

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF HARVARD
ZONING PETITION

Fees Pd
Ck # 70354138
\$ 900 -

1. PETITIONER AND OWNER INFORMATION

Petitioner's Name: GATOR NEW & USED AUTO PARTS LLC
(insert attachment for multiple petitioners)

Property Address: 10 S Jefferson St, Harvard IL 60033
(Location of property subject to this petition)

Mailing Address (if different): 7049 NATHAN LN. CARPENTERSVILLE IL 60110

Petitioner's Daytime Phone: 312-478-9713

Petitioner's Email: abahena13@att.net

Petitioners Signature Alfredo Bahena Date 1-5-24

Are you the legal owner of the property? YES NO

If not, state the owner's name, address and phone number and submit his/her signature here or in a letter of authorization.

Owner's Name: John Stricker CA TR Stricker JA TR
(insert attachment for multiple owners)

Owner's Address: 803 E Brown St

Owner's Daytime Phone: 815 353 6164

Owner's Email: john@bakery.com

Owner's Signature [Signature] Date 1/5/24
Letter of Authorization Attached

2. PROPERTY DESCRIPTION

Legal Description of the property (provide in word format)

Property Index Number (PIN) 01-35-485-001

Present Use: Vacant

Property is currently zoned M1 use district

3. DESCRIPTION OF REQUEST

Application for:

Variation

Petitioner requests a variation pursuant to Section 14.4 of the Harvard Unified Development Ordinance for a variation from section _____ (insert a detailed summary)

Conditional use

This is a Petition for Conditional Use pursuant to Section 14.3 of the Harvard Unified Development Ordinance. (insert a detailed summary)

This is a Petition for an appeal of a decision of the Zoning Officer pursuant to Section 14.9 of the Harvard Unified Development Ordinance. Petitioner requests that the decision be overturned based on the following reasons: (insert a detailed summary)

This is a Petition for an amendment to the regulations imposed, or the districts created pursuant to Section 14.2 of the Harvard Unified Development Ordinance

Petitioner requests that the property be re-classified to _____ Use District
or

Petitioner requests that Section _____ of the Harvard Unified Development Ordinance be amended by: (insert a detailed summary)

Briefly describe the request:

See Attachment

4. CHECKLIST OF COMPLETE SUBMITTALS

Please check off those attachments being submitted with this application.

Required Submittals

Filing Fee, per the Community Development Department

Evidence of Ownership (tax bill)

Plans

Site Plan, showing lot dimensions, existing and proposed structures, existing and proposed setbacks, distances to structures on adjoining lots, and a north arrow.

Floor plans to accurate scale with all dimensions indicated.

Elevations drawn to accurate scale with all dimensions indicated. (Not necessary)

Plat of Survey

Provide property legal description in word format

I am seeking approval for a Conditional Use Permit to establish an Auto Parts Recycling business. Our operational strategy involves acquiring 1-2 vehicles on a weekly basis. Dismantling activities will be conducted solely within an enclosed facility, where the vehicle will undergo the disassembly process. During the extraction of parts, we will adhere to all environmental and safety regulations. The extracted auto parts will be meticulously tagged and organized within an indoor warehouse, to be ready for online sales. Upon completion of the dismantling process, the vehicle shell will be responsibly transported to a licensed scrapyard for proper disposal. Notably, our operations ensure that there is no outdoor storage of vehicles, with only 1-2 cars present indoors during the dismantling phase.



City of Harvard Memo

Community Development Department
201 West Diggins Street - PO Box 310 – 60033 – 815-943-6468

To: Chairman Carbonetti & Planning & Zoning Commission Members

From: Donovan Day, Community Development Director

CC: Lou Leone, City Administrator

Date: February 6, 2024

RE: Petition to Allow Gator Parts LLC to Perform Auto Repair and other Automobile Related Services at 10 S. Jefferson St.

