

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
February 12, 2007**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Hoferle, Neuhalfen, and Sabatine

Staff Members Present: Jeff Mihelich, Assistant Village Manager; Katherine Thornton, Senior Planner; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the December 11, 2006 Meeting
Chairperson Auger entertained a motion to approve the December 11, 2006 minutes. Commissioner Sosine moved and Commissioner Sturznickel seconded a motion to approve the minutes as presented. The voice vote noted all the 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 Final PUD.
Case No. 2006-12. Golden Corral
- Consideration of a Request for Final Plat of Subdivision
Case No. 2007-02. Waste Water Treatment Plant

AGENDA ITEM 3: Consideration of a Request for Final PUD.
Case No. 2006-12. Golden Corral

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Witte called roll to verify a quorum. Present Chairperson Auger; Commissioners Sosine, Sturznickel, and Szpekowski.

PETITIONER COMMENTS

Mr. Daryl Kahan, GC Development, gave a brief description and overview of the proposed family oriented restaurant in the Algonquin Galleria. Alcohol will not be sold. Dining is buffet style with grill. Banquet rooms are available. Mr. Kahan highlighted the proposed location, materials, landscape plan, and hours of operation.

STAFF AND COMMISSION COMMENTS

Ms. Thornton gave an overview of the staff memorandum dated February 12, 2007. The petitioner is requesting a Final PUD approval as part of the original agreement with the

Algonquin Galleria. She stated that the architecture meets Village standards, is well articulated and designed. She stated that staff recommends approval with conditions and recommendations noted in the staff memorandum.

Commissioner Szpekowski asked how the buffet grill was operated. *Commissioner Szpekowski* asked when the anticipated opening would be, which the petitioner answered that they would like the restaurant to be open before December 2007.

Chairperson Auger asked how deliveries would be made, to which the petitioner stated that all deliveries would be made in the back of the building. *Chairperson Auger* asked what the hours of operation would be, to which the petitioner stated that the restaurant is open seven days a week to 10:00 or 11:00 p.m. depending on the market area. Breakfast will be served on Saturdays and Sundays.

Commissioner Sosine asked for an explanation of the tin roof, to which Mr. Kahan stated that the metal roof accents provides architectural texture.

Commissioner Sturznickel asked where the petitioner obtained his products, to which Mr. Kahan answered they use a standard distributor for their meat and trademark items. All dairy and produce are purchased locally.

PUBLIC COMMENT

There was no public comment.

COMMISSION MOTION ON PETITION

Commissioner Sturznickel moved and Commissioner Sosine seconded a motion to recommend approval of the request for Final PUD for Golden Corral, consistent with the plans submitted by the developer and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Sosine, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 4: Consideration of a Request for Final Plat of Subdivision Case No. 2007-02. Waste Water Treatment Plant

ESTABLISH QUORUM

Ms. Witte called roll to verify a quorum. Present Chairperson Auger; Commissioners Sosine, Sturznickel, and Szpekowski.

STAFF AND COMMISSION COMMENTS

Ms. Thornton presented the petition to combine several parcels of land that make up the wastewater treatment area in an effort to simplify Village records. The two proposed lots would represent the land in Kane County and part of the land in McHenry County. The ownership and use is the same for these parcels.

Public Comment.

None

COMMISSION MOTION ON PETITION

Commissioner Szpekowski moved and Commissioner Sosine seconded a motion recommend approval of the request for Final Plat of Subdivision for the Wastewater Treatment Plant, consistent with the plats submitted and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Sosine, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 5: New/Old Business

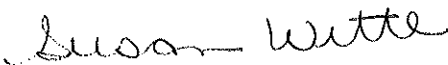
There was a general discussion on the following items:

- Lighting at the Galleria. Staff will review the lighting to ensure compliance with the photometric plan.
- Progress of Main Street project, Brunswick and Dania.

AGENDA ITEM 6: Adjournment

Commissioner Sturznickel moved and Commissioner Sosine seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,



Susan Witte, Recording Secretary