

**VILLAGE OF ALGONQUIN**  
**PLANNING AND ZONING COMMISSION**  
**Meeting Minutes**  
**William J. Ganek Municipal Center-Board Room**  
**February 8, 2016**  
**7:30 p.m.**

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

Present: Chairperson Patrician; Commissioners Sturznickel, Szpekowski, Postelnick, and Laipert.

Absent: Hoferle.

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

**AGENDA ITEM 2:** Approval of Minutes from the December 14, 2015 Meeting.

A motion by Commissioner Sturznickel to approve the December 14, 2015 minutes as presented was seconded by Commissioner Laipert and a voice vote noted all ayes. The motion carried.

**AGENDA ITEM 3:** Request for a Zoning Code Text Amendment & PUD Extension  
**Case No. 2016-01. RSR Associates, LLC**  
Petitioner: Brian Ritter, Business Owner

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Mr. Mason called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Laipert, Neuhaufen, Postelnick, Sturznickel, and Szpekowski. Absent: Hoferle. Mr. Mason announced a quorum was present.

**PETITIONER COMMENTS**

Ms. Cahill verified that proper notice of the meeting had been posted, and swore in the petitioner. Mr. Brian Ritter, RSR Associates LLC, was in attendance to give a brief summary of the request. Mr. Ritter stated RSR purchased a property with a church building on it, and originally the plans were to demolish the structure and build a new warehouse/office facility adjacent to their existing Advantage Moving and Storage business. Due to the economic recession the plans for RSR Warehouse have stalled, however Mr. Ritter explained there is a church group tenant that is currently operating in the existing building and would like to extend their lease at this time. Long-term, the plans are to still construct RSR Warehouse, when market conditions improve.

**STAFF COMMENTS**

Mr. Mason reviewed his staff report for the Commission. He noted language was added as part of a package of zoning code amendments in 2011 for one church use to operate within an existing church building in the B-P Business Park District. This is the church building Mr. Ritter's tenant is currently leasing. Staff believes the poor economic conditions are sufficient reason for the property owner to

postpone their RSR Warehouse project, and supports an extension for an additional five years for the existing church use to continue to operate.

#### **COMMISSION QUESTIONS/COMMENTS**

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

Commissioner Neuhalfen inquired if the petitioner has language in their contract with the church, to terminate the lease early if market conditions improve and the owner desires to build RSR Warehouse prior to the end of the five years; Mr. Ritter responded that they will add such language to the new lease with the church tenant. Commissioner Neuhalfen also asked if the property owner would have the ability to request further extensions in the future, to which Ms. Cahill indicated that yes the owner would have the right to request additional extensions, which would similarly be reviewed by the Planning and Zoning Commission and Village Board.

Chairperson Patrician asked what the relationship is between RSR Associates and Advantage Moving and Storage, to which Mr. Ritter stated RSR Associates is the parent company.

#### **PUBLIC COMMENT**

Chairperson Patrician called for public comments. There were none, so Chairperson Patrician closed public comments.

#### **CLOSE PUBLIC COMMENT**

#### **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request. Commissioner Sturznickel moved and Commissioner Neuhalfen seconded a motion to recommend approval of the request for an extension of a church use to operate within the village's B-P Business Park District, as well as, granting an extension of the Final PUD for RSR Warehouse, consistent with the findings of fact listed in the February 8, 2016 Community Development memorandum and the conditions recommended by staff.

The Roll Call noted the following: Ayes: Commissioners Laipert, Neuhalfen, Postelnick, Sturznickel, and Szpekowski. Nays: None. Abstain: Patrician. Absent: Hoferle. Motion carried 5-0.

#### **CLOSE PUBLIC HEARING**

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

There was general discussion of recent changes to downtown.

#### **AGENDA ITEM 5: Adjournment**

A motion to adjourn the meeting received a second, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,



Ben Mason, Senior Planner