

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
February 11, 2008**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Neuhalfen and Patrician

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 January 14, 2008 Meeting
There was no action taken on the approval of the January 14, 2008 meeting minutes.

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 Annexation, Zoning Upon Annexation, Final Plat of Subdivision, Preliminary and Final Planned Unit Development, and Special Use Permit

Case No. 2007-12. Esplanade Phase 2

- Consideration of a Request for Final Plat of Subdivision, Final PUD and Special Use Permit

Case No. 2008-01. Tower Center

AGENDA ITEM 3: Consideration of a Request for Annexation, Zoning Upon Annexation, Final Plat of Subdivision, Preliminary and Final Planned Unit Development, and Special Use Permit

Case No. 2007-12. Esplanade Phase 2

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners. Representing Esplanade Phase 2 was Linda Kost, Jeffrey Hits, Sharon Jones, Gray Greiner, Craig Krandel, Ann Danner, Jeff Dunham, Bill Schwarz, Brad

Lewis and Alan Miller. Ms. Kost, of Centerville Properties, submitted plans for a 28 acre mixed use development which will be located west of Esplanade Phase 1. She noted that this development represents a combined effort by Centerville Properties, Residential Home Builders of America and Primrose Schools. The goal of Centerville Properties is to transition the Algonquin Commons and the Algonquin Corporate Campus with the Esplanade by proposing a mixed use development including restaurants, retail stores, commercial offices and high-end residential apartments. Centerville Properties focused on creating as many open areas for pedestrian activity, eating and public art displays as possible. They will create over 3,000 feet of lineal bike paths throughout the development. Some of the main buildings include a 12,000 square foot mixed use building and 14,800 square feet dedicated to medical and office space. There will also be a Primrose School located on the north end of the development, near Corporate Parkway. Primrose Schools are owner-operated, accredited early education schools. There will be three access points to the development that include Esplanade Drive, Boyer Road and Randall Road. The landscape plans for Esplanade Phase 2 include a round-about, a pocket park and dense trees, shrubs and flowers. The signage package will include three signs: one sign will be located on Corporate Parkway; another sign will be on Boyer Road; and the third sign will be located on Randall Road. The apartment units are intended to be the anchor of the development by populating the development with over 500 residents. These apartments will be located on the interior of the development, with office and retail buildings surrounding them. Ms. Kost explained that there will be a constant rotation of activity within the development; this will help to alleviate any parking congestion. Ms. Kost noted that Centerville Properties removed the twelfth residential unit at the Village's request. They also removed the parallel parking from Millbrook Drive to extend the street width to 66 feet. There will be on-site property managers. Impact fees for School District 300 yielded from this development will begin at approximately \$460,000 annually and will increase to approximately \$660,000 annually after completion of the project. In addition, an initial \$60,000 will be given to fire protection, with an additional \$30,000 given after completion. In making the recommended staff changes, Centerville Properties would like the approval of the Village to develop 29,000 square feet of mixed use buildings.

Mr. Brad Lewis explained that there will be three story buildings with a mixed use of retail units on the first floor and garden apartments on the second and third floors. These apartments include a mix of studios and two-bedrooms. These buildings will be four-sided with recessed hip roofs that offer a great amount of movement along the roofline. Each apartment unit will have a balcony; the balconies will not project out from the building. There will be a Clubhouse building near the apartments that will include a business center, an exercise room, a pool and a barbeque area. Clubhouse space can be rented to residents of the development for use during large gatherings or parties. There will also be hidden garages near the residential units.

STAFF AND COMMISSION COMMENTS

Mrs. Katherine Parkhurst gave an overview of her memorandum of February 11, 2008.

Esplanade Phase 2 is comprised of many different zonings and uses, including B-2, PUD, OR&D PUD, and B-P PUD. Centerville Properties has worked cooperatively with staff to eliminate one apartment unit and in its place, build another corporate unit. There will be significant

landscaping around every building. Millbrook Road has been re-aligned so that it no longer poses a problem. Staff is comfortable with all of the changes that Centerville Properties has made to Esplanade Phase 2 and is very excited about this mixed use development.

The staff recommended approval of the request for Annexation, Zoning Upon Annexation, Final Plat of Subdivision, Preliminary and Final Unit Development, and Special Use Permit for Esplanade Phase 2.

