

PLANNING & ZONING COMMISSION MEETING MINUTES

March 4, 2008 - 7:00 p.m.

Chairman Stafford called the meeting to order at 7:00 p.m. and called roll. Commission members present: Glenda Miller, Jim Pagles, John Killeen, Ken Gabrys, Carl Opper and Harry Stafford. Commission member Mark Hinterlong was absent. Also present were Mayor Nolan, City Administrator Nelson and Community Development Director Santeler.

Planning and Zoning Commission Minutes of February 5, 2008 – Approved

Moved by Opper, seconded by Killeen to approve the minutes of the Planning and Zoning Commission meeting of February 5, 2008, as presented. All ayes. Motion carried.

Ryan Peters/Conditional Use for Apartments Above a First Floor Business Use @ 59 N. Ayer St.

Chairman Stafford opened the continued hearing in the petition of Ryan Peters, 1709 Walnut Dr., Woodstock for a Conditional Use for Apartments Above a First Floor Business Use at 59 N. Ayer St., Harvard.

Upon being sworn in, the petitioner addressed the Planning and Zoning Commission and noted he would like to change the proposed number of apartments from four to two. The petitioner will convert the current piñata store into a two car garage to provide one parking space per apartment, with the entrance off of Sumner St.

Clerk Wells clarified that the petitioner, on face value, was changing his petition to request two apartments. Said change was accepted by Chairman Stafford for a petition for a conditional use for two apartments above business zoning with a conversion to a garage on the ground floor to provide off-street parking. Mr. Peters indicated he will try to use the additional upstairs space as offices. Community Development Director Santeler noted that City code requires one parking spot per unit in a B-2 Zoning District, with an apartment use above the business. Staff is also working with Mr. Peters to meet the accessibility codes for the second story offices.

Mayor Nolan noted that after the last Planning and Zoning Commission Hearing, Mr. Peters met with City staff to discuss what could be done with the building. The proposal for two apartments with garage was a compromise to present to the Commission and City Council. The style for the garage doors will have to go before the Harvard Historical Preservation Commission for approval; the mayor is anticipating overhead doors that are like old stable doors to match the theme on Ayer St. Mr. Peters is working with the Historic Preservation Commission on exterior maintenance and windows for the building.

Moved by Opper, seconded by Miller to recommend to the City Council approval of the petitioner's amended request for a conditional use for two apartments above a business zoning use with the piñata store converted into a garage to provide two off-street parking spaces. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Gabrys, aye; Opper, aye and Stafford, aye. Motion approved six to zero.

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

Steve Naples/Conditional Use for Auto Sales Showroom and Indoor Storage at 708 W. Brink St.

Chairman Stafford opened the hearing in the petition of the Steve Naples, 7N251 S. Bartlett Rd., Bartlett, Illinois for a Conditional Use for an Auto Sales Showroom and Indoor Storage for property located at 708 W. Brink 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 for a conditional use as submitted by the petitioner.

Chairman Stafford swore in all those presenting testimony. Present on behalf of the petitioner were Attorney Mark Knulte and Don Lipstreuer.

Identification of Objectors

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

Attorney Knulte reviewed the petition for a Conditional Use for an Auto Sales Showroom and Indoor Storage with additional showroom space for possible full-size automobiles and trucks for property located at 708 W. Brink St., Harvard. The petitioner has requested that the language for a 36' x 40' outbuilding be stricken from the petition as it is really a variation. Clerk Wells noted that if the petitioner wished to pursue the outbuilding, a new petition would have to be filed and notice published for a hearing. The petitioner intends to use the property in question for a showroom for Super Cup Racing Cars which are ½ scale stock cars that look like, race like and have all the safety features of full-size stock cars.

Chairman Stafford opened the floor to questions from the Commissioners

Commissioner Killeen inquired about the main use of the storage facility. The facility will be open to the public and mainly will be used as a showroom with a small percentage of retail sales of parts. Vehicles will not be serviced at this location nor will there be junk cars or parts laying around. Cars are manufactured in Ohio. Also discussed was the impact to the residential area at the far end. The petitioner indicated he would put up additional screening if necessary.

Audience Comments

Upon being sworn in, Dr. Mike Krol, owner of adjacent property, noted that he didn't have any objection to the proposed use but expressed concerns that the petitioner would have sufficient parking for their clientele and whether or not there would be dismantled cars, car parts or other general eyesores on the premises. Community Development Director Santeler stated that the petitioner would put in sufficient parking per city code and would employ an architect to address various issues.

Upon being sworn in, Matt Briggs, 707 Casey Lane, inquired how far back the proposed business would go and how it would affect him. Chairman Stafford noted that the petitioner will clean up the building and bring it up to code before they can move into it.

Moved by Killeen, seconded by Gabrys to recommend to the City Council approval of the petitioner's request as presented for a conditional use for property located at 708 W. Brink St., to allow an Auto Sales Showroom and Indoor Storage with additional showroom space for possible full size automobiles and trucks pursuant to final approval by the building department and subject to the condition that there be no outside storage or display. Roll call vote: Pagles, aye; Killeen, aye; Gabrys, aye; Opper, aye; Stafford, aye and Miller, aye. Motion approved six to zero.

Moved by Miller, seconded by Opper to close the Naples hearing. All ayes. Motion carried.

Commissioner Killeen was excused from the meeting.

William Perez/Conditional Use for Mixed Residential/Commercial Condo Use at 105 E. Front St.

Chairman Stafford opened the hearing in the petition of William Perez, 25817 Streit Rd., Harvard, for a Conditional Use for a Mixed Residential/Commercial Condominium Use at 105 E. Front 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 for a conditional use as submitted by the petitioner.

Identification of Objectors

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

Upon being sworn in, petitioner William Perez reviewed his plans for Front Street Commons which is a mixed residential/commercial condominium use. The existing building will be torn down and replaced with five residential and five commercial units at the same location, with a detached two-car garage in the rear for each residential unit.

Mayor Nolan noted that the Harvard EDC is working with the petitioner on the project and feels that the project will be a great addition to the downtown district.

Moved by Miller, seconded by Opper to recommend to the City Council approval of the petitioner's request as presented for a conditional use to allow a mixed residential/commercial condominium use with the same lot coverage as the existing building for property located at 105 E. Front St., Harvard. Roll call vote: Gabrys, aye; Opper, aye; Stafford, aye; Miller, aye and Pagles, aye. Motion approved five to zero.

Moved by Opper, seconded by Gabrys to close the Perez hearing. All ayes. Motion carried.

At 7:55 p.m., moved by Gabrys, seconded by Pagles to adjourn the meeting. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____