

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
January 14, 2008**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: None

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 December 10, 2007 Meeting
Chairperson Auger entertained a motion to approve the December 10, 2007 minutes. Commissioner Sabatine 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 Final Planned Unit Development
Case No. 2007-20. Famous Dave's Restaurant
- Consideration of a Request for Final Plat of Subdivision
Case No. 2007-21. Randall Crossing
- Consideration of Comprehensive Plan Amendments Including the Incorporation of the Parks, Trails, Open Space Master Plan

AGENDA ITEM 3: Consideration of a Request for Final Planned Unit Development
Case No. 2007-20. Famous Dave's Restaurant

OPEN PUBLIC MEETING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Representing Famous Dave's restaurant was John Britton. Mr. Britton submitted a petition for a Final Planned Unit Development for Famous Dave's restaurant, which is located on Lot 5 of the Algonquin Galleria, near the southeast corner of Randall Road and County Line Road. Mr.

Britton noted that Famous Dave's restaurant has changed the building's exterior to comply with the staff's recommendations.

STAFF AND COMMISSION COMMENTS

Mrs. Katherine Parkhurst gave an overview of her memorandum of January 14, 2008.

Famous Dave's restaurant is a 6,530 square foot building located on Lot 5 of the Algonquin Galleria, south of Jamba Juice and Potbelly and west of Best Buy. The Algonquin Galleria was annexed and approved in February 2005 for all site work, parking lots, building locations and landscaping. Developers are required to present a request for a Final PUD for each proposed building showing the elevation. Famous Dave's restaurant has been very accommodating in making staff recommended changes so that the building's architecture is cohesive with surrounding buildings. The exterior of the building will consist of cultured stone that runs approximately halfway up the building, as well as wood siding. The awnings will be a black color and portions of the roof will be a red color. There will also be a chimney on one side of the building. The Village has asked Famous Dave's restaurant to work with the landscape developers from the Algonquin Galleria to ensure there are adequate landscaper buffers along Randall Road. The building will have the typical sign package, consisting of two wall signs, a "To Go" sign near the pick-up entrance, and a monument sign. The restaurant's original plan was to have an outside seating area; however, this proposed area was located in the 50 foot landscaping easement. Therefore, Famous Dave's restaurant has opted to eliminate the outdoor seating area and will instead move the building east.

The staff recommended approval of the request for Final Planned Unit Development for Famous Dave's restaurant.

Commissioner Hoferle asked for an explanation of the various elevations, to which Mrs. Parkhurst pointed out each elevation depicted on the easels. Commissioner Hoferle also inquired about the close distance between the existing Famous Dave's restaurant located in Dundee and the proposed site in the Algonquin Galleria. Mr. Britton replied by saying that the Famous Dave's in the Algonquin Galleria would not affect the operation of the Dundee location as they would continue to operate both. Commissioner Hoferle further inquired whether the parking area for the restaurant is conducive to the entrance. Mr. Mihelich stated that there will be two parking areas; one area will consist of parking stalls for customers and one area will consist of stalls for restaurant employees. Finally, Commissioner Hoferle asked if the signage could be outlined in stone rather than brick, to which Mrs. Parkhurst replied that because the term "masonry" can include either brick or stone construction, the signage could be constructed of stone instead of brick.

Commissioner Szpekowski questioned the "Award Winning St. Louis Ribs" sign that will be on the building. Mrs. Parkhurst explained that the Village considers this artwork and not a sign; therefore, there is no issue with it on the building.

Commissioner Neuhalphen wondered if the signage would be the same as noted in Mrs. Parkhurst's memorandum of January 14, 2008, to which Mrs. Parkhurst said that it would be the same.

Chairperson Auger asked why there is a discrepancy in the parking lot measurements. Mr. Mihelich explained that the actual size of the parking lot has not changed; however, the striping of stalls on the pavement may vary.

