

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
December 9, 2019**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Senior Planner Ben Mason called the meeting to order at 7:30 pm.

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

Staff Members present were: Ben Mason, Senior Planner and Brandy Quance, Village Attorney.

Noting that Chair Patrician was not present, Mason asked for a motion to appoint an Acting Chair. Commissioner Sturznickel made a motion to appoint Commissioner Neuhalphen Acting Chair. Motion was seconded by Commissioner Hoferle and passed by voice vote, with no nays.

AGENDA ITEM 2: Approval of Minutes from the November 11, 2019 Meeting.

Acting Chair Neuhalphen asked for a motion on the minutes of the November 11, 2019 meeting. Commissioner Szpekowski made a motion, seconded by Laipert, to approve the minutes. Motion passed by voice vote, with no nays.

AGENDA ITEM 3: Public Comment

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

AGENDA ITEM 4: Request for Final Plat, Final PUD and Special Use Permit for an automotive car wash facility and automotive repair business

Case No. 2019-18 2201 East Algonquin Road

Petitioner: Nebojsa Dupor, Petitioner

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Acting Chair Neuhalphen asked the petitioners to step up and be sworn in. Village Attorney Quance swore in the petitioners and verified proper legal notice. Representatives on behalf of the petitioner were Alan Jacob, Attorney, Mike Elliott, Terra Consulting, and Nick Spallone, Car Wash Pro Designers. The proposed development would subdivide an approximately six-acre parcel of land near the southeast corner of Compton Drive and East Algonquin Road into three separate commercial lots. Lot 1 would be designated for a future fast casual restaurant, Lot 2 would be developed for a Goodyear Tire and Auto, and Lot 3 for AutoKleen car wash. Utilities would be extended to the site by the developer, and cross-access provided to adjacent vacant commercial parcels to ensure connectivity in the future.

STAFF COMMENTS

Acting Chair Neuhalphen asked Senior Planner Mason for his staff report. Mason gave an overview of the petition, which involves Plat of Resubdivision, Final PUD for Lot 3 car wash, Preliminary PUD for Lots 1 and 2, as well as Special Use Permit for Goodyear Tire and Auto, AutoKleen car wash, and a drive-through restaurant with outdoor seating. Primary access to the site will be from E. Algonquin Road / IL Route 62. The development will set the stage for connection out to Compton Drive and Rt. 25 through a frontage road that will stub to the lot lines on both the west and east ends of the property to be developed at this time. The developer will be required to revised the car wash layout to streamline internal traffic circulation and consolidate curb cuts onto the frontage road. The proposed architecture for the car wash is very attractive, with substantial brick elements and a limestone masonry foundation. Staff recommends approval of the development with the findings of fact and conditions outlined it its report.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Neuhalphen asked for any Commission questions or comments.

Hoferle asked about the landscape setback from Algonquin Road, to which Mason stated the required distance is 30 feet. Hoferle asked about the white EIFS color on the proposed car wash façade, to which Mr. Spallone stated it is more of a cream color than stark white.

Szpekowski asked about traffic flow into and out of the car wash, to which Mr. Spallone stated approximately half of its customers go through the car wash tunnel first, and the other half vacuum out their cars prior to going through the wash. Szpekowski stated the amount of tree removal is a concern, to which Mr. Spallone stated they will look for opportunities on the site to add more trees in particular on the south side of the property. Szpekowski asked about a connection to Compton Drive to the west, to which Mason stated the exact location will be determined when the adjacent parcel along Compton develops.

Laipert asked about the proposed storm detention pond on the south side of the property and whether there is potential concern for percolation down the hillside, to which Mason stated the Public Works Department has called out that very issue which the developer will need to address.

Neuhalphen asked about the car wash tunnel technology the petitioner is proposing, to which Mr. Spallone clarified it is a “no pile-ups” system that has sensors inside the tunnel that release one car out the exit at a time and if needed temporarily stops the belt if a car is delayed exiting the tunnel.

PUBLIC COMMENT

Acting Chair Neuhalphen asked for any public comments.

There being no one interested in speaking, Acting Chair Neuhalphen closed the public comment and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Laipert made a motion to approve the request by the petitioner for Final Plat of Subdivision, Final Planned Unit Development for Lot 3 AutoKleen automotive car wash, Preliminary PUD for Lot 1 drive-through restaurant with outdoor seating and Lot 2 Goodyear auto

repair and tire store, and Special Use Permit for automotive car wash, auto repair and tire store, and drive-through restaurant with outdoor seating for 2201 East Algonquin Road, consistent with the petition submitted by the developer, the findings of fact listed in the December 9, 2019 Community Development memorandum and the conditions recommended by staff. Seconded by Commissioner Sturznickel. Acting Chair Neuhalfen called for a voice vote on the Motion: AYE: Hoferle, Laipert, Neuhalfen, Sturznickel, and Szpekowski. NAY: None. Absent: Patrician and Postelnick. Motion passed, 5-0.

AGENDA ITEM 5: New/Old Business

Mason gave an update on status of Longmeadow Parkway project.

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting was seconded and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 8:35 pm.

Respectfully Submitted,

Ben Mason, AICP
Senior Planner