

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
William J. Ganek Municipal Center-Board Room  
April 10, 2017  
7:30 p.m.**

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

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

Absent: Commissioner Postelnick

Staff Members Present: Russ Farnum, Community Development Director, Katie Parkhurst, Senior Planner, and Kelly Cahill, Village Attorney.

***AGENDA ITEM 2:*** Approval of Minutes from the February 13, 2017 Meeting.

A motion by Commissioner Hoferle to approve the February 13, 2017 minutes as presented, was seconded by Commissioner Neuhalphen and a voice vote noted all ayes. The motion carried.

***AGENDA ITEM 3:*** Consideration of a Request for Annexation, Zoning to R1-E and B-1, Preliminary PUD and Preliminary Plat of Subdivision and Special Use Permit

**Case No. 2017-02. Spectrum Senior Housing**

**Petitioner:** Mike Longfellow, Spectrum Acquisition Algonquin LLC

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Ms. Cahill verified that proper notice of the meeting had been posted, and swore in the petitioners. Steve Cross of Cross Engineering noted Mike Longfellow's flight had been delayed and he would be present as soon as possible. Cross is the engineer for the project, and gave an overview of the project, with a multi-family component and a senior living component on the 30-acre site. Spectrum is a nationwide Senior Living developer based in Denver and owns 34 similar facilities in 10 states. Spectrum has two similar facilities under construction and four in operation in Illinois, including Lombard, Lake Zurich, and Streamwood nearby.

The Senior Living component would consist of 10.6 acres of the site, with no memory care component at this facility, although some of the earlier plans showed a memory care component.

The 20 acres remaining of the site were designated for future multiple-family development. That could consist of apartments, townhomes, or a variety of housing types. The property would be zoned R1-E and marketed to a different developer, who would get entitlements in the future.

Cross continued that each independent apartment would have a balcony or patio, but the assisted

living units would have a “Juliet” balcony to add architectural interest. All mechanical equipment would be screened on the roof. Four garages on the west side of the site provided easy access for the users in the independent living units.

There were sidewalks throughout the site and a bike path connection in the southwest corner. This project will have three times the storm water storage and retention than a typical development, due to the site constraints. The developer will also be fixing the off-site storm sewer on Eineke Court.

Larry Dziurdzik of Allen Kracower and Associates introduced himself as the landscape architect for the project. Dziurdzik explained Spectrum desires a broad variety of landscaping that is attractive in all seasons. Dziurdzik outlined how they will save the existing tree line to the west, and provide conservation design landscaping throughout the site and especially with the storm water retention ponds. After noting the engineering comments, they will work with staff to highlight more conservation design features.

Lynn Means of Gewahlt-Hamilton introduced herself as the Traffic Study Engineer for the project. Means gave an overview of the traffic study and highlighted the extensions of Millbrook Drive and Becky Lynn Lane, and the improvements and lane striping planned for Harnish. Means noted that there would be minimal impact on surrounding streets, particularly through the adjacent residential neighborhoods.

Cross wrapped up the presentation by noting they had received the Staff’s extensive review comments and would be working with Staff to improve the project and work through the comments.

#### **STAFF COMMENTS**

Mrs. Parkhurst noted Mr. Cross gave a very complete outline and Parkhurst provided just a brief overview of the Staff comments and recommendation. Mrs. Parkhurst noted that this proposal had high quality architecture, and extensive landscaping. Parkhurst highlighted that this request was only for preliminary approval, and the petitioner would have to return for Final PUD and Plat approvals later, after all engineering and Staff comments were worked out. Parkhurst noted this was because of the option to purchase the property, the petitioner needs enough assurance that the Village will approve their project, then they will purchase the property and proceed with the Final engineering for approvals.

Parkhurst highlighted the multiple-family portion would also return later for more approvals, once a developer is selected. There would be architectural standards outlined in the Annexation Agreement. Parkhurst outlined the Finding of Fact and conditions of approval were outlined in the Staff Report, if the Commission chose to recommend approval of this project this evening.

#### **COMMISSION QUESTIONS/COMMENTS**

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

Commissioner Hoferle asked why the building was oriented so the 3-story portion was to the west, closer to the single family homes in Grand Reserve.

Cross noted that was the independent living wing and the site was oriented to provide a large setback to the homes and use the garages as a buffer between the homes and the Spectrum project.

