

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
September 10, 2007**

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

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

Absent: Hoferle

Staff Members Present: Jeff Mihelich, Assistant Village Manager; Ben Mason, Planner; Michael Kerr, Village Engineer (Christopher Burke Engineering), and Kelly Cahill, Village Attorney.

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

Chairperson Auger entertained a motion to approve the July 9, 2007 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 the following items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for a Final Plat of Subdivision/Final Planned Development.  
**Case No. 2007-04. Algonquin Shopping Center.**
- Consideration of a Request for a Final Plat of Subdivision/Final Planned Development  
**Case No. 2007-13. Algonquin Corporate Condominiums.**
- Consideration of a Request – Proposed Zoning Ordinance Amendment  
**Case No. 2007-014 – Home Occupation Uses.**

**AGENDA ITEM 3:** Consideration of a Request for a Final Plat of Subdivision/Final Planned Development. **Case No. 2007-04. Algonquin Shopping Center.**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Mazan called roll to verify a quorum. Present: Chairperson Auger; Commissioners: Neuhalfen, Patrician, Sabatine, Sturznickel and Szpekowski. Absent: Hoferle. Attorney Cahill noted that proper legal notice was provided in accordance with state statutes and Village ordinances.

Attorney Cahill then swore in the following petitioners: Ms. Jennifer Mitchell, Metro Transportation Group; Mr. Jeff Steele, JKL Engineers; Mr. John Kim, John Y. Kim & Associates; and Mr. Kasim Pirlant, Commercial Management Company.

## **STAFF AND COMMISSION COMMENTS**

Mr. Mason gave an overview of his memorandum dated September 7, 2007 and indicated the petitioner is proposing to construct a retail center at the southwest corner of Algonquin and Hanson Roads. He highlighted the changes and improvements that the developer made to the site and engineering plans since the Commission's initial consideration of the proposed retail center in March 2007. Specifically, staff noted that the bulk of the buildings have been reduced, a fence has been added along the rear of the property, a sidewalk has been incorporated along Hanson Road, and a northbound left turn lane has been added on Hanson Road.

*Commissioner Szpekowski* commented that the subject property is a challenge to develop, particularly with respect to traffic.

*Chairperson Auger* asked about the maintenance of the proposed new landscaping around the village-owned drainage area on the east side of Hanson Road. Mr. Mihelich stated the landscaping will be maintained by the developer for two years, after which the village will maintain the landscaping.

*Commissioner Sabatine* raised the issue of how the new northbound left turn lane would be configured and asked about the management of the site's stormwater runoff. Mr. Mihelich stated that the turn lane will be constructed similar to other left-turn lanes in the village and the stormwater will be directed into an underground detention system.

*Commissioner Patrician* asked about traffic and the ability for vehicles to turn onto Hanson Road from the proposed retail center. Mr. Mihelich indicated there is sufficient sight distance north and south of the retail center's entrance. *Commissioner Patrician* noted the proximity of the proposed new sidewalk to Hanson Road, to which Mr. Mihelich noted the Village Engineer has recommended shifting the sidewalk away from the road, if the grade of the land allows for it. *Commissioner Patrician* expressed concern about the ability for businesses in the retail center to be open until 1:00am on Friday and Saturday nights.

*Commissioner Sturznickel* stated that the buildings are very attractive and noted concern about Sunday morning traffic on Hanson Road due to the proximity of a nearby church. Mr. Mihelich noted that the property is already zoned B-1 and the petitioner has rights to develop the site. Mr. Mihelich stated that the developer has agreed to add several improvements along Hanson Road, including a dedicated left-turn lane into the site and shifting the 7-Eleven retail center's entrance south to align opposite the proposed retail center's access.

*Commissioner Sturznickel* asked how the proposed underground stormwater detention system would function. Mr. Michael Kerr, Village Engineer (Christopher Burke Engineering) stated that a system of stormwater detention vaults would be constructed under the retail center's parking lot and water would slowly drain through a small restrictor pipe into the naturalized basin on the east side of Hanson Road. Mr. Kerr indicated the proposed detention system will decrease the amount of stormwater runoff that is currently generated by the property.

