

## PLANNING & ZONING COMMISSION MEETING MINUTES

May 6, 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, Terry Smith, Carl Opper and Harry Stafford. Commission member Ken Gabrys was absent. Also present were Mayor Nolan, City Administrator Nelson and Community Development Director Santeler.

### Planning and Zoning Commission Minutes of March 4, 2008 – Approved

Moved by Miller, seconded by Opper to approve the minutes of the Planning and Zoning Commission meeting of March 4, 2008, as presented. All ayes. Motion carried.

### WAS Harvard, LLC c/o Shiner Management Group, Inc. – Reclassification and Conditional Use

Chairman Stafford opened the hearing in the petition of WAS Harvard, LLC c/o Shiner Management Group, Inc., 3100 W. Dundee Rd., Suite 304, Northbrook, IL 60062. 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 reclassification and conditional use as submitted by the petitioner. Present on behalf of the petitioners were Howard Davis and Chris Dix of Shiner Management Group, Inc. The location of the property subject to the petition is approximately 4.4 acres at the southeast corner of US Route 14 and Brink St., Harvard.

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

Upon being sworn in, the petitioners reviewed their petition for reclassification of the subject property from M-1 and M-2 Manufacturing Use District to B-3 Commercial Use District and upon reclassification, a Conditional Use for a shopping center. The petitioners are also seeking preliminary approval of the site plan. The petitioners stated they have preliminary IDOT approval, with final pending the City's preliminary approval of the site plan.

### Chairman Stafford opened the floor to questions from the Commissioners:

Commissioner Miller inquired as to the number of units in the proposed two buildings. The petitioner noted that units can be divisible into any size; the final configuration will depend on who the tenants are. Their intent is to attract both local and national tenants; they will prominently feature their project at the ICSC Convention in Las Vegas in a couple of weeks. Upon site approval, the petitioners can begin working with IDOT for roadway improvements. Construction of the building would begin upon securing a tenant for the building.

### Staff Report:

Administrator Nelson stated that the petition is an increase in the zoning which will increase property values even it were to remain vacant. The reclassification of the subject property comes with staff recommendation for rezoning. City staff has been working with the petitioners for about eighteen months and the site plan meets staff approval.

With respect to the north side of the proposed project which has residential property across the street, Commissioner Opper inquired if there were provisions in City building codes for lighting. Community Development Director Santeler indicated there is a certain amount of illumination that is allowed but the lighting would not be allowed to trespass onto the residential property.

Moved by Pagles, seconded by Opper to recommend to the City Council approval of the petitioners' request for reclassification from M-1 and M-2 Manufacturing Use District to B-3 Commercial Use District and a conditional use for a shopping center as presented based on the findings of fact. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Smith, aye; Opper, aye and Stafford, aye. Motion approved six to zero.

Moved by Pagles, seconded by Miller to recommend to the City Council preliminary approval of the petitioner's site plan as presented. Roll call vote: Pagles, aye; Killeen, aye; Smith, aye; Opper, aye; Stafford, aye and Miller, aye. Motion approved six to zero.

At 7:23 p.m., moved by Miller, seconded by Opper to adjourn the meeting. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

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

