

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
October 12, 2009**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: None.

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

AGENDA ITEM 2: Approval of Minutes from the August 10, 2009 and September 14, 2009 Meetings

Chairperson Auger entertained a motion to approve the August 10, 2009 and September 14, 2009 minutes. *Commissioner Neuhalfen* motioned and *Commissioner Sturznickel* 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 Plat, Preliminary and Final PUD and Special Use Permit. **(Case No. 2009-06. Wentworth Plaza/Road Ranger)**
- Consideration of a Request for a Special Use Permit. **(Case No. 2009-07. Clearwire Tower)**

AGENDA ITEM 3: Consideration of a Request for Final Plat, Preliminary and Final PUD and Special Use Permit.

Case No. 2009-06. Wentworth Plaza/Road Ranger

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Nix called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel and Szpekowski. Absent: None.

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Wentworth Plaza was Vijay Gupta, Venus Enterprises, LLC; Michael Caldwell, Marchris Engineering, LTD; and John Carabelli, Road Ranger, LLC.

Mr. Caldwell gave an overview of the property. He explained that the property is 12.3 acres of land located north of the Manchester Lakes subdivision, south of Algonquin Road. The property will consist of four (4) lots; Lot 1 will be developed immediately into Road Ranger, and Lots 2 through 4 will not be developed at this time. Architectural changes have been made to the Road Ranger building so that it blends better with the nearby existing residential area. The Village of Lake in the Hills has granted permission to the developer to connect to the Lake in the Hills dedicated roadway to the west of the proposed development.

Mr. Carabelli explained that the Road Ranger building will have dormers to blend in with the nearby residential homes. LED lighting will be utilized outside. A trench drain will be installed to capture any spills, and all pumps and equipment will meet State requirements.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Ben Mason gave a brief overview of his memorandum of October 12, 2009. The property is zoned B-2, general retail, and will consist of four (4) lots. The developer might propose to subdivide Lot 2 in the future, to which several conditions would be applied to the site layout and allowable uses on the newly-created parcels. There will be several access points at the development. There will be primary access off the frontage road that intersects with Wentworth Drive, a full access to the Road Ranger lot from Wentworth Drive which will eventually be converted to a right-in/right-out access, and a western access point from Lake in the Hills through a frontage road connection to the Bell Chase Commons commercial center. Road Ranger will have a monument sign along Algonquin Road and one (1) wall sign. Finally, a Tree Preservation Plan will be required to be submitted prior to the development of Lot 4 because there is a wooded area on this lot.

Commissioner Hoferle asked if the only point of access traveling west will be Lakewood Road, to which Mr. Caldwell said there is an unsignalized left turn lane at Wentworth Drive and a signalized left turn lane at Lakewood Road. Commissioner Hoferle suggested that the light levels be monitored underneath the gas pump canopy since LED lighting will be used rather than the standard metal halide lighting. He asked for Road Ranger's hours of operation, to which Mr. Carabelli said it will be open 24 hours a day. Commissioner Hoferle asked about the timing of construction for the landscape berm along the southern end of Lot 3, immediately adjacent to the Manchester Lakes subdivision. Mr. Caldwell explained that the berm would be installed at the same time the Road Ranger lot is developed. Finally, Commissioner Hoferle wondered if Village staff has received comments from the Manchester Lakes Homeowners Association, to which Mr. Mason replied no.

Commissioner Szpekowski asked for clarification on the Road Ranger direct access onto Wentworth Drive, to which Mr. Mason explained that it will initially be constructed as a full access and be converted to a right-in/right-out access point at the time Lot 4 is developed and the southbound left turn lane is installed on Wentworth. Commissioner Szpekowski then asked if landscaping and setback requirements similar to those placed on the Road Ranger parcel would be applied to the other lots within the commercial center, to which Mr. Mason stated yes. Commissioner Szpekowski inquired about the proposed restrictions on offices and banks on Lot 2. Mr. Mason explained that free-standing banks and office buildings would be prohibited on

Lot 2 and an office use or financial services business—such as a satellite bank—would only be allowed to occupy 20 percent of the space within a multi-tenant building on Lot 2.

Commissioner Neuhalphen asked if, since Lots 2, 3 and 4 will not be immediately developed, Road Ranger's construction materials will be stored on these vacant lots. Mr. Carabelli explained that Road Ranger's construction materials will not be stored off-site. Commissioner Neuhalphen wondered if Lot 4 would be subdivided into two (2) lots, to which Mr. Caldwell stated it is a possibility; however, it would have to be approved by the Village. Commissioner Neuhalphen asked if the frontage road will be extended east across Wentworth, to which Mr. Caldwell said not until the time when Lot 4 is developed. Commissioner Neuhalphen asked for clarification on Condition #7 on the Staff Report; he wondered if the term "tavern" includes restaurants that serve alcohol. Mr. Farnum explained that restaurants that serve alcohol would be an allowable use within the commercial center and need to obtain the appropriate liquor license, however, he stated that businesses that would propose to sell alcohol as their primary source of sales would be prohibited.

Chairperson Auger asked where the front door to the Road Ranger will be located, to which Mr. Carabelli said on the north side of the building. Chairperson Auger then asked if there is an existing westbound left hand turn lane onto Wentworth Drive from Algonquin Road. Mr. Caldwell stated yes.

Commissioner Sabatine wondered if there are wells in this area, to which Mr. Farnum stated there are not any in the immediate area.

