

PLANNING & ZONING COMMISSION MEETING MINUTES
May 3, 2011 - 7:00 p.m.

Chairman Carbonetti called the meeting to order at 7:00 p.m. Clerk Wells called roll. Commission members present: Glenda Miller, Jim Pagles, John Killeen, Phil Smith, Jim Carbonetti and Don Moede. Also present were Mayor Nolan, City Administrator Nelson and Community Development Director Santeler.

Planning and Zoning Commission Minutes of April 5, 2011 – Approved

Moved by Miller, seconded by Pagles to accept the minutes of the Planning and Zoning Commission meeting of April 5, 2011, as presented. All ayes. Motion carried.

630 Blackman Street LLC and 300 Front Street LLC for Property Located at 208-404 W. Front St.

Chairman Carbonetti opened the hearing in the petition of 630 Blackman Street LLC and 300 Front Street LLC for property located at 208-404 W. Front Street, Harvard, Illinois. The Certificate of Publication was noted and entered into the record. All fees required by said petition have been paid and certified notices were sent to adjacent property owners. The completed petition was entered into the record for reclassification from R-3 Residence District and M-1 Manufacturing District to B-2 Central Business District and a variation from Section 17.20.100 Permitted Uses in a B-2 Zoning District so that the permitted uses for the subject property include a banquet hall facility, art studios, live-in art studios and wholesaling commercial retail products. The parties of interest in the petition were present.

Identification of Objectors/Supporters

No objectors or supporters were identified.

Presentation of Evidence by Petitioners

Attorney Joel Berg, representing petitioner Orrin Kinney, gave an overview of the petition and a brief history of the subject property which is the old Starline Building which was a major manufacturing facility adjacent to the downtown business district. Portions on either end of the building as depicted on the drawing are currently in use as M-1, but the rest of the building is not feasible as a manufacturing use. Mr. Kinney is setting up the balance of the facility as a banquet hall, art studios, live-in art studios and office space in the balance. Attorney Berg referred to pictures of what the building now looks like on the inside, a portion of which is a 13,000 sq. ft. banquet facility. Mr. Kinney is in the process of complying with all ADA, health and safety requirements. There is a parking lot with 89 parking spaces across the street that is also owned by Mr. Kinney.

Questions by Planning and Zoning Commissioners to Petitioner

- There was discussion about parking needs. With a few exceptions, the banquet facility will be used mostly on the weekends, particularly on Saturday evenings with an occasional Friday night use. Attorney Berg noted that in addition to the parking lot across the street, there is on-street parking on the Hutchinson Street cul-de-sac, on Page St., in front of the subject building as well as Metra and municipal parking.
- Attorney Berg requested that Mr. Kinney not be required to pull a permit to pave the existing gravel parking lot on W. Front St., until such time as the work is done and the live-in studio apartments are ready. Orrin noted that the plans are to fence in the parking lot across the side.
- Orrin referred to the submitted drawing and noted that sections 100-108 are multi story and the M-1 areas are single story. The art studios are in sections 106, 107 and 108. The event rooms are in sections 103 and 104. Orrin anticipates that the live-in art studios will be in sections 100, 101 and 102. Orrin indicated he is still in process of laying out the live-in studios and isn't exactly sure what the demand will be. Individuals in the live-in studios would park in the parking lot across the street. Orrin said he would like to see businesses and offices move in that area as well.

Staff Report

Community Development Santeler stated that he has been working with Orrin over the last few months on the banquet hall with regards to fire safety, sprinklers and bathroom capacity. Orrin related that they let the contract for the sprinklers and pending City Council approval of the petition, are prepared to start in two weeks. Mr. Kinney is working with the Harvard Fire Protection District on the sprinklers and alarms system.

Mayor Nolan stated that he and Administrator Nelson have visited the facility with Orrin and noted the potential for the facility is great to hold local functions in town and to bring in new tax dollars from outside the community. The large banquet hall can seat 500 people and there are plans for two smaller banquet halls which will be 6,000 sq. ft. each which would seat 50-100 people.

Audience Participation: None

Vote on Petition

It was moved by Commissioner Miller to recommend to the City Council to grant the petitioner's requests as follows based on the findings of fact as outlined in the zoning code:

1. Reclassification of the subject property from R-3 Residence District and M-1 Manufacturing District to B-2 Central Business District.
2. Variation from Section 17.20.100 Permitted Uses in a B-2 Zoning District so that the permitted uses for the subject property include a banquet hall facility, art studios, live-in art studios and wholesaling commercial retail products.
3. The petitioner will not be required to pull a permit to pave the parking lot on W. Front Street until such time as the work is done and the live-in studio apartments are ready.

The motion was seconded by Commissioner Moede. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Smith, aye; Carbonetti, aye and Moede, aye. Motion approved six to zero.

Clerk Wells stated that the Planning and Zoning Commission's recommendation will come before the City Council at their next regular meeting on Tuesday, May 24, 2011, at 7 p.m.

Moved by Pagles, seconded by Moede to close the public hearing. All ayes. Motion carried.

Clerk's Report

Clerk Wells asked that any commission members who would like to receive meeting minutes via e-mail should contact City Hall and give Lori their e-mail address.

Chairman's Report

Chairman Carbonetti welcomed new member Phil Smith to the Commission.

At 7:30 p.m., moved by Carbonetti, seconded by Miller to close the hearing. All ayes. Motion carried.

Submitted by:



City Clerk Andy Wells

Date: 5-10-11