Commissioner Patrician inquired about the variation of the red color on the roof of the building. Mrs. Parkhurst said that a color sample will be submitted by Famous Dave's prior to the construction of the roof. At that time, the Village will decide which shade of red will be used on the roof. Commissioner Patrician also asked if there may be any future concerns with the dumpsters between the restaurants in the Algonquin Galleria and the Algonquin Commons. Mrs. Parkhurst replied by saying that all dumpsters are required to be enclosed by brick walls and the Property Maintenance Inspector is expected to ensure the dumpsters remain in the enclosures once the restaurant begins operating. Finally, Commissioner Patrician asked how much smoke is expected to be emitted from the restaurant's smoker, to which Mr. Britton stated that there would only be a minimal amount of smoke emitted.

Commissioner Sturznickel asked what building will be on Outlot 5, to which Mr. Mihelich said that has not been determined at this time. Commissioner Sturznickel also asked what building is located on Outlot 6. Mr. Mihelich stated that the Golden Corral restaurant is located on Outlot 6. Commissioner Sturznickel further wondered if the parking area adjacent to Famous Dave's restaurant would pose parking issues similar to those found at Panera. Mr. Mihelich replied that unlike Panera, there is ample parking at Famous Dave's and lack of parking space should not be an issue in the future.

PUBLIC COMMENT

There was no one wishing to make comments.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a on the request for a Final Planned Unit Development for Famous Dave's restaurant. *Commissioner Sturznickel* moved and *Commissioner Sabatine* seconded a motion to recommend approval of the request for a Final Planned Unit Development for the Famous Dave's restaurant, 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, Neuhalphen, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None. Motioned carried.

AGENDA ITEM 4: Consideration of a Request for Final Plat of Subdivision Case No. 2007-21. Randall Crossing

OPEN PUBLIC MEETING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Representing the Village of Algonquin was Mrs. Katherine Parkhurst, Senior Planner. Mrs. Parkhurst explained that Mr. Anthony Baroud, Baroud Development, submitted a petition for a Final Plat of Subdivision for Randall Crossing.

STAFF AND COMMISSION COMMENTS

Mrs. Parkhurst gave an overview of her memorandum of January 14, 2008.

Randall Crossing was annexed in April 2005 and approved for one lot planned for three buildings. Currently, on one lot is a multi-tenant retail building and on another is Mimi's Café. The third and final lot will be used for a restaurant, but no plans have been submitted for this building as of late. Baroud Development would like to subdivide the one lot into three separate lots, so each building is on its own lot.

The staff recommended approval of the Final Plat of Subdivision for Randall Crossing.

There was no commissioner wishing to make comments.

PUBLIC COMMENT

There was no one wishing to make comments.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion on the request for a Final Plat Subdivision for Randall Crossing. *Commissioner Hoferle* moved and *Commissioner Patrician* seconded a motion to recommend approval of the request for a Final Plat of Subdivision for the Randall Crossing development, consistent with the plat submitted by the petitioner and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel, and Szpekowski. Nays: None. Motion carried.

AGENDA ITEM 5: Consideration of Comprehensive Plan Amendments Including the Incorporation of the Parks, Trails, Open Space Master Plan

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Representing the Village of Algonquin was Mr. Jeff Mihelich, Assistant Village Manager. The Village of Algonquin Comprehensive Plan has not been updated since 2002. Due to the extensive growth of the Village's population and developments, the staff finds it necessary to again update the plan. This Comprehensive Plan is vital to the Village because it is hopefully one of the first documents viewed by potential new residents and aids them with their decision to move to Algonquin. Therefore, the Comprehensive Plan should be updated to offer both current

and potential residents alike the most recent plans for parks, trails and open spaces within the Village.

STAFF AND COMMISSION COMMENTS

Mrs. Parkhurst gave an overview of the Comprehensive Plan Update memorandum of January 14, 2008.

The Parks, Trails and Open Space Plan stresses recreation options by including information on parks and trails. It is a goal of the Village that the use of these trails would also ease the congestion of traffic on the roadways within the Village. There are still many open, undeveloped spaces within the Village of Algonquin, and the Comprehensive Plan offers insight into the future use of these spaces. The Comprehensive Plan allows the Village to stress conservation and to save the natural resources in future developing areas. The plan also includes a Public Art Program to bring a sense of culture and diversity to Algonquin. The East Bank Redevelopment Plan will focus on tree preservation, as well as public access to the Fox River. Under the new amendments to the Comprehensive Plan, the land usage of the Far West Side will be redefined to include buildings with more of a Neo-Traditional design. This would include areas of smaller subdivisions with urban-style buildings. There would be a mix of single-family homes and townhouses in these subdivisions. The Village also plans to develop more corporate buildings.

