

AGENDA
COMMITTEE OF THE WHOLE
FEBRUARY 28, 2017
2200 Harnish Drive
Village Board Room
- AGENDA -
7:30 P.M.

Trustee Dianis – Chairperson
Trustee Glogowski
Trustee Steigert
Trustee Smith
Trustee Spella
Trustee Sosine
President Schmitt

1. **Roll Call – Establish Quorum**
2. **Public Comment – Audience Participation** (*Persons wishing to address the Committee on an item on this agenda must register with the Chair prior to roll call.*)
3. **Community Development**
 - A. Consider a Final PUD and Special Use Permit for Burger King 600 East Algonquin Road
 - B. Consider a PUD Amendment & Special Use Permit (medical) for 234 S. Randall Road Case No. 2017-01
4. **General Administration**
5. **Public Works & Safety**
6. **Executive Session**
 - A. Personnel
7. **Other Business**
8. **Adjournment**



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

– M E M O R A N D U M –

DATE: February 28, 2017

TO: Committee of the Whole

FROM: Katie Parkhurst, AICP, Senior Planner

SUBJECT: *Case No. 2016-13 Burger King 600 East Algonquin Road—Final PUD and Special Use Permit*

Introduction

Mr. Mark Huonder, N-3 Real Estate, has submitted development plans for a proposed Burger King Restaurant. This would be the second Burger King in the Village. The new restaurant will include a drive-through and a small inside dining room. The proposed hours of operation are 6:00am to 11:00pm.

Location

The proposed development is located at 600 East Algonquin Road. The lot is located at the northwest corner of Longwood Drive and East Algonquin Road, just east of the McDonalds. The site is currently vacant and is 2.2 acres in size. The site is zoned B-1, Business, Limited Retail, and designated for Planned Mixed Use-predominately commercial on the Future Land Use Map.

The map shows the location of the Burger King lot, outlined in red.



Staff and Consultant Review

Attached are comments on the plans from Public Works, Christopher Burke Engineering, and the Building Department. The Algonquin Lake in the Hills Fire Protection District and the Police Department also reviewed the plans. Listed below are the highlights of the development:

Architecture—The 1,998 square foot building will be constructed with a light brown face brick as the main building material on all elevations. The bottom three feet of the building has brown brick on all elevations. There are four accent sections of the building that are constructed with fiber cement board, cedar in color, that are 22 feet in height. The building is 18.5 feet tall, there is metal coping around the entire top of the building, to match the color of the brick or the cement board, to screen the mechanical equipment. There are dark bronze metal canopies over the entryways, drive through windows, and the windows in the restaurant. The window framing system will be dark bronze. The main entrance into the restaurant will face east and the drive through windows are on the west elevation. There are decorative light fixtures on the building. No light band shall be around the cornice of the building. Building materials shall be submitted for review. The brick shall not be painted now or in the future. The restaurant does include some dining spaces but it is expected the majority of the business will be via the drive through.

Site Plan/Engineering—The site is located east of McDonalds, fronting on East Algonquin Road and Longwood Drive. The main access into the site will be off of Longwood Drive, lining up across the street from the entrance into Algonquin State Bank. A secondary access into the site will be installed as a cross-access into the McDonalds parking lot. The cross-access easement agreement shall be reviewed by the Village and approved by McDonalds and Burger King. There is no direct access to East Algonquin Road. Additional curbing shall be installed to create a barrier between the drive-through lanes and the cross-access lane to facilitate safe traffic movement. Vehicles entering the site will need to circle around the building to access the main parking area and to enter the dual line ordering for the drive-through. There is plenty of stacking room on site as the vehicles will queue in the parking lot. There are 28 parking spaces provided and 2 accessible spaces for a total of 30 parking spaces which meets Village Code. The ADA parking fine shall be \$500. A new concrete sidewalk, shall be five-feet wide, has been added along East Algonquin Road and Longwood Drive to connect to existing sidewalks. The parking lot is setback 16-26 feet from East Algonquin Road, 10 feet from Longwood Drive, 170 feet from the rear property line, and 75 feet from the west property line. Connection to water is from Longwood Drive, connection to sanitary sewer is through a new easement and sewer main to the rear of the property, and stormwater is handled on site. An easement document shall be provided for the new sanitary sewer main and cross-access. The majority of the site will be improved with the parking lot, lighting, utilities, and landscaping. The rear 90 feet of the lot will remain as is today with the existing tree cover. The trash enclosure shall be constructed of the same material as the building and have a solid gate that latches closed.

Landscape Plans—The site is wooded so a tree survey was done to inventory all the trees. Approximately two-thirds of the lot will be clear cut for the development and the back third will be left in its current state. A tree mitigation fee will be required as all tree loss could not be accommodated back on the site. The tree loss will be noticeable visually; however, the species of trees predominately on the site are not high quality such as boxelder and honey locust. One large

American Elm tree is designated to be preserved in the development site; however, it is unlikely the tree will survive construction unless the site is re-engineered to limit the fill placed near the base of the tree. This tree should be calculated in the tree loss equation. The site will be well landscaped with significant plant materials. The perimeter of the site has trees evenly spaced in the parkways and nice landscaping beds in the lawn area. There are shrubs screening the parking lot view from the road. There is foundation landscaping around most of the building. However, there needs to be foundation landscaping added to the east side of the building. The monument sign has perennials and shrubs to meet code requirements of looking attractive, colorful, and visible all year. There is a nice variety of landscaping on site between shade trees, ornamentals, shrubs, and perennials.

Signage—There are two proposed wall signs, one on the south elevation and one on the east elevation, only two signs shall be permitted. The maximum size of the sign shall be 40 inches with two lines of copy. The monument sign shall be constructed with brick to match the building and include a decorative cornice cap. The overall dimensions of the monument sign shall be 10'6" tall by 10' wide. The monument sign includes the sign panel and three lines of changeable copy. Landscaping around the base of the sign shall be attractive and colorful in all seasons. There are two ordering stations for the drive through, so each ordering line has a preview board and a menu board. These signs shall all comply with the Sign Code. The ordering stations shall only have the clearance height on the bar, the speaker and screen to show the order, no additional signage is permitted. The ordering stations shall be black to match parking lot lights or dark bronze to match the building. The directional signage shall be 3 feet tall and the signs shall be 3 square feet. Only one enter/exit sign is permitted. No advertising flags, pennants, inflatable signs or other signs prohibited by the Sign Code shall be permitted.

Photometric Plan—The photometric plan shows an average of 2.5 foot-candles. All parking lot light fixtures shall meet Village standards with 25-foot poles, LED light, the lens flush with the housing, all black fixtures and poles, no exposed bulbs or glare shall come from any fixture. The wall sconce light fixtures on the building shall shine only on the wall, no bulbs will be exposed. There are two soffit lights above the public entrances into the building, the light fixtures shall be flush with the canopy. The light fixture labeled "J" shall be removed as this was to highlight a sign that is not permitted. The light fixtures labeled "M" are permitted under the canopies for the drive through windows and the canopy on the east elevation provided the lights are placed under the canopies, downcast, and the bulbs are flush or recessed within the fixture.

Findings of Fact

The following findings of fact should be used if the Commission recommends approval of the project:

1. The proposed restaurant with a drive through is appropriate and desirable in this location, and will be compatible both with the Comprehensive Plan designation and surrounding uses. The subject property is zoned commercial. The site is adjacent to commercial zoning and uses and will be compatible with existing uses.

2. The proposed use of this site will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to the property values.
3. The proposed use will comply with all zoning requirements of the Village and conditions stipulated as part of the approval. The subject property is zoned B-1 and a restaurant with a drive through is allowed with a Special Use Permit in this zoning district.

Planning and Zoning Commission Consideration

On February 13, 2017 the Planning and Zoning Commission considered the petition and unanimously recommended approval of the request for a Final PUD and Special Use Permit for Burger King East Algonquin Road with the conditions listed by staff and the finding of facts presented. The Planning and Zoning Commission recommended that a fence also be installed on the property.

