

PLANNING & ZONING COMMISSION MEETING MINUTES
February 6, 2024 - 7:00 pm

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, J Albertson, Steve Creviston, Mike Grieshop, and Paul Hereley. Commissioner Ian McCafferty was absent. A quorum was present. Also present were Alderman Gorman, City Administrator Lou Leone, Community Development Director Donovan Day and members of the audience.

Public Comment

Chairman Carbonetti opened the floor to public comment for any item not presently on the agenda. There were no public comments.

Planning and Zoning Commission Minutes of December 5, 2023 – Approved

A motion was made by Commissioner Creviston, seconded by Commissioner Albertson to accept the minutes of the Planning and Zoning Commission Meeting of December 5, 2023, as presented. All ayes. Motion carried.

Commissioner Grieshop recused himself from the hearing as he is an adjoining property owner within 250' of the property subject to the petition.

Public Hearing – Alfredo Bahena, Gator New & Used Auto Parts

Chairman Carbonetti opened the hearing in the petition submitted by Alfredo Bahena, Gator New & Used Auto Parts LLC (Petitioner) and John Stricker (Property Owner.) The petitioners are seeking a conditional use pursuant to Table 8-1 of the Unified Development Ordinance to permit the repair of automobiles, and disassembly of automobiles to sell the used parts online. Subject property is located at 10 S. Jefferson St., Harvard, IL 60033. PIN 01-35-485-001

Staff Report

Community Development Director Donovan Day reported that the petitioners have changed the name of the business to Gator Auto Parts LLC.

Presentation of Evidence by Petitioners

The parties of interest were present. Upon being sworn in, Alfredo and Michele Bahena reviewed the petition and presented testimony to the Planning and Zoning Commission. A handout was distributed to the Commission outlining various aspects of the petition.

- The petitioner has 39 years' experience in the automotive industry. He will be operating under an Illinois Auto Recycler License.
- Everything will be contained inside the building. They will purchase 1-2 vehicles per week from reputable auto auctions and partnerships. Fluids and tires will be disposed of appropriately.
- The shell of the vehicle will be responsibly transported to a licensed scrap yard for proper recycling.
- Resale of parts through online platforms, retail sales, partnerships with local body shops and service centers and car-part.com. The business will allow for in-person sales. On average recycled parts cost 40% less than aftermarket parts.
- The petitioners indicated several community benefits: affordability, availability, cultural competency, economic growth and community relations.

Discussion/Questions by Planning and Zoning Commissioners

- Commissioner Creviston thanked the petitioners for a nice presentation.
- At Commissioner Albertson's inquiry about in person sales, Community Development Director Day indicated that would be permissible in the zoning district.

Public Comment

Chairman Carbonetti opened the floor to public questions/comments either in favor or opposition to the petition. There were no supporters or objectors.

Vote on Petition

A motion was made by Commissioner Creviston, seconded by Commissioner McCafferty to approve the petition for a conditional use as presented. Roll call vote: Albertson, aye; Creviston, aye; Hereley, aye; and Carbonetti, aye. Motion approved four to zero.

The Planning & Zoning Commission's recommendation will come before the City Council on February 27, 2024 at 7 pm. The meeting will be held in the Community Hall, 201 W. Diggins St.

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

Hearing closed at 7:15 pm.

Commissioner Grieshop rejoined the meeting.

Clerk's Report

The McHenry County Clerk sent out e-mails for the electronic submission of Economic Interest Statements. The filing deadline is May 1st.

Chairman's Report

No report.

At 7:22 pm, a motion was made by Commissioner Grieshop, seconded by Commissioner Albertson to adjourn the meeting. All ayes. Motion carried.

Respectfully submitted:
Lori Moller, City Clerk

February 13, 2024