

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
March 11, 2013**

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

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

Absent: Commissioners Neuhalfen

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

**AGENDA ITEM 2:** Approval of Minutes from the February 11, 2013 Meeting and February 18, 2013 Special Meeting.

Chairperson Patrician entertained a motion to approve the February 11, 2013 and February 18, 2013 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 a Special Use Permit for Soma Medi Spa and Wellness Center (**Case No. 2013-02. Soma Medi Spa**)
- Consideration of a Request for Annexation, Zoning Upon Annexation to R-1E, and Special Use Permit for Sleepy Hollow Cell Tower (**Case No. 2013-04. Sleepy Hollow Cell Tower**)

**AGENDA ITEM 3:** Consideration of a Special Use Permit for Soma Medi Spa  
**Case No. 2013-02. Soma Medi Spa and Wellness Clinic**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Soma Medi Spa was Annmaire Carlson, Manager and Lauren Thompson, Senior Laser Technician, representing the property ownership was Laura Picard.

The representatives from Soma Medi Spa stated their business would be located at 790 S. Randall Road and the hours of operation will be Monday-Friday from 9am-7pm, and Saturday from 9am to 5pm. Services offered include laser hair removal, weight loss programs, botox treatments, and facials. The spa also has an office in Lake Zurich and the practice has 2 licensed physicians, Dr. Lata Gupta and Dr. Mark Santa Ines.

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

Ms. Katie Parkhurst, Senior Planner gave a brief overview of her memorandum of March 11, 2013. She noted that the proposed office space is in a multi-tenant commercial center that has shared parking and there are options on site for Staff to park at the rear of the building, so that the spaces in front are available for patients. Ms. Parkhurst reviewed the findings of fact in the staff memorandum and noted that the subject property is zoned B-2 PUD and a medical office is allowed with a Special Use Permit in this zoning district.

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

*Commissioner Sturznickel* asked if the medical office includes X-ray or plastic surgery services, to which the representatives from Soma Medi Spa stated their office does not offer either service. *Commissioner Sturznickel* also asked what type of medical waste is generated by the office, to which the petitioner stated there is very little and it primarily consists of needles.

*Commissioner Zaplatynsky* inquired as to whether there are other medical spas in Algonquin, to which Staff indicated they believe there is at least one other.

#### **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 a Special Use Permit for a medical office at 790 D S. Randall Road. Commissioner Szpekowski moved and Commissioner Sabatine seconded a motion to approve the request for a Special Use Permit 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, Sabatine, Sturznickel, Szpekowski and Zaplatynsky. Nays: None. Absent: Commissioners Neuhaufen. Motioned carried.

#### **CLOSE PUBLIC HEARING**

**AGENDA ITEM 4:** Consideration of a Request for Annexation, Zoning upon Annexation to R-1E, and a Special Use Permit  
**Case No. 2013-04 Sleepy Hollow Cell Tower**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Ms. Cahill verified that proper notice of the meeting had been posted. Representing Crown Castle Company was Christopher LaValle and James Grzenia.

Mr. Grzenia explained that the cell tower has been on this site since the late 1980's. Crown Castle wishes to annex the property to make obtaining permits and compliance easier and less confusing than working with the County and the Village.

**STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mr. Mason gave a brief overview of his memorandum of March 11, 2013. He explained that the petition involves annexing the property, zoning it residential to be consistent with the surrounding uses, and issuing a special use permit to allow the tower. The Village is interested in annexing the property to clear up discrepancies between Kane County and the Village and to bring the site up to compliance with Algonquin standards. Conditions of the approval include the gravel driveway would need to be paved and landscaping will need to be installed around the base of the cell tower. The Special Use permit allows for regular maintenance of the tower and the addition of antennae and replacement of equipment with building permits. If additional height was desired or another tower on the site, a new special use permit would be required.

*Chairperson Patrician* asked for clarification on the current Village boundary line and the boundary agreement with Carpentersville. Mr. Mason explained the exhibit in the staff report showing the boundary line.

*Commissioner Hoferle* inquired why the property would be zoned residential instead of commercial. Ms. Cahill explained that the underlying zoning stays with the property. So, if the cell tower goes away, the property would be zoned residential which is compatible with the surrounding land use and provides for more control of the property in the future.

