



PLANNING AND ZONING COMMISSION MEETING MINUTES FOR NOVEMBER 14, 2011

Chairman Thomas Stock called the meeting of the Lake in the Hills Planning and Zoning Commission to order at 7:30 PM at Village Hall.

ROLL CALL

Commissioners Brent Borkgren, Joe DeMay, Anna Siakel, Frank Covone, Bill Dustin, and Chairman Thomas Stock were present. Commissioner Dennis Zepka was absent.

Also in attendance were the Director of Community Development Dan Olson, Development Coordinator Lynn Stevens, and Recording Secretary Joyce Griggel.

APPROVAL OF MEETING MINUTES

Commissioner Covone made a motion to approve the Planning and Zoning Commission meeting minutes of October 17, 2011. Commissioner Siakel seconded. Motion unanimously carried by a sign of Aye.

NEW BUSINESS

PUBLIC HEARINGS

- A. **Text amendments to the Lake in the Hills Zoning Ordinance to Section 3, Definitions, to add a definition of "Energy healing center," and to Section 11, Permitted and Conditional Use Chart, to add instruction/classes as a conditional use in the B-1 district and to add energy healing center as a conditional use in the B-1 and B-2 districts and as a permitted use in the B-3 and B-4 districts & Conditional Use Permit to operate an energy healing center and to conduct classes - 1128 W. Algonquin Road (Veronica P. Kolstoe of Serene Soul Remedies)**

Chairman Stock convened the public hearing at 7:31 PM. All Commissioners that answered roll call were present.

Chairman Stock swore in the petitioners, witnesses, objectors and observers.

The proof of notification to the newspaper and surrounding property owners was presented to the Recording Secretary.

Veronica Kolstoe, 10605 Carl St in Huntley, stated that she would like to provide the community a place where they could come and get new age healings. There is no physical contact, everything is done with crystals and meditation.

Chairman Stock inquired what the hours of operation would be. Ms. Kolstoe said the business would be closed on Sunday & Monday, Tuesday-Thursday open 10 AM to 8 PM, Friday 10 AM to 7 PM, and Saturday 9 AM to 4 PM. Commissioner Siakel asked if she was relocating an existing business. Ms. Kolstoe explained that she currently works at a store in Hoffman Estates and goes to peoples homes providing these types of services.

Commissioner DeMay inquired about the shared parking agreement. Ms. Stevens noted there was an agreement in place for the evening hours and weekends with the adjacent Farmers Insurance business at 1126 W

Algonquin Road. Ms. Kolstoe mentioned classes would be held after 5 PM on weekdays and on Saturday. She also commented she would not see people during the day without an appointment. Commissioner DeMay liked that there would be some type of control on who is coming. Commissioner Dustin had concerns with having enough parking spaces based upon the number of employees, class sizes and people arriving before the class in session is done. Ms. Stevens clarified that there were four (4) parking spaces available next door. Ms. Kolstoe noted that only one class was planned per night. She added that she was not physically able to do more than one class per night. Ms. Kolstoe then presented an aerial photo of the site. Ms. Stevens pointed out that there was a creek and a residence to the east and residence to the west of the Farmers Insurance building. Chairman Stock asked what type of business was previously located at this site. Ms. Stevens pointed out currently the building is vacant. The previous business was a kitchen remodel company with a showroom. She was not aware of any prior problems. Ms. Kolstoe noted that she planned on having a very small gift shop that sells items like incense and crystals.

Ms. Stevens stated that this use currently did not exist in the Village's Zoning Ordinance. It has been defined, without any physical touch in order to separate it from a massage parlor, and it does not require any licensing. Energy Healing Center will be listed as a conditional use in B-1 & B-2 Districts and a permitted use in B-3 & B-4 districts. Instruction classes will be added as a conditional use in B-1 district. Staff is also recommending a condition to allow the classes only during a time when the adjacent parking is available per the agreement.

Commissioner Covone questioned how long the classes would last. Ms. Kolstoe replied that she would be offering different types of classes. A mediation class could last for an hour, while an empowering your intuition class was a series and could last two (2) hours.

Ms. Kolstoe added that these types of centers were becoming more popular. There is not anything in this area and will be beneficial to many people.

There were no more questions or comments from the Commission.

Audience Participation

Nothing at this time.

Chairman Stock reviewed the Findings of Fact for a Conditional Use as prepared in the November 9, 2011 staff report.

Commissioner Borkgren made a motion to recommend approval based upon the staff report and findings of fact, of the text amendments as stated in the staff report, and approval of a Conditional Use Permit to operate an Energy healing center and Instruction/classes in a B-1 Transitional Business District subject to the following conditions: 1) that the applicant maintain a shared parking agreement with the property at 1126 Algonquin Road; and 2) that group Instruction/classes may only be conducted during the hours when the business, by agreement, has access to all the parking spaces at 1126 Algonquin Road. Seconded by Commissioner DeMay. On a roll call vote Commissioners Borkgren, DeMay, Siakel, Covone, Dustin and Chairman Stock voted Aye. Commissioner Zepka was absent. No Nays. Motion carried 6-0.

Chairman Stock closed the hearing at 7:47 PM.

OLD BUSINESS

Nothing at this time.

ITEMS FOR DISCUSSION

Nothing at this time.

AUDIENCE PARTICIPATION

Nothing at this time.

TRUSTEE LIAISON REPORT

No report at this time.

Commissioner Borkgren motioned to adjourn the meeting. Seconded by Commissioner Siakel. Motion unanimously carried by a sign of Aye. Chairman Stock adjourned the meeting at 7:48 PM.

The next meeting of the Village of Lake in the Hills Planning and Zoning Commission will be Monday, December 12, 2011 at 7:30 PM.

Respectfully Submitted,

Joyce Griggel

Recording Secretary