

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
William J. Ganek Municipal Center-Board Room  
January 12, 2015**

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

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

Absent: Neuhalfen and Sabatine.

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

**AGENDA ITEM 2:** Approval of Minutes from the December 8, 2014 Meeting.  
Mr. Hoferle asked that the motion for Clarendale be amended to include the request for additional landscaping. A motion by Commissioner Szpekowski to approve the December 8, 2014 minutes as amended, was seconded by Commissioner Hoferle and a voice vote noted all ayes. 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. 2014-15. Dog Training Now**
- Consideration of a Request for a Special Use Permit  
**Case No. 2014-14. All About Kids Dentistry**
- Consideration of a Request for a Final PUD and Special Use Permit  
**Case No. 2012-01. Next Door Storage**

**AGENDA ITEM 3:** Consideration of a Request for a Special Use Permit  
**Case No. 2014-15. Dog Training Now**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Ms. Judy Leonardis, the petitioner and owner of Dog Training Now introduced herself. Ms. Leonardis gave a brief overview of Dog Training Now. The first location is currently in business in Schaumburg. They are looking to expand the business and open a second location in Algonquin. Their training is unique in that they feature day training where the dog is dropped

off in the morning and trained throughout the day. The trainer then works with the dog owner and dog together. Dog Training Now also features a stay and learn program where the dog is taken home by the trainer to continue the training in their home.

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

Mr. Mason reviewed his staff report dated January 12, 2015. Mr. Mason highlighted that the dogs will generally be kept inside for training. They will be taken out for walks and to relieve themselves. To address the concerns from some residents, the dogs will not be let out at the rear of the building. Dogs will not be kenneled overnight on site. The property is zoned B-2 and dog training is permitted with a special use permit.

*Commissioner Zaplatynsky* asked how many dogs per day were expected to be on site. Ms. Leonardis stated approximately 8 dogs are trained each day. The trainers work individually with the dogs and take them outside throughout the day.

*Commissioner Szpekowski* inquired if there is a noise concern for adjacent tenants? Ms. Leonardis explained they are next to other tenants (tanning place and salon) in Schaumburg with no complaints. She believes the landlord is putting up sound proofing between the units at this location.

*Commissioner Hoferle* inquired about a dog relief area? Ms. Leonardis explained the dogs will be taken outside, on a leash, by the trainers to relieve themselves several times a day. The grass area in and around shopping center will be used and the waste will be picked up immediately and disposed of properly.

*Chairperson Patrician* asked how many times a day are the dogs taken outside? Ms. Leonardis stated a few times a day, more for the dogs that are getting potty training. Dog Training Now has been in Schaumburg for 1½ years in a similar strip mall arrangement with no issues.

#### **PUBLIC COMMENT**

Chairperson Patrician called for public comments.

Dee Selesky, 4151 Whitehall Lane, lives behind the property. She stated she is concerned about safety of people and dogs walking in the parking lot and concerned about waste pickup. She does not feel it is an appropriate location since there is residential nearby. She is also concerned about smell. Ms. Selesky also stated there is not a lot of privacy behind the building with the berm and landscaping that is in place today.

Mr. Mason clarified that the petitioner is willing to take dogs out the front. The Village does have a leash law, so dogs would be required to be on a leash.

*Commissioner Szpekowski* stated that at Algonquin Commons, PetSmart, people are very careful bringing their pets in and out of the store.

Kathy Ritter, 4131 Whitehall Lane, stated there is a terrible noise problem from daycare during the summer and the pizza parlor has cars parked outside at the rear of the shopping center for

deliveries and the kids loud. She is not excited about adding more noise to the area with barking dogs.

Dan Dorsch, 4214 Whitehall Lane, stated the public way is not an appropriate area for a business to take dogs to relieve themselves. He believes they should find a private spot for the dogs. Manchester Lakes spends a lot of money to maintain their subdivision.

Ms. Leonardis explained that they pick up after dogs immediately.

#### **CLOSE PUBLIC COMMENT**

There was no one else wishing to make public comment. Chairperson Patrician closed the public comment.

*Commissioner Zaplatynsky* asked the petitioner if she had any additional comments to ease the resident concerns? Ms. Leonardis stated the dogs are trained in sessions throughout the day, so barking is not an issue as the dogs are working and she reiterated that their staff cleans up after dogs immediately.

