

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

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Hoferle, Neuhalfen and Sabatine.

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

AGENDA ITEM 2: Approval of Minutes from the May 11, 2009 Meeting

Chairperson Auger entertained a motion to approve the May 11, 2009 minutes. *Commissioner Sturznickel* motioned and *Commissioner Patrician* seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

Chairperson Auger noted that the following items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for Final PUD and Special Use Permit. (Case No. 2009-04. Children of America Daycare)
- Consideration of a Request for a Special Use Permit. (Case No. 2009-05. Algonquin Smiles Dental Office)
- Consideration of a Request for a Second Plat of Resubdivision (Case No. 2009-03. Millbrook Market Place (Walmart))

AGENDA ITEM 3: Consideration of a Request for Final PUD and Special Use Permit.
Case No. 2009-04. Children of America Daycare

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Children of America Daycare was Clancy Green, Kres Equities, LLC.

Mr. Green explained that there are currently perspective tenants for buildings A and B in the Rosen Commercial Center. The proposed tenant for building B is Children of America Daycare; as a child care facility, this tenant will require a special use permit for operation.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Ben Mason gave a brief overview of his memorandum of July 10, 2009. The Rosen Commercial Center is located at the northeast corner of Randall Road and Harnish Drive. The perspective use of the proposed building B will require a special use permit. There will be access to the daycare off of the access road shared with the rest of the tenants in the Rosen development. The existing cross-access would be closed off near National City Bank and the other cross-access to National City Bank and Rosen Hyundai will remain. Mr. Mason explained that the daycare will have an outdoor play area and there will be landscaping around this area; staff is requiring more landscaping around this area. Finally, there would be a maximum of two (2) wall signs permitted on this building. Also, a panel on the existing monument sign may be used.

Commissioner Szpekowski asked when the construction on the building will begin, to which Mr. Green replied if approved, the goal to start would be September 2009. Commissioner Szpekowski asked what the fence surrounding the outdoor play area will look like. Mr. Green said that fence style details have yet to be discussed. Commissioner Szpekowski wondered if the access road to this property is named, to which Mr. Mason said no. She then asked about the brick columns at Harnish Drive. Mr. Green stated that the original intent was to use the columns for signage. Mr. Farnum added that Rosen Hyundai's name is etched in the brick. Finally, Commissioner Szpekowski asked if Children of America Day Care will have its own trash area, to which Mr. Green stated yes.

Chairperson Auger asked what the signage will look like. Mr. Green said that it will be the standard Children of America Day Care sign, which will have to be approved in the sign permit process. Chairperson Auger inquired as to any modifications that need to be made to the building to accommodate classrooms. Mr. Green replied that one (1) door will have to be altered and additional windows will be added to the east building elevation.

Commissioner Patrician asked what type of material will be used for the window glass. Mr. Green stated that standard glass will be used. Commissioner Patrician asked if there will be signage on the fence, to which Mr. Mason said that none has been proposed. He then inquired if there will be a full-time nurse on staff, to which Mr. Green said that there will be a staff member employed with a background in health care. Commissioner Patrician wondered if Children of America Day Care will accommodate special needs children. Mr. Green stated no. Finally, Commissioner Patrician asked if National City Bank will have to approve the cross access road improvements, to which Mr. Mason stated yes.

Commissioner Sturznickel asked if there will be a crash barrier in place between the street and the outdoor play area. Mr. Green said no, but the area around the perimeter of the play area will be heavily landscaped.

PUBLIC COMMENT

There was no one wishing to make any comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to approve the request for Final PUD and Special Use Permit for Children of America Day Care. *Commissioner Szpekowski* moved and *Commissioner Sturznickel* seconded a motion to approve the request for Final PUD and Special Use Permit for the Children of America Day Care, consistent with the plans submitted by the developer, the conditions recommended by staff, and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Patrician, Szpekowski and Sturznickel. Nays: None. Absent: Commissioners Hoferle, Neuhalfen and Sabatine. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Consideration of a Request for a Special Use Permit.
Case No. 2009-05. Algonquin Smiles Dental Office

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Algonquin Smiles Dental Office was Audrey Stirneman, DDS. Ms. Stirneman gave a brief overview of her dental practice. She explained that she will be signing a ten (10) year lease. The office will have flexible hours, including evening and weekend hours.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Ben Mason gave a brief overview of his memorandum of July 10, 2009. Algonquin Smiles Dental Office will occupy the far western unit of the existing building A at the Rosen Commercial Center. He outlined the dental office's hours of operation. Mr. Mason said that there is sufficient parking for the dental office, as well as shared parking at the development.

Chairperson Auger asked if the exterior of the building would be altered, to which Ms. Stirneman replied no.

Commissioner Patrician asked if Ms. Stirneman expected all of the rooms in the office to be filled during the day. Ms. Stirneman said yes; she anticipates growth over the next year. Finally, Commissioner Patrician asked if Condition 4 regarding commercial vehicles, is specific to this property or a standard requirement, to which Mr. Mason stated it is both.

PUBLIC COMMENT

Ms. Cahill swore in Mr. Tim Stirneman of Algonquin. Mr. Stirneman expressed his concern with the name of the dental office.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to approve the request for a Special Use Permit for Algonquin Smiles Dental Office. *Commissioner Patrician* moved and *Commissioner Sturznickel* seconded a motion to approve the request for a Special Use Permit for the Algonquin Smiles Dental Office, consistent with the plans submitted by the developer, the conditions recommended by staff, and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Patrician, Szpekowski and Sturznickel. Nays: None. Absent: Commissioners Hoferle, Neuhalfen and Sabatine. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: Consideration of a Request for a Second Plat of Resubdivision.
Case No. 2009-03. Millbrook Market Place (Walmart)

OPEN MEETING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Representing Millbrook Market Place was Mr. Tracy Richard, Manhard Consulting. Mr. Richard explained that the request for a Second Plat of Resubdivision is to clean up the lot lines at the development for future sale of the property for commercial use.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Katherine Parkhurst gave a brief overview of her memorandum of July 13, 2009. She explained that the number of outlots will remain the same.

PUBLIC COMMENT ON DISCRETION AT THE CHAIR

There was no one wishing to make a comment.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to approve the request for a Second Plat of Resubdivision for Millbrook Market Place. *Commissioner Sturznickel* moved and *Commissioner Szpekowski* seconded a motion to approve the request for a Plat of Resubdivision, consistent with the plans submitted by the developer, the conditions recommended by staff, and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Patrician, Szpekowski and Sturznickel. Nays: None. Absent: Commissioners Hoferle, Neuhalfen and Sabatine. Motioned carried.

AGENDA ITEM 6: New/Old Business

Items discussed include:

- Chase Bank.
- Riverside Square.
- Stimulus-funded projects.

AGENDA ITEM 7: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Szpekowski* motioned and *Commissioner Patrician* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:19 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Kimberly Nix".

Kimberly Nix, Recording Secretary