Purpose and Action Requested

The Petitioner, Alfredo Bahena (Gator Auto Parts LLC) is seeking Planning & Zoning Commission's consideration to permit the repair of automobiles, and disassembly of automobiles to sell the used parts online at property commonly known as 10 S. Jefferson St.

Background/Discussion

10 S. Jefferson currently houses other businesses that include a pallet factory, and two (2) auto repair businesses. It is the City's understanding the current auto-repair businesses existed before the adoption of the Unified Development Ordinance, therefore no Conditional Use Permit was required. Gator Auto Parts, if approved, will conduct business in the space shown on the attached picture.

Gator Auto Parts will purchase one (1) to two (2) vehicles at a time from auctions, and disassemble them inside the tenant space to sell the parts online. The Petitioner will follow all regulations for hazardous fluid storage and removal, and at no time will any vehicle in a state of disassembly be on the exterior of the building. Once the vehicles are stripped of parts, they will be hauled away by a metal scrap recycler. Although the primary business will be retail, there may be auto repair performed occasionally necessitating the need for the Conditional Use Permit.

Recommendation

Staff recommends approving the Petitioner's request to conduct automobile repair at property commonly known as 10 S. Jefferson St. with the following conditions:

- 1) At no time will a vehicle in disrepair or partially disassembled be stored on the exterior of the property.
- 2) All fluids and hazardous materials must be stored in approved containers and removed per state and federal regulations.

John Stricker
803 E Brown St
Harvard, IL 60033
815.353.6164 cell
john@bakery.com

To whom it may concern;

As the owner of 10 S Jefferson St, Harvard, IL 60033 property knows as the Bowman pin#01-35-485-001, agree to the petition for zoning and variation changes.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Stricker', with a large, stylized flourish extending to the right.

John Stricker

Date: 1/10/2023



Make Check Payable to: McHENRY COUNTY COLLECTOR
Remit payment to: P.O. Box 458, Crystal Lake, IL 60039-0458
or pay on-line at: treasurer.mchenrycountyil.gov

Parcel Number / PIN: **01-35-485-001**



1ST INSTALLMENT FOR 2022	\$3,630.33
PENALTY	
INSTALLMENT AMOUNT PAID	\$3,630.33
INSTALLMENT BALANCE DUE DUE BY 06/12/2023	\$0.00

1st
2
0
2
2

****DUPLICATE****

STRICKER JA TR STRICKER CA TR
803 E BROWN ST
HARVARD IL 60033-

INCLUDE THIS COUPON WITH YOUR PAYMENT

3339

CHECK HERE IF CHANGING ADDRESS ON THE BACK

0135485001000000000013



Donna Kurtz - McHenry County Treasurer
Make Check Payable to: McHENRY COUNTY COLLECTOR
Remit payment to: P.O. Box 458, Crystal Lake, IL 60039-0458
or pay on-line at: treasurer.mchenrycountyil.gov

Parcel Number / PIN: **01-35-485-001**



2ND INSTALLMENT FOR 2022	\$3,630.33
PENALTY	
INSTALLMENT AMOUNT PAID	\$3,630.33
INSTALLMENT BALANCE DUE DUE BY 09/12/2023	\$0.00

