

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
January 11, 2010**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Hoferle and Neuhalfen.

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

AGENDA ITEM 2: Approval of Minutes from the November 9, 2009 Meeting.

Chairperson Auger entertained a motion to approve the November 9, 2009 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 Annexation, Zoning Upon Annexation to R-1 PUD, Preliminary and Final Plat, Preliminary and Final PUD for Phase 1 and Special Use Permit. **(Case No. 2008-07. Light of Christ Church)**
- Consideration of a Request for an Amendment to the Zoning Ordinance for Conservation Design.

AGENDA ITEM 3: Consideration of a Request for Annexation, Zoning Upon Annexation to R-1 PUD, Preliminary and Final Plat, Preliminary and Final PUD for Phase 1 and Special Use Permit.

Case No. 2008-07. Light of Christ Church

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Light of Christ Church was Michael Fleck, Esq.; Pastor Kendall Koenig, Light of Christ Church; Christopher Lavoie, C.M. Lavoie Engineers and David Skiffington,

Skiffington Architects Ltd. Pastor Koenig explained that the congregation has outgrown its current building on Hanson Road and in order for the church to enhance the community as it has done, it needs a larger property.

Mr. Skiffington gave an overview of the architectural highlights of the project. The approximately 31,000 square foot church building will be built on a hill; the front of the building will be one story high and the rear will be two stories. The worship center will be two stories. A chapel, worship center and gym will be added in the future.

Mr. Lavoie explained that there were many challenges with the development of this property, including a steep grade change and an existing wetland. Phase 1 of this project will include 319 spaces in the parking lot and Phase 2 will increase that number to 625. There will be a wet bottom detention for storm water management. He anticipates that peak traffic flow will occur during church service times on Sundays.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Katherine Parkhurst gave a brief overview of her memorandum of January 11, 2010. She explained that Village staff wants more brick added on the building. Access points include a connection to Creeks Crossing Drive which has full access at Sleepy Hollow Road. Also, an access will be made to the extension of Richmond Lane which connects to Longmeadow Parkway, with a right-in-right-out access. Both Creeks Crossing Drive and Richmond Lane are stub streets designed to serve this property. Staff suggests adding traffic calming devices in two (2) areas on the access road in the property. The church will dedicate a Right of Way along Longmeadow Parkway to the Village of Algonquin. There will be a separate parcel near the existing homes for possible future development of a house.

Commissioner Szpekowski stated she would like to see brick used in place of the proposed Dryvit. She asked if there will be adequate parking, to which Mrs. Parkhurst said yes. Commissioner Szpekowski then asked if the signage will conform to code, to which Mrs. Parkhurst said yes. She wondered where Richmond Lane goes. Mrs. Parkhurst explained it goes to the existing homes and connects to Wynnfield Drive and White Chapel Lane. Commissioner Szpekowski asked when the church will be breaking ground, to which Pastor Koenig said as soon as the church sells its current building. She then asked if there will be a cross on the top of the roof. Mr. Skiffington pointed out that there is already a cross proposed on the building.

Chairperson Auger asked if the petitioner has to come back before the Commission prior to developing Phase 2, to which Mrs. Parkhurst stated yes. She then asked if road improvements were possible on Sleepy Hollow Road, to which Mrs. Parkhurst said no.

Commissioner Sabatine asked how much Dryvit will be used on the building. Mr. Skiffington replied that it will be used instead of precast in many areas. Commissioner Sabatine then stated his concern with losing the proposed soccer field to a future parking lot.

Commissioner Patrician asked how much brick the Village is requesting to be added to the building. Mrs. Parkhurst explained that the Village would like to see either the gables be made

brick or the mass of the building brick. Commissioner Patrician wondered if stained glass will be utilized, to which Pastor Koenig said it would not be installed right away, but rather when the building is near completion and room uses within the building are permanent. Commissioner Patrician anticipates considerable runoff from the large parking lot. Mr. Lavoie stated that the retention pond is adequate for storm water management; however, he wishes to filter water into bioswales in the future. Commissioner Patrician asked for the depth of the pond, to which Mr. Lavoie said six (6) to eight (8) feet. Commissioner Patrician asked what changes will be made to the landscape plan. Mrs. Parkhurst explained that the plan will be revised to add additional screening. Mr. Lavoie added that more clusters of vegetation, along with berms in various areas, will be added to the plan. Finally, Commissioner Patrician wondered if the bulk of traffic will be at the Creeks Crossing Drive access. Mr. Lavoie explained that there is currently a left hand turn lane on Creeks Crossing Drive, which was designed to handle an increase in traffic volume if this property was developed.

Commissioner Sturznickel asked if the public access road throughout the development will remain open, to which Mr. Lavoie said yes. He then asked if the intersection at Longmeadow Parkway and Sleepy Hollow Road will be signalized, to which Mrs. Parkhurst stated yes.

PUBLIC COMMENT

Ms. Cahill swore in Alex and Melody Kuphal of 891 McPhee Drive, Lake in the Hills. Alex said that the children's programs need more room to expand. Melody added that she sees parishioners miss church services because there are not enough parking spaces or room within the worship area; therefore, more space is needed for this expanding church.

Ms. Cahill swore in Chris Jemo of 1520 Richmond Lane, Algonquin. Chris expressed his concerns with the Richmond Lane road connection.

Ms. Cahill swore in Julia Jemo of 1520 Richmond Lane, Algonquin. Julia stated she opposes the Richmond Lane road connection because she fears for the safety of the children on the street.

Ms. Cahill swore in Jack Belford of 610 Saratoga Circle, Algonquin. Jack recommended the approval of this project so that Light of Christ Church can have its new home.