Recommendation

Staff concurs with the Planning and Zoning Commission and recommends approval of the Final PUD and Special Use Permit for the Burger King Restaurant with the following conditions:

1. That all offsite and onsite utilities serving the Subject Property shall be underground and that site construction, utility installation and grading shall not commence until the Final Planned Development plan has been approved by the Village Board.
2. The Landscape Plans prepared by J. Davito Design, Inc., with the latest revision date of December 9, 2016 shall be revised to address the comments contained in the January 26, 2017 memorandum from the Public Works Department, the February 3, 2017 letter from Christopher Burke Engineering and the December 16, 2016 memorandum from the Building Department. A tree mitigation fee shall be required as all tree loss could not be accommodated on the site. The large American Elm tree, marked to be preserved, shall be calculated in the tree loss equation or the site shall be re-engineered to not alter the grade around the tree. The perimeter of the site shall have trees evenly spaced in the parkways and landscaping beds in the lawn area. There shall be shrubs screening the parking lot view from the road. Foundation landscaping shall be added to the east side of the building. The monument sign shall have perennials and shrubs to meet code requirements of looking attractive, colorful, and visible all year. The landscape plan shall be revised to match the changes in the site layout.
3. Engineering Plans, as prepared by Caldwell Engineering Ltd., with the latest revision date of January 23, 2017, shall be revised to incorporate comments from the February 3, 2017 letter from Christopher Burke Engineering, the January 26, 2017 memorandum from Public Works Department, and the December 16, 2016 memorandum from the Building Department memorandum. The main access into the site shall be off of Longwood Drive, lining up across the street from the entrance into Algonquin State Bank. A secondary access into the site shall be installed as a cross-access into the McDonalds parking lot. The cross-access easement agreement shall be reviewed by the Village and approved by McDonalds and Burger King. Additional curbing shall be installed to create a barrier between the drive-through lanes and

the cross-access lane to facilitate safe traffic movement. There shall be no direct access to East Algonquin Road. There is ample stacking room on site as the vehicles will queue in the parking lot for the drive-through. There are 28 parking spaces provided and 2 accessible spaces for a total of 30 parking spaces which meets Village Code. The ADA parking fine shall be \$500. A new concrete sidewalk, shall be five-feet wide, has been added along East Algonquin Road and Longwood Drive to connect to existing sidewalks. Connection to water shall be from Longwood Drive, connection to sanitary sewer is through a new easement and sewer main to the rear of the property, and stormwater is handled on site. An easement document shall be provided for the new sanitary sewer main and cross access. The majority of the site will be improved with the parking lot, lighting, utilities, and landscaping. Approximately the rear 90 feet of the lot will remain as is today with the existing tree cover. The trash enclosure shall be constructed of the same material as the building and have a solid gate that latches closed.

4. Architectural elevations, as prepared by John Franz Architect, with the latest revision date of December 8, 2016, shall be revised to incorporate comments from the January 26, 2017 Public Works memorandum, and the February 3, 2017 letter from Christopher Burke Engineering. The 1,998 square foot building shall be constructed with a light brown face brick as the main building material on all elevations and the bottom three feet of the building with brown brick. The four accent sections shall be constructed with fiber cement board, cedar in color, that are 22 feet in height. The building shall be 18.5 feet tall with metal coping around the entire building, to match the color of the brick or the cement board. All mechanical equipment on the roof shall be screened. All the metal canopies over the entryways and windows, and the window framing shall be dark bronze. No light band shall be around the cornice of the building. Building materials shall be submitted for review. The brick shall not be painted now or in the future.
5. The Photometric Plan as prepared by Don Penn Consulting Engineering, with the latest revision date of September 16, 2016, shall be revised to incorporate comments from the February 3, 2017 Christopher Burke Engineering memorandum and the January 26, 2017 Public Works memorandum. The average light level shall be 2.5 foot-candles. All parking lot light fixtures shall meet Village standards with 25-foot poles, LED light, the lens flush with the housing, all black fixtures and poles, no exposed bulbs or glare shall come from any fixture. The wall sconce light fixtures on the building shall shine only on the building, no bulbs shall be exposed. There are two soffit lights above the public entrances into the building, the light fixtures shall be flush with the canopy. The light fixture labeled “J” shall be removed. The light fixtures labeled “M” shall be permitted under the canopies for the drive through windows and the canopy on the east elevation provided the lights are placed under the canopies, downcast, and the bulbs are flush or recessed within the fixture. The Village Board shall have the right to review light levels and require a change if they determine that the light levels are inappropriate. The photometric plan shall be updated to match the changes in site layout.
6. The Signage plan, as prepared by Entera, with the latest revision date of September 16, 2016 shall be revised to address comments in the December 16, 2016 Building Department memorandum and the January 26, 2017 Public Works memorandum. Two wall signs shall be permitted; the maximum size of the sign shall be 40 inches with two lines of copy. The

monument sign shall be constructed with brick to match the building and include a decorative cornice cap. The overall dimensions of the monument sign shall be 10'6" tall by 10' wide. The monument sign includes the sign panel and three lines of changeable copy. Landscaping around the base of the sign shall be attractive and colorful in all seasons. There are two ordering stations for the drive through, each ordering line has a preview board and a menu board. These signs shall all comply with the Sign Code. The ordering stations shall only have the clearance height on the bar, the speaker and screen to show the order, no additional signage shall be permitted. The ordering stations shall be black to match parking lot lights or dark bronze to match the building. The directional signage shall be 3 feet tall and the signs shall be 3 square feet. Only one enter/exit sign is permitted. No advertising flags, pennants, inflatable signs or other signs prohibited by the Sign Code shall be permitted. Permits shall be required for all signage. The sign plan shall be updated to match the changes in site layout.

7. The trash enclosures shall be sized appropriately to provide for trash and recycling containers.
8. A cross-access easement shall be reviewed by the Village and signed by Burger King and McDonalds prior to a site development permit being issued.
9. An easement for the sanitary sewer main shall be prepared and provided to the Village prior to a site development permit being issued.
10. There are two recapture agreements that shall be paid prior to a site development permit being issued.

Attachments: Staff reports and development plans

Chairperson Patrician inquired if the separate buildings are a way around the Village's Sign Code by allowing more wall signage. Mr. Mason explained that an end tenant would be allowed two wall signs, so either way the signage would be the same.

PUBLIC COMMENT

Chairperson Patrician called for public comments.

There were no further comments, so Chairperson Patrician closed public comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Commissioner Postelnick inquired if there were other tenants interested in the building. Mr. Keys explained that the restaurant user and the medical user are the only serious tenants at this time. That is why it is worth going through this process again.

Chairperson Patrician explained that he still has concerns about the 8-foot separation between the buildings for safety and for aesthetics as this will be a place for garbage collection.

Mr. Sanders explained that the landscaping was kept short so visibility would be kept open. A decorative fence would be an option to keep people out of the area.

Chairperson Patrician entertained a motion on the request for a Final PUD Amendment and Special Use Permit for 234 South Randall Road. Commissioner Sturznickel moved and Commissioner Neuhalfen seconded a motion to recommend approval of the request for a Final PUD Amendment and a Special Use Permit for a medical office at 234 South Randall Road, consistent with the plans submitted by the petitioner, the findings of fact listed in the staff report and the conditions recommended by staff, adding that the developer is to work with staff to address the concerns of the 8-foot alley way.

The Roll Call noted the following: Ayes: Commissioners Neuhalfen, Sturznickel, Laipert, Postelnick, and Szpekowski. Nays: Chairperson Patrician. Absent: Hoferle. Motion carried 5-1.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: Request for Final PUD and Special Use Permit

Case No. 2016-13. Burger King East Algonquin Road

Petitioner: Mark Huonder, N-3 Real Estate

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill verified that proper notice of the meeting had been posted, and that this is a continuation from the original January 9, 2017 public hearing date. Ms. Cahill swore in the petitioner. Representing the

petitioner was Mark Huonder, N-3 Real Estate and Michael Caldwell, Caldwell Engineering. Mr. Huonder explained the request is to construct a Burger King development at the northwest corner of Longwood Drive and East Algonquin Road. The southern portion of the site adjacent to East Algonquin Road is what will be developed and the balance of the property – approximately forty percent of the site at the north end – will be left wooded. Access will be off Longwood and circulation through the site will be one-way in a counter-clockwise manner. Stormwater detention will be provided on-site. The architectural elevations include brick for the main field of the building and Nichiha panels as accents.

STAFF COMMENTS

Ms. Parkhurst reviewed her staff report for the Commission. Village staff supports the Final PUD and Special Use Permit request for a drive-through to include two lanes. Staff is recommending cross-access be provided to the McDonald's property and Burger King is currently in communication with McDonald's to discuss location and a formal agreement to make the physical connections. There is sufficient parking proposed on-site and the developer will make a sidewalk connection between Longwood and Algonquin Road. The developer performed a tree survey for the site and the majority were less than desirable species, such as box elder and honey locust, however Burger King will still be required to pay a fee-in-lieu of replacement for tree loss.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Neuhalphen asked whether the proposed landscaping along Algonquin Road would obscure visibility of the building and its signage, to which Mr. Huonder stated the petitioner does not have a concern about visibility from Algonquin Road.

Commissioner Postelnick asked about the possibility of directional signage into the site from Algonquin Road, to which Ms. Parkhurst stated the development will not have access from Algonquin Road and therefore any entrance and exit signs would be located off Longwood. Commissioner Postelnick expressed concern about potential vehicle stacking southbound on Longwood at peak travel times, to which Mr. Caldwell stated a traffic engineer was engaged on the project and the development will have acceptable traffic flow to and from Algonquin Road.

Commissioner Sturznickel asked what if McDonald's does not agree to a cross-access, to which Ms. Parkhurst stated the Village would require McDonald's to connect in the future when their restaurant proposes any future improvements to their own property.

