

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
November 13, 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 October 9, 2006 meeting

Chairperson Auger entertained a motion to approve the October 9, 2006 minutes. Commissioner Sturznickel moved and Commissioner Sosine 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 Special Use Permit.
Case No. 2006-25 - Centegra
- Consideration of a Request for a Final Planned Unit Development and Final Plat of Subdivision
Case No. 2006-23 – Main Street Commons
- Consideration of a Request for a Final Planned Unit Development and Final Plat of Subdivision
Case No. 2006-24 – Creeks Crossing

AGENDA ITEM 3: Consideration of a Request for a Special Use Permit
Case No. 2006-25 - Centegra

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 Zanck, Attorney for the Petitioner, gave a brief overview of the plan to locate a primary care facility in three tenant spaces in the Prestwicke Plaza Development. He highlighted the office hours and business expectations.

STAFF AND COMMISSION COMMENTS

Ms. Thornton gave an overview of her memorandum dated November 10, 2006. She explained that a medical office use requires a special use permit to ensure appropriate parking. She noted that the shopping center has cross parking, so sufficient parking will be provided. She stated that staff recommends approval of the request for a Special Use Permit with the findings of facts and conditions listed in the staff report.

Commissioner Hoferle asked if the facility would treat emergency patients, to which Mr. Hurshe, Vice President of Centegra, answered that the facility was meant to be used for family practice and would not be an urgent or immediate emergency care facility.

Chairperson Auger asked for clarification of the proposed signage, to which the petitioner explained that Centegra would share a monument sign on the corner of Algonquin and Square Barn Road and have a wall sign on the building.

Commissioner Sabatine asked for clarification of the site orientation. The petitioner explained that the entrance would face north with parking facing Algonquin Road.

Commissioner Sturznickel asked if the back doors would be for service only, to which the petitioner stated that they would primarily be used as a service entrance, but are available for handicap patient accessibility when necessary.

Chairperson Auger asked about the trash enclosure, to which Mr. Hurshe answered that the trash enclosure is shared. A licensed medical handler would appropriately dispose of all medical waste.

Commissioner Hoferle asked what the back of the building would look like, to which the petitioner answered that it is brick.

PUBLIC COMMENT

There were no public comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

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

AGENDA ITEM 4: Consideration of a Request for Final Plat of Subdivision and Final PUD for Main Street Commons
Case No. 2006-23 – Main Street Commons

OPEN MEETING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Mr. Alan Scimeca, Lakeland Development, gave a brief explanation of the proposal to acquire seven acres of property located at the northwest corner of Huntington Drive and Route 31. The petitioner will dedicate 1.2 acres

to the Village for future use in addition to 4 acres of open space, and replace the current industrial structures with two luxury condominium buildings on the remaining property. He stated that the Planning and Zoning Commission approved the preliminary plans on December 14, 2005 and by the Village Board on April 18, 2006. The revised final plan includes minor changes from comments made from staff and the Village Board. He noted that since the time the preliminary plan was approved, he has worked with the Illinois Environmental Protection Agency to ensure the property is safe for construction. He also noted the opportunity for additional access to the development, which will help with the traffic flow.

STAFF AND COMMISSION COMMENTS

Mr. Mason gave an overview of his memorandum dated November 10, 2006. He stated that the property has been a significant property maintenance issue to the Village. He highlighted the minor changes from the preliminary plans. Staff recommends approval of the request for final plat of subdivision and final planned development for Main Street Commons with the conditions listed in his staff report.

Commissioner Hoferle noted that the project amplifies the need for the Western Bypass. He asked about the height of the building, to which Mr. Mason stated that it was fifty feet. *Commissioner Hoferle* stated that the building will work well in that area. *Commissioner Hoferle* asked about parking spaces, to which Mr. Mihelich explained that the development provides sufficient parking with a reserved parking area for future use if deemed necessary by the Village. *Commissioner Hoferle* asked what is planned for the 1.2 acres of open area donated to the Village, to which Mr. Mihelich stated that the Village has not made a final decision as of this time.

Commissioner Szpekowski asked where the signage is located. Mr. Scimeca stated that a monument sign is proposed near the site's primary access point on Legion Drive.