## **PUBLIC COMMENT**

Attorney Cahill swore in David Doescher, 1540 Arquilla Drive. Mr. Doescher expressed concern with the proximity of the retail buildings to the adjacent residences and suggested adding a No Right Turn on Red sign at the Algonquin and Hanson Road intersection. Mr. Mihelich stated that a small percentage of site-generated traffic volume would access the development from the west on Algonquin Road and that the village would monitor traffic on Hanson Road. Staff noted that the retail buildings will be located approximately 90-feet from the adjacent residences.

There were no other residents wishing to make a public comment.

## **Close Public Comment.**

*Chairperson Auger* asked whether a stop sign could be installed on Hanson Road at the intersection with the proposed retail center. Mr. Mihelich noted that the volume of traffic would not warrant the installation of a stop sign.

## **COMMISSION MOTION ON PETITION**

Commissioner Sturznickel moved and Commissioner Neuhalfen seconded a motion to recommend approval of the request for a Final Plat of Subdivision and Preliminary and Final Planned Development for the Algonquin Shopping Center consistent with the plans submitted by the developer and the findings of fact and conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners: Neuhalfen, Sabatine, Sturznickel, and Patrician (with a condition to review business hours of operation). Nays: Commissioner Szpekowski. Motion carried with a vote of 5-1.

**AGENDA ITEM 4:** Consideration of a Request for a Final Plat of Subdivision and Final Planned Development

**Case No. 2007-13. Algonquin Corporate Condominiums**

Petitioner: Ryan Trottier, Par Development

## **PETITIONER COMMENTS**

Representing the Algonquin Corporate Condominiums project was Ryan Trottier from Par Development. Mr. Trottier submitted plans for two proposed corporate office/light industrial buildings on Lots 8 through 14 in Phase III of the Algonquin Corporate Campus. The lot is located on the north side of Corporate Parkway, west of Boyer Road and west of Young Innovations. The development includes two 62,365 square foot buildings which are designed to accommodate various sizes enhancing opportunities for lease or sale to the market. The first building will be built this fall. The second will be built as the market demands. The final plat of subdivision consolidates all of the lots into one along with right-of-ways and easements. The architecture will be with precast concrete panels. The colors of the buildings will be beige with tan accent banding. Burgundy colored cornice treatments and canopies provide a complimentary accent color while maintaining a predominantly earth tone color palette. There will be "bump outs and recessions" along the entire length of the building, including large windows with bronze framing system and decorative lighting. The truck docks are masked between the two buildings with a combination of wall extensions and landscaping. There will be an entry sign and two direction signs are proposed in addition to wall signs. The parking lot fixtures will be 25 foot poles. There will be 219 spaces for parking plus an additional 32 if needed in the future.

## **STAFF AND COMMISSION COMMENTS**

The staff is pleased with the high quality space as this will be good economical development and a boom to the economy in the Village of Algonquin. It is an efficient site plan and has a nice entrance with landscaping to further enhance the property. The project has nice curb appeal with pleasing color scheme in addition to the building bump-outs will have a clean look from Boyer Road. The staff recommends approval of the Final Plat of Subdivision, Final PUD and plats of vacation for the Algonquin Corporate Condominiums with the conditions noted in the staff report.

*Commissioner Szpekowski* stated the design is very clean looking and beautiful, but questioned the traffic entrance on Corporate Parkway. Traffic will be handled through signage. The developer wants to install signage with approval from the Village of Algonquin.

*Commissioner Neuhalphen* asked about the wall signage for each unit and also about the truck traffic pattern. There will be wall signage for each unit and also spot lights from the ground to illuminate the buildings. The truck traffic pattern will be apparent to truck drivers who will find it easier to go to the perimeter of the property for deliveries and pickups.

*Chairperson Auger* asked what kind of tenants the developer would be looking to rent. The developer has contracted C.B. Richard Ellis to find tenants. There could be as many as eleven tenants in the building or as few as four.

*Commissioner Sabatine* stated he likes the courtyard design and the signage can be worked out. Commissioner Sabatine thinks the bump-out on the mezzanines would be adequate for tenants, but they should be used for storage.

