

PLANNING & ZONING COMMISSION MEETING MINUTES

April 5, 2011 - 7:00 p.m.

Moved by Miller, seconded by Pagles to appoint Don Moede as Chairman Protem for the meeting. All ayes. Motion carried.

Chairman Protem Moede called the meeting to order at 7:00 p.m. Clerk Wells called roll. Commission members present: Glenda Miller, Jim Pagles, John Killeen, Jim Carbonetti and Don Moede. Member Ken Gabrys was absent. Also present were Mayor Nolan, City Administrator Nelson and Community Development Director Santeler.

MJ Real Estate (Harvard Ford Agency), 5250 S US Highway 14

Chairman Protem Moede opened the hearing in the petition of Sean Sivore, MJ Real Estate (Harvard Ford Agency) for property located at 5250 S. US Highway 14, Harvard, Illinois. The Certificate of Publication was noted and entered into the record. All fees required by said petition have been paid and certified notices were sent to adjacent property owners. The completed petition was entered into the record for a front yard setback variation to 25' to extend the main lobby.

Petitioner Sean Sivore and Building Contractor Vern Choyce, Arris Corp. were sworn in by City Clerk Wells.

Presentation of Evidence by Petitioners

Upon being sworn in by City Clerk Wells, Vern Choyce gave an overview of the petition for a variation from the front yard setback requirements for property located at 5250 S US Highway 14, Harvard in order to extend the lobby beyond the vestibule area. The building is currently at the property setback line. Ford Motor Car Company is bringing their buildings up to a nicer appearance with a proposed arched entryway as an element for all of their agencies. The large Ford sign in the center of the building will be removed and reinstalled on the north side of the property. The vestibule/entryway is 24' x 15' and is constructed of Alucobond which is an aluminum composite material of a silver, metallic color. Permits will be submitted to the City to remodel the agency, replace windows and put in an addition to double the service dept. area.

Questions by Planning and Zoning Commissioners to Petitioners

Areas of discussion:

- Mr. Choyce and Sean Sivore noted that Ford is looking to change their image and is looking to standardize all their buildings to make sure they have a similar look. The Harvard Ford agency would be the second Ford building to be remodeled, with the first one located in Barrington.
- The proposed entryway will stand up by itself and will not go across the entire front entrance. Currently there are two lanes that come into the sign. Once the sign comes down, the front of the building will be paved so it is line with the parking lots with stall parking in the front.
- Mr. Choyce confirmed that property would still meet state right of way requirements in the event Highway 14 were expanded into a four-lane highway.
- There was discussion on how the proposed improvements would compare with other buildings along that side of the road and whether or not the proposed entryway would impede a neighboring business from advertising. The current sign is approximately 30' tall and when removed, would actually open up the area to better visibility.
- All glasswork in the building will be removed and raised from its current height of 8' up to approximately 11'. The doors to get vehicles into the building on the north and south side of the building will remain.

Supporters/Objectors

Chairman Protem Moede asked if there was anyone present who wished to speak in support of or in opposition to the petition. There were none.

John Killeen, 341 Marengo Rd., expressed concern that the setback variation would obscure the businesses on Highway 14.

Vote on Petition

It was moved by Commissioner Miller to recommend to the City Council to grant the petitioner's request for a 15' front yard setback variation from the setback requirement of 40' to construct a vestibule/entryway as submitted, based on the findings of fact as outlined in the zoning code. Commissioner Killeen inquired if the variation would run the entire length of the building or if it would be exclusive to the proposed entryway. After discussion,

Commissioner Miller amended the motion to add a condition, if allowed by law and confirmed by the City Attorney, that the front yard setback variation be limited to the façade as presented. The motion was seconded by Commissioner Killeen. Roll call vote: Miller, aye; Pagles, aye; Killeen, aye; Carbonetti, aye and Moede, aye. Motion approved six to zero.

Clerk Wells stated that the Planning and Zoning Commission's recommendation will come before the City Council at their next regular meeting on Tuesday, April 26, 2011, at 7 p.m. The petitioner was advised to be in attendance.

Moved by Pagles, seconded by Moede to close the public hearing. All ayes. Motion carried.

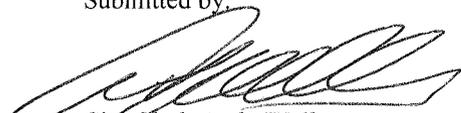
Clerk's Report

Planning and Zoning Commission Minutes of September 7, 2010 – Approved

Moved by Carbonetti, seconded by Killeen to accept the minutes of the Planning and Zoning Commission meeting of September 7, 2010, as presented. All ayes. Motion carried.

At 7:30 p.m., moved by Carbonetti, seconded by Miller to close the hearing. All ayes. Motion carried.

Submitted by:


City Clerk Andy Wells

Date: 04/20/11