



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

AUGUST 12, 2024

Roll Call - Establish Quorum

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

Director Patrick Knapp called the roll to check attendance.

Six of the seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Bumbales
- Commissioner Laipert
- Commissioner Rasek
- Commissioner Sturznickel
- Commissioner Szpekowski

Member absent: Commissioner Neuhalfen

Staff Present: Director Patrick Knapp, Planner Stephanie Barajas, and Attorney Brandy Quance

Public Comment

Chair Patrician asked for public comments. Two people provided public comments.

Zach Holland spoke about his interest in opening a dog training and grooming business in Algonquin. Chair Patrician explained that he should make sure that the use is consistent with the Village's Comprehensive Plan and that he should work with staff on the Special Use Permit process.

Stephanie Lesko of 2232 Barrett Dr asked for more benches at the intersections of Longmeadow Pkwy and Barrett Dr and Longmeadow Pkwy and Sleepy Hollow Rd. Director Knapp suggested that she reach out to the HOA as well.

Approval of Minutes

Chair Patrician asked for approval of the July 8, 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 6-0 vote.

Case Number PZ-2024-11 – Consideration of a Request to Approve a Text Amendment to Section 21.10-G, B-P Business Park District (B-P District), of the Algonquin Zoning Ordinance

Mike Ritter, the Petitioner, gave a verbal request to the Planning & Zoning Commission to recommend approval of a Text Amendment to Section 21.10-G to extend the demolition timeframe for a church building in the B-P District. He explained that there is an existing church on his property at 2301 Boyer Road. He also explained that the request to extend the demolition had previously been approved by the Village several times.

Planner Barajas explained that the Village last approved a text amendment to extend the demolition timeframe in 2021 for a period of three years. She explained that the code requires the demolition of the church within the three year period or within six months if the church is not in operation.

Commissioner Sturznickel asked if this property was next to a moving company and commented on truck parking on this property. Mr. Ritter confirmed that there were some trucks parked behind the church building.

Commission Bumbales asked about the current use of the property. Mr. Ritter replied that the Calvary Chapel Church has been the tenant of the property for nineteen years.

Mike Ritter further explained that each previously approved extension was a result of different circumstances affecting the property, like a recession and pandemic, and that this request is for one more extension.

Chair Patrician asked if there would be another request for an extension in three years. Mr. Ritter responded that he would not like to be back for another extension and that he understands that the church does not comply with zoning requirements.

Chair Patrician asked Director Knapp if the Village will continue extending the demolition timeframe. Director Knapp explained that the extension is a compromise to allow the nonconforming use of the church while still maintaining the B-P zoning district.

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

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

Mike Ritter asked if there was an alternative solution instead of a text amendment. Chair Patrician responded the text amendment may be the best response to be consistent with the Comprehensive Plan.

Chair Patrician asked for a motion. A motion was made by Commissioner Szpekowski and seconded by Commissioner Sturznickel to adopt Staff's findings as the findings of the Planning and Zoning Commission and to approve the text amendment as outlined in the

staff report for case PZ-2024-11 dated August 7, 2024, which will extend the demolition timeframe for a nonconforming church in the B-P Business Park Zoning District for three years. The motion carried with a 6-0 vote.

Case Number PZ-2024-16 – Consideration of a Request to Approve Rezoning Upon Annexation to R-2 One-Family Dwelling and a Plat of Dedication for the Algonquin Meadows Subdivision/Stone Gate Road Extension

John McFarland of Lennar Corp, the Petitioner, gave a verbal request to the Planning & Zoning Commission to recommend approval of a rezoning upon annexation and a Plat of Dedication to allow the extension of Stonegate Road to Longmeadow Parkway. The Petitioner explained that the Subject Property, also known as the crescent parcel, will be part of the Algonquin Meadows Subdivision.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission stating that Staff supports the request with the conditions outlined in the Staff Report.

Chair Patrician and Attorney Quance clarified that the request is only for the parcel of land that will be annexed and not for the Final Subdivision that is the next case.

Commissioner Bumbales asked if the only point of access between Longmeadow Parkway and the Algonquin Meadows Subdivision will be from the Subject Property. Petitioner McFarland confirmed that it will be the only access.

Commissioner Szpekowski commented that the Stonegate Road extension was shown in previous plans.

