

PLANNING & ZONING COMMISSION MEETING MINUTES
December 3, 2013 - 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, John Killeen, Tom Condon and Phil Smith. Commission member Glenda Miller was absent. Also present were City Clerk Wells, Community Development Director Santeler and members of the audience.

Planning and Zoning Commission Minutes of October 1, 2013 – Approved

Moved by Commissioner Condon, seconded by Commissioner Grieshop to accept the minutes of the Planning and Zoning Commission meeting of October 1st, 2013, as presented. All ayes. Motion carried.

Elvis Henson Trust #21 & Lorenzo Ortega - Conditional Use to Allow a Used Car Lot for Property Located at 1500 S. Division St.

Chairman Carbonetti opened the hearing in the petition of the Elvis J. Henson Trust #21 and Lorenzo Ortega for property located at 1500 S. Division St., Harvard. City Clerk Wells confirmed that the fees have been paid. The Certificate of Publication was noted and entered into the record. Certified notices were sent to adjacent property owners. The completed petition was entered into the record as submitted by the petitioners who are seeking a conditional use pursuant to Section 17.52.070 of the Harvard Municipal Code to operate a used car lot on the subject property. The parties of interest in the petition were present.

Staff Report: No Report.

Identification of Objectors/Supporters/Witnesses

No objectors, supporters or witnesses were identified.

Presentation of Evidence by Petitioners

Upon being sworn in by City Clerk Wells, Mr. Ortega, 331 Millard Ave., Crystal Lake, IL gave an overview of the petition seeking a conditional use to operate a used car lot at 1500 S. Division St., Harvard. Mr. Ortega has been in business in Harvard since 2001 operating a used car lot at 301 S. Division which is at the corner of Division and Park St. Mr. Ortega is seeking to relocate his business as the current location is the location for the proposed Casey's Retail Store.

Questions by Planning and Zoning Commissioners to Petitioners

- At Commissioner Grieshop's inquiry, Mr. Ortega noted he has approximately 15-20 vehicles in inventory at any given time. At Commissioner Killeen's inquiry, Mr. Ortega indicated that the proposed location has sufficient room to accommodate the same number of vehicles.
- At Commissioner Condon's inquiry, Mr. Ortega stated that he will not locate cars in the right of way grassy area. Mr. Ortega further indicated that he doesn't have plans for any additional business besides the used car sales at the proposed location and will pretty much have the same operation as he does at the current location.

Audience Participation: None

Vote on Petition

Moved by Commissioner Smith, seconded by Commissioner Hutchinson to recommend to the City Council that the petitioner's requests be approved as presented for a conditional use to allow the operation of a used car lot at the subject property as requested. Roll call vote: Carbonetti, aye; Grieshop, aye; Hutchinson, aye; Killeen, aye; Condon, aye and Smith, aye. Motion approved six to zero.

Clerk Wells advised that the Planning and Zoning Commission's recommendation will come before the City Council at their next regular meeting on Tuesday, December 17th, 2013, at 7 p.m.

Moved by Commissioner Smith, seconded by Commissioner Condon to close the hearing. All ayes. Motion carried.

At 7:10 p.m., moved by Commissioner Smith, seconded by Commissioner Condon to adjourn the meeting. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____