



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

APRIL 10, 2023

Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:00 pm.

Deputy Director Natalie Zine called the roll to check attendance.

All seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Kennealy
- Commissioner Laipert
- Commissioner Neuhalfen
- Commissioner Rasek
- Commissioner Sturznickel
- Commissioner Szpekowski

Members absent: None

Staff Present: Community Development Deputy Director Natalie Zine, Senior Planner Patrick Knapp, and Attorney Brandy Quance

Public Comment

Chair Patrician asked for public comments. No one from the public commented.

Approval of Minutes

Chair Patrician asked for approval of the March 13, 2023, Planning and Zoning Commission minutes. A motion was made by Commissioner Sturznickel and seconded by Commissioner Rasek to approve the minutes. The motion was approved with a 7-0 vote.

Case Number PZ-2023-02

Consideration of a Request to amend Ordinance 2020-O-32 to permit a Resubdivision of Phase 2 of the Trails of Woods Creek Subdivision

Matt Brolley of Pulte Home Company, LLC, gave a presentation outlining their request to replat a part of Phase 2 of the Trails of Woods Creek Subdivision. Mr. Knapp then gave the background of why Staff supports the amendment to the approved Planned Development. Mr. Knapp also stated that Staff has updated staff's conditions to not include the Waverly CR2N home elevation because the elevation did not meet the Village's expectations.

Commissioner Laipert asked if the HOA would take care of the lawn maintenance and snow plowing in the portion of the Shores that is part of the Petitioner's request. The Petitioner stated that the homeowners in this portion would handle their own lawn maintenance and snow removal.

Commissioner Neuhalfen stated that he did not support this project when it was first approved and that he still does not support the project. He commented that the density of this development is still too high and that he feels that traffic has increased much more than what the traffic study forecasted.

Commissioner Rasek requested that the Petitioner clarify which Lots are currently sold. The Petitioner showed the Commission which Lots were sold and that there will still be Ranch Lots remaining for customers that still want a ranch. The Commissioner also asked if the Lots are age restricted to seniors and the Petitioner clarified that the Lots are targeted to seniors.

Commissioner Szpekowski requested that the Petitioner clarify the changes in the total number of units and how much of a change there will be in setbacks. The Petitioner and staff clarified the change in the units and the Petitioner stated that they will provide a setback exhibit to Staff.

Commissioner Kennealy asked how the neighbors were informed of changes to the plat and Planned Development. Mr. Knapp responded that Staff received an Affidavit of Public Notice from the Petitioner that the Public Notice portion was successfully completed. The Petitioner also stated that they went above and beyond and sent the Public Notice to additional households.

Chairman Patrician commented that he believes that the change of home types from ranches to two-story homes is a smaller footprint, but they have more “mass” which may make it feel more dense. The Petitioner confirmed that the two-story homes have a smaller footprint than the ranch homes. The Chairman also brought up Staff’s comments that the appearance standards of the two of Waverly elevations include shutters. The Petitioner has stated that this is not possible. The Petitioner also stated that by eliminating the less expensive home elevations, the base price of the model will be much higher.

Chair Patrician opened the Public Hearing.

Edward Trokey of 1571 Timberland Drive commented that he is concerned that the views of ranch homes will be impacted because they will now have two-story homes behind their homes rather than ranch homes. He is also concerned that the cost of the HOAs will increase. The Petitioner stated that they estimate that the cost of the overall HOA will increase by 1% and that he would look into the impacts on the HOA that covers lawn maintenance and snow plowing for the ranches.

Patricia of 3720 Bunker Hill Drive commented that even though the homes behind her ranch home are already approved and are not part of the case being discussed tonight, she is frustrated to have two-story buildings behind her home. Patricia also stated that she wished there was a traffic signal at Fairway Drive and Algonquin Road.

Ed Langel of 1591 Timberland Drive asked if Fairway Drive is the only option for construction traffic to enter the subdivision. The Petitioner replied that it was the only way to get to the ranch homes.

Mr. Trokey of 1571 Timberland Drive re-approached the podium to also say that he wants a traffic signal at Fairway Drive and Algonquin Road.

Chair Patrician closed the Public Hearing.

The Commission and the Petitioner had a conversation regarding unit mix and the fact that ranches could not be mixed with two-story homes. The Petitioner stated that it is the policy of the company to not have the ranch homes amongst the two-story homes. The Petitioner then clarified that there is an option to have a loft on a ranch home, but this option is seldom chosen.

Chair Patrician reopened the Public Hearing.

Pam Lampasona of 1541 Timberland Drive commented that the ranch homes with the loft option is not as tall as a two-story home.

Patricia of 3720 Bunker Hill Drive re-approached the podium to ask if the existing open space areas would have homes. Staff and Petitioner stated that these areas will remain open space and will eventually be dedicated to the Village.

Chair Patrician closed the Public Hearing.

Commissioner Neuhalfen reiterated that he did not like the density of the development and feels that traffic has increased more than planned. He also feels that the Traffic Study is flawed because drivers are choosing to drive on Bunker Hill Drive more than anticipated.

Commissioner Kennealy stated that he has listened to the public comments and wants to be sure their voices are heard and will vote accordingly.

Chairman Patrician summarized the public and Commissioner's comments.

A motion was made by Commissioner Rasek and seconded by Commissioner Sturznickel to approve the Amendment to the Trails of Woods Creek Planned Development. The motion was approved with a 5-2 vote. Commissioner Kennealy and Neuhalfen voted "No".

Case Number PZ-2023-03

Consideration of a Request to amend Ordinance 2003-O-51 and subsequently amended as Ordinance 2018-O-26 for the Huntley Community School District 158 Square Barn Road Campus

The Petitioner gave a presentation showing their proposal for additional solar panels. Mr. Knapp then gave a presentation on the request and why Staff supports the amendment to the approved Planned Development for the School District 158 Campus.

Commissioner Kennealy asked if they would be using one fence that would go around the entire area. The Petitioner stated that there are different partners for each solar installation so they will need to keep each installation separate for security purposes.

Commissioner Neuhalfen asked Staff what they would consider a big enough of a change to make the School District come back for approval from the Planning & Zoning Commission and Village Board in the future. Staff stated that the change would need to not conform to the current installations and not meet the conditions of the approvals. This includes the height, color, and additional impacts to the surroundings that are more than what has been approved.

Chairman Laipert asked if the additional installation was primarily for school buses. The Petition responded that it was for the buses.

Chair Patrician opened the Public Hearing.

No one from the public commented.

Chair Patrician closed the Public Hearing.

A motion was then made by Commissioner Laipert and seconded by Commissioner Kennealy to approve amending Ordinance 2003-O-51 and subsequently amended as Ordinance 2018-O-26 for the Huntley Community School District 158 Square Barn Road Campus. The motion was approved with a 7-0 vote.

New/Old Business

No new or old business was discussed.

Community Development Report

Staff provided an update regarding ongoing projects and Village Board approvals of Planning and Zoning cases.

Adjournment

Chair Patrician asked for a motion to adjourn. A motion from Commissioner Neuhalfen and seconded by Commissioner Rasek was made. The motion was approved on a 7-0 vote. The meeting was adjourned at 8:50 P.M.

Minutes signed by:

Patrick Knapp, Senior Planner