

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
May 14, 2007**

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

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

Staff members Present: Jeff Mihelich, Assistant Village Manager; Katherine Thornton, Senior Planner; Michael Kerr, PE, Christopher Burke Engineering; and Kelly Cahill, Village Attorney

**AGENDA ITEM 2:** Approval of Minutes from the April 9, 2007 meeting

Chairperson Auger entertained a motion to approve the April 9, 2007 minutes. Commissioner Sabatine moved and Commissioner Hoferle 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 Final PUD and Special Use Permit.  
**Case No. 2007-09. Woods creek Lot 3**
- Consideration of a Request for a Special Use Permit  
**Case No. 2007-08. Medical Marts**
- Consideration of a Request for a Final PUD and Final Plat of Subdivision  
**Case No. 2007-01. Aspen Village**
- Consideration of a Request for a Preliminary and Final PUD  
**Case No. 2007-04. Algonquin Shopping Center**

Mr. Mihelich introduced Mr. Michael Kerr, PE from Christopher Burke Engineering, Ltd. Mr. Kerr gave a brief overview of his engineering firm and the services he will provide the Village.

**AGENDA ITEM 3:** Consideration of a Request for a Final PUD and Special Use Permit  
**Case No. 2007-09 Woods creek Lot 3**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Witte called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Sabatine, 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. Tim Schwartz, of Oakridge Properties, gave a brief overview of the petition to develop the 62,000 square foot outlot located at the northwest corner of Harnish Drive and Randall Road. The site was originally approved for a Krispy Kreme franchise. Since that time, the petitioner has looked for an alternative business to accommodate a small building with little parking. The proposed retail building will match the architecture and layout of the existing buildings adjacent to it. A Starbucks and delicatessen are currently being considered. He reviewed the site plan, parking, and signage. He addressed staff comments regarding additional landscape and two-way drive-through.

**STAFF AND COMMISSION COMMENTS**

Ms. Thornton gave an overview of the staff memorandum dated May 14, 2007. Highlights included the proposed architectural plan, landscape plan, site plan, and sidewalk connection on Sherman Drive. She noted that the recommended two-way traffic was in response to safety concerns. Signage remains to be reviewed.

*Commissioner Hoferle* agreed with the petitioner’s proposed ingress and egress. He stated that a one-way drive-through was customary to Starbucks. He strongly encouraged a berm in the back of the building.

*Commissioner Szpekowski* agreed that a one-way drive would eliminate confusion and create a better traffic flow. She asked about the trash enclosure, to which Mr. Schwartz explained that two-yard dumpsters are planned, where they will be located, and the approximate times of pickup.

*Commissioner Neuhalfen* noted concern with the drive-through, bypass lane.

There was a general discussion on the potentially safety hazard of a single traffic lane along the south side of the property.

*Chairperson Auger* suggested that the parking lot be made one-way all the way around the building. Mr. Mihelich noted that parking spaces would be lost at each corner.

*Commissioner Sturznickel* stated that the proposed drive will create mass confusion. He agreed that one-way around the building would eliminate safety concerns without losing a substantial amount of parking spaces.

Mr. Mihelich stated that staff would look at the options with the petitioner before the plan was presented to the Committee of the Whole.

**PUBLIC COMMENT**

There was no one wishing to comment.

**CLOSE PUBLIC COMMENT**

**COMMISSION MOTION ON PETITION**

Commissioner Sturznickel moved and Commissioner Sabatine seconded a motion to recommend approval of the request for a Final PUD for Woodscreak Lot 3 and Special Use Permit for a drive through, consistent with the plans submitted by the petitioner with an additional change to either make the parking lot one-way or a two-way traffic lane on the south side of the building, and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Sabatine, Sturznickel, and Szpekowski. Nays: Commissioner Neuhalfen. Motion carried with a vote of five to one.

**AGENDA ITEM 4:** Consideration of a Request for a Special Use Permit.  
**Case No. 2007-08. Medical Marts**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Witte called roll to verify a quorum. Present Chairperson Auger; Commissioners Hoferle, Neuhalfen, Sabatine, 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. Henry Blakley, Medical Marts, gave a brief overview of the proposal to open a full service primary family health care office within the Meijer Store at 400 South Randall Road. The location of family healthcare in a retail merchandiser will offer high quality, primary healthcare close to home.

**STAFF AND COMMISSION COMMENTS**

Ms. Thornton gave an overview of her memorandum dated May 14, 2007. The proposed use is appropriate and desirable in this location and compatible with the Comprehensive Plan and surrounding uses. Staff recommends approval of the Special Use Permit.

*Commissioner Hoferle* asked if patients are seen by appointment only, to which the petitioner answered that walk-ins are also welcome.

*Commissioner Szpekowski* asked if emergency services would be available, to which Mr. Blakley explained that it is not an urgent care facility. *Commissioner Szpekowski* asked what services would be done within the store, to which Mr. Blakley stated that immunizations would be available at tables within the store during flu season. *Commissioner Szpekowski* asked about staffing, to which Mr. Blakley stated that three physicians are currently contracted with one physician on each shift. The facility will be open during the times the Meijer pharmacy is open.

*Commissioner Neuhalfen* stated he was not comfortable having a medical practice within a store that sells fresh produce. Mr. Blakley stated that retail health is a thing of the future. Medical Marts are certified by Medicare/Medicaid, comply with OSHA standards and will take every precaution to provide a healthy, safe, clean, and professional form of medical care.