2nd
2
0
2
2

****DUPLICATE****

STRICKER JA TR STRICKER CA TR
803 E BROWN ST
HARVARD IL 60033-

INCLUDE THIS COUPON WITH YOUR PAYMENT

CHECK HERE IF CHANGING ADDRESS ON THE BACK

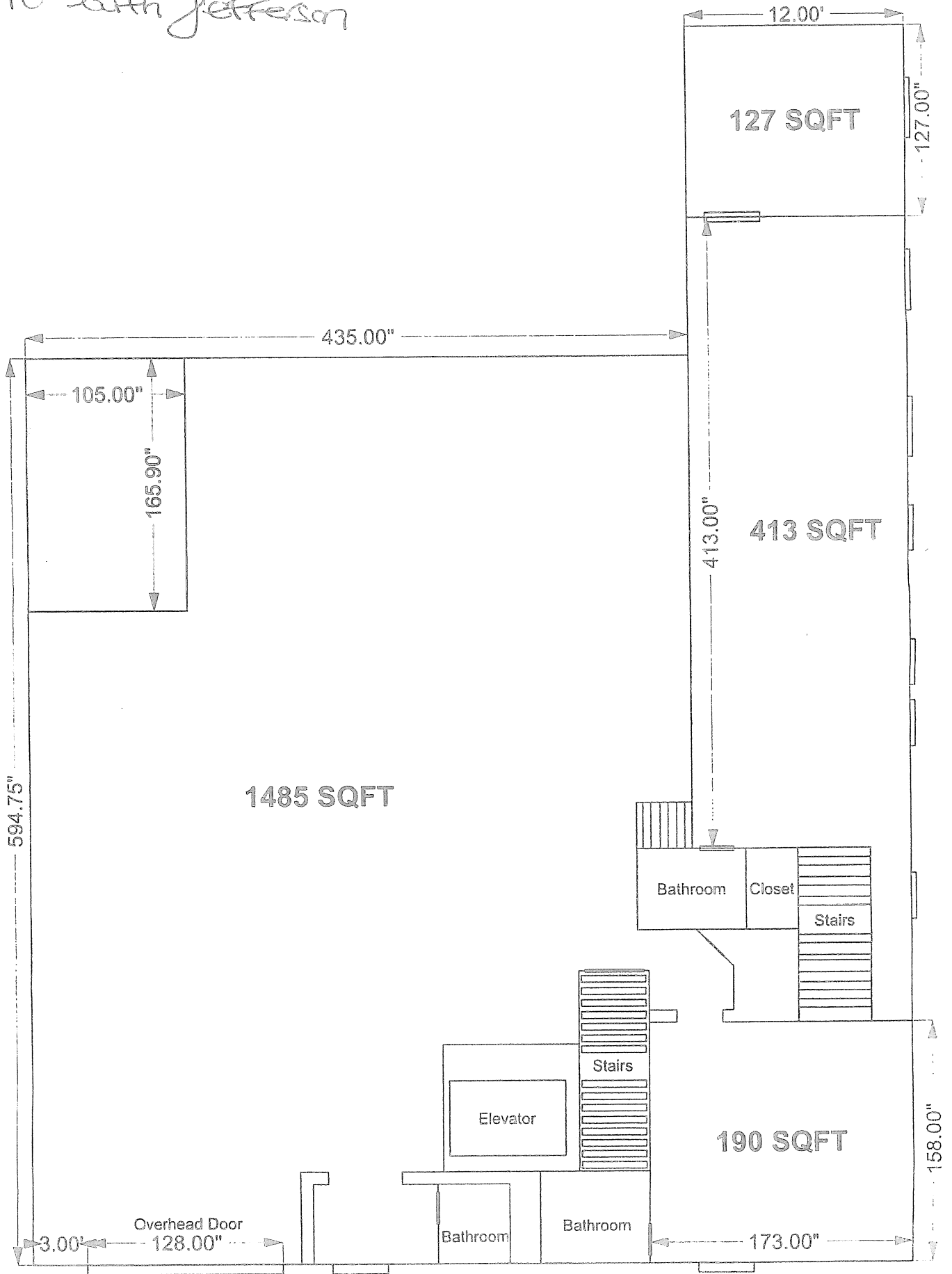
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Taxing Body	Rate	Percent	Tax This Year	Tax Last Year
HENRY COUNTY	0.625255	6.36	\$461.56	\$452.23
HENRY COUNTY PENSION	0.072903	0.74	\$53.81	\$54.04
HENRY CO CONSV	0.212478	2.16	\$156.84	\$152.57
LLEGE DISTRICT 528 MCC	0.305922	3.11	\$225.82	\$226.55
LLEGE DISTRICT 528 MCC PENSION	0.000106	0.00	\$0.08	\$0.08
COOL DIST 50	5.606702	57.00	\$4,138.70	\$3,956.06
COOL DIST 50 PENSION	0.261536	2.66	\$193.06	\$185.62
HARVARD FIRE DIST	0.328899	3.34	\$242.78	\$232.32
EMUNG TOWNSHIP	0.143114	1.45	\$105.64	\$100.93
EMUNG TWP RD & BR	0.397919	4.05	\$293.73	\$284.04
HARVARD CITY	1.041099	10.58	\$768.51	\$660.72
HARVARD CITY LIBRARY	0.016468	0.17	\$12.16	\$206.49
HARVARD CITY PENSION	0.823623	8.37	\$607.97	\$452.67
Totals	9.836024		\$7,260.66	\$6,964.32

