

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
April 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; Ben Mason, Planner, Ryan Farrell, Village Attorney; and Kimberly Nix, Recording Secretary.

**AGENDA ITEM 2:** Approval of Minutes from the March 10, 2008 Meeting

Chairperson Auger entertained a motion to approve the March 10, 2008 minutes. Commissioner Szpekowski moved and Commissioner Sabatine 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 Subdivision, Rezoning to B-2 PUD, and Special Use Permit  
**Case No. 2008-01. Tower Center**
- Consideration of a Request for Final PUD, Final Plat of Resubdivision, and Special Use Permit  
**Case No. 2008-04. Sonic Restaurant**
- Consideration of a Request for Final PUD  
**Case No. 2008-03. Men's Wearhouse**

**AGENDA ITEM 3:** Consideration of a Request for Final PUD, Final Plat of Subdivision, Rezoning to B-2 PUD, and Special Use Permit  
**Case No. 2008-01. Tower Center**

**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

Mr. Farrell swore in the petitioner. Representing Tower Center was Mr. Rich Schultz. Mr. Schultz provided an overview of the development and architecture.

## STAFF AND COMMISSION COMMENTS

Mrs. Katherine Parkhurst gave an overview of her memorandum of April 14, 2008. Tower Center is a mixed use commercial and townhouse development located on East Algonquin Road, across from the existing Brunswick building. There will be an abundance of landscaping along East Algonquin Road and around the perimeter of the site. Currently, there are two access points in the development; the addition of a third access point, consisting of a pedestrian walkway and a road, will be located into the County Line Square development (near Mandile's).

The staff recommended approval of the request for Final PUD, Final Plat of Subdivision, Rezoning to B-2 PUD, and Special Use Permit for Tower Center.

*Commissioner Hoferle* asked for the addition of a landscape berm along East Algonquin Road to provide a more significant buffer, to which Mrs. Parkhurst said that a berm could indeed be added. Commissioner Hoferle liked the connection to the east, but he inquired further about the adjacent properties. Mrs. Parkhurst explained that the adjacent properties include Citgo, Mandile's, existing townhouses, an auto repair shop and a flooring store. Commissioner Hoferle stated he would prefer first-floor brick on the rear of the townhouses, rather than siding. Mrs. Parkhurst added that there will be a six-foot wooden fence in the rear of the townhouses to the north; this will conceal some of the siding.

*Commissioner Szpekowski* was in favor of the third access point addition.

*Commissioner Neuhaufen* thought the project was done well.

*Chairperson Auger* asked if there will be a homeowners association, to which Mr. Schultz said there will be an association.

*Commissioner Sabatine* commended the developers for a job well done.

*Commissioner Patrician* asked if the chain link fence depicted on the map of Tower Center will be added by the developer. Mr. Schultz said that it is an existing fence that belongs to an adjacent property. Commissioner Patrician wondered if the school district impact study was accurate, to which Mrs. Parkhurst said that the Village believes the study to be very accurate.

*Commissioner Sturznickel* inquired further about the drive-through, to which Mrs. Parkhurst explained that signs will be posted restricting deliveries during certain times of the day to avoid congestion in this area. The Village is comfortable that there will be adequate traffic flow and stacking room.

## **PUBLIC COMMENT**

There was no one in the audience who wished to make a comment.

## **CLOSE PUBLIC COMMENT**

## **COMMISSION MOTION ON PETITION**

Chairperson Auger entertained a motion on the request for Final PUD, Final Plat of Subdivision, Rezoning to B-2 PUD, and Special Use Permit for Tower Center. *Commissioner Hoferle* moved and *Commissioner Sturznickel* seconded a motion to recommend approval of the request for Final Plat of Subdivision, Final Planned Unit Development, Rezoning to B-2 PUD, and Special Use Permit for a drive-through for the Tower Center development, consistent with the plans submitted by the petitioner, the conditions recommended by staff and the additional conditions that a landscape berm is added along East Algonquin Road and first-floor brick is added to the rear of the townhouse buildings, and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhaufen, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None. Motioned carried.

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

### **Case No. 2008-04. Sonic Restaurant**

## **OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

## **PETITIONER COMMENTS**

Mr. Farrell swore in the petitioners and asked if notice was posted regarding the public hearing, to which the petitioners stated that notice of the public hearing was posted. Mr. Farrell indicated that proper notice had been given.

