

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

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Pro-temp Patrician; Commissioners Hoferle, Sabatine, Sturznickel and Szpekowski.

Absent: Commissioner Neuhalfen.

Staff Members Present: Russell Farnum, Community Development Director; Katie Parkhurst, Senior Planner; and Kelly Cahill, Village Attorney.

Commissioner Szpekowski made a motion to elect Commissioner Patrician as chairperson pro-temp for the meeting. *Commissioner Hoferle* seconded the motion and a voice vote of all ayes passed the motion.

AGENDA ITEM 2: Approval of Minutes from the November 8, 2010 Meeting.

Chairperson Patrician entertained a motion to approve the November 8, 2010 minutes as presented. *Commissioner Sturznickel* motioned and *Commissioner Sabatine* seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

Chairperson Patrician 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 PUD and Plat of Resubdivision. **(Case No. 2010-09. Hobby Lobby)**

AGENDA ITEM 3: Consideration of a Request for an amendment to a PUD and Plat of Resubdivision.

Case No. 2010-09. Hobby Lobby

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing the petitioner was Charles Smith from arête-Knight, Heidi Voirol from V3 Companies, and William Vandervelde the contract purchaser.

Mr. Smith gave a brief overview of the Esplanade project, the site plan as proposed with Hobby Lobby, parking layout and landscaping. The architecture of the building is designed to emulate the features of the Esplanade project with detailed cornices, burgundy awnings, metal arch entrance feature, and brick. The building materials will match the existing buildings. Hobby Lobby would like to eliminate the monument sign in favor of having a second wall sign. This will be shown to staff for review and approval.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Katie Parkhurst gave a brief overview of her memorandum of December 13, 2010. She stated that staff has worked for several months with the development team of the Hobby Lobby. This project will change the overall look of the Esplanade project; however, staff has asked that the restaurant pad be added back into the site plan. This will help maintain the main view shed into the project.

Commissioner Hoferle asked for clarification on the building materials. Mr. Smith explained the building will be constructed with pre-cast panels that have real brick on the front, EFIS will be used for the cornice and signage area, and smooth pre-cast will be painted for areas looking like windows.

Commissioner Hoferle stated his concerns that this large building changes the dynamics of the Esplanade project and he does not feel this fits into the design. Mr. Smith explained that the market has changed and projects all over are being repositioned to meet new market conditions. Hobby Lobby will draw foot traffic into the Esplanade project and make the entire project more appealing for other retailers and customers.

Commissioner Hoferle inquired why this site was chosen and if the building could be set back further on the site. Mr. William Vandervelde explained that Hobby Lobby's market study determined this was the best location for them and Mr. Farnum noted the building position is in line with the location of the Borders Bookstore just north of Corporate Parkway.

Commissioner Szpekowski stated she had concerns of the building size and placement as well. She feels the south elevation needs to be upgraded since it will be very visible from Randall Road. Mr. Smith stated he will work with staff to see what can be done to this elevation.

Commissioner Szpekowski asked about the house to the east along Randall Road. Mr. Smith stated the property owner of this parcel is in the audience this evening. There will be access to this property along the south property line of the Hobby Lobby site, through the parking lot area.

Commissioner Sabatine asked for clarification on the lighting issues along Esplanade Drive as noted in the staff report. Ms. Parkhurst explained that the lighting system is currently operated as a private system and needs to be converted to a public system, as the Village owns and maintains Esplanade Drive. The developer will be required to convert the street lights to a public system per Village standards.

Commissioner Sturznickel inquired if there will be any signage on the south elevation of the building. Mr. Smith stated that was not being discussed at this time. *Commissioner Sturznickel* asked if a precedent was being set with this building facing north, would the building to the south have to face south. Ms. Parkhurst stated no, the property owner to the south is a medical user that would most likely construct a medical office building in the future. This building would be four-sided and the Hobby Lobby is not dictating what direction it would have to face.

Chairperson Patrician stated the overall mass of the building was broken up well; however, he had concerns with the south elevation as well. Mr. Smith walked the Commissioners through the layout of the building on the south elevation; there is significant relief between the window element, loading dock wall, and main building wall.

Chairperson Patrician inquired about enough parking spaces with the Hobby Lobby and restaurant use. Mr. Smith explained there are cross-parking agreements and peak times would be different so parking should not be an issue. Hobby Lobby still needs to sign off on the restaurant pad.

Chairperson Patrician inquired to the timing of construction. Mr. Smith stated they would begin as soon as approved. Hobby Lobby wants to open in October. *Chairperson Patrician* inquired if the Hobby Lobby is the best fit with the upscale idea of the Esplanade with smaller boutique type stores. Mr. Vandervelde stated they have been marketing the office/retail buildings and the prospective tenants are pleased with Hobby Lobby as it will draw traffic into the site.

PUBLIC COMMENT

Ladi Kolacny, owner of 19334 Randall Road (house to the east of Esplanade), was sworn in by Ms. Cahill. Mr. Kolacny stated he likes the project, agrees that the south elevation will be visible from Randall Road and could be dressed up, and he likes the restaurant idea, provided there will be enough parking.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for an amendment to a PUD and Plat of Resubdivision for Hobby Lobby. *Commissioner Sturznickel* moved and *Commissioner Szpekowski* seconded a motion to approve the request for an amendment to a PUD and Plat of Resubdivision for Hobby Lobby, 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 Patrician; Commissioners Sabatine, Sturznickel and Szpekowski. Nays: Commissioner Hoferle. Absent: Commissioner Neuhaufen. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: New/Old Business

Items discussed include:

- Riverside Square
- PUD extension process

AGENDA ITEM 5: Adjournment

Chairperson Patrician 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 8:45 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Katie Parkhurst".

Katie Parkhurst, Acting Secretary