

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
William J. Ganek Municipal Center – Board Room  
November 11, 2013**

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

Present: Chairperson Patrician; Commissioners Hoferle, Szpekowski, Sabatine, and Sturznickel.

Absent: Commissioner Neuhalfen and Zaplatynsky.

Staff Members Present: Katherine Parkhurst, Senior Planner; Ben Mason, Senior Planner; and Kelly Cahill, Village Attorney.

**AGENDA ITEM 2:** Approval of Minutes from the October 14, 2013 Meeting.

Chairperson Patrician entertained a motion to approve the October 14, 2013 minutes. Commissioner Sabatine motioned and Commissioner Szpekowski seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

Chairperson Patrician noted that the following item would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for Re-zoning to O-T and a Final PUD (Case No. 2013-16. 421 S. Main Street)

**AGENDA ITEM 3:** Consideration of a Request for Re-Zoning to O-T and Final PUD (Case No. 2013-16. 421 S. Main Street)

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Mrs. Parkhurst called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Sabatine. Absent: Neuhalfen and Zaplatynsky

**PETITIONER COMMENTS**

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing 421 S. Main Street were the property owners, James and Donna Jendruczek. James explained they purchased the property in July with the intent of housing and displaying their private antique and classic car collection. No work would be done on the vehicles in the building, only restored vehicles would be kept in the building.

**STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mr. Mason gave a brief overview of his memorandum of November 11, 2013. He noted that the property is currently zoned I-1 which is no longer compatible with the rest of the zoning and uses

in the Downtown. Rezoning the property to O-T would allow the property owner to use the building as they desire and also provide opportunities for redevelopment in the future. The vehicles will be displayed on the upper level with options for the lower level to be leased to a retailer. The building has been vacant for a couple of years and the new owner is willing to do some needed maintenance on the exterior of the building and the property (replace a door that does not work, remove the old monument sign, paint the doors at the rear of the building, and replace a fence).

*Chairperson Patrician* inquired if there were any Commissioner questions or comments.

*Commissioner Hoferle* asked if there would be any signage installed for this use. Mr. Jendruczek stated no and he will remove the old monument sign. *Commissioner Hoferle* stated this is an unusual use for the building, but it will be nice to have the building used and maintained.

*Commissioner Szpekowski* asked for clarification on what improvements would be done to the exterior of the building. Mr. Jendruczek stated he would like to replace the non-functioning door with a larger door to get the cars through. He will remove the exterior signage on the property as well. *Commissioner Szpekowski* asked if any landscaping will be installed. Mr. Jendruczek stated there really is no room for any landscaping; however, he will see what the site looks like after the construction is complete.

*Chairperson Patrician* inquired if the windows will be lit at night. Mr. Jendruczek stated after he has installed his security system, he would not be opposed to lighting the windows at night so people can see the cars and the displays that the Village installs. There are lights on the outside of the building now, above the windows. *Chairperson Patrician* inquired about the amount of parking on site. Mr. Jendruczek stated there are 22 spaces in the lot. He plans on sealing and striping the lot after the construction is complete. *Chairperson Patrician* inquired if this is a long-term investment or a short-term use for them. Mr. Jendruczek stated he will be making an investment into this building and creating the displays for his cars. He needs the building to store all his cars in one location. He is open to future redevelopment in the future.

*Commissioner Sabatine* stated he was glad to see improvements done to a building that was vacant and that he is comfortable with the car storage since a structural engineer has reviewed the building.

*Commissioner Sturznickel* inquired how many cars could be stored in the building. Mr. Jendruczek stated it is a 7,000 square foot building that could house 50 cars. However, this will be for his private collection and he has about a dozen cars currently. *Commissioner Sturznickel* inquired about access to the rear of the building. Mr. Jendruczek stated there is a drive on the south side of the building that is accessible to the rear of the building. He will be petitioning IDOT to allow him to retain the south access drive into the property in order to facilitate truck traffic.

## **PUBLIC COMMENT**

Chairperson Patrician called for public comments. There was no one wishing to make any comments. Chairperson Patrician closed the public comments.

## **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for Re-zoning to O-T and a Final PUD for 421 S. Main Street. Commissioner Hoferle moved and Commissioner Sturznickel seconded a motion to approve the request for re-zoning to O-T and a Final PUD consistent with the conditions recommended by staff and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sabatine, Sturznickel, and Szpekowski. Nays: None. Absent: Neuhalfen and Zaplatynsky. Motioned carried.

## **CLOSE PUBLIC HEARING**

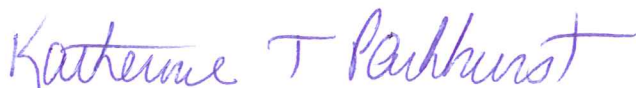
### ***AGENDA ITEM 4:*** New/Old Business

The commission inquired about the status of Riverside Plaza. The developer has obtained financing for completion of the project.

### ***AGENDA ITEM 5:*** Adjournment

Chairperson Patrician entertained a motion to adjourn the meeting. Commissioner Sturznickel motioned and Commissioner Sabatine seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:10 p.m.

Respectfully Submitted,



Katherine T. Parkhurst, AICP  
Senior Planner/Recording Secretary