Commissioner Szpekowski asked if the franchisee that will operate the Burger King is the same one that runs the existing Algonquin location on Randall Road, to which Mr. Huonder he was not certain. Commissioner Szpekowski asked what the distance will be from the Burger King parking lot to the adjacent homes to the north, to which Mr. Caldwell stated there will be a setback of somewhere between 100 to 200 feet. Commissioner Szpekowski asked how many customers are anticipated at peak times, to which the petitioner stated approximately 45 cars per hour at peak times.

Chairperson Patrician inquired why the dumpster enclosure is proposed adjacent to the side of the building, to which Mr. Huonder explained it is for convenience and safety reasons. Chairperson Patrician asked about the potential for developing more of the property to increase opportunities for two-way traffic on

site, to which Mr. Caldwell stated the one-way continuous loop was designed to decrease the number of decisions a driver needs to make and will reduce conflicts. Chairperson Patrician asked whether cross-access to McDonald's was considered toward the front of the property, to which Ms. Parkhurst stated there would be much more conflict with vehicles entering and exiting McDonald's at their Algonquin Road curb cut so the cross-access has been proposed toward the rear of the parking lot.

PUBLIC COMMENT

Chairperson Patrician called for public comments.

Linda and Kim Neamand, 351 Cornell, stated they live directly behind the proposed Burger King site and expressed concern about traffic congestion and noise from truck deliveries, as well as a recommendation that a fence be installed at the rear of the Burger King lot similar to what McDonald's installed to add a buffer between the commercial and residential. Ms. Parkhurst clarified that Staff is comfortable with the proposed traffic flow for the site and the Village does not regulate delivery hours due to the vastly different peak times of day different businesses have.

Michael Bacik, Zurich Partners, stated he owns the shopping center across the street at 501 E. Algonquin Road and expressed concern about traffic congestion in the immediate area and the limited access to the proposed Burger King site.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for Final PUD and Special Use Permit for a drive-through. Commissioner Laipert moved and Commissioner Sturznickel seconded a motion to recommend approval of the request, consistent with the plans submitted by the developer, the conditions recommended by staff, the findings of fact as presented to the Commission, and the addition of a fence toward the rear of the property as a buffer between the adjacent residential homes.

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

CLOSE PUBLIC HEARING

AGENDA ITEM 6: New/Old Business

There was no new or old business discussed.

AGENDA ITEM 7: Adjournment

A motion to adjourn the meeting was made by Commissioner Sturznickel and seconded by Commissioner Postelnick, a voice vote noted all ayes. The motion carried and the meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

Katherine T. Parkhurst, AICP
Senior Planner



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

February 3, 2017

Village of Algonquin
2200 Harnish Drive
Algonquin, IL 60102

Attention: Katie Parkhurst, Senior Planner

Subject: Burger King 600 East Algonquin Road – SECOND REVIEW
Algonquin Case No. 2016-13
(CBBEL Project No. 07-0272.00095)

Dear Katie:

We have reviewed the following documents related to the aforementioned project:

- Improvement Plan Sheets C3 and C5 prepared by CE Design, Ltd. bearing a revision date of January 23, 2017
- Drain Exhibit prepared by CE Design, Ltd. bearing a revision date of December 6, 2016 (same previous date, but document has been revised)
- Notice of Determination from the Illinois Department of Natural Resources dated January 10, 2017

Per our discussions with the engineer, this plan submittal was limited and meant to address the major site changes identified by Village staff and ourselves. Many of the comments from our December 28, 2016 letter were not addressed and have been repeated in this letter. We have organized this letter to correlate the two plan submittals and identify when an old comment was not addressed and a new one has been raised. The following comments need to be addressed during the final engineering process.

SITE IMPROVEMENT PLANS - NEW COMMENTS

Sheet C3

1. The plan calls for a pavement connection to the west to the McDonald's parking area, but the removal of the existing curbing is not depicted. In addition, the curbing on the Burger King lot should be extended to connect with the McDonald's curbing to create a unified whole. We note from the Drain Exhibit that overland flow is shown across the roadway where this curbing is missing. A flat curb or ribbon can be specified at this location to support the sides of the roadway and provide a flow channel across the pavement if that is necessary.

Sheet C5

2. The engineer should provide an explanation as to why there are 6 inch reducers inserted (?) into the two specified flared end sections; Storm Structures 7 and 12.
3. The slope of sanitary pipeline 11 should be revised to 5.00% if the given upstream and downstream inverts are held.
4. The slope of sanitary pipeline 13 should be revised to 6.65% if the given upstream and downstream inverts are held.

SITE IMPROVEMENT PLAN – PREVIOUS COMMENTS NOT ADDRESSED

Sheet C1

5. The meaning for the values of Off-site Area and Off-site Impervious Area included in the Site Information table. It is unclear if these are off-site areas tributary to the site or not.

Sheet C3

6. The parking stalls which have the numbers "4" and "15" superimposed upon them are not full size stalls due to the change in curb direction. We note that the former overhangs a large sidewalk area while the latter overhangs a landscaped area. Both stalls would provide the required parking area if the overhang was determined to be allowable by the Village.
7. Pavement structure for the proposed pavements should be added to the plan sheet or direct the reader to the detail on sheet C6. The bituminous pavement structure will need to be identified as either Typical or Heavy Duty pavement.
8. The locations of the proposed pole-mounted site lighting should be added to the plan sheet (typical to sheets C3 thru C5).

Sheet C4

9. A standard detail should be provided for the overflow weir of the detention pond.
10. A standard cross-section detail for the detention pond berm should be provided showing its material makeup (assuming a clay core) and the keying into the in-situ soil for stability.
11. It appears that much of the proposed curbing should have reverse pitch gutters. The engineer shall denote those sections that are to have reverse pitch and add a symbol to the legend on Sheet C1 for this.

12. The pavement cross slope from the entrance to the northern drive thru lane (825.25) to the closest curb cut (825.13) is only 0.16%. The pavement slopes will need to be adjusted to provide proper drainage or additional storm sewers will need to be added.

Sheet C5

13. There are two sanitary items given the number "11"; one is a structure and the other is pipeline segment. The engineer should revise the numbering to eliminate the duplication.
14. The utility crossing information is missing from the plan sheet.

Sheet C6

15. The use of VCP or RCP pipe for sanitary sewers shall be deleted from the list of allowable materials under SANITARY SEWER Note 3.
16. The fine listed in the HANDICAP SIGN should be increased to \$500.

Sheet C7

17. The diameter and invert elevation of the proposed restrictor shall be added to the RESTRICTOR MANHOLE DETAIL. In addition, the top elevation of the interior weir wall shall be added and the notation for the restrictor changed from "2-year" to "100-year".

Sheet SWPPP1

18. The sheet contains a detail for erosion control blanket, but the location of its use is not indicated on the plan view.

Sheet SWPPP2

19. A schedule of major project milestones and approximate dates should be added to the plan sheet.

LANDSCAPE PLANS – PREVIOUS COMMENTS NOT ADDRESSED

Sheet LS-1

20. The tree variety TC is not defined in the PLANT SCHEDULE.
21. The hatching used on the detention pond banks and in the turf areas not designated for sod should be defined in the PLANT SCHEDULE.

22. No seeding type has been specified for the bottom of the detention pond.
23. The locations of the proposed pole-mounted site lighting should be added to the plan sheet to check for conflicts with the proposed trees.

PHOTOMETRIC PLANS – PREVIOUS COMMENTS NOT ADDRESSED

24. The catalog cuts provided for the proposed light poles and luminaires were generic in nature. Please provide project specific catalog cut sheets for all proposed lighting units. These cut sheets shall include luminaire wattages, light source locations, lamp type, light pole type, mounting heights and materials.
25. There is no light pole foundation or conduit installation details in the plans. Please provide the light pole and foundation details on the plans. If an above grade foundation is to be used on the project, this will change the overall mounting height calculated in the Photometric Plan. Please provide the required foundation detail and revise photometric calculations accordingly.
26. An Electrical Site Plan showing how the proposed lighting units are to be connected to the proposed building shall be provided. Please show how these lighting units will be connected to the proposed building. This plan shall include wiring types, conduit types, circuitry and how the proposed lighting is controlled.
27. Seven of the nine proposed light standards are in direct conflict with the proposed trees. Please revise Landscape Plans or Photometric Plans accordingly.
28. The Statistics Summary Table does not show any uniformity ratios throughout the site. The lighting designer should calculate only points within the property lines. Please revise the Photometric Plan so that the property lines are shown and the uniformity ratios are within the IESNA Recommended Practices for Parking Lot Lighting.
29. The light pole locations should be shown on the proposed Utility Plan. The Utility Plan did not include any of the dry utilities to the site. Please coordinate locations of the proposed dry utilities with proposed light pole locations.

