

ORDINANCE NO. 2020 - O - 06

An Ordinance Approving a Final Planned Unit Development for ALDI Grocery Store on Lot 7 in Oakridge Court Subdivision (1100 S. Randall Road)

WHEREAS, the Village of Algonquin, McHenry and Kane Counties, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, the Village of Algonquin has been requested by a petition signed by Chad Jones of Kensington Development Partners, the petitioner, and Andrew Plesko of Algonquin Penney II LP, property owner, to approve a final planned unit development, on certain territory legally described as follows:

Parcel 1: Lot 7 in Oakridge Court Subdivision, a Subdivision of Part of the North ½ of the Southeast ¼ of Section 31, Township 43 North, Range 8 East of the Third Principal Meridian according to the Plat thereof recorded May 7, 2008 as Document 2008R0026753, in McHenry County, Illinois.

Containing: 6,327.37 sq. ft., 0.15 ac. (more or less)

Parcel 2: Non-exclusive easements for the benefit of Parcel 1 as set forth in the construction, operating, and reciprocal easement agreement recorded July 21, 2008 as Document 2008R0040263 and as amended by instrument recorded as Document 2009R0053462 granting the right to install, maintain, repair and replace public utilities for construction, encroachments, drainage, ingress and egress, parking and exterior lights on and over the common areas as set forth therein.

and commonly known as 1100 S. Randall Road, Algonquin, IL 60102 ("Subject Property"); and

WHEREAS, a public hearing was held before the Algonquin Planning and Zoning Commission, after due notice in the manner provided by law; and

WHEREAS, the Algonquin Planning and Zoning Commission, after deliberation, has made a report and recommended the approval of said final planned unit development for the Subject Property; and

WHEREAS, the Village Board of Trustees has considered the findings of fact, based upon the evidence presented at the public hearing to the Algonquin Planning and Zoning Commission by the petitioners.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the VILLAGE OF ALGONQUIN, McHenry and Kane Counties, Illinois, as follows:

SECTION 1: The final planned unit development for ALDI is hereby approved, subject to the following documents and conditions:

- A. That site construction shall not commence until a site development permit has been issued by the Village;
- B. The Engineering Plans as prepared by RWG Engineering with a latest revision date of January 8, 2020 shall be revised to incorporate comments from the February 4, 2020 Christopher Burke memo,

January 29, 2020 Public Works memo, and January 20, 2020 Fire District memo. The project engineer shall reevaluate the design of the parking stalls around the perimeter of the site, to determine if there is opportunity to increase the dimensions of those stalls to comply with the village standard 18' length;

- C. The project engineer shall consider the Fire District's recommendation to relocate the FDC to the south end of the building, route watermain under the northern row of parking lot islands, and site a hydrant in one of the islands across from the FDC;
- D. The developer shall be required to extend sidewalk east along Becky Lynn Lane to the Randall Road right-of-way, to provide a stub connection should the county install sidewalk along Randall Road in the future;
- E. The Photometric Plan as prepared by Cree Lighting with a latest revision date of January 7, 2020 shall be revised to incorporate comments from the February 4, 2020 Christopher Burke memo, January 29, 2020 Public Works memo, and January 20, 2020 Fire District 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. All wall-mounted lights on the building shall be shielded and downcast with the housing covering the lumens;
- F. The Landscape Plan as prepared by Gary Weber Associates Inc. with a latest revision date of January 13, 2020 shall be revised to incorporate comments from the February 4, 2020 Christopher Burke memo, January 29, 2020 Public Works memo, and January 20, 2020 Fire District memo. Foundation plantings shall be added around the building wherever possible, and in particular on the east side (rear) of the store facing Randall Road. Additional evergreen trees and / or arborvitae shrubs shall be incorporated along the north property line to provide enhanced screening and visual interest to the north side of property and building;
- G. The wall signs and monument sign shall be constructed consistent with the sign elevations prepared by Doyle Sign Contractors with a latest revision date of September 17, 2019;
- H. The building shall be constructed consistent with the architectural elevations prepared by APD Engineering and Architecture, PLLC with a latest revision date of November 12, 2019. 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;
- I. Should ALDI propose to construct the approximately 2,000 square foot area of future expansion depicted on the engineering plans, the owner shall be required to submit plans for staff review and obtain all necessary building permits.

SECTION 2: That all requirements set forth in the Algonquin Zoning Ordinance, as would be required by any owner of property zoned in the same manner as the Subject Property shall be complied with, except as otherwise provided in this Ordinance.

SECTION 3: The findings of fact on the petition to approve the final planned development are hereby accepted.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.


SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

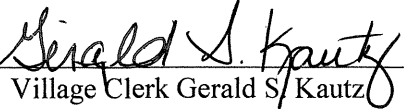
SECTION 6: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

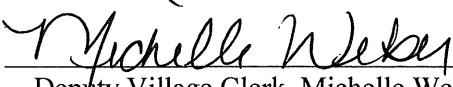
Aye: Sosine, Brehmer, Spella, Glogowski, Steigert, Jasper
Nay: None
Absent: None
Abstain: None

APPROVED:

(SEAL)


Village President John C. Schmitt

ATTEST: 
Village Clerk Gerald S. Kautz

by: 
Deputy Village Clerk, Michelle Weber

Passed: March 3, 2020
Approved: March 3, 2020
Published: March 4, 2020

Prepared by:
Village Staff

Reviewed by:
Kelly Cahill, Village Attorney
Zukowski, Rogers, Flood & McArdle
50 Virginia Street
Crystal Lake, Illinois 60014