

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
William J. Ganek Municipal Center-Board Room  
December 10, 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 and Ben Mason, Senior Planner

***AGENDA ITEM 2:*** Approval of Minutes from the November 12, 2018 Meeting.

A motion by Commissioner Sturznickel to approve the November 12, 2018 minutes as presented was seconded by Commissioner Szpekowski 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 an Amended Final PUD, Plat of Resubdivision, Special Use Permit  
**Case No. 2018-16 Light of Christ Church**

Petitioner: Pastor Kendall Koenig, Petitioner

**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**

Chairperson Patrician verified that proper notice of the meeting had been posted. Chairperson Patrician swore in the petitioners, Pastor Kendall Koenig, and representatives David Skiffington, Architect, and Keith Sharlog, member of the Light of Christ construction committee.

Skiffington and Sharlog explained the changes to the request from the original approval in 2012. Light of Christ was requesting to downsize the church and change the location of the building to the other side of the property. The 2012 request included a sanctuary for 540 people, in a 2-story building with 320 parking spaces. The new proposal would have a maximum buildout of 450 persons in a single story building, with 213 parking spaces.

Chairperson Patrician then asked for Staff Comments.

## **STAFF COMMENTS**

Mason reviewed his staff report for the Commission. The Church was approved through an annexation agreement, annexation, and PUD, and Mason provided an overview of the changes and enhancements. With concerns about backups during peak times on Creeks Crossing Drive, Staff recommended that the Church stripe a dedicated westbound left turn lane at Sleepy Hollow. Mason outlined the other recommended conditions in the draft Finding of Fact.

## **COMMISSION QUESTIONS/COMMENTS**

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

Commissioner Hoferle noted the Church was moving closer to the homes, and asked for the spacing to the nearest home. Skiffington noted the Church building was over 180 feet to the nearest property line. Hoferle asked what the Church would use all of the open space for. Skiffington replied it would just be open lawn.

Commissioner Szpekowski noted it seemed like most of the building was Dry-Vit (Exterior Insulated Finishing System). Mason noted there was a lot but the building was large and not on Randall Road so wasn't required to be all brick. Szpekowski asked about the condition of the abandoned farmstead and it was clarified those buildings were not on the Church property.

Commissioner Postelnick asked about the change in access locations and how that impacted traffic. Postelnick noted concerns about traffic congestion, especially at the intersection of Creeks Crossing Drive and Sleepy Hollow. Pastor Koenig noted that their traffic was not extreme with the worst time being when everyone left Church services. They currently only had 140-200 parishioners. They had 90 students in day care which was split between Monday-Wednesday-Friday and Tuesday-Thursday groups. The students were dropped off between 8:45 and 9:15, and picked up at 11:30, and the Church was willing to move those times around if it caused traffic conflicts with Westfield School.

Commissioner Laipert asked if the Church was planning on have a monument sign, and the answer was yes, at the southwest corner of the property.

Chair Patrician asked about landscaping and noted there should be more along the existing homes at the northeast corner of the site.

After some Commissioner questions, Village Attorney Kelly Cahill noted that the property was zoned for a church since 2012 and the Church was requesting approval of a revised plan with less intense use than originally approved.

## **PUBLIC COMMENT**

Chairperson Patrician called for public comments.

Chad Ruter, 1620 Creeks Crossing Drive, said his property values would be diminished and there would be too much traffic from the Church using Creeks Crossing Drive.

Araceli Enriquez 1621 Creeks Crossing Drive asked if the Church was going to provide fencing between her home and their property, as there was none shown on the plan. Enriquez noted children play in her neighborhood and there was a concern for traffic safety.

Ciera Baumgartner 1580 Westbourne Parkway expressed concerns about trying to turn left on Sleepy Hollow from Creeks Crossing Drive, and all the cars speeding through her neighborhood. Baumgartner noted there are toys scattered all of the Light of Christ's current facility and asked if they would keep their new site more tidy.

Joseph Luczak 1690 Creeks Crossing Drive noted the only entrance to the site was on Creeks Crossing and though the Church should put their own driveway in to Sleepy Hollow. He was concerned about the noise and noted it would be an eyesore and they needed more trees.

Kerry Corrigan 1690 Creeks Crossing Drive noted the same concerns and what would happen to traffic if there were 100 cars at a funeral, and noted concerns about all the kids that would be there on weekends.

John Reno 1630 Creeks Crossing Drive noted Creeks Crossing was a traffic nightmare today and it needed to be figured out now before a Church was built.

Phil Barrish 1531 Westbourne Parkway showed a diagram of cars and stacking with 87 vehicles lined up bumper to bumper in every direction and noted it would be traffic nightmare with a Church there.

Merrilee Dirickson 1700 Creeks Crossing Drive noted there would be traffic and safety concerns with 47 children at the day care and it would exponentially increase traffic and there is no crossing guard at Creeks Crossing Drive and Sleepy Hollow.

Jennifer Nance 1631 Creeks Crossing Drive expressed concerns about the current state of the property with the weeds, the porta-potty that did not get removed since their ground breaking, and the main entrance traffic. Nance noted her kids play on that property and she was concerned there it not be safe to play there after the church was built.

Inessa Persekian 1581 Creeks Crossing Drive noted she has three kids and expressed concerns about the retention pond in her back yard. She was very concerned about mothers dashing off to drop their children at day care with a coffee cup in one hand and putting their makeup on with the other hand.

