

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
December 11, 2006**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Auger; Commissioners, Hoferle, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski.

Staff members Present: Jeff Mihelich, Assistant Village Manager; Todd Vanadilok, Teska Associates, Frank Cuda, Schefflow Engineers, and Kelly Cahill, Village Attorney

AGENDA ITEM 2: Approval of Minutes from the November 13, 2006 meeting

Chairperson Auger entertained a motion to approve the November 13, 2006 minutes. Commissioner Sturznickel moved and Commissioner Sabatine seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

Chairperson Auger 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 and Final PUD.
Case No. 2006-27. Arby's
- Consideration of a Request for an Annexation, Zoning Upon Annexation, Preliminary Planned Unit Development and Preliminary Plat of Subdivision
Case No. 2006-20. Ashton Pointe

AGENDA ITEM 3: Consideration of a Request for a Special Use Permit and Final PUD
Case No. 2006-27. Arby's

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Witte called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski. Attorney Cahill noted that proper legal notice was provided in accordance with State statutes and Village ordinances. She then swore in the petitioner.

PETITIONER COMMENTS

Mr. Nilax Patel, of Miracle Restaurant Group, presented the petition for Final PUD and Special Use Permit for an Arby's Restaurant in the existing building at 1450 East Algonquin Road in the Algonquin Town Center.

STAFF AND COMMISSION COMMENTS

Mr. Mihelich gave an overview of the staff memorandum dated December 11, 2006. He highlighted signage, proposed changes to the roofline, and minor changes to the existing landscape plans.

Commissioner Hoferle asked if LED lighting would be used, to which Mr. Mihelich answered that LED lighting is not allowed in Algonquin.

Commissioner Szpekowski asked how much brick will be removed from the existing building, to which Mr. Mihelich stated that the existing brick will remain on the building. The mansard roof element will be removed and replaced with a parapet wall made of sand-colored drivit.

Commissioner Sosine asked about signage and building colors.

Public Comment

Mr. Jim Mastakas, owner of the Goodyear, noted concern that the Arby's sign would block the Goodyear sign. Mr. Mihelich suggested the two parties discuss a centrally located shared sign.

Close Public Comment.

Commissioner Sturznickel asked if any other tenants could share the proposed Goodyear/Arby's sign, to which Mr. Mihelich stated that shared signs are typically limited to two tenants.

COMMISSION MOTION ON PETITION

Commissioner Sturznickel moved and Commissioner Sabatine seconded a motion to recommend approval of the request for a Final PUD and Special Use Permit for a drive-through for Arby's 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 Auger; Commissioners Hoferle, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 4: Consideration of a Request for an Annexation, Zoning Upon Annexation, Preliminary Planned Unit Development and Preliminary Plat of Subdivision.
Case No. 2006-20 -- Ashton Pointe

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Witte called roll to verify a quorum. Present Chairperson Auger; Commissioners Hoferle, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski. Attorney Cahill noted that proper legal notice was provided in accordance with State statutes and Village ordinances. She then swore in the petitioners.

PETITIONER COMMENTS

Mr. Mark Saladin, Zanck, Coen & Wright, attorney for the petitioner, gave a brief overview of the petition to develop the vacant property located on the east side of Sandbloom Road, just south of the Jewel on East Algonquin Road. The proposed Ashton Pointe will be 42 single-family residential units and 116 town home units. The request is based on the annexation, zoning upon annexation to R-1 PUD, preliminary plat of subdivision and preliminary planned unit development approval. The plan was before the Commission previously in conjunction with the Jewel site. Mr. Saladin noted that the petitioner has continued to work with staff to address all their concerns.

Ms. Wendy Taube, Lennar, noted key features, which included a well site to be donated to the Village, Sandbloom Road improvement, bike path connections with a tot lot, detention area, and preservation of existing trees.

STAFF AND COMMISSION COMMENTS

Mr. Mihelich gave an overview of the memorandum dated December 11, 2006. He noted that the site plan has substantially reduced the number of homes planned. He stated that staff has been working closely with the developer to ensure benefits to the existing residents. The project creates a suitable transition from Jewel to the residential area.

Mr. Todd Vanadilok, Teska Associates, suggested that the bike path be rerouted away from the well site to restrict interference.

Mr. Frank Cuda, Schefflow Engineers, stated that he will continue to work with the petitioner regarding engineering issues.

Commissioner Hoferle asked for an explanation of water flow west of Sandbloom, to which Mr. Mihelich explained the route to the satisfaction of the Commission.

Commissioner Hoferle noted concern that the townhomes lacked architectural variety and asked for further diversity either with placement or additional elements. He asked if any privacy would be provided between the decks of the townhome units, to which the petitioner stated that there currently are no privacy elements planned.

Commissioner Szpekowski complimented the design and reduced number of homes.

Chairperson Auger asked if more ranch units could be provided. Mr. Mihelich suggested that the petitioner address the Commission's concerns for additional diversity and more ranch units before final approval.

Chairperson Auger asked if two associations would be established, to which the petitioner stated that there would be a townhome association and single-family home association. They will work together on common elements, but will have two sets of covenants due to different concerns.

Commissioner Sosine asked if guest parking will be provided, to which Mr. Mihelich answered that there will a small amount of guest parking provided throughout the development. *Commissioner Sosine* asked about the proposed signage, to which the petitioner stated that the signs will comply with Village codes. *Commissioner Sosine* questioned the numbers provided for the school impact report, to which the petitioner stated that more accurate numbers would be provided before final approval. She asked if water drainage issues have been addressed, to which Mr. Cuda stated that they have been resolved.

Commissioner Sabatine asked who would maintain the streets, to which Mr. Mihelich stated that the associations would maintain the private parking areas, the Village will maintain the public roads.

OPEN PUBLIC COMMENT

There was no comment.

Close public comment.

COMMISSION MOTION ON PETITION

Commissioner Sturznickel moved and Commissioner Hoferle seconded a motion to recommend approval of the request for an Annexation, Zoning Upon Annexation, Preliminary PUD and Preliminary Plat of Subdivision for Ashton Pointe, 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 Auger; Commissioners Hoferle, Neuhaufen, Sabatine, Sosine, Sturznickel, Szpekowski. Motion carried.

AGENDA ITEM 5: Old Business/New Business:

There was a general discussion on the following items.

- Algonquin Corporate Campus, Lot 3 is currently reconsidering tenants due to lack of exposure on Randall.

- Cornish Park Ice Skating Rink.
- Cornish Park electrical connections.
- Riverside Square construction has started.

AGENDA ITEM 6: *Adjournment*

Commissioner Sturznickel moved and Commissioner Sabatine seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:30 p.m.



Respectfully Submitted,
Susan Witte, Recording Secretary