

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

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioner Sabatine

Staff Members Present: Jeff Mihelich, Assistant Village Manager; Katherine Parkhurst, Senior Planner; Kelly Cahill, Village Attorney; and Kimberly Nix, Recording Secretary.

AGENDA ITEM 2: Approval of Minutes from the October 8, 2007 Meeting
Chairperson Auger entertained a motion to approve the October 8, 2007 minutes. Commissioner Hoferle moved and Commissioner Neuhalfen 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 a Final PUD
Case No. 2007-16. Rothbart Building 3
- Consideration of a Request for a Final PUD
Case No. 2007-17. Waterford of Algonquin Affordable Condos

AGENDA ITEM 3: Consideration of a Request for a Final PUD
Case No. 2007-16. Rothbart Building 3

OPEN MEETING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Representing Rothbart Building 3 was Mike Rothbart, Rothbart Construction. Mr. Rothbart submitted a petition for a Final Planned Unit Development for an industrial building, which is located at the corner of Millbrook Drive and Corporate Parkway. The building will consist of eight units, totaling 30,000 square feet. Mr. Rothbart emphasized the abundance of landscaping that will be planted and maintained on the property of the industrial building.

STAFF AND COMMISSION COMMENTS

Mrs. Katherine Parkhurst gave an overview of her memorandum of November 12, 2007.

Mr. Rothbart's "green" concept and emphasis on landscaping is appealing to the Village. The building will be retail friendly, with a brick front exterior. There will be two access points to the industrial building for trucks entering and exiting the premises. The signage will meet the same requirements of Mr. Rothbart's other building; the Village will allow for larger signage to accommodate the trucks.

The staff recommended approval of the request for a Final PUD for Rothbart Building 3, consistent with the plans submitted by the petitioner and under the following conditions:

- The Landscape Plans prepared by Ives/Ryan Group, Inc. shall be revised to increase the north and west perimeter landscaping to provide a more significant buffer.
- A "No Parking" sign shall be placed in the back up space in the southeast parking lot and two stop signs shall be installed at the exit of the southeast and southwest parking lots at the intersection with the main entrance drive.
- All photometric plans shall be consistent with Village standards.

Commissioner Hoferle asked how the storm water will run. Mrs. Parkhurst stated that the drainage system for this area already exists as part of Phase 1 of the Algonquin Corporate Campus.

Commissioner Szpekowski questioned the signage for the industrial building, to which Mrs. Parkhurst explained that Rothbart Building 3 will have the same signage as the Rothbart's other building. This existing signage has been approved and has never posed a problem; therefore, this signage should be sufficient for Rothbart Building 3.

Commissioner Neuhalfen inquired about the types of tenants that would locate in the building. Mr. Rothbart explained they are very careful landlords and they desire the best mix of tenants for the building.

Chairperson Auger questioned the flow of trucks both in and out of the access points and around the building. Mrs. Parkhurst explained that making the flow around the building one way will ensure that if a truck is unloading another vehicle can still pass by and proper signage will be installed to direct traffic.

Commissioner Patrician inquired about the concept of the industrial shopping center. Mr. Mihelich explained that this concept was listed in the original market analysis of the corporate campus.

Commissioner Sturznickel asked if there would be any tenants selling food in the units. Mr. Rothbart stated he does not anticipate that any of the tenants will sell food at Rothbart Building 3.

PUBLIC COMMENT

There was no one wishing to make comments.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to accept the request for a Final PUD for Rothbart Building 3. *Commissioner Hoferle* moved and *Commissioner Sturznickel* seconded a motion to recommend approval of the request for a Final PUD for Rothbart Building 3, 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, Patrician, Sturznickel and Szpekowski. Nays: None. Motioned carried.

AGENDA ITEM 4: Consideration of a Request for a Final PUD Case No. 2007-17. Waterford of Algonquin Affordable Condos

OPEN MEETING AND ESTABLISH QUORUM

Ms. Nix called roll to verify a quorum. Present Chairperson Auger; Commissioners Hoferle, Neuhalfen, Patrician, Sturznickel, and Szpekowski.

PETITIONER COMMENTS

Mr. Todd Bundrant, developer, submitted a request for a Final PUD for Waterford of Algonquin Affordable Condos, located at the corner of Algonquin Road and Route 25. The proposed plan consists of eighteen affordable housing units. The Affordable Condos will be age-restricted, requiring residents to be at least fifty-five years of age. Mr. Bundrant also noted that trees will be added as a buffer along the parking space area.

STAFF AND COMMISSION COMMENTS

Mrs. Katherine Parkhurst gave an overview of her memorandum of November 12, 2007.

Waterford of Algonquin was required by the Village to include affordable housing. They have complied by submitting a plan for eighteen affordable housing condo units. The units will be age-restricted and will have sufficient parking spaces; however, it is recommended that Waterford add a future parking area to the plans to ensure that there will not be an inadequate parking issue in the future.

The staff recommended approval of the request for a Final PUD for Waterford of Algonquin Affordable Housing Condos, consistent with the plans submitted by the petitioner and under the following conditions:

- The Landscape Plans prepared by Hitchcock Design Group shall be revised to add more vegetation around the foundation of the building.
- Reserve parking areas shall be shown on the plans.
- All photometric plans shall be consistent with Village standards.
- Each unit shall be offered as an affordable condo consistent with the definition and terms of the Illinois Affordable Housing Planning and Appeal Act (Public Act 93-595.)
- All residents residing in the housing units shall be fifty-five years of age or older.

Commissioner Hoferle asked what type of siding will be used on the Affordable Housing Condo building, to which Mr. Bundrant stated that a vinyl siding would be used, but that it would have a cedar appearance.

Commissioner Szpekowski asked if more handicap accessibility spaces would be added to the parking area. Mr. Bundrant said that more would be added if state statute required more than Waterford has already allotted.

Chairperson Auger inquired if there would be a homeowner's association for the building. Mr. Bundrant stated that one would be established, however the dues are also controlled by the affordable housing condition.

Commissioner Patrician asked if there would be any exceptions to the age restriction. Ms. Cahill stated that there would be an allowance of a limited number of days for any resident of the Affordable Condos who may have temporary live-in visitors under the age of fifty-five.

Commissioner Sturznickel asked if the Lake Cook Road/Compton Drive extension was included in Waterford of Algonquin's plans, to which Mr. Mihelich stated that it was.

PUBLIC COMMENT

There was no one wishing to make comments.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to accept the request for a Final PUD for Waterford of Algonquin Affordable Condos. *Commissioner Sturznickel* and *Commissioner Patrician* seconded a motion to recommend approval of the request for a Final PUD for Waterford of Algonquin Affordable Housing Condo Building, 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, Patrician, Sturznickel, and Szpekowski. Nays: None. Motion carried.

AGENDA ITEM 5: New/Old Business

Items discussed include:

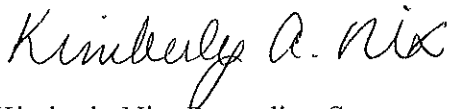
- Bombay's signage on Randall Road.
- Log cabin construction on Hillside View.

- Local restaurant successes.

AGENDA ITEM 6: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Szpekowski* motioned and *Commissioner Patrician* seconded to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kimberly A. Nix".

Kimberly Nix, Recording Secretary