

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
October 11, 2010**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: None.

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

AGENDA ITEM 2: Approval of Minutes from the September 13, 2010 Meeting.

Chairperson Auger entertained a motion to approve the September 13, 2010 minutes as presented. *Commissioner Szpekowski* motioned 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 Special Use Permit. **(Case No. 2010-07. Rosen Hyundai)**

AGENDA ITEM 3: Consideration of a Request for Final PUD and Special Use Permit.
Case No. 2010-07. Rosen Hyundai

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Nix called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel and Szpekowski. Absent: None.

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Rosen Hyundai was Steve Bloomberg, Attorney.

Mr. Bloomberg gave a brief overview of the proposed development. He explained that Hyundai is introducing a new line of higher end cars called Equus and is requiring these cars to be shown in a separate showroom area. Hyundai is proposing to temporarily use the space in the existing multi-tenant building at the development to allow them to launch the Equus line at this dealership. When the economy improves, Hyundai will construct a separate building; Hyundai

anticipates this building to be completed within two (2) years. The temporary building site will only be used for displaying cars.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Russ Farnum gave a brief overview of his memorandum of October 7, 2010. He explained that the temporary dealership display will be located next to the dental office in the multi-tenant building. He emphasized that no vehicles will be serviced in this space. The building already exists, so there will be no architectural changes; the landscaping is also already planted. The signage will consist of two (2) wall signs.

Commissioner Hoferle thought this is a good use of the existing vacant site. He expressed concerns with the lighting, as car dealerships are often known for having bright lighting. Commissioner Hoferle wondered where inventory cars will be parked with the addition of more cars from the Equus line. Mr. Bloomberg stated that Hyundai does not expect much more traffic than it currently has and that the parking spaces will be sufficient.

Commissioner Szpekowski asked if the amount of signage is fair at this site, being that the dental office also occupies space there. Mr. Farnum explained that signage is determined by the square footage of a store front; therefore, it will be fair.

Commissioner Neuhaufen asked where maintenance will be performed on the Equus cars, to which Mr. Bloomberg stated in the existing Rosen service building.

Chairperson Auger wondered if the walls of the proposed space will need to be higher due to emissions from the cars stored there. Mr. Bloomberg explained that no structural changes will need to be done, as the cars will not be run inside the building. There will also be a carbon monoxide detector in this showroom.

Commissioner Sabatine asked if there will be any foreseen parking problems for the dental office, to which Mr. Bloomberg said no.

Commissioner Patrician expressed his concerns with the logistics of the showroom use in this building for future tenants; he said he is concerned with future retail not doing well being located next to the dealerships. Mr. Bloomberg explained that the property owners will find a tenant whose business complements the dealerships. Commissioner Patrician asked if there will be restrictions on when the dealership can move cars around in the showroom being that the dental office will have patients in its building during hours of operation. Mr. Farnum explained that building codes ensure that the ventilation system is up to code. Commissioner Patrician said he is concerned with the safety of the patients in the dental office next door if cars are being moved; he does not want to see any accidents occur. Mr. Bloomberg stated that he believes cars are typically moved around in early morning or later evening hours. Finally, Commissioner Patrician asked what the timeframe is on this temporary use, to which Mr. Bloomberg said roughly two (2) to two and a half years.

Commissioner Sturznickel pointed out that a representative from the dental office was not present at the meeting, so she must not be too concerned. Mr. Farnum added that proper notice had been posted.

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 Rosen Hyundai. *Commissioner Hoferle* moved and *Commissioner Szpekowski* seconded a motion to approve the request for Final PUD and Special Use Permit for SSR, LLC/Rosen Hyundai, 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 Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: New/Old Business

Items discussed include:

- Posted meeting signs
- Public Arts program and open house
- Riverside Square

AGENDA ITEM 5: Adjournment

Chairperson Auger entertained a motion to adjourn the meeting. *Commissioner Sturznickel* motioned and *Commissioner Szpekowski* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:07 p.m.

Respectfully Submitted,



Kimberly Nix, Recording Secretary