The staff recommended approval of the amendments to the Village of Algonquin Comprehensive Plan.

Commissioner Hoferle asked who worked on the parks plan, to which Mr. Mihelich stated that the staff did. Commissioner Hoferle wondered if Teska looked at the plan. Mr. Mihelich said that they did not, and that he is confident that the staff has given the best input possible to compose the plan. Commissioner Hoferle further asked which parks are priorities to the Village, to which Mr. Mihelich said that the Village has generated a list based on underused areas of the Village. Finally, Commissioner Hoferle asked what was meant by the item on the Comprehensive Plan Map labeled "Not Owned by Village Government". Mr. Mihelich stated that this simply meant that particular area is an open space area owned by other agencies- not the Village. Mrs. Parkhurst noted that the word "Not" should be removed from that item, as it should read "Owned by Other Government".

Commissioner Szpekowski questioned whether there would be a pedestrian walkway over Randall Road in the near future. Mr. Mihelich answered by saying that we are considering the preparation of a separate study to evaluate pedestrian crossings. Commissioner Szpekowski also asked if there are plans to improve the intersection of Square Barn Road and Huntley Road, to which Mr. Mihelich stated that the entire intersection will be reconstructed in the future.

Chairperson Auger asked for the status of the quarries within Village limits. Mr. Mihelich said that some are still being mined, but this issue poses a challenge for the Village because the quarries reclamation plans all vary.

Commissioner Patrician wondered if the Village has allotted a budget for maintaining the parks. Mr. Mihelich assured the Board that a budget will be considered for the maintenance of parks and that Public Works always has a plan for the money appropriated to them for such maintenance. He further explained that each new house pays an impact fee of \$4,140 for park development.

OPEN PUBLIC COMMENT

Attorney Cahill swore in Mrs. Rosemary Costello, 111 N. Hubbard Street, Algonquin, Illinois. Mrs. Costello stated her concerns with possible new developments near her existing house, located at the dead end on N. Hubbard Street. She believes that any development will congest the street and cause unwanted traffic in the area; this will disturb the peace that currently exists on N. Hubbard Street. Mrs. Costello also stated that she believes the existing parks and trails throughout the Village are not utilized enough by residents now to justify developing more of them in the future.

Attorney Cahill swore in Mr. Christopher Kempf, 605 Souwanas Trail, Algonquin, Illinois. Mr. Kempf inquired as to whether the staff was ever required to be sworn in during meetings, to which Attorney Cahill stated that she has never sworn in any Village staff. Mr. Kempf said he is concerned with allotting a portion of tax money to the construction of new trails. He believes that developing new trails in existing communities will disrupt the lives of residents residing in those communities. Mr. Kempf suggested that instead of constructing new bicycle trails that run through backyards of existing properties, the Village should designate a bicycle lane for pedestrians on roadways.

Commissioner Neuhalfen stated that he believes bicycle lanes on roadways are hazardous.

Mr. Mihelich noted that bicycle trails are defined according to three classes- Class I, Class II and Class III. The proposed future trails will be classified under this system depending on the amount of available road space; therefore, it is possible for some bicycle trails to be lanes on roadways.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to approve the updated Comprehensive Plan including the incorporation of the Parks, Trails and Open Space Master Plan. *Commissioner Patrician* moved and *Commissioner Sabatine* seconded a motion to recommend approval of the updated Comprehensive Plan including the Parks, Trails and Open Space Plan consistent with the draft plans prepared by Village staff and dated January and February 2008. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel, and Szpekowski. Nays: None. Motion carried.

AGENDA ITEM 6: New/Old Business

Items discussed include:

- A job well done to Burke Engineering for their continued work on Village projects.
- Weight restrictions on Village roads.
- Huntington Trail repairs.
- Hanson Road reconstruction.

AGENDA ITEM 7: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Sturznickel* motioned and *Commissioner Szpekowski* seconded to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:42 p.m.

Respectfully Submitted,

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

Kimberly Nix, Recording Secretary

