

PLANNING & ZONING COMMISSION MEETING MINUTES
December 4, 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, Mark Hinterlong, Ken Gabrys, Carl Opper and Harry Stafford. Also present were City Administrator Nelson and Community Development Director Santeler .

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

Moved by Killeen, seconded by Opper to approve the minutes of the Planning and Zoning Commission meeting of November 6, 2007, as presented. All ayes. Motion carried.

School District #50 – Variation Size of Accessory Use/Property Located Washington & Jefferson Schools

Chairman Stafford opened the hearing in the petitions of Harvard Community Unit School District #50 for a variation from Section 17.36.050, Size of Accessory Uses, for property located at Washington School, 305 N. Hutchinson St. and Jefferson School, 1200 N. Jefferson 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.

Supt. Crosby was present on behalf of the petitioners. Also present was the School District's architect, Alan Armbrust, FGM Architects, Inc. 1211 West 22nd Street, Oak Brook, Illinois 60523.

Upon being sworn in, petitioner Crosby reviewed the school's petitions for a variation to increase the size of single accessory uses as follows:

1. Washington School from 576 sq. ft. to 5,880 sq. ft. to erect temporary mobile classrooms
Supt. Crosby noted that the three current mobile classrooms will be removed in June, 2008. The new mobile classrooms will be located to the west of Washington School on the asphalt. The square footage of proposed mobiles will be larger than the existing mobile classrooms.
2. Jefferson School from 576 sq. ft. to 5,880 sq. ft. to erect temporary mobile classrooms
The new mobile classrooms will be located to the north of Jefferson School.. The spacing of the mobiles from the main building allows for circulation of emergency vehicles.

Chairman Stafford opened the floor to questions from the Commissioners. At the Commission's inquiries, the architect noted that the exterior finish is a wood skin. The typical life span of a mobile classroom is about twenty years. Dr. Crosby stated that the school is looking to lease the mobiles and hopes to pass a referendum in the near future; the rental cost is approximately \$5,000/year per unit, subject to the bidding procedure. Community Development Director Santeler stated that the school district is covered under the Regional Supt. of Education office who has their own inspectors. Commissioner Killen inquired whether or not a time limit could be imposed on the variation; City Clerk wells indicated that it could not as part of a variation process.

Support/Objections

No individuals were present in support of or in objection to the proposed petition.

Moved by Pagles, seconded by Miller to recommend to the City Council approval of the petitioner's request as presented for a variation to increase the size of a single accessory use to 5,800 sq. ft. to erect temporary mobile classrooms at Washington School, 305 N. Hutchinson St. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Hinterlong, aye; Gabrys, aye; Opper, aye and Stafford, aye. Motion approved seven to zero.

Moved by Pagles, seconded by Miller to recommend to the City Council approval of the petitioner's request as presented for a variation to increase the size of a single accessory use to 5,800 sq. ft. to erect temporary mobile classrooms at Jefferson School, 1200 N. Jefferson St. Roll call vote: Pagles, aye; Killeen, aye; Hinterlong, aye; Gabrys, aye; Opper, aye; Stafford, aye and Miller, aye. Motion approved seven to zero.

The Planning and Zoning Commission's recommendations will be presented to the City Council at their meeting on December 11, 2007. The petitioner was advised to be in attendance.

Moved by Miller, seconded by Gabrys to close the School District #50 hearing at 7:20 p.m.. All ayes. Motion carried.

D'Aprile Equity Partners/Conditional Use Harvard Retail Center @ 5508 S US Highway 14

Chairman Stafford opened the hearing in the petition of D'Aprile Equity Partners – Harvard LLC, 2159 W. Madison St., Chicago, IL 60612, for a shopping center located at 5508 S. US Highway 14, 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 submitted by the petitioners.

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

Upon being sworn in, Ryan D'Aprile, D'Aprile Equity Partners, reviewed the petition for the 10,000 sq. ft. Harvard Retail Center to be located at 5508 S US Highway 14, Harvard.

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

1. Mr. D'Aprile indicated there will be a cross access to the new Wal Mart
2. The existing hotel will be torn down tentatively scheduled for January 7th, 2008
3. D'Aprile has owned and maintained facilities in Crestwood, Glen Ellyn and Ridgeview for about ten years
4. Administrator Nelson indicated the City does not foresee any concerns with another retail outlet
5. Community Development Director indicated that in preliminary form all setbacks and parking requirements have been met; engineering is not complete with respect to green space, detention, etc.

Support/Objections

No individuals were present in support of or in objection to the proposed petition.

Moved by Hinterlong, seconded by Opper to recommend to the City Council approval of the petitioner's request as presented for a conditional use for a 10,000 sq. ft. retail center at 5508 S. US Highway 14. Roll call vote: Killeen, aye; Hinterlong, aye; Gabrys, aye; Opper, aye; Stafford, aye; Miller, aye and Pagles, aye. Motion approved seven to zero.

The Planning and Zoning Commission's recommendation will be presented to the City Council at their meeting on December 11, 2007 at 7 p.m. Mr. D'Aprile was advised to be in attendance.

At 7:35 p.m., moved by Miller, seconded by Opper to close the D'Aprile hearing. All ayes. Motion carried.

Henson Rezoning/Variation Property Located on Route 173 off of Dewey St.

Chairman Stafford opened the hearing in the petition of Elvis and Carolyn Henson. The petitioners are requesting rezoning of six acres of property located on Route 173 off of Dewey Street from R-1 Single Family Residence District to R-55 Residential District. The petitioners are also requesting a variation from Section 17.20.130, Building on a Zoning Lot, to construct multiple buildings on the subject property for senior citizen housing. 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.