*Commissioner Patrician* stated this is a nice architecture, but was concerned with the types of businesses would be renting. Jeff Mihelich, Assistant Village Manager, said the type of tenant is covered by the ordinances. *Commissioner Patrician* had a concern about the commercial traffic cutting through the residential neighborhood to the north. Mr. Mihelich noted that there is direct connection between the commercial and residential neighborhoods.

*Commissioner Sturznickel* had some concerns with the build-outs and the second floor units. If there is to be second floor businesses, all areas would need to conform to the sprinkler code, the accessibility code and all building codes.

## **PUBLIC COMMENT**

There was no one wishing to comment.

## **CLOSE PUBLIC COMMENT**

### **COMMISSION MOTION ON PETITION**

Commissioner Szpekowski moved and Commissioner Sabatine seconded a motion to recommend approval of the request for a Final Plat of Subdivision and preliminary and final planned development for the Algonquin Corporate Condominiums consistent with the findings of fact presented. (**Algonquin Corporate Condominiums – Case No. 2007-13**). The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners Szpekowski, Neuhaufen, Sabatine, Patrician and Sturznickel. Absent: Hoferle. Nays: None. Motion carried with a vote of six to zero.

**AGENDA ITEM 5:** Consideration of a Proposed Zoning Ordinance Amendment  
**Case No. 2007-014 – Home Occupation Uses**  
Petitioner: Village of Algonquin

### **OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Mazan called roll to verify a quorum. Present: Chairperson Auger, Commissioners Neuhaufen, Patrician, Sabatine, Sturznickel and Szpekowski.

### **PETITIONER COMMENTS**

The zoning ordinance amendment recommended by staff would add the sales of firearms, explosives or ammunition and gunsmithing services to the list of prohibited home occupations businesses. Staff suggests that firearms related businesses are not appropriate in a residential neighborhood environment and would have significant negative impact on property values if such uses were allowed. An amendment to the zoning ordinance has been prepared and the staff recommends the Planning and Zoning Commission conduct a public hearing and recommends approval of the zoning ordinance amendment.

### **COMMISSION QUESTIONS/COMMENTS**

*Commissioner Szpekowski* asked if this amendment was for the manufacture and/or sale of firearms.

*Commissioner Sturznickel* asked whose responsibility it would be to enforce this new amendment. Jeff Mihelich, Assistant Village Manager stated it would be the responsibility of Community Development.

### **PUBLIC COMMENT**

There was no one wishing to comment.

### **CLOSE PUBLIC COMMENT**

### **COMMISSION MOTION ON PETITION WITH FINDINGS OF FACT**

Commissioner Patrician moved and Commissioner Sabatine seconded a motion to recommend approval of the request for a Final Plat of Subdivision and preliminary and final planned development for the Algonquin Shopping Center consistent with the findings of fact presented. (**Zoning Ordinance Amendment - Case No. 2007-014**). The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners Szpekowski, Neuhaufen, Sabatine, Patrician and Sturznickel. Nays: None. Motion carried with a vote of six to zero.

### **CLOSE PUBLIC HEARING**

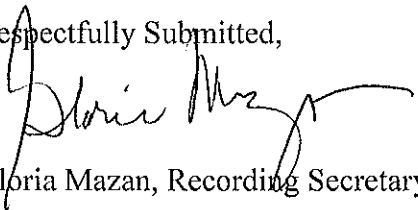
#### **AGENDA ITEM 6: New/Old Business**

- Although the Fox River flooded some property along its banks, the Village of Algonquin fared well during the recent storms. Jeff Mihelich commented there were no major power outages either during the storms.
- There seems to be a problem with Route 31 south of the waste water treatment plant with fallen branches and holes in the road or roadside. This is owned by the State of Illinois according to Jeff Mihelich.
- Commissioner Sturznickel mentioned the work on Harper Drive was good.

#### **AGENDA ITEM 7: Adjournment**

*Chairperson Auger* entertained the motion to adjourn. *Commissioner Neuhaufen* moved and *Commissioner Sabatine* seconded a motion to adjourn the meeting. The motion carried and the meeting was adjourned at 8:45 PM.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Gloria Mazan', with a long horizontal flourish extending to the right.

Gloria Mazan, Recording Secretary