STORMWATER MANAGEMENT – NEW COMMENTS

30. The proposed detention pond will impound water at an elevation approximately one (1) foot higher than the adjoining commercial property to the west which would be subject to inundation should the berm be breached. This is a decrease of two (2) feet from the previous design and is a significant improvement. The IDNR–Office of Water Resources (IDNR-OWR) has rendered a determination that the proposed construction is a Small Size Class III dam and a dam safety permit is no longer needed. **NO RESPONSE REQUIRED**

31. The bottom of the proposed detention basins will need to be excavated below the proposed outlet elevations to provide the required site retention. Based upon the amount of proposed impervious area value listed on previous sheet C1, the retention volume required for the project would be 4819 CF, but the engineer should provide the formal calculation for verification on the Drain Exhibit.

STORMWATER MANAGEMENT – PREVIOUS COMMENTS NOT ADDRESSED

32. The final engineering shall include the following calculations: storm sewer capacity, orifice discharge, and overflow weir discharge.

OUTSIDE PERMITTING AGENCIES

33. A permit will be required from IDOT for work performed within the Illinois State Route 62 right-of-way.
34. A permit will be required from the IEPA for the site disturbance associated with this project.

Sincerely,



Paul R. Bourke, PE CFM
Assistant Head, Municipal Department



Michael E. Kerr, PE
Executive Vice President



VILLAGE OF ALGONQUIN

PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: *Thursday, January 26, 2017*
TO: *Katie Parkhurst*
FROM: *Shawn M. Hurtig*
SUBJECT: *Public Works Review # 2*
Burger King (East Side – CD2016-13)

Please find below the Village of Algonquin comments, concerns, and issues regarding the subject project.

Plan Review Comments:

<u>PAGE</u>	<u>ISSUE</u>
Alta	List recorded documents of all adjacent properties
Alta	List dedication document # for Longwood Drive
Alta	Provide vicinity map (max 1 square mile)
Alta	Names and address of current property owner
Alta	Names and addresses of all adjacent property owners
Alta	List existing zoning
Plat of Survey	Provide a Final Plat of Survey which indicates all revised property lines (subdividing), planned easements (Cross Access, PUE, VUE, etc...), and building setback lines.
Plat of Survey	The existing conditions appear to indicate that the Village WM might clip the SE corner of the private property, however this is not shown correctly. The Village WM is located on the East side of Longwood, please adjust.
Environmental	Please provide a copy of the Ph. 1 Environmental Report for the parcel
Geo-technical	Please provide a copy of all geotechnical reports for the property
Permits	This project will require an IDOT ROW permit, please acknowledge
Traffic	Please note that lane shifts on Longwood will be required for constructing the entrance. Please include IDOT details for lane shift at speeds 30 mph or lower
Storm Water	A copy of the complete storm water report shall be provided
DE-1	List Normal Water Level (NWL) & High Water Level (HWL) lines clearly on all detention facilities
DE-1	Clearly indicate (symbolize) location of overland flood route from all detention facilities.
DE-1	Topping location of overland flood route of detention facilities shall be protected (TRM, Rip Rap, etc...) dependent on flow. (provide calculation). A cross section of the over topping location of each facility shall also be provided.
C3	The Village does not permit the use of curb cuts as drainage outlets. Please install curblin structures to convey water from lot to FES in detention area
C3	ADA ramp at Longwood crossing shall be updated on both sides of roadway. Current geometry of crossing does not meet ADA standard (Keystone / Landing or side curb requirement)
C3	Add note that all existing sidewalk that is deficient shall be removed and replaced.
C4	Clearly denote (symbolize) all reverse pitch curb locations
C3	Apron shall be 8" PCC pavement per Village detail for commercial entrance

C5	Proposed sanitary line # 2 & MH # 3 are to be owned by the Village. The main and structure shall be shown in a Village Utility Easement.
C5	Sanitary service line # 4 shall wye into Village main (line # 2)
C5	Provide grease trap calculation for site (GPM flow rate of largest sink for 1 minute x 30 min detention time = required capacity)
C5	Complete Water Customer Data Sheet (Attached), include all irrigation & AC unit information.
C5	Minimum CB size is 48"
C5	It is highly recommended that additional drainage structures be installed on the East side of the site, sheet draining this entire site has a low success rate considering the slope of the site and curbing
C5	Sanitary Label # 7 is missing from plan
C5	A hydrant shall be within 100 feet of the FDC
C5	Add note that all roof downspouts must connect directly to a closed conveyance storm water system
C5	Provide estimate routes of dry utilities from building to ROW (electrical service, gas service, communication service, etc..)
C5	The restrictor detail shall be included on utility page and include the following information: Orifice Size, Inv Elev of Orifice, Pipe Outlet Size, Top of Wier Elev, Rim Elev, Frame & Grate type. It is preferred that the restrictor structure be a minimum of 60" dia and have a flat top with access to both sides of wier wall (install standard frames in lieu of open grating as top of structure should be no lower than overland flood route elevation)
C5	All utility crossings shall be identified in a chart. The top of pipe and bottom of pipe of the crossing utilities shall be listed.
SWPPP1	Install inlet filter baskets in all curb structures within 200 feet of construction entrance along Longwood
Misc.	Include grading of IDOT ROW to remove over burden of material and provide positive grade from sidewalk to curb
LS-1	Parkway trees shall be installed on 40 foot centers along Longwood Drive
LS-1	All trees within IDOT ROW or within 30 feet of IDOT ROW shall be ornamentals due to overhead power lines
Misc.	Per Village ordinance, should tree removal (dbh) be greater than tree replacement (dbh), the difference between removal and replacement shall be calculated at \$100 per dbh as part of a reforestation fee (tree mitigation). The total tree removal dbh for the site shall be listed on the removal / demo plan page, tree replacement dbh shall be listed on the landscape plan.
Cc:	Project File (listed in footer)
Attachments:	None



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

- M E M O R A N D U M -

DATE: December 16, 2016
TO: Katie Parkhurst, Senior Planner
FROM: Diane LaCalamita, Building Inspector
SUBJECT: **Proposed signage for Burger King**

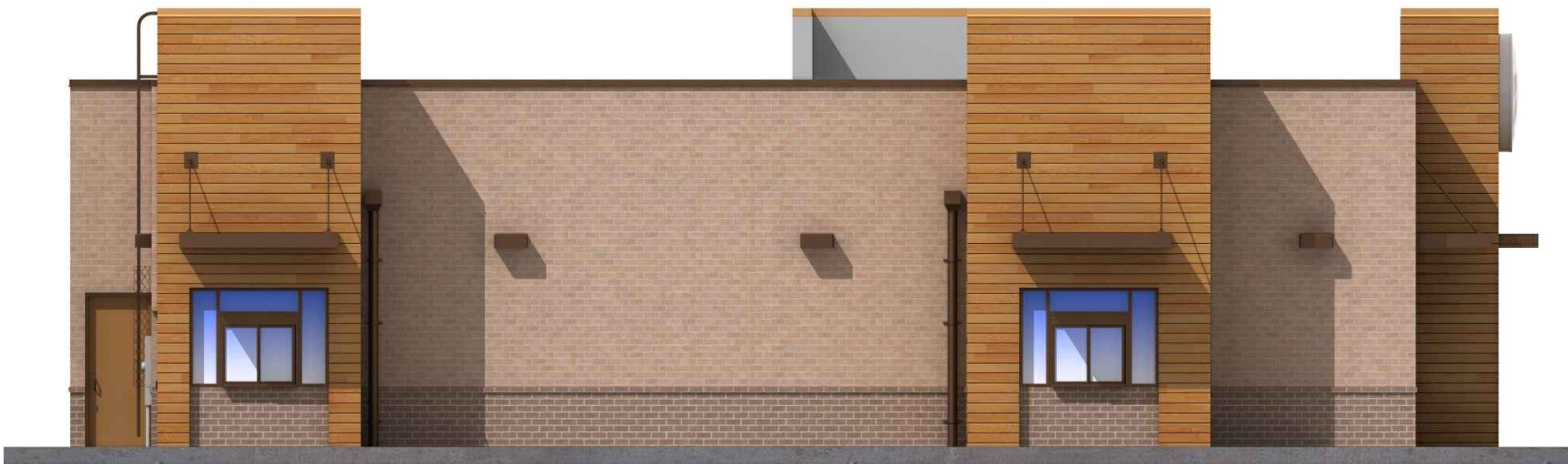
Per your request, I have reviewed the exterior signage proposed for Burger King on E. Algonquin Road. The following are my comments:

1. **Drive-Thru Signage** -- The proposed preview board, ordering station, menu board and clearance bar are all acceptable.
2. **Wall Sign** - The channel letter sign noting "Flame Grilling Since 1954" would not be permitted. We allow for a maximum of two wall signs and such shall be the official name of the business only. They could consider incorporating this verbage on their monument sign.
3. **Wall Signs** - Walls signs are limited to 40" overall height when using two lines of copy. The proposed 6' wall sign is too large.
4. **Monument Sign** - The proposed monument sign is acceptable.
5. **Directional Signs** - The parking lot directional signs are a bit too large as they should not exceed 3 square feet. Only one sign per entrance/exit is permitted per our current Sign Code. There is no height of the sign(s) provided; such should not exceed 3' in height overall.