The Church's engineer Mark Richards of Webster, McGrath & Ahlberg, Ltd. explained the retention and storm water drainage system.

Robert Kostelny 1591 Creeks Crossing Drive noted the neighbors have \$21.2 Million invested in their homes and wanted to know if there were independent appraisals addressing the property value impact of the Church upon each home, which allowed the Finding of Fact to state that there was no impact upon property values. Mason explained the Finding of Fact.

Jim Pawlak 1571 Creeks Crossing Drive noted he had storm water issues from the property runoff today and asked how development of the Church would fix those issues. The Church's engineer explained more of how the storm water drainage would be controlled to lessen the impact on the neighboring properties.

Mark Hippler (no address given) wanted to know why the Church couldn't work with Kane County to lift the access restrictions on Longmeadow so the access could be to Longmeadow. He did not think the access should be on Creeks Crossing Drive.

Richard Wille 1660 Creeks Crossing Drive noted Sedgewood Trail should be a full intersection with the Church driveway then they would not need access to Creeks Crossing Drive.

Hadra Kahn 1690 Creeks Crossing Drive noted they weren't told there would be a Church in their back yard. They lived near Jacobs High School for 13 years and moved out to Creeks Crossing to be away from traffic.

### **CLOSE PUBLIC COMMENT**

Being no more parties interested in speaking, Chair Patrician closed public comment.

Kelly Cahill explained again that this was a PUD amendment requesting less intense use than originally approved, and the Planning and Zoning Commission could not deny the use and layout that was originally approved, but could add conditions to the proposed changes that would help address the neighborhood concerns.

Chair Patrician restated concerns about the Sleepy Hollow traffic and noted he was familiar with how that intersection backed up. He noted that a revised traffic study was needed because of the change in access, but wondered who would review the study. Commissioners discussed considering the Church making a one-way flow entering from Creeks Crossing and exiting onto Longmeadow or Richmond Lane.

Mason noted an updated traffic study was not necessary since the request was less intense than was originally approved. Mason noted if the PZC wished to require that, it could be made a condition to fulfill prior to review by the Committee of the Whole. The study would be reviewed by Staff and the Village Engineer.

### **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion on the request for Final PUD Amendment, Final Plat of Resubdivision, and Special Use Permit for the Light of Christ Church. Commissioner Laipert made a motion to approve the request for Final PUD Amendment, Final Plat of Resubdivision, and Special Use Permit for the Light of Christ Church and related activities, consistent with the development plans submitted by the petitioner, the findings of fact listed in the December 10, 2018 Community Development memorandum, the conditions recommended by staff, and an additional recommendation that consideration be given to restricting access from Creeks Crossing Drive to one-way entrance only into the church property. Motion was seconded by Commissioner Sturznickel.

The Roll Call noted the following: Ayes: Commissioners Laipert, Szpekowski, Postelnick, Sturznickel, and Hoferle. Nays: Chairperson Patrician. Absent: Neuhalfen. Motion carried 5-1.

**AGENDA ITEM 5:** Request for an Amended Final PUD

**Case No. 2018-17 Sky Stream Car Wash, 1520 E. Algonquin Road**

Petitioner: Kris Atanasov, property owner

**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 and swore in the petitioner, Kris Atanasov, owner of Sky Stream Car Wash at 1520 East Algonquin Road. The petitioner purchased the property to reinvest in the car wash and make it more modern. Outdoor dryers were installed, attached to the exterior of the building, to provide a fully-automated car wash option for customers. Due to the dryers being considered within the category of mechanical equipment, village code requires the units be screened and the petitioner is proposing both the addition of landscaping and a sound wall as a buffer to neighboring commercial properties.

Chairperson Patrician then asked for Staff Comments.

**STAFF COMMENTS**

Mr. Mason reviewed his staff report for the Commission. The property is zoned B-2, Business and received Final PUD approval for the car wash back in 1995. Staff supports the request for the outdoor dryers, per the conditions listed in the staff memo, that a sound wall be constructed to match the appearance of the building and evergreen arborvitae be added at the southeast corner of the site.

**COMMISSION QUESTIONS/COMMENTS**

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

Commissioner Sturznickel asked whether the business is open 24 hours, to which the petitioner responded yes it is.

Commissioner Szpekowski asked for confirmation where the existing Starbucks drive-up window is located, to which Mr. Mason stated approximately 60 feet south of the car wash building.

Chairperson Patrician suggested the screening wall be designed with some curvature to enhance the appearance of its design.

**PUBLIC COMMENT**

Chairperson Patrician called for public comments. There was no one wishing to make any public comment.

## **CLOSE PUBLIC COMMENT**

### **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for an Amended Final PUD to allow the addition of the outdoor dryers associated with the car wash operations at 1520 E. Algonquin Road. Commissioner Postelnick moved and Commissioner Hoferle seconded a motion to recommend approval of the request consistent with the petition submitted by the petitioner, the findings of fact listed in the December 10, 2018 Community Development memorandum and the conditions recommended by staff.

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

### ***AGENDA ITEM 6:*** New/Old Business

None.

### ***AGENDA ITEM 7:*** 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 10:05p.m.

Respectfully Submitted,

Benjamin A. Mason, AICP  
Senior Planner