

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

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; Katherine Thornton, Senior Planner; Benjamin Mason, Planner; Todd Vanadilok, Teska Associates; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the February 12, 2007 meeting
Chairperson Auger entertained a motion to approve the February 12, 2007 minutes. Commissioner Sturznickel moved and Commissioner Sosine 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 Preliminary and Final PUD
Case No. 2007-04. Algonquin Shopping Center
- Consideration of a Request for an Annexation, Zoning Upon Annexation to B-2 PUD and R-1 PUD, Preliminary PUD, Final PUD and Final Plat of Subdivision
Case No. 2007-06. Oakridge Court
- Consideration of a Request for an Annexation, Zoning Upon Annexation to B-2 PUD
Case No. 2007-03. Jewel Annexation
- Consideration of a Request for Final Planned Unit Development
Case No. 2007-05. Fountain Square Lot 1

AGENDA ITEM 3: Consideration of a Request for a Preliminary and Final PUD
Case No. 2007-04. Algonquin Shopping Center

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 has been provided in accordance with state statutes and Village ordinances. She then swore in the petitioners.

PETITIONER COMMENTS

Mr. John Kim, Architect, gave an overview of the petition to construct a multi-tenant retail center located at the southwest corner of Hanson and Algonquin Roads. Highlighted items included the architecture, landscaping, and site plan.

STAFF AND COMMISSION COMMENTS

Mr. Mason presented an overview of his memorandum dated March 9, 2007. He highlighted conditions and recommendations that were made to address resident's concerns. The amount of retail is appropriate with the size of the lot, but staff is asking that the massing of the commercial buildings be distributed among three buildings. In addition, staff is requesting the developer to move the site access, relocate the stormwater detention basin, and provide pedestrian connections. He asked that the Commission approve a request to continue the hearing to allow the petitioner time to address the proposed changes.

Commissioner Hoferle noted traffic concerns due to the slope on Hanson. He agreed with relocating the stormwater detention basin to the east side of Hanson. He noted that a board on board fence would not usually be approved, but due to unique circumstances it is appropriate.

Commissioner Hoferle suggested continuing the left turn lane on Hanson to Route 62 creating three lanes down the hill to help with traffic.

Commissioner Szpekowski noted problems with one entrance in and out and too much retail at this location.

Chairperson Auger stated that the buildings were attractive, but echoed concerns with traffic into the shopping center.

Mr. Mihelich stated that there would be a dedicated turn lane on Route 62, to which Commissioner Sosine noted that this could cause additional problems if misused.

Commissioner Sturznickel questioned the survival of a retail business at this location.

Commissioner Sosine questioned the distance between the retail property and the residential area, to which Mr. Mihelich stated that the plan complies with B1 zoning requirements.

PUBLIC COMMENT

As the residents came forward, Attorney Cahill swore them in.

John Kartavich, 1535 Arquilla Drive, noted his concerns with property values. He stated that it is already difficult to come out of Arquilla and the retail development will only make traffic worse. He asked if a three-way stop sign could be installed.

David Doescher, 1540 Arquilla Drive, thanked the Village for consideration of the fence along the property line. He noted concerns with additional traffic and the buildings proximity to the residential area. Mr. Mihelich answered questions to the satisfaction of Mr. Doescher regarding lighting, snow removal, signage, and hours of operation.

Ellen Doescher, 1540 Arquilla Drive, echoed traffic concerns on Hanson. She asked about the garbage receptacles, delivery hours, a walkway along the back of the building, and a sidewalk along the retention area. She asked if the fence could be extended along her neighbor's side yard to avoid straight access, to which Mr. Mihelich stated that it could be discussed with the developer.

Terry Grimmitt, 1520 Arquilla Drive, stated that children currently play in the empty field. There is no other place for children in that neighborhood to play. He suggested changing the retention area to a grassy area for the children to play.

Gerald Jacobs, 330 Ramble Road, asked if a geotechnical study had been done for the property.

Shawn Bitzer, 1580 Arquilla Drive, requested that the fence be extended on the west side of the buildings.

Michael Howey, 1510 Arquilla, stated that the hill and church landscape prevent clear visibility onto Hanson Road.

Close Public Comment.

Chairperson Auger asked if the developer had a marketing plan, to which Mr. Kim answered not at this time.

COMMISSION MOTION ON PETITION

Commissioner Hoferle moved and Commissioner Sturznickel seconded a motion to recommend continuing the request of Preliminary PUD and Final PUD for Algonquin Shopping Center in order to allow the developer time to address the engineering and site plan issues to the April 9th Planning and Zoning Commission meeting. 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 to B-2 PUD and R-1 PUD, Preliminary PUD, Final PUD and Final Plat of Subdivision
Case No. 2007-06. Oakridge Court

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 has been provided in accordance with state statutes and Village ordinances. She then swore in the petitioners.

PETITIONER COMMENTS

Mr. Tim Schwartz, Oakridge Properties, gave an overview of the proposed plans to develop a 40-acre commercial area and a 40-acre residential area at the southwest corner of Harnish Drive and Randall Road. The plans to develop the residential area would be brought back to the Commission at a later date. He stated that JC Penny and Babies/Toys R Us would anchor the proposed project; the third anchor store is still under negotiations. These three stores are about 190,000 square feet. About 93,000 square feet would house a series of other stores in addition to five out lots, which are proposed to be restaurant use. Part of the project is to complete the frontage road system in addition to improvements on Randall Road. He stated that they have met with staff and agree with most of the recommendations with the exception of the sign limitation to 22 feet tall.

Anthony Cassata, Architect, gave a brief explanation of the proposed materials, colors, and architectural features. The brick color on the front of the buildings has been coordinated to create architectural interest and reduce the massing.

