

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
November 8, 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 October 11, 2010 Meeting.

Chairperson Auger entertained a motion to approve the October 11, 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 items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for an amendment to a Preliminary and Final PUD.
(Case No. 2010-08. Inland Commercial Property Management (Gordman's))

AGENDA ITEM 3: Consideration of a Request for an amendment to a Preliminary and Final PUD.

Case No. 2010-08. Inland Commercial Property Management (Gordman's)

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 petitioners and verified that proper notice of the meeting had been posted. Representing Inland Commercial Property Management was Fred Heichman, Inland; Charlie Cimerelli, Inland; Enrique Castel, Inland; Dean Lev, Inland and Jim Pratt, Inland.

Mr. Heichman gave a brief overview of Inland Commercial Property Management.

Mr. Cimerelli explained that Gordman's will bring additional foot traffic to the Algonquin Commons, as shoppers will be brought to the interior of the Commons area due to the proposed front of the store facing this direction. Shrubbery will screen the loading dock and trash enclosure in the rear of the building, facing Randall Road.

Commissioner Sturznickel wondered how close the proposed building addition would be to Mimi's Café, to which Mr. Cimerelli said it would be the same distance as it currently is because the addition will extend the building toward Randall Road.

Mr. Cimerelli went on to say that Gordman's will bring about seventy (70) jobs to the Village. He explained Gordman's is known for helping schools by providing donations and by a program called "Helping Hands".

Mr. Heichman added that Gordman's is very community oriented.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Russ Farnum gave a brief overview of his memorandum of November 5, 2010. He explained that Gordman's will bring a retail use into a vacant retail building.

Commissioner Hoferle asked if the drainage is sufficient for the site with the addition of more asphalt and a larger building, to which Mr. Lev said yes; he also pointed out there will be additional roof drainage. Mr. Castel added that asphalt will be removed to extend the building. Commissioner Hoferle had some concerns with the elevation of the east side of the building. Mr. Castel stated that a rolling door will completely screen trucks in the loading dock. Mr. Lev added that additional landscaping and signage will be added to this area.

Commissioner Neuhaufen stated that the proposed flip of the building so the front faces the interior of the Commons area will cause the building to be out of place with the rest of the development. He said he is not comfortable with foot traffic on the road in the front of the building due to the width of the road and the speed motorists often travel on it. Mr. Castel said that pedestrian crosswalk striping will be added to the road.

Chairperson Auger asked if the rear of the building can be dressed up more, to which Mr. Lev stated that Inland is open to suggestions other than simply adding landscaping, as proposed, from Village staff and the Commission. Mr. Castel said that the main draw of attention should be to the sign on the rear of the building and he felt that false windows or other features would deter from this.

Commissioner Patrician asked if there are any other entrances other than the main one, to which Mr. Castel said that there will be some additional entrances for employees; however, customers will only be able to enter/exit the store at the main vestibule in the front of the building. Commissioner Patrician then asked if any height will be added to the berm in the rear of the building, to which Mr. Castel said no, but that a taller berm could be considered. Commissioner Patrician wondered if only (1) material (brick) will be used on the rear of the building. Mr. Castel said yes. Commissioner Patrician stated that the road in the front of the store is wide and

creates a long way for pedestrian traffic to walk from the parking lot area. Mr. Castel said that the width of the roadway could be lessened to correct this concern.

Chairperson Auger asked if there are any entrances on the east or west sides of the building, to which Mr. Castel said no.

Commissioner Sturznickel stated that when the Commission agreed on the original plan for this site, they did not anticipate Wickes going under and that he feels the concept is good for the situation and vacant space left.

Commissioner Hoferle asked Commissioner Neuhalfen if adding stop signs to the pedestrian walkway area would ease his concerns, to which Commissioner Neuhalfen said no; he would like to see more thorough pedestrian traffic studies done.

Commissioner Patrician asked if the road in front of the building is a Village owned road, to which Mr. Farnum explained it is a private road owned by Inland.

Mr. Cimerelli explained that each tenant lease in the Commons is different and could be examined for changes to the road of concern, as well as the common area that would be affected by any road modifications.

Mr. Farnum suggested adding a condition requiring a pedestrian traffic study to keep the project moving forward but still address this concern.

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 an amendment to a Preliminary and Final PUD for Inland Commercial Property Management (Gordman's). *Commissioner Hoferle* moved and *Commissioner Sturznickel* seconded a motion to approve the request for an amendment to a Preliminary and Final PUD for Inland Commercial Property Management (Gordman's), consistent with the plans submitted by the petitioner, the conditions recommended by staff, including the addition of a condition to conduct a pedestrian traffic study, and the finding of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: Commissioner Neuhalfen. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: New/Old Business

Items discussed include:

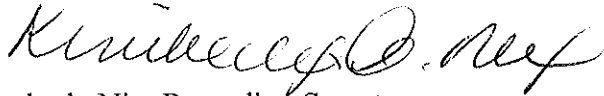
- Planning Commission Journal

- Riverside Square
- Chairperson Auger's resignation

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 8:38 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Kimberly Nix".

Kimberly Nix, Recording Secretary