

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
William J. Ganek Municipal Center-Board Room  
June 9, 2014**

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

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

Absent: Commissioner Neuhalfen, Sabatine, and Zaplatynsky.

Staff Members Present: Ben Mason, Senior Planner and Brad Stewart, Village Attorney.

**AGENDA ITEM 2:** Approval of Minutes from the April 14, 2014 Meeting.

Chairperson Patrician entertained a motion to approve the April 14, 2014 minutes. Commissioner Sturznickel motioned and Commissioner Hoferle 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 items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for a Special Use Permit (Case No. 2014-06. 415-417 N. Main Street)

**AGENDA ITEM 3:** Consideration of a Request for a Special Use Permit  
(Case No. 2014-06. 415-417 N. Main Street)

**OPEN PUBLIC MEETING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Mr. Stewart swore in the petitioner and verified that proper notice of the meeting had been posted. Representing 415-417 N. Main Street were Rosemarie and Maria Pavlovic, the petitioner. Ms. Pavlovic stated that the building is a two-unit duplex and they would like to reside in one unit and rent out the second unit.

**STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mr. Mason gave a brief overview of his memorandum of June 9, 2014. He explained the subject property is zoned B-1 Business and had previously been used as a two-unit residential duplex home. There are two front doors, and one leads directly upstairs to a separate dwelling unit on

the second floor. Recent use of the property as a residence was considered legal, non-conforming according to the village's Zoning Code and because the dwelling units have been vacated for a period of greater than six (6) consecutive months, a Special Use Permit to allow future use of the property for residential purposes is required since the property is located in a commercial zoning district. Staff recommends the special use permit and not rezoning the property to residential because leaving the zoning commercial will allow for more flexibility in the future.

Chairperson Patrician inquired if there were any Commissioner questions or comments. There were no comments or questions from the commission.

#### **PUBLIC COMMENT**

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

#### **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for residential dwelling units at 415-417 N. Main Street. Commissioner Szpekowski moved and Commissioner Hoferle seconded a motion to approve the request for a Special Use Permit, 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, Sturznickel, and Szpekowski. Nays: None. Absent: Neuhalfen, Sabatine, Zaplatynsky. Motioned carried.

#### **CLOSE PUBLIC MEETING**

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

- Oaths of office signed by commission members re-appointed in May
- TIF public meeting has been scheduled for 7:00pm Monday, June 23
- Route 31 Western Bypass tentatively planned to be open to traffic by August

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

Chairperson Patrician entertained a motion to adjourn the meeting. Commissioner Sturznickel motioned and Commissioner Hoferle seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,



Ben Mason  
Senior Planner/Recording Secretary