Ms. Cahill swore in Danya Eliah-Dirck of 1541 Richmond Lane, Algonquin. Danya expressed her concerns with the extension of Richmond Lane.

Ms. Cahill swore in Thomas Malloy of 1561 Creeks Crossing Drive, Algonquin. Thomas was concerned with the increase in traffic that will potentially affect the Creeks Crossing subdivision.

Ms. Cahill swore in Sandra Benson Malloy of 1561 Creeks Crossing Drive, Algonquin. Sandra was concerned with the increase in traffic in Creeks Crossing, the affects of this development on property values in Creeks Crossing and the safety of the children in the subdivision.

Ms. Cahill swore in James Pawlak of 1571 Creeks Crossing Drive, Algonquin. James inquired about the property that is for sale adjacent to this property. He wondered if the church could purchase the property and use this space for additional parking or perhaps a new access point.

Ms. Cahill swore in Laura Meier of 1510 Richmond Lane, Algonquin. Laura stated her opposition of the Richmond Lane extension.

Ms. Cahill swore in Kerry Dirck of 1541 Richmond Lane, Algonquin. Kerry expressed his concerns with the potential increase of traffic on Richmond Lane.

Ms. Cahill swore in Shivraj Solanki of 1700 Cambria Lane, Algonquin. Shivraj would like to see a buffer in the open area near Longmeadow Parkway.

Ms. Cahill swore in Tim Updike of 1480 Richmond Lane, Algonquin. Tim believes the Longmeadow Parkway/Richmond Lane access is not beneficial and will create too much traffic.

Ms. Cahill swore in Dwight Adams, attorney for the property owner of the property adjacent to the proposed church site. He requested a buffer between the church property and his client's property.

Ms. Cahill swore in Doreen Lynch of 1500 Richmond Lane, Algonquin. Doreen stated her opposition of the Richmond Lane extension for safety reasons.

CLOSE PUBLIC COMMENT

Commissioner Sabatine asked if Richmond Lane was already dedicated to be a thru street, to which Mrs. Parkhurst replied yes.

Chairperson Auger inquired into the ingress/egress off of Sleepy Hollow Road. Mrs. Parkhurst explained that the future expansion of Longmeadow Parkway and the intersection improvements (turn lanes) at Sleepy Hollow Road would conflict with an access point any closer to the intersection.

Commissioner Sturznickel asked if there could be an entrance in another area of the property other than Richmond Lane. Mrs. Parkhurst explained that the church would have to improve Longmeadow Parkway in this situation. Mr. Lavoie added that KDOT required the proposed road on the church property to line up with Sedgewood Trail. Commissioner Sturznickel stated that Kane County has dictated the plans for Richmond Lane.

Commissioner Sabatine asked Mrs. Parkhurst to explain the type of lighting that will be utilized at the property. Mrs. Parkhurst explained that the lighting will be downcast to contain light on the church property only.

Commissioner Patrician asked if the kitchen will be used for mass production of food, to which Mrs. Parkhurst said no and that Public Works will ensure the kitchen meets code.

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to approve the request for Annexation, Zoning Upon Annexation to R-1 PUD, Preliminary and Final Plat, Preliminary and Final PUD for Phase 1 and Special Use Permit for Light of Christ Church. *Commissioner Sturznickel* moved and *Commissioner Sabatine* seconded a motion to approve the request for Annexation, Zoning upon annexation to R-1 PUD, Preliminary and Final Plat, Preliminary and Final PUD for Phase 1 and a Special Use Permit for Light of Christ Church, consistent with the plans submitted by the petitioner, 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 Sabatine, Sturznickel and Szpekowski. Nays: None. Abstains: Commissioner Patrician. Absent: Commissioners Hoferle and Neuhalphen. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Consideration of a Request for an Amendment to the Zoning Ordinance for Conservation Design.

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Mrs. Katherine Parkhurst gave a brief presentation of her memorandum of January 11, 2010. Mrs. Parkhurst explained that this ordinance will replace the old cluster design ordinance. She highlighted the new green building practices, tree protection and open space requirements. The ordinance will apply to new developments and redevelopments that are one (1) acre or larger and will be implemented on a volunteer basis or required basis as determined by the natural features on the site.

COMMISSION QUESTIONS/COMMENTS

Commissioner Szpekowski asked if parking standards would be reduced by this new ordinance. Mrs. Parkhurst explained that parking lot areas would be reduced minimally. Commissioner Szpekowski then asked if the ordinance affects existing developments, to which Mrs. Parkhurst said it will affect more new developments.

Commissioner Sabatine asked if the Village will require improved parking surfaces, to which Mrs. Parkhurst said yes, but they will be more permeable surfaces.

Commissioner Sturznickel wondered if parking spaces can be eliminated and buildings put in instead. Mrs. Parkhurst stated yes, after review and approval.

Commissioner Sabatine asked if the Village anticipates problems with the County abating violations on areas they own. Ms. Cahill assured the Commission that there would be an interdepartmental agreement in place to address such issues.

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 an Amendment to the Zoning Ordinance for Conservation Design. *Commissioner Patrician* moved and *Commissioner Sturznickel* seconded a motion to approve the amendment to the Zoning Ordinance to include the Conservation Design section as presented. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None. Absent: Commissioner Hoferle and Neuhalfen. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: New/Old Business

Items discussed include:

- Riverside Square.
- Ethan Allen.
- Main Street Condos property.
- Construction debris at new developments.
- Retention ponds.

AGENDA ITEM 6: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Szpekowski* 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 9:54 p.m.

Respectfully Submitted,



Kimberly Nix, Recording Secretary