Please let me know if you need any further information or clarification.



1 MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"



2 DRIVE THROUGH ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



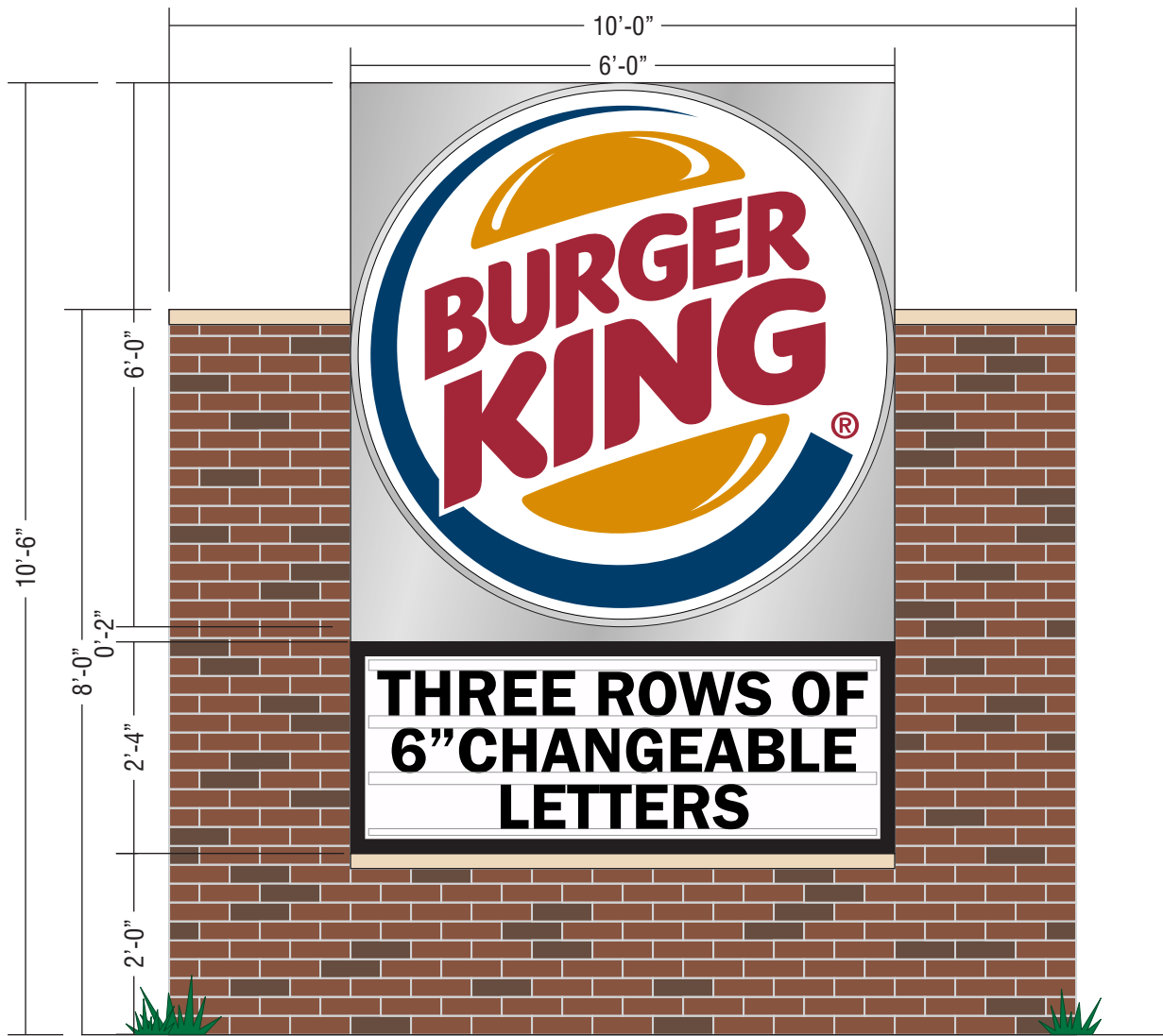
N3 REAL ESTATE / TOMS KING
CONTACT: HARRY CHAPMAN
620 EAST SOUTHLAKE BLVD.
SOUTHLAKE, TEXAS 76092
PHONE: 817-552-6785

John Franz Architect
ARCHITECTURE INTERIOR ARCHITECTURE PLANNING (817) 337-8678
408 INTERNATIONAL PLAZA SUITE 100 FORT WORTH, TEXAS 76109

SEAL
JOHN FRANZ
STATE OF ILLINOIS
REGISTERED ARCHITECT
REG. NO. 001622426

PROJECT #: 16112
BURGER KING RESTAURANT
600 E. ALGONQUIN RD.
ALGONQUIN, IL 60102
COLOR RENDERINGS

CUSTOM MONUMENT SIGN



-  To match #3630-3410 Yellow
-  To match #3630-2418 Red
-  To match #3630-8066 Blue
-  White
-  To match BK SILVER

SIGN: TWO STANDARD S/F 6' LOGO
READERBOARD: TWO S/F READERBOARDS SIGN COMP EXT.
WITH LOCKING VANDAL COVER
WITH 6" CHANGABLE LETTERS
BASE: BRICK (BY OTHERS) TO MATCH BUILDING

CUSTOMER APPROVAL ☒

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / B / BURGER KING / ALGONQUIN, IL - MONUMENT.cdr

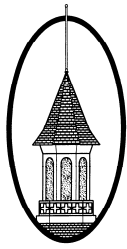


THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
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ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT: BURGER KING
LOCATION: ALGONQUIN, IL
DRAWN BY: ZM

SCALE: 1/2" = 1'-0"
DATE: 10.10.16
DWG. NO.: ALGONQUIN, IL - MONUMENT

REV.1	xxxx
REV.2	xxxx
REV.3	xxxx
REV.4	xxxx



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

– M E M O R A N D U M –

DATE: February 28, 2017

TO: Committee of the Whole

FROM: Benjamin A. Mason, AICP, Senior Planner

SUBJECT: **Case No. 2017-01. 234 S. Randall– PUD Amendment & SUP (medical)**

Background

Mr. Marvin Keys, First Midwest Group, has submitted a petition to amend their 2016 redevelopment plan approval for the former Great Bank/Charter One site at 234 S. Randall Road (pictured at right).

As commission members will likely recall, the 2016 redevelopment plan consisted of a single, 15,000 square foot multi-tenant commercial building (rendering at right). A Special Use Permit was also issued for outdoor seating.



234 S. Randall
Great Bank/Charter One
demolished this winter

Over the winter, the developer demolished the former bank building and equipment has been on the site the past few weeks removing the debris.

Plan Revision

The reason this property is back for another public hearing is the developer has received interest from a tenant who would like to operate in a stand-alone building and occupy approximately one-third the overall building square footage that was approved



2016 Redevelopment Plan
One Commercial Building – 14,960 square feet

for the site in 2016. That business is MedExpress Urgent Care, a walk-in doctor's office that offers non-emergency medical services, and their proposed building would consist of 4,797 square feet and be located on the north end of the property.

The remainder of the commercial space would be located in a separate building of 9,914 square feet immediately south of the proposed MedExpress office building. At right is a rendering of the proposed new building configuration, with the MedExpress stand-alone building on the far right with the blue awnings.



NEW 2017 Redevelopment Plan
Two Buildings – 9,914 square feet retail &
4,797 square feet medical office

Action Requested

This petition involves both a request for a Major PUD Amendment to the 2016 redevelopment plan, as well as, a Special Use Permit for medical office.

Staff Comments

Attached are comments on the proposed plans from Public Works and Christopher Burke Engineering. Overall, the site plan, building setbacks, parking lot, and landscaping are all consistent with the 2016 redevelopment plan. A couple minor exceptions are there is now an eight (8)-foot wide open space area in-between the two buildings and an additional dumpster enclosure has been placed in the parking lot to provide separate dumpsters for each building. Outlined below are some highlights of the proposal:

Site Plan/Engineering – The subject property is an outlot (Lot 3) in Eagle Commercial Center, which was platted in 1993. The property is located in front of Home Depot and directly south of Burger King.

Access to the site will be from the private frontage road to the west, which runs through the Eagle Commercial Center and connects Stonegate Road with Algonquin Road. The entrances will align with the curb cuts that are existing on the west side of the service road. Per staff's request, the plans show a pedestrian connection at the southwest corner of the site, to link the sidewalks around the building to the existing sidewalk along Stonegate Road.

Though not directly related to this petition, McHenry County DOT plans for widening Randall Road call for converting Stonegate to a right-in/right-out – plus left-in – approach at Randall, however northbound left turning movements will no longer be permitted from Stonegate. The developer is aware of this off-site change to Randall Road access and is comfortable with the future plans. In general, except for few off-peak times during the day,

such a turning movement is especially challenging at the present time and restricting that movement in the future should have minimal impact on the proposed project.

