



**Village of Algonquin  
Committee of the Whole  
Meeting Minutes  
Held in the Village Board Room  
February 28, 2017**

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

Present: Trustees Brian Dianis, Jerry Glogowski, Debby Sosine, Jim Steigert, Bob Smith, John Spella, and Mr. Schmitt. A quorum was established.

Staff Present: Tim Schloneger, Village Manager; Russell Farnum, Community Development Director; Katie Parkhurst, Senior Planner; Ben Mason, Senior Planner; Deputy Village Clerk, Michelle Weber; Attorney, Kelly Cahill was also in attendance.

Chairman Dianis called the Committee of the Whole meeting to order at 7:30 p.m.

**AGENDA ITEM 2:** Audience Participation  
None

**AGENDA ITEM 3:** Community Development

**A. Consider a Final PUD and Special Use Permit for Burger King 600 East Algonquin Road**

Ms. Parkhurst explained, Mr. Mark Huonder, N-3 Real Estate, has submitted development plans for a proposed Burger King Restaurant. This would be the second Burger King in the Village. The new restaurant will include a drive-through and a small inside dining room. The proposed hours of operation are 6:00am to 11:00pm. Location The proposed development is located at 600 East Algonquin Road. The lot is located at the northwest corner of Longwood Drive and East Algonquin Road, just east of the McDonalds. The site is currently vacant and is 2.2 acres in size. The site is zoned B-1, Business, Limited Retail, and designated for Planned Mixed Use-predominately commercial on the Future Land Use Map.

On February 13, 2017 the Planning and Zoning Commission considered the petition and unanimously recommended approval of the request for a Final PUD and Special Use Permit for Burger King East Algonquin Road with the conditions listed by staff and the finding of facts presented. The Planning and Zoning Commission recommended that a fence also be installed on the property.

Staff concurs with the Planning and Zoning Commission and recommends approval of the Final PUD and Special Use Permit for the Burger King Restaurant with the following conditions:

1. That all offsite and onsite utilities serving the Subject Property shall be underground and that site construction, utility installation and grading shall not commence until the Final Planned Development plan has been approved by the Village Board.

2. The Landscape Plans prepared by J. Davito Design, Inc., with the latest revision date of December 9, 2016 shall be revised to address the comments contained in the January 26, 2017 memorandum from the Public Works Department, the February 3, 2017 letter from Christopher Burke Engineering and the December 16, 2016 memorandum from the Building Department. A tree mitigation fee shall be required as all tree loss could not be accommodated on the site. The large American Elm tree, marked to be preserved, shall be calculated in the tree loss equation or the site shall be re-engineered to not alter the grade around the tree. The perimeter of the site shall have trees evenly spaced in the parkways and landscaping beds in the lawn area. There shall be shrubs screening the parking lot view from the road. Foundation landscaping shall be added to the east side of the building. The monument sign shall have perennials and shrubs to meet code requirements of looking attractive, colorful, and visible all year. The landscape plan shall be revised to match the changes in the site layout.

3. Engineering Plans, as prepared by Caldwell Engineering Ltd., with the latest revision date of January 23, 2017, shall be revised to incorporate comments from the February 3, 2017 letter from Christopher Burke Engineering, the January 26, 2017 memorandum from Public Works Department, and the December 16, 2016 memorandum from the Building Department memorandum. The main access into the site shall be off of Longwood Drive, lining up across the street from the entrance into Algonquin State Bank. A secondary access into the site shall be installed as a cross-access into the McDonalds parking lot. The cross-access easement agreement shall be reviewed by the Village and approved by McDonalds and Burger King. Additional curbing shall be installed to create a barrier between the drive-through lanes and the cross-access lane to facilitate

safe traffic movement. There shall be no direct access to East Algonquin Road. There is ample stacking room on site as the vehicles will queue in the parking lot for the drive-through. There are 28 parking spaces provided and 2 accessible spaces for a total of 30 parking spaces which meets Village Code. The ADA parking fine shall be \$500. A new concrete sidewalk, shall be five-feet wide, has been added along East Algonquin Road and Longwood Drive to connect to existing sidewalks. Connection to water shall be from Longwood Drive, connection to sanitary sewer is through a new easement and sewer main to the rear of the property, and stormwater is handled on site. An easement document shall be provided for the new sanitary sewer main and cross access. The majority of the site will be improved with the parking lot, lighting, utilities, and landscaping. Approximately the rear 90 feet of the lot will remain as is today with the existing tree cover. The trash enclosure shall be constructed of the same material as the building and have a solid gate that latches closed.

