

PLANNING & ZONING COMMISSION MEETING MINUTES

December 4, 2012 - 7:00 p.m.

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

Planning and Zoning Commission Minutes of June 5, 2012 – Approved

Moved by Commissioner Smith, seconded by Commissioner Miller to accept the minutes of the Planning and Zoning Commission meeting of June 5, 2012, as presented. All ayes. Motion carried.

Olson/Meyer Conditional Use to Allow Used Auto Sales at 5311 & 5311½ Route 14

Chairman Carbonetti opened the hearing in the petition of James Olson/John Meyer for property located at 5311 and 5311½, Harvard, Illinois. Petitioner James Olson was present. 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 a conditional use to allow Used Auto Sales on the subject property. The subject property is zoned “B-3” Zoning District.

Identification of Objectors/Supporters/Witnesses/Audience Participation

No objectors, supporters or witnesses were identified.

Presentation of Evidence by Petitioners

Upon being sworn in by City Clerk Wells, Petitioner Olson gave an overview of his petition for a conditional use for Used Auto Sales on the subject property which is in front of Jim Olson Collision.

Questions by Planning and Zoning Commissioners to Petitioners

- At Commissioner Killeen’s inquiry, petitioner Olson indicated that the number of cars for sale would vary from 1 – 20, depending on how it goes. Also that it was not his intent to pave the existing gravel lot right away.
- Commissioner Miller noted that the used car lot would be at the entrance to the community and inquired how the petitioner would keep the facility aesthetically displayed and looking nice. Petitioner Olson noted his professional repair facility is his main business and he intends to represent his business well.
- Commissioner Grieshop asked if Mr. Olson had obtained his dealer’s license and further noted his research that indicates state regulations are pretty particular with associated businesses on the same property in relation to gross revenues. Petitioner Olson indicated that City approval is the last step in obtaining the dealer’s license.
- The name of the used car business would be 1st Class Auto Sales.
- At Commissioner Smith’s inquiry about the three tracts depicted on the drawing, petitioner Olson indicated that the middle tract is the driveway. Community Development Director Santeler referred to his memo and noted that the two parcels on the petition are where the cars will be showcased and the office where transactions will actually take place.

Staff Report

Community Development Director Santeler indicated there were no real zoning issues or limitations to deal with, just the conditional use request itself.

Audience Participation:

Alderman Opper inquired if the petitioner would need to seek a variation from the City Council reference hard surfacing the area. Community Development Director Santeler clarified that the petitioner would have one year to comply with the City’s hard surfacing requirement or put it back to a vegetative state. If the petitioner wished to extend the requirement, he would have to appear before the City Council for a variation.

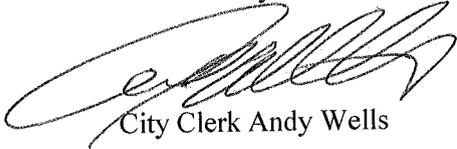
Vote on Petition

Moved by Commissioner Smith, seconded by Commissioner Killeen to recommend to the City Council to approve the petitioner's request as presented for a conditional use to allow for Used Auto Sales on the subject property. Roll call vote: Carbonetti, aye; Grieshop, aye; Hutchinson, aye; Miller, aye; Killeen, aye and Smith, aye. Motion approved seven 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 18th, 2012, at 7 p.m. and advised the petitioner to be in attendance should the City Council have additional questions.

At 7:15 p.m., moved by Miller, seconded by Smith to close the hearing. All ayes. Motion carried.

Submitted by:


City Clerk Andy Wells

Date: 12-14-12