STAFF AND COMMISSION COMMENTS

Ms. Thornton highlighted her memorandum dated March 12, 2007. She noted that the petition is to annex all 80 acres, but only the retail development would be considered this evening. The residential would be brought back at a later date for preliminary and final PUD approval. Staff recommends approval of the annexation with the conditions listed in the memorandum.

Commissioner Szpekowski asked about awning installation and the limitations placed on the proposed signs to which Mr. Mihelich stated that 22 feet is the tallest sign currently allowed in the Village.

Commissioner Neuhalphen asked how the green space would affect frontage road, to which Ms. Thornton stated that frontage road would not be affected. Commissioner Neuhalphen asked what is planned for the out lots, to which Mr. Schwartz stated that at least three of the out lots are planned to be sit down restaurants.

Chairperson Auger asked if the frontage road will be two-lane road, to which Mr. Schwartz stated that it would be slightly narrower than Sherman Drive and fully curbed, but would not be a dedicated Village road.

Commissioner Sosine noted concern with another light on Randall Road. Mr. Schwartz stated that the lighting on Randall is necessary for access to the retail center. The development will pay for synchronizing the lights on Randall Road from County Line Road to Harnish Drive.

PUBLIC COMMENT

Attorney Cahill swore in Kelly Ferguson, 1456 Millbrook Drive, who asked if Millbrook will be extended to Harnish, to which Mr. Mihelich stated that it would be connected at some time in the

future, but not with this petition. She noted concern with additional traffic and noise from truck deliveries.

Close Public Comment.

Commissioner Szpekowski asked if there was any way to dress up the back of the building, to which *Mr. Schwartz* explained that the courtyard areas add definition to the back so you are not looking at a solid wall.

Commissioner Sosine asked for a definition of R-1 residential, to which *Mr. Mihelich* explained that it is single family, but multi family can be allowed through the PUD.

COMMISSION MOTION ON PETITION

Commissioner Sosine moved to recommend continuing the request of Annexation, Zoning Upon Annexation to B-2 PUD and R-1 PUD, Preliminary PUD, Final PUD and Final Plat of Subdivision for Oakridge Court in order to allow the developer time to address the road improvement requirements, engineering issues and proposed residential layout.

After clarifying what changes remain to be addressed, Commissioner Sosine rescinded her original motion.

COMMISSION MOTION ON PETITION

Commissioner Sosine moved and Commissioner Sabatine seconded the motion to recommend approval of the request for Annexation, Zoning Upon Annexation to B-2 PUD and R-1 PUD, Preliminary PUD, Final PUD and Final Plat of Subdivision for Oakridge Court, consistent with the plans submitted by the petitioner, the conditions recommended by staff, and the findings of fact as presented to the Commission and that the residential portion shall come before the Planning and Zoning Commission and Village Board for preliminary and final PUD and plat approval at two separate meetings. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 5: Consideration of a Request for an Annexation, Zoning Upon Annexation to B-2 PUD

Case No. 2007-03. Jewel Annexation

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 has been provided in accordance with state statutes and Village ordinances.

STAFF AND COMMISSION COMMENTS

Ms. Thornton gave a brief explanation for the petition to annex and zone a small sliver of land along the south property line of Jewel. This land was mistakenly not annexed into Algonquin

along with the Jewel parcel. Staff reviewed the plat of annexation and agrees with the petition so that the legal descriptions for land annexed, zoned and ownership are all consistent.

PUBLIC COMMENT

There was no public comment.

Close Public Comment.

COMMISSION MOTION ON PETITION

Commissioner Szpekowski moved and Commissioner Hoferle seconded a motion to recommend approval of the request for Annexation and Zoning Upon Annexation to B-2 PUD for the Jewel parcel, 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, Sabatine, Neuhalfen, Sosine, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 6: Consideration of a Request for Final Planned Unit Development Case No. 2007-05. Fountain Square

OPEN MEETING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Michael Ek, attorney for the petitioner, gave a brief overview of the petition to develop a multi-tenant retail building in the Fountain Square development. He noted that the architecture has been designed to look like the existing larger multi-tenant retail building. He highlighted revisions, which included staff's recommendations. He asked that a condition be in place for signage if one tenant were to occupy the entire building.

STAFF AND COMMISSION COMMENTS

Ms. Thornton gave a brief overview of March 12, 2007. She highlighted the property's location, site plan, and minor changes to the landscape plan. Staff recommends approval of the final PUD for the one retail building.

Commissioner Hoferle asked about the residential neighbors, and if the building will be visible from the road, to which Ms. Thornton answered that it will and for that reason, the petitioner has been asked to put full-face brick on the all elevations.

Commissioner Szpekowski asked where the monument sign would be located; to which Ms. Thornton answered staff will inspect any signs to ensure they do not obstruct line of sight.

Commissioner Sosine asked about the landscape along the back of the building, to which Ms. Thornton stated that most of the back will be hidden by the water tower, but sufficient landscape has been proposed.

COMMISSION MOTION ON PETITION

Commissioner Sosine moved and Commissioner Sturznickel seconded a motion to recommend approval of the request for a Final PUD for Lot 1 in Fountain Square, consistent with the plans submitted by the petitioner and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Sabatine, Neuhalphen, Sosine, Sturznickel, and Szpekowski. Motion carried.

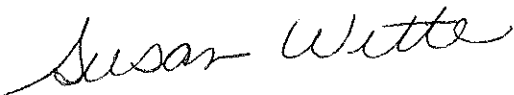
AGENDA ITEM 7: New/Old Business

None

AGENDA ITEM 8: 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 10:00 p.m.

Respectfully Submitted

A handwritten signature in cursive script that reads "Susan Witte".

Susan Witte, Recording Secretary