

VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
July 9, 2018
7:30 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum
Present: Chairperson Patrician, Commissioners Hoferle, Szpekowski, Postelnick, Laipert, and Sturznickel.

Absent: Neuhalfen

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

AGENDA ITEM 2: Approval of Minutes from the May 14, 2018 Meeting.
A motion by Commissioner Szpekowski to approve the May 14, 2018 minutes as presented was seconded by Commissioner Hoferle and a voice vote noted all ayes. The motion carried.

AGENDA ITEM 3: Public Comment
There was no one wishing to make any public comment.

AGENDA ITEM 4: Request for Rezoning, Final Plat Final PUD and Special Use Permit
Case No. 2018-09 CarMax
Petitioner: Greg Saia, Centerpoint

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mr. Farnum called roll to verify a quorum. Present: Commissioners Hoferle, Szpekowski, Postelnick, Laipert, Sturznickel and Chairperson Patrician. Absent: Neuhalfen. Farnum announced a quorum was present. Chairperson Patrician opened the public hearing and asked for petitioner comments.

PETITIONER COMMENTS

Ms. Cahill verified that proper notice of the meeting had been posted. Ms. Cahill swore in the petitioners. Representing the petitioner was Peter Bazos, Attorney, J-M Dixon and Brian Maslyk, CarMax, Greg Saia and John Thatcher, Centerpoint Solutions, Michi Schuering and Daniel Grove, Kimley Horn. Mr. Bazos gave an overview of the property CarMax is proposing to redevelop at 2401 Huntington Drive North. The site was formerly occupied by Duro-Life Manufacturing and CarMax will subdivide into three lots. The property will also be downzoned from I-1, Industrial to B-2, Business, consistent with the surrounding commercial developments along the Randall Road corridor. Mr. Maslyk gave a summary of the CarMax company, which has store locations in over 40 states. CarMax has 9 stores in the Chicago area, that function in a hub and spoke system with larger production facilities and smaller satellite branches. The dealership facility proposed in Algonquin would serve as a satellite branch and consist of an approximately 7,000 square foot building footprint on a 5.25 acre site. By comparison, CarMax's Schaumburg location has an 87,000 square foot building on 22.5 acres and the Naperville location has a 60,000 square foot building on 13 acres. Chairperson Patrician then asked for Staff Comments.

STAFF COMMENTS

Mr. Mason reviewed his staff report for the Commission. The petition is for Re-zoning the property to B-2, Business, Final Plat to subdivide the property into three parcels, Final PUD for CarMax Lot 1 and Stormwater Detention Lot 3, and Special Use Permit for motor vehicle sales and service. Lot 2 will be required to come back before the Planning and Zoning Commission and Village Board for Final PUD in the future. Access to the site will remain off Huntington Drive and McHenry County DOT has indicated it would allow a right-in / right-out off Randall Road at the south end of the property when Lot 2 develops. The majority of vehicle trips will be from Randall Road and overall traffic flow in the area will be improved as a result of McHenry County DOT's planned widening of the Randall / Huntington intersection. CarMax is willing to work with the county and deed the land necessary at the north end of the subject property for the intersection and road improvements. The building will have a brick exterior on all four sides and CarMax Lot 1 is allowed one ground sign. Staff is recommending several conditions on the dealership's operations, including lighting, noise, test drives, signage, and hours of operation. Staff recommends approval of the Re-zoning, Final Plat, Final PUD and Special Use Permit consistent with the findings of fact and the conditions listed in the July 9, 2018 Community Development staff report. Ms. Cahill read aloud the findings of fact from the July 6, 2018 Teska Associates memo.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Hoferle asked about the potential for adding landscape islands in the Sales parking lot, to which Mr. Mason stated staff is comfortable with only requiring islands in the Customer and Employee lot as landscaping, trees, birds and other wildlife can cause a nuisance directly adjacent to a dealership's sales inventory. Commissioner Hoferle suggested CarMax add more landscaping along the property's Randall Road frontage.

Commissioner Szpekowski asked for clarifications of the security gates around the Sales lot, to which Mr. Maslyk explained there will be both a 20-foot wide access gate to separate from the Customer and Employee lot, as well as a Corten guardrail around the entire perimeter of the Sales lot. Commissioner Szpekowski suggested CarMax provide a test drive route map for the Village Board to review.

Commissioner Postelnick asked about the timing of vehicle carrier deliveries, to which Mr. Maslyk stated it is typically done during business hours as a sales associate is required to be on site to receive the vehicles. Mr. Maslyk explained the service building will typically operate weekdays 7:30am-6:00pm and the sales building will likely have regular 9:00am-9:00pm hours Monday through Saturday. Commissioner Postelnick asked about lighting, to which Mr. Maslyk explained CarMax dims the parking lot fixtures by approximately 50 percent one hour after the close of business.

Commissioner Sturznickel noted the sales tax benefit of an automotive dealership to a community, to which Mr. Bazos explained CarMax doesn't have specific numbers projected for the Algonquin location at this time.

Commissioner Laipert asked about the height of the parking lot light fixtures, to which Mr. Maslyk indicated they are proposed to be 26 feet tall and LED fixtures.

