



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

APRIL 8, 2024

Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:01 pm.

Deputy Director Patrick Knapp 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: Deputy Director 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 11, 2024, Planning and Zoning Commission minutes. A motion was made by Commissioner Rasek and seconded by Commissioner Laipert to approve the minutes. The motion was approved with a 7-0 vote.

Chair Patrician asked for approval to swap agenda items 4 and 5 because the Petitioner for PZ-2024-06 was running late to the meeting. A motion was made by Commissioner Szpekowski and seconded by Commissioner Neuhalfen. The motion was approved with a 7-0 vote.

Case Number PZ-2024-01 – Consideration of a Request to Approve a Preliminary Planned Development Plat, a Preliminary Planned Development, and a Zoning Map Amendment from R-1 One-Family Dwelling to R-2 One-Family Dwelling and R-4 Multiple-Family Dwelling

Deputy Director Patrick Knapp confirmed that the Public Notice requirement was fulfilled.

John McFarland, the Petitioner, gave a PowerPoint presentation to the Planning & Zoning Commission requesting preliminary approval of Algonquin Meadows.

Deputy Director Patrick Knapp gave a digital presentation to the Planning & Zoning Commission stating that Staff supports the request with the conditions outlined in the Staff Report.

Commissioner Kennealy asked about the parcel at the southwest corner that is not currently part of the Request. The Petitioner responded that they are in talks with the landowner. The Commissioner then asked about a note that the village requested a revision in the Traffic Study. Cliff Ganek, Village Engineer, responded that even with the revisions a traffic signal is not warranted at Stonegate Road and Longmeadow Parkway. The Commissioner asked if the village would immediately take over the stormwater management areas. Mr. Ganek responded that the developer would install the areas and the village would take the areas after a 3-year maintenance period. The Commissioner asked for clarification on staff's comments about removing the 3 small HOA lots. Mr. Knapp responded that staff recommends that the 3 small HOA lots be combined with the adjacent home lots to reduce the amount of property the HOA maintains.

Commission Szpekowski asked if any additional buildings would be placed in the open space areas. The Petitioner responded that the open space would not include any buildings. The Commissioner then requested that lots 46 and 47 be rotated and face east instead of north. The Petitioner responded that they would look into rotating the lots. The Commissioner then responded that they liked the evergreen trees behind the existing home lots. The Petitioner responded that they will work to make sure they are planted to the maximum extent.

Commissioner Rasek asked for roadway access clarification, specifically to Randall. Mr. Knapp responded that a road in this development would extend west and connect to the frontage road at the Enclave. The Commissioner then asked about the new trees planted behind the existing homes. The Petitioner added that the trees will start as 6' spruce trees and that they will take time to grow, but will be tall trees once fully grown. The Commissioner then asked about the Longmeadow Parkway intersection with Stonegate Road and if it would have a pedestrian crossing. Mr. Ganek responded that pedestrians would be directed to cross at the existing crossing at Barrett Drive and that staff wants to avoid too many flashing beacons in a short area. The Commissioner asked if there would be any impact on schools. Mr. Knapp responded that the School District responded that there would be no school realignments in response to this development.

Commissioner Neuhalfen asked about the traffic impact on Cosman Way. Javier with KOLA responded that the models estimate 10 vehicles per hour on Cosman Way and that is far below the capacity of the roadway. He also stated that some of the vehicles are from the existing residents who live on Cosman Way.

Chair Patrician asked about the setback exception of the ranch homes. The Petitioner responded that this only impacts the open-front porch of the ranch and would not apply to the garage or front of the house. The Commissioner asked about how this is different from a Case that came before the Planning and Zoning Commission 2 years ago. Staff responded that that was an existing subdivision that would have required every owner in the subdivision to sign off and that there were suitable alternatives that the Petitioner would not pursue. The Petitioner added that the ranch homes would fit on the lots without the exception, but that the ranch homes would be farther set back than the 2-story models. The Commissioner then asked if the parking requirements are met and staff responded that the requirement is 2 spaces per dwelling and that every dwelling provides at least 4 spaces per unit and that there are an additional 15 off-street spaces spread out throughout the townhome site. The Commissioner asked about the alley in the back of the urban townhomes and the Petitioner stated that the alleys have curb and gutter and have worked in all of their other projects. The Commissioner asked if there was any concern with adding additional masonry to the townhomes and the Petitioner stated that they are already very attractive buildings and that they will see if there is anything that can be done for their final submittal. The Commissioner asked if there was a reason for not wanting the landscape buffer in the back of the existing homes and Mr. Knapp explained that landscape buffers and easements are very difficult to maintain and enforce when they are not reachable from public property. The Petitioner stated that the landscaping will be very attractive and staff stated that it would be up to the homeowner to maintain the landscape behind their home.