Commissioner Neuhaufen asked about the creek down the side of the hill and hillside seeps referenced in the Public Works memorandum dated October 19, 2006, to which Mr. Mihelich explained that the petitioner has been asked to work with the Army Corp of Engineers verifying whether or not this is classified as Waters of the U.S.

Chairperson Auger asked if there will be a left turn into Legion Drive, to which Mr. Scimeca stated that the traffic consultants have recommended widening the lane without a dedicated turn lane. He noted that this could change if the County deems necessary when the Bypass is completed. *Chairperson Auger* asked if there is green space between the parking lot and the road, to which the petitioner answered that there is green space planned for that area.

Commissioner Sosine asked where the trash container is located, to which Mr. Scimeca stated that space is available in the outside parking lot, but trash containers are currently planned in the parking garage for the convenience of the tenants. He noted that parking spaces will not be eliminated by the inside containers.

Commissioner Sturznickel asked about future access to the Bypass, to which Mr. Mihelich answered that the Village has requested a right out only access from this property to the Bypass as a safe and efficient way for an additional access point. The Village has not received a final decision from the McHenry County Highway Department.

Commissioner Sosine asked if parking would be allowed on Legion Drive, to which Mr. Mihelich answered that the width of the street would prevent street parking.

PUBLIC COMMENT

There were no comments.

COMMISSION MOTION ON PETITION

Commissioner Szpekowski moved and Commissioner Sabatine seconded a motion to recommend approval of the request for Final Plat of Subdivision and Final PUD for Main Street Commons, 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, Szpekowski. Motion carried.

AGENDA ITEM 5: Consideration of a Request for a Final Plat of Subdivision and Final PUD for Creek's Crossing
Case No. 2006-24 – Creek's Crossing

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.

PETITIONER COMMENTS

Mr. Scimeca gave a brief overview of the proposal to develop Creek's Crossing, a residential subdivision that received preliminary approval in April 2006. Highlighted improvements included additional natural space between the neighboring property and the development, revised landscape plan, and open space throughout the project. Benefits to the Village include widening Sleepy Hollow Road, bike path connections, and an agreement with the neighboring development to connect two stormwater management ponds.

STAFF AND COMMISSION COMMENTS

Ms. Thornton gave a brief overview of her memorandum dated November 13, 2006. Highlights included the proposed lot sizes, which are equal to, or larger than the surrounding area, proposed upscale houses, preservation of the creek corridor, signage, and proposed architecture. She stated that staff recommends approval of the final planned development and final plat of subdivision for Creek's Crossing with the conditions listed in her staff report.

Commissioner Hoferle asked if side loaded garages will be offered, to which Mr. Scimeca answered that side loaded garages will be offered to maximize the look and use of the property.

Chairperson Auger asked about the construction schedule, to which Mr. Scimeca stated that plans will proceed immediately after final approval.

Chairperson Auger asked about the price range, to which Mr. Scimeca answered that the houses are planned to begin at one-half million dollars. The homes will all be semi-custom.

Commissioner Sabatine asked if the stormwater will filter out to the wetlands, to which Mr. Mihelich answered that all the water will be filtered out before it reaches the creek.

Commissioner Sosine asked who owns the outlot with the creek, to which Mr. Mihelich stated that the property will be dedicated to the Village. The Village is currently looking into a land conservancy to manage open space properties throughout the Village.

PUBLIC COMMENT

There was no public comment.

COMMISSION MOTION ON PETITION

Commissioner Hoferle moved and Commissioner Sturznickel seconded a motion to recommend approval of a Request for a Final Plat of Subdivision and Final PUD for Creek's Crossing with the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 6: Old Business/New Business:

There was a general discussion on the following items.

- Planned opening for Brunswick, Potbelly, Dania and Best Buy.
- Alignment of Jewel and Butera entrances.
- New grocery store – Caputo's opening.
- Opening of Ethan Allan.
- Confusing striping on County Line.
- The uniqueness of the Village clock numerals.

Mr. Mihelich reported that the Public Art Reception will be on Wednesday, November 22, 2006, from 6:00 p.m. to 8:00 p.m. at Village Hall. Everyone is invited to attend the open house.

AGENDA ITEM 7: *Adjournment*

Commissioner Sturznickel moved and Commissioner Hoferle 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.

Sue Witte

Respectfully Submitted,
Susan Witte, Recording Secretary