There are a total of 74 parking spaces proposed on the site, one less than the 2016 site plan in order to make room for the additional trash enclosure. Staff is comfortable with the parking as the proposed amount still satisfies the village's minimum requirement of 60 spaces for a development of this size (14,711 total square feet = 60 spaces @ 4 spaces per 1,000sf).

Photometric Plan – The lighting plans shall be revised to address the Village Engineer's comments regarding potential conflict between proposed tree and pole locations, as well as the developer's need to provide further specifications on the light fixtures. In general, the light fixtures shall comply with village standards, and consist of metal halide or LED, flat black painted posts, downcast lights, and have bulbs flush with housing on 25-foot poles. Light fixtures shall not have a tilt. All wall-mounted lights on the building shall be shielded and downcast with the housing covering the lumens.

Landscape Plan – The subject property will be considerably impacted by the county's plans for improving Randall Road. Most notably, 40 feet of the existing landscape buffer along Randall Road will be acquired by the county for the upcoming road widening project. This will require the monument sign location to be shifted west and a re-design of the landscape treatment along Randall Road.

The county's right-of-way acquisition will reduce the landscape buffer to 10 feet of what is existing. Should the village's standard requirement of a 50-foot landscape buffer be applied to the redevelopment of the site, the setbacks for parking and the building footprint would be pushed 40 feet in past the adjacent lots, significantly constricting the buildable area and subsequent financial feasibility of redeveloping the site.

In an effort to still preserve an adequate landscape buffer, Staff has recommended – and the developer has agreed to – a 30-foot landscape setback from Randall Road. This will ensure a setback no less than what is typically required for commercial projects on Algonquin Road, as well as maintain a street frontage for new development compatible with the surrounding outlot parcels.

Landscaping treatments are proposed around the perimeter of the site, and foundation plantings are shown around the building. Staff is concerned about the potential for the pea gravel proposed within the 8-foot wide open area between buildings to become a maintenance issue with loose gravel washing away into the parking areas; Staff is recommending the gravel be replaced with a paver block material instead which would still allow rainwater to be absorbed into the ground.

Public Works review memo calculates a net loss of trees on the property at 40 inches in diameter breast height (dbh). The developer shall be required to address the net loss either

by revising the plans to add more trees or paying the village's tree loss fee of \$100 per caliper inch of loss.

Signage – A new monument sign is proposed along Randall Road, to replace the existing sign which will be impacted by the county's road widening project. A maximum of one monument sign is permitted for the overall development and a total of two sign panels shall be allowed. Even if the property were to be subdivided in the future, a second monument sign for the new lot shall not be permitted.

The developer has not submitted drawings for either the ground sign or proposed wall signs. All signage shall be required to comply with the village's Sign Code regulations, and be submitted for review by village staff prior to construction.

MedExpress shall be allowed two wall signs per the Village Code requirements that free-standing buildings have no more than two wall-mounted signs. A common sign plan shall be required for the multi-tenant building to consist of uniform signage design and size; under no circumstances shall a wall sign for a tenant be allowed to wrap over the building's brick columns.

Architecture – The developer has provided renderings of both the multi-tenant commercial center as well as the stand-alone MedExpress office. Though the buildings have been designed by separate architects, Staff is recommending as a condition of approval that the full brick and stone proposed on the multi-tenant building be used for the MedExpress building as well. Of concern, a fiber cement panel system with a brick veneer is shown on the MedExpress building which would be inconsistent with the architectural elevations approved in 2016.

The multi-tenant building's entrances will be oriented toward Randall Road to the east. The proposed architecture is quite attractive, and features strong vertical and horizontal lines that provide the structure with a substantial physical presence. The building is predominantly masonry, with brick on all four sides and stone treatments around the corners of the front façade. Wide overhanging eaves extend out over the corners of the front façade, and provide visual interest to the building's storefronts. The window framing will be dark bronze aluminum and red accent canopies are proposed over the windows, with a light tan/beige metal material extending up toward the roofline on the corners of the front façade.

The entrance to the MedExpress building will be at the northeast corner of the building. As previously stated, Staff is requiring the same full brick and stone material shown on the multi-tenant building also be used on the MedExpress building as well. Staff supports the blue color and angled design of the building's awnings, however the window framing shall be revised from black to dark bronze to match the multi-tenant building.

To provide additional consistency with the multi-tenant building architecture, Staff also recommends the brick pilasters, beige accent banding at the top of the facade and bracket details under the overhanging eave be incorporated onto the MedExpress building as well.

Medical Office Use – The petition includes a request for a Special Use Permit for the MedExpress Urgent Care medical use. The property is zoned B-2 PUD, and medical use is permitted as a Special Use in the B-1, B-2, O-T, B-P and OR&D Districts.

Attached is a letter from MedExpress describing their proposed business operations. The facility is similar to Sherman Health, in that it would offer walk-in appointments and treat such non-emergency illness and injuries as cold, flu, cuts, scrapes, sprains and strains. The office would be open 363 days a year from 9:00am to 9:00pm. MedExpress anticipates an average of 30 patients a day and will have a staff of approximately 10 medical professionals and administrative employees.

Overall, the proposed redevelopment of the site would complement the existing mix of retail and office uses in the Randall Road corridor. While exclusively retail uses would be preferred, Staff would be comfortable with the proposed medical use of the stand-alone building with the condition that no additional medical users shall be allowed in the multi-tenant commercial building on the property.

Planning and Zoning Recommendation

On February 13, 2017 the Planning and Zoning Commission considered the petition and recommended approval (5-1) of the request for the Final PUD and Special Use Permit, subject to the conditions listed by staff and the addition of a decorative barrier across the 8-foot wide gap between buildings.

Recommendation

Staff concurs with the Planning and Zoning Commission and recommends approval of the Final Planned Unit Development as well as a Special Use Permit for medical office with the following conditions:

1. That site construction shall not commence until a site development permit has been issued by the Village.
2. The Site Plan as prepared by CES, Inc. with a latest revision date of January 12, 2017 shall be revised to incorporate comments from the January 31, 2017 Christopher Burke memo, the January 26, 2017 Public Works memo, and the January 24, 2017 Fire District memo. The trash enclosures shall match the design of the building, consist of a masonry exterior, and include space for recycling containers.
3. The Engineering Plans as prepared by CES, Inc. with a latest revision date of January 12, 2017 shall be revised to incorporate comments from the January 31, 2017 Christopher Burke memo, the January 26, 2017 Public Works memo, and the January

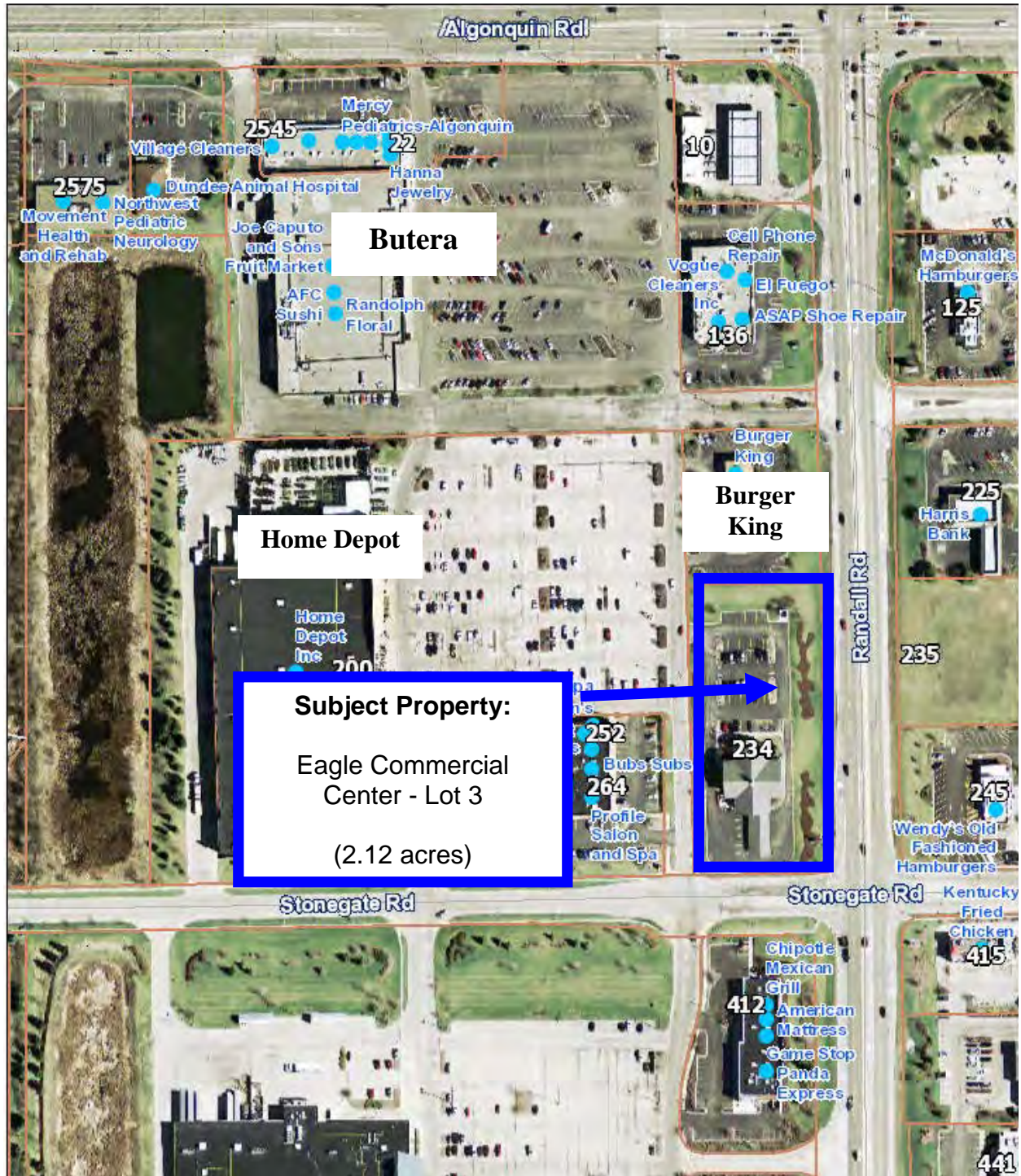
24, 2017 Fire District memo. The revised drawings shall show the location of fire hydrants.

