

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
September 11, 2006**

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

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

Absent: Commissioner Neuhalfen

Staff Members Present: Jeff Mihelich, Assistant Village Manager; Katherine Thornton, Senior Planner; Kelly Cahill, Village Attorney.

**AGENDA ITEM 2:** Approval of Minutes from the August 14 meeting.

Chairperson Auger entertained a motion to approve the August 14, 2006 minutes. Commissioner Sosine moved 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 Planned Unit Development and Special Use Permit.  
**Case No. 2006-15. Brunswick Zone**
- Consideration of a Request for a Final Planned Unit Development and Special Use Permit  
**Case No. 2006-08. Galleria Outlot 3**
- Consideration of a Request for a Final Planned Unit Development and Plat of Resubdivision.  
**Case No. 2006-07. Galleria-Best Buy and Small Shops**

**AGENDA ITEM 3:** Consideration of a Request for Final Planned Unit Development and Special Use Permit.  
**Case No. 2006-15. Brunswick Zone**

**ESTABLISH QUORUM**

Ms. Witte called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski.

## PETITIONER COMMENTS

Attorney Cahill noted that proper legal notice has been provided in accordance with State Statutes and Village ordinances. She then swore in the petitioners.

Michael Long, Vice President of Service and Construction for Brunswick, gave a brief overview of the proposed project to build an entertainment center in the Algonquin Galleria Shopping Center. He highlighted the many entertainment features offered at the unique family oriented center. The building is planned to be non-smoking except in the designated separate lounge area. He gave a brief overview of the programs, employees, and hours of operation.

Jerry Orf, Project Leader, gave an overview of the site orientation, circulation detail, colors and materials. The building design is consistent with the rest of the Galleria.

Mark Kurensky, Project Architect, gave a brief description of the architecture and landscape plan. Highlights included 26 shade trees and 22 evergreen trees, which will provide a sufficient buffer from the adjacent residential homes. The plant palette ties in with the overall project.

## STAFF AND COMMISSION COMMENTS

Ms. Thornton gave a brief overview of her memorandum dated September 8, 2006. Highlights included the variety of security measures planned, all activities will be inside the building, and additional architectural elements asked for the rear of the building. She stated that staff recommends approval of the Final Planned Unit Development and Special Use Permit for the Galleria Brunswick with the recommendations noted in her report.

*Commissioner Hoferle* noted concern with the multi colored panels. Mr. Orf explained that Brunswick utilizes the graphics to show the different activities offered. These graphic designs will be displayed more as artwork than signage.

*Commissioner Szpekowski* also noted concern with the panels and asked what would be the view from the residential homes. Mr. Orf noted that the panels were very insignificant and appropriate with the mass of the building.

*Commissioner Szpekowski* asked how the fire lane would be controlled. Mr. Mihelich stated that the fire lane would be properly signed in addition to 24-hour video surveillance. *Commissioner Szpekowski* asked where the truck access for trash pickup and deliveries would be, to which Mr. Orf stated that truck access was at the southwest corner of the building designed to be out of view from the residential area.

*Chairperson Auger* asked to whom Brunswick Zone would be marketing, Mr. Costakis answered that the primary marketing would be to families, then corporate, business, and community. He noted that no gang colors or hats would be allowed and front door security will be there to deter undesirable participants.

*Chairperson Auger* asked about security, to which the petitioner stated that the center will be supervised appropriately according to need. *Chairperson Auger* asked about the cover charge, to which Mr. Long explained that it is designed to control loitering. A cover charge will be made in

the form of a game card, which can be used toward bowling or any other activity other than alcohol.

*Commissioner Sosine* asked if the Police Department was comfortable with security plans, to which Mr. Mihelich answered the Police Department thought issues were well addressed and will continue to monitor the plans.

*Commissioner Sturznickel* asked if the panels will let light into the building, to which Mr. Costakis answered that they were not intended to be used as windows. There is down lighting to give a subtle effect to the panels.

*Commissioner Hoferle* asked about noise levels, to which Mr. Costakis stated that the building is soundproof to absorb all sound. The building has been designed with only emergency doors on the residential side of the building so as to not allow any sound out when the doors open.

*Commissioner Sturznickel* asked about utilities and how they would be screened.

## **OPEN PUBLIC COMMENT**

Attorney Cahill swore in anyone who would be speaking this evening.

Carole Garfinkel, 18 Dellwood Court, noted concern with cut-through pedestrian traffic. She asked that a stop sign be placed at Stonegate and County Line Road to help access to Randall Road. She also was concerned that the security plan was not sufficient. Mr. Mihelich stated that a pedestrian access has been planned to prevent cut-through traffic and the intersection is currently being monitored for a four-way stop.

Carol Toomey, 2 Cedar Grove, stated that alcohol and late nights should not be offered if the bowling alley was family oriented. She asked that increased security measures be put in place.

Mary Kingsley, 2104 Peach Tree, noted concern with bumper cars and billiards. She noted concern with the type of clientele that will use the pool tables and also the closeness of the road behind the entertainment center to the residential area.

Chris Kravetz, 501 Greens View Drive, noted concern that there would not be sufficient security. She suggested placing a fence between the center and the residential area. She also noted concern with alcohol and smoking in the lounge with young adults in the center.

Chris Morecraft, 2112 Peachtree Lane, President of the Willoughby Farms Home Owner Association, noted concern with access control behind the center, late night hours and noise in the parking lot, and the resident's view of the long monotonous segments of wall. He agreed with the fencing suggestion. Mr. Mihelich noted that the resident's view of the building would consist of a 60-foot wide landscape berm with landscape on top of it.

