

PLANNING & ZONING COMMISSION MEETING MINUTES

October 7, 2008 - 7:00 p.m.

Clerk Wells 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. Member Ken Gabrys was absent. Also present were Mayor Nolan and Administrator Nelson.

Planning and Zoning Commission Minutes of September 2, 2008 – Approved

Moved by Pagles, seconded by Opper to accept the minutes of the Planning and Zoning Commission meeting of September 2, 2008, as presented. All ayes. Motion carried.

Town of Dunham (Dunham Twp) Petition for Variations from Accessory Use Size, Height and Location

Chairman Stafford opened the hearing in the petition of the Town of Dunham (Dunham Township), 107 Airport Rd., Harvard, IL 60033. The parties of interest were present. 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 variations from the Accessory Use Size, Height and Location requirements as submitted by the petitioner. The location of the property subject to the petition is 107 Airport Rd., Harvard, IL.

Dunham Township Highway Commissioner David Nolan, 4606 Blue Jay Rd., Harvard was present on behalf of the petitioner, and upon being sworn in, reviewed the petition requesting variations from the Accessory Use Size, Height and Location Requirements to construct a salt shed on property located at 107 Airport Rd., Harvard, Illinois as follows:

- Variation from the Total Accessory Use Size requirement of 656' as stated in Section 17.36.050, to be increased to 1,083 sq. ft.
- Variation from the Accessory Use Height requirement of 15' as stated in Section 17.20.080(K)1, to be increased to 20'
- Variation from Section 17.36.020(B) to allow the proposed Accessory Use in the required side yard to be utilized as a salt shed

Highway Commissioner Nolan stated that the township has ordered 300 ton of salt for the upcoming winter season and will be required to take delivery of the full amount which will require a larger building. The proposed building is 20' x 25' which will be located in front of the existing building.

Chairman Stafford opened the floor to questions from the Commissioners

- The height of the existing building is about 16' which is 3½' lower than the proposed structure.
- The new building is a plastic dome type building with a 15 year life and is not considered a permanent structure. The building will be put on cement blocks and not on a permanent foundation.
- Dunham Township anticipates they will use the structure for a maximum of 10 years. The Commission discussed putting a 15 year time limit on the variation so long Dunham Township owns the property. Clerk Wells noted he wasn't sure that could be done because variations normally go with the property not the property owner. Commissioner Nolan stated it is the township's intent to sell the property and relocate to a more central location in the township. The township would take the building with them if they move.

Staff Report

Administrator Nelson noted that the structure will be bounded on the east by nothing but a water retention pond.

Supporters/Objectors: None

Moved by Miller, seconded by Killeen to recommend to the City Council to approve the petition for accessory use size, height and location variations as presented to construct a salt shed on property located at the 107 Airport Rd., Harvard. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Smith, aye; Opper, aye and Stafford, aye. Motion approved six to zero.

Clerk Wells noted that the recommendation will come before the City Council at their meeting on October 14, 2008.

At 7:20 p.m., moved by Smith, seconded by Opper to adjourn the meeting. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____