Chairman Carbonetti called the meeting to order at 7:00 pm. City Clerk Moller called roll to establish a quorum. Commission members present: Jim Carbonetti, Tom Condon, Mike Grieshop and Jim Hutchinson. Commission member Ian McCafferty was absent. Also present was Community Development Director Steve Santeler.

Public Comment
Chairman Carbonetti opened the floor to public comment not pertaining to the petition. There was none.

Planning and Zoning Commission Minutes of December 3, 2019 – Approved
A motion was made by Commissioner Grieshop, seconded by Commissioner Hutchinson to accept the minutes of the Planning and Zoning Commission Meeting of December 3, 2019, as presented. All ayes. Motion carried.

Luis Villa & Octavio Salinas (petitioners) and Marc Hathaway d/b/a M & A Investments (property owner) to Operate a Body Modification (tattoo) Establishment
Chairman Carbonetti opened the hearing in the petition of Luis Villa and Octavio Salinas (petitioners) and Marc Hathaway, d/b/a M & A Investments (property owner). The petitioners are seeking a conditional use pursuant to Table 8-1, General Use Regulations of the Unified Development Ordinance to operate a body modification (tattoo) establishment. The subject property is located in Chemung Township and commonly known as 200 S. Ayer St., Harvard. PIN 01-35-453-001

The parties of interest in the petition were present. The Notice of Hearing was published per statutory requirements in the Northwest Herald. Certified notices were sent to property owners within 250’ of the subject property. The Certificate of Publication, completed petition and staff report were entered into the record.

Presentation of Evidence by Petitioner
Upon being sworn in, Luis Villa and Octavio Salinas presented their petition requesting a conditional use pursuant to Table 8-1, Use Matrix, of the Unified Development Ordinance to operate a body modification (tattoo) establishment. The petitioners plan to utilize a room at the rear of the building to work in, which has its own entrance off of E. Park St. The present use of the main level is a barber shop. Mr. Salinas is a tattoo artist and currently works out of Blue Magic Tattoo in Crystal Lake. He is interested in branching out on his own with Mr. Villa.

Questions/Discussion by Planning and Zoning Commissioners to Petitioners
Chairman Carbonetti opened the floor to questions from the Commissioners.

- At Commissioner Grieshop’s inquiry, Mr. Villa replied that being a tattoo artist is his full-time occupation. He further noted that both he and Mr. Salinas are practicing tattoo artists.
- At Commissioner Condon’s inquiry, Mr. Villa stated that the subject location would be a combination barber shop and tattoo studio. The barber shop is currently being run by Mr. Salinas and is located in a different room than the proposed tattoo studio.

Identification of Objectors/Supporters/Witnesses/Audience Participation
There were no objectors in attendance.

Staff Report
Report as submitted.

Community Development Director Santeler noted that he contacted the McHenry County Health Dept. who provided a synopsis of requirements from the Illinois Dept. of Public Health which was included in the petition packet.
Vote on Petition
A motion was made by Commissioner Condon, seconded by Commissioner Grieshop to recommend to the City Council that the petition be approved as presented. Roll call vote: Condon, aye; Grieshop, aye; Hutchinson, aye and Carbonetti, aye. Motion to approve the petition was approved four to zero.

The Planning and Zoning Commission’s recommendation will come before the City Council at their next regular meeting on Tuesday, January 28, 2020, at 7 pm to be held in the City Council Chambers, 201 W. Front St., Harvard.

A motion was made by Commissioner Condon, seconded by Commissioner Grieshop to close the hearing. All ayes. Motion carried.

Clerk’s Report
No report

Chairman’s Report
No report

At 7:09 pm, a motion was made by Commissioner Hutchinson, seconded by Commissioner Grieshop to adjourn the meeting. All ayes. Motion carried.

Submitted by:
City Clerk Lori Moller