4. Architectural elevations, as prepared by John Franz Architect, with the latest revision date of December 8, 2016, shall be revised to incorporate comments from the January 26, 2017 Public Works memorandum, and the February 3, 2017 letter from Christopher Burke Engineering. The 1,998 square foot building shall be constructed with a light brown face brick as the main building material on all elevations and the bottom three feet of the building with brown brick. The four accent sections shall be constructed with fiber cement board, cedar in color, that are 22 feet in height. The building shall be 18.5 feet tall with metal coping around the entire building, to match the color of the brick or the cement board. All mechanical equipment on the roof shall be screened. All the metal canopies over the entryways and windows, and the window framing shall be dark bronze. No light band shall be around the cornice of the building. Building materials shall be submitted for review. The brick shall not be painted now or in the future.

5. The Photometric Plan as prepared by Don Penn Consulting Engineering, with the latest revision date of September 16, 2016, shall be revised to incorporate comments from the February 3, 2017 Christopher Burke Engineering memorandum and the January 26, 2017 Public Works memorandum. The average light level shall be 2.5 foot-candles. All parking lot light fixtures shall meet Village standards with 25-foot poles, LED light, the lens flush with the housing, all black fixtures and poles, no exposed bulbs or glare shall come from any fixture. The wall sconce light fixtures on the building shall shine only on the building, no bulbs shall be exposed. There are two soffit lights above the public entrances into the building, the light fixtures shall be flush with the canopy. The light fixture labeled "J" shall be removed. The light fixtures labeled "M" shall be permitted under the canopies for the drive through windows and the canopy on the east elevation provided the lights are placed under the canopies, downcast, and the bulbs are flush or recessed within the fixture. The Village Board shall have the right to review light levels and require a change if they determine that the light levels are inappropriate. The photometric plan shall be updated to match the changes in site layout.

6. The Signage plan, as prepared by Entera, with the latest revision date of September 16, 2016 shall be revised to address comments in the December 16, 2016 Building Department memorandum and the January 26, 2017 Public Works memorandum. Two wall signs shall be permitted; the maximum size of the sign shall be 40 inches with two lines of copy. The monument sign shall be constructed with brick to match the building and include a decorative cornice cap. The overall dimensions of the monument sign shall be 10'6" tall by 10' wide. The monument sign includes the sign panel and three lines of changeable copy. Landscaping around the base of the sign shall be attractive and colorful in all seasons. There are two ordering stations for the drive through, each ordering line has a preview board and a menu board. These signs shall all comply with the Sign Code. The ordering stations shall only have the clearance height on the bar, the speaker and screen to show the order, no additional signage shall be permitted. The ordering stations shall be black to match parking lot lights or dark bronze to match the building. The directional signage shall be 3 feet tall and the signs shall be 3 square feet. Only one enter/exit sign is permitted. No advertising flags, pennants, inflatable signs or other signs prohibited by the Sign Code shall be permitted. Permits shall be required for all signage. The sign plan shall be updated to match the changes in site layout.

7. The trash enclosures shall be sized appropriately to provide for trash and recycling containers.

8. A cross-access easement shall be reviewed by the Village and signed by Burger King and McDonalds prior to a site development permit being issued.

9. An easement for the sanitary sewer main shall be prepared and provided to the Village prior to a site development permit being issued.

