

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
June 11, 2012**

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

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

Absent: Commissioners Neuhalfen, Sabatine and Zaplatynsky.

Staff Members Present: Russ Farnum, Community Development Director; Katherine Parkhurst, Senior Planner; Ben Mason, Senior Planner; Kelly Cahill, Village Attorney; and Kimberly Nix, Recording Secretary.

**AGENDA ITEM 2:** Approval of Minutes from the November 14, 2011 Meeting.

Chairperson Patrician entertained a motion to approve the November 14, 2011 minutes. Commissioner Hoferle motioned and Commissioner Sturznickel 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 Annexation and Zoning of Various Parcels (525 S. Hubbard Street, 1225 Hillside View Drive, 1334 Hillside View Drive, 1201 S. Main Street and 1229 Meadow Drive. (**Case No. 2012-02. Annexations of Various Parcels**)

**AGENDA ITEM 3:** Consideration of a Request for Annexation and Zoning of Various Parcels (525 S. Hubbard Street, 1225 Hillside View Drive, 1334 Hillside View Drive, 1201 S. Main Street and 1229 Meadow Drive.

**Case No. 2012-02. Annexations of Various Parcels**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Representing the Village of Algonquin was Katherine Parkhurst, Senior Planner.

Mrs. Parkhurst gave a brief overview of her memorandum of June 11, 2012. She explained that the parcels to be annexed into the Village have always received Village services and this will

continue; they will now be taxed Village taxes. The property owners are all willing to have the Village formally annex their properties. Staff recommends approval of annexing these parcels into the Village.

#### **STAFF AND COMMISSION QUESTIONS/COMMENTS**

*Commissioner Hoferle* asked if there are any other parcels similar to these in the Village, to which Mrs. Parkhurst said that is a good possibility; however, the Village is confident there are no more in the area surrounding these parcels.

*Commissioner Sturznickel* asked what commercial property was being annexed into the Village. Mrs. Parkhurst explained it is part of the Fox River Center development.

#### **PUBLIC COMMENT**

There was no one wishing to make any comments.

#### **CLOSE PUBLIC COMMENT**

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

Chairperson Patrician entertained a motion to approve the request for Annexation and Zoning of Various Parcels (525 S. Hubbard Street, 1225 Hillside View Drive, 1334 Hillside View Drive, 1201 S. Main Street and 1229 Meadow Drive). Commissioner Szpekowski moved and Commissioner Hoferle seconded a motion to approve the request for Annexation and Zoning of Various Parcels, consistent with the plans submitted by the petitioner, 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: Commissioners Neuhalfen, Sabatine and Zaplatynsky. Motioned carried.

#### **CLOSE PUBLIC HEARING**

**AGENDA ITEM 4:** Consideration of a Request for a Special Use Permit for Truck Rental.  
**Case No. 2012-04. Home Depot**

#### **OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

#### **PETITIONER COMMENTS**

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Home Depot was David Behrens.

Mrs. Parkhurst gave a brief overview of her memorandum of June 11, 2012. She explained that Penske would like to establish truck rentals at the Home Depot store. There will be a maximum of 6 rental trucks available. Additional landscaping is required to be added to the berm in the rear of the store to provide additional screening of the trucks.

## **STAFF AND COMMISSION QUESTIONS/COMMENTS**

*Commissioner Sturznickel* wondered if the Home Depot rental trucks are included in this truck rental, to which Mrs. Parkhurst said no. He then asked if it was specified in the conditions that there is no fuel storage for the trucks onsite. Mrs. Parkhurst said that it was not specified in the conditions.

*Commissioner Szpekowski* asked if there will be a slot for keys to be dropped off after closing hours, to which Mrs. Parkhurst said yes.

*Commissioner Hoferle* asked what size trucks will be onsite. Mr. Behrens explained that the truck sizes will range from a van to about 24 feet in length.

*Commissioner Patrician* asked where the condition is regarding 3 complaints against Home Depot will result in voiding the Special Use Permit, to which Mrs. Parkhurst informed him it can be found in Condition 8.

## **PUBLIC COMMENT**

There was no one wishing to make any comments.

## **CLOSE PUBLIC COMMENT**

## **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for Truck Rental for Home Depot. Commissioner Sturznickel moved and Commissioner Hoferle seconded a motion to approve the request for a Special Use Permit for Truck Rental, consistent with the plans submitted by the petitioner, the conditions recommended by staff, with the addition of a condition referencing no gas storage permitted 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: Commissioners Neuhalfen, Sabatine and Zaplatynsky. Motioned carried.