Representing Sonic Restaurant was Mr. John Griparis, developer and Mr. Doug Hayley, Sonic. Mr. Griparis gave an overview of the Sonic concept. He explained that a drive-through will service approximately one-half of the customers, there will be an outdoor patio and drive-in stalls. The building will have a false front to Randall Road; the actual entrance will be in the rear of the building. Rather than adding the Village-recommended concrete flower boxes, additional landscaping and berms will be added to the development.

## **STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mr. Ben Mason gave an overview of his memorandum of April 11, 2008. Sonic will be located in the Oakridge Court development, at the southwest corner of Randall Road and Harnish Drive. The building itself is only 1,700 square feet; no indoor dining contributes to the small size. The building includes a completely masonry façade, a stone base, arched canopies, stacked stone columns on all four sides. The main access point is located in Oakridge Court, off the frontage road. Village staff recommends removing two stalls on the north side of the property so that all drive-in parking stalls will be located on the south end.

The staff recommended approval of the request for Final PUD, Final Plat of Resubdivision, and Special Use Permit for Sonic Restaurant.

*Commissioner Hoferle* stressed his concern with unique-looking fast food restaurants. He wondered if full-dimensional stone would be used, to which Mr. Griparis stated it would be. Commissioner Hoferle asked if the yellow color on the menu board signs could be softened. Mr. Griparis said that if Sonic were to stray from the traditional yellow color, it would be considered a customization of numerous signs and would cause a financial hardship for the company. Mr. Hayley added that each menu board sign would be surrounded with landscaping and will not be lighted. Mr. Griparis said that brick has also been added to the columns. Commissioner Hoferle asked what material the car-hop roof cap will be made of, to which Mr. Hayley said it will be comprised of metal fascia.

*Commissioner Szpekowski* asked how the voice ordering system works. Mr. Hayley explained that a car pulls into the parking stall, then the driver pushes a button located on the menu board and places his or her order with a live Sonic server. Commissioner Szpekowski also wondered if the dumpster enclosure would face Randall Road. Mr. Mihelich said it would be located in the rear of the building with the gates facing in toward the site.

*Commissioner Neuhalphen* asked for a clarification on the indoor dining, to which Mr. Griparis explained that there will be no indoor dining. Commissioner Neuhalphen also asked about the intended hours of operation. Mr. Griparis said he will most likely propose the hours of operation to be 6:00 a.m. to 12:00 a.m.

*Chairperson Auger* thought the location of the restaurant was ideal because the high school is located nearby. She asked if they have other Sonic locations in northern states, to which Mr. Hayley stated there are numerous locations in northern states; Sonic typically sees a 25% seasonal fluctuation in sales for these states.

*Commissioner Patrician* asked if the developer was confident that the reduction of stalls on the north end of the property would not pose a threat to the success of the restaurant. He also inquired about how much larger the property would have to be to ensure success. Mr. Griparis said that the site cannot be developed any deeper than it already is; he explained that he would prefer to maintain the two stalls on the north side and buffer this area with landscaping. He further explained that a "car-hop crossing" sign has been added to an area where the servers will cross the parking lot in addition to a striped cross walk to ensure the safety of employees. Commissioner Patrician asked how many traditional parking spaces (not drive-in space) are proposed, to which Mr. Griparis stated twelve. Commissioner Patrician also wondered if there were any environmental concerns with vehicles running while customers are eating. Mr. Hayley said there are no concerns.

*Commissioner Sturznickel* asked why the handicapped parking stalls were not located near the patio. Mr. Mihelich stated that state laws require two handicapped parking spaces to be closest to the entrance of a building. Mr. Hayley explained that customers typically remain in the

vehicles; one reason for exiting a vehicle may be to use the restroom facilities, and for this reason, the handicapped parking stalls should be located close to the building. Commissioner Sturznickel wondered to what other restaurant chains are Sonic's prices comparable, to which Mr. Hayley stated Culvers.

*Commissioner Hoferle* asked about the Village's position on the number of drive-in parking stalls. Mr. Mihelich stated it is important for a separation between the sidewalk and the drive-in parking stalls. With the striped cross-walk, the car-hop crossing sign and additional landscaping staff is more comfortable of the idea of the north side drive-in parking stalls.

*Chairperson Auger* asked if nineteen drive-in parking stalls would be acceptable to the developer. Mr. Griparis said that nineteen stalls would be acceptable. Chairperson Auger also asked what type of items will be on the menu, to which Mr. Hayley stated that there is a wide variety of breakfast, lunch and dinner items that are available at all times of the day, as well as specialty drinks.