10. There are two recapture agreements that shall be paid prior to a site development permit being issued. Mr. Glogowski rose questions regarding the cross access easement between McDonalds and Burger King. Ms. Parkhurst indicated there are many benefits to McDonalds entering into the agreement and staff does not believe this will be a problem.

Mr. Dianis asked how many seats are in the restaurant and if there is a need for so many parking spaces, and would it be possible to have more green space. The representative from Burger King, Mr. Caldwell, indicated there are 28 seats and 30 parking spaces. There are 12 employees on staff per shift.

Ms. Sosine asked if there will be problems with parking and deliveries and what will be planted in the basins? Mr. Caldwell explained there are 2 lanes on the west side of the building, one designated for a delivery area. The basins will be naturalized grass, and an extra deep area of top soil and wetland plants.

Concern of the loss of trees in the back portion of the lot and by installing the recommended fence was mentioned. Ms. Parkhurst and Mr. Caldwell indicated that they will be doing a cleanup by eliminating many of the dead trees and brush currently taking over the area. Also, they will be working closely with the Village Arborist to ensure the proper removal of trees and brush. They will work with staff on the best placement of the fence.

Mr. Schmitt commented, he would like to see a condition of the McDonalds remodel that they include a right in right out at Algonquin Road. For safety reasons, he would like to see the ability to turn left into McDonalds from Algonquin Road be removed.

It was the consensus of the Committee to move this to the Board for approval.

**B. Consider a PUD Amendment & Special Use Permit (medical) for 234 S. Randall Road**

Mr. Mason explained, Mr. Marvin Keys, First Midwest Group, has submitted a petition to amend their 2016 redevelopment plan approval for the former Great Bank/Charter One site at 234 S. Randall Road. The 2016 redevelopment plan consisted of a single, 15,000 square foot multitenant commercial building. A Special Use Permit was also issued for outdoor seating. Over the winter, the developer demolished the former bank building and equipment has been on the site the past few weeks removing the debris. The reason this property is back for another public hearing is the developer has received interest from a tenant who would like to operate in a stand-alone building and occupy approximately one-third the overall building square footage that was approved for the site in 2016. That business is MedExpress Urgent Care, a walk-in doctor's office that offers non-emergency medical services, and their proposed building would consist of 4,797 square feet and be located on the north end of the property. The remainder of the commercial space would be located in a separate building of 9,914 square feet immediately south of the proposed MedExpress office building. In the packet it shows the proposed new building configuration.

This petition involves both a request for a Major PUD Amendment to the 2016 redevelopment plan, as well as, a Special Use Permit for medical office.

On February 13, 2017 the Planning and Zoning Commission considered the petition and recommended approval (5-1) of the request for the Final PUD and Special Use Permit, subject to the conditions listed by staff and the addition of a decorative barrier across the 8-foot wide gap between buildings.

Staff concurs with the Planning and Zoning Commission and recommends approval of the Final Planned Unit Development as well as a Special Use Permit for medical office with the following conditions:

