

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center – Board Room
March 10, 2014**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Patrician; Commissioners Hoferle, Szpekowski, Zaplatynsky, and Sturznickel.

Absent: Commissioner Neuhalfen and Sabatine.

Staff Members Present: Katherine Parkhurst, Senior Planner; Ben Mason, Senior Planner; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the November 11, 2013 Meeting.

Chairperson Patrician entertained a motion to approve the November 11, 2013 minutes. Commissioner Szpekowski motioned and Commissioner Hoferle seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

Chairperson Patrician noted that the following item would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for Final PUD and Special Use Permit for a drive-through (**Case No. 2014-02. Goodwill Industries**)
- Consideration of a Request for Final PUD and Special Use Permit for medical office (**Case No. 2014-01. Algonquin Wellness Center and Med Spa**)
- Consideration of a Request for Final PUD (**Case No. 2014-03. Gander Mountain**)

AGENDA ITEM 3: Consideration of a Request for Final PUD and Special Use Permit for a drive-through
(**Case No. 2014-02 Goodwill Industries**)

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mr. Mason called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Absent: Neuhalfen and Sabatine

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Goodwill Industries was Ben Bernsten and Sam Schmitz; Mike Anderson, Haeger Engineering, and Brian Blakemore, McClellan Blakemore Architects.

Sam Schmitz, President, provided an overview of Goodwill Industries for this region. People donate gently used items; Goodwill sells these items for a profit and uses this profit to help people with disabilities. Ben Bernsten of Goodwill provided an overview of the operations of the Goodwill store. The store is expected to employ 40-50 local people with part-time positions, generate \$100,000 in sales tax revenue, and divert thousands of pounds of reusable items from the landfill. There will be no donations stored outside nor will donations be accepted after hours. All donated items that cannot be resold will be placed in an enclosed trash compactor, this eliminates dumpster diving.

Goodwill is interested in the former True Value store location in the Town Center. Goodwill proposes to construct an addition in the rear of the building to have a 13,000 square foot store, add a drop off donation lane to the side of the building, and a trash compactor added to outside near the rear corner of the building. Goodwill will redo the EFIS, tuck point masonry, paint the exterior, construct new sidewalks, install a new roof and new coping all to upgrade the store while still blending into the existing shopping center.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Mason gave a brief overview of his memorandum of March 10, 2014. Mr. Mason stated a special use permit is necessary for the drive-up lane and final PUD for the addition to the building. Staff has worked with Goodwill to resolve truck traffic conflicts by moving the trash compactor back closer to the building so that truck traffic can turn the corner easier to access the rear of the building. Goodwill has agreed to change the flow of the drop off lane for safety. Goodwill will make improvements to the building including enhancing the exterior walls with masonry pilasters at rear wall and adding a horizontal band along the side of the building. New trees on rear landscape islands will also be installed.

Chairperson Patrician inquired if there were any Commissioner questions or comments.

Commissioner Szpekowski inquired about the branding for Goodwill, as the drawings show the awnings as green, not Goodwill blue. Mr. Bernsten explained that Goodwill's color is still in blue; however, the shopping center is already green, so they need to stick with the approved colors. *Commissioner Szpekowski* commented she likes the change in the flow of traffic for the drive through.

Commissioner Zaplatynsky inquired if there is enough parking for the proposed 200 shoppers and 50 employees. Mr. Mason stated, yes there is adequate parking in the shopping center and that not all the shoppers or employees would be at the store at the same time.

Commissioner Hoferle stated the addition in rear limits access considerably to the rear of the shopping center; he has concerns of the truck movement. Mr. Blakemore stated the majority of the addition to the building will be in the existing green space; therefore not significantly impacting the exiting driveway.

Commissioner Hoferle inquired if staff or Goodwill had received any feedback from neighbors regarding a concern that the building is moving to the property line or in regards to the height of the building or any screening. Mr. Blakemore stated the height is the same as the building today

and Goodwill has not heard from any neighbors. Mr. Mason also stated that staff has not received any comments from neighbors. *Commissioner Hoferle* asked if there is a concern about traffic flow backing up into driveway. Mr. Bernsten stated there is sufficient stacking to manage this amount of traffic as a typical drop off is 2.5 minutes. Mr. Mason stated the Village added a condition onto the ordinance stating the Village has the right to review traffic flow in six months in case there are any issues with drop off lane.

Chairperson Patrician inquired if sales tax amount was specific to this store. Yes, said Mr. Bernsten. *Chairperson Patrician* asked for clarification that the proposed changes to the trash compactor will allow trucks to go through. Mr. Mason stated yes, a turning movement diagram was submitted, and to decrease in length the compactor will allow easier truck movement. *Chairperson Patrician* inquired how long it takes to empty the compactor and how frequently this would occur. Mr. Bernsten stated the compactor would be emptied 1-2 per month and Goodwill can time the pickup. *Chairperson Patrician* inquired how loud the compactor is. Mr. Bernsten stated not loud, it would not the impact neighbors.

