

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
June 12, 2006**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioner Neuhalphen

Staff Members Present: Jeff Mihelich, Assistant Village Manager; Ben Mason, Planner; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the May 8, 2006 meeting

Chairperson Auger entertained a motion to approve the May 8, 2006 minutes. Commissioner Sturznickel moved and Commissioner Sabatine 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 Final Plat of Subdivision.
Case No. 2006-09. Great Escape

AGENDA ITEM 3: Consideration of a Request for Final PUD and Final Plat of Subdivision.
Case No. 2006-09. Great Escape

ESTABLISH QUORUM

Ms. Witte called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski.

PETITIONER COMMENTS

Ms. Linda Kost, of Centerville Properties, gave a brief overview of the requested petition for Final Plat of Subdivision. The revised plat combines four lots into one larger lot in the second phase of Grandview Commons. Her associates, Mr. Don Manning, of Universal Pool Company, and Mr. John Swierk, of Direct Design Ltd. were present to explain the design and merchandising objectives. The unique architectural design compliments the nearby Ashley Furniture store. The independently-owned retailer offers an array of brand name products and services for home recreation and leisure. Only full-time professional sales consultants are employed to better assist the consumer.

STAFF AND COMMISSION COMMENTS

Mr. Mason gave a brief background and explanation of his memorandum dated June 9, 2006. He stated that cross-access would be available throughout Grandview Commons to offer a sufficient amount of parking. He noted that the one skylight proposed for the building is sufficient for the plan given the

surrounding context. Staff recommends approval of the Final Plat of Subdivision and Final PUD for the Great Escape consistent with the findings of fact and the conditions noted in his memorandum.

Commissioner Hoferle asked for a further explanation of materials. He asked what the distance was between the neighboring townhomes and the proposed building, to which Mr. Mason answered that it was approximately 160 feet. A table was presented to the Commission, which showed the adjustments made to the required setbacks according to a building's height. Mr. Mihelich stated that the proposed project's setback was sufficient.

Commissioners Szpekowski and Sosine inquired about the design of the side and rear of the building. Mr. Mihelich explained that due to the distance from the townhomes, and the 6 foot tall berm and landscape, only the top of the buildings will be seen.

Chairperson Auger asked where the mechanical equipment will be located, to which the petitioner answered that the equipment will be located on the roof and sufficiently screened from view. She asked what the hours of business will be, to which the petitioner answered that the store will be open ten o'clock a.m. to eight o'clock p.m. throughout the week, ten to six o'clock p.m. on Saturday, and eleven to five o'clock p.m. on Sunday.

Commissioner Sosine asked where the trash container will be located, to which the petitioner stated that it will be in the back near the truck dock.

COMMISSION MOTION ON PETITION

Commissioner Hoferle moved and *Commissioner Sturznickel* seconded a motion to recommend approval of the request for Final Plat of Subdivision and Final PUD for the Great Escape, consistent with the plans submitted by the developer and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners: Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 4: Old Business/New Business:

There was a general discussion on the following items:

- The new mixed-use corporate campus began construction.
- Future items to be brought to the Planning and Zoning Commission will include The Room Place and the Brunswick Zone.
- The importance of regional water conservation.
- Cornish Park will not be completed by Founder's Day.
- "Sandwich Board" advertising is prohibited in the Village boundaries.
- Visible addresses are required on every building in Algonquin.

AGENDA ITEM 5: Adjournment

Commissioner Hoferle moved 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 8:15 p.m.

Sue Witte

Respectfully Submitted,
Susan Witte, Recording Secretary