

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center – Board Room
September 9, 2013**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioner Neuhalfen.

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

AGENDA ITEM 2: Approval of Minutes from the August 12, 2013 Meeting.

Chairperson Patrician entertained a motion to approve the August 12, 2013 minutes. Commissioner Hoferle motioned and Commissioner Sabatine 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. 2013-12. Natural Expressions Naprapathy**)
- Consideration of a Request for a Special Use Permit (**Case No. 2013-13. Algonquin Business Center**)

AGENDA ITEM 3: Consideration of a Request for a Special Use Permit
(**Case No. 2013-12. Natural Expressions Naprapathy**)

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Natural Expressions Naprapathy was Dr. Nina Pregont. She explained her practice offers a non-invasive approach to health and wellness, and the office won't have any X-ray equipment or generate any medical waste. The office will see approximately 3-4 patients a day, and will not have any extra staff support for at least the first year.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Ms. Parkhurst gave a brief overview of her memorandum of September 9, 2013. She noted the location is 270 Stonegate, which is in a multi-tenant professional building. The property is not a prime retail site and there are several other existing office tenants in the building. Staff recommends approval of a Special Use Permit and Ms. Parkhurst read the findings of fact to the commission.

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

Commissioner Hoferle asked if there is adequate parking available for the new office, to which Ms. Parkhurst stated the parking for this office can be accommodated by the existing parking lot.

Chairperson Patrician asked why a special use permit is required for this doctor's office since it won't have any medical waste. Ms. Parkhurst stated that parking demand is another item that requires consideration for a medical office and she reiterated that the parking needs for this particular tenant would be very low given their anticipated small number of patient visits per day.

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 Natural Expressions Naprapathy. Commissioner Szpekowski moved and Commissioner Sturznickel 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: Neuhalfen. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Consideration of a Request for a Special Use Permit
(Case No. 2013-13. Algonquin Business Center)

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Algonquin Business Center was John Fuhler, property owner. Mr. Fuhler stated the business center has approximately 20,000 square feet of tenant space in two professional

buildings on the property. There are currently two medical office tenants and the request is for a special use permit to allow future medical offices as a permitted use in the business center.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Ms. Parkhurst gave a brief overview of her memorandum of September 9, 2013. She stated the Algonquin Business Center development was approved in 1997 and Niequist Chiropractic recently moved into a vacant space without a special use permit. The majority of existing tenants are service-oriented and the property is not prime retail space. The property owner has requested a blanket special use permit for the entire development, to bring the existing medical office tenants and Dr. Niequist into conformance with current zoning regulations. There is sufficient parking on-site for patients of the existing office tenants and there is also a parking lot at the rear of the building that can be used by business owners and their employees. Staff recommends approval of a Special Use Permit for the overall Algonquin Business Center and Ms. Parkhurst read the findings of fact to the commission.

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

Commissioner Hoferle asked how future medical offices would be reviewed if a blanket special use is approved for the property, to which Ms. Parkhurst stated businesses would still be required to go through the village's building permit process which will provide Staff with an opportunity to review future tenants. She noted that the village has issued blanket special use approval for medical office in other areas in the past, such as the Briarwood Office Center on County Line Road.

Commissioner Sturznickel asked if the property owner would also have the ability to lease space to a retail or restaurant user, to which Ms. Cahill stated yes general commercial uses allowed under the property's B-2 zoning would continue to be allowed as a permitted use.

Commissioner Zaplatynsky asked if the village has had any problems with implementation of the special use permit that was issued for the Briarwood Office Center, to which Ms. Parkhurst stated she was not aware of any.

Chairperson Patrician inquired whether the village would still have an opportunity to review a new medical office, to determine what type of equipment and waste may be associated with the business. Ms. Parkhurst explained that typically a new business needs to submit build-out plans for review by the village and that they are also required to fill out a new business registration form and schedule a walk-through inspection with the Building Department, to ensure their tenant space meets code prior to the village issuing a certificate of occupancy.

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 Algonquin Business Center. Commissioner Sturznickel moved and Commissioner Hoferle 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: Neuhalfen. Motioned carried.

CLOSE PUBLIC HEARING

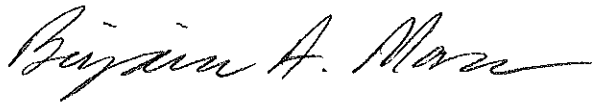
AGENDA ITEM 5: New/Old Business

The commission inquired about the status of Riverside Plaza and Oktober Wolfe. Staff stated the Oktober Wolfe developer has withdrawn their petition for N. River Road and the Riverside Plaza developer is still working to obtain financing for completion of their project.

AGENDA ITEM 6: 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 7:55 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Benjamin A. Mason".

Benjamin A. Mason, AICP
Senior Planner/Recording Secretary