PUBLIC COMMENT

Chairperson Patrician called for public comments. Ms. Cahill swore in the resident.

Denise Wright, 1051 Glacier Parkway, and owner of Wright carwash stated her support of Goodwill. She thinks this will bring in more traffic and business for the shopping center and is very pleased.

There was no one else wishing to make any comments. Chairperson Patrician closed the public comments.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for Final PUD and Special Use Permit for a drive through for Goodwill. Commissioner Hoferle moved and Commissioner Sturznickel seconded a motion to approve the request for Final PUD and Special use Permit for a drive through for Goodwill consistent with the conditions recommended by staff and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Neuhalfen and Sabatine. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Consideration of a Request for a Final PUD and a Special Use Permit
(Case No. 2014-01. Algonquin Wellness Center and Med Spa)

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Algonquin Wellness Center and Med Spa was the property owner Mr. Ali Hyderi; Mr. George Evangelopoulos and Mr. Richard Blair of GEA Architects. Mr. Hyderi explained the building will be new construction and consist of a doctor's group specializing in holistic and comprehensive medical care, as well as a medical and aesthetic spa. The building and site will match the common architecture and landscaping of the surrounding Esplanade mixed-use development. The medical building's tenants are anticipated to have approximately 20 employees and should serve as a draw for the Esplanade.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Ms. Parkhurst gave a brief overview of her memorandum of March 10, 2014. She explained the petition is for a Final PUD for new construction and a Special Use Permit for medical use. The subject property is located west of the existing Hobby Lobby. The building will be 14,120 square feet and have architectural design features similar to the other buildings in the Esplanade, such as an arch over the main entrance, metal canopy, and brick and stone exterior materials. The petitioner has proposed four wall signs and will need to remove two to meet village code. The site will have 42 parking spaces, and there are an additional 50 spaces on the lot to the north which could also be used by this property through an existing shared access agreement. The petitioner will also install an access drive on the west side of the property. Ms. Parkhurst read the findings of fact included in the staff report and stated that staff recommends approval of the petition with the conditions listed in the staff report.

Chairperson Patrician inquired if there were any Commissioner questions or comments.

Commissioner Hoferle asked if the east elevation facing Randall Road could be enhanced with additional architectural features, to which Ms. Parkhurst stated the options are somewhat limited given the small size of the building and also noted that the east elevation will only have partial visibility from Randall Road because it will be set back behind the Hobby Lobby.

Commissioner Szpekowski asked if there will be a requirement that medical waste is disposed of properly, to which Ms. Parkhurst stated yes staff has included that requirement as a condition of approval. *Commissioner Szpekowski* asked how many physicians would be on staff, to which the petitioner Mr. Hyderi stated approximately four.

Chairperson Patrician asked about sidewalk connectivity to the surrounding Esplanade development, to which Ms. Parkhurst stated staff is requiring at least one sidewalk connection from the site to the existing sidewalk along Esplanade Drive. *Chairperson Patrician* asked about the proposed lighting for the property, to which Ms. Parkhurst stated the lighting would be the same design and light levels as the overall Esplanade development. *Chairperson Patrician* asked when the building is projected to be constructed and open for business, to which Mr. Hyderi stated approximately 6 to 9 months.

PUBLIC COMMENT

Chairperson Patrician called for public comments. There was no one wishing to make any comments. Chairperson Patrician closed the public comments.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Final PUD and Special Use Permit for Algonquin Wellness Center and Med Spa. Commissioner Szpekowski moved and Commissioner Sturznickel seconded a motion to approve the request for a Special Use Permit for a Medical Office Building and Final Planned Development for the Algonquin Wellness Center and Med Spa, consistent with the petition submitted by the developer, the findings of fact listed in the March 10, 2014 Community Development memorandum and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski and Zaplatynsky. Nays: None. Absent: Neuhalfen and Sabatine. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: Consideration of a Request for a Final PUD
(Case No. 2014-03. Gander Mountain)