*Commissioner Hoferle* asked how do the dog daycare businesses in the Village handle dog relief areas? Mr. Mason stated they both have dog relief areas outside behind their buildings, on their property. Mr. Mason explained that due to resident concerns, even though there is a nice landscaped area at the rear of the property owned by the commercial building, the petitioner has agreed to not use this area for a dog relief area.

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

Chairperson Patrician entertained a motion on the request for a Special Use Permit for Dog Training Now.

Commissioner Hoferle moved and Commissioner Sturznickel seconded a motion to recommend approval of a Special Use Permit for Dog Training Now, consistent with the findings of fact and conditions listed in the January 12, 2015 Community Development memorandum.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Neuhalfen and Sabatine. Motioned carried.

#### **CLOSE PUBLIC HEARING**

**AGENDA ITEM 4:** Consideration of a Request for a Special Use Permit  
Case No. 2014-14. All About Kids Dentistry

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

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

## **PETITIONER COMMENTS**

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. The petitioner is Mr. Patrick Hoffman. Mr. Hoffman stated his wife is Dr. Victoria Ursitti, a pediatric dentist and they wish to open a new dental practice for toddlers, children and young adults. Dr. Ursitti currently has a practice in Arlington Heights. They wish to open a new location in Algonquin.

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

Mr. Mason gave a brief overview of his memorandum of January 12, 2015. The dentist office is considered a medical use which requires a Special Use Permit. The business plan indicates that the office will start with limited hours and limited staff and expand as practice grows.

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

*Commissioner Sturznickel* asked the petitioner how they feel about the dog training business next door. Mr. Hoffman stated they are still considering this as they may have some concerns about smell and safety, not noise. Mr. Hoffman stated he will be working with their attorney to review the potential impacts of the dog training business.

*Chairperson Patrician* inquired if x-rays will be taken in the office. Mr. Hoffman stated yes.

## **PUBLIC COMMENT**

Chairperson Patrician called for public comments. There was no one wishing to comment.

## **CLOSE PUBLIC COMMENT**

Chairperson Patrician closed the public comment.

## **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for All About Kids Dentistry.

Commissioner Sturznickel moved and Commissioner Szpekowski seconded a motion to recommend approval of a Special Use Permit for All About Kids Dentistry, consistent with the findings of fact and conditions listed in the January 12, 2015 Community Development memorandum.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Neuhalfen and Sabatine. Motioned carried.

## **CLOSE PUBLIC HEARING**

**AGENDA ITEM 5:** Consideration of a Request for a Final PUD and Special Use Permit  
**Case No. 2012-01. Next Door Storage**

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

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

## **PETITIONER COMMENTS**

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. The petitioner representatives included Phil and Jack Murphy, owners, Michael Caldwell, project engineer, and Mark Sullivan, project architect.

Mr. Phil Murphy stated that he owns Next Door Storage and is proposing to update and enhance the appearance of the property. The front office structure will be demolished, and replaced with a new climate-controlled building. The rear of the property currently consisting of a gravel surface will be paved with permeable pavers.

Mr. Sullivan explained the architecture of the new building will have an improved design over the existing structure. The new building will have a stone base, brick main field, and elements at the top to add interest, such as parapet walls and cornice treatments. The windows will have bronze frames.

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

Ms. Parkhurst gave a brief overview of her memorandum of January 12, 2015. Additional improvements to the property will be a second climate-controlled building at the rear of the property, new perimeter fence, and consolidating Algonquin Road curb cuts. Stormwater detention is proposed under the permeable pavers. Increased landscaping will be provided as part of the site enhancements as well, including foundation landscaping around the new building and the planting of trees along the rear property line. Staff recommends approval with the findings of fact and conditions of approval listed in the January 12, 2015 Community Development Department memorandum.

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

*Commissioner Hoferle* asked what is the height and width of the new building, to which Mr. Sullivan stated the height is 25 feet 8 inches and the width is 100 feet. *Commissioner Hoferle* asked about future expansion approval for the new building, to which Ms. Parkhurst stated the owner would need to submit plans to the village and apply for a building permit. *Commissioner Hoferle* asked if the recommendations in the Teska review memorandum will apply to the project, to which Ms. Parkhurst stated that yes, Village staff will work with the petitioner to address the Teska comments. *Commissioner Hoferle* asked if there will be adequate access to the property from Algonquin Road, to which Mr. Phil Murphy stated there is an existing center turn lane that provides for sufficient ingress for eastbound vehicles.