Commissioner Rasek asked if all homes fit on all of the lots. The Petitioner and Mr. Knapp responded that they do fit, but that there would be an anti-monotony plan that would keep identical homes from being built next to each other.

Commissioner Laipert asked if there was outdoor space for the urban townhomes and the Petitioner responded that they would have elevated porches over their driveways. The Commissioner asked if the stormwater areas would be wet or dry and Mr. Ganek responded that they are designed to be wet bottom.

Commissioner Kennealy asked again if eliminating the small HOA lots would be an issue and Mr. Knapp responded that staff believes that the home lots could be shifted over. Commissioner Kennealy asked if there was any additional Public Notice posted for this subdivision. The Petitioner stated that they held an Open House on April 8 at the Golf Club of Illinois. The Petitioner stated that the subdivision was generally well received.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Michael Looper of 2219 Barrett Drive asked the Petitioner about a comment they made about there being very few existing homes for sale. Mr. Looper stated that through supply and demand, it is good that there are few homes for sale because it raises his property value. Mr. Looper then asked if there was a planned construction date and the Petitioner stated that construction could begin as early as the end of the summer. Mr. Looper stated that he is concerned about cut-through traffic on Barrett Drive. Mr. Ganek stated that the village will add traffic control as necessary if an issue arises. Mr. Looper also requested a temporary traffic light on Longmeadow Parkway for the construction traffic to safely turn in and out.

Patrick Giacomino of 2234 Barrett Drive stated that he understands the dense vegetation plantings planned behind his house, but asked again why there is not a buffer like planned in a previous proposal. Mr. Knapp stated that landscape easements are not required in this case and that the easements become an issue when they are not accessible. Mr. Giacomino asked why the site does have a 30' conservation buffer around the site as stated in the Conservation Design Code and staff stated that this subdivision is being approved as a Planned Development and that the developer is already creating an abundance of open space throughout the site. There are also challenges on the west side of the site that require a 100' buffer due to the proximity to an existing wetland.

Josh Neumann of 2232 Barrett Drive asked why the village asked for a 100' buffer on the west side of the site and Mr. Ganek responded that there is an existing wetland and that is the required buffer around a wetland.

David Rodriguez of 1940 Cosman Way stated that he is concerned about the amount of existing traffic on his street and that he feels that traffic will increase on his street. He then stated that he is concerned that there is no park in the new subdivision and that the new residents will use the existing park. He also stated that he would like to know more about the access road and is concerned that it will be a public road and remove a baseball field. Mr. Knapp responded that the school is currently working on the alignment of the road and it will be private.

Patricia Levinson of 2041 Dorchester Avenue stated that she is concerned that there is no park in the proposed subdivision and that the wildlife that lives in the area will be negatively impacted. Staff explained that it was a village request that the proposed development not include a park and instead park donation funds from the developer would be used to improve Willoughby Farms Park.

Debbie Deal of 2238 Barrett Drive stated this subdivision should not even be contemplated until Longmeadow Parkway is completely open. She stated that she would prefer the entire subdivision to be a park instead.

Josh Neumann reapproached to ask how many acres of wetlands were on the site and the quality. The Petitioner and engineering team responded.

Michael Looper reapproached to ask what was being planned at Willoughby Farms Park. Mr. Ganek responded that the planning for the park upgrades will begin at the end of 2024.

Patricia Levinson reapproached to state she is concerned about trucks cutting through the neighborhood.

Chair Patrician closed the Public Comment portion of the Public Hearing

Commissioner Rasek recommended that the Traffic Study look at the existing traffic flow on Stonegate Road south of County Line Road. The Commissioner also received clarification that the Petitioner would pay park donation fees to improve Willoughby Farms Park.

Commissioner Kennealy asked how the fees are calculated. Mr. Knapp explained that the fees are defined in the Village Code and that the fees are paid at various milestones in the development process. The Commissioner then asked how the natural areas were determined. Mr. Ganek and the Petitioner explained that they are designated based on wetland surveys, environmental assessments, and low points on the property.