4. The Photometric Plan as prepared by RAB Lighting, Inc. with a latest revision date of January 13, 2017 shall be revised to incorporate comments from the January 31, 2017 Christopher Burke memo and the January 26, 2017 Public Works memo. The parking lot light fixtures shall meet village standards of metal halide or LED lights, the lens flush with the housing, flat black poles and fixtures, and no exposed bulbs. The developer shall submit catalog cuts of the proposed wall-mounted light fixtures to Community Development Department staff for review and approval prior to installation.
5. The Landscape Plan as prepared by Sanders Design Group with a latest revision date of January 17, 2017 shall be revised to incorporate comments from the January 31, 2017 Christopher Burke memo and the January 26, 2017 Public Works memo. The pea gravel between buildings shall be replaced with a paver block material instead.
6. The multi-tenant building shall be constructed consistent with the architectural elevations prepared by McClellan Blakemore Architects with a latest revision date of January 11, 2017. The brick and mortar may not be painted at any point in the future. All roof mounted or ground located mechanical/electrical equipment shall be fully screened with an appropriate architectural element or landscaping. The developer shall address the Planning and Zoning Commission's recommendation for adding a decorative barrier across the 8-foot wide gap between buildings.
7. The MedExpress building shall be constructed consistent with the architectural elevations prepared by Pieper O'Brien Herr Architects with a latest revision date of January 17, 2017. The building shall be constructed with the same full brick and stone materials consistent with the multi-tenant building. The window framing shall be revised from black to dark bronze to match the multi-tenant building. The brick pilasters, beige accent banding at the top of the facade and bracket details under the overhanging eave on the multi-tenant building shall also all be incorporated onto the MedExpress building exterior. The brick and mortar may not be painted at any point in the future. All roof mounted or ground located mechanical/electrical equipment shall be fully screened with an appropriate architectural element or landscaping.
8. The proposed monument sign shall comply with the Village's Sign Code requirements, including a brick or stone frame around all four sides and a decorative stone cap. Wall signs shall also comply with the Village's Sign Code requirements. MedExpress shall be allowed two wall signs per the Village Code requirements that free-standing buildings have no more than two wall-mounted signs. A common wall sign plan shall be required for the multi-tenant building to consist of uniform signage design and size; under no circumstances shall a wall sign for a tenant be allowed to wrap over the building's brick columns. The petitioner shall be required to obtain all appropriate sign permits from the Community Development Department prior to construction.

9. A maximum of one monument sign is permitted for the overall development and a total of two sign panels shall be allowed. Even if the property were to be subdivided in the future, a second monument sign for the new lot shall not be permitted.
10. No medical uses shall be allowed in the multi-tenant commercial building.

Enclosures: Property Map; P&Z minutes; Staff & Consultant memos; Plan Submittal

Property in Question Map



**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
February 13, 2017
7:30 p.m.**

AGENDA ITEM 1: Roll Call to Establish a Quorum
Present: Chairperson Patrician, Commissioners Neuhalphen, Postelnick, Laipert, Sturznickel and Szpekowski.

Absent: Commissioner Hoferle

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

AGENDA ITEM 2: Approval of Minutes from the January 9, 2017 Meeting.
A motion by Commissioner Szpekowski to approve the January 9, 2017 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 Amendment and Special Use Permit
Case No. 2017-01 234 South Randall Road
Petitioner: Marvin Keys, First Midwest Group

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Mrs. Cahill sworn in all the petitioners and verified the legal notice had been completed per State Statutes and Village Code. Representing the petitioner were John Andreasik, Director of Construction; Marvin Keys, Corporate Counsel; Kevin Bunge, Civil Engineering Services; Scott Sanders, Sanders Design Group; and Brian Blakemore, McClellan Blakemore Architects.

Mr. Keys explained that the project was originally approved with one commercial building. Shortly after approval, First Midwest Group was approached by a tenant that wished to have a separate building. MedExpress designed their own building and will tie the architecture into the previously approved retail building. The retail building has been scaled back to accommodate room for the free standing building.

STAFF COMMENTS

Mr. Mason reviewed his staff report for the Commission. The petition is before the Planning and Zoning Commission because a medical user is required to have a special use permit and an amendment to the

PUD is necessary due to changing the one building into two buildings. The former Great Bank has been demolished on the site in preparation for the new development. Staff recommends no medical uses be permitted in the multi-tenant commercial building. The two buildings will be constructed with similar building materials and colors. The parking demand is higher than required by code for retail because it is the intent of the developer to have a restaurant tenant. Mr. Mason explained the MedExpress business plan is a walk in clinic, not an emergency room. One monument sign would be permitted with two tenant panels for the development even though there are two separate buildings.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Sturznickel inquired about the fire district comments regarding fire hydrant locations. Mr. Mason stated they will be labeled on the plans.

Commissioner Neuhalfen asked about the signage on the tower element on the building with the cross. Mr. Mason stated that is the proposed MedExpress logo and wall signage; however, they will need to comply with the Village Sign Code. Commission Neuhalfen inquired if the buildings will be built by the same contractor and at the same time. Mr. Keys stated the contractors will be separate but they will be built at the same time. Commission Neuhalfen inquired if there will be lights in the 8-foot area between the buildings as he noted there are no windows on either building facing this area. Mr. Keys stated yes, there will be lights on the sides of the buildings.

Commission Laipert inquired where the deliveries occur for each business. Mr. Keys explained that there are rear doors that can be used for deliveries and some of the tenants may prefer deliveries in the front.

Commission Postelnick inquired who owns the area surrounding the buildings, specifically the 8-foot walkway area. Mr. Keys explained that First Midwest Group will own and maintain the entire property. He also stated the 8-foot area is not intended to be a walkway.

Commissioner Szpekowski raised safety concerns with the 8-foot gap, stating there are no windows on either of the buildings. Mr. Keys explained there will be lighting to illuminate the area but it is not intended for pedestrian walkway. Mr. Sanders stated it is really not designed for pedestrian access. He would recommend a river stone to be used instead of staff's recommended brick pavers. There will be landscaping in this area as well to tie into the foundation landscaping shown on the front of the buildings.

Chairperson Patrician raised concerns about future expansion of tenants now that the buildings are separated. Mr. Keys explained that the tenant dictated a separate building to meet their corporate requirements. Chairperson Patrician inquired about a very similar user just down the street, and inquired about the market. Mr. Keys explained that MedExpress is a national company and has done their due diligence for this market. They accept various insurance companies but they do not have a direct connection to any of the local hospitals. Chairperson Patrician confirmed that the building materials will be the same so the buildings will be tied together in that sense.

Commissioner Sturznickel stated that the rear of the building could be dressed up. Mr. Mason reviewed the architecture of the building to show it is not a blank wall. Mr. Sanders stated there is significant landscaping at the rear of the building.

Chairperson Patrician inquired if the separate buildings are a way around the Village's Sign Code by allowing more wall signage. Mr. Mason explained that an end tenant would be allowed two wall signs, so either way the signage would be the same.

PUBLIC COMMENT

Chairperson Patrician called for public comments.

There were no further comments, so Chairperson Patrician closed public comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Commissioner Postelnick inquired if there were other tenants interested in the building. Mr. Keys explained that the restaurant user and the medical user are the only serious tenants at this time. That is why it is worth going through this process again.

Chairperson Patrician explained that he still has concerns about the 8-foot separation between the buildings for safety and for aesthetics as this will be a place for garbage collection.

Mr. Sanders explained that the landscaping was kept short so visibility would be kept open. A decorative fence would be an option to keep people out of the area.

