

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
July 13, 2015**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Chairperson Patrician welcomed the new Planning and Zoning Commissioners: Linda Laipert and Darryl Postelnick.

Present: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Laipert, Sturznickel, and Postelnick

Absent: Commissioner Szpekowski.

Staff Members Present: Katie Parkhurst, Senior Planner and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the April 13, 2015 Meeting.

A motion by Commissioner Hoferle to approve the April 13, 2015 minutes as presented was seconded by Commissioner Neuhalfen 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 and Special Use Permit
Case No. 2015-03. Dunkin Donuts
- Consideration of a Request for a Final PUD
Case No. 2015-04. Sleep Number Retail Store

AGENDA ITEM 3: Consideration of a Request for a Final PUD and Special Use Permit
Case No. 2015-03. Dunkin Donuts

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mrs. Parkhurst called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sturznickel, Laipert, and Postelnick. Absent: Szpekowski

PETITIONER COMMENTS

Ms. Cahill verified that proper notice of the meeting had been posted and swore in the petitioners. Representing Dunkin Donuts was franchise owner Asif Rajabali of Rajabali Properties; and Ani Tipnis and Atul Karkhanis of Atul Karkhanis Architects, Ltd.

Mr. Rajabali explained that a new Dunkin Donuts is proposed on East Algonquin Road near the Jewel. Mr. Rajabali and his family have been franchise owners for over 30 years and have several locations. They are looking to fill an underserved area on East Algonquin Road.

Ms. Parkhurst gave an overview of the project. The project includes a restaurant building with plans for a future addition for leasable commercial space, a drive-through and outdoor seating to serve the Dunkin Donuts. Mrs. Parkhurst explained the site plan, the traffic flow, pedestrian connections, building architecture, landscaping and signage.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Hoferle inquired how the proposed building and site compare to the building on Route 72. Mr. Rajabali stated the size should be similar for the building with a longer stacking area for the drive through and a larger site. *Commissioner Hoferle* state the seating area inside that store is tight and he hopes this one will have more room.

Commissioner Sturznickel inquired if any baking/cooking will take place in the store. Mr. Rajabali stated the only items that are baked on site are bagels, croissants, and muffins.

Commissioner Laipert asked about a sidewalk connection to the Jewel, wondering if trucks park elsewhere how the drivers will get to the site. Mrs. Parkhurst explained that Dunkin Donuts is improving their site with sidewalks and further connections will occur when more of the outlots develop in the future.

Chairperson Patrician asked for clarification on the orientation of the site plan, specifically inquiring about the drive through stacking. Mr. Rajabali explained there is room for 10 cars in the drive through lane. The average time in the drive through is 90 seconds. Chairperson Patrician asked to see the building material samples. Mrs. Parkhurst noted that staff has already requested the orange banding above the windows to be toned down from the standard Dunkin Donuts orange color. The color shown on the material sample board is the toned down orange.

Commissioner Sturznickel asked when construction would begin. Mr. Rajabali stated in the spring due to timing to obtain permits.

PUBLIC COMMENT

Chairperson Patrician called for public comments.

There were none, so Chairperson Patrician closed public comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Final PUD and Special Use Permit for Dunkin Donuts.

Commissioner Hoferle moved and *Commissioner Neuhaufen* seconded a motion to recommend approval of the request for a Final PUD and Special Use Permit for Dunkin Donuts consistent

with the petition submitted by the developer, the findings of fact as listed in the July 13, 2015 Community Development memorandum and the conditions recommended by staff.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sturznickel, Laipert, and Postelnick. Nays: None. Absent: Szpekowski. Motion carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Consideration of a Request for a Final PUD Case No. 2015-04. Sleep Number

OPEN MEETING AND ESTABLISH QUORUM

Mrs. Parkhurst called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sturznickel, Laipert, and Postelnick. Absent: Szpekowski.

PETITIONER COMMENTS

Representing the petitioner was the developer, Max Odom and Ryan Murphy of Vequity; Russ Dawson of Sleep Number; and Bryan Brotonel of Identiti Resources.

Mr. Odom gave an overview of the site layout, location in the Galleria, and about Sleep Number stores. Sleep Number desires to move out of their current location in Algonquin Commons for more visibility on Randall Road and a larger store. Mr. Brotonel expressed the desire of Sleep Number to have three wall signs and to allow for a larger logo than permitted on the wall signage. Sleep Number wishes to keep the proportion of the logo to letters and reducing the logo size to comply with the Sign Code would create very small letters that could not be illuminated.