1. That site construction shall not commence until a site development permit has been issued by the Village.
2. The Site Plan as prepared by CES, Inc. with a latest revision date of January 12, 2017 shall be revised to incorporate comments from the January 31, 2017 Christopher Burke memo, the January 26, 2017 Public Works memo, and the January 24, 2017 Fire District memo. The trash enclosures shall match the design of the building, consist of a masonry exterior, and include space for recycling containers.
3. The Engineering Plans as prepared by CES, Inc. with a latest revision date of January 12, 2017 shall be revised to incorporate comments from the January 31, 2017 Christopher Burke memo, the January 26, 2017 Public Works memo, and the January 24, 2017 Fire District memo. The revised drawings shall show the location of fire hydrants.
4. The Photometric Plan as prepared by RAB Lighting, Inc. with a latest revision date of January 13, 2017 shall be revised to incorporate comments from the January 31, 2017 Christopher Burke memo and the January 26, 2017 Public Works memo. The parking lot light fixtures shall meet village standards of metal halide or LED lights, the lens flush with the housing, flat black poles and fixtures, and no exposed bulbs. The developer shall submit catalog cuts of the proposed wall-mounted light fixtures to Community Development Department staff for review and approval prior to installation.
5. The Landscape Plan as prepared by Sanders Design Group with a latest revision date of January 17, 2017 shall be revised to incorporate comments from the January 31, 2017 Christopher Burke memo and the January 26, 2017 Public Works memo. The pea gravel between buildings shall be replaced with a paver block material instead.
6. The multi-tenant building shall be constructed consistent with the architectural elevations prepared by McClellan Blakemore Architects with a latest revision date of January 11, 2017. The brick and mortar may not be painted at any point in the future. All roof mounted or ground located mechanical/electrical equipment shall be fully screened with an appropriate architectural element or landscaping. The developer shall address the Planning and Zoning Commission's recommendation for adding a decorative barrier across the 8-foot wide gap between buildings.
7. The MedExpress building shall be constructed consistent with the architectural elevations prepared by Pieper O'Brien Herr Architects with a latest revision date of January 17, 2017. The building shall be constructed with the same full brick and stone materials consistent with the multi-tenant building. The window framing shall be revised from black to dark bronze to match the multi-tenant building. The brick pilasters, beige accent banding at the top of the facade and bracket details under the overhanging eave on the multi-tenant building

shall also all be incorporated onto the MedExpress building exterior. The brick and mortar may not be painted at any point in the future. All roof mounted or ground located mechanical/electrical equipment shall be fully screened with an appropriate architectural element or landscaping.

8. The proposed monument sign shall comply with the Village's Sign Code requirements, including a brick or stone frame around all four sides and a decorative stone cap. Wall signs shall also comply with the Village's Sign Code requirements. MedExpress shall be allowed two wall signs per the Village Code requirements that free-standing buildings have no more than two wall-mounted signs. A common wall sign plan shall be required for the multi-tenant building to consist of uniform signage design and size; under no circumstances shall a wall sign for a tenant be allowed to wrap over the building's brick columns. The petitioner shall be required to obtain all appropriate sign permits from the Community Development Department prior to construction.

9. A maximum of one monument sign is permitted for the overall development and a total of two sign panels shall be allowed. Even if the property were to be subdivided in the future, a second monument sign for the new lot shall not be permitted.

10. No medical uses shall be allowed in the multi-tenant commercial building.

Ms. Sosine indicated, she felt the landscape in the front was a little weak. She felt, more landscape was in order. Mr. Dianis asked, having the separate building, would there be issues marketing the 4,400 sq. ft. building? Mr. Keys explained he does not feel there would be an issue finding tenants if MedExpress chose to leave their building. After much discussion regarding the 8-foot barrier between buildings a pole was taken, it was the unanimous decision by the Committee that the barrier/fence is not needed.

It was the consensus of the Committee to move this to the Board for approval with the removal of the barrier/fence between buildings and more landscaping in the front and around the building.

**AGENDA ITEM 4:** General Administration

Mr. Schloneger presented a video taken by the Village's drone, explaining that two village employees have received their commercial drone license. The Village will be able to obtain video with the drone showing traffic issues, storm damage, and more. The video is able to be linked directly to our GIS mapping.

**AGENDA ITEM 5:** Public Works & Safety

None

**AGENDA ITEM 6:** Executive Session

Moved by Sosine seconded by Glogowski to move to executive session to discuss personnel at 7:15 p.m.

Roll Call: Sosine, Dianis, Glogowski, Steigert, Smith, Spella

Moved by Schmitt seconded by Sosine to reconvene the Committee of the Whole meeting at 8:53 p.m.

Roll Call: Sosine, Dianis, Glogowski, Steigert, Smith, Spella

**AGENDA ITEM 7:** Other Business

None

**AGENDA ITEM 9:** Adjournment

There being no further business, Mr. Dianis adjourned the Committee of the Whole meeting at 8:56 p.m.

Submitted: Michelle Weber, Deputy Village Clerk