

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
February 10, 2020**

AGENDA ITEM 1: Roll

Call to Establish a Quorum

Chair Patrician called the meeting to order at 7:32 pm.

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

Staff Members present were: Russ Farnum, Community Development Director, Ben Mason, Senior Planner, and Brandy Quance, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the January 13, 2020 Meeting.

Chair Patrician noted these would be considered at the next meeting.

AGENDA ITEM 3: Public Comment

Chair Patrician asked if there were any public comments. There were none.

AGENDA ITEM 4: Consideration of a Request for Final Planned Unit Development to Construct a 21,750 square foot grocery store on Lot 7 in Oakridge Court

Case No. 2020-01. ALDI, 1100 South Randall Road

Petitioner: John Schoditsch, Kensington Development Partners

Chair Patrician called for a roll call to begin the public hearing on Case No. 2020-01, Aldi. Farnum called the roll, Commissioners present were: Patrician, Sturznickel, Postelnick, Laipert, Neuhalphen, and Szpekowski. Commissioners absent were Hoferle. Farnum confirmed a quorum was present.

Attorney Quance verified that proper notice had been given with publication, mailing and posting, and Farnum received all of the mailing receipts. Petitioners John Schoditsch representing Kensington Development and Chris Stair, of Aldi, were present. Quance swore in the petitioners.

Schoditsch presented an overview of the site plan and introduced Stair, who provided an overview of Aldi's new retail approach and the store features via Powerpoint.

Chair Patrician asked for the Staff report on the project.

Ben Mason reviewed the Staff Report, noting that the project would benefit from additional foundation landscaping and screening on the north wall, and Staff recommended approval subject to 8 conditions outlined in the Staff Report.

Chair Patrician asked for Commissioners comments.

Szpekowski wanted some enhancements on the north/rear wall. Neuhalfen asked if more character could be added than just the wood panels on that elevation. Postelnick asked about the timing of the new store and what would happen with the old one.

Stair responded the new store is projected to open at the end of 2020 and they had a potential buyer for the existing store, which would not close until after the new store opened.

Patrician noted his concerns about parking and congestion, and asked if deliveries would conflict with the parking. Stair noted deliveries were early morning or overnight, generally not when customers were present.

Patrician opened the public hearing and asked for anyone interested to come forward. Being no one, Patrician closed the public hearing.

Patrician asked for a motion. Sturznickel made a motion for approval of the request for Final PUD for ALDI at 1100 S. Randall Road, consistent with the petition submitted by the developer, the findings of fact listed in the February 10, 2020 Community Development memorandum, and the conditions recommended by staff. Postelnick provided a second to the motion. Motion passed by roll call vote: Postelnick, Patrician, Sturznickel, Laipert, Neuhalfen and Szpekowski, Aye. There were no Nays, Commissioner Hoferle was absent.

AGENDA ITEM 5: Consideration of a Request for a Major Amendment to 2008 Final PUD, for conversion from two mixed-use commercial buildings to four residential apartment buildings on Lots 3, 4, 5 of Esplanade Phase II

Case No. 2020-02. Esplanade Phase II, 2301, 2351, 2401 Millbrook Drive

Petitioner: David Gevers, E.J. Plesko and Associates

Chair Patrician called for a roll call to begin the public hearing on Case No. 2020-02, Esplanade Phase II. Farnum called the roll, Commissioners present were: Patrician, Sturznickel, Postelnick, Laipert, Neuhalfen, and Szpekowski. Commissioners absent were Hoferle. Farnum confirmed a quorum was present.

Attorney Quance verified that proper notice had been given with publication, mailing and posting, and Farnum received all of the mailing receipts. Petitioner David Gevers of EJ Plesko and Associates was present. Quance swore in the petitioner.

David Gevers presented an overview of the proposed change to the project. Originally the mixed-use portion of the project would have been a major driver, but after the economic crash in 2007, no one will underwrite financing for mixed use projects without the retail portions being pre-leased. Because this is not prime commercial, they cannot get any retail or commercial interest in the property. They can complete the project if it were all apartments, which can get financing and underwriting. So they are asking for a change to delete the mixed-use requirement and allow all apartments, in 4 smaller buildings instead of 2 large ones.

Chair Patrician asked for the Staff report on the project.

Mason reviewed the Staff Report, noting that even with the change, the apartment count was under the approved number within the Esplanade PUD, and parking and utilities were already provided. The Esplanade still had prime vacant land with frontage on Randall Road, so there is no retail market for these mid-project lots. Mason also noted the Corporate Parkway frontage properties were still open for business uses, which were preferable to these lots with limited visibility in the middle of the project.

Patrician asked for Commissioner comments. There being none, Patrician opened the public hearing.

Janis Jasper inquired about stormwater, wetlands, and groundwater recharge. Mason noted this project was already entitled, so those issues were already resolved. Farnum noted this land was outside of any critical natural areas so the conservation zoning did not apply.

There being no further public comment, Patrician closed the public hearing.

There being no Commissioner comments, Patrician asked for a motion on the request. Commissioner Laipert made a motion for approval of the request for Major Amendment to the 2008 Esplanade Phase II Final PUD, for the change from two (2) mixed-use commercial buildings to four (4) residential apartment buildings on Lots 3, 4, and 5, consistent with the petition submitted by the developer, the findings of fact listed in the February 10, 2020 Community Development memorandum, and the conditions recommended by staff. Second was made by Szpekowski.

Motion passed by roll call vote: Postelnick, Patrician, Sturznickel, Laipert, Neuhalfen and Szpekowski, Aye. There were no Nays, Commissioner Hoferle was absent.

AGENDA ITEM 6: New and Old Business.

Patrician asked for any New and Old business.

None.

AGENDA ITEM 7: Adjournment

Patrician called for a motion to adjourn. Laipert moved, second by Szpekowski, to adjourn.

Motion passed by voice vote, Patrician declared the meeting adjourned at 9:45 pm.

Respectfully Submitted;

Community Development Director