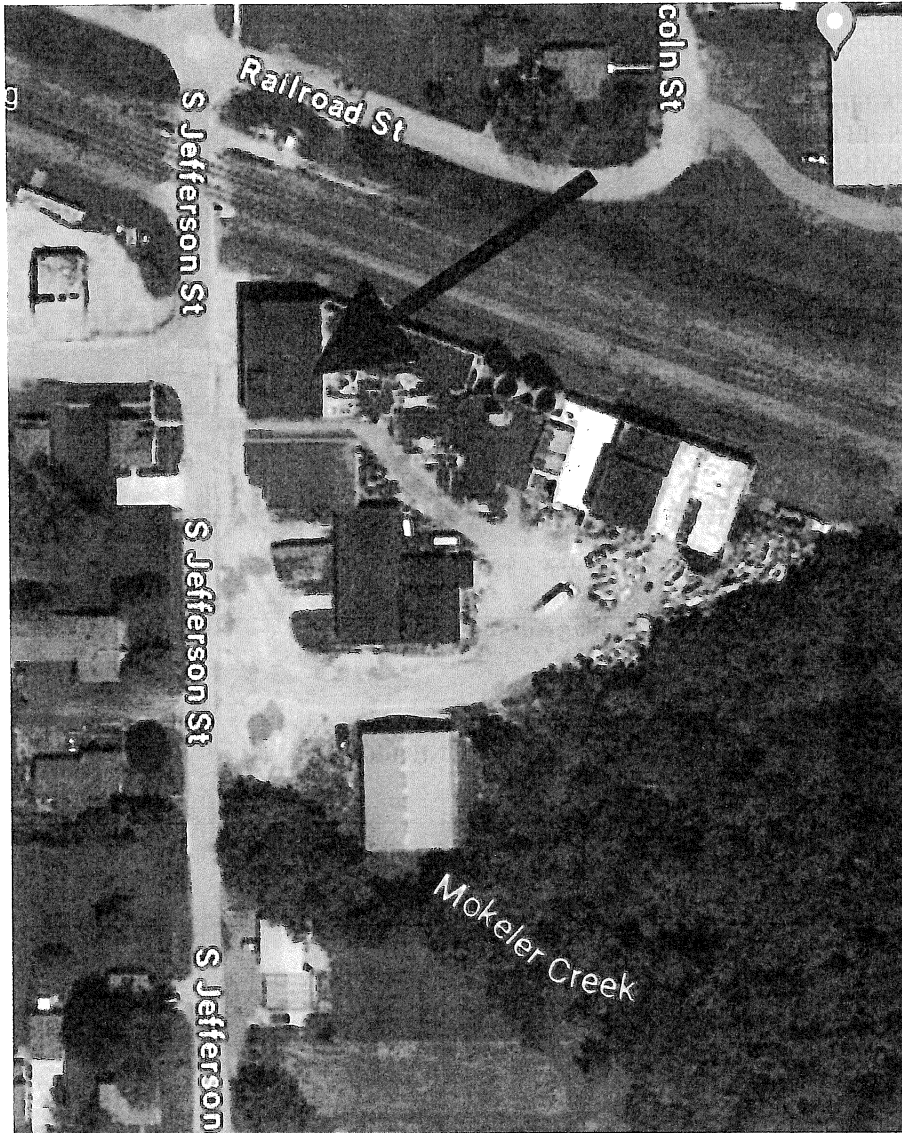
PARCEL NUMBER / PIN			3339
01-35-485-001			
Late Payment Schedule			
	1ST	2ND	
06/13 - 07/12	3,684.78		
07/13 - 08/12	3,739.24		
08/13 - 09/12	3,793.69		
09/13 - 10/12	3,848.15	3,684.78	
10/13 - 11/12	3,902.60	3,749.24	
11/13 - 11/17	3,957.06	3,803.69	
2022 Property Tax Bill			
Assessed to:			
STRICKER JA TR STRICKER CA TR			
Mail to:			
STRICKER JA TR STRICKER CA TR 803 E BROWN ST HARVARD IL 60033-			
Property location:			
100 S JEFFERSON ST HARVARD, IL 60033			
Legal Description:			
DOC 2018R0030139 (RE-RECORD) LTS 1 & 2/EX DR443P514/ CHEMUNG PLAT NO 3			
MEMO: STRICKER JOHN A REV TR - 1/2 INT/ STRICKER, CHRISTINE A REV TR - 1/2 INT			
Township	Tax Code	Property Class	Fair Cash Value
CH	01001	0080	221,470
Sub Lot	Acres	Back Taxes	S/A Value
	2.67	NO	68,743
1st Installment	2nd Installment	Local Tax Rate	S/A Multiplier
\$3,630.33	\$3,630.33	9.836024	1.0738 X
Paid on 06/08/2023	Paid on 09/12/2023	Total Current Year Tax Due	S/A Equalized Value
		\$7,260.66	73,817
			Brd. of Review Value
			73,817
			Brd. of Review Multiplier
			1.0000 X
			Brd. of Review EQ Value
			73,817
			Home Improv./Vet Exemptions
			0
			State Multiplier
			1.0000 X
			State Equalized Value
			73,817
			Farmland and Bldgs. Value
			0
			Total Amt. Prior to Exemptions
			73,817
			Annual Homestead Exemptions-
			0
			Sr. Freeze Abated Amount
			0
			Senior Homestead Exemption
			0
			Disabled Vet Homestead Ex
			0
			Disabled Person Exemption
			0
			Returning Veteran Exemption
			0
			Net Taxable Amount
			73,817