Chairperson Patrician entertained a motion on the request for a Final PUD Amendment and Special Use Permit for 234 South Randall Road. Commissioner Sturznickel moved and Commissioner Neuhalfen seconded a motion to recommend approval of the request for a Final PUD Amendment and a Special Use Permit for a medical office at 234 South Randall Road, consistent with the plans submitted by the petitioner, the findings of fact listed in the staff report and the conditions recommended by staff, adding that the developer is to work with staff to address the concerns of the 8-foot alley way.

The Roll Call noted the following: Ayes: Commissioners Neuhalfen, Sturznickel, Laipert, Postelnick, and Szpekowski. Nays: Chairperson Patrician. Absent: Hoferle. Motion carried 5-1.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: Request for Final PUD and Special Use Permit
Case No. 2016-13. Burger King East Algonquin Road
Petitioner: Mark Huonder, N-3 Real Estate

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill verified that proper notice of the meeting had been posted, and that this is a continuation from the original January 9, 2017 public hearing date. Ms. Cahill swore in the petitioner. Representing the



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

January 31, 2017

Village of Algonquin
2200 Harnish Drive
Algonquin, IL 60102

Attention: Ben Mason, Senior Planner

Subject: 234 South Randall Road – FIRST REVIEW
Algonquin Case No. 2017-01
(CBBEL Project No. 07-0272.00096)

Dear Ben:

We have reviewed the following documents related to the aforementioned project:

- Site Improvement Plans prepared by Civil Engineering Services bearing a revision date of January 12, 2017
- Landscape Plans prepared by Sanders Design Group bearing a revision date of January 11, 2017
- Architectural Plan Sheets A101 and A201 prepared by McClellan Blakemore Architects bearing a revision date of January 11, 2017
- Photometric Plans prepared by RAB Lighting bearing a revision date of January 13, 2017
- Various RAB Lighting Catalog Cuts
- Color Rendering prepared by McLellan Blackmore Architects bearing no revision date

It is our understanding that this project will be presented to the Plan Commission later this month. We offer the following comments for their consideration:

SITE IMPROVEMENT PLANS

Sheet 1

1. The final engineering submittal shall be signed and sealed by the engineer of design.

Sheet 3

2. The locations of the proposed pole mounted site lighting depicted on the plan sheet are not the same as depicted on the revised photometric plans. The two documents should be coordinated and revised as required (typical to sheets 3 thru 5). Upon

reviewing both documents, it does not appear that there are any conflicts between the light pole foundations and the proposed underground utilities.

Sheet 4

3. The proposed grading between the two buildings will need to be revised as the overland flow from the south will pond against the foundation for the north building.

LANDSCAPE PLANS

Sheet L2

4. The locations of the proposed pole mounted light lighting depicted on the plan sheet are not the same as depicted on the revised photometric plans. The two documents should be coordinated and revised as required (typical to sheets L2 thru L4).
5. Assuming the revised photometric plan is left unchanged, then there appears to be two locations where the trees are in conflict with the aforementioned light standards: the first location being in the island along the north curb line, and the second in the southeast parking lot island.

PHOTOMETRIC PLAN AND LIGHTING CATALOG CUTS

6. Depending upon the resolution of the aforementioned lighting-tree conflicts, a revised photometric plan may need to be submitted.
7. Catalog cuts for the luminaires are generic in nature and do not include specific model numbers of the luminaires to be utilized on the project. Please provide project specific cut sheets for the proposed luminaires which match the Site Photometric Plan.
8. There is no light pole foundation detail in the plans. Please provide the light pole detail on the plans. If an above grade foundation is to be used on the project, this will change the overall mounting height calculated in the Photometric Plan. Please provide the required foundation detail and revise photometric calculations accordingly.
9. Please provide an electrical site plan for the proposed lighting. This plan shall show all conduit, wiring, circuitry, control and the source of electric power.
10. The proposed light pole locations shown on the proposed Overall Site Plan do not include some of the locations shown on the Photometric Plan and do not match the proposed configurations. Please revise.

STORMWATER COMMENTS

11. This project is a revision to previous Algonquin development case 2016-03. The documentation provided by the engineer for that case verified that the required detention and retention volumes for this site have been provided in the existing detention basin. ***NO RESPONSE REQUIRED***

OUTSIDE PERMITTING AGENCIES

12. A permit will be required from the IEPA for the site disturbance associated with this project.

Sincerely,



Paul R. Bourke, PE CFM
Assistant Head, Municipal Department



Michael E. Kerr, PE
Executive Vice President



VILLAGE OF ALGONQUIN

PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: *Thursday, January 26, 2017*
TO: *Ben Mason*
FROM: *Shawn M. Hurtig*
SUBJECT: *Public Works Review # 1*
Stonegate Retail Center (CD2017-01) formally 2016-03

Please find below Public Works staff comments, concerns, and issues, on the subject project. This project was reviewed per your direction. Should you have any questions, comments, or concerns, with the content of this review memo, please do not hesitate to contact me.

Review Notes

If the review note is in *ITALIC*, then the comment was previously issued and not addressed

If the review note is in **BOLD**, then the comment is new and is a result of changes made to plan set

If the review note is in **RED**, then the comment is new and is a result of new information.

GENERAL COMMENTS

<u>CM#</u>	<u>ISSUE</u>
2	<i>Provide Plat of Survey (include all proposed property changes) Is it safe to assume that there are no new easements for this property? Landscape easement along Randall? Cross Access?? It appears the public walk along Stonegate is on private property and requires an easement.</i>
5	<i>Provide a copy of the Geotechnical Report It is noted that this will be done during foundation design, and that assumptions have been made. Please note that a copy of the report shall be submitted to Village when available.</i>
9	<i>Building will require a meter riser layout for water services (individual runs to each unit from the sprinkler room) It appears that the water line for the proposed multi-tenant building does not enter directly into the mechanical room. It is highly recommended that the main enter directly into the shared mechanical room. A domestic water meter riser will be needed to accommodate the maximum number of individual spaces (according to floor plan there is a max of 6 units) within the building.</i>

END

PLAN SET COMMENTS

<u>CM#</u>	<u>PAGE</u>	<u>ISSUE</u>
New-1	3	The sanitary service from the north building shall wye into main, services cannot be connected directly to existing manholes.
New-2	3	Storm line 3 will fall directly under the required dumpster enclosure structure (which will have foundations)
New-3	3	Please show pipe runs for downspout and roof drain connections for both buildings to STM MH E12 (seems difficult to pipe from the multi-tenant space to to this structure directly)

New-4 3

San MH 2 must be in a fully accessible location, within 10 feet of the building. As shown a car can park over structure making it inaccessible.

12 L1

There is a net loss of 40" in dbh removal from dbh installation (a net negative requires either addition of shade trees or a reforestation fee in the amount of \$100 per dbh lost)

END

~~SPECIFICATIONS COMMENTS~~

~~CM#~~ ~~PAGE~~ ~~ISSUE~~

Cc: Project File (listed in footer)

Attachments: None



Algonquin-Lake in the Hills Fire Protection District

1020 West Algonquin Road • Lake in the Hills, IL 60156 • (847) 658-8233 • Fax: (847) 854-2609

To: Ben Mason

From: Michael D. Murphy

Subject: Case No. 2017-01
234 S. Randall Road

Date: January 24, 2017

The drawings submitted do not indicate the location of fire hydrants.

Trustees

Virgil J. Corless
John Bradach
Michael Markowitz
Rick Naatz
Tom Matusek

Fire Chief

Patrick Mullen

Commissioners

Jay Atherton
Tamara Miner-Corso
Jeff Harper



Administrative Offices
370 Southpointe Blvd., Suite 100
Canonsburg, PA 15317

724 597 6201 - phone
724 743 1132 - fax

medexpress.com

January 23, 2017

Re: MedExpress Walk-in Doctors Office
Ben Mason – Senior Planner
City of Algonquin

To Whom It May Concern,

MedExpress Urgent Care is a Walk in Doctors Office that treats basic non-emergency symptoms, bumps scrapes, breaks, colds, etc. The facility will not treat emergency situation and does not accept ambulatory services. The facility will be open 363 days a year, from 9 am to 9 pm. MedExpress dispenses a limited formulary of prepackaged prescription medications to our patients only who elect to purchase their prescription from us from our physician if applicable. These prescription medications consist of common medications associated with urgent care treatment i.e. antibiotic and anti-inflammatory. The facility is managed by one (1) licensed physician and is supported by 8-9 other medical professionals and administrative staff. A typical MedExpress office of this size averages 30 patients a day.

Sincerely,

MedExpress
Juan Flores
370 Southpointe Blvd., Suite 100
Canonsburg, PA 15317
e: juan.lopezflores@medexpress.com
p: 724-597-6034



Our Services



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- Minor surgical procedures and stitches
- Cuts, scrapes and splinters

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NEW RETAIL BUILDING
234 South Randall Road
South Randall Rd & Stonegate Rd
Algonquin, IL