OPEN PUBLIC MEETING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Representing the petitioner was Tim Schwartz, president of Oakridge Properties. He explained Oakridge has the property under contract and is coordinating development with Lauth Construction, who has been commissioned by Gander Mountain to develop the property and open the store. Gander Mountain has 131 stores in 19 states. The business sells outdoor sporting good items, with an emphasis on hunting, fishing and boating. The building proposed for Algonquin is the store's largest prototype size at 52,500 square feet.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Ms. Parkhurst gave a brief overview of her memorandum of March 10, 2014. She noted the property is located in the Millbrook Marketplace, just north of Walmart on Randall Road. Gander Mountain has estimated it will employ 80 employees, approximately 20 of which will be full time positions. The store entrance will face east and include an overhead canopy that will bump out from the front façade. The entrance element will include wood paneling and timber logs, consistent with the store's outdoors theme. The front elevation will include full face brick and a stone base. The sides and rear of the building will feature stamped brick wall panels with raised pilasters to provide some architectural interest. The business is proposing one wall sign, above the main entrance, which exceeds the maximum size allowed by code and the petitioner will need to revise. A monument sign would be allowed along the frontage road that serves the shopping center, but none is proposed at this time. Parking will be provided in front of the building, on a separate lot; in order to ensure parking is available for the building into the future, staff has added as a condition of approval that the parking lot may not be sold off to a separate owner. Additional green space may be converted to extra parking spaces in the future, should it be needed. There will be a sidewalk connection to adjacent properties and the petitioner has included substantial amounts of landscaping throughout the site, including within the parking lot islands. The Police Department had some concerns about traffic flow into and around the site, to

which staff has added a condition that the village will have the right to review the pedestrian and vehicular traffic movements within and around the site after the first year of the store being in operation. Otherwise, the Police Department supports the petition and is also comfortable with the safety plan Gander Mountain has for the display and security of its firearms and ammunition for sale.

Chairperson Patrician inquired if there were any Commissioner questions or comments.

Commissioner Szpekowski stated the side and rear elevations appear to be flat and plain, to which Ms. Parkhurst noted the renderings are a little misleading as there will be pilaster bump-outs around the building to break up the massing. Larry Longman with Lauth Construction stated the extensive landscaping around the building will also add some additional color and buffer between the building and surrounding road network. *Commissioner Szpekowski* asked how employees enter the building, to which Mr. Longman stated they will enter through the main customer entrance and the side/rear entrances are for emergency purposes only.

Commissioner Zaplatynsky stated that traffic in the adjacent Walmart shopping center is very congested and wondered whether there would be adequate traffic flow for Gander Mountain, to which Ms. Parkhurst stated there will be multiple access points into the Gander Mountain site and the Police Department will have the right to review and require changes to the traffic operations once the store is opened.

Commissioner Hoferle stated he finds the timber that will be used on the front entrance canopy to be too dark and contrasting with the rest of the building. He asked if a substitute wood with a lighter finish could be used, to which the project architect Angie Feulner stated the proposed pine log is the standard used at all Gander Mountain stores, and is used on both the exterior and interior.

Chairperson Patrician asked if Gander Mountain could provide an approximation of sales tax generated by the store, to which Mr. Longman stated the business is a private company so it would be difficult to provide a precise estimate but projected annual revenue would be around \$10 million. *Chairperson Patrician* asked how stormwater will be accommodated, to which Ms. Parkhurst stated Gander Mountain will share the existing detention behind Walmart. *Chairperson Patrician* asked how pedestrian access from the parking lot will be addressed, to which Ms. Parkhurst stated the plans are for there to be striped crossings with yield or stop signs in front of the building. *Chairperson Patrician* asked why this petition is not a formal public hearing but rather solely a public meeting, to which Ms. Cahill stated the public hearing was done at the time of the preliminary approval of the overall Millbrook Marketplace development.

Ms. Parkhurst asked if the commission had any outstanding issues with the proposed architecture, to which the majority of commissioners felt the current proposal is adequate and so no further conditions were added.

PUBLIC COMMENT

At the discretion of the chair, Chairperson Patrician called for public comments. There was no one wishing to make any comments. Chairperson Patrician closed the public comments.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Final Planned Development for Gander Mountain. *Commissioner Sturznickel* moved and *Commissioner Szpekowski* seconded a motion to approve the request for a Final Planned Development for Gander Mountain, consistent with the petition submitted by the developer and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski and Zaplatynsky. Nays: None. Absent: Neuhalphen and Sabatine. Motioned carried.

CLOSE PUBLIC MEETING

AGENDA ITEM 6: New/Old Business

Downtown Study status, Business visits, Riverside Plaza under construction (\$9 million investment, tenants move in late summer), economic development programs being considered (TIF District), CMAP Fox River Corridor Study, Bypass ribbon cutting.

No parking on Harrison Street next to Riverside Plaza loading area is abused.

Traffic signals on Randall Road not timed correctly at Commons Drive and Corporate Parkway.

Awful potholes in shopping center. Spring will be busy for repairs.

Compliment Public Works on fixing a water situation quickly.

AGENDA ITEM 7: Adjournment

Chairperson Patrician entertained a motion to adjourn the meeting. Commissioner Sturznickel motioned and Commissioner Zaplatynsky seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 9:00 p.m.

Respectfully Submitted,



Katherine T. Parkhurst, AICP
Senior Planner/Recording Secretary