Chairman Stafford asked for the identification of any objectors who were sworn in as a group to present testimony/comments at a later point in the hearing.

Attorney Jay Filler was present on behalf of the petitioners. Also present on behalf of the petitioners was Kelley Henson Schulz, 1503 Pheasant Run Rd., Harvard, who was sworn in. Attorney Filler reviewed Henson's petition for rezoning of the subject property to R-55 (Sr. Citizen) and for a variation to allow multiple buildings on a single zoning lot. The Henson's are proposing eight buildings with a total of 42 units for senior citizen housing similar to the 21 housing units on Northfield Ave. which are leased. The petitioners are not asking for any additional variations and the proposed units would meet all set back requirements. Attorney Filler passed around pictures of the existing senior citizen development on Northfield. The proposed buildings are one story brick buildings, 600-700 sq. ft. per unit, no garage. The petitioners feel that the proposed senior housing would have less density than if it were developed as single family units and would not have any impact on property values or traffic congestion.

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

- ☞ Kelly indicated that the sr. housing units on Northfield are occupied most of the time; 90% of occupants are 55 years of age or older which meets the federal standards which have been adopted by the City of Harvard that requires 80% of the residents be 55 or older.
- ☞ Community Development Director Santeler noted there is flood plain on the far southern portion of the parcel
- ☞ Atty. Filler indicated that the southern portion of the property is where the retention area would be
- ☞ Kelly stated that the housing is not federally subsidized; rent for the units on Northfield is between \$685-\$725/month depending on the size of the unit and the amenities available

Support/Objections

Chairman Stafford asked for the identification of supporters of the proposed petition. There were no supporters.

Chairman Stafford noted that letters in objection to the proposed petition were received from Mary LeBlanc, Dawn Wagner, Bill and Jean Harrer, James Bator and Michelle Tate, Lisa Tomoleoni and Terry and Barb Cheek.

The following individuals presented testimony/comments in objection to the petition:

1. Carol Yirek, 208 Galvin Parkway, Harvard – expressed concerns over density, water runoff impact, lighting, quality of life, the proposed parking lot, the change of character of the neighborhood would impact property values; something other than neighbor's fences would need to be erected as a buffer.
2. Sam Elliott, 201 Shawnee Lane, Harvard – expressed safety concerns with Dewey St. being connected which would increase traffic flow; also expressed concern over water runoff and the impact on property values
3. Paul Durkee, 719 Dewey St., Harvard – expressed traffic concerns with Dewey St. being connected; also expressed concern with water runoff, water/sewer capacity, insufficient existing infrastructure and lighting. Inquired if the retention area for the proposed development could be tied in with the existing retention pond at Park Pointe. Attorney Filler noted that it was not the petitioner's plan to run Dewey St. through at this point nor is it part of the petition unless the City Council or Planning and Zoning Commission requested it.
4. Louise Costella, Park Pointe – felt that the proposed housing would make the problem with vacant homes worse
5. Lowell Malcolm, 712 Dewey St., Harvard – inquired about easements for the parking lot; Community Development Director Santeler stated the petitioners would have to abide by setback requirements.
6. Teresa Fiegel, 717 University St., Harvard – expressed concern that the entrance off of Kennedy will increase traffic flow in front of her house.
7. Mrs. Parrotte, 1004 Dewey St., Harvard – in objection to multi-family because of the impact on property values and water runoff issues.
8. Ed Cassens, 713 E. Klamam St., Harvard – in objection because of traffic increase; proposed development would also land-lock his property. Attorney Filler indicated that University, Klamam and Dewey St. all abut the property. Elvis Henson was sworn in and presented testimony on the entrance to the proposed development off of Dewey St. which will be similar to the entrance off of Northfield. Mr. Henson also noted that water runoff would not impact Park Pointe but would actually go in the opposite direction.
9. Mary LeBlanc, 117 Galvin Parkway, Harvard – also presented written objection and spoke to commission members individually; expressed concerns over water impact and felt that the area should remain a single family neighborhood; sr. housing should be closer to services that the City offers
10. Carl, 404 Galvin Parkway, Harvard – inquired if the buildings had to remain senior housing or would they become apartments later. Commissioner Opper indicated that in order for a change the property would have to be rezoned from R-55.
11. Virginia Lenczewski, 300 Galvin, Parkway – felt the area should remain single family residential.

Attorney Filler responded to the objector's comments and noted that the lights on the Northfield Ave. property are very non-intrusive probably no different than house lights. Attorney Filler also responded that if the project goes forward, a more detailed site plan and engineering issues would need to be addressed and discussed with the City.

Chairman Stafford asked for any audience comments; there were none.

Chairman Stafford opened the floor to comments from the Commissioners. Areas discussed were that the proposed petition is spot zoning and if the units are built and not rented, rezoning for regular apartments could be sought at a later time. Kelly Henson responded that they would not propose senior housing if they didn't feel they could rent the units; also that they would be willing to work on the concerns brought up by the objectors. Commissioner Pagles noted that the Planning and Zoning Commission has to look at the future of the property when Henson's no longer own the property and plan for the future of Harvard.

After further deliberation, it was moved by Gabrys, seconded by Pagles to recommend to the City Council that the petitioner's request to rezone the subject property to R-55 and upon rezoning to allow construction of more than one building on a zoning lot be denied. Roll call vote: Hinterlong, aye; Gabrys, aye; Opper, aye; Stafford, aye; Miller, aye; Pagles, aye and Killeen, aye. Motion approved seven to zero.

The Planning and Zoning Commission's recommendation will be presented to the City Council at their meeting on December 11, 2007 at 7 p.m. Attorney Filler was advised to be present.

At 8:35 p.m., moved by Miller, seconded by Opper to adjourn the meeting. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____