

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
October 10, 2011**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Zaplatynsky and Neuhalphen.

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

AGENDA ITEM 2: Approval of Minutes from the September 12, 2011 Meetings.

Chairperson Patrician entertained a motion to approve the September 12, 2011 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. **(Case No. 2011-11. Diamond Physical Therapy)**

AGENDA ITEM 3: Consideration of a Request for a Special Use Permit.
Case No. 2011-11. Diamond Physical Therapy

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Diamond Physical Therapy were Charles Schulte, owner and his attorney, Joe Gottemoller.

Mr. Gottemoller explained that his client Diamond Physical Therapy proposes to move its practice into the vacant commercial building on Lot 1 in the Fountain Square development. He noted the physical therapy practice would occupy three of the building's four total units and the owner would seek to rent out the remaining space. Mr. Gottemoller stated the floor plan

provided for village review is the optimal layout for the office's space needs and will position the physical therapy practice in the units closest in proximity to Algonquin Road, which will signify to motorists and the general public that the building has a tenant and is no longer vacant. He raised issue with village staff's recommendation to shift the physical therapy practice toward the rear of the building—relative to Algonquin Road—as that would significantly decrease the visibility of his client's business.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Mason gave a brief overview of his memorandum of October 10, 2011. He explained that one of staff's recommended conditions of approval is to revise the floor plan so that the one remaining leasable unit in the building be as commercially viable as possible by being moved up to the space nearest to E. Algonquin Road. Overall, Mr. Mason stated that staff recommends approval of the special use permit to allow Diamond Physical to move to Lot 1 in Fountain Square, 1100 E. Algonquin Road.

Commissioner Hoferle expressed his support for the floor plan layout proposed by the petitioner, noting that the building has been vacant since it was constructed and the physical therapy practice would provide a long-term tenant. Overall, there was general agreement amongst the commission members on this issue.

Chairperson Patrician asked the petitioner whether the physical therapy practice has plans to expand and occupy the entire building in the future, to which Mr. Schulte stated it might be a possibility as he plans to rent out the remaining unit on a 2-3 year basis to provide the option of moving into the fourth unit when his tenant's lease expires. Chairperson Patrician asked whether the building would be allowed a monument sign, to which Mr. Mason explained that pursuant to the village ordinance that approved the Fountain Square development, a monument sign would only be permitted if the building is used for a single tenant. Chairperson Patrician inquired as to whether there are any limits on the percentage of the building that may be used for office. Mr. Mason clarified there were no restrictions placed on office use as part of the building's original approval, however he stated that the lots in Fountain Square with frontage on Algonquin Road were generally intended for retail purposes as the commercial center is a mixed-use development with office buildings at the rear of the property.

PUBLIC COMMENT

There was no one wishing to make any comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for Diamond Physical Therapy. Commissioner Sturznickel moved and Commissioner Hoferle seconded a motion to approve the request for a Special Use Permit for Diamond Physical Therapy, consistent with the plans submitted by the petitioner, the findings of fact as presented to the Commission, and the conditions recommended by staff with the elimination of condition #4 regarding floor plan revision. The Roll Call noted the following: Ayes: Chairperson Patrician;

Commissioners Sabatine, Szpekowski, Hoferle, Sturznickel. Nays: None. Absent: Zaplatynsky and Neuhalfen. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: New/Old Business

- Men's Wearhouse signage
- New tenant for former Barley House building
- Hobby Lobby construction

AGENDA ITEM 5: 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 8:00p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Ben Mason".

Ben Mason, Senior Planner