

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
April 14, 2014**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioner Sabatine and Zaplatynsky.

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

AGENDA ITEM 2: Approval of Minutes from the March 10, 2014 Meeting.

Chairperson Patrician entertained a motion to approve the March 10, 2014 minutes. Commissioner Sturznickel motioned and Commissioner Szpekowski 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. 2014-04. Clips 'N Wiggles, LLC**)

AGENDA ITEM 3: Consideration of a Request for a Special Use Permit (**Case No. 2014-04. Clips 'N Wiggles, LLC**)

OPEN PUBLIC MEETING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Clips 'N Wiggles, LLC were Daniel and Angela Cords, the business owners. Ms. Cords explained that she will be the office manager, and her husband Daniel Cords will be the groomer. The business will not have any additional employees to start with, but may hire more in the future as the business grows. The owners live in Huntley and selected the proposed tenant space in Square Barn Commons as a desirable location close to numerous households in both Algonquin and the surrounding communities.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Mason gave a brief overview of his memorandum of April 14, 2014. He explained that the subject property is zoned B-2 and pet grooming uses are allowed with a special use permit in B-1 and B-2 business districts. Mr. Mason noted that there is ample parking of 145 spaces on-site for the shopping center, which will be sufficient to accommodate the business. He also stated that the dogs will be kept indoors at all times, however staff has requested the petitioner work with the landlord to designate an outdoor relief area at the rear of the property, in the event one is needed on occasion.

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

Commissioner Hoferle asked why the pet grooming business requires a special use permit, to which Mr. Mason explained that all pet care uses require a special use permit to ensure there is adequate parking and the business will not be a nuisance to surrounding properties.

Commissioner Sturznickel asked if the business would have a retail area with pet-related items for sale, to which the owners indicated the business focus is on pet grooming and there likely won't be a retail component, at least in the beginning.

Chairperson Patrician asked whether the condition in staff's memo requiring the business's motor vehicles to be parked at the rear of the building were a village code requirement, to which Mr. Mason explained staff typically places the condition on businesses that may involve cars or trucks with logos or decals so that they are prohibited from parking in highly visible areas and serving as additional signage.

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 Clips 'N Wiggles, LLC. Commissioner Szpekowski moved and Commissioner Neuhalfen 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, Neuhalfen, Sturznickel, and Szpekowski. Nays: None. Absent: Sabatine and Zaplatynsky. Motioned carried.

CLOSE PUBLIC MEETING

AGENDA ITEM 4: New/Old Business

The commission inquired about the status of the Rt. 31 Western Bypass, Riverside Plaza and Citgo station on Main Street.

AGENDA ITEM 5: Adjournment

Chairperson Patrician entertained a motion to adjourn the meeting. Commissioner Neuhalphen motioned and Commissioner Sturznickel seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ben Mason", with a long horizontal flourish extending to the right.

Ben Mason
Senior Planner/Recording Secretary