FIRST PAYMENT RECEIVED	SECOND PAYMENT RECEIVED
1	2

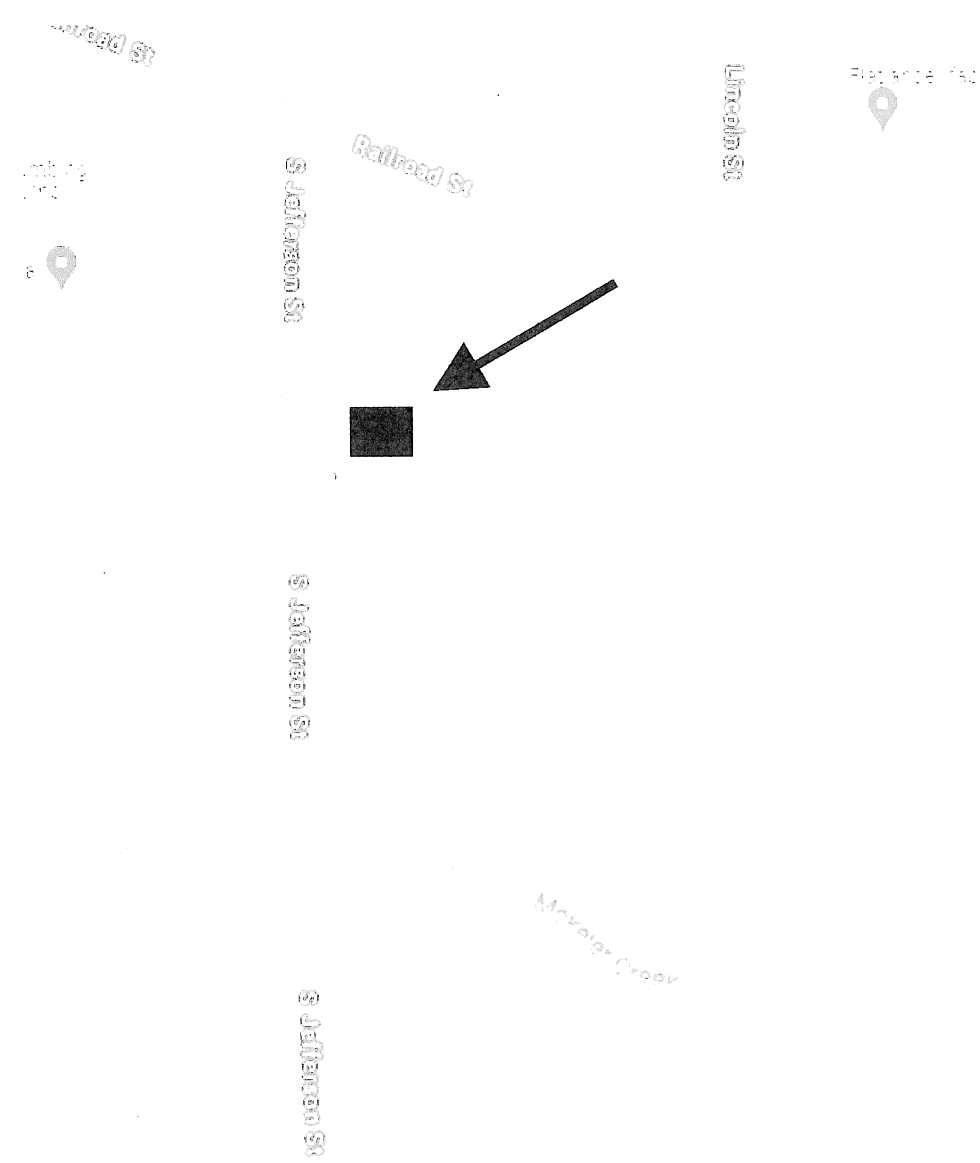
10 South Jefferson



10 S Jefferson St, Harvard, IL 60033



10 S Jefferson St, Harvard, IL 60033



Tenant Location

BOWMAN COMPANY



January 19, 2024

City of Harvard
201 W. Diggins St.
Harvard, IL 60033

Public Hearing: *Planning & Zoning Commission*
Date of Hearing: *February 6, 2024*
Petitioner: *Alfredo Bahena, Gator Auto Parts LLC (petitioner)*
 John Stricker (property owner)
Subject Property: *10 S. Jefferson St.*
PIN: *01-35-385-001*

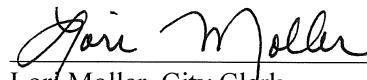
PROOF OF SERVICE

I, Lori Moller, do hereby certify that I am the duly elected, acting and qualified clerk of the City of Harvard, McHenry County, Illinois, and that as such clerk, I am the keeper of the records, minutes and proceedings of the Planning and Zoning Commission of said City of Harvard.

I hereby certify that pursuant to Section 15.2C, Notice, of the Unified Development Ordinance, a Notice of Hearing for the aforementioned public hearing was mailed to all property owners within 250' of the subject property no less than 15 and no more than 30 days in advance of the scheduled hearing date, via certified mail, return receipt requested, at the USPS located in Harvard, Illinois.

