

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
July 14, 2008**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioner Neuhalphen

Staff Members Present: Katherine Parkhurst, Acting Planning Director; Ben Mason, Senior Planner, Andrew Bogda, Planning Intern; Ryan Farrell, Village Attorney; and Kimberly Nix, Recording Secretary.

AGENDA ITEM 2: Approval of Minutes from the April 14, 2008 Meeting

Chairperson Auger entertained a motion to approve the April 14, 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 Annexation, Zoning Upon Annexation to B-P PUD, Preliminary and Final PUD, and Preliminary and Final Plat of Subdivision
Case No. 2008-05. RSR Office Warehouse
- Consideration of a Request for Final PUD
Case No. 2008-06. Fitness Plaza IV

AGENDA ITEM 3: Consideration of a Request for Annexation, Zoning Upon Annexation to B-P PUD, Preliminary and Final PUD, and Preliminary and Final Plat of Subdivision
Case No. 2008-05. RSR Office Warehouse

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 Neuhalphen.

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 Centerville Properties was Mr. Kirk Halma. Mr. Halma explained that the warehouse building would be located on a five acre vacant property within the Algonquin Corporate Campus. The building will include multi-tenant units occupied by light-industrial businesses. RSR Associates will share lighting located on the southern end of the property with the Esplanade Phase II development. The same landscaping that will be found at the Esplanade Phase II development will also be used for this property.

Mr. Ed Dul of V3 Companies explained that there will be a naturalized detention onsite.

Mr. Brian Currey of Direct Design Architects gave an overview of the architectural design of the building. He explained that each tenant entrance will have a tilted precast panel to give the building some depth. The building will be comprised of earth-tone colors.

STAFF AND COMMISSION COMMENTS

Mr. Ben Mason gave an overview of his memorandum of July 14, 2008. The proposed site is located on five acres, directly south of existing Advantage Moving and east of Boyer Road. Mr. Mason explained that there will be three access points into the site. There will be ample parking for this building, mainly located on the south and west side of the property. Mr. Mason stated that Teska has requested a sidewalk on the east side of Boyer Road.

The staff recommended approval of the request for Annexation, Zoning Upon Annexation to B-P PUD, Preliminary and Final PUD, and Preliminary and Final Plat of Subdivision for RSR Office Warehouse.

Commissioner Hoferle wondered what types of businesses were to occupy the units within the building, to which Mrs. Parkhurst replied only businesses allowed under the B-P zoning district will be occupying the units. Commissioner Hoferle asked how this new building will tie into the existing Advantage Moving. Mr. Brian Ritter of RSR Associates, LLC explained that the new warehouse would be utilized as storage space for Advantage Moving. Commissioner Hoferle asked for a further explanation of the signage for the development. Mr. Mason said that there would be one monument sign. Mrs. Parkhurst added that each unit would be allowed one wall sign and these wall signs would be unified. Finally, Commissioner Hoferle stated that landscape berms located along the Boyer Road and Esplanade connection would be enhance this area, to which Mr. Halma explained that there will be a great deal of landscaping along this perimeter.

Commissioner Szpekowski applauded Advantage Moving for expanding during this tough economy.

Chairperson Auger asked if the vacant church would be demolished, to which Mr. Halma stated that it would be. Chairperson Auger wondered where the trash enclosure would be located, to

which Mr. Halma said that it would be at the rear of the building. Chairperson Auger asked why the IEPA was involved. Mr. Halma said that it is standard practice to have their involvement in projects where soil is disturbed. Chairperson Auger asked for the timeline for the Boyer Road reconstruction. Mrs. Parkhurst stated that the reconstruction would occur either this construction season or the following season, as part of the Esplanade Phase 2.

Commissioner Sabatine asked if the septic will be removed, to which Mr. Halma stated that it would be, according to health department regulations.

Commissioner Patrician asked if a sidewalk would be installed along Boyer Road. Mr. Halma said that Centerville Properties is in favor of installing a sidewalk in this area; however, they would prefer to have one installed after the Boyer Road extension occurs. Commissioner Patrician wondered why a non-wet bottom detention would be utilized in this development. Mr. Dul explained that a naturalized bottom detention helps to rid the water of unwanted sediments. Finally, Commissioner Patrician asked if any "green" technologies were to be used during the construction of this building. Mr. Halma said that one example of such technologies used will be the naturalized detention.