*Commissioner Patrician* asked if staff recommended the elimination of the north parking stalls, to which Mr. Mason stated that they did. Commissioner Patrician then asked how many employees would be working at any one time on a typical day; Mr. Griparis said eight employees would most likely be working at any one time. He anticipates no more than six parking spaces will be needed to accommodate staff. Commissioner Patrician wondered how cars would be stacked during the winter season. Mr. Griparis stated that there will be a separate lock-in lane for vehicle stacking. Finally, Commissioner Patrician expressed his concern with the number of parking stalls; he would like to see more stalls added to the development to increase the amount of potential customers.

#### **PUBLIC COMMENT**

There was no one in the audience wishing to make a comment.

#### **CLOSE PUBLIC COMMENT**

#### **COMMISSION MOTION ON PETITION**

Chairperson Auger asked for a roll call vote on the issue of allowing the nineteen drive-in parking stalls on the Sonic development. The Roll Call noted the following; Ayes: Chairperson Auger; Commissioners Hoferle, Neuhaufen, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None.

Chairperson Auger then entertained a motion on the request for Final PUD, Final Plat of Resubdivision, and Special Use Permit for Sonic Restaurant, including nineteen parking stalls and no changes to the yellow menu board signs. *Commissioner Sturznickel* moved and *Commissioner Neuhaufen* seconded a motion to recommend approval of the request for Final Planned Unit Development, Final Plat of Subdivision, and Special Use permit for a drive-through and outdoor seating for Sonic Drive-In, consistent with the plans submitted by the petitioner, the conditions recommended by staff and the findings of fact as presented to the Commission, with nineteen parking stalls and no changes to the yellow menu board signs. The

Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalphen, Sabatine, Sturznickel and Szpekowski. Nays: Commissioner Patrician. Motioned carried.

**AGENDA ITEM 5:** Consideration of a Request for Final PUD  
**Case No. 2008-03. Men's Wearhouse**

**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 Baroud Development was Mr. Anthony Baroud and Mr. Michael Cody. Mr. Baroud explained that Men's Wearhouse, located at the southwest corner of County Line Road and Randall Road in the Randall Crossing development. The lot was originally intended to be developed as a restaurant, but was changed to retail. The building itself is comprised of full-dimensional brick. The major landscaping and parking area was previously approved and installed.

**STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mrs. Katherine Parkhurst gave an overview of her memorandum of April 14, 2008. Men's Wearhouse is an 8,000 square foot building located near Mimi's Café. The parking lot area was approved with the Randall Crossing development; however, Men's Wearhouse will be responsible for the ground landscaping around the building.

*Commissioner Hoferle* asked why one document stated there are forty parking stalls in the parking area, while another document stated there are 114 stalls. Mrs. Parkhurst explained that the greater number of stalls represents the number of cross-parking stalls; she said that there is ample parking for customers. Commissioner Hoferle thought the monument sign is nice.

*Commissioner Szpekowski* wondered where the main entrance is located, to which Mr. Baroud stated that it is at the south end of the building.

*Chairperson Auger* asked for the occupant of the second unit, to which Mr. Baroud said it could possibly be a bridal shop or another men's clothing store.

*Commissioner Sabatine* asked if a study could be conducted of the stop sign intersection at County Line Road and the entrance to Wal-Mart/Algonquin Commons. Mr. Mihelich said that the police department will look into the issue.

*Commissioner Patrician* asked if the size of this Men's Wearhouse is comparable to others, to which Mr. Baroud said that 6,000 square feet is the typical size of a Men's Wearhouse store; therefore, this building is larger than most.

**PUBLIC COMMENT**

There was no public comment.

### COMMISSION MOTION ON PETITION

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

### AGENDA ITEM 6: New/Old Business

Items discussed include:

- Landscaping the water treatment facility.
- Pothole reimbursement.
- Huntington Drive retaining wall.
- Potential flooding.
- Road re-pavement timelines.
- Cary gravel pit.
- Meijer Medical Mart.
- Hanson Road.
- On-street parking.
- PODS.
- Claddagh Irish Pub.

### AGENDA ITEM 7: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Szpekowski* 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 9:12 p.m.

Respectfully Submitted,



Kimberly Nix, Recording Secretary

