

PLANNING & ZONING COMMISSION MEETING MINUTES

May 2, 2006 - 7:00 p.m.

Chairman Stafford called the meeting to order at 7:00 p.m. City Clerk Wells called roll. Commission members present: Glenda Miller, Jim Pagles, John Killeen, Carl Opper and Harry Stafford. Commissioners Ken Gabrys and Mark Hinterlong were absent. Also present were Mayor Nolan, Alderman Logan, City Administrator Nelson, Building Inspector Santeler and members of the audience.

Planning and Zoning Commission Minutes of March 7, 2006 – Approved

Chairman Stafford asked for any corrections or additions to the March 7, 2006 minutes of the Planning and Zoning Commission. There were none. Moved by Miller, seconded by Killeen to approve the minutes as presented. Commission members voting aye: Glenda Miller, Harry Stafford, Jim Pagles, John Killeen, and Carl Opper. All ayes. Motion carried.

Ruth Blair, 1409 Willow Lane – Rear Yard Setback Variation

Chairman Stafford opened the hearing in the petition of Ruth Blair, 1409 Willow Lane, Harvard, Illinois, located in Oak Grove Crossings/Unit 2. 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 petitioner, Ruth Blair was present. The completed petition for the rear yard setback variation was entered into the record as presented by the petitioners.

There were no objectors present.

Chairman Stafford swore in those presenting testimony. Ruth Blair presented the petition for a variation from the rear yard setback requirements pursuant to Section 17.20.080 from 30' to 15'. Building Inspector Santeler noted that the petitioners are requesting a variation to accommodate a proposed "sun room" that would be approximately 20' x 15' in size. The room would be an extension of the dining room and would be additional living space that would be insulated, heated and air conditioned.

Upon reviewing all evidence and testimony and after deliberation it was moved by Killeen, seconded by Opper to recommend to the City Council that the Petitioner's request be approved to reduce the rear yard setback requirements from 30' to 15' for the specific use of additional living space, limited in size to 20' x 15' and additional open deck space in the rear yard that would not exceed the 15' variance. Building Inspector Santeler clarified that an open wooden deck is exempt from the property setback requirements. Roll call vote: Glenda Miller, aye; Jim Pagles, aye; John Killeen, aye; Carl Opper, aye and Harry Stafford, aye. Motion approved five to zero.

Clerk Wells advised the petitioner that the Planning and Zoning Commission recommendation would be brought before the City Council at their next regular meeting on May 9, 2006, at 7 p.m.

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

City of Harvard Text Amendments

The Certificate of Publication was noted. Administrator Nelson was present on behalf of the City. The completed petition for text amendments were entered into the record as presented by petitioners.

Chairman Stafford swore in those presenting testimony. Administrator Nelson outlined the details of the petition as follows:

1. Amend Section 17.20.090 Lot Area Requirements for Particular Uses to eliminate the reference to the 20 acre requirement in Table 2 which is contradictory to Table 1 which requires 20,000 sq. ft. for an agricultural use.
2. Amend Section 17.36.040(d)(8) to change the definition for Home Occupation and the keeping or caring of live animals to the following language "*No home occupation shall involve the keeping, boarding, kenneling, breeding or caring of any living creature, domestic or wild, other than humans to include, but not be limited to, mammals, fowl, reptile, amphibian or insect except as specified in this section.*
a. Caring shall not, by definition for purposes of this section, include the following acts or services: grooming, preening, haircutting or trimming, bathing, cleaning, creation of aesthetic enhancements, pedicures, or any other service as defined or allowed by the City Council."

Upon reviewing all evidence and testimony and after deliberation it was moved by Opper, seconded by Miller to recommend to the City Council that the Petitioner's requests for text amendments be approved as presented. Roll call vote: Jim Pagles, aye; John Killeen, aye; Carl Opper, aye; Harry Stafford, aye and Glenda Miller, aye. Motion approved five to zero.

At 7:22 moved by Pagles, seconded by Opper that the meeting be adjourned. Commission members voting aye: Glenda Miller, Harry Stafford, Jim Pagles, John Killeen, and Carl Opper. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____