Commission Hoferle then inquired about the pond configuration. Would they be wet-bottom ponds, holding water?

Cross noted they would be wet at either end, with naturalized landscaping in between that would be periodically inundated in a large rain event. Cross noted the high aesthetic goals of Spectrum and the efforts to incorporate conservation design.

Hoferle then asked about the Police concerns with noise from Jacobs High School. Cross noted that Spectrum was aware of the high school and that activity was attractive to many seniors. That was part of the atmosphere that Spectrum desired in the neighborhood, and one of the reasons they selected that site.

Szpekowski noted that Commissioner Hoferle had asked the same questions she was wondering about. Szpekowski noted that traffic at County Line was bad and she was concerned about adding more on Millbrook Drive.

Commissioner Neuhalphen noted he also had similar concerns, particularly with noise and lights from Jacobs' ballparks. Neuhalphen asked how mature the landscaping would be when planted, and why Spectrum needed two ground signs when most businesses were only allowed one.

Dziurdzik noted that Spectrum uses larger than typical stock, and plants instead of seeding. Dziurdzik added that the landscaping would look mature from the time it is planted.

Cross added they wanted the signs mostly to direct visitors to the parking areas.

Commissioner Laipert noted the pond looked like it was only about the same size as the natural impoundment that was on the site now. Cross noted that was from the broken storm tile issues on the site, and was only a foot or two deep, but the new proposed retention pond was over 10 feet deep in areas and had substantially more storage.

Commissioner Sturznickel asked why they were saving buckthorn and box elder trees along the tree line when the Village was trying to eliminate those types of trees. Parkhurst noted they would eliminate dead or diseased trees along the tree line and all buckthorn as it was invasive.

Chairperson Patrician asked about the age restriction. Cross noted he wasn't sure, as Longfellow had still not arrived. Cross noted obviously it was age-targeted to senior housing, and Spectrum's units were 95% occupied nationwide with an average resident age in the early '80's.

Patrician asked why the proposal didn't have memory care and what happened if a resident needed that service. Cross noted that Spectrum would help transition that patient to a facility that had that service, whether it was a different local facility or one of Spectrum's other facilities.

Patrician asked how the Village would fund the storm water maintenance. Parkhurst noted it would

have to have a Special Service Area, which was a property tax paid by specifically by the Spectrum project that provided revenue for maintenance of the ponds in Spectrum's development.

Patrician asked about the fiscal impact of this project, with the demands on Fire/EMS and Police, was this project favorable? Parkhurst noted that Spectrum was doing a financial study, but from a quick tax revenue standpoint, this was superior to single family homes that would be built here, and was clearly a win for the School District and would bring skilled employment opportunities. Parkhurst noted that most seniors living in single family homes generate ambulance calls for falls and other minor accidents that are handled by staff at an assisted living facility, actually reducing calls.

#### **PUBLIC COMMENT**

Chairperson Patrician asked for Public Comments.

Keith Anderson, 925 Eineke, asked if there would be any impact on the lake that is owned by the Association in Grand Reserve. He was concerned that there would be impacts that the Association would have to correct. Parkhurst noted that Spectrum was responsible for their storm water and properties downstream should not experience any more water than they have today.

Tamara Miner of 1407 Millbrook noted she was concerned about the impact to the Fire Department and the impacts that the extension of Becky Lynn Lane would have. The wildlife in the wetlands area would have to move, and the school and delivery traffic that cuts behind the shopping centers would use Millbrook instead. Miner noted a sidewalk connection to the shopping center would be convenient for the kids in the neighborhood.

Parkhurst noted the fire impacts on Clarendale were minimal and the street connections provided options to divide traffic up and lessen the impact on surrounding streets. Parkhurst also noted the Police could issue tickets on public streets and there would be stop signs and more traffic control.

#### **CLOSE PUBLIC COMMENT**

With no one else wishing to speak, Chairperson Patrician closed public comment.

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

Chairperson Patrician entertained a motion to approve the request.

Commissioner Hoferle made a motion and Commissioner Sturznickel seconded a motion to recommend approval of the request for Annexation, Zoning to R1-E and B-1, Preliminary PUD and Preliminary Plat of Subdivision and Special Use Permit, for Spectrum Senior Housing, subject to the conditions submitted by Village Staff and the Finding of Fact.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Neuhalphen, Sturznickel, Szpekowski, and Laipert. Nays: None. Absent: Postelnick. Motion carried 6-0-1.

