

**I. CALL TO ORDER:**

The Planning and Zoning Commission meeting was called to order at 7:33 pm by Chairman Susanke.

**II. ROLL CALL:**

Present were Chairman Susanke, Commissioners Gilmore, Kaufman, Kotleba, Martin, Magsamen and Slovacek. Also in attendance were Community Development Director Cathleen Tymoszenko, and several people in the audience.

**III. PLEDGE OF ALLEGIANCE:**

Chairman Susanke led those in attendance in reciting the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Kaufman to approve the agenda. The motion was carried by unanimous roll call vote.

**V. APPROVAL OF MINUTES:**

1. Regular Meeting – September 30, 2013

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to approve the September 30, 2013 Planning and Zoning Commission meeting minutes. The motion was carried by unanimous roll call vote.

**AYES:** Commissioners Kaufman, Magsamen, Kotleba, Martin, Slovacek, and Gilmore

**NAYS:** None

**VI. QUESTIONS FROM THE AUDIENCE:** There were none.

**VII. UNFINISHED BUSINESS:** There were none.

**VIII. NEW BUSINESS:**

- A. Public Hearing - 218 S. Second Street – Variation to allow for the construction of an attached garage in required side yard.**

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Kotleba to open the public hearing. The motion was carried by unanimous roll call vote.

Chairperson Susanke gave a brief summary of the reason for the Public Hearing for 218 South Second Street on the northwest corner of Second and Liberty Streets. Director Tymoszenko confirmed publication of the legal notice in the newspaper and certified mail notices to all property owners within 250 feet of the subject property.

Mr. Rick Browne, Architect for the homeowners, Mr. & Mrs. Carl Pietraszewski provided the Commission with a brief background regarding the home and lot. He noted that the house is located on a corner lot creating two front yards. It was mentioned that front door is located on Second Street while the driveway is off of Liberty Street. The detached garage is located in the year of the property and that the Pietraszewskis would like to remove the detached garage and construct a new attached garage along Liberty Street frontage in line with the house's existing setback to provide them more living space and a more useful back yard. Mr. Browne explained that the design will maintain the character and architecture of the house and gave a brief overview of the design of the pergola and walkway as well as the garage. Mrs. Pietraszewski also mentioned that demolition of the old garage and the new attached garage will also allow for reconfiguring the driveway to avoid flooding issues in the cellar.

The homeowners, the Pietraszewskis are petitioning for a three (3) foot variance on the side yard. This would be a reduction from the current six (6) foot requirement. Discussion was held as to whether the variance would be for the side yard or backyard. It was noted that it is for the side yard.

Discussion was held regarding the uniqueness of the lot and if the renovations would be out of character of the neighborhood and it was noted that it is not, and would fit in nicely.

**MOTION:** Commissioner Magsamen moved and Commissioner Gilmore seconded to close the public hearing. The motion was carried by unanimous roll call vote.

**MOTION:** Commissioner Kaufman moved to make motion to grant the side yard variance for the 218 South Second Street as submitted based on the memo dated February 18, 2014 striking out third paragraph, second sentence and the finding of facts for 218 South Second Street with the following conditions:

1. Compliance with site plan and specifications submitted by Mr. & Mrs. Pietraszewski.
2. Presentation of project budget to determine whether Review by Appearance Review is necessary.
3. Compliance with all other applicable codes and ordinances.

After a second by Commissioner Kotleba, the motion was carried by roll call vote of 5-1.

**AYES:** Commissioners Kaufman, Magsamen, Kotleba, Martin, and Slovacek,

**NAYS:** Commissioner Gilmore

**B. Discussion and Introduction of the Proposed Text Amendment 10-5-1:B  
Conduct of Business Merchandise Sold**

The Village Board has directed staff to work with the Planning and Zoning Commission regarding a proposed text amendment to 10-5-1: B and that the Village Board has provided a 90 day moratorium on the establishment of any new used merchandise store in order to provide a person of time to examine the village's zoning regulations with respect to used merchandise stores.

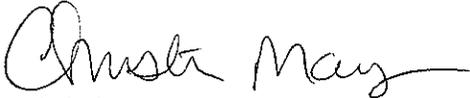
Director Tymoszenko requested the Commission to discuss and provide feedback and guidance of the proposed text amendment and determine an appropriate and compatible location for the sale of used merchandise.

Discussion was held regarding the zoning ordinance. Director Tymoszenko drafted a chart of the zoning districts which would allow the sale of used merchandise for the commissioners to review and provide feedback. It was discussed which zoning districts currently allow the sale of used merchandise and which zones do not.

It was requested that the Commission continue to review and provide feedback to the zoning ordinance and determine which districts should be allowed to sell used merchandise and which would be considered special use licenses.

**X. ADJOURNMENT:**

Commissioner Gilmore moved for adjournment, and Commissioner Magsamen seconded the motion. The meeting adjourned at 9:42 p.m.

  
Christin Mangan  
Commission Secretary