

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
July 12, 2010**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Neuhalfen and Patrician.

Staff Members Present: Russell Farnum, Community Development Director and Ben Mason, Senior Planner.

AGENDA ITEM 2: Approval of Minutes from the March 8, 2010 Meeting.

Chairperson Auger entertained a motion to approve the March 8, 2010 minutes as presented. *Commissioner Sturznickel* motioned and *Commissioner Hoferle* 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 item would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for Annexation, Zoning Upon Annexation to B-2 PUD, Final Plat, Preliminary and Final PUD and Special Use Permit. **(Case No. 2010-03. Huntley Fire Station #4)**

AGENDA ITEM 3: Consideration of a Request for Annexation, Zoning Upon Annexation to B-2 PUD, Final Plat, Preliminary and Final PUD and Special Use Permit.

Case No. 2010-03. Huntley Fire Station #4

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Huntley Fire Protection District was Kenneth Caudle, Deputy Fire Chief and Joseph Vavrina, SEC Group, Inc.

Mr. Caudle gave an overview of the property. He explained that the Huntley Fire Protection District performed a location study five years ago to determine the need for new stations to

improve service within its jurisdiction. One area that was identified as a desirable location for a new fire station was the eastern side of the district, near Square Barn Road. Approximately one year ago, the Fire District purchased 1.75 acres of land from the Christ United Methodist Church and began preparing a site layout and engineering.

Mr. Vavrina explained that the site will be accessed through the Square Barn Retail Center, through a frontage road that will be extended west along the Fire District's northern lot line to the main entrance. The frontage road will provide a connection to a full access at Square Barn Road and a right-in/right-out at W. Algonquin Road. The Fire District is coordinating with the McHenry County Division of Transportation to convert the right-in/right-out entrance on Algonquin Road to provide emergency westbound access via an angled cut-in to the median. The access modifications will involve the installation of a hybrid beacon similar to a traffic signal that will use flashing red and yellow lights to inform motorists an emergency vehicle is exiting onto Algonquin Road. The Fire District is also exploring options for installing grass pavers in the median. A stormwater detention basin will be located on the west side of the property and include a lift station that will pump stormwater up toward a drainage swale along Algonquin Road. A sidewalk connection will be made to the Square Barn Retail Center and additional trees and shrubs will be planted along the southern lot line to enhance the existing landscape berm.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Mason gave a brief overview of his memorandum of July 12, 2010. The property is currently unincorporated and the petition involves annexation and zoning upon annexation to B-2 PUD. It was clarified that the Christ United Methodist Church will remain unincorporated and does not have any plans to request annexation in the immediate future. The fire station building will feature a complete masonry façade of brick and stone and the building's roof will be fully-pitched to screen rooftop-mounted mechanical equipment. The building will include a meeting room and a shared parking agreement with an adjacent property will be required should the Fire District be interested in renting out its meeting room to area groups or organizations.

Mr. Mason explained that a 'No Outlet' sign shall be installed facing west toward the Square Barn Retail Center until full build-out of the frontage road system at some future date ultimately provides an internal connection from Square Barn Road to Wentworth Drive. The emergency access at Algonquin Road shall convert back to the original right-in/right-out arrangement and the landscape median shall be restored to natural plantings at the time when either a connection is made via the future internal frontage road to the existing full access point to the west or when the Fire District parcel ceases to be used for a fire station, whichever condition occurs first. Finally, the Fire District will be required to submit revised engineering plans prior to the petition being considered by the Committee of the Whole.

Commissioner Hoferle noted the building design is attractive and asked whether the building's meeting room will be open to use by non-profit groups, to which Mr. Caudle indicated the Fire District does intend to make their meeting space available to outside organizations. Commissioner Hoferle also asked how far east the Fire District boundaries extend, to which Mr. Caudle explained their service area extends east to Fairway View Drive.

Commissioner Szpekowski asked whether any safety measures would be taken by emergency vehicles departing through the Square Barn Retail Center. Mr. Caudle stated that Fire District personnel exhibit significant caution when heading out on a response call and do not exceed 10 miles per hour when driving on a frontage road such as the one in the Square Barn Retail Center. Commissioner Szpekowski then asked about noise from truck sirens. Mr. Caudle explained pre-emptive beacons installed at signalized intersections greatly reduce the need to use a siren, and he clarified that sirens will not be used overnight and will only be employed if conditions warrant them to be necessary, such as at peak traffic hours.

Commissioner Sturznickel asked whether the modified emergency access on Algonquin Road would be utilized by emergency vehicles returning from a response call. Mr. Caudle clarified that the median curb-cut will be designed to provide one-way outbound access only.

Commissioner Szpekowski noted that the Fire District is pursuing LEED energy certification for their building and asked what types of energy-saving features will be incorporated into the building. Mr. Caudle listed several of the features, including motion-sensor indoor lighting, high efficiency heating and cooling systems, and the use of local building materials.

Commissioner Sturznickel asked about the timetable for construction. Mr. Caudle indicated the Fire District is aiming for a September 11th groundbreaking to coincide with the Fire District's annual ceremony commemorating the significance of that date for emergency response personnel. He also mentioned a steel beam from the World Trade Center's Tower 2 will be placed on permanent display inside the fire station lobby once the building is completed.

PUBLIC COMMENT

Ms. Cahill swore in Joseph Wojcik, 4330 Whitehall Lane. Mr. Wojcik explained he is the President of the Manchester Lakes Homeowners Association and stated that the Fire District met with his association's members earlier in the year to share the preliminary plans and site layout. He mentioned there is an agreement in place that allows the stormwater runoff from the Square Barn Retail Center to tie-in to the Manchester Lakes detention ponds, however the Fire District does not have such an agreement. He explained that capacity constraints downstream from Manchester Lakes has created back-up situations in the subdivision's detention ponds and is concerned that the Fire District stormwater run-off could contribute to the current problems if not designed and installed properly. He asked that the homeowners association be brought into conversations between Village Staff and the Fire District, to which Mr. Mason responded the petitioner's engineer will be required to resubmit plans to address the Village's outstanding questions regarding stormwater detention and utility layout and he noted that Staff will keep in communication with the homeowners association to share any updates and address concerns.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Auger entertained a motion to approve the request for Annexation, Zoning Upon Annexation to B-2 PUD, Final Plat, Preliminary and Final PUD and Special Use Permit. *Commissioner Hoferle* moved and *Commissioner Szpekowski* seconded a motion to approve the

request for Annexation, Zoning Upon Annexation to B-2 PUD, Final Plat, Preliminary and Final PUD and Special Use Permit consistent with the plans submitted by the petitioner, the findings of fact listed in the July 7, 2010 Teska Associates memorandum, the conditions recommended by staff and clarification that the development's stormwater management plan shall be acceptable to all relevant parties. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Sabatine, Sturznickel and Szpekowski. Nays: None. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: New/Old Business

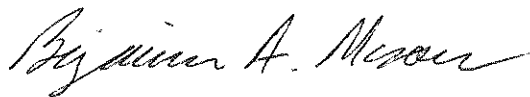
Items discussed include:

- Riverside Square court proceedings.
- Hanson Road re-construction.
- August 2, 2010 next Planning and Zoning Commission meeting.

AGENDA ITEM 5: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Sturznickel* 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 8:20 p.m.

Respectfully Submitted,



Benjamin A. Mason, Senior Planner