

VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
October 14, 2019
7:30 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Commissioners Szpekowski, Laipert, Sturznickel and Hoferle

Absent: Chair Patrician, Commissioners Postelnick and Neuhalfen

Staff Members Present: Russ Farnum, Community Development Director, and Brandy Quance, Village Attorney.

CHAIR PRO-TEMP: Since neither the Chair nor Vice-Chair were present, Farnum asked for a motion to appoint a Chair Pro-Temp. Szpekowski made a motion to appoint Commissioner Hoferle Chair Pro-Temp, second by Laipert. Motion approved 3-0 with Hoferle abstaining.

AGENDA ITEM 2: Approval of Minutes from the September 9, 2019 meeting

A motion by Laipert, to approve the September 9, 2019 minutes as presented was seconded by Sturznickel and a voice vote noted all ayes. The motion carried.

AGENDA ITEM 3: Public Comment

There was no one wishing to make any public comment.

AGENDA ITEM 4: Consideration of a Request for Final Planned Unit Development
Case No. 2019-15. Algonquin Corporate Campus Lot 2, 2621
Corporate Parkway
Petitioner: Mike Ritter

PETITIONER COMMENTS

John Swierk, Architect with DDCA Architects, introduced himself, and Mike and Brian Ritter. Swierk noted that the Ritter's, with Scott Swanson who could not be present, owned Advantage Moving and Storage. They are proposing to build an additional warehouse and storage facility on Lot 2 of the Algonquin Corporate Campus, adjacent to their existing facility. This would be used by for Advantage Moving, with an area of just over 40,000 square feet, and 33 feet tall, matching the existing building.

Swierk noted Advantage Moving has been in Algonquin for 30 years, and they would be consolidating facilities that are currently located in other communities.

Swierk continued that the petitioner was agreeable with Staff comments and conditions, with one exception, they didn't see a need for a sidewalk between the buildings. There is a sidewalk on Corporate Parkway, and the employees would work in either the new warehouse or the existing facility, they did not move between buildings.

Chair Pro-Temp Hoferle asked for Staff Comments. Farnum outlined the Staff Report and noted that the future parking reserve area would lose substantial landscaping if the parking were built in the future, so in addition Staff requested a substantial hedgerow along the right of way. Otherwise, there were a number of very technical revisions necessary to the engineering plans but overall Staff recommended approval with the 10 conditions outlined in the staff report.

Hoferle asked for Commissioner comments. Sturznickel asked where the sidewalk between buildings would be. Swierk noted there was none, and there was no need for it.

Laipert asked where people would go for the storage, and where the docks were located. Swierk clarified this was not open to the public, Advantage Moving and Storage was a service company that packed belongings and stored them for their clients. Mike Ritter clarified most of their work is storing office furniture and equipment, sometimes for as little as 30 days or sometimes for years.

Swierk noted the docks were enclosed by the building on the rear, and showed the building elevations. Swierk noted if a semi were parked at the docks, no one would be able to see it.

Szpekowski noted it was a very nice building and this was a great project. She had no questions.

Chair Pro-Temp Hoferle asked if there was enough room for trucks moving around the site. Ritter noted that they planned it that way and they were happy with the layout.

There being no more Commissioner questions or comments, Chair Pro-Temp Hoferle asked for a motion. Laipert made a motion to recommend approval of the request for Final Planned Unit Development of Lot 2 in the Algonquin Corporate Campus, 2621 Corporate Parkway, consistent with the plans submitted by the Developer and the conditions recommended by Staff.

Motion was seconded by Sturznickel. Hoferle asked for a roll call vote. Ayes: Laipert, Sturznickel, Szpekowski and Hoferle. Nays: None. Absent: Neuhalten, Postelnick, Patrician. Motion approved 4-0, with 3 absent.

AGENDA ITEM 5: New/Old Business

Sturznickel asked when the Colosseum would be reviewed by the Village Board. Farnum noted it would be on public hearing for the Annexation Agreement the following evening (October 15), and would likely be discussed at Committee of the Whole on November 12.

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting was made by Sturznickel, seconded by Szpekowski, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Russell W Farnum, AICP
Community Development Director