

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
September 11, 2017
7:30 p.m.**

Commissioner Neuhalfen made a motion to appoint Commissioner Hoferle as Acting Chairperson. The motion was seconded by Commissioner Sturznickel and a voice vote noted all ayes.

AGENDA ITEM 1: Roll Call to Establish a Quorum
Present: Acting Chairperson Hoferle, Commissioners Postelnick, Laipert, Neuhalfen, and Sturznickel.

Absent: Chairperson Patrician and Commissioner Szpekowski.

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

AGENDA ITEM 2: Approval of Minutes from the August 14, 2017 Meeting.
A motion by Commissioner Neuhalfen to approve the August 14, 2017 minutes as presented was seconded by Commissioner Postelnick 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 a Final PUD and Special Use Permit
Case No. 2017-09 Northwest Pulmonary and Sleep Medical Office
Petitioner: Patrick Coen, Attorney for Dr. Dennis Kellar

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill verified that proper notice of the meeting had been posted. Ms. Cahill swore in the petitioners. Representing the petitioner was Pat Coen, attorney for Dr. Kellar, Dr. Kellar, Dave Hempel; construction manager, and Tia Manolakas architect.

Mr. Coen explained that Dr. Kellar has been in practice for many years and he desires to open a new facility in Algonquin. Due to the nature of the medical practice, there will be overnight hours due to the sleep clinic. The only concern the petitioner had in regards to staff comments was the detention pond that is owned/managed by a business association. The petitioner is willing to do their part to restore the detention area, but needs to work in conjunction with the business association.

Ms. Manolakas explained the architecture of the building. The goal was to be a bridge between the residential area to the north and the commercial area to the south. The monument sign will be redesigned to be fully enclosed the panel with masonry. The landscaping plan was designed to have interest all year round. There is an outside seating area for staff at the rear of the building that will have landscaping around the patio.

STAFF COMMENTS

Ms. Parkhurst reviewed her staff report for the Commission. The proposed medical office building would be constructed on a vacant lot adjacent to a veterinary clinic, a medical office building and single family homes. The use is appropriate in this location and the architectural design of the building fits in with the surrounding buildings. Dr. Kellar is a well-established practitioner with offices in a few locations and would be moving his South Barrington office to Algonquin.

COMMISSION QUESTIONS/COMMENTS

Acting Chairperson Hoferle inquired if there were any Commissioner questions or comments.

Commissioner Sturznickel stated the building is beautiful. He expressed concern with lack of detention pond maintenance. Mrs. Parkhurst stated the detention facility was constructed in the early 1990's when the standard was a grass bowl. The Village will work with the petitioner to have them restore the condition of the detention area and push the business association to begin regular landscape maintenance of the facility. The actual stormwater function does function properly.

Commissioner Postelnick inquired how many sleep rooms would be in the clinic. Dr. Kellar stated there will be four. He has operated other sleep clinics in the area and found this to be a reasonable number. Commissioner Postelnick inquired if that is the maximum amount or how that is controlled. Dr. Kellar explained that Medicare requires 1 technician for every 2 beds.

PUBLIC COMMENT

Acting Chairperson Hoferle called for public comments. Ms. Cahill swore in each person wishing to make comments.

Richard Duferu, 1591 Cumberland Parkway, raised a couple of concerns. He was concerned about the trash area location and what time trash collection occurs. Feels this will be OK as presented. He expressed concern about the retention area and Village's lack of checking the condition. Mrs. Parkhurst noted that the Property Maintenance Inspector and Public Works will inspect the area and have it comply with the codes as appropriate. Mr. Duferu stated his biggest concern is the animals that are living in the detention area and the vacant lot. Was there any study done on the impact of the development to the animals? Mr. Duferu stated he is in favor of the medical office building. His concern of lighting has been addressed. He inquired about the HVAC units, what are the decibel rating. Ms. Manolakas stated the specific units have not been selected yet, but she could provide cut sheets once they have. The units will be placed on the roof and screened so that will help with noise.

Christine Thunboe, 1601 Cumberland Parkway, expressed concern of illegal dumping in detention area and behind the shopping center. She also stated that the drainage easement between the commercial property and the houses filled up this summer during the rains. She wanted to make sure that the detention for this property was adequate and would not impact their drainage area. Mrs. Parkhurst explained that

part of the review for any new development is a review of stormwater. The Village Engineer and Public Works review the engineering plans and stormwater.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Acting Chairperson Hoferle entertained a motion to approve the request for a Final PUD and Special Use Permit for Northwest Pulmonary and Sleep Medical Office at 1340 Ryan Parkway. Commissioner Sturznickel moved and Commissioner Neuhalphen seconded a motion to recommend approval of the request, consistent with the findings of fact listed in the September 11, 2017 Community Development memorandum, the conditions recommended by staff, and the plans submitted by the developer.

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

CLOSE PUBLIC HEARING

AGENDA ITEM 5: New/Old Business

The Commission discussed the status of a house on Route 31 near Filip Road that has been doing work for a long time, but seems like the work has stopped.

A Commissioner noted that the chickens on Edgewood Drive are back.

Mrs. Parkhurst noted that Village staff will look into both matters.

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting was made by Commissioner Neuhalphen and seconded by Commissioner Postelnick, a voice vote noted all ayes. The motion carried and the meeting was adjourned at 8:05p.m.

Respectfully Submitted,



Katherine T. Parkhurst, AICP
Senior Planner