

PLANNING & ZONING COMMISSION MEETING MINUTES
December 6, 2011 - 7:00 p.m.

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

Planning and Zoning Commission Minutes of May 3, 2011 – Approved

Moved by Pagles, seconded by Killeen to accept the minutes of the Planning and Zoning Commission meeting of May 3, 2011, as presented. All ayes. Motion carried.

Allen and Lois Wilkening Variation for Property Located at 22222 Oak Grove Rd.

Chairman Carbonetti opened the hearing in the petition of Allen and Lois Wilkening for property located at 22222 Oak Grove Rd., 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 variations from Section 17.35.050, Size of Accessory Uses. The subject property is zoned "A" Agriculture. The parties of interest in the petition were present.

Identification of Objectors/Supporters/Witnesses

No objectors, supporters or witnesses were identified.

Presentation of Evidence by Petitioners

Upon being sworn in by Clerk Wells, Allen Wilkening gave an overview of the petition for variations from Section 17.36.050, Accessory Use Sizes to increase the size of a Single Accessory Use from 576 sq. ft. to 7,200 sq. ft. (relief of 6,624 sq. ft.) and the size of the Total Use from 656 sq. ft. to 17,165 sq. ft. (relief of 16,509 sq. ft.) to put up a 60' x 120' pole barn to store farm machinery.

Questions by Planning and Zoning Commissioners to Petitioner

At Commissioner Killeen's inquiry, Mr. Wilkening indicated that he isn't doing anything different than he has been doing and that he removed an old barn and tool shed which will be replaced by the pole barn.

Staff Report

Community Development Santeler reported that Mr. Wilkening has taken down 3 buildings in the last few years for a total of 3,600 sq. ft.; the proposed pole barn will be 7,600 sq. ft.

Audience Participation: None

Vote on Petition

Moved by Commissioner Pagles, seconded by Commissioner Smith to recommend to the City Council to grant the petitioner's requests, based on the findings of fact as outlined in the zoning code, to grant a variation from Section 17.36.050A, Size of Accessory Uses to increase the Single Accessory Use to 7,200 sq. ft. (relief of 6,624 sq. ft.) and to increase the Total Accessory Use to 17,165 sq. ft. (relief of 16,509 sq. ft.). Roll call vote: Pagles, aye; Killeen, aye; Smith, aye; Carbonetti, aye and Moede, aye. Motion approved five 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, December 20, 2011, at 7 p.m.

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

Clerk's Report

Clerk Wells reported that the Mayor requested that an article in the Chicago Tribune reference e-mail and the Open Meetings Act be forwarded to commission members. Chairman Carbonetti recommended that commission members take the Open Meetings Act training that is available on the Attorney General's website.

At 7:10 p.m., moved by Smith, seconded by Pagles to close the hearing. All ayes. Motion carried.

Submitted by:


City Clerk Andy Wells

Date: 12-14-11