

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
February 8, 2010**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioner Patrician.

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

AGENDA ITEM 2: Approval of Minutes from the January 11, 2010 Meeting.

Chairperson Auger entertained a motion to approve the January 11, 2010 minutes as presented. *Commissioner Sabatine* motioned and *Commissioner Szpekowski* 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 a PUD Amendment and Special Use Permit. **(Case No. 2010-01. Briarwood Office Center II)**
- Consideration of a Request for a PUD Amendment. **(Case No. 2010-02. Glenloch Subdivision)**

AGENDA ITEM 3: Consideration of a Request for a PUD Amendment and Special Use Permit.
Case No. 2010-01. Briarwood Office Center II

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Briarwood Office Center II was Barry Rosenbloom, Esq.; Tim Opfer, O&S Development and Jim Stuckman, O&S Development.

Mr. Rosenbloom explained that O&S Development is seeking to amend the condition of the ordinance for Briarwood Center II that requires the building on Lot 5 to be all retail use to include medical, office and retail uses. They have tried unsuccessfully to find retail tenants for this building for five (5) years. O&S Development believes that removing the retail use only restriction will allow them to find a tenant and complete the development.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Katherine Parkhurst gave a brief overview of her memorandum of February 8, 2010. Amending the condition to include medical and office uses for this building would be cohesive with the overall development because the other buildings have businesses with medical components. There is adequate parking for a medical use at this building. Village staff recommends approval of the PUD amendment. Allowing office and medical uses at this building may speed up the leasing process, therefore completing development at Briarwood Center. Also, the addition of employees in this area would create more people that would in turn generate business for restaurants at lunch time.

Commissioner Hoferle stated that he feels a medical/office use would fit in nicely in this building. He asked if medical waste would be disposed of properly, to which Mr. Opfer and Mr. Stuckman said yes.

Commissioner Neuhalphen wondered if a food operation would possibly occupy this building. Mr. Opfer and Mr. Stuckman said that they have had more medical use interests.

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 PUD Amendment and Special Use Permit for Briarwood Office Center II. *Commissioner Hoferle* moved and *Commissioner Sturznickel* seconded a motion to approve the request for a PUD Amendment and a Special Use Permit for Briarwood Office Center II, consistent with the plans submitted by the petitioner, the conditions recommended by staff, and the finding of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalphen, Sabatine, Sturznickel and Szpekowski. Nays: None. Absent: Commissioner Patrician. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Consideration of a Request for a PUD Amendment.
Case No. 2010-02. Glenloch Subdivision

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Glenloch Subdivision was Todd Bundrant, Windsor Development; Jay Cope and Chris Noon.

Mr. Bundrant gave a brief history of Glenloch Subdivision to date. The subdivision was modeled after Del Webb style living. Consultants were hired to target potential buyers at least fifty-five (55) years of age or better. All infrastructure and four (4) model homes have been completed and Glenloch is ready to open to buyers now. Windsor Development is seeking to have the age restriction lifted on the townhome units prior to opening to enable them to market to a larger population of people; however, they are confident only mature adults will live in the subdivision. They believe that lifting the age restriction will help them sell more units; this will in turn increase Village revenue. Mr. Bundrant explained the impact incurred by the school district, as approximately three (3) to five (5) students would be generated from lifting the age restriction at the subdivision; however, all units are paying school impact fees. Glenloch can amend its covenants to include stricter restrictions that would limit the demographics of the families it attracts.

COMMISSION QUESTIONS/COMMENTS

Mr. Russell Farnum gave a brief overview of his memorandum of February 4, 2010. He explained that the Fair Housing Act would be lifted if the age restriction is lifted for the townhomes which would allow children to live there. The Village would require that the Letter of Awareness be amended so that buyers know this is an adult community. In addition, amendments to the covenants would prohibit outside storage of child playsets and the like. Village staff recommends approval of the PUD amendment.

Commissioner Hoferle asked when the Compton Drive intersection will be completed. Mr. Bundrant said that it has not yet been completed due to multiple agencies having jurisdiction here, but it will be done in 2010. Commissioner Hoferle then asked if there is still a shortage of classrooms in the schools, to which Mr. Farnum said that has not been confirmed.

Commissioner Szpekowski asked if the number of each type of home (single-family, townhome, condo) and the exterior appearance of these homes previously approved would change in amending this PUD agreement, to which Mr. Bundrant replied no.

Commissioner Neuhaufen asked if the age restriction would be lifted on the townhomes only, to which Mr. Bundrant said yes. Commissioner Neuhaufen wondered if the developer would come before the Commission in the future to ask that the age restriction be lifted on the rest of the homes as well. Mr. Bundrant said no. Finally, Commissioner Neuhaufen asked if the number of units listed on the developer's original application (166) would change at all, to which Mr. Bundrant said no.

PUBLIC COMMENT

Ms. Cahill swore in Janet Brooker of Algonquin. Ms. Brooker wondered if the trails near Algonquin Lakes would connect to Glenloch. Mrs. Parkhurst showed her a map of the area and pointed out the location of the trails. Ms. Brooker then asked how the school impact fee is determined, to which Ms. Cahill explained that it is based on a formula called the Naperville Formula.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to approve the request for a PUD Amendment for Glenloch Subdivision. *Commissioner Sturznickel* moved and *Commissioner Neuhalfen* seconded a motion to approve the request for a PUD Amendment for the Glenloch Subdivision, townhome portion only, 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 Hoferle, Neuhalfen, Sabatine, Sturznickel and Szpekowski. Nays: None. Absent: Commissioner Patrician. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: New/Old Business

Items discussed include:

- Planning Commissioners Journal.
- Jurisdiction of house on Algonquin Road.
- Riverside Square.
- Oakridge Court.
- Oakridge/Harnish Subdivision.

AGENDA ITEM 6: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Szpekowski* motioned and *Commissioner Hoferle* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:21 p.m.

Respectfully Submitted,



Kimberly Nix, Recording Secretary