

PLANNING & ZONING COMMISSION MEETING MINUTES

November 4, 2014 - 7:00 p.m.

Chairman Carbonetti called the meeting to order at 7:00 p.m. and called roll. Commission members present: Jim Carbonetti, Mike Grieshop, Jim Hutchinson, John Killeen, Tom Condon and Phil Smith. Also present was City Clerk Wells.

Planning and Zoning Commission Minutes of October 7, 2014 – Approved

Moved by Commissioner Grieshop, seconded by Commissioner Condon to accept the minutes of the Planning and Zoning Commission meeting of October 7th, 2014, as presented. All ayes. Motion carried.

Ruben Acevedo (Owner) and Tony Norton (Contract Purchaser), 304 S. Eastman St./Seeking Relief from Section 17.20.080, Lot Area, Yard and Bulk Regulations (Table 1) to allow for lesser lot area, front and rear yard setback requirements and from Section 17.20.090B.2, Minimal Standards--Residential Dwellings--Size--Appearance to allow for a lesser total floor area of the building

Chairman Carbonetti opened the hearing in the petition of Ruben Acevedo (owner) and Tony Norton (contract purchaser). The Petitioners are seeking relief from Section 17.20.080, Lot Area, Yard and Bulk Regulations (Table 1) to allow for lesser lot area, front and rear yard setback requirements. The Petitioners are further seeking relief from Section 17.20.090B.2, Minimal Standards--Residential Dwellings--Size--Appearance to allow for a lesser total floor area of the building. 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. Clerk Wells presented into record the signed petition submitted and signed by the petitioners. The parties of interest in the petition were present.

Staff Report:

Community Development Director Santeler noted the subject house sits on a half a lot with a smaller than allowed house and has been vacant for 3+ years. There was an order of demolition issued to the property owner Mr. Acevedo, but upon Mr. Norton's interest in the property, the order was stayed to go through the variation process. Community Development Director Santeler stated that the house has good bones structurally but has been vacant and fallen into disrepair.

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, Tony Norton, 11219 Serenity Path, Richmond, IL gave an overview of the petition and indicated he has entered into a contract on the subject property. Mr. Norton felt the property was structurally sound and worth being rehabbed. Preliminary plans of his proposed plans were available for inspection.

Questions by Planning and Zoning Commissioners to Petitioners

The following areas were addressed by the Commissioners:

- Off street parking - Mr. Norton noted there several layers that have disappeared but there are bits and pieces still evident to indicate some type of parking was there. He would probably lean towards asphalt with parking on the south side of the property. Community Director Santeler stated there is sufficient room on the property to put in the two off street parking stalls that would be required.
- After being rehabbed, Mr. Norton intends to sell the property. Mr. Norton currently owns 900 pieces of property nationwide, about 150 of which are rentals and the rest are vacant land.
- Budget to rehab and turn over for sale is about \$15,000 - \$20,000. Mr. Norton stated he already has cabinets and appliances for the property. There will be some subcontracting, but a majority of the work will be done by individuals that work for him. Community Development Director Santeler commented that Mr. Norton will have to take all the walls down. Improvements will be subject to current building codes including wiring, plumbing and windows with one year to complete upon pulling a permit.

- If the order of demolition is not stayed, the lot would become vacant and unbuildable. Chairman Carbonetti noted that should the property owners on either side not be interested in purchasing the property, the City would end up maintaining the lot.
- Mr. Acevedo addressed the Planning and Zoning Commission and noted he took over the property about a month ago and put it on the market.

Public Comment: None

Vote on Petition

Moved by Commissioner Grieshop, seconded by Commissioner Condon to recommend to the City Council that the petitioner's requests for relief be approved as presented, to be conditional on the successful closing and transfer of property title to Tony Norton personally or in his capacity as a majority shareholder in a corporation or trust:

1. Front yard requirement of 25' - Front north corner relief of 5.35' to 19.65' and front south corner relief of 5.66' to 19.34'
2. Rear yard requirement of 30' - Rear yard relief of 10' to 20'
3. Lot area requirement of 8712 sq. ft. - Relief of 3953 sq. ft. to 4759 sq. ft.
4. Total floor area of building requirement of 1,200 sq. ft. - Relief of 326 sq. ft. to 874 sq. ft.

Roll call vote: Grieshop, aye; Hutchinson, aye; Killeen, aye; Condon, aye; Smith, aye and Carbonetti, 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, November 25th, 2014 at 7 p.m. The petitioners were advised to be in attendance.

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

At 7:27 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: 11-12-14

