

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
October 9, 2006**

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

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

Staff members Present: Jeff Mihelich, Assistant Village Manager; Katherine Thornton, Senior Planner; Ben Mason, Planner; and Kelly Cahill, Village Attorney

**AGENDA ITEM 2:** Approval of Minutes from the September 11, 2006 meeting  
Chairperson Auger entertained a motion to approve the September 11, 2006 minutes. Commissioner Sturznickel moved and Commissioner Hoferle 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 a PUD Amendment.  
Case No. 2006-19. McDonald's
- Consideration of a Request for a Special Use Permit  
Case No. 2006-21. Robinson Family Chiropractic
- Consideration of a Request for a Final Planned Unit Development and Plat of Subdivision  
Case No. 2006-22. Riverside Square

**AGENDA ITEM 3:** Consideration of a Request for a PUD Amendment  
**Case No. 2006-19. McDonald's**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Witte called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski. Attorney Cahill noted that proper legal notice was provided in accordance with State Statutes and Village ordinances. She then swore in the petitioner.

**PETITIONER COMMENTS**

Mr. Tom Rausch, Attorney for the Petitioner, gave a brief overview of the petition to increase the size of the McDonald's restaurant, remodel the restrooms to make them more

ADA compliant, update the food preparation and beverage facilities, and remodel the inside décor. He noted that there would be no changes to the footprint of the lot, ingress /egress, or drive-through. Colorful landscape will replace landscape removed during construction as recommended by staff.

Ms. Susan Singleton, owner/operator, gave a brief history and explanation of the project. She noted that the expansion was necessary to accommodate the area growth.

#### **STAFF AND COMMISSION COMMENTS**

Ms. Thornton gave an overview of her memorandum dated October 9, 2006. She stated that the main concern when a restaurant intensifies its use is to provide adequate parking. McDonald's cross access agreement with the other tenants of River Pointe Shopping Center does ensure sufficient parking. She stated that staff recommends approval of the PUD Amendment with the findings of fact listed in the staff report.

*Commissioners Hoferle and Szpekowski* asked about additional traffic, which Ms. Thornton answered that the expansion will not significantly increase the traffic to this area.

*Chairperson Auger* asked if McDonalds would be closed during construction. Ms. Singleton stated that the lobby will be closed for a short period of time, but the drive-through should remain open.

#### **PUBLIC COMMENT**

There was no public comment.  
Close Public Comment.

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

Commissioner Hoferle moved and Commissioner Szpekowski seconded a motion to recommend approval of the request for a PUD Amendment for an addition to McDonald's 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, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski. Motion carried.

#### **AGENDA ITEM 4: Consideration of a Request for a Special Use Permit Case No. 2006-21. Robinson Family Chiropractic**

#### **OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Witte called roll to verify a quorum. Present Chairperson Auger; Commissioners Hoferle, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski. Attorney Cahill noted that proper legal notice has been provided in accordance with State Statutes and Village ordinances.

### **STAFF AND COMMISSION COMMENTS**

Ms. Thornton gave an overview of her memorandum dated October 9, 2006. The petitioner, Rick Robinson, submitted a request to open a chiropractic office in the vacant space located at 2210 E. Algonquin Road, a multi-tenant building. Because this is considered a medical use, a special use permit is required. She highlighted the hours of operation and stated that there will be sufficient parking for the anticipated number of patients. Staff recommends approval of the Request for a Special Use Permit.

*Commissioner Sabatine* asked if appropriate accommodations will be made for the x-ray room, to which Ms. Thornton answered that the building will comply with building code standards.

### **COMMISSION MOTION ON PETITION**

Commissioner Sturznickel moved and Commissioner Sabatine seconded a motion to recommend approval of the request for a Special Use Permit for a chiropractic office, 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, Neuhalphen, Sabatine, Sosine, Sturznickel, Szpekowski. Motion carried.

