

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
May 9, 2016
7:30 p.m.**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Postelnick and Neuhalphen.

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

AGENDA ITEM 2: Approval of Minutes from the March 14, 2016 Meeting.

A motion by Commissioner Sturznickel to approve the March 14, 2016 minutes as presented was seconded by Commissioner Laipert and a voice vote noted all ayes. The motion carried.

AGENDA ITEM 3: Public Comment
There was no one wishing to make any public comment.

AGENDA ITEM 4: Request for Annexation and Zoning Upon Annexation to R-2
Case No. 2016-06. Abitua Annexation
Petitioner: Frank and Cindy Abitua

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mr. Mason called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Laipert, Sturznickel, Szpekowski, and Hoferle. Absent: Neuhalphen and Postelnick. Mr. Mason announced a quorum was present.

PETITIONER COMMENTS

Ms. Schlossberg verified that proper notice of the meeting had been posted, and swore in the petitioner. Representing the petitioner were Frank and Cindy Abitua. Mr. Abitua explained their request is to annex the subject property into Algonquin and construct a new single-family home.

STAFF COMMENTS

Ms. Parkhurst reviewed her staff report for the Commission. The address for the property is 1621 Heather Drive. The lot is currently split between county and village jurisdiction. Village staff supports the annexation request and recommends zoning to R-2 to be consistent with the surrounding neighborhood. The home will comply with required building setbacks. The petitioner is proposing to keep the existing detached garage, and Staff's recommendation is that the side of the garage facing the road be landscaped. The petitioner also would like to retain two entrance pillars along the driveway, as well as a large fire pit

in the rear yard; although these elements would not be allowed under current zoning standards, Staff does not have an issue with them as they are simply existing, non-conforming.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Hoferle asked if there had previously been a house on the property, to which Mr. Abitua replied yes there was, but it was demolished a while ago. Commissioner Hoferle asked what the new house will look like, to which Mr. Abitua replied it will be a two-story home with brick and Hardie Board siding.

Commissioner Szpekowski asked about District 300's letter waiving school impact fees for the lot, to which Ms. Parkhurst replied that was a decision made by the school district as the Village does not have final authority over assessing school fees.

Commissioner Laipert asked if water and sewer were available to the site, to which Ms. Parkhurst replied yes both utilities are present in front of the property along Heather Drive and the petitioner will simply need to tap-on to those services.

Chairperson Patrician asked if there are any architectural standards for the new home, to which Ms. Parkhurst replied the property is not part of a planned subdivision that has design guidelines, so there are not specific requirements other than it meet general zoning and building codes. Chairperson Patrician asked if the annexation will leave out a property to the south that also straddles the village boundary, to which Ms. Parkhurst replied the owner to the south has been approached numerous times by the Village about annexation but has not expressed any interest.

PUBLIC COMMENT

Chairperson Patrician called for public comments. There were none, so Chairperson Patrician closed public comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for Annexation and Zoning Upon Annexation to R-2 for the one lot for a single family residence. Commissioner Sturznickel moved and Commissioner Szpekowski seconded a motion to recommend approval of the request, consistent with the plans submitted by the developer, the conditions recommended by staff, and the findings of fact as presented to the Commission.

The Roll Call noted the following: Ayes: Chair Patrician; Commissioners Laipert, Hoferle, Sturznickel, and Szpekowski. Nays: None. Absent: Neuhalfen and Postelnick. Motion carried 5-0.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: Request for a Special Use Permit
Case No. 2016-07. Scoo-B-Do's Pet Grooming
Petitioner: Wendy Faber, Business Owner

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Parkhurst called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Laipert, Sturznickel, Szpekowski, and Hoferle. Absent: Postelnick and Neuhalfen. Ms. Parkhurst announced a quorum was present.

PETITIONER COMMENTS

Ms. Schlossberg verified that proper notice of the meeting had been posted, and swore in the petitioners, Ray and Wendy Faber, owners of Scoo-B-Do's.

Ms. Faber explained that she has been in business for 20 years in East Dundee. She has four locations, three are located within boarding facilities. Many of the clients are from the Algonquin area and she would like to consolidate her business and be located in an area to better serve her customers.

STAFF COMMENTS

Mr. Mason reviewed his staff report for the Commission. Mr. Mason highlighted the proposed tenant space will be located at 1113 South Main Street and consist of approximately 900 square feet. The business will employ four people and serve 9-12 customers a day. The dogs will not be let outside under the care of the employees.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Sturznickel verified the location of the tenant space.

Commissioner Laipert asked if walk-ins are accepted. Ms. Faber stated they prefer appointments but would accept walk-ins if they have time available.

Commissioner Szpekowski inquired if the Fabers had spoken to other tenants in the shopping center regarding their proposed use. Ms. Faber stated the other tenants did not raise any concerns.

Chairperson Patrician inquired what the hours of operation will be for the business. Ms. Faber stated they work Tuesday-Saturday 7:30am-2:00pm or whenever they finish the appointments.

PUBLIC COMMENT

Chairperson Patrician called for public comments. There were none, so Chairperson Patrician closed public comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for Scoo-B-Do's Pet Grooming. Commissioner Hoferle moved and Commissioner Laipert seconded a motion to recommend approval of the request, consistent with the findings of fact offered by staff and conditions of approval listed in the May 9, 2016 staff memorandum.

The Roll Call noted the following: Ayes: Chair Patrician; Commissioners Laipert, Hoferle, Sturznickel, and Szpekowski. Nays: None. Absent: Postelnick and Neuhalfen. Motion carried 5-0.

CLOSE PUBLIC HEARING

AGENDA ITEM 6: New/Old Business

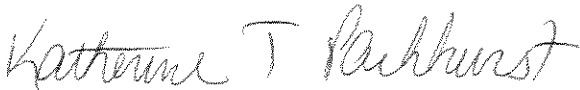
Chris Kemp inquired about the payment of impact fees if a lot was previously platted. Ms. Parkhurst explained when property is annexed into the Village that is when the impact fees may be assessed.

There was no new or old business discussed.

AGENDA ITEM 7: Adjournment

A motion to adjourn the meeting was made by Commissioner Szpekowski and seconded by Commissioner Hoferle, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Katherine T. Parkhurst".

Katherine T. Parkhurst, AICP
Senior Planner