Commissioner Hoferle said that this development is unlike any Algonquin has ever seen. He wondered why Centerville Properties was using brick veneer on the buildings to which Mr. Mihelich said that only full-dimensional face brick will be used on the buildings. Commissioner Hoferle asked how the limited number of garages would be divided among the residents. Centerville Properties explained that the garages would be given to residents on a first-come/first-serve basis. Commissioner Hoferle inquired about the Association that will handle property maintenance of the development since there are so many different types of zonings and uses. Centerville Properties stated that property maintenance of the residential apartments would be the responsibility of Residential Home Builders of America, and Esplanade Partners would be responsible for the remainder of the development. Commissioner Hoferle asked how safe the area around the daycare center would be. Mr. Mihelich stated that all of the outside play areas within the Primrose School will be protected by a wrought-iron fence. There will also be a drop-off point in front of the school and the school's actual location is separated from the retail and office buildings. Commissioner Hoferle wondered how the developer will approach the construction of buffers for the third floor apartment units due to their height. Mr. Mihelich said that dwellers will be required to sign a letter of awareness regarding the surrounding building zonings and uses. Finally, Commissioner Hoferle asked if parking space issues have been addressed, to which Mr. Mihelich stated that they had been.

Commissioner Szpekowski questioned the status of Esplanade Phase 1. Ms. Kost said that outlots in Phase 1 are user-driven and there are plans to have tenants move into these outlots soon. As a result, Phase 2 will drive Phase 1 by bringing a population to the development. Commissioner Szpekowski also asked what Lot 10 will be, to which Ms. Kost stated that it will be a detention pond.

Chairperson Auger asked for a further explanation of the Millbrook Road re-alignment. Mr. Mihelich said that there is a 140 foot separation between the connection of the existing Millbrook Road and the proposed Millbrook Road in the Esplanade Phase 2. There will be a landscape median at this access point to deter motorist from driving over the painted road lines. Chairperson Auger also wondered who will complete the Huntley Road extension, to which Mr. Mihelich stated that Kane County would be responsible for this extension. Chairperson Auger asked if the Village is concerned with traffic congestion within the development. Mr. Mihelich said that Centerville Properties has added the additional access points to eliminate any congestion. Chairperson Auger wondered who the cliental for the apartments would be, to which Centerville Properties said they expect the cliental to be young professionals without children, people in transition and empty nesters. Finally, Chairperson Auger asked what the rent would be for the apartments. Centerville Properties said the rent would be around \$1,000 per month for

the studio apartments and approximately \$1,400 to \$1,500 per month for the two-bedroom apartments.

Commissioner Sabatine inquired about the Longmeadow Parkway extension timeline, to which Mr. Mihelich stated that this project would be completed in about four to five years. Commissioner Sabatine asked Christopher Burke Engineering if the developers have addressed all of their engineering concerns. Christopher Burke Engineering stated that the developers had addressed all of the issues.

Commissioner Sturznickel stated that the Esplanade Phase 2 is a very nice project.

PUBLIC COMMENT

Ms. Cahill swore in Ms. Janet Schneider of Sylvan Learning Center. Ms. Schneider said that she is very excited about the Esplanade Phase 2 development because she believes the Primrose School and Sylvan Learning Center will compliment each other. She is very glad to be involved with this development.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion on the request for Annexation, Zoning Upon Annexation, Final Plat of Subdivision, Preliminary Planned Unit Development and Final PUD, and Special Use Permit for the Esplanade Phase 2. *Commissioner Hoferle* moved and *Commissioner Szpekowski* seconded a motion to recommend approval of the request for Annexation, Zoning Upon Annexation, Final Plat of Subdivision, Preliminary Planned Unit Development and Final PUD, and Special Use Permit for the Esplanade Phase 2, consistent with the plans submitted by the petitioner, the conditions recommended by staff and the finding of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners Hoferle, Sabatine, Sturznickel and Szpekowski. Nays: None. Absent: Commissioner Neuhalfen and Patrician. Motioned carried.

AGENDA ITEM 4: Consideration of a Request for Final Plat of Subdivision, Final PUD and Special Use Permit

Case No. 2008-01. Tower Center

OPEN PUBLIC MEETING AND ESTABLISH QUORUM

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

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to continue the request for Final Plat of Subdivision, Final PUD, Rezoning, and Special Use Permit for the Tower Center to the March 10, 2008 meeting. *Commissioner Szpekowski* moved and *Commissioner Sturznickel* seconded a motion to recommend continuing the request for Final Plat of Subdivision, Final PUD, Rezoning, and Special Use Permit for the Tower Center to the March 10, 2008 meeting. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Sabatine, Sturznickel, and Szpekowski. Nays: None. Absent: Commissioners Neuhalfen and Patrician. Motion carried.

AGENDA ITEM 6: New/Old Business

Items discussed include:

- Mimi's Café.
- Wicks bankruptcy.
- JCPenny's store.
- Walmart roadway.
- Brunswick Bowling Alley opening.

AGENDA ITEM 7: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Sturznickel* motioned and *Commissioner Hoferle* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

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

Kimberly Nix, Recording Secretary

