

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
January 14, 2013**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sabatine, and Zaplatynsky.

Absent: Commissioners Szpekowski and Sturznickel.

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

AGENDA ITEM 2: Approval of Minutes from the October 8, 2012 Meeting.

Chairperson Patrician entertained a motion to approve the October 8, 2012 minutes. Commissioner Hoferle motioned and Commissioner Zaplatynsky 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 Physical Therapy Use
(Case No. 2012-10. ATI Physical Therapy)
- Downtown Study Update

AGENDA ITEM 3: Consideration of a Special Use Permit for Physical Therapy Office
Case No. 2012-10. ATI Physical Therapy

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing ATI Physical Therapy was Steven Kolber, architect and owner's representative.

Mr. Kolber explained that ATI Physical Therapy is expanding into the Chicagoland market and wishes to add a facility in Algonquin. The proposed location is 770 South Randall Road, an outlot of the Woodcreek Shopping Center. The company has over 190 clinics in seven states and does a lot of worker's compensation cases. The hours of operation will be 7:00am-7:00pm

Monday through Friday. At one time the facility could handle seven physical therapists and eight patients.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Parkhurst gave a brief overview of her memorandum of January 14, 2013. She explained that the property is zoned B-2 Business, General Retail and that a Special Use Permit is required for all medical offices, including physical therapy. Staff recommends approval with the findings of fact and conditions listed in the memorandum.

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

Commissioner Hoferle asked if the office does regular physical therapy or includes special needs physical therapy. Mr. Kolber stated it is general physical therapy, mostly for worker's compensation cases.

Chairperson Patrician asked how close the next ATI location is and if they take all major health insurance. Mr. Kolber noted that this is the first ATI in the area; however, they do tend to locate the clinics near each other. ATI does work with all the health insurance plans.

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 Physical Therapy at 770 South Randall Road. Commissioner Hoferle moved and Commissioner Sabatine 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, Neuhalfen, Sabatine, and Zaplatynsky. Nays: None. Absent: Commissioners Sturznickel and Szpekowski. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Downtown Study Update

Mr. Mason provided an update on the progress of the Downtown Study since the last public meeting in the fall. The final draft of the entire plan will be completed and reviewed by staff and the steering committee next week. The formal public hearing by the Planning and Zoning Commission will be at a special meeting on February 18th. Mr. Mason explained that tonight was just to give the Commission an update on the draft recommendations and to obtain any comments or feedback from the Commission, no formal action is needed tonight. Mr. Mason gave a PowerPoint presentation on the draft plan.

Commissioner Zaplatynsky asked if the Village can require property owners to fix up their property. Mr. Mason stated if there is a building code or property maintenance code violation the Village does enforce these regulations.

Chairperson Patrician asked what the initial feedback from property owners was. Mr. Mason stated it has been mixed. For example the owners of the Shell Station understand the desire of the redevelopment plans; however, they want to sell the property and not necessarily wait for the perfect buyer to come along that will follow the Village's plans. Algonquin State Bank is pleased with their location Downtown and have no plans to lease out a portion of the underutilized building nor to redevelop the building. However, they seem supportive of the Downtown plan and would not be opposed to changes. Mega Home Improvement is very supportive of the plans and would like to be a part of the redevelopment of their properties.

Chairperson Patrician inquired if there were any incentives the Village could offer to help property owners or developers move the plan forward. Mr. Farnum explained that the Village Board has typically stayed away from incentives. The Downtown study may offer a few ideas for incentives that the Village Board can then review on a case by case basis. *Chairperson Patrician* asked if other towns offer incentives for downtown developments. Mr. Farnum stated many communities do have TIF districts, of which Algonquin does not.

Chairperson Patrician asked what does draw people Downtown. Mr. Mason stated the natural features are unique to Algonquin's downtown, the river and parks bring people downtown for recreation. The goal is to expand on destination uses, like Port Edward restaurant, that bring people in from the larger region.

Commissioner Zaplatynsky suggested having a bike hill climb to represent the car hill climbs. Special events will draw people to the downtown.

Commissioner Hoferle asked how truck traffic will be routed once the bypass is open. Mr. Mason explained that the truck route will be the bypass and trucks should no longer use Main Street.

Chairperson Patrician inquired about a marina or club/restaurant to draw in the boat traffic. Mr. Mason stated the plan includes the idea of public boat docks for short term parking to get people off the boat and into Downtown. *Chairperson Patrician* stated we need a restaurant with a view of the river; get people up higher to appreciate the views up and down the river. Also, a cultural arts center would bring people downtown all year long.

Commissioner Neuhaufen asked if the concept is to eliminate the historic preservation and redevelop Downtown as new or is it still to keep the historic character of Downtown. Mr. Mason explained the plan is not to eliminate the historic preservation efforts; rather, to find a balance between parcels that could be redeveloped if they do not have historic value while preserving those buildings/parcels that have historic value to Algonquin.

Mr. Mason encouraged the Commission to talk to him if they have further questions or suggestion about the plan as the consultant is wrapping up the final draft of the plan.

AGENDA ITEM 5: New/Old Business

- Riverside Plaza approval to apartments did include improvements to Port Edward's parking lot. The developer has one year to obtain financing and move forward with building permits and construction.
- The route of the Western Bypass was reviewed.

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 8:45pm.

Respectfully Submitted,

A handwritten signature in black ink, reading "Katherine T Parkhurst". The signature is written in a cursive, flowing style.

Katherine T. Parkhurst, AICP
Senior Planner/Recording Secretary