**AGENDA ITEM 5:** Consideration of a Request for a Final Planned Unit Development and Plat of Subdivision.

**Case No. 2006-22. Riverside Square**

### **ESTABLISH QUORUM**

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

### **PETITIONER COMMENTS**

Mr. Jerome Pinderski, Attorney for the Petitioner, gave a brief overview of the petition to develop a mixed-use development at the intersection of Routes 62 and 31. The Planning and Zoning Commission approved the 1.5-acre site on August 14, 2006. Nothing has been architecturally changed to the original plans, only internal engineering changes have been made.

### **STAFF AND COMMISSION COMMENTS**

Mr. Mason stated that the Village Board approved the original plan in September. The plans this evening include the final engineering and landscape plan. He noted that the entire parking structure will be owned and maintained by a condominium association. The Village of Algonquin will have an easement over the public parking spaces. Each condominium unit shall have exclusive use rights to only one numbered parking stall in the residential parking facility and the Village shall have the right to restrict the use of all the public parking spaces. Overnight parking will be prohibited in the public parking area.

*Chairperson Auger* asked if the condominium association would maintain the landscape to which Mr. Pinderski stated that the association would be responsible to maintain the entire project. There will be one association to include the retail and residential. *Chairperson Auger* asked if Route 31 will be widened, to which Mr. Pinderski answered that alterations to Route 31 would not be necessary.

Mr. Tom McCabe, Engineer, stated that the Illinois Department of Transportation has reviewed the proposed plans.

*Commissioner Sabatine* asked how the security will be maintained in the garage, to which Mr. Pinderski stated that a series of surveillance cameras will be put in place.

*Commissioner Sosine* asked what would happen if the tenants had two cars, to which Mr. Pinderski stated that potential buyers would be informed from the beginning that only one space is available. Mr. Mihelich stated that this can be revisited in the future if spaces continuously remain unoccupied.

*Commissioner Sosine* asked about site orientation.

*Commissioner Sturznickel* asked about the Village's right to restrict use, to which Mr. Mihelich explained that the Village Board voted to maintain as much public parking as possible.

*Commissioner Hoferle* asked who would police the parking facilities to maintain the overnight restriction, to which Mr. Pinderski explained that Village police would have the right to come onto the property. He noted that a system needs to be worked out between the Association and the Village.

*Commissioner Sturznickel* asked if valet parking would be available, to which Mr. Pinderski answered that the petitioner is not planning to provide valet parking, but the space will be available if nearby restaurants wanted to offer this service.

*Commissioner Szpekowski* asked who would maintain control of leasing the retail units. Mr. Pinderski stated that the developer would own the condominium units, which will be used as retail. Tenants will lease from the developer.

*Commissioner Sabatine* suggested that the Village monitor the lot so none of the parking can be monopolized.

*Chairperson Auger* asked what type of tenants the petitioner anticipates for the retail units, to which Mr. Pinderski stated that there are no definite tenants at this time, but the uses will enhance and complement the community.

*Commissioner Sturznickel* asked where the retail tenants will park; Mr. Pinderski stated that consideration will be given to this issue.

### **COMMISSION MOTION ON PETITION**

Commissioner Sosine moved and Commissioner Neuhalfen seconded a motion to recommend approval of the request for Final Plat of Subdivision and Final PUD for Riverside Square, 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, Neuhalfen, Sabatine, Sosine, Sturznickel yes with reservations on the parking, and Szpekowski yes with reservations on the parking. Motion carried.


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

There was a general discussion on the following items.

- Commissioner Hoferle wanted to ensure that uncertainties the Commission has on petitions are conveyed to the Village Board.
- Alignment of Jewel and Butera entrances.
- Retail development of County Line Square.
- Opening of Ethan Allan.
- Main Street Commons as an agenda item.
- Installation of new stop signs.

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

Commissioner Sosine moved 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 8:35 p.m.



Respectfully Submitted,  
Susan Witte, Recording Secretary