Mrs. Parkhurst provided an overview of the development. The building is well appointed on all elevations which is desirable as this is a very visible location. Sleep Number will be located just east of the entry fountain feature and west of Golden Corral. Mrs. Parkhurst stressed that the Sign Code only permits two wall signs and the maximum height is 24 inches. Several businesses have inquired about additional signage or larger signage and have all complied with the Sign Code to be consistent and equitable to all businesses.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Sturznickel asked how much of a problem is complying with the Sign Code. Mr. Brotonel stated that signage is very important to Sleep Number and to keep proportion of the trademark logo would mean the letters would be shrunk down to seven inches. *Commissioner Hoferle* stated he does not see the issue with the proportion sizes as shown on the plans, it looks like the logo could be reduced in size. *Commission Sturznickel* inquired what signage is at the current location. Mrs. Parkhurst stated the current sign complies with the Code. Mr. Dawson noted that customers have a hard time seeing the sign and finding the location. *Commissioner Neuhalfen* stated the 7-inch letter size should be able to be illuminated with LEDs and the correct

technology. *Chairperson Patrician* noted that the Village has a restrictive sign ordinance and would like to keep it; he does not see the justification for letting Sleep Number's signage be different. *Commissioner Postelnick* asked for clarification on the proposed size of logo and lettering and how does it work elsewhere? Mr. Brotonel stated that the proposed logo is 41.75 inches and the letters are 20.63 inches. He stated they have not run into issues in other communities. *Chairperson Patrician* stated they could deviate from the corporate logo; there are plenty of examples of other corporate entities changing to fit Algonquin codes. Mr. Dawson stated they really need to keep their corporate branding.

Commissioner Hoferle inquired why no monument sign was permitted. Mrs. Parkhurst explained that the ordinance approving the Galleria restricted monument signs to free standing restaurants only. There are two Galleria monument signs, and if a panel is available, Sleep Number may be permitted to have a panel on those signs.

Commissioner Sturznickel asked for more information on deliveries. Mr. Dawson explained that all mattresses are shipped to the customer's home from a warehouse.

Commissioner Neuhaufen inquired what would happen to their existing store location. Mr. Murphy explained the lease is expiring and they are not responsible for releasing the location.

Commissioner Hoferle inquired if the glass panels are clear or tinted. Mr. Odom stated they are clear panels. *Commissioner Hoferle* asked how attractive will the displays be that people can see through the windows. Mr. Dawson stated the display windows do not necessarily show people lying on the mattresses in the store. Sleep Number offers a variety of products and the new store design will help to feature these items.

Chairperson Patrician asked if the landscaping around the fountain is part of their site and responsibility. Mr. Murphy explained the fountain is on a separate lot and not the responsibility of Sleep Number. *Chairperson Patrician* mentioned there are already several mattress stores along the Randall Road corridor, is the market here to support all these stores. Mr. Dawson responded that Sleep Number is a higher price level, upgraded product, so the customer they attract is different from competitors. Sleep Number has already been in town for 10 years has exclusive sales, and aims to be in the new location for a long time. This will be a larger store than the current location. Sleep Number plans to start construction this year.

PUBLIC COMMENT

Chairperson Patrician called for public comment. There were none, so Chairperson Patrician closed public comments.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Final PUD for Sleep Number.

Commissioner Hoferle suggested that the developer work with staff for some creative alternative for the signage. *Chairperson Patrician* noted that working with staff is a good idea, but to only permit two wall signs.

Commissioner Sturznickel moved and *Commissioner Hoferle* seconded a motion to recommend approval of the request for a Final PUD for Sleep Number, consistent with the plans submitted by the developer, the findings of fact presented, and the conditions recommended by staff, with the request that the developer continue to work with staff on the signage.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sturznickel, Laipert, and Postelnick. Nays: None. Absent: Szpekowski. Motion carried.

AGENDA ITEM 5: New/Old Business

Mrs. Parkhurst informed the Commission of two open houses this week that they may attend:

- 1) Tuesday at 6:30pm at the Ganek Municipal Center to see the proposals to restripe South Main Street to reconfigure parking in the downtown.
- 2) Wednesday from 5:00pm-7:00pm at 421 South Main Street to see the private car collection of Jim and Donna Jendrezek.

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting by Commissioner Neuhalfen received a second by Commissioner Sturznickel, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 8:35 p.m.

Respectfully Submitted,



Katherine T. Parkhurst, AICP
Senior Planner