Commissioner Sturznickel asked where the storm water would drain, to which Mr. Dul said that this water would drain into a storm sewer on Corporate Parkway and would eventually empty into a pond on Boyer Road and Corporate Parkway.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion on the request for Annexation, Zoning Upon Annexation to B-P PUD, Preliminary and Final PUD, and Preliminary and Final Plat of Subdivision for RSR Office Warehouse. *Commissioner Hoferle* moved and *Commissioner Patrician* seconded a motion to recommend approval of the request for Annexation, Zoning Upon Annexation to B-P (Business Park) PUD, Preliminary and Final Planned Unit Development, and Preliminary and Final Plat of Subdivision for RSR Warehouse/Offices, consistent with the plans submitted by the developer, 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, Sabatine, Sturznickel and Szpekowski. Nays: None. Absent: Commissioner Neuhalfen. Motioned carried.

AGENDA ITEM 4: Consideration of a Request for Final PUD Case No. 2008-06. Fitness Plaza IV

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.

PETITIONER COMMENTS

Mr. Kirk Hudson of Varnas and Chioros and Mr. Rich Schultz of Capitol Design, Ltd. represented Fitness Plaza IV. Mr. Hudson explained that the building will consist of multiple tenants; the only immediate tenant will be Cardinal Fitness. He stated that there will be columns

on all sides of the building and the windows will be framed with black aluminum. Mr. Hudson further explained that there will be no monument sign for this development.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Katherine Parkhurst gave a brief overview of her memorandum of July 14, 2008. Fitness Plaza IV will be a 12,051 square foot building consisting of multiple tenant units. Mrs. Parkhurst explained that while there is existing landscaping along the rear of the property, more landscaping will be added to provide a more significant buffer between this development and the existing townhouses. There is also an existing six foot tall wooden fence that separates the development from the residential to the north.

The staff recommended approval of the request for Final PUD for Fitness Plaza IV.

Commissioner Hoferle stated that he prefers landscaped berms to wooden fences for buffers. Mrs. Parkhurst explained that the fence is already in existence; therefore, the Village would prefer that it stays rather than adding a landscaped berm. Commissioner Hoferle also stated that he likes Teska's recommendation for the installation of a bicycle rack on the property. He asked if the windows on the building will be tinted, to which Mr. Lampignano stated that they will not be; rather, they will be made of clear glass. Mr. Lampignano further explained that the exercise equipment will be located near the rear of the unit in Cardinal Fitness. Finally, Commissioner Hoferle asked for an explanation of the options for the parking area. Mrs. Parkhurst explained that the parking area includes parking stalls on both sides of the development so that the tenant on the east side of the building will have ample parking near the unit for customers.

Commissioner Szpekowski asked for clarification on the signage, to which Mrs. Parkhurst explained that there will be no monument sign for this development, but each unit will have a wall sign.

Chairperson Auger asked where the dumpster will be located, to which Mrs. Parkhurst stated that it will be located on the east side of the parking area. Chairperson Auger then asked if brick will be used on the exterior. Mrs. Parkhurst said that full-dimensional face brick will be used. Chairperson Auger wondered what the hours of operation will be for Cardinal Fitness, to which Mr. Lampignano replied that Cardinal Fitness will be open twenty-four hours a day. Finally, Chairperson Auger inquired into the Lake Cook Road/County Line Road name change. Mrs. Parkhurst stated that the name of this road will eventually be changed to Lake Cook Road, pending approval from McHenry County.

Commissioner Patrician asked how many more tenants will occupy the vacant units, to which Mr. Lampignano replied one to two more tenants will move into the east side of the building. Commissioner Patrician inquired into the uses to be found within the building. Mrs. Parkhurst explained that this development is zoned B-2 (Business District) and the uses will be those allowed under this zoning district. Commissioner Patrician asked if the height of the building was an issue, to which Mr. Schultz stated that it was not, as the height of the building will not exceed twenty feet, four inches.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion on the request for Final PUD for Fitness Plaza IV. *Commissioner Sturznickel* moved and *Commissioner Sabatine* seconded a motion to recommend approval of the request for Final Planned Unit Development for the Fitness Plaza, 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, Sabatine, Sturznickel and Szpekowski. Nays: None. Absent: Commissioner Neuhalfen. Motioned carried.

AGENDA ITEM 5: New/Old Business

Items discussed include:

- Engineering plans.
- Hanson Road construction.
- East Algonquin's needs/deficiencies.
- Huntington Road retaining wall.
- Sonic.
- JC Penney opening.
- Residential development progress.
- Western Bypass.
- Toastmaster building.

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 8:36 p.m.

Respectfully Submitted,



Kimberly Nix, Recording Secretary