

Village of Pecatonica

405 Main St. P.O. Box 730
Pecatonica, IL. 61063-0730
Phone: (815) 239-2310 Fax: (815) 239-1060

Planning and Zoning Committee Meeting

Wednesday, November 7, 2018
6:00 PM
Village Hall

Agenda Items

1. **Call to Order-** the meeting called to order by Neil Ritter at 6:00pm
2. **Roll call-** Neil Ritter, Deb Gulbrandsen, Mark Herbig, Sue Siemens Tom Heister, Mark Kleckler, and Julie Sutton were present
3. **Pledge of Allegiance.**
4. **Gwenn Shirley, Village Clerk to Administer Oath to Planning and Zoning Committee Members-** All committee members in attendance sworn to office.
5. **Additions or Corrections to the Agenda-** none
6. **Public Comment-**
Julia Swanson addressed the committee in regards to Variance Request.
7. **Public Hearing Regarding-**

Findings and Facts for Variance

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out. Discussion, Roll call - Deb Gulbrandsen yes, Mark Herbig yes, Sue Siemens yes, Tom Heister yes, Mark Kleckler yes, Neil Ritter yes, and Julie Sutton yes 7-0 motion passes

2. The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally to other property within the same zoning classification. Discussion, Roll call - Deb Gulbrandsen yes, Mark Herbig yes, Sue Siemens yes, Tom Heister yes, Mark Kleckler yes, Neil Ritter yes, and Julie Sutton yes 7-0 motion passes.
3. The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property. Discussion, Roll call - Deb Gulbrandsen yes, Mark Herbig yes, Sue Siemens yes, Tom Heister yes, Mark Kleckler no, Neil Ritter no, and Julie Sutton yes 5-2 motion passes.
4. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements on the neighborhood in which the property is located. Discussion, Roll call - Deb Gulbrandsen yes, Mark Herbig yes, Sue Siemens yes, Tom Heister yes, Mark Kleckler yes, Neil Ritter yes, and Julie Sutton yes 7-0 motion passes.
5. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets or increase the danger of fire, endanger public safety or substantially diminish or impair property values within the neighborhood. Discussion, Roll call - Deb Gulbrandsen yes, Mark Herbig yes, Sue Siemens yes, Tom Heister yes, Mark Kleckler yes, Neil Ritter yes, and Julie Sutton yes 7-0 motion passes
6. The proposed variance complies with the spirit and intent of restrictions imposed by this chapter. Discussion, Roll call - Deb Gulbrandsen yes, Mark Herbig yes, Sue Siemens yes, Tom Heister yes, Mark Kleckler yes, Neil Ritter yes, and Julie Sutton yes 7-0 motion passes.

Request to Separate Parcel 09-28-151-023 into Two Separate Parcels- Motion made by Tom Heister with a second by Mark Herbig to recommend to the Village Board to approve the request by Julia Swanson to split parcel 09-28-151-023, commonly known as 429 Washington St., into two separate parcels. Current parcel is 7800 sq. ft. Resulting parcel at 429 Washington St. would be 5700 sq. ft. and parcel at 118 E. 4th St. would be 2100 sq. ft. Discussion, Roll Call- Deb Gulbrandsen yes, Mark Herbig yes, Sue Siemens yes, Tom Heister yes, Mark Kleckler yes, and Julie Sutton yes 7-0 motion passes

Request Variance for Setback Less than Minimum Requirements

Motion made by Mark Herbig with a second by Mark Kleckler to recommend to the Village Board to approve the request for variance for front, side and rear setback at 429 Washington St. and 118 E. 4th St. to be as follows: 429 Washington St.: Rear yard 2 feet vs. required 25 feet. Front and side yard are already established by the long existing structures. Discussion, Roll Call- Deb Gulbrandsen yes, Mark Herbig yes, Sue Siemens yes, Tom Heister yes, Mark Kleckler yes, and Julie Sutton yes 7-0 motion passes

Request a Variance for Lot Size- Motion made by Mark Herbig with a second by Mark Kleckler to recommend to the Village Board to approve the request for variance in lot size from the required 12500 sq. ft. to 5700 sq. ft. for 429 Washington St. and to 2100 sq. ft. for 118 E. 4th St. Discussion, Roll Call- Deb Gulbrandsen yes, Mark Herbig yes, Sue Siemens yes, Tom Heister yes, Mark Kleckler yes, and Julie Sutton yes 7-0 motion passes

Request submitted by:

Dream Cloud, LLC Julia K. Swanson
105 W. Walgren Road, Pearl City, Illinois

8. **Adjourn**-meeting adjourned at 7:01pm