

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
May 9, 2011**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski and Zaplatynsky.

Absent: Commissioners Neuhalphen and Sabatine

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

AGENDA ITEM 2: Approval of Minutes from the February 7, 2011 Meeting.

Chairperson Patrician entertained a motion to approve the February 7, 2011 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 Patrician noted that the following items would be brought before the Planning and Zoning Commission for consideration this evening:

- Consideration of a Request for a Special Use Permit. **(Case No. 2011-03. Goodyear Relocation)**

AGENDA ITEM 3: Consideration of a Request for a Special Use Permit.
Case No. 2011-03. Goodyear Relocation

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mrs. Parkhurst called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski and Zaplatynsky. Absent: Commissioners Neuhalphen and Sabatine.

PETITIONER COMMENTS

Ms. Cahill swore in the petitioners and verified that proper notice of the meeting had been posted. Representing Goodyear was Jim Mastakas, owner.

Mr. Mastakas gave a brief overview of the current Goodyear operations and location. He desires to move locations for better visibility, more space and a better lease. The goal is to continue to grow the business and provide a retail front for Goodyear.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Katie Parkhurst gave a brief overview of her memorandum of May 9, 2011. She said staff recommends approval of the special use permit to allow Goodyear to move to 2025 East Algonquin Road.

Commissioner Hoferle questioned the traffic flow of the site and moving vehicles in and out of the garage area. Mr. Mastakas stated customers would park in the parking lot and come into the office area. An employee would drive the car from the parking lot into the garage and back to the parking lot when finished. Employees can park behind the building.

Commissioner Szpekowski stated staff had addressed her questions during the presentation and as long as all fire and fume issues are taken care of as part of the building permit process she is agreeable to the special use permit.

Commissioner Zaplatynsky asked for clarification on floor plan drawings submitted.

Commissioner Sturznickel asked if the overhead door is expanded what happens to the service door. Mr. Mastakas stated that door will be removed; however, there is a service door just around the corner that will remain. *Commissioner Sturznickel* inquired about the loading dock. Mr. Mastakas stated the loading dock will remain as is and will be considered common area; it is not needed for his business. *Commissioner Sturznickel* inquired if the grass area behind the building could be used for future parking if necessary. Mr. Mastakas stated the area could be converted to a parking lot if all Village conditions are met. He is not concerned about parking on site. *Commissioner Sturznickel* inquired about the fire sprinkler system. Mrs. Parkhurst said the building currently has a sprinkler system and this system will need to be evaluated to determine if it is adequate for the new intended use. This will be worked out between the Village, Fire District and petitioner before any building permits are issued.

Chairperson Patrician wondered if current tenants had any concerns. Mrs. Parkhurst stated she has not heard from any of the tenants. Mr. Mastakas stated he talked to the insurance agent who did not express any issues. *Chairperson Patrician* inquired if Mr. Mastakas could remain in business at his current location should the special use permit not be approved. Mr. Mastakas noted that it would be challenging as rents are high, the Algonquin Town Center is losing tenants which decreases the amount of traffic flow and visibility of his business. *Chairperson Patrician* asked for other examples of buildings that have an automotive use in a mixed use situation. Mrs. Parkhurst noted that Rosen Hyundai does automotive repair in the building where they have offices and the sales floor.

PUBLIC COMMENT

Ms. Cahill swore in John Argiris, 1830 Ridgefield Avenue, a resident and friend of Mr. Mastakas. Mr. Argiris noted that vehicles could be stored or parked within the building as needed. The new location will provide Goodyear with a retail store front, which looks nicer as opposed to the multi-garage front currently greeting customers. Mr. Argiris noted that Mr. Mastakas is trying to be pro-active to stay in business.

CLOSE PUBLIC COMMENT

Commissioner Sturznickel inquired as to the timeframe Mr. Mastakas was looking at for moving. Mr. Mastakas noted his current lease is up March 2012.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for the Goodyear Relocation. *Commissioner Sturznickel* moved and *Commissioner Hoferle* seconded a motion to approve the request for a Special Use Permit Amendment for Goodyear, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 9, 2011 Community Development memorandum, and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski and Zaplatynsky. Nays: None. Absent: Commissioners Neuhalfen and Sabatine. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: New/Old Business

The Commission members briefly discussed the following topics:

- Riverside Square status
- Home Depot outside sales
- Furniture store in Downtown closed
- Chase Bank blue lighting
- Hobby Lobby status

AGENDA ITEM 5: Adjournment

Chairperson Patrician entertained a motion to adjourn the meeting. *Commissioner Hoferle* motioned and *Commissioner Szpekowski* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,



Katherine Parkhurst, Recording Secretary