Nick Leppert, 14 Dellwood Court, noted concern with the night parking lot noise on the weekends. He suggested that the bowling center be built further away from the residents. Mr.

Mihelich noted that this area was zoned commercial many years ago. He stated that all the landscape, architecture, soundproofing, and security measures were done with the residents in mind.

Close Public Comment.

*Chairperson Auger* asked if fencing could be placed between the residential area and the entertainment center, to which Mr. Mihelich explained that it would be a maintenance issue where garbage could be trapped and also a liability issue.

#### **COMMISSION MOTION ON PETITION**

Commissioner Sturznickel moved and Commissioner Hoferle seconded a motion to recommend approval of the request for a Final Planned Unit Development and Special Use Permit for a family entertainment center, consistent with the plans submitted by the petitioner, the conditions recommended by staff, and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Commissioners Hoferle, Sosine, Sturznickel; Nays: Chairperson Auger, Commissioners: Sabatine, Szpekowski. Motion will be forwarded with a three to three vote.

**AGENDA ITEM 4:** Consideration of a Request for a Final Planned Unit Development and Special Use Permit  
**Case No. 2006-08. Galleria Outlot 3**

#### **ESTABLISH QUORUM**

Ms. Witte called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski.

Attorney Cahill noted that proper legal notice has been provided in accordance with State Statutes and Village ordinances. She then swore in the petitioners.

#### **PETITIONER COMMENTS**

Mr. Mark Kurensky, architect, gave a brief overview of the petition. The petitioners worked diligently with staff to coordinate this unique four-sided building. Highlights included access from behind the building with visibility from Randall Road. Architecture is designed to look like a combination of buildings put together with three-dimensional character and variety of colors.

#### **STAFF AND COMMISSIONER COMMENTS**

Ms. Thornton gave a background of the project, which had received preliminary approval by the Village Board in February 2004. Each building in the Galleria is required to come in for final PUD approval for building elevations, foundation landscaping, utility connections, and signage. She stated that staff recommends approval of the Final Planned Unit Development and Special Use Permit for outdoor seating for the Galleria Outlot 3 with the conditions noted in her report dated September 8, 2006.

*Commissioner Szpekowski* asked how many tenants would be restaurants, to which the petitioner answered that at the most, two of the three building tenants would have restaurant usage.

*Chairperson Auger* asked what the hours of business would be.

*Commissioner Sabatine* asked where the mechanicals would be located and if there would be three separate units. Mr. Kurensky answered that there will be a common mechanical room.

*Chairperson Auger* asked if the bike path will connect to Willoughby Farms, to which Mr. Mihelich stated that it would go from Hanson Road to Boyer Road.

#### **OPEN PUBLIC COMMENT**

There was none.

Closed Public Comment.

#### **COMMISSION MOTION ON PETITION**

Commissioner Szpekowski moved and Commissioner Sabatine seconded a motion to recommend approval of the request for a final Planned Unit Development and Special Use Permit for outdoor seating, consistent with the plans submitted by the petitioner, the conditions recommended by staff, and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, Szpekowski. Motion carried.

**AGENDA ITEM 5:** Consideration of a Request for a Final Planned Unit Development and Plat of Resubdivision  
**Case No. 2006-07. Galleria-Best Buy and Small Shops**

#### **ESTABLISH QUORUM**

Ms. Witte called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski.

#### **PETITIONER COMMENTS**

Mr. Mark Kurensky briefly reviewed the petition for a new retail building comprised of Best Buy and another anchor store in the Galleria Shopping Center. He highlighted architectural elements, circulation, the variety of height and color elements, which add interest, and a series of screen walls surrounding the loading area and trash.

#### **STAFF AND COMMISSIONER COMMENTS**

Ms. Thornton gave a brief background of the project and overview of her September 8, 2006. She noted that the Village Board approved the first phase of the commercial portion in February 2005. The approval was for all the site work, parking lots, building locations, perimeter landscaping and streetscape. Each building is required to come in for final PUD approval for all building elevations, foundation landscaping, utility connections, and signage. She stated that staff recommends approval of the Final Planned Unit Development and Plat of Resubdivision for the Galleria Best Buy and Small Shops with the conditions noted in her memorandum.

*Commissioner Hoferle* asked if the streets were sufficient for deliveries to the small shops, to which Mr. Kurensky answered that there is adequate space and no cars will be blocked.

*Chairperson Auger* asked about the Best Buy “wedge”, to which Mr. Mihelich stated that the Best Buy corporate symbol contains architectural elements to soften it.

*Commissioner Sosine* asked if the petition complied with the sign ordinance, to which Mr. Mihelich stated that it does meet the sign code. She noted that the Best Buy sign was out of character with the building.

*Commissioner Sturznickel* asked how the time line would be handled with portions of the Galleria opening at different times. Mr. Mihelich explained that there is a plan to coordinate this difficult venture.

#### **COMMISSION MOTION ON PETITION**

Commissioner Hoferle moved and Commissioner Sturznickel seconded a motion to recommend approval of the request for a Final Planned Unit Development and Plat of Resubdivision for Best Buy and shops, consistent with the plans submitted by the developer and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, Szpekowski. Motion carried.

#### ***AGENDA ITEM 6: Old Business/New Business:***

There was a general discussion on the following items:

- Exit out of Jewel does not line up with the Butera exit.
- Appraisers were out looking at Bypass property.
- Route 62, by the Cornish Park Construction, is complete.
- Route 62 and Ryan Parkway is almost complete.
- Timing for Randall signals.
- The clock for Cornish Park is on its way.

#### ***AGENDA ITEM 7:***

Commissioner Hoferle moved and Commissioner Sosine seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 9:30 p.m.



Respectfully Submitted,  
Susan Witte, Recording Secretary