

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
March 10, 2008**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioner Neuhalfen

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

AGENDA ITEM 2: Approval of Minutes from the January 14, 2008 Meeting and February 11, 2008 Meeting

Chairperson Auger entertained a motion to approve the January 14, 2008 minutes and February 11, 2008 minutes. Commissioner Sabatine moved and Commissioner Sturznickel seconded a motion to approve the minutes as presented. The voice vote noted all 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 PUD, Final Plat of Resubdivision, and Special Use Permit
Case No. 2008-01. Wal-Mart Expansion
- 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 Final PUD, Final Plat of Resubdivision, and Special Use Permit
Case No. 2008-01. Wal-Mart Expansion

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners. Representing Wal-Mart was Geoff Perry, Manhard Consulting; Jim Gallagher, PB2 Architecture and Engineering; Tracy Richard, Manhard Consulting and Ted Timm, Levick, Timm & Garfinkel, LLC. Mr. Perry explained that the Wal-Mart Expansion proposal entails expanding the north side and improving the east side of the existing Wal-Mart building, located at the northwest corner of County Line Road and Randall Road. The plans also include a parking area addition.

Mr. Gallagher stated that the expansion will repeat the existing architecture. There will be two main entrances and a grocery section will be added to the store.

Mr. Richard added that Becky Lynn Lane, a proposed right-in/right-out road at Randall Road, will be installed.

STAFF AND COMMISSION COMMENTS

Mrs. Katherine Parkhurst gave an overview of her and Mr. Jeff Mihelich's memorandum of March 10, 2008. She explained that the Wal-Mart Expansion will include a 38,000 square foot addition that will mostly consist of a grocery store. A special use permit will also be issued for a drive-through pharmacy and a medical office. Mrs. Parkhurst also explained that new landscaping will be added that includes landscape islands within the parking area. Pursuant to staff recommendations, the light levels on the lighting plan will be reduced. The addition of Becky Lynn Lane will eliminate the existing right-in/right-out access point at Randall Road. This addition will provide a true frontage road so vehicles can travel from Wal-Mart to Target without utilizing Randall Road and will improve the traffic flow in this area. A plat of resubdivision shows this change, as well as the adjustment of lot lines on two outlots.

The staff recommended approval of the request for Final PUD, Final Plat of Resubdivision, and Special Use Permit for the Wal-Mart Expansion.

Commissioner Hoferle asked if the materials used to construct the addition will match the ones used for the existing building. Mr. Gallagher stated that they will match; the existing building is new enough that the same materials are still readily available for use on the addition. Commissioner Hoferle further asked who determines whether the installation of a traffic control signal is warranted. Mr. Mihelich stated the Village Engineer and Police Department review the warrants. In this case, the county also provides input due to the location of the road.

Commissioner Szpekowski asked if the barrier on County Line Road will remain. Mr. Mihelich stated that the barrier will indeed remain and a pork-chop will be added to further clarify the right-in/right-out. Commissioner Szpekowski wondered if there will be a traffic control light at Becky Lynn Lane and Randall Road, to which Mr. Mihelich said there will not be one. Finally, Commissioner Szpekowski expressed her concern that the rear of the building continues to be bland. Mr. Mihelich stated that there is a detention pond between the building and the townhouses, and not much can be done to the rear of the building, but the landscaping when mature will provide a visual break.

Chairperson Auger asked if this building will be similar to the one in Woodstock, to which Mr. Richard stated from a civil aspect, no. Chairperson Auger also wondered if the existing main entrance will be moved. Mr. Mihelich explained that the existing main entrance will be the future grocery entrance. Chairperson Auger asked for clarification on the one-way and two-way parking stalls. Mr. Richard explained the layout of these parking stalls on the Commission. Finally, Chairperson Auger asked if the request for a special use permit included a medical office in addition to the drive-through pharmacy. Mr. Mihelich stated that it did.