*Chairperson Auger* asked if x-rays would be provided on site, to which Mr. Blakley answered that all lab work would be done off-site. If any radiology was added in the future, the building would need to meet international building code standards.

*Commissioner Sabatine* asked about medical waste, to which Mr. Mihelich stated that the Health Department requires that all medical waste be segregated.

*Commissioner Sturznickel* asked if the petitioner plans to continue to have a physician on site in lieu of nurse practitioners, to which Mr. Blakley agreed.

There was a general discussion concerning the existing drive-through pharmacy, which concluded that the pharmacy has moved and the drive through will remain where it is currently located.

**PUBLIC COMMENT**

There was no one wishing to comment.

**CLOSE PUBLIC COMMENT**

**COMMISSION MOTION ON PETITION**

Commissioner Hoferle moved and Commissioner Sturznicke seconded a motion to recommend approval of the request for a Special Use Permit for a medical office, 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, Sturznicke, and Szpekowski. Nays: Commissioner Neuhalfen. Motion carried with a vote of five to one.

**AGENDA ITEM 5: Consideration of a Request for a Final PUD and Final Plat of Subdivision  
Case No. 2007-01**

**OPEN MEETING AND ESTABLISH QUORUM**

Ms. Witte called roll to verify a quorum. Present Chairperson Auger, Commissioners Hoferle, Neuhalfen, Sabatine, Sturznicke, and Szpekowski.

**PETITIONER COMMENTS**

Mr. Pinderski, Attorney for the petitioner, gave a brief overview of the project. Highlights included the background, site plan, and phasing schedule. One hundred and twenty townhomes and one hundred and five single-family homes are planned for two phases of construction throughout the eighty-acre parcel. The petitioner has met all the significant requirements of the annexation agreement in addition to a donation of open space and a private drive for the ingress and egress of District 300 school buses.

Mr. Joe Safin, petitioner’s architect, stated that five different floor plans will be offered for the semi-custom designed homes to fit a variety of needs. Highlights included the site plan, design concepts, signage, consideration given to the architectural design of garages, and a centrally located clubhouse. Stone, brick, and brighter colors are planned, with shutters appropriately offered throughout the project.

**STAFF AND COMMISSION COMMENTS**

Ms. Thornton gave a brief overview of her memorandum dated May 14, 2007. The proposal before the Commission this evening is for Phase I, which is for 67 townhomes and 51 single-family homes. The petitioner will come back for review of Phase II. She gave a brief explanation of the proposed tree preservation plan. Staff recommends approval of the final planned development for Unit One.

*Commissioner Hoferle* stated that the development was very attractive, but was concerned with the absence of brick and stone. He stated that the row homes were too dense, and the west side appeared to be monotonous. He suggested eliminating a unit or two to eradicate the density. He noted concern with privacy for the rear decks and suggested planting trees between the decks.

Mr. Pinderski stated that different elevations were planned to provide interest. He agreed to work with staff on landscape issues.

Mr. Mihelich explained that the density of the project was approved with the annexation along with the open space.

*Commissioner Hoferle* asked what the proposed price range was, to which Mr. Pinderski stated that the price of the rowhomes would be in the low \$300,000 area and the single family homes would be approximately \$500,000.

*Commissioner Szpekowski* agreed that she would like to see less density and more architectural interest. Mr. Safin explained that the plan was to offer a contemporary urban feel.

*Chairperson Auger* noted concern with the lack of brick, to which Mr. Safin explained that a warm streetscape can be accomplished without brick and with added consideration of the landscape.

Mr. Mihelich noted that the petitioner has an excellent reputation, the project is the desired price range, and will offer variety in the Village.

*Commissioner Sabatine* asked about the buffer between the Galleria and the residential area, to which Mr. Pinderski explained that twenty to forty feet of landscape buffer is planned

*Chairperson Auger* asked if there would be one homeowner's association, to which Mr. Pinderski answered that there will be a master homeowner's association for all residents with an additional association for the rowhome residents.

#### **PUBLIC COMMENT**

There was no one wishing to comment.

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

Commissioner Neuhalfen moved and Commissioner Sturznickel seconded a motion to recommend approval of the request for a Final PUD and Final Plat of Subdivision for Aspen Village, consistent with the plans submitted by the petitioner, the conditions recommended by staff, and the findings of fact presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle with reservations, Neuhalfen, Sabatine, Sturznickel, Szpekowski with reservations. Motion carried.

**AGENDA ITEM 6:** 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, Sturznickel, and Szpekowski.

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

Commissioner Sturznickel moved and Commissioner Sabatine seconded a motion to continue the request of Preliminary PUD and Final PUD for Algonquin Shopping Center to the June 11, 2007 meeting in order to allow the developer time to address the engineering and site plan issues. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Sabatine, Sturznickel, Szpekowski. Motion carried.

**AGENDA ITEM 7:** New/Old Business

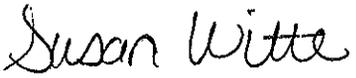
- Proposed car storage ordinance.
- All Smiles truck location – to be reviewed by staff.
- Neon signs in the windows of the Old Town District – to be reviewed by staff.
- Safety concerns of the park fountain.
- Public hearings to discuss a bridge toll booth.
- Milan demolition.

Trustee Debbie Sosine sent a thank you to the Planning and Zoning Commission for their support.

**AGENDA ITEM 8: *Adjournment***

Commissioner Szpekowski 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 9:22 p.m.

Respectfully Submitted,

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

Susan Witte, Recording Secretary