Chairperson Patrician asked about light levels extending beyond the property, to which Mr. Mason explained CarMax will be required to meet village standards of downcast lights and no trespass light beyond their lot. Chairperson Patrician asked about noise from things such as blowers and air wrenches, to which Mr. Maslyk explained that CarMax keeps their service doors closed at all times, except when a vehicle is entering or exiting, and the cleaning of car interiors is done with a common ShopVac vacuum cleaner.

PUBLIC COMMENT

Chairperson Patrician called for public comments.

Rick Orbutt, 295 Winchester, expressed concern about the impact the CarMax development will have on wildlife and loss of trees on site, light pollution, and constant traffic in and out of the site. Mr. Orbutt stated it would be preferable if the site remained industrial and CarMax filled an empty storefront somewhere else in the community.

Julie Weingarz, 2200 Huntington, explained her office is located directly north of CarMax's proposed Customer and Employee parking lot and inquired about the potential for CarMax to plant new, mature trees along Huntington and expressed concern about the dealership's potential use of loud speakers.

Justin Roach, 1820 Huntington, expressed his house is directly east of the property and expressed concern about the impact the CarMax development will have on nearby residential property values and cited a realtor who explained to him his house value would depreciate by approximately 25 percent. He expressed concern about vehicle test drives using streets in residential areas and noted that birds were deemed to be a nuisance by CarMax.

Nick Tabeck, 7 Hartford, noted that the former Duro-Life manufacturing business on the property had been a very good neighbor and did not create any noise.

Glen Blum, 200 Salford, expressed concern over existing traffic congestion on Huntington Drive, the impact CarMax development would have on nature and trees on the former Duro-Life property, safety issues caused by vehicles entering and leaving the proposed CarMax business, and noise from loud speakers and the servicing of vehicles with equipment like air wrenches.

Nancy Blackman, 2062 Tunbridge, stated the location CarMax has chosen is not appropriate due to the availability of many other vacant retail stores such as the former Gander Mountain building, and expressed concern about lighting and traffic that will be generated by CarMax.

Bonnie Biondo, 2 Bedford, expressed concern about the impact to surrounding property values, lighting, and stated another location for CarMax would be preferred, such as the former Gander Mountain building or an old Dominick's.

Bob Smith, 1571 Glacier, expressed support for the proposed CarMax development and noted the former Duro-Life building has sat vacant for several years and noted the economic benefits of having the property revitalized, to which Ms. Dixon with CarMax cited that the company has not closed a location in its 25 years of being in business.

Tom Zanck, 40 Brink Street, Crystal Lake, stated that the current zoning of the property is I-1, Industrial and other alternative uses that would be allowed on the property would be more intensive than the proposed CarMax, such as a tool and die manufacturer or machine shop. He expressed support for CarMax and their proposed site plan.

Barbara Siepiora, 345 Aberdeen, expressed concern about the increase in traffic CarMax would generate and safety of students walking past the property on their way to and from Jacobs High School.

John Bridges, 3600 Lakeview, expressed concern about test drives in residential areas.

CLOSE PUBLIC COMMENT

Chairperson Patrician closed public comment.

Chairperson Patrician attempted to summarize the main concerns and issues that had been raised regarding landscaping, lighting and traffic congestion. Mr. Mason clarified that similar to all other developers, CarMax will be required to replace trees on site at a 1-to-1 ratio or pay the village's \$100 per caliper inch fee-in-lieu of tree replacement. Mr. Mason also stated CarMax is required to follow the village's standards for parking lot lighting, that all fixtures will be downcast and noted the more intense light levels proposed for the Sales lot along Randall Road will be reduced by 50 percent during non-operational hours. Mr. Mason explained that compared to other retail and commercial uses, the projected number of 200 vehicle trips generated by CarMax will be quite low and fortunately McHenry County DOT has included significant improvements to the Huntington Drive intersection as part of the Randall Road widening that will help alleviate much of the traffic congestion on Huntington and Rolls Drive that exists today.

Mr. Bazos noted that CarMax had a professional appraisal report done, which did not find any material change to neighboring property values located adjacent to several other automotive dealerships in the area, including Rosen Hyundai on Harnish Drive. He stated that CarMax is committed to producing and following a defined test drive route that meets village approval.

Commissioner Hoferle reiterated his recommendation that additional landscaping be incorporated along the perimeter of the site fronting onto both Randall Road and Huntington Drive.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for re-zoning the subject property from I-1, Industrial to B-2, Business, Final Plat, Final PUD, and Special Use Permit for motor vehicle sales and service. Commissioner Sturznickel moved and Commissioner Szpekowski seconded a motion to recommend approval of the request consistent with the findings of fact listed in the July 9, 2018 Community Development memorandum, July 6 Teska Associates memorandum, the conditions recommended by staff, and a further recommendation that additional landscaping be added on the western perimeter of the property along Randall Road.

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

AGENDA ITEM 5: New/Old Business
None

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting was seconded and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 10:15p.m.

Respectfully Submitted,

Benjamin A. Mason, AICP
Senior Planner