Commissioner Sabatine wondered if the drive-through pharmacy would pose any traffic problems, to which Mr. Mihelich said no. Commissioner Sabatine also asked if there would be a traffic control signal at the frontage road near Target since the traffic from the high school significantly increases during certain hours of the school week. Mr. Mihelich said that a traffic control signal would eventually be installed there, once warrants are met.

Commissioner Patrician asked if the store would be open twenty-four hours each day, to which Mr. Mihelich stated that it would. Commissioner Patrician further inquired about any delivery restrictions due to the hours of operation. Mr. Mihelich said that there are no restrictions and that the residents of the townhouses in the rear of the building signed letters of awareness prior to moving there informing them of the situation. Commissioner Patrician also inquired about the speed limit on the roads around the development. Mr. Mihelich explained that the speed limit would be 25 mph and the police can enforce this limit. Commissioner Patrician asked if a traffic study was conducted on the increase in the amount of traffic in the immediate area after the addition, to which Mrs. Parkhurst explained that a traffic study was conducted and the experts are confident that road placement and parking areas are sufficient to handle this increase. Finally, Commissioner Patrician asked what type of medical office will exist in the building. Mrs. Parkhurst said that it will be a vision center.

Commissioner Sturznickel stressed his own trouble with the median on County Line Road; vehicles have a tendency to turn left onto the wrong side of the road. Mr. Mihelich said that the stripping will be redone to better distinguish the lanes. Commissioner Sturznickel also asked if there is an ordinance against parking campers in the parking areas, to which Mr. Mihelich said yes.

PUBLIC COMMENT

Ms. Cahill swore in Mr. Tony Minasola, 1485 Millbrook Dive, Algonquin, IL. Mr. Minasola expressed his concerns with the construction hours during the expansion project. Mr. Mihelich assured him that construction can only occur during specific hours and if work is done outside of those hours the Village will issue a stop work order immediately.

Ms. Cahill swore in Mrs. Parvez Dharani, 1437 Millbrook Drive, Algonquin, IL. Mrs. Dharani was worried that the lights from the building would shine into her house, which abuts the rear of the building. Mr. Mihelich noted that Village ordinance prohibits direct light trespass.

Ms. Cahill swore in Mr. Jorge Martinez, 1415 Millbrook Drive, Algonquin, IL. Mr. Martinez wondered if the expansion of Wal-Mart would affect the existing detention pond area behind the

building. Mr. Mihelich said that the detention pond would not be affected by the expansion and would still act as a buffer between the building and the townhouses.

Commissioner Szpekowski asked if the townhouse development behind Wal-Mart was completed, to which Mr. Mihelich stated that it was.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion on the request for Final PUD, Final Plat of Resubdivision, and Special Use Permit for the Wal-Mart Expansion. *Commissioner Sturznickel* moved and *Commissioner Hoferle* seconded a motion to recommend approval of the request for Final Plat of Resubdivision, Final Planned Unit Development, and Special Use Permit for the Wal-Mart Expansion, 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, Patrician- with a request for the consideration of remodeling the garden center entrance of the existing building, Sabatine, Sturznickel and Szpekowski. Nays: None. Absent: Commissioner Neuhalfen. 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, Patrician, Sabatine, Sturznickel, and Szpekowski. Absent: Commissioner Neuhalfen.

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 April 14, 2008 meeting. *Commissioner Szpekowski* moved and *Commissioner Sabatine* 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 April 14, 2008 meeting. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Patrician, Sabatine, Sturznickel, and Szpekowski. Nays: None. Absent: Commissioner Neuhalfen. Motion carried.

AGENDA ITEM 6: New/Old Business

Items discussed include:

- Clark gas station.
- Landscaped island maintenance.
- Target's watering practices.
- Beach Drive.
- Snow accumulation on Village right-of-ways.

- Bypass progress.
- Longmeadow Parkway.
- Current residential developments.

AGENDA ITEM 7: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Sturznickel* motioned and *Commissioner Sabatine* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:28 p.m.

Respectfully Submitted,



Kimberly Nix, Recording Secretary