Commissioner Patrician asked if the intersection at Algonquin Road and Wentworth Drive will be converted to a right-in/right-out, to which Mr. Mason replied the county has no such plans. Commissioner Patrician raised concern about the traffic study's finding that vehicles would experience significant delays when making a northbound left turn from Wentworth Drive west onto Algonquin Road. Mr. Caldwell explained that the wait time would be minimized by the internal frontage road connection approved by Lake in the Hills, which will provide vehicles with an opportunity to access the signalized intersection to the west at Lakewood Road. Commissioner Patrician asked when the internal frontage road extending west from Wentworth Drive to the Lake in the Hills commercial center will be constructed. Mr. Caldwell explained that the road will be built at the same time the Road Ranger lot develops. Commissioner Patrician asked if the twenty-five (25) parking spaces was the average amount for all Road Rangers, to which Mr. Carabelli replied yes. Commissioner Patrician wondered what confirmation the Village has that The Village of Lake in the Hills has approved the connection to their roadway. Mr. Farnum said that the Village has record of the vote on this matter from the Village of Lake in the Hills' board meeting. Commissioner Patrician asked if the LED light bulbs burn out individually, to which Mr. Carabelli explained that an entire panel will dim at the same time, not individual bulbs. Finally, Commissioner Patrician asked what uses would be developed on Lot 2, to which Mr. Mason stated primarily retail businesses.

Commissioner Sturznickel asked if there will be a freestanding bank proposed on Lot 2 in the future, to which Mr. Caldwell said no. Commissioner Sturznickel then asked if 7-Eleven in Lake

in the Hills has any objection to the road connection. Mr. Caldwell stated the 7-Eleven has raised some objections; however, the Village of Lake in the Hills has approved the road connection.

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 Plat, Preliminary and Final PUD and Special Use Permit for Wentworth Plaza/Road Ranger. *Commissioner Sturznickel* moved and *Commissioner Neuhalfen* seconded a motion to approve the request for Preliminary Planned Unit Development and Final Plat of Subdivision for Wentworth Plaza and Final Planned Unit Development with a Special Use Permit for Road Ranger service station on Lot 1, consistent with the plans submitted by the developer, the findings of fact listed in the October 5, 2009 Teska Associates memorandum, and the conditions recommended by staff with the clarifications as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None. Motioned carried.

CLOSE PUBLIC HEARING

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

Case No. 2009-07. Clearwire Tower

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Nix called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel and Szpekowski. Absent: None.

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Clearwire was Celeste Faber and Brian Barrett.

Ms. Faber explained that Clearwire wishes to extend the existing tower, located at 2040 East Algonquin Road, by eleven (11) feet.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Russ Farnum gave a brief overview of his memorandum. The tower is currently non-conforming and the Special Use Permit will bring the tower into compliance with Village zoning codes and allow for the proposed expansion. There is currently debris on the ground around the tower that the Village is requiring to be removed.

Commissioner Hoferle asked if it was a timing issue that had made this tower non-conforming in the past, to which Mr. Farnum said yes. Commissioner Hoferle wanted to make sure that additional equipment would not be an eyesore. Ms. Faber assured that it would not.

Commissioner Neuhalphen asked about the grounding of the tower, to which Mr. Barrett said they will use the existing grounding.

Commissioner Sabatine questioned the size of the dishes, to which Ms. Faber said they will be sixteen (16) inches wide. Commissioner Sabatine also asked if platforms will be used. Ms. Faber said no.

Commissioner Patrician asked what wireless companies the tower extension will service, to which Celeste said Sprint, Nextel and Clearwire; however, other companies would be able to utilize the tower as well.

Commissioner Sturznickel asked if Clearwire would have to come back before the Commissioners if they wished to add more extensions to the tower in the future. Mr. Farnum said not as Staff recommended, condition #5 would allow future expansions without coming back to the Planning and Zoning Commission. Mr. Farnum added that the Commissioners could add a height stipulation on future expansion of the tower if they desire, or eliminate condition #5 altogether.

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 a Special Use Permit for Clearwire Tower. *Commissioner Hoferle* moved and *Commissioner Sabatine* seconded a motion to approve the request for a Special Use Permit for Clearwire Antenna Tower Expansion, consistent with the plans submitted by the petitioner, the conditions recommended by staff, and the findings of fact listed in the Community Development Department Staff Report. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle and Sabatine. Nays: Commissioners Neuhalphen, Patrician, Sturznickel and Szpekowski. Motion did not carry.

Chairperson Auger entertained a motion to approve the request for a Special Use Permit for Clearwire Tower with the elimination of Condition #5 on the Staff Report. *Commissioner Patrician* moved and *Commissioner Neuhalphen* seconded a motion to approve the request for a Special Use Permit for Clearwire Antenna Tower Expansion, consistent with the plans submitted by the petitioner, the conditions recommended by staff, and the findings of fact listed in the Community Development Department Staff Report, with the elimination of Condition #5 on the Staff Report. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalphen, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None. Motion carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: New/Old Business

Items discussed include:

- Proclamation of October 2009 as Community Planning Month.
- Target water system.
- Galleria fountains.
- Sherman Road vacant lots.
- Oakridge Court fencing.
- Riverside Square.

AGENDA ITEM 6: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Neuhalfen* motioned and *Commissioner Sabatine* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 9:06 p.m.

Respectfully Submitted,

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

Kimberly Nix, Recording Secretary