

PLANNING & ZONING COMMISSION MEETING MINUTES

April 3, 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, Carl Opper and Harry Stafford. Commissioners Ken Gabrys and Mark Hinterlong were absent. Also present were Mayor Nolan, Administrator Nelson and Aldermen Logan and Marzahl.

Planning and Zoning Commission Minutes of February 6, 2006 – Approved

Moved by Miller, seconded by Killeen to approve the minutes of the Planning and Zoning Commission meeting of February 6, 2007, as presented. Commission members voting aye: Glenda Miller, Jim Pagles, John Killeen, Carl Opper and Harry Stafford. All ayes. Motion carried.

Accessible Space Inc./Stricker Trust – Variation from 17.32.050, Table 11, Required Number of Parking Spaces for the proposed ASI Harvard Supportive Living 16 Unit Apartment located on the east side of Howard St., south of Metzen St.

Chairman Stafford opened the hearing in the petition of Accessible Space, Inc. (Optionee) and Stricker Trust (Owner) for a variation from the required number of parking spaces for property located on the east side of Howard Street, south of Metzen Street for the proposed ASI Harvard Supportive Living 16 Unit Apartment. 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.

Jean Hudson with Tyson and Billy Architect, 4000 Morsay Dr., Rockford, IL 61107 was present on behalf of the petitioners and was sworn in. The petitioner reviewed their petition for a variation from Section 17.32.050, Table 11, Required Number of Parking Spaces, to reduce the number of parking spaces from the requirement of 2 spaces per dwelling unit to 1.5 spaces per dwelling unit (32 reduced to 24 which includes 8 handicap parking spaces). The proposed project is a HUD funded Section 811 project which provides housing (one and two bedroom apartments) for persons with physical disabilities; since most of the tenants would not have cars, there is an unlikelihood that the required parking would be used. Federal regulations require the building to be maintained for its intended purpose for a period of not less than 40 years. The project provides low income housing and the cost for additional parking spaces would come out of the budget so they would be less able to give extra amenities to the residents.

Eric Huffman, Executive Director for Over the Rainbow Association located at 2040 Brown Ave., Evanston, IL was sworn in. Over the Rainbow Assoc. has partnered with Accessible Space Inc., 5500 University Ave., St. Paul, MN on the proposed apartment project. Over the Rainbow currently owns three apartment buildings in Illinois for individuals with disabilities located in Lincoln Park (16 unit), Evanston (33 units) and Waukegan (25 units) and are building in Mattson and Rockford with several additional projects underway. The individuals they serve would be able to live independently but may be mobility impaired or in a wheelchair. McHenry County is underserved as far as “barrier free” housing; the proposed location provides amenities within .6 of a mile including the train station and small grocery store.

Chairman Stafford opened the floor to questions from the Commissioners. Areas discussed:

- ☞ market for this type of housing in McHenry County is high
- ☞ apartments are federally subsidized; approximate cost to tenant is \$300-\$400/month depending on income level
- ☞ tenants may have personal care attendants who would use parking spaces
- ☞ one of the units would be a caretaker apartment
- ☞ Over the Rainbow will probably manage the apartments because ASI is out-of-state; if not, ASI would be responsible to find the management
- ☞ ASI has plans to purchase a 9-passenger handicapped accessible van to keep on premise which would be used to transport tenants
- ☞ Social Service Coordinator would split time between Rockford/Harvard; acts as liaison between tenant and property management and would help in other areas such as budgeting

Chairman Stafford noted a letter from the McHenry County Soil and Water Conservation District noting that the impact to natural resources from the proposed use is minimal for the purposes of the NRI report.

Staff Report

Community Development Director, Steve Santeler, inquired about the federal regulations which require the building be maintained for its intended purpose for a period of not less than 40 years, and expressed concern that the property could be turned over and sold as a regular apartment facility after the forty years where more parking might be

needed. Petitioners indicated that the property could be sold after forty years, but it is their intent that the apartment building be kept as living space for disabled persons.

Support/Objections

No individuals were present on behalf or in objection to the proposed petition.

Eric Hoffman presented a closing argument and noted that the projects are well designed and maintained and provide alternatives and amenities to disabled individuals to live independently.

Moved by Miller, seconded by Killeen to recommend to the City Council that the petitioner's request be approved as presented in the petition for a variation from Section 17.32.050, Table 11, Required Number of Parking Spaces, to reduce the number of parking spaces from the requirement of 2 spaces per dwelling unit to 1.5 spaces per dwelling unit subject to the following condition: if the primary purpose of the property as housing for disabled persons is discontinued, the variation would be rescinded and property owners would be required to put in the additional eight parking spaces. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Opper, 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 April 10, 2007.

Clerk Wells noted that 2007 Zoning Maps were in commissioner's packets and advised that the zoning map could also be viewed on the city's website at www.cityofharvard.org

At 7:45 p.m., moved by Opper, seconded by Miller to adjourn the meeting. Commission members voting aye: Glenda Miller, Jim Pagles, John Killeen, Carl Opper and Harry Stafford. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____