

PLANNING & ZONING COMMISSION MEETING MINUTES
February 6, 2007 - 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, Ken Gabrys and Harry Stafford. Commissioners Carl Opper and Mark Hinterlong were absent. Also present were Mayor Nolan, Administrator Nelson and Aldermen Logan, Marzahl and Szczap.

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

Moved by Pagles, seconded by Miller to approve the minutes of the Planning and Zoning Commission meeting of November 7, 2006, as presented. Commission members voting aye: Glenda Miller, Jim Pagles, John Killeen, Ken Gabrys and Harry Stafford. All ayes. Motion carried.

Jeff and Bryan Franklin/Conditional Use for an Apartment Above a First Floor Business Use at 18 N. Ayer

Chairman Stafford opened the hearing in the petition of Jeff and Bryan Franklin for property located at 18 N. Ayer St. 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 by the petitioners for a Conditional Use for an Apartment Above a First Floor Business Use at 18 N. Ayer St.

Petitioner Jeff Franklin was sworn in. The petitioner reviewed their petition for a conditional use to put in an apartment above a first floor business use at 18 N. Ayer St. At Chairman Stafford's inquiry, Jeff confirmed that a garage was put in the back to provide for off-street parking.

Chairman Stafford asked for the identification of any objectors. No objectors were present. There were no further questions by the commissioners.

Upon reviewing all evidence and testimony and after deliberation the following motion was made. Moved by Pagles, seconded by Gabrys to approve a Conditional Use for an Apartment Above a First Floor Business at 18 N. Ayer St. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Gabrys, aye and Stafford, aye. Motion approved five to zero.

The Planning and Zoning Commission's recommendation will be presented to the City Council at their meeting on February 13, 2007. The petitioners were advised to be present.

Moved by Miller, seconded by Killeen to close the Franklin hearing. Commission members voting aye: Glenda Miller, Jim Pagles, John Killeen, Ken Gabrys and Harry Stafford. All ayes. Motion carried.

Habitat for Humanity of McHenry County/Reclassification of Property from R1 to R2 Single Family Residence District & Plat of Subdivision @ Eighth/McKinley

Chairman Stafford opened the hearing in the petition of Habitat for Humanity of McHenry County for property located at Eighth St. at its intersection with McKinley St. Craig Connington, 408 Candlewood Trail, Cary, IL was present on behalf of the petitioners and was sworn in. 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 by the petitioners for reclassification of the subject property from R1 to R2 Single Family Residence District and approval of a plat of subdivision.

Mr. Connington, Vice-President of the Board of Directors for Habitat for Humanity reviewed the petition for reclassification from R1 to R2 and approval of the plat of subdivision. The subject property consists of 1.19 acres and was purchased by Habitat for Humanity in May, 2006. Mr. Connington provided a brief history of McHenry County Habitat which was started in 1995; homes have been built in Harvard, Woodstock, McHenry and Marengo. Habitat will comply with all local building codes.

Chairman Stafford asked for the identification of any objectors, supporters or witnesses. None present. There were no further questions by the commissioners.

Staff Report

Administrator Nelson stated that the subdivision meets current code and noted that City staff has had a working relationship with Habitat for many years and has no concerns.

Upon reviewing all evidence and testimony and after deliberation the following motion was made. Moved by Miller, seconded by Killeen to recommend to the City Council that the subject property be reclassified from R1 to R2 Single Family Residence District and to approve the plat of subdivision as presented.

The Planning and Zoning Commission's recommendation will be presented to the City Council at their meeting on February 13, 2007. The petitioner was advised to be present.

At 7:20 p.m., moved by Miller, seconded by Gabrys to adjourn the meeting. Commission members voting aye: Glenda Miller, Jim Pagles, John Killeen, Ken Gabrys and Harry Stafford. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____