

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
July 8, 2019**

**AGENDA ITEM 1:** Roll Call to Establish a Quorum  
Chairperson Patrician called the meeting to order at 7:30 pm.

Mason called the roll, Commissioners present were: Patrician, Neuhalfen, Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent were none.

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

**AGENDA ITEM 2:** Approval of Minutes from the May 13, 2019 Meeting.  
Chairperson Patrician asked for a motion on the minutes of the May 13, 2019 meeting. Commissioner Hoferle made a motion, seconded by Postelnick, to approve the minutes. Motion passed by voice vote, with no nays.

**AGENDA ITEM 3:** Public Comment  
Chairperson Patrician called for any public comment.

Kathie DeLude, 1521 Cumberland Parkway stated concern about the LED lighting on top of the Algonquin Town Center commercial building. She stated that the lights illuminate her yard and neighboring homes and the glow of the blue lights is obnoxious. Mason stated that the developer has been notified of the violation and has ordered shielding to put on the top of the building. The Commission suggested requiring the owner turn off the lights until the shielding has been installed.

Chairperson Patrician then closed public comment.

**AGENDA ITEM 4:** Request for Special Use Permit  
**Case No. 2019-07 Illinois Bone and Joint Institute, 2719 West Algonquin Road**  
Petitioner: Andre Blom

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Chairperson Patrician opened the public hearing and asked to establish quorum. Commissioners present: Patrician, Hoferle, Laipert, Sturznickel, Szpekowski, Neuhalfen and Postelnick. Commissioners absent: none. A quorum was declared.

**PETITIONER COMMENTS**

Chairperson Patrician asked the petitioners to step up and be sworn in. Village Attorney Cahill swore in the petitioners and verified proper legal notice. Petitioner Michelle Flaherty from Illinois Bone and Joint Institute and Mimi Troy from Troy Architects presented their request. Illinois Bone and Joint Institute has been in business for 25 years and is expanding throughout the Chicago suburbs. Their proposed orthopedic location in Algonquin would be a satellite facility, with basic office consultation and x-ray services on an appointment basis.

**STAFF COMMENTS**

Mason gave an overview of the request and noted medical uses require a Special Use Permit. The proposed orthopedic office would be located in Winding Creek shopping center on West

Algonquin Road. There is ample parking in the commercial center to accommodate the business and it would likely provide Winding Creek with a long-term business tenant.

### **COMMISSION QUESTIONS/COMMENTS**

Chairperson Patrician asked for any Commission questions or comments.

Neuhalfen asked if the office would offer immediate care services, to which Ms. Flaherty stated no, patients are seen on an appointment basis only.

Hoferle asked if proximity to the new OrthoIllinois business was a concern, to which Ms. Flaherty stated not particularly as Illinois Bone and Joint is simply expanding their own practice to serve more of the Chicago area.

Patrician asked if their office accepts PPO insurance, to which Ms. Flaherty stated yes they participate in a range of insurance networks. Patrician asked if x-ray services require building modifications, to which Mason stated yes the petitioner will be required to provide a set of permit drawings that meet all state and county health code requirements for a medical office which offers x-ray services.

### **PUBLIC COMMENT**

Chairperson Patrician opened the public hearing and asked for any public comments. There being none, Patrician closed the public hearing and asked for a motion.

### **COMMISSION MOTION ON PETITION**

Commissioner Postelnick made a motion to approve the request by Illinois Bone and Joint Institute at 2719 West Algonquin Road, for a Special Use Permit for the proposed orthopedic medical office use, consistent with the plans submitted by the petitioner, the findings of fact listed in the July 8, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Sturznickel. Chairperson Patrician called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, Postelnick, Patrician, and Neuhalfen. NAY: None. Absent: None. Motion passed, 7-0.

### ***AGENDA ITEM 5:*** New/Old Business

Mason stated that a date is still pending for review of the Algonquin Colosseum project by the Committee of the Whole.

### ***AGENDA ITEM 6:*** Adjournment

A motion to adjourn the meeting was seconded and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 7:55 pm.

Respectfully Submitted,

Ben Mason, AICP  
Senior Planner