

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
May 13, 2019**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Community Development Director Russ Farnum called the meeting to order at 7:30 pm.

Farnum called the roll, Commissioners present were: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent were Patrician and Neuhalfen.

Staff Members present were: Russ Farnum, Community Development Director and Ben Mason, Senior Planner

Noting that neither Chair Patrician nor Vice-Chair Neuhalfen were present, Farnum asked for a motion to appoint an Acting Chair. Commissioner Sturznickel made a motion to appoint Commissioner Hoferle Acting Chair. Motion was seconded by Commissioner Szpekowski and passed by voice vote, with no nays.

AGENDA ITEM 2: Approval of Minutes from the April 8, 2019 Meeting.

Acting Chair Hoferle asked for a motion on the minutes of the April 8, 2019 meeting. Commissioner Laipert made a motion, seconded by Szpekowski, to approve the minutes. Motion passed by voice vote, with no nays.

AGENDA ITEM 3: Public Comment

Acting Chair Hoferle called for any public comment, being none, Hoferle closed public comment.

AGENDA ITEM 4: Request for Amended Final Planned Unit Development

Case No. 2019-07 OrthoIllinois Algonquin, 650 South Randall Road

Petitioner: Matthew Watson

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Acting Chair Hoferle opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent: Patrician and Neuhalfen. A quorum was declared.

PETITIONER COMMENTS

Acting Chair Hoferle asked the petitioners to step up and be sworn in. Village Attorney Cahill swore in the petitioners and verified proper legal notice. Petitioner Matthew Watson from OrthoIllinois presented their request. They have continued growth and need to expand the parking lot, and they get a lot of customer complaints about pulling into the wrong parking lot, so they are asking for a larger, clearer sign on the Sherman Road frontage.

STAFF COMMENTS

There being no Commission questions of the petitioner, Acting Chair Hoferle asked Senior Planner Mason for his staff report. Mason gave an overview of the request and noted that OrthoIllinois was

proposing 59 stall expansion of the parking lot and a new sign. Obviously the sign is not a factor in their growth but an inconvenience to their customers, but recently Advocate was granted a larger sign on Sherman and Bunker Hill entrances and Staff recommended approval of a larger sign consistent with the Advocate sign.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Szpekowski asked what was to the south of the new lot, as it would be quite a hill, and if more landscaping be needed. Nick Arps, project engineer for OrthoIllinois explained the remaining slope would be four to one maximum and outlined the landscape plan.

Laipert asked if the sign would be illuminated, the answer is yes.

Acting Chair Hoferle asked about the extent of landscaping islands in the existing parking lot, he didn't feel there was sufficient landscaping in the expansion. Arps showed and explained the landscaping islands.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments. There being none, Hoferle closed the public hearing and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Postelnick made a motion to approve the request by OrthoIllinois Algonquin at 650 South Randall Road, for Final PUD Amendment for the proposed parking lot expansion and Sherman Road ground sign, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 13, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Sturznickel. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 5: Request for Special Use Permit
Case No. 2019-08 **24 Hour Fitness, 1621 South Randall Road**
Petitioner: John McLinden

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Acting Chair Hoferle opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent: Patrician and Neuhalfen. A quorum was declared.

PETITIONER COMMENTS

Acting Chair Hoferle asked the petitioners to step up and be sworn in. Village Attorney Cahill swore in the petitioners and verified proper legal notice. John McLinden of Hubbard Street Group and Jason Preston of JLL outlined that 24 Hour Fitness wanted to move into the Dania building, which has been vacant for 4 or more years. 24 Hour Fitness has 420 locations and 4 million members nationwide. The building is perfect as it has an open floor plan and part of the improvements include repaving the lot and repainting the trim on the building. The interior will have major work including the addition of a 4-lane lap pool. If approved, the facility would hopefully be open in the first quarter of 2020.

STAFF COMMENTS

Acting Chair Hoferle asked Mason for the staff report. Mason outlined the request and draft findings of fact, and Staff recommended approval with conditions, including that the signs had to meet the sign requirements of the Galleria approved in 2005.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Laipert noted a concern about overnight users and noise, and asked if their activities were 24 hours also. McLinden noted that the facility was open for individuals and the front desk was manned 24 hours a day, but there are no classes or group events after the evening. Of the typical 1000 users per day, under 5% use the facility in the overnight hours (25-30 people).

Postelnick asked about the market for fitness centers. McLinden noted there is a growing market and 24 Hour Fitness doesn't move into an area without doing extensive market studies first to make sure they will be successful.

