

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
March 14, 2016
7:30 p.m.**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Neuhalfen.

Staff Members Present: Katie Parkhurst, Senior Planner; Ben Mason, Senior Planner; and Brad Stewart, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the February 8, 2016 Meeting.

A motion by Commissioner Sturznickel to approve the February 8, 2016 minutes as presented was seconded by Commissioner Laipert and a voice vote noted all ayes. The motion carried.

AGENDA ITEM 3: Public Comment
There was no one wishing to make any public comment.

AGENDA ITEM 4: Request for a Final PUD and Special Use Permit
Case No. 2016-03. 234 S. Randall Road
Petitioner: Seth Sommers, First Midwest Group

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Mr. Stewart verified that proper notice of the meeting had been posted, and swore in the petitioner. Representing the petitioner were: Seth Sommers, First Midwest Group; Scott Sanders, Sanders Design Group, and Brian Blakemore, McClellan Blakemore Architects. Mr. Seth Sommers gave a brief overview of the First Midwest Group. Mr. Sommers then provided an overview of the proposed development. No tenants have been identified yet; however, they expect the building to be mostly retail with a small restaurant. Mr. Sommers explained the site plan, building architecture, and landscaping.

STAFF COMMENTS

Mr. Mason reviewed his staff report for the Commission. Mr. Mason explained the site is currently occupied by a vacant bank building that is proposed to be demolished in order to redevelop the site with a new multi-tenant building. Access to the site will be from the private frontage road off of Stonegate

Road. Mr. Mason further explained the proposed right-of-way acquisition that McHenry County is currently working on for Randall Road improvements. This will leave a 30-foot landscape area in the front as opposed to the standard 50-foot landscape area that has been required in the past. The building is prairie style architecture with modern features and rich earth tone materials which will blend into the Village. Mr. Mason reviewed the findings of fact for the petition, conditions and recommends approval of the development.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Hoferle stated the building looks very attractive, his only concern is the additional right-of-way that the expansion of Randall Road is taking. Mr. Mason explained the future improvements of Randall Road.

Commissioner Szpekowski feels this project will be an asset to the community. She inquired where the trash enclosure will be located. Mr. Scott Sanders showed the location of the trash enclosure on the site plan.

Commissioner Postelnick inquired why the trash enclosure is on the opposite side of the building from the restaurant. Mr. Sommers explained that depending how the building is divided the building could have up to 10 tenants, most likely there will be about five. There is a rear sidewalk so all trash can be removed from the back of the tenant spaces. Mr. Postelnick is concerned about the amount of retail vacancies and questions the ability to fill this building. Mr. Sommers explained they have a good relationship with many tenants and they are confident they will have a few tenants by the time the building is constructed.

Chairperson Patrician inquired about the restaurant space, how large could the restaurant be before parking becomes an issue. Mr. Sommers explained they are looking at a quick serve restaurant like a sandwich shop would work well. If a larger restaurant is interested they will work with cross parking with the shopping center to accommodate the demands. Chairperson Patrician inquired about the landscaping on the site, in the 30-foot area. Mr. Sommers showed on the site plan the landscape area and the right-of-way line. Mr. Mason further explained that there will be some green space provided within the right-of-way.

Commissioner Laipert stated concern of when Randall Road is under construction in attracting tenants. Mr. Sommers hopes that the building will be ready for tenants by the end of this year, before any construction begins.

Commissioner Sturznickel asked when the bank building will be torn down. Mr. Sommers explained they will need to obtain approval, then close on the property, then determine when to demolish the building based on when construction can begin on the new building.

Chairperson Patrician confirmed that Burger King is adjacent to this site.

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. Commissioner Hoferle moved and Commissioner Laipert seconded a motion to recommend approval of the request for a Final PUD and Special Use Permit for the outdoor seating for a multi-tenant commercial center at 234 S. Randall Road, consistent with the petition submitted by the developer, the findings of fact listed in the March 14, 2016 Community Development memorandum and the conditions recommended by staff.

The Roll Call noted the following: Ayes: Chairperson Patrician, Commissioners Laipert, Hoferle, Postelnick, Sturznickel, and Szpekowski. Nays: None. Absent: Neuhalfen. Motion carried 6-0.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: Request for a PUD Amendment
Case No. 2016-04. Advocate Sherman MRI Addition
Petitioner: Roberto Orozco, Advocate Sherman

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Mr. Stewart verified that proper notice of the meeting had been posted, and swore in the petitioner. Representing the petitioner were: Mr. Roberto Orozco, Advocate Sherman; Mr. Kevin Fitch, Advocate Sherman; and Mr. George Franceschina, Anderson Mikos Architects.

