

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 Neuhalfen, 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 Neuhalfen, 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

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

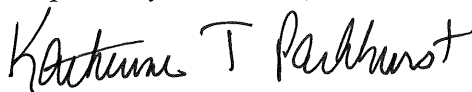
AGENDA ITEM 6: New/Old Business

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