Given under my hand and seal this 19th day of January, 2024.

(SEAL)



Lori Moller, City Clerk
City of Harvard
McHenry County, Illinois

**ADJOINING PROPERTY OWNERS
10 S. JEFFERSON ST**

Parcel Number	Owner	Mail To Address 1	Mail To Address 2	Mail To City
01-35-484-005	ABEL ALBA RUIZ DE VEGA VEGA	203 MCCOMB		HARVARD, IL 60033
01-35-480-009	ALICIA J HAYDEN	2 N LINCOLN ST		HARVARD, IL 60033
01-35-480-007	ANGELO DIGIACOMO	903 N DIVISION ST		HARVARD, IL 600332225
01-35-481-009	ANTON SHIRLEY TR 1 STRICKER	PO BOX 787		HARVARD, IL 60033
01-35-484-011	AQUINO G ESQUIVEL C	205 S JEFFERSON ST		HARVARD, IL 60033
01-35-484-006	CHIEF LAND TR	604 N JEFFERSON ST		HARVARD, IL 60033
01-35-485-002	CRUZ AQUINO ROJAS MARTIN	607 5TH ST		HARVARD, IL 60033
01-35-485-003	DANIEL PERRY	115 E TODD AVE		WOODSTOCK, IL 60098
01-36-351-022	FREDERICK A ET AL NOTHNAGEL	1306 MENOMONIE LN		MADISON, WI 537041040
01-35-483-001	GREENMARK LAND TR	604 N JEFFERSON ST		HARVARD, IL 600332451
01-35-484-019	JEFFREY A LAPOINT	25203 W LAKE PKWY		WAUCONDA, IL 60084
01-35-477-017	JESSE GOLLIHER	2 N JEFFERSON ST		HARVARD, IL 60033
01-36-352-001	KAREN ROCKWELL	21018 E BRINK ST		HARVARD, IL 600338343
01-36-352-002	LINDA A OBERG	21016 E BRINK ST		HARVARD, IL 600338343
01-35-480-008	M A INVSTMNT GRP LLC	22 N AYER ST		HARVARD, IL 60033
01-35-480-003	MANUEL BETH A RIVERA	3 N JEFFERSON ST		HARVARD, IL 60033
01-35-484-020	MICHAEL J APRIL F TREPANIER	206 BRINK ST		HARVARD, IL 60033
01-35-480-004	PALMIRA SALINAS	1 N JEFFERSON ST		HARVARD, IL 60033
01-35-484-018	PATRICK W JUDY A MCCARTHY	202 BRINK ST		HARVARD, IL 60033
01-35-483-004	POCAHONTAS LAND TR	604 N JEFFERSON ST		HARVARD, IL 600332451
01-35-484-007	REGINA P MORENO OLVERA	207 MCCOMB ST		HARVARD, IL 60033
01-35-484-010	RONALD E PENNY L ASHCRAFT	203 S JEFFERSON ST		HARVARD, IL 600333052
01-35-484-004	SAAVEDRA C DE LA CRUZ GP	201 MCCOMB ST		HARVARD, IL 60033
01-35-484-021	SCHLENDORF LC SAMSA KD	208 E BRINK ST		HARVARD, IL 600333042
01-35-477-016	SOL MARY LIV TR KLEIN	20112 HEBRON RD		HARVARD, IL 600339211
06-02-226-004	ST JOS CEMETARY ASSN	PO BOX 1389	100 PARK AVE	ROCKFORD, IL 61105
06-02-226-012	STNL II LLC	10275 W HIGGINS RD	UNIT 810	ROSEMONT, IL 60018
01-35-485-001	STRICKER CA TR STRICKER JA TR	803 E BROWN ST		HARVARD, IL 60033
01-36-502-001	UNION PACIFIC RAILROAD CO	PROPERTY TAX	1400 DOUGLAS ST STOP 1640	OMAHA, NE 68179