

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
December 8, 2014**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioner Sabatine.

Staff Members Present: Katie Parkhurst, Senior Planner, Russ Farnum, Community Development Director, and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the October 13, 2014 Meeting.

A motion by Commissioner Szpekowski to approve the October 13, 2014 minutes as presented, was seconded by Commissioner Hoferle and a voice vote noted all ayes. The motion carried.

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

- Consideration of a Request for a Final PUD, Final Plat of Subdivision, and Special Use
Case No. 2014-13. Clarendale of Algonquin Senior Living
- Consideration of a Request for a Major PUD Amendment
Case No. 2014-12. Burger King, Remodel

AGENDA ITEM 3: Consideration of a Request for a Final PUD, Final Plat of Subdivision, and Special Use Permit
Case No. 2014-13. Clarendale of Algonquin Senior Living

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. The petitioner representatives included Jerome Pinderski Jr., Attorney, David Erickson of Ryan Companies, Tom Jeziorski, Architect, of PFB Architects, and Tom McCabe, Civil Engineer for Spaceco, Inc.

Mr. Pinderski provided an overview of the 9.6 acre site formerly used as Stonegate Nursery. He stated Ryan Companies, the developer, has a unique vision for the property as a senior living facility. The senior housing use is a good transition between the existing single family homes on

3 sides of the property and West Algonquin Road. The residential use is a better land use than retail or other uses that are permitted under the B-2 Zoning District.

Mr. Erickson noted this use was unique and needed, and actually complemented Eastgate Manor. The project is market-rate rentals, where Eastgate provides the Medicare services and subsidized housing components. The project would be co-owned between Life Care Services and Ryan Companies, and the improvements reflect a \$38.5 million investment in Algonquin. The project would have 79 full-time-equivalent jobs. Mr. Erickson provided an overview of the site and the large setbacks from surrounding homes. Mr. Erickson highlighted the extensive tree preservation efforts, and outlined the operations and hours of the facility.

Mr. Jeziorski discussed the building elevations and floor plans, outlining the substantial brick, stone wainscot, gables to break up the façade, and residential feel. Mr. McCabe outlined the site improvements and stormwater control features of the proposed development.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Chairperson Patrician asked Mrs. Parkhurst to provide a background staff report on the proposal. Mrs. Parkhurst explained that the use fits in with the neighborhood and the building provides a nice blend of materials and traditional architecture. Mrs. Parkhurst outlined the details of the proposal and the extensive Staff review. Overall Staff recommendation was to approve the project with several conditions.

Chairperson Patrician asked for Commission questions or comments. *Commissioner Hoferle* noted this was a good use, the size of the building was big and institutional but the building design was the right path, the good materials were a big plus. Commissioner Hoferle felt the landscaping needed a lot of supplementing, but with additional landscaping would be a very appealing development. Mrs. Parkhurst clarified the 3-D rendering shown does not include the landscaping in order to highlight the architectural features of the building. The site plan/landscape board shown illustrates the proposed landscaping. Commissioner Hoferle asked about security, when the project would be open, and how much it would cost to live there.

Mr. Erickson noted they are hoping to complete construction to open in 2016, and rates for independent living would average about \$3300 per month, depending upon what supplemental meal and housekeeping services were requested, the Assisted Living would be about \$4600 per month and Memory Care would be about \$5300 per month. Rental rates will be based upon market demands. The building would be secured at all times, with access only by key card or at the front door with a Concierge on duty during the day.

Commissioner Szpekowski noted her hesitation with the 3 story building and concerns were lighting, keeping the large trees, filling in bare areas and maintaining a large buffer from the homes around the site. *Commissioners Neuhausen and Zaplatynsky* inquired about emergency services and the staff on duty. Mr. Erickson responded nursing staff were on site 24 hours per day which created fewer emergency calls than homes with seniors aging in-place. *Commissioner Sturznickel* noted the site looked tight for the Fire Department. Mr. Erickson noted the site would be assured to meet Fire Department turning requirements.

Chairperson Patrician expressed his concern about the mass and height of the building, and asked about the change from business use to residential. Mr. Pinderski explained the market study and fiscal study completed by Goodman Williams Group outlined that it would be decades before this property would be developed with retail uses, and the proposed facility would generate hundreds of thousands in new tax revenues by that time.

PUBLIC COMMENT

Chairperson Patrician called for public comments.

Mike Cunningham of 135 S. Oakleaf noted his concern about how much activity would be in the back of the building with employee parking and delivery schedules, and that there was not much greenery to screen it 6 months out of the year. Mr. Erickson explained that the facility only receives a few deliveries each week.

Eileen Wallace of 95 S. Oakleaf expressed concern about lights in her living room and about what would happen to the fantastic wildlife on the property.

Cindy Goebber of 115 S. Oakleaf was concerned about garbage odors and felt she needed protection from the 3 story building that would be right outside out her back door. Mrs. Parkhurst explained the dumpster will be located in an enclosure, and the dumpster has a lid on it. Weekly or more frequent trash pick-ups will be scheduled.

