

**PLANNING & ZONING COMMISSION MEETING MINUTES**  
**November 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: Jim Pagles, John Killeen, Mark Hinterlong, Carl Opper and Harry Stafford. Commission members Glenda Miller and Ken Gabrys were absent. Also present were Mayor Nolan, Alderman Marzahl, City Administrator Nelson and Community Development Director Santeler .

**Planning and Zoning Commission Minutes of July 3, 2006 – Approved**

Moved by Opper, seconded by Killeen to approve the minutes of the Planning and Zoning Commission meeting of July 3, 2007, as presented. All ayes. Motion carried.

**Richard Lipinsky – Variation Size of Accessory Use Property Located 106 W. Burbank St.**

Chairman Stafford opened the hearing in the petition of Richard Lipinsky for a variation from Section 17.36.050, Size of Accessory Uses, for property located at 106 W. Burbank St., Harvard. 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 as submitted by the petitioner.

Chairman Stafford asked for the identification of any objectors. There were none.

Upon being sworn in, petitioner Richard Lipinsky reviewed his petition to increase the size of a single use from 576 sq. ft. to 832 sq. ft. to build a new three car, 26' x 32' garage at his residence at 106 W. Burbank St., Harvard.

Chairman Stafford opened the floor to questions from the Commissioners. At the Commission's inquiries, Rich stated that the garage is for storage of his vehicles and that the driveway will be hardsurfaced next spring/summer.

**Support/Objections**

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

Moved by Hinterlong, seconded by Pagles to recommend to the City Council approval of the petitioner's request as presented for a variation to increase the size of a single use to build a 832 sq. ft. three car garage at 106 W. Burbank St. Roll call vote: Pagles, aye; Killeen, aye; Hinterlong, 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 November 13, 2007. The petitioner was advised to be in attendance.

Moved by Opper, seconded by Pagles to close the Lipinsky hearing. All ayes. Motion carried.

**CONDITIONAL USE ALIMOH D RETAIL CENTER/CORNER OF ADMIRAL DR. / US HIGHWAY 14**

Chairman Stafford opened the hearing in the petition of Aslam A. Alimohd and Mohd Saleem J. Ali for the Alimohd Retail Center at the corner of Admiral Dr. and US Highway 14. 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 petitions submitted by the petitioners.

Chairman Stafford asked for the identification of any objectors. There were none.

Tom Tierney, Tierney Builders, 14103 Westwood Trail, Woodstock, general contractor for the project was present on behalf of the petitioners. Mr. Tierney was sworn in and reviewed the petition for the 7,500 sq. ft. Alimohd Retail Center to be located at the corner of Admiral Dr. and US Highway 14 just north of the Taco Bell. At Chairman Stafford's inquiry about stormwater management, City Administrator Nelson reported that the engineering has been approved by the City's engineers and meets the qualifications of the McHenry County Stormwater Management Ordinance.

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

- ☞ Mr. Tierney indicated that one of the units will be occupied by Mr. Ali for a convenience store.
- ☞ The project has been resubmitted to the City because the original drawings were submitted a couple years ago; IDOT has given tentative approval; bond has been set and the petitioner is waiting for the permit.
- ☞ Groundbreaking will either be this fall or mid-February depending on the weather.
- ☞ Administrator Nelson indicated the City does not foresee any concerns with traffic flow in that area.
- ☞ The intent is a 4-unit building, however, the design is versatile in the event someone wanted more than one unit

☛ Tierney Builders is currently working on a similar commercial building on Rte. 120 in Woodstock by Marian Central

Support/Objections

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

Moved by Pagles, seconded by Opper to recommend to the City Council approval of the petitioner's request as presented for a conditional use for a 7,500 sq. ft. retail center at Admiral Drive and US Highway 14. Roll call vote: Killeen, aye; Hinterlong, aye; Opper, aye; Stafford, aye and Pagles, aye. Motion approved five to zero.

The Planning and Zoning Commission's recommendation will be presented to the City Council at their meeting on November 13, 2007 at 7 p.m. Mr. Tierney was advised to be in attendance.

At 7:24 p.m., moved by Opper, seconded by Hinterlong to adjourn the meeting. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: \_\_\_\_\_