#### **CLOSE PUBLIC HEARING**

**AGENDA ITEM 4:** Consideration of a Request for a Special Use Permit

**Case No. 2017-03. Meijer Pharmacy Drive-Through**

**Petitioner:** Craig Van Dooselaar, Newco Design Build

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Mr. Farnum called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sturznickel, Szpekowski, and Laipert. Absent: Postelnick.

**PETITIONER COMMENTS**

Ms. Cahill verified that proper notice of the meeting had been posted, and swore in the petitioner. Brad Potters, Architect, from Newco Design-Build was representing Meijer. Potters provided an overview of the proposed layout for the drive-through addition, which would include moving the main drive aisle in front of the store east about 20 feet, and adding a separate drive through aisle near the southeast corner of the store, where the pharmacy is located. Pedestrian walkways would be separated with a fence, the drive lanes would be separated with a 20' wide curbed and landscaped island, and additional landscaping would supplement the new islands in the parking lot.

**STAFF COMMENTS**

Ms. Parkhurst noted the Meijer store was approved in 1999 and opened in 2000. The original pharmacy was approved with a drive-through at the north end of the store, but at some point Meijer moved the pharmacy to the southeast corner of the store. The proposed drive through would include a canopy extension and the features outlined by Mr. Potters. Staff had worked with Meijer on several alternatives for the potential drive through and ultimately decided this was the best layout considering the constraints of the site. Staff did recommend approval, but requests that Meijer provide auto turn diagrams, and that if this was approved, no additional signs be allowed on the building.

**COMMISSION QUESTION/COMMENTS**

Commissioner Sturznickel asked how the prescriptions were delivered to a vehicle in the drive through lane? Potters noted that Meijer uses a Trans-Trax system, which was a box that moved on a belt, but similar to a bank drive-through container. Sturznickel asked about the security, and Potters noted the car would be close to the Trans Trax unit.

Commissioner Laipert asked if Meijer would have extended pharmacy hours with the addition of the drive through. Potters responded that he was not sure.

Commissioner Neuhalfen expressed concerns about the high pedestrian traffic areas near the store entrances and adding this drive through near those traffic areas. Neuhalfen also expressed concerns about confidentiality speaking through a 2-way speaker to the pharmacist.

Commissioner Szpekowski shared the confidentiality concern. Commissioner Hoferle asked about rearranging the garden center to move the gate to the south end.

Potters noted the drive through is really only busy between 5-7 pm, and was located well south of the pedestrian entrances to the store. The only concern is when the garden center is open but then,

the pedestrians are guided by the fencing that will be installed, and the new crosswalks. Meijer cannot change the garden center layout due to the canopy and their cash register operations in the garden center.

Chairperson Patrician inquired if the drive-through made more sense if it were one-way southbound. Parkhurst explained that puts the driver away from the pharmacist, and that moving the pharmacy internally was not an option. Potters noted this was similar to a drive through added in Bloomingdale, and on average was only 54 vehicles per day.

#### **PUBLIC COMMENT**

Chairperson Patrician asked for public comments. There being none, Patrician closed the public comment portion of the hearing.

#### **CLOSE PUBLIC COMMENT**

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

Chairperson Patrician asked if there were any more Commission questions. There being none, he called for a motion on the request. Commissioner Laipert moved, second by Sturznickel, to approve the request by Meijer Pharmacy for a Special Use Permit for a Drive Through, subject to the conditions outlined by Staff and the Finding of Fact.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Neuhalphen, Sturznickel, Szpekowski, and Laipert. Nays: None. Absent: Postelnick. Motion carried 6-0-1.

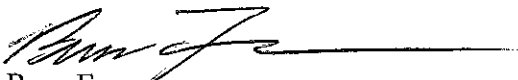
#### ***AGENDA ITEM 6:*** New/Old business

Chairperson Patrician asked if there were any old or new business. There being none, Patrician called for Adjournment.

#### ***AGENDA ITEM 7:*** Adjournment

Commissioner Neuhalphen made a motion to adjourn, second by Szpekowski, motion passed by voice vote. Meeting adjourned at 9:13 pm.

Respectfully Submitted,



Russ Farnum

Community Development Director/Recording Secretary