Szpekowski was happy to see the building put to use but concerned about painting it. McLinden noted they were just re-painting the existing painted trim the same color.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments.

Peggy Roberts of 12 Arbordale Lane spoke about a fence between the Willoughby Country Homes and the Bowlero, where pedestrians cut through the Country Homes open space which is private property. McLinden noted the pond between the Dania building and the Willoughby Country Homes was owned by the Galleria Owners Association so 24 Hour Fitness could not put a fence on that property.

There being no one else to speak, Acting Chair Hoferle closed the public comment and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Sturznickel made a motion to approve the request by 24 Hour Fitness for a Special Use Permit at 1621 South Randall Road, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 13, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Szpekowski. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 6: Request for Special Use Permit

Case No. 2019-09 **Proactive Adult Day Care, 1198 East Algonquin Road**

Petitioner: Jhoana LaRosa

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Acting Chair Hoferle opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent: Patrician and Neuhalfen. A quorum was declared.

PETITIONER COMMENTS

Acting Chair Hoferle asked the petitioners to step up and be sworn in. Village Attorney Cahill swore in the petitioners and verified proper legal notice. Jhoana LaRosa presented her request. She, her mother, and other partner were all nurses. They noticed there were no adult day services available in Algonquin, Lake in the Hills or Crystal Lake, where you could take an elderly or special needs adult for the day. They would be open from 7:30 am to 5:30 pm and could offer transportation. Meals would be catered, no kitchen would be needed, and the clients don't drive, so other than pickup and drop off, there is no parking concern.

STAFF COMMENTS

Senior Planner Mason presented the staff report. The site is ideal for this relatively nondescript use. Staff recommended approval of the request and the Findings of Fact subject to a few conditions.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Commissioner Laipert asked if they handed out medicines. LaRosa noted all medicines would be kept locked, and all three staff were nurses that could administer medication.

Commissioner Sturznickel asked if they handled patients with dementia, and if they had security to keep them from leaving. LaRosa noted yes, that is handled with a locking door and alarms.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments. There being none, Hoferle closed the public hearing and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Postelnick made a motion to approve the request by Proactive Adult Day Care for a Special Use Permit at 1198 East Algonquin Road, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 13, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Laipert. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 7: Request for Final Planned Unit Development

Case No. 2019-06 **Spectrum Senior Living, 2595 Harnish Drive**

Petitioner: Mike Longfellow

PETITIONER COMMENTS

Acting Chair Hoferle announced Item 7 Spectrum Senior Living, and asked the petitioners to step forward. Mike Longfellow of Spectrum, David Shaw, Attorney, Steve Cross, Engineer, Larry Jurjeck, Landscape Architect, and Lynn Means of Gehwalt Hamilton.

Mike Longfellow introduced himself as the Senior VP of Spectrum Senior Living and noted he knows their project has been a long time coming. They have a new national model rolling out and Algonquin is the first of its kind of this product. He noted he has read the staff report and agrees with the conditions and changes.

STAFF COMMENTS

Mason outlined the staff report and noted the changes from the Preliminary approvals. Mason noted the recommendation of Staff was approval with conditions outlined in the staff report.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Laipert asked about guest parking. Longfellow noted the parking adjacent to Harnish Drive in the front of the building was all guest parking. Sturznickel asked if everyone had to go through that main front entry. Longfellow replied no, they had other staff and resident entrances, but they would all be locked.

Hoferle asked why the reduction in setbacks on the north and west boundaries. Mason replied it was due to changes in the parking layout and garage locations. While the parking would be closer to the lot line, the garages were moved away from neighboring properties. Cross replied that they also rearranged the street location due to soils and moved the sidewalk, and adjusted the building location.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments. There being none, Hoferle asked for a motion on the request.

COMMISSION MOTION ON PETITION

Commissioner Szpekowski made a motion to approve the request by Spectrum Senior Living for Final PUD on Lot 1 of Spectrum Algonquin Subdivision, consistent with the plans submitted by the petitioner and with the conditions recommended by Staff. Seconded by Commissioner Postelnick. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 8: New/Old Business

Szpekowski asked what all the grading and tree removal was on Sleepy Hollow Road, it appeared as though someone was going to start building houses. Farnum responded that was a Public Works watershed restoration project in Creeks Crossing.

AGENDA ITEM 9: Adjournment

A motion to adjourn the meeting was made by Sturznickel, seconded by Laipert, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 9:15p.m.

Respectfully Submitted,

Russell W. Farnum, AICP
Community Development Director