

PLANNING & ZONING COMMISSION MEETING MINUTES
March 3, 2009 - 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 Oppen and Harry Stafford. Member Ken Gabrys was absent. Also present was Community Development Director Santeler.

Planning and Zoning Commission Minutes of February 3, 2009 – Approved

Moved by Oppen, seconded by Killeen to accept the minutes of the Planning and Zoning Commission meeting of February 3, 2009, as presented. All ayes. Motion carried.

Julie Groskinsky/Variation from Section 17.20.080 Side and Rear Yard Setback Requirements for Property Located at 400 W. McKinley St., Harvard

Chairman Stafford opened the hearing in the petition of Julie Groskinsky, 400 W. McKinley, Harvard, Illinois 60033. The parties of interest in the petition 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 a variation from Section 17.20.080 for the side and rear yard setback requirements as submitted by the petitioner. The location of the property subject to the petition 400 W. McKinley St., Harvard, IL.

Marty Jelski, 8912 W. Sunset Dr., Wonder Lake, Illinois was present on behalf of the petitioner. Upon being sworn in, Marty Jelski reviewed the petition requesting variations of the rear yard setback requirements as follows:

1. Side Yard Requirement of 25' on a corner lot to be reduced to 17'
2. Rear Yard Requirement of 30' to be reduced 26'

The petitioner would like to construct a three-car garage to the south of the present home. The proposed garage would be attached to the existing garage which will be remodeled for living space. The point of setback requested in the petition is on 3rd St. The petitioner will try to match the style of the existing home/garage.

Chairman Stafford opened the floor to questions from the Commissioners

The Planning and Zoning Commission discussed the driveway and off-street parking requirements. Mr. Jelski indicated that the petitioner wanted to make sure that the variation could be obtained before looking at the driveway.

Supporters/Objectors:

Denny Svekla, 401 W. Burbank St., noted he received a notice of hearing as an adjoining owner and came to the hearing to find out more details about the proposed driveway. He had no objections.

Staff Report

Community Development Director Steve Santeler clarified that with respect to having two driveways, City code states that the driveway cannot be more than 33% of lot width or 24', whichever is less. Nowhere in the code does it state that you can't have two driveways. Steve further noted that there is approximately 17' between the proposed garage and the lot line which would allow sufficient space to park a car. There wouldn't be sufficient space if there was a sidewalk because it would overhang in the right-of-way, but as of right now, the City doesn't have any plans to put in a sidewalk at that location.

Moved by Oppen, seconded by Killeen to recommend to the City Council that based on the information presented, the proposed variation does not present any detriment to the community in that area or devalue any surrounding property values, that the petition for rear and side yard variations be approved as presented by the petitioner. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Smith, aye; Oppen, aye and Stafford, aye. Motion approved seven to zero.

Clerk Wells noted that the recommendation will come before the City Council at their meeting on March 10, 2009.

At 7:25 p.m., moved by Miller, seconded by Pagles to adjourn the meeting. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____