

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
September 9, 2019**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Senior Planner Ben Mason called the meeting to order at 7:30 pm.

Mason called the roll, Commissioners present were: Hoferle, Laipert, Neuhalfen, Szpekowski, and Postelnick. Commissioners absent were Patrician and SturznickeI.

Staff Members Present: Ben Mason, Senior Planner and Brandy Quance, Village Attorney.

Noting that Chair Patrician was not present, Mason asked for a motion to appoint an Acting Chair. Commissioner Hoferle made a motion to appoint Commissioner Neuhalfen Acting Chair. Motion was seconded by Commissioner Szpekowski and passed by voice vote, with no nays.

AGENDA ITEM 2: Approval of Minutes from the July 8, 2019 Meeting.

Acting Chair Neuhalfen asked for a motion on the minutes of the July 8, 2019 meeting. Commissioner Hoferle made a motion, seconded by Laipert, to approve the minutes. Motion passed by voice vote, with no nays.

AGENDA ITEM 3: Public Comment

Acting Chair Neuhalfen called for any public comment, being none, Neuhalfen closed public comment.

AGENDA ITEM 4: Request for Final Plat, Final PUD and Special Use Permit

Case No. 2019-07 2075 East Algonquin Road

Petitioner: Steve Schwartz

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Acting Chair Neuhalfen opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Laipert, Neuhalfen, Szpekowski, and Postelnick. Commissioners absent: Patrician and Hoferle. A quorum was declared.

PETITIONER COMMENTS

Acting Chair Neuhalfen asked the petitioners to step up and be sworn in. Village Attorney Quance swore in the petitioners and verified proper legal notice. Petitioners were Joe Gottemoller, Attorney, Ryan Swanson, Engineer, Ed Reitan, Architect, Steve Schwartz, Developer, Hemal Purohit, Popeye's Architect, Ryan Triphahn, Car Wash Architect, Dan Gunsteen, Car Wash Operator. Steve Schwartz explained he owns the subject property and is proposing to subdivide into three lots, for a self-storage facility, car wash, and Popeye's chicken restaurant. The site would have cross access to Thorntons to the east and a full access onto Route 62. Joe Gottemoller, Attorney stated concern with Village requirements the existing parking lot be resurfaced, fencing

requirement for the west lot line, restrictions on standing seam metal roof and he also noted Popeye's color scheme is per their company's corporate branding.

STAFF COMMENTS

Acting Chair Neuhalfen asked Senior Planner Mason for his staff report. Mason gave an overview of the request and noted that the redevelopment proposal includes cross-access and shared detention. The developer is seeking plat of subdivision approval to create the three lots, as well as Final PUD approval for the proposed use on each lot. Lot 1 would be the self-storage facility, Lot 2 a car wash, and Lot 3 Popeyes drive-through restaurant.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Neuhalfen asked for any Commission questions or comments.

Hofler stated he was disappointed the petitioner did not bring material samples for the car wash or restaurant buildings. He asked about the proposed wall signs on the buildings, to which Mr. Mason stated the development will be required to conform to the Village's Sign Code which permits a maximum of two wall signs for a free-standing building. He recommended increased landscaping being added along Route 62. He stated support for standing seam metal roof on the car wash but in a darker tone of red, to which Dan Gunsteen the proposed operator stated red is their corporate color for branding purposes and noted that the main exterior of the building would be brick.

Szpekowski asked about the new glass atrium that would be added to the front of the storage building, to which Steve Schwartz stated it is intended to serve as an attractive focal point for the front façade. She thought adding more masonry material to the Popeye's restaurant exterior, in the manner of the stone pilasters as recommended by Staff would help to enhance the look of their building.

Postelnick stated he supports the design of the Popeye's restaurant and could appreciate that the proposed orange EIFS exterior is their corporate branding. He asked how the three separate car wash lanes merge into one, to which Mr. Gunsteen stated there are control arms and sensors at the pay kiosks that manage the flow of vehicles in an organized manner. He asked how traffic is controlled on the busiest day of the year, to which Mr. Gunsteen stated he will have employees out in the drive-up lanes managing traffic. He asked what are the hours of operation, to which Mr. Gunsteen stated 7am to 9pm and all services including the outdoor vacuums are turned off when the business is closed.

Laiptert asked if the car wash recycles water, to which Mr. Gunsteen stated no because reclaimed water has a poor odor however they will be installing an underground system for doing so if the state requires it in the future.

Neuhalfen asked where the dumpster enclosure for Popeye's would be located, to which Mr. Mason stated to the southeast corner of the site. He asked about the Village requirement the existing parking lot be resurfaced, to which Mr. Mason stated the developer will be required to bring the existing pavement back to an acceptable standard as determined by the Public Works Department.

PUBLIC COMMENT

Acting Chair Neuhalfen opened the public hearing and asked for any public comments.

Phil Murphy, 1910 East Algonquin Road, stated that the self-storage facility he owns nearby has many vacant storage units and he questioned the viability of another storage business. He stated the proposed storage building should be required to have four-sided architectural design quality, limitations on window signage and a sidewalk should also be considered in front of the property along Route 62.

Hoflerle closed the public hearing and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Hoflerle made a motion to approve the request by Mr. Steve Schwartz at 2075 East Algonquin Road, for Final Plat of Subdivision, Final Planned Unit Development and Special Use Permit for a self-storage facility, automotive car wash, and drive-through restaurant with outdoor seating, consistent with the plans submitted by the petitioner, the findings of fact listed in the September 9, 2019 Community Development memorandum, the conditions recommended by staff and the additional recommendations that the developer increase the amount of landscaping along Rt. 62 / Algonquin as well as that the Village consider permitting a standing seam metal roof material on the car wash building if it were in a darker tone of red than proposed on the drawings. Seconded by Commissioner Laipert. Acting Chair Neuhalfen called for a voice vote on the Motion: AYE: Hoflerle, Laipert, Neuhalfen, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Sturznicke1. Motion passed, 5-0.

AGENDA ITEM 5: New/Old Business

None

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting was made by Laipert, seconded by Postelnick, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 9:05p.m.

Respectfully Submitted,

Benjamin A. Mason, AICP
Senior Planner