

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
April 13, 2009**

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

Present: Chairperson Auger; Commissioners Neuhalfen, Patrician, Sturznickel, and Szpekowski

Absent: Commissioners Hoferle and Sabatine

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

**AGENDA ITEM 2:** Approval of Minutes from the February 9, 2009 Meeting

Chairperson Auger entertained a motion to approve the February 9, 2009 minutes. Commissioner Sturznickel motioned and Commissioner Szpekowski 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 Re-Zoning from I-1 to B-2 PUD and a Special Use Permit Use Variance for mining. **(Case No. 2009-01. Meyer Material 10-Acre Expansion)**
- Consideration of a Request for Final PUD, Final Plat of Subdivision, and Special Use Permit. **(Case No. 2009-02. Chase Bank)**

**AGENDA ITEM 3:** Consideration of a Request for Re-Zoning from I-1 to B-2 PUD and a Special Use Permit Use Variance for mining.

**Case No. 2009-01. Mayer Material 10-Acre Expansion**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Meyer Material was Tom Zanck, Randi Wille and Jeff Schuh. Mr. Zanck

explained that Meyer Material desired a ten (10) acre expansion and a Special Use Permit Use Variance enabling them to mine this land. Mr. Zanck emphasized the mining activity will be short-term and when complete, the land will be turned over for commercial use.

Mr. Wille stated that the proposed project will be located just north of Route 31 and Klasen Road. The ten (10) acres Meyer Material wishes to acquire is believed to have abundant materials vital for infrastructure and construction. Mr. Wille explained that the existing fence and berm will remain to aid in blocking the view and noise from the project. The fence will be extended west to Route 31. He also explained that mining will occur between the hours of 7:30 a.m. and 7:30 p.m. Monday through Friday. Meyer Material will double-bonding the ten (10) acres with the Village of Algonquin. Mr. Wille assured that no additional trucks will congest the roads in this area.

#### **STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mrs. Katherine Parkhurst explained that the property at which Meyer Material is located is currently zoned I-1 for mining and staff wants to re-zone the land for future commercial use. She emphasized these plans are consistent with the Village of Algonquin's Comprehensive Plan.

*Commissioner Szpekowski* wondered how this project would impact the residents in this area. Mrs. Parkhurst explained that there is a seventy-five (75) foot setback from home property lines and there is an existing berm that will remain as a sight and sound buffer. Commissioner Szpekowski also inquired into the length of the project and how noisy it will be, to which Mr. Wille stated it will take approximately thirty to forty days to move the dirt prior to earth extraction and that the noise will be no more than the maximum decibel allowed per Village ordinance.

*Chairperson Auger* asked if an additional entrance road would be needed for the project, to which Mr. Wille stated the existing entrance at Klasen Road will be used. Access for the commercial property will be discussed when the property is ready for development.

*Commissioner Patrician* asked if the conveyer belt used to move the minerals will be under the road, to which Mr. Wille confirmed that the conveyer belt will indeed be located under Route 31 and will extend for approximately one (1) mile. Commissioner Patrician also inquired into the compaction and reclamation for the commercial property. Mr. Wille explained that the goal is to build the pad; however, pilings or something similar will be necessary to support the future building.

*Commissioner Sturznickel* asked for clarification on the future owners of the proposed park; he wondered if the park will belong to the Village of Cary, or both the Village of Cary and the Village of Algonquin. Mr. Wille explained that this will be a joint park available for use by Algonquin residents. Cary will own the land.

*Chairperson Auger* wondered if the park would be passive, to which *Mrs. Parkhurst* stated that details have not been worked out yet, but Cary and Algonquin will work together. The land will be dedicated to the Village of Cary even though it is within the boundaries of Algonquin.

