

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, May 9, 2022 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Roger Carls, petitioner, has requested a variance to pave an access driveway on a nonconforming lot. Section 103-505 states that a nonconforming use of land shall not be increased in intensity, nor be expanded or extended beyond the area. Section 101-74 states that an access driveway shall be in direct line with and of the same width as the driveway for the building to be served and may be required by the Planning and Zoning Board. The legal description is as follows: Lot 17 ON BLOCK 3 OF FELL'S FIRST ADDITION TO PONTIAC, ILLINOIS, having a PIN of 15-15-22-176-014, commonly known as 717 West North Street, Pontiac, Illinois 61764, located in a R-2 Two Family Residence.

Livingston County Highway Department, petitioner, has requested a variance to exceed the maximum fuel storage tank limit from the approved 2,500 gallons to 10,000 gallons. Petitioner also requests using granular traffic surface and surface drainage rather than the required paved traffic surface and curb & gutter. The legal description as follows: 14.96 ACRES WARRANTY DEEDS RECORDED AS DOCUMENT NUMBER 386364 EXCEPT RAY STREET to Pontiac, Illinois, having a PIN of 15-15-27-430-008, commonly known as 1705 South Manlove Street, Pontiac, Illinois 61764.

The following members were present: Bill Abraham, Rick Baier, Bill Cole, Paul Giordano, and Tim Lewis. Matt Stock and Pat Martin were absent. Also present were David Wilson from the Building and Zoning Office, City Administrator Bob Karls, Roger Carls, and four audience members. Clay Metcalf, Livingston County Engineer, as well as Gerald Earing and Steve Lovell, part of the Livingston County Highway Committee were also in attendance, representing for the Livingston County Highway Department. With a quorum being present, the meeting began at 4:30 p.m.

Bill Abraham made a motion to approve the minutes from the December 13, 2021 meeting, and with a second from Rick Baier and a unanimous yes vote, the minutes were approved. Paul Giordano made concerning statements about the gas meter that is hooked to the garage and a possibility of a car hitting it, to which Mr. Carls stated that a house was previously there and that the meter would be out of the way enough to not get hit. Mr. Wilson explained the codes to the Board and the reasoning for the variance, stating that because a primary structure is not on the property, the property then becomes a nonconforming lot. Section 103-505 states that a nonconforming use of land shall not be increased in intensity, nor be expanded or extended beyond the area. Mr. Wilson also stated that around 40% of the properties on the block have access driveways. With no comments from the audience or discussion within the Board, Tim Lewis made a motion to approve the variance, and with a second from Rick Baier and a unanimous yes vote, the motion was passed.

Clay Metcalf, Livingston County Engineer, stood before the Board explaining the plans for the Livingston County Highway Department, stating that the property in question will be updated in the future, with the driveway being the first order of business. Mr. Metcalf stated that Weston Blacktop will face a resurface and that the remaining milling will be used for the base of the driveway for 1705 Manlove Street, as milling is not as dusty as gravel and hold a stronger bond. Mr. Metcalf also stated that Livingston County Highway Department would like to install a bigger fuel tank as there are times that fuel is ran out in one night if a storm breaks or another event is taking place. Bill Abraham questioned the difference between this particular variance and Anthony Liftgates, as Anthony Liftgates was told to pave the large parking lot. Tim Lewis and Bob Karls both stated that Anthony Liftgates is facing a

residential neighborhood and would have dust present. Mr. Metcalf then reassured the Board that in the next 5 years, the Livingston County Highway Department is willing to pave, however a more compact base would be more ideal for their property and that the leftover milling will be far less expensive than the alternative solution. Leon Gray, neighbor and member of the audience, expressed concern over the location of the fuel storage tank from the neighborhood and any possible leaks. Mr. Metcalf reassured Mr. Gray that the fuel storage tank will be at least 150 feet from the neighborhood and that the tank is a dual wall tank, which means that sensors would go off before a leak happened. Louise Gray, neighbor and member of the audience, expressed concern about the Livingston Highway Department creating an extra entrance for Locust Street, creating a disturbance in the neighborhood. Mr. Metcalf explained that the only time this will happen is during the few weeks that Weston Blacktop will be resurfaced. With no more discussion, Bill Cole made a motion to approve the variance and with a second from Bill Abraham, the motion passed.

Tim Lewis motioned to adjourn the meeting and with a second from Bill Abraham and a unanimous yes vote, the meeting adjourned at 4:50 P.M.

Minutes Written and Submitted by,

Brittney Miller
Building and Zoning