

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
September 12, 2016
7:30 p.m.**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Postelnick, Laipert and Neuhalfen.

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

AGENDA ITEM 2: Approval of Minutes from the May 9, 2016 Meeting.

A motion by Commissioner Sturznickel to approve the May 9, 2016 minutes as presented was seconded by Commissioner Szpekowski 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 Special Use Permit
Case No. 2016-09. Dr. Tabor Dental Office
Petitioner: Dr. Christopher Tabor

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill verified that proper notice of the meeting had been posted, and swore in the petitioner. Representing the petitioner was Dr. Christopher Tabor. Dr. Tabor briefly explained his dental practice and his desire to locate his office in Algonquin, at 2513 County Line Road.

STAFF COMMENTS

Mrs. Parkhurst reviewed her staff report for the Commission. Dr. Tabor desires to relocate his office from Carpentersville to Algonquin. The office will employ 6 people and be open 6 days a week, hours will vary depending on the day of the week. The tenant space is 1,773 square feet and was previously occupied by See's Candies. The mix of tenants in the Randall Crossing development allows for plenty of parking to meet the demands of all the users.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Hoferle asked if the office will comply with all the medical office requirements for x-rays, disposing of sharps, and the like. Dr. Tabor stated yes, he intends to build a very modern dental office.

Commissioner Szpekowski asked about wall signs. Mrs. Parkhurst explained that the signage will comply with the Sign Code and the PUD for the development.

Chairperson Patrician asked if there are any other medical uses in the Algonquin Commons. Mrs. Parkhurst stated no, there are no medical offices in the Commons, and explained that the tenant space in question is in the Randall Crossing development, which is separate from the Algonquin Commons. Chairperson Patrician inquired as to what type of insurance plans Dr. Tabor will accept. Dr. Tabor indicated that he accepts PPO now and would consider HMO if there are many employers in the area that only offer that coverage.

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 a dental office at 2513 County Line Road. Commissioner Hoferle moved and Commissioner Sturznickel 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 Hoferle, Sturznickel, and Szpekowski. Nays: None. Absent: Laipert, Neuhaufen and Postelnick. Motion carried 4-0.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: New/Old Business

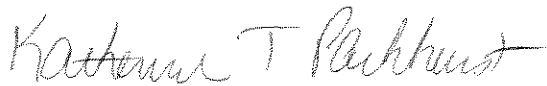
Commissioner Hoferle inquired about pedestrian tunnel under Randall Road.

There was no other new or old business discussed.

AGENDA ITEM 6: 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 7:50 p.m.

Respectfully Submitted,



Katherine T. Parkhurst, AICP
Senior Planner