Jim Harrier of 130 Lake Drive South expressed concern about the noise from the rooftop units. Mr. Pinderski noted that the rooftop units were completely enclosed by the roofline, which is why the roof needed to be so high. The units were protected from the weather and the noise would be well controlled so as not to impact the neighborhood.

Mr. Harrier asked about why there were no trees being saved by the retention pond, and it seems a 100 year flood occurs every three weeks, where does the overflow go, and what happens to kids when the pond has 4-5 feet of water in it? Mrs. Parkhurst explained that in order to properly grade the detention pond area, the trees will be removed and new trees will be planted. The side slopes into the pond are such that anyone would be able to walk out of the pond if there were in it for some reason. Mr. McCabe explained the current site conditions and the proposed stormwater collection system. Mr. McCabe stated he will look to see if the southern portion of the pond can be reshaped at all to save a few more trees.

Keith and Brenda Bishop of 10 Falcon Ridge Court expressed concern about erosion from the runoff of the pond, as they had problems with erosion already. They are concerned as yards are already swampy. They thought the big trees should be saved up in the front of the property along Algonquin Road, and asked about construction hours. Mr. McCabe explained that the detention pond would help the erosion and soggy back yards as the water will be detained and then directly put into a pipe to convey the water further downstream. Mrs. Parkhurst stated construction hours for the Village are 7:00am-8:00pm Monday through Saturday and 8:30am-8:00pm on Sunday

Susan Matousek of 175 S. Oakleaf noted a 2-story building would be preferred and wanted more landscaping to screen headlights and hide traffic. Mr. Erickson stated his development team would look into supplemental landscape plantings around the perimeter of the site.

CLOSE PUBLIC COMMENT

There being no further comments, Chairperson Patrician closed the public comment portion of the meeting.

Commissioner Hoferle noted that more landscaping was needed. *Commissioner Szpekowski* asked if more of the trees at the northeast corner of the site could be saved. Mrs. Parkhurst stated that staff will work with the developer to add supplemental landscaping around the perimeter of the site to increase the screening all year.

Chairperson Patrician asked if there had been any other interest in this property while it had been for sale. Mrs. Parkhurst stated that several apartment and townhome proposals had been brought forth, but no retail or office builders.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for Final PUD, Final Plat of Subdivision, and Special Use Permit for Clarendale of Algonquin Senior Living.

Commissioner Hoferle moved and *Commissioner Neuhaufen* seconded a motion to approve the request for a Final Planned Unit Development, Final Plat of Subdivision, and Special Use Permit for Clarendale of Algonquin a senior living facility, consistent with the petition submitted by the developer, the findings of fact listed in the December 8, 2014 Community Development memorandum, the conditions recommended by staff, and that additional landscaping shall be added around the perimeter of the property to screen headlights.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Neuhaufen, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Sabatine. Motion carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Consideration of a Request for a Major PUD Amendment
Case No. 2014-12. Burger King, Remodel

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. The petitioner representative, Dennis Cabala, Interplan, LLC, outlined the proposal for Burger King's exterior remodeling. The updated façade would include maintaining the existing

brick, addition of gray shingles with vertical accents, the EIFS would be painted tan, and the siding would be black with red accents. The dining room is to be remodeled and the drive through will have a second ordering station added to preclude cars from backing up in the queue.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Chairperson Patrician asked Mrs. Parkhurst to provide a background staff report on the proposal. Staff has reviewed the request and found it was compatible with surrounding land uses and met the criteria for an amended PUD. Staff recommended approval of the request and the findings of fact, with conditions including the addition of landscaping, submittal of a sign package, and some minor revisions to the engineering plan.

Chairperson Patrician asked for Commission questions or comments.

Commissioner Zaplatynsky asked if the play area was proposed to be redone. Mr. Cabala answered no, it was just the wall finishes.

Commissioner Szpekowski asked if this was a corporate or franchise store. Sandra MacDonald stood and was sworn in from Burger King. Ms. MacDonald noted it was a franchise store. Commissioner Szpekowski expressed concern that sometimes advertised specials were not honored locally. Ms. MacDonald noted they should be.

Commissioner Hoferle asked if the roof treatment was standard shingles or an architectural roofing product. Mr. Cabala answered it was a standard shingle.

Chairperson Patrician asked if the red on the sign was the same red used today, the answer was yes. Chairperson Patrician asked that it be part of the record that the red was consistent.

PUBLIC COMMENT

Chairperson Patrician called for public comments.

CLOSE PUBLIC COMMENT

There being no one wishing to speak, Chairperson Patrician closed the public comment portion of the meeting.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Major PUD Amendment for the Burger King Remodeling.

Commissioner Sturznickel made a motion to approve the request for a Major PUD Amendment for Burger King, consistent with the plans submitted, the conditions recommended by staff, and the findings of fact as presented to the Commission. Motion was seconded by *Commissioner Hoferle*. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Sabatine. Motion carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: New/Old Business

There were no other items discussed.

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting by Commissioner Szpekowski received a second by Commissioner Sturznickel, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Russ Farnum', with a long horizontal flourish extending to the right.

Russ Farnum, Recording Secretary