

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
February 9, 2009**

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: Russ Farnum, Community Development Director; Katherine Parkhurst, Senior Planner; Ben Mason, Senior Planner; Kelly Cahill, Village Attorney; and Kimberly Nix, Recording Secretary.

AGENDA ITEM 2: Approval of Minutes from the January 12, 2009 Meeting

Chairperson Auger entertained a motion to approve the January 12, 2009 minutes. The motion to approve the minutes as presented was approved and seconded. 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.

- Approval of Report Outlining Reasons for Disapproval of Riverwoods on the Fox Subdivision (**Case No. 2008-09. Riverwoods on the Fox**)
- Update of Development Projects throughout the Village

AGENDA ITEM 3: Approval of Report Outlining Reasons for Disapproval of Riverwoods on the Fox Subdivision

OPEN MEETING AND ESTABLISH QUORUM

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

STAFF AND COMMISSION COMMENTS

Mr. Russ Farnum outlined the reasons for holding a meeting to approve the report which outlines the reasons for the disapproval of the Riverwoods on the Fox Subdivision.

Commissioner Hoferle asked for clarification as to whether the report addresses preliminary plans or final plans presented by the developer for the Riverwoods on the Fox Subdivision. Ms. Cahill explained that the report addresses the reasons for disapproving the preliminary plans presented by the developer. Commissioner Hoferle then cited the grammatical errors found throughout the report. Ms. Cahill noted all errors in order to make the appropriate corrections to the report.

Chairperson Auger asked that the headings in the report be made uniform. Ms. Cahill noted the places in the report where the heading needs to be changed for continuity.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion for the approval of the report outlining the reasons for the Commission's denial of the Preliminary Plat of Subdivision and Preliminary Planned Development for the Riverwoods on the Fox proposed subdivision as presented with amendments. *Commissioner Sturznickel* moved and *Commissioner Hoferle* seconded a motion to approve the report outlining the reasons for the Commission's denial of the Preliminary Plat of Subdivision and Preliminary Planned Development for the Riverwoods on the Fox proposed subdivision as presented with amendments. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None. Motioned carried.

AGENDA ITEM 4: Update of Development Projects throughout the Village

STAFF AND COMMISSION QUESTIONS/COMMENTS

Ms. Katherine Parkhurst gave a brief overview of her memorandum of February 9, 2009. The commercial projects underway throughout the Village include Esplanade Phase 2, Wal-Mart Expansion, Galleria Center, Randall Crossing, Fitness Plaza, Oakridge Court and Algonquin Commons. The residential developments that are progressing throughout the Village include Waterford of Algonquin (Glenloch) and Creeks Crossing. Riverwoods on the Fox is currently being reviewed by the Village.

Commissioner Sturznickel asked if plans to build a Chase Bank were progressing. Ms. Parkhurst explained that the Village is currently working with Chase Bank on their plans.

Chairperson Auger pointed out that Barley House is open for business.

Commissioner Hoferle asked for the status of Riverside Square, to which Ms. Parkhurst stated the Village is working with the developer and the lender in an attempt to maintain the existing structure.

Chairperson Auger wondered what the results were from the creditor's meeting regarding Riverside Square. Ms. Cahill noted that the Village is monitoring the situation.

Commissioner Sturznickel asked if the fence surrounding the development is to remain onsite, to which Mr. Farnum responded that the Village's main concern at the moment is the security of the building and the fence does secure the property.

Commissioner Szpekowski asked how strictly the Village is regulating advertising signs on windows of businesses throughout the Village. Mr. Farnum said that he will look into the sign code and such signs will be addressed if in violation of the code.

Commissioner Patrician asked for a status update on the former Wicks building; he wondered if the building would potentially house one tenant or multiple tenants. Ms. Parkhurst stated there are interested developers that may wish to have multiple tenants in the building; however, the Village would prefer only one tenant. Commissioner Patrician then asked for the square footage of this building, to which Mr. Farnum said that it is approximately 40,000 square feet.

Commissioner Sturznickel asked for the status of the undeveloped Coleman lot. Ms. Parkhurst said that the Village is encouraging Mr. Coleman to build the banquet center.

Commissioner Szpekowski wondered if medical buildings could be built in the Village. Mr. Farnum explained that indeed such facilities could be built so long as they are located in appropriately zoned areas.

Chairperson Auger asked if a doctor plans on practicing within the Wal-Mart building. Ms. Parkhurst stated that the Village is not aware of a doctor currently within this building, but will continue to monitor.

Commissioner Sturznickel asked if existing stores can add doctor's offices. Mr. Farnum said that it depends on the language in the zoning ordinance for each development.

AGENDA ITEM 5: New/Old Business

Items discussed include:

- Updating the zoning ordinance.

AGENDA ITEM 7: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Szpekowski* motioned and *Commissioner Hoferle* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,



Kimberly Nix, Recording Secretary