Mr. Franceschina stated that the proposal is for a small addition at the northeast corner of the building. The addition will blend in with the current building, be two stories in height, and have the same brick and window treatments as existing. There will be a larger window opening on the east façade, to accommodate installation of an MRI machine. A new entrance will be constructed on Sherman Road, to provide additional access to the site while Randall Road is under construction as well as once the existing access along Bunker Hill Drive becomes a right-in/right-out. Four parking spaces will be removed to make room for the new access road, however the additional number of patients generated by the expanded medical space will be minimal and the existing parking will be sufficient. A new monument sign is proposed at the corner of Randall and Bunker Hill and a new monument sign at Sherman Road entrance. New entrance signs are also proposed on Randall Road and Bunker Hill.

STAFF COMMENTS

Ms. Parkhurst reviewed her staff report for the Commission. She stated Advocate Sherman's proposed addition is considered a Major PUD Amendment. The new architecture, landscaping, signage, and access road have all been packaged together for review and consideration. Sherman's facility was constructed in 1995 and the addition that is proposed will match the original design. A few trees will be removed to make way for the addition, however the petitioner will be adding new foundation landscaping around the

addition, as well as landscaping treatments along the new access road from Sherman Road and around all ground signs. The existing monument sign on Randall Road will be removed when road construction is finished, and the new primary monument sign will be positioned at the corner of Bunker Hill Drive and Randall Road. As part of a larger re-branding to Advocate, other new wall signs and entry signs are also proposed. Staff is also requesting a 20-foot easement on the south end of the lot, as well as a 50-foot easement on the adjacent lot to the south, for construction and maintenance of a bike path. Ms. Parkhurst read the Findings of Fact from her review memo, and indicated Staff recommends approval of the Major PUD Amendment for Advocate Sherman MRI Addition with the conditions listed in the staff report.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Sturznickel asked whether a mobile MRI trailer that was proposed by Sherman in the 1990s for occasional use at their facility is still in operation, to which Mr. Orozco stated no it is not.

Commissioner Laipert asked whether there was another medical office with MRI services in the community, to which Mr. Fitch stated there are no other MRI facilities currently operating in Algonquin. Commissioner Laipert asked if the MRI will be open or closed, to which Mr. Fitch stated it will be closed.

Commissioner Szpekowski asked when construction would start, to which Mr. Orozco stated the plan is to have the addition completed and MRI service in operation by the end of the year. Commissioner Szpekowski asked if the on-site detention area poses any conflict for motorists due to the proximity of the proposed new access road, to which Ms. Parkhurst stated no, the small detention area is quite shallow and not intended to serve as stormwater retention for the site and motorists will be driving slowly along the access road in that area.

Chairperson Patrician asked if there are any concerns from the Fire District with regard to ambulances and emergency vehicles accessing the facility following the modification to the existing Bunker Hill access point, to which Ms. Parkhurst stated the Fire District is aware of the proposed changes and does not have any material concerns. A majority of ambulance trips are transporting patients from the facility, to the Advocate Sherman Hospital in Elgin, rather than taking patients to the immediate care facility in question. Chairperson Patrician asked what the hours of the immediate care facility are, to which Mr. Fitch stated 7:00am to 11:00pm. Chairperson Patrician asked about the signage proposed as part of the re-branding to Advocate, to which Ms. Parkhurst stated the sign package proposed for the facility complies with the original terms of the Sherman PUD. The only additional signs being proposed are small Enter signs at the access points into the site, which are permitted by the village sign code.

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 Major PUD Amendment for Advocate Sherman MRI Addition. Commissioner Sturznickel moved and Commissioner Postelnick

seconded a motion to recommend approval of the request, consistent with the findings of fact offered by staff and conditions of approval listed in the March 14, 2016 staff memorandum.

The Roll Call noted the following: Ayes: Chair Patrician; Commissioners Laipert, Hoferle, Postelnick, Sturznickel, and Szpekowski. Nays: None. Absent: Neuhaufen. Motion carried 6-0.

CLOSE PUBLIC HEARING

AGENDA ITEM 6: Request for a Special Use Permit

Case No. 2016-02. RehabCare

Petitioner: Mark Saladin, Representing RehabCare Group East, Inc.

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Parkhurst called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Laipert, Postelnick, Sturznickel, Szpekowski, and Hoferle. Absent: Neuhaufen. Ms. Parkhurst announced a quorum was present.