#### **PUBLIC COMMENT**

Ms. Cahill swore in Ms. Rosa Short of Cary. Ms. Short asked if work will be conducted during the weekend, to which Mr. Wille explained that all work will be conducted Monday through Friday and not on weekends or major holidays. Ms. Short asked for clarification on who actually owns the property. Mr. Wille indicated on the map which areas belong to the Village of Cary and which areas belong to the Village of Algonquin. Ms. Short wondered how long the entire project will take, to which Mr. Wille stated it would take up to two (2) years to complete the mining and restoration of the land, then the grass and vegetation will be planted. Ms. Short asked if there will be movement of the earth shaking during the mining project, to which Mr. Wille assured her the earth would not move. Ms. Short asked about the effects of surface drainage in this area from the proposed project. Mr. Wille said the drainage in this area will actually improve as a result of the project. Ms. Short added that Meyer Material has been a very cooperative neighbor.

Ms. Cahill swore in Mr. James Wittenhall of Cary. Mr. Wittenhall stated he likes Meyer Material as a neighbor and also likes the plan to build a park on the property in the future. He stated his concerns with future commercial use on this property, to which Mr. Farnum assured him that all future commercial use will have to receive approval from the Village Board.

Ms. Cahill swore in Ms. Debbie Smith of Cary. Ms. Smith expressed her opinion that the proposed plan is great and stated she enjoys the wildlife.

*Commissioner Sturznickel* asked if these plans were consistent with the original border agreement with the Village of Cary. *Mrs. Parkhurst* stated that the plans were indeed consistent. *Commissioner Sturznickel* wondered how land in Algonquin will be dedicated to the Village of Cary. *Mrs. Parkhurst* explained that an intergovernmental agreement will be established in the future. Ms. Cahill added that such agreement should be in the reclamation.

#### **CLOSE PUBLIC COMMENT**

#### **COMMISSION MOTION ON PETITION**

Chairperson Auger entertained a motion to approve the request for Re-zoning from I-1 to B-2 PUD with a Special use permit use variance to allow mining for the Meyer Material 10-Acre Expansion. *Commissioner Patrician* moved and *Commissioner Neuhalphen* seconded a motion to approve the request for Re-zoning from I-1 to B-2 PUD with a Special use permit use variance to allow mining, 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 Neuhalphen, Patrician, Sturznickel and Szpekowski. Nays: None. Absent: Commissioners Hoferle and Sabatine. Motioned carried.

## **CLOSE PUBLIC HEARING**

**AGENDA ITEM 4:** Consideration of a Request for Final PUD, Final Plat of Subdivision, and Special Use Permit.

**Case No. 2009-02. Chase Bank**

## **OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

## **COMMISSION MOTION ON PETITION**

Chairperson Auger entertained a motion to continue the Request for Final PUD, Final plat of subdivision, and Special use permit for Chase Bank to the May 11, 2009 Planning and Zoning Commission Meeting. *Commissioner Sturznickel* moved and *Commissioner Szpekowski* seconded a motion to continue the Request for Final PUD, Final plat of subdivision, and Special use permit for Chase Bank to the May 11, 2009 Planning and Zoning Commission Meeting. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Neuhalphen, Patrician, Sturznickel and Szpekowski. Nays: None. Absent: Commissioners Hoferle and Sabatine. Motioned carried.

**AGENDA ITEM 5:** Executive Session – Pending Litigation

## **MOTION TO RECESS FOR EXECUTIVE SESSION**

Chairperson Auger entertained a motion to recess for an Executive Session. The motion to recess for an Executive Session was moved and seconded. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Neuhalphen, Patrician, Sturznickel, and Szpekowski. Nays: None. Absent: Commissioners Hoferle and Sabatine.

The motion to recess for an Executive Session carried.

## **RE-OPEN PUBLIC MEETING AND ESTABLISH QUORUM**

Roll was called to verify a quorum. Present: Chairperson Auger; Commissioners Neuhalphen, Patrician, Sturznickel, and Szpekowski. Absent: Commissioners Hoferle and Sabatine.

Ms. Cahill stated that the Executive Session was held to discuss pending litigation and no action is required at this time.

**AGENDA ITEM 6:** New/Old Business

Items discussed include:

- Status of the Toastmaster Building.
- Status of Riverside Square.

**AGENDA ITEM 7:** Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Szpekowski* motioned and *Commissioner Patrician* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kimberly A. Nix".

Kimberly Nix, Recording Secretary