

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
September 10, 2012**

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

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

Absent: Commissioners Neuhalfen and Sabatine.

Staff Members Present: Russ Farnum, Community Development Director; Katherine Parkhurst, Senior Planner; and Kelly Cahill, Village Attorney.

**AGENDA ITEM 2:** Approval of Minutes from the August 13, 2012 Meeting.

Chairperson Patrician entertained a motion to approve the August 13, 2012 minutes. Commissioner Sturznickel motioned and Commissioner Szpekowski seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

Chairperson Patrician noted that the following items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for a Special Use Permit for a Medical Office (**Case No. 2012-08. Aquatic Therapy and Wellness**)

**AGENDA ITEM 3:** Consideration of a Special Use Permit for a Medical Office.  
**Case No. 2012-08. Aquatic Therapy and Wellness**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Mr. Farnum called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Zaplatynsky and Szpekowski. Absent: Commissioners Neuhalfen and Sabatine.

**PETITIONER COMMENTS**

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Aquatic Therapy and Wellness was Kelley Hoyt, Owner.

Ms. Hoyt explained her personal experience as a Physical Therapist and the history that lead her to start this business. She has been doing Physical Therapy for thirty years and found exercising in the water to be low-impact for her patients, especially seniors, diabetics, arthritics, and persons with other disabilities. Demand for her services is growing to the point of needing a new space.

This facility will include offices, therapy rooms, showers, and most importantly a heated freestanding pool to provide for the aquatic therapy.

### **STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mrs. Parkhurst gave a brief overview of her memorandum of September 10, 2012. She explained that a special use permit is required for all medical uses. The aquatic therapy office will start out with limited hours and expand the hours as the business grows. Staff recommended approval with 4 conditions.

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

*Commissioner Hoferle* asked about the size of the pool, and Medicare payments. Hoyt explained the pool was 15 feet by 8 feet, and 4 foot, 4 inches deep. She furthered that she already did billing for Medicare and was going to add Medicaid also.

*Commissioner Szpekowski* asked if children would be treated, and how infections were avoided in the pool. Hoyt explained she was pediatric certified and could now take children because she would have a lift and the proper facilities in the new location. Hoyt explained the pool used ionized water treatments to avoid infections without chlorine or bromine impacts on those with allergies or asthma. The pool was tested regularly as required by law and shocked weekly with chemicals to maintain balance.

*Chairperson Patrician* asked about the impact on other tenants in the center. Ms. Parkhurst noted that adjacent tenants include Enterprise Rental Cars, Allstate Insurance, and Prudential Insurance. Parking and other issues are not expected to be a problem.

Patrician asked Hoyt where her referrals came from. Ms. Hoyt answered from Dundee Park District, physicians in Elgin, and Dr. Patel, the pain specialist from Algonquin.

Patrician asked about the term of Hoyt's lease. Hoyt responded it was for 5 years.

### **PUBLIC COMMENT**

Chairperson Patrician called for public comments. There was no one wishing to make any comments. Chairperson Patrician closed the public comments.

### **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for Aquatic Therapy and Wellness. Commissioner Hoferle moved and Commissioner Sturznickel seconded a motion to approve the request for a Special Use Permit consistent with the plans submitted by the petitioner, the conditions recommended by staff and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski and Zaplatynsky. Nays: None. Absent: Commissioners Neuhalfen and Sabatine. Motioned carried.

### **CLOSE PUBLIC HEARING**

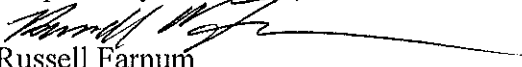
**AGENDA ITEM 4:** New/Old Business

- Open Meetings Act training: Commissioners were reminded to complete the mandatory online training: <http://foia.ilattorneygeneral.net>
- Riverside Plaza was going to Committee of the Whole on September 11
- Reminder October 11 is a special joint meeting with Economic Development Commission and the Historic Commission to update progress on the Downtown Revitalization Plan

**AGENDA ITEM 6:** Adjournment

Chairperson Patrician entertained a motion to adjourn the meeting. Commissioner Szpekowski motioned and Commissioner Hoferle seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:05 p.m.

Respectfully Submitted,



Russell Farnum

CD Director/Recording Secretary