

**Village of Prairie Grove
Planning & Zoning Commission
Public Hearing Meeting Minutes
March 9, 2010**

1. Call to Order: Chairman Bob Gray called this Public Hearing to order at 7:04 PM.

2. Roll Call: Commissioners Paul Ciezak, Bob Moravec, Steve Kulovsek, Robin Pendergrast, Bob Saley and Chairman Bob Gray all present. Commissioner Chris Kremer absent.
Administrator Smith, Building Inspector Knudsen and Clerk Minor present.

3. Public Comment:
None

(Items discussed out of order to allow the Petitioner, Jason Haubner to be present.)

6. Old Business:

Discussion Regarding the Proposed Changes to Fence Regulations:

Inspector Knudsen gave the Commission a questionnaire to see if they wanted to pursue changes to the existing fence regulations. After a brief discussion regarding more stringent regulations the Commission came to the consensus that a solid privacy fence should be allowed in the backyards of homes not to exceed 6 ft. 6 inches. These fences would not be allowed past the front of the home and should be placed on the lot line. A spilt rail fence would be allowed on 3 to 5 acre parcels or in the farming zoning district. The current set backs would apply and the styles would be left up to Architectural Review Commission for review.

4. Consent Agenda: Motion by Bob Moravec, 2nd by Paul Ciezak to Approve the Planning & Zoning Hearing Meeting Minutes of December 8, 2009. **All Ayes, Motion carries.**

5. New Business:

Adopt a Recommendation regarding a Special Use Permit for Banzai Motorsports, 5220 Rt. 31:

Discussion: Jason Haubner of Banzai Motorsports currently located at 4507 Ray Street stated that he was moving to a new location that fronted IL Rt. 31. He stated that he wasn't much more involved other than moving bikes from one facility to another. An outdoor display is planned for bikes. He would be using the existing support structure for signage.

Inspector Knudsen stated that the special use is needed for the sales, storage and service of motorcycles, ATV's and other types of recreational vehicles. This building will allow the tenant, Banzai Motorsports better exposure to Rt. 31. There will be interior renovations only, and no additions to the existing building are planned at this time. There is ample room for parking in the existing parking lot. The parking spaces would be needed to be striped prior to obtaining a certificate of occupancy.

Public Comment: The owner of the property located at 4507 Ray Street was present and stated that he hated to lose Banzai as a tenant, but he understands why they were moving.

PROPOSED MOTION

The Planning and Zoning Commission respectfully recommends to the Village Board approval of a special use for the property commonly known as 5220 Route 31, Prairie Grove, IL. to allow the sales, storage and service of motorcycles, ATV's and recreational vehicles with the following conditions:

1. All outdoor display of vehicles shall be located completely on the subject property, and shall not interfere with required parking spaces.
2. Any future building additions, changes to the building facade or the existing signage shall be subject to review by the Architectural Review Commission.
3. Any building additions or new signage shall be subject to review by the Planning and Zoning Commission.

Motion by Robin Pendergrast, 2nd by Bob Saley to Recommend the Special Use Permit for Banzai Motorsports for the property commonly known as 5220 Route 31, Prairie Grove, IL. to allow the sales, storage and service of motorcycles, ATV's and recreational vehicles with the following conditions:

1. All outdoor display of vehicles shall be located completely on the subject property, and shall not interfere with required parking spaces.
2. Any future building additions, changes to the building facade or the existing signage shall be subject to review by the Architectural Review Commission.
3. Any building additions or new signage shall be subject to review by the Planning and Zoning Commission.

On a Role Call Vote: All Commissioners voted aye. Motion carries.

Discussion Regarding Draft of Village of Prairie Grove 2010 Zoning Map:

Administrator Smith stated that the Planning & Zoning Commission hasn't reviewed this in the past and that no formal recommendation is needed. She stated that this has been sent to the listserv for review and that by doing so she's had some feedback. MCCD noticed that their property that is in the Village is currently listed as E3 and E-5. They have never petitioned the Village to have their property changed to the OSR zoning classification. They may do so in the future and then the Planning & Zoning Commission would have a Hearing on it at that time.

Administrator Smith stated that the Village recently approved the Rt. 176 Corridor Plan and that the zoning reflected in that plan is not reflected on this zoning map. Since the Rt. 176 Corridor Plan is a planning tool for the future land use decisions, the zoning wouldn't be reflected on our zoning map at this time. If anyone has any comments they can call or send them to Administrator Smith via e-mail.

7. Adjournment: Motion to adjourn by Bob Gray, 2nd by Bob Saley to close this Public Hearing at 7:36 PM. All Ayes, Motion carries.

**Respectfully Submitted by:
Kim Minor, Village Clerk**