*Commissioner Szpekowski* asked if the new building will have transparent windows, to which Ms. Parkhurst stated that yes, the windows will be see-through and Village staff recommends a dry-wall backdrop so the interior storage doors will not be visible.

*Commissioner Sturznickel* asked if the outdoor RV and boat storage will be eliminated, to which Mr. Phil Murphy stated the intent is to remove any outdoor storage at the time either a second climate-controlled building is being built or an addition is made to the new front building.

*Chairperson Patrician* asked about the contrast between the two brick colors proposed on the building, to which Mr. Sullivan stated the two proposed brick samples – sandcastle and cheyenne – are distinct earth tones that will provide differentiation between the building’s accent areas and main field. *Chairperson Patrician* asked about the potential for restricting signage in the storefront windows, to which Ms. Parkhurst clarified the petitioner would be required to conform with the Sign Code. *Chairperson Patrician* asked if the petitioner would consider a window tint treatment to ensure the interior areas do not become unsightly advertising displays, to which Mr. Phil Murphy stated he would agree to a condition restricting signage, however open and transparent windows are important for projecting an appearance to customers that the building is a safe and comfortable environment. *Chairperson Patrician* asked if the petitioner believes they can revise the size of their ground sign to address Staff comments, to which Mr. Phil Murphy stated yes. *Chairperson Patrician* asked where the proposed canopy on the new climate-controlled building would be located, to which Mr. Phil Murphy stated the canopy would extend off the rear of the building, in-between one of the existing garage buildings to remain. *Chairperson Patrician* asked where the business’ U-Haul rental trucks are located, to which Mr. Phil Murphy stated behind the front office building. *Chairperson Patrician* asked if the future second climate-controlled building would store personal vehicles and RV’s, to which Mr. Phil Murphy stated no. *Chairperson Patrician* asked what kind of landscaping will be added around the new ground sign, to which Mr. Phil Murphy stated he will work to satisfy Staff comments and meet Village Code.

## **PUBLIC COMMENT**

Chairperson Patrician called for public comments.

Mr. Chris Kempf, 605 Souwanas Trail, inquired as to the status of any existing tenants leasing garage space in the building slated for demolition, to which Mr. Phil Murphy stated those garage leases are month-to-month and the business would work to relocate any remaining storage users prior to demolition.

## **CLOSE PUBLIC COMMENT**

## **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for Final PUD and Special Use Permit for Next Door Storage.

Commissioner Szpekowski moved and Commissioner Sturznickel seconded a motion to recommend approval of a Final PUD and Special Use Permit for Next Door Storage, consistent with the developer’s plans, findings of fact as presented by staff, and conditions listed in the January 12, 2015 Community Development memorandum, with 1) the added condition that signage be prohibited within the building’s storefront windows, and 2) per the developer’s request, the outdoor storage phase-out be timed to coincide with building permit approval rather than application of the second climate-controlled building or the expansion of the front building.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Neuhalten, Sabatine. Motioned carried.

## **CLOSE PUBLIC HEARING**

### ***AGENDA ITEM 6:*** New/Old Business

*Commissioner Szpekowski* mentioned the letter to the editor that was in the Northwest Herald regarding the resident's complaint that the Planning and Zoning Commission did not listen to resident concerns on the Clarendale of Algonquin project. The Planning and Zoning Commission discussed this and felt that they did listen to all the residents' concerns and several of them were discussed at the meeting with staff or the petitioner addressing the concerns. The motion to recommend approval did include requiring additional landscaping around the perimeter of the site to address buffer and headlight concerns.

Mr. Mason invited the Commissioners to attend the Fox River Corridor Study public input session on January 21.

### ***AGENDA ITEM 7:*** Adjournment

A motion to adjourn the meeting by Commissioner Sturznickel received a second by Commissioner Szpekowski, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 9:20 p.m.

Respectfully Submitted,



Katie Parkhurst, AICP  
Senior Planner/Recording Secretary