*Commissioner Zaplatynsky* asked how a resident would purchase the second lot if the Village is requiring the two lots to be combined. Mr. Mason state the Village prefers to see the lots combined into one. If someone wishes to purchase the other lot, that would need to be done soon.

*Chairperson Patrician* inquired what the future plans are for the property. Mr. Grzenia stated the tower was originally installed by AT&T and later sold to Crown Castle. They own the entire site and plan to maintain the site. They do not have any plans to construct more towers.

## **PUBLIC COMMENT**

Chairperson Patrician called for public comments. Ms. Cahill sworn in each person prior to their testimony.

Todd Anderson, 5 Yorkshire Court, Algonquin inquire what the procedure is for putting in another tower on the site. Mr. Mason explained a new special use permit would be required, and that would be a process the same as the one this evening (file a petition with the Village, legal notice, public hearing, approval/denial by the Village Board). Mr. Anderson stated he would have concerns about property values in more towers were added to the site. He asked what providers are on the tower now and going to be on the tower in the future. Mr. Grzenia stated that T-mobile and Clearwater have permits in for review now. He cannot specifically state who is on the tower, but stated that Crown works with the major providers as well as 50 smaller companies. Mr. Anderson inquired about the power output from the tower. Mr. Grzenia explained the power is very minimal and all well below FCC regulations.

Pardeep Verma, 6667 Majestic Way, Carpentersville inquired how often the tower is tested for structural stability. Mr. Grzenia stated a full structural analysis, by a structural engineer is done before each and every antenna is installed on the tower. There is also regular maintenance done to ensure the tower is safe. Mr. Verma stated there are dead/dying trees along the property line and he was hoping Crown Castle could remove them before they fall on his property. Mr. Grzenia state he would follow up with the appropriate person in his company to look at this matter. Mr. Verma inquired how many antennas can be placed on the tower. Mr. Grzenia stated he did not know a total number; however, stated the lowest that any antenna would be placed was 50-60 feet above the ground. Mr. Verma inquired about health concerns. Mr. Grzenia explained that people should be more concerned about their microwaves in the home than the tower, as the power from the tower is only 16 watts, about 1/3 of microwaves.

Chairperson Patrician closed the public comments.

*Commissioner Sturznickel* asked how long has the tower been there in relation to the homes? Mr. Mason stated the tower was there at least 10 years before the Willoughby Farms development started.

*Commissioner Zaplatynsky* asked what is the life span of a tower? Mr. Grzenia stated there is not a life span if the tower is properly maintained. The oldest tower that he knows of was construction in 1956 and is still doing fine.

*Chairperson Patrician* inquired where the landscaping would be installed. Mr. Mason clarified that the landscaping will be installed around the base of the tower that is fenced.

*Chairperson Patrician* inquired what can be done with the rest of the property. Mr. Mason explained the property is privately owned. The property will be zoned R-1E, so residential uses would be appropriate.

*Commissioner Zaplatynsky* verified that once the property is annexed it will have to comply with Village ordinances, such as grass cutting. Mr. Mason stated yes.

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

Chairperson Patrician entertained a motion to approve the request for Annexation, Zoning upon Annexation to R-1E and a special use permit for the Sleepy Hollow Cell Tower. Commissioner Hoferle moved and Commissioner Sturznickel seconded a motion to approve the request for Annexation, zoning upon annexation to R-1E, and special use permit for Sleepy Hollow Cell Tower consistent with the plat submitted, 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, Szpekowski, and Zaplatynsky. Nays: None. Absent: Commissioner Neuhalphen. Motioned carried.

#### **CLOSE PUBLIC HEARING**

##### ***AGENDA ITEM 5:*** New/Old Business

- Construction on the Western Bypass has continued through the winter as conditions allow. Works should be ramping up soon for the season.

##### ***AGENDA ITEM 6:*** Adjournment

Commissioner Sabatine made a motion to adjourn the meeting and Commissioner Zaplatynsky seconded and a voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:20pm.

Respectfully Submitted,



Katherine T. Parkhurst, AICP  
Senior Planner/Recording Secretary