## **CLOSE PUBLIC HEARING**

**AGENDA ITEM 5:** Consideration of a Request for a Special Use Permit for a Chiropractic Office.

**Case No. 2012-05. Fernandes Chiropractic**

## **OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

## **PETITIONER COMMENTS**

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Fernandes Chiropractic was Mr. and Dr. Fernandes, Fernandes Chiropractic.

Dr. Pamela Fernandes gave a brief background of the business.

#### **STAFF AND COMMISSION QUESTIONS/COMMENTS**

Ben Mason gave a brief overview of his memorandum of June 11, 2012. The chiropractic office will be located in Lot 5 of the Square Barn Center on West Algonquin Road. It will operate Monday thru Thursday. There is a surplus of parking spaces in the adjacent parking lot for this type of business.

*Commissioner Hoferle* wanted to make sure all medical testing items are disposed of in the proper manner. Dr. Fernandes assured staff they would be.

*Commissioner Sturznickel* asked how many doctors will be employed at the practice, to which Dr. Fernandes said just herself. He then asked if a doctor can be added to the practice without the petitioner coming back before the Commission. Mr. Mason said yes.

*Commissioner Patrician* wondered how many patients will be at the practice at any one time, to which Dr. Fernandes thought about 4. He then asked for a count on the number of treatment rooms. Dr. Fernandes said there will be 6. Commissioner Patrician also asked if the practice ever expands into an adjacent unit(s) with X-Ray equipment, etc., would the petitioner need to come back before the Commission. Mr. Mason said no; all documentation would just need to be provided to the Building Department.

#### **PUBLIC COMMENT**

There was no one wishing to make any comments.

#### **CLOSE PUBLIC COMMENT**

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

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for Fernandes Chiropractic. Commissioner Szpekowski moved and Commissioner Hoferle seconded a motion to approve the request for Special Use Permit Fernandes Chiropractic, consistent with the plans submitted by the petitioner, 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: Commissioners Neuhalfen, Sabatine and Zaplatynsky. Motioned carried.

#### **CLOSE PUBLIC HEARING**

**AGENDA ITEM 6:** Consideration of a Request for Amendment to the Zoning Ordinance – Section 21.12 Special Use and 21.18 Public Hearing.

**Case No. 2012-03. Zoning Ordinance Amendments**

## **OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Nix called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Sturznickel and Szpekowski. Absent: Commissioners Neuhalphen, Sabatine and Zaplatynsky.

## **PETITIONER COMMENTS**

Representing the Village of Algonquin was Russ Farnum, Community Development Director.

Mr. Farnum gave a brief overview of his memorandum of May 9, 2012. He explained that pawn shops and payday advance stores will be added to the Village's list of Special Uses. Recycling centers will be added in Industrial Districts. Public hearing notices will no longer include a legal description of the property, but rather the common name and the parcel number.

## **STAFF AND COMMISSION QUESTIONS/COMMENTS**

*Commissioner Szpekowski* asked if Cash 4 Gold stores are included in the definition of pawn shops, to which Mr. Farnum said no. She then asked how the recycling centers operate. Mr. Farnum explained that they are recycling drop off centers.

*Commissioner Patrician* wondered if these changes and additions are simply housekeeping items, to which Mr. Farnum said yes. He also asked if Sold on EBay stores are included in the definition of pawn shops. Mr. Farnum said no.

*Commissioner Sturznickel* asked if previously adopted Ordinances regarding Special Uses of developments that were never built will be grandfathered going forward, to which Mr. Farnum said yes.

## **PUBLIC COMMENT**

There was no one wishing to make any comments.

## **CLOSE PUBLIC COMMENT**

## **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for Amendment to the Zoning Ordinance – Section 21.12 Special Use and 21.18 Public Hearing. Commissioner Hoferle moved and Commissioner Szpekowski seconded a motion to approve the request for Zoning Ordinance Amendments as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel and Szpekowski. Nays: None. Absent: Commissioners Neuhalphen, Sabatine and Zaplatynsky. Motioned carried.

## **CLOSE PUBLIC HEARING**

### **AGENDA ITEM 7: New/Old Business**

- CMAP Downtown Planning Grant—Mr. Mason gave a brief PowerPoint presentation on the CMAP Downtown Planning project. Staff will continue to keep the Commission updated on the progress of the study.

- Riverside Square
- Edgewood Drive construction

***AGENDA ITEM 5:*** Adjournment

Chairperson Patrician entertained a motion to adjourn the meeting. Commissioner Szpekowski 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 9:00 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kimberly Nix", written in a cursive style.

Kimberly Nix, Recording Secretary