Commissioner Rasek asked about traffic control at the intersection of Stonegate Road and Longmeadow Parkway. Director Knapp responded that there will not be a traffic signal there and that there is a signalized crossing at Randall Rd and a flashing pedestrian crossing at Barrett Drive. Commissioner Rasek asked if this was a county decision and Petitioner McFarland responded that it was. Director Knapp commented that the need for traffic control will be constantly monitored and that future development immediately west will require a traffic study.

Commissioner Laipert asked if a left turn from Stonegate Road onto Longmeadow Parkway will be permitted and Petitioner McFarland responded that it will be a full intersection with left-turn lanes.

Chair Patrician asked for clarification on the land that will be dedicated. Petitioner McFarland identified the property on the digital display.

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

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Chair Patrician asked for a motion. A motion was made by Commissioner Rasek and seconded by Commissioner Szpekowski to adopt Staff's findings as the findings of the Planning and

Zoning and to recommend approval of Zoning Upon Annexation to R-2 Single Family Zoning District and a Plat of Dedication for the Subject Property north of the intersection of Stonegate Road and Longmeadow Parkway, subject to the conditions as outlined in the staff report for case PZ-2024-16 dated August 9, 2024, and final staff approval. The motion carried with a 6-0 vote.

Case Number PZ-2024-12 – Consideration of a Request to Approve a Final Plat and a Final Planned Development for the Algonquin Meadows Subdivision

John McFarland of Lennar Corp., the Petitioner, gave a verbal request to the Planning & Zoning Commission to recommend approval of a Final Plat and Final Planned Development for the Algonquin Meadows Subdivision. He explained that the plans largely conform with the Preliminary Plat and that plans were updated to address feedback from the Planning & Zoning Commission and the Village Board.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission stating that Staff supports the request with the conditions outlined in the Staff Report.

Commissioner Bumbales asked about the status of the school access road. Petitioner McFarland explained that the school district was doing their own engineering studies for the road and that Lennar was waiting for them to complete this. He also explained that Lennar is willing to construct the road with school impact fees.

Commissioner Sturznickel asked about the purpose of the road. Petitioner McFarland explained that the school traffic causes delays on Sleepy Hollow Road and causes pedestrian safety concerns. He further explained that the road, which will be a private drive, may alleviate these concerns by providing a bus route or a parent drop-off route.

Commissioner Sturznickel asked about the additional home in the Subdivision. Petitioner McFarland pointed to the location of the home on the screen. Director Knapp clarified that a condition in the Preliminary PUD provided that the Petitioner could add an additional home and landscape the crescent property.

Commissioner Rasek asked about the landscape buffer zone. Petitioner McFarland explained that 8-foot evergreens will be added to the lots that abut existing residential.

Commissioner Rasek also asked about the timeline for construction. Petitioner McFarland responded that they would like to begin site development work during this construction season and building work next year. Director Knapp added that Lennar may start early grading prior to Village Board approval, per the Redevelopment Agreement.

Commissioner Szpekowski asked if there was a chance that the school access road will not be constructed. The Petitioner responded that it was the school district's decision.

Chair Patrician asked what would happen if the Village, Lennar, and the school district cannot agree on the construction of the school access road. Director Knapp answered that the road is part of Lennar's request and the three parties are actively working together. Chair Patrician asked about the stub to the road. Petitioner McFarland explained that Lennar will construct the stub at that location per the school district's request and that the road will be public right-of-way up to the school property line, then it will be a private road with a gate.

Commissioner Bumbales asked about when the school district would respond to the construction of the access road. Director Knapp explained that the school district experienced a change in leadership and that the construction of the access road will likely be pushed to the next school year.

Commissioner Rasek asked if the access road construction would need another hearing. Director Knapp responded that it would not.

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

Stephanie Lesko, 2232 Barrett Drive, asked about the landscaping buffer between the existing houses. She also expressed concern with overcrowding, parking, and open space. Petitioner McFarland explained that there will be a row of evergreens on the property for screening. He also explained that the open space could not be relocated because it is intended for stormwater detention and location is determined by the Wetland Survey. Chair Patrician added that there is an existing park on the north side of the subdivision. Director Knapp explained that a park study will be conducted soon and that the funds generated from the subdivision will be used to improve that existing park.

Janice Jasper, 2120 Tracy Lane, asked about landscaping along Longmeadow Parkway. Petitioner McFarland explained that