

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
September 13, 2010**

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

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

Absent: Commissioner Hoferle.

Staff Members Present: Russell Farnum, Community Development Director; Katherine Parkhurst, Senior Planner; Kelly Cahill, Village Attorney; and Kimberly Nix, Recording Secretary.

**AGENDA ITEM 2:** Approval of Minutes from the August 2, 2010 Meeting.

Chairperson Auger entertained a motion to approve the August 2, 2010 minutes as presented. *Commissioner Szpekowski* motioned and *Commissioner Patrician* 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 Special Use Permit. **(Case No. 2010-06. Primrose School)**

**AGENDA ITEM 3:** Consideration of a Request for Final PUD and Special Use Permit.  
**Case No. 2010-06. Primrose School**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Primrose School was Mark Pavey, Architect; Heidi Voirol, Civil Engineer and Laura Daniels, Primrose School.

Mr. Pavey gave a brief overview of the proposed development. Primrose School will be located within Briarwood Center. The architecture of the building will be consistent with the existing

buildings in the development. Primrose School is established for children ages six (6) weeks to twelve (12) years old.

#### **STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mrs. Katherine Parkhurst gave a brief overview of her memorandum of September 13, 2010. Primrose School will be developed on the last vacant lot in Briarwood Center, and will therefore complete this development. The building will have a unique wall sign, as it will be circular. The building will blend with the existing buildings in this development. There will be a six (6) foot wrought iron fence surrounding the playground area, with landscaping outside the fencing. Staff recommends approval of Primrose School.

*Commissioner Szpekowski* stated that the building is nice and thinks the school will be a good addition to the Village.

*Chairperson Auger* thought the school has picked a good location to build.

*Commissioner Patrician* asked if staff thought the cupola was too brightly colored and wondered if it would truly blend with the existing buildings. Mrs. Parkhurst said staff is comfortable with the aesthetics of the cupola as presented in the plans. Commissioner Patrician then asked if Primrose's curriculum will blend in with District 300 schools, to which Mrs. Daniels said yes. She explained that she will communicate with principals to establish a relationship between District 300 schools and Primrose School.

*Commissioner Sturznickel* asked if security cameras will be utilized in the building, to which Mrs. Daniels said no. Commissioner Sturznickel wondered if there will be interior walls within the building. Mrs. Daniels stated there will be eleven (11) enclosed classrooms. Commissioner Sturznickel then asked if the cupola was a standard on all Primrose Schools, to which Mr. Pavey said yes.

#### **PUBLIC COMMENT**

There was no one wishing to make any comments.

#### **CLOSE PUBLIC COMMENT**

#### **COMMISSION MOTION ON PETITION**

Chairperson Auger entertained a motion to approve the request for Final PUD and Special Use Permit for Primrose School. *Commissioner Sturznickel* moved and *Commissioner Sabatine* seconded a motion to approve the request for Final PUD and Special Use Permit for Primrose School, consistent with the plans submitted by the petitioner, the conditions recommended by staff, and the finding of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Neuhaufen, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None. Absent: Commissioner Hoferle. Motioned carried.

#### **CLOSE PUBLIC HEARING**

**AGENDA ITEM 4:** New/Old Business

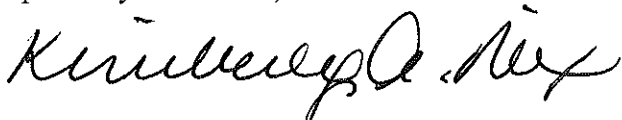
Items discussed include:

- Walmart parking lot signage
- Ratt Creek Stabilization
- Village Board approved development projects

**AGENDA ITEM 5:** Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Szpekowski* 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 7:56 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kimberly Nix". The signature is fluid and cursive, with the first name "Kimberly" written in a larger, more prominent script than the last name "Nix".

Kimberly Nix, Recording Secretary