTH LINE BEING PERPENDICULAR TO MADISON STREET AND 440 FEET WEST OF THE NORTHEAST CORNER OF LOT 3 OF THE SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE

THIRD PRINCIPAL MERIDIAN AS SHOWN IN SUBDIVISION RECORD 1, PAGE 326 OF THE RECORDS IN THE LIVINGSTON COUNTY RECORDERS OFFICE AS MEASURED ALONG THE SOUTH LINE OF SAID MADISON STREET, THENCE SOUTH 153 FEET AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE TO THE NORTH LINE OF THE EARP ESTATE, AS SHOWN ON THE PLAT RECORDED OCTOBER 24, 1923 IN SUBDIVISION RECORD 5 PAGE 57 AT THE LIVINGSTON COUNTY RECORDERS OFFICE AND THE SOUTH LINE OF SAID LOT 3, THE TRUE POINT OF BEGINNING, THENCE EAST 100.13 FEET ALONG THE NORTH LINE OF SAID EARP ESTATE PLAT AND THE SOUTH LINE OF SAID LOT 3 TO A CORNER OF SAID EARP ESTATE PLAT, THENCE SOUTH 1 DEGREE 45 MINUTES 00 SECONDS EAST 66.03 FEET ALONG THE EAST LINE OF SAID EARP ESTATE PLAT TO A POINT, THENCE WEST 193.5 FEET TO A POINT, THENCE SOUTH 14.83 FEET TO A POINT, THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST 202.42 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL NO. 3 OF SAID DOC. 00602358 THENCE SOUTH 0 DEGREES 57 MINUTES 53 SECONDS EAST 20.0 FEET ALONG THE EAST LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL NO 3, THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST 100.0 FEET ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE WEST LINE OF SAID EARP ESTATE PLAT, THENCE NORTH 0 DEGREES 57 MINUTES 53 SECONDS WEST 100.19 FEET ALONG THE WEST LINE OF SAID EARP ESTATE PLAT TO A POINT, THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST 92.52 FEET TO A POINT, THENCE SOUTH 1 DEGREE 11 MINUTES 00 SECONDS EAST 20.0 FEET TO A POINT, THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST 210.82 FEET TO A POINT, THENCE NORTH 20.65 FEET TO A POINT ON THE NORTH LINE OF SAID EARP ESTATE PLAT AND THE SOUTH LINE OF SAID LOT 4, THENCE EAST 91.27 FEET TO THE POINT OF BEGINNING

CONTAINING A NET AREA OF 5.207 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHTS OF THE PUBLIC TO THAT PORTION LYING WITHIN THE VERMILLION RIVER, TO PONTIAC, ILLINOIS, OTHERWISE KNOWN AS 1011 WEST WASHINGTON STREET.

To consider amending Section 103-28 of Article I of Chapter 103 of Part II of the Code of Ordinances of the City of Pontiac, Illinois to delete subsection 4.2 thereof which provides that an Adult Use Cannabis Craft Grower facility may not be located within 1,500 feet of the property line of a pre-existing property zoned or used for residential purposes, and to delete subsection 5.2 thereof which provides that an Adult Use Cannabis Cultivation Center may not be located within 1,500 feet of the property line of a pre-existing property zoned or used for residential purposes.

All City of Pontiac Planning and Zoning meetings are open to the public.

**Paul Giordano
Chairman
Pontiac Planning and Zoning Board**