Chair Patrician asked for a motion. A motion was made by Commissioner Kennealy and seconded by Commissioner Sturznickel to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of a Preliminary PUD Plat titled "Preliminary Subdivision Plat and P.U.D. for Algonquin Meadows Subdivision", as prepared by Mackie Consultants, LLC, with the latest revision date of February 20, 2024, approve a Preliminary Planned Development Plan, and approve a Zoning Map Amendment from R-1 to R-2 and R-4, for the Subject Property located North of Longmeadow Parkway, West of Westfield School, East of Randall Road, and South of Willoughby Farms Phase 3C referred to as "Algonquin Meadows," subject to the conditions as outlined in the staff report for Case Number PZ-2024-01, dated March 18, 2024, and final staff approval. The motion carried with a 7-0 vote.

Case Number PZ-2024-06 – Consideration of a Request to Approve a Special Use Permit for a Dentist Office

Deputy Director Patrick Knapp confirmed that the Public Notice requirement was fulfilled.

Maggie Grothe gave a verbal request to the Planning & Zoning Commission to recommend approval of the Special Use Permit to run a Dentist Office at 1 North Main Street.

Deputy Director Patrick Knapp gave a digital presentation to the Planning & Zoning Commission stating that Staff supports the request with no conditions.

Commissioner Neuhalfen asked how many staff members there would be. The Petitioner stated that they would start with 2 staff members.

Commissioner Rasek asked if this was a new practice and the Petitioner stated that it was a new practice.

Commissioner Kennealy asked about parking. The Petitioner stated that there is parking across the street at the northeast corner of the building and that there is on-street parking near the building.

Chair Patrician asked if there would be x-rays taken on-site. The Petitioner stated that there would be x-rays. The Chair asked staff if this was an issue and staff stated that this would be reviewed in the building permit process to make sure all safety measures were implemented in the design.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Chair Patrician closed the Public Comment portion of the Public Hearing

Chair Patrician asked for a motion. A motion was made by Commissioner Rasek and seconded by Commissioner Neuhalfen to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend the issuance of a Special Use Permit authorizing a dental office a 1 N Main Street, as outlined in the staff report for case PZ-2024-06, dated March 28, 2024. The motion carried with a 7-0 vote.

Case Number PZ-2024-04 – Consideration of a Request to Approve Zoning Text Amendments to Sections 21.3 Definitions and 21.12 Special Uses

Deputy Director Patrick Knapp confirmed that the Public Notice requirement was fulfilled.

Deputy Director Patrick Knapp gave a presentation to the Planning & Zoning Commission and requested a positive recommendation of the zoning text amendment changes.

Commissioner Neuhalfen requested a standard that the ground cover be kept short to reduce the fire risk. The Commissioner also requested a standard that all applicable building codes be followed to the maximum extent.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Chair Patrician closed the Public Comment portion of the Public Hearing

Chair Patrician asked for a motion. A motion was made by Commissioner Neuhalfen and seconded by Commissioner Sturznickel to adopt Staff’s findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of an amendment to Section 21.3 Definitions and Section 21.12 Special Uses, as outlined in the staff report for PZ-2024-04, dated March 27, 2024, with additional standards that all applicable building codes be followed to the maximum extent and that the ground cover be kept short and dead brush be removed. The motion carried with a 7-0 vote.

Case Number PZ-2024-05 – Consideration of a Request to Approve Zoning Text Amendments to Sections 21.3 Definitions, 21.12 Special Uses, and 21.15 Accessory Buildings and Uses

Deputy Director Patrick Knapp confirmed that the Public Notice requirement was fulfilled.

Deputy Director Patrick Knapp gave a presentation to the Planning & Zoning Commission and requested a positive recommendation of the zoning text amendment changes.

Commissioner Rasek asked if this would impact shared parking facilities. Staff responded that these changes are proactive and would regulate these facilities.

Commissioner Neuhalfen asked if all vehicle rental facilities would need to come in for a Special Use. Staff responded that they would need to request a Special Use and meet the established standards in the zoning code.

Commissioner Rasek stated that he has a corner lot and that he was unable to build his fence to a desirable height in the past. The Commissioner stated that he supports the proposed changes.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Chair Patrician closed the Public Comment portion of the Public Hearing

Chair Patrician asked for a motion. A motion was made by Commissioner Rasek and seconded by Commissioner Sturznickel to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of an amendment to Section 21.3 Definitions, Section 21.12 Special Uses, and Section 21.15, as outlined in the staff report for PZ-2024-05, dated March 27, 2024. The motion carried with a 7-0 vote.

New/Old Business

None discussed.

Community Development Report

Deputy Director Patrick Knapp 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 was made by Commissioner Szpekowski and seconded by Commissioner Laipert. The motion carried on a 7-0 vote. The meeting was adjourned at 9:23 P.M.

Minutes signed by:

Patrick Knapp, Director of Community Development