

MINUTES OF THE VILLAGE OF JOHNSBURG
February 28, 2017 MEETING OF THE
PLANNING AND ZONING COMMISSION

CALL TO ORDER – Chairman Husby called the meeting to order at 7:00p.m. At the Village Hall.

Commission Members Present

Kim Husby
Mark Niggemann
Scott Letzter
Tom Benck
Curt Larsen
Beth Foreman
Bobbie Wiltse

Petitioners

Conrad Mazeski

MAZESKI VARIANCE REQUEST

Mr. Conrad Mazeski was in attendance to request the property be rezoned to B-1 Business District and that a variance be granted to permit a minimum lot size of 7000 square feet; a minimum lot width of 60 feet; minimum rear yard setback of 18 feet and a minimum side yard setback of 8.5 feet in lieu of the otherwise required minimum lot size of 43,560; minimum lot width of 200 feet; minimum rear yard setback of 40 feet; and minimum side yard setback of 25 feet, (50 feet for the side yard abutting residentially zoned property). The property commonly known as 4117 N. Johnsburg Road, Johnsburg, Illinois PIN 10-07-379-016.

Mr. Mazeski request that the property be rezoned to B-1 district for his future plans and not immediate plan. He states that he plans to retire on the next seven to ten years and if he decides to sell the property after retirement, it will be a lot easier for that buyer to tear down both properties in order to make one business establishment.

Another plan that Mazeski have for this property if the first doesn't works out is to leave this property for residential rental and possibly see the dental property to the Village of Johnsburg.

QUESTIONS FROM THE BOARD

Chairwoman Husby asks for use purposes if the property goes B-1 what we can expect out of the residents that are currently living there. Mazeski replies that nothing will change in the immediate future he plans to have the residents still living in the home. Commission Member Wiltse asks what will happen with the setbacks of the existing residential home if it's rezoned to B-1. Chairwoman Husby replies that everything will stay the same because its grandfather in unless the house is torn down, then it will require to follow the B-1 setbacks. Commission Member Wiltse also asks if he has any interest in buying the other two home if they were to become on sale. Mr. Mazeski states that he doesn't have any interest in buying more property. Commission Member Larsen asks if the residential property is granted to be rezoned B-1, could someone then purchase the property then run a business out of it. Chairwoman Husby states that they will be allowed to run a business out of it but it has to follow the B-1 zoning district. Commissions Member Niggemann asks how many square feet is the current dental practice on. Mr. Mazeski replies that it's approx. 9,000 square feet.

QUESTIONS FROM THE FLOOR

Someone that didn't state their name or address asks if it will be sewers coming up Dennis Rd in the future. Chairwoman Husby replies that she isn't sure what the plan is for that area but there are plans to come up Johnsburg Road along the B-1 district area.

COMMENTS FROM THE BOARD

Chairwoman Husby states if this property gets rezoned and somewhere in the future he wants to get a loan on the property, it will no longer be a residential loan it will be a business loan. Commission Member Letzter also states that if Mr. Mazeski sells the house it has to be sold as a business.

COMMENTS FROM THE FLOOR

No comments from the Floor

SUMMARY

The petitioners summarized his request that the property be rezoned from R-1 to B-1 Business District and that a variance be granted to permit a minimum lot size of 7000 square feet; a minimum lot width of 60 feet; minimum rear yard setback of 18 feet and a minimum side yard setback of 8.5 feet in lieu of the otherwise required minimum lot size of 43,560; minimum lot width of 200 feet; minimum rear yard setback of 40 feet; and minimum side yard setback of 25 feet, (50 feet for the side yard abutting residentially zoned property).

Commission Member Benck made a motion to recommend approval of the variances as requested for the property at 4117 N. Johnsburg Road in Johnsburg. Commission Member Niggemann seconded the motion. All Commission Members voted Aye. Motion carried.

ADJOURNMENT – Commission member Larsen moved to adjourn. Commission Member Foreman seconded the motion. All Commission Members present voted aye. Motion carried at 7:39 p.m.

Respectfully Submitted,

Timothy Haynes
*Administrative Assistant/
Collector*