PETITIONER COMMENTS

Mr. Stewart verified that proper notice of the meeting had been posted, and swore in the petitioner. Representing the petitioner were: Mr. Mark Saladin, attorney, and Erik Painter, RehabCare Group. Mr. Saladin gave a brief description of the request for a Special Use Permit for Rehab Care Group, which offers physical, occupational and speech-language rehabilitation services. The location is a vacant tenant space in Eastgate Court. There is shared parking with the adjacent lots including Nero's, which has different peak times than the proposed medical office. The petitioner agrees to comply with all conditions listed in the staff report.

STAFF COMMENTS

Ms. Parkhurst reviewed her staff report for the Commission. She stated Eastgate Court was built in 1998. Currently there are two other tenants in the building and there is sufficient parking available on-site and through shared parking agreements with the adjacent commercial lots. Rehab Care's services will be compatible with nearby Eastgate Manor assisted living facility, and is a significant reason the petitioner is proposing to locate on this property. One additional ADA compliant parking space will be required to be striped adjacent to the storefront, to serve the physical therapy use. Ms. Parkhurst read the Findings of Fact from her review memo, and indicated Staff recommends approval of the Special Use Permit for Rehab Care Group with the conditions listed in the staff report.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Postelnick asked if the proposed tenant space is currently vacant, to which Ms. Parkhurst confirmed that yes it is.

Commissioner Szpekowski asked whose responsibility it will be to create the new required ADA parking space, to which Ms. Parkhurst stated it would likely be addressed by the property owner.

Commissioner Hoferle asked about providing privacy for the patient rooms, to which Mr. Painter stated yes there will likely be some form of opaque application applied to a portion of the windows for privacy purposes.

Chairperson Patrician asked if the services Rehab Care offers are materially different than that of Diamond Physical Therapy located nearby, to which Mr. Painter explained yes Rehab Care caters toward a geriatric client base rather than the population at large.

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 Special Use Permit for medical office. Commissioner Szpekowski moved and Commissioner Hoferle seconded a motion to recommend approval of the request, consistent with the findings of fact offered by staff and conditions of approval listed in the March 14, 2016 staff memorandum.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Laipert, Hoferle, Postelnick, Sturznickel, and Szpekowski. Nays: None. Absent: Neuhalfen. Motion carried 6-0.

CLOSE PUBLIC HEARING

AGENDA ITEM 7: Request for a Special Use Permit
Case No. 2016-05. Aspen Dental
Petitioner: John McVickers, Oxford Real Estate Equities, LLC

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Mr. Stewart verified that proper notice of the meeting had been posted, and swore in the petitioner. Mr. Bob Brownson, Oxford Real Estate Equities, provided an overview of the approved multi-tenant building in front of Walmart that was recently approved. Due to a change in proposed tenants a mattress store backed out and now a dental office is proposed. AT&T will be the other tenant in the building. The dental office will attract a steady flow of patients to the center each day which will help the retail in the area.

STAFF COMMENTS

Mr. Mason reviewed his staff report for the Commission. The petition request is for a special use permit to allow a dental office. Parking is ample for the site to allow for the mix of tenants proposed for the building. The window on the side of the building may have coverings to provide privacy to the patients; however, no signage will be permitted as part of the window coverings.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Sturznickel asked about the viability of the dental office as there are several dentists along Randall Road. Mr. Brownson explained that Aspen Dental is a national company that does very well.

Chairperson Patrician inquired about the ability to draw in patients from Huntley and Lake in the Hills. Mr. Brownson explained that the density of residential in these communities is closer to Randall Road than other areas within their communities.

Commissioner Sturznickel inquired about a use that provides no sales tax. Mr. Mason explained that staff is comfortable with a mix of retail and service uses along Randall Road, as both draw in customers to Algonquin.

Commissioner Laipert asked for clarification on if AT&T is moving. Mr. Brownson explained that AT&T is expanding their store and needs a larger space and will be moving from their current location.

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. Commissioner Postelnick moved and Commissioner Sturznickel seconded a motion to recommend approval of the request for a Special Use Permit for Aspen Dental, consistent with the plans submitted by the petitioner, the findings of fact listed in the March 14, 2016 Community Development memorandum and the conditions recommended by staff.

The Roll Call noted the following: Ayes: Chairperson Patrician, Commissioners Laipert, Hoferle, Postelnick, Sturznickel, and Szpekowski. Nays: None. Absent: Neuhalfen. Motion carried 6-0.

CLOSE PUBLIC HEARING

AGENDA ITEM 8: New/Old Business

General discussion was had regarding Oberweis closing, Sleep Number signage, Downtown redevelopment and the vacant gas station at Randall Road and Algonquin Road.

AGENDA ITEM 9: Adjournment

A motion to adjourn the meeting was made by Commissioner Szpekowski and seconded by Commissioner Hoferle, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 8:55 p.m.

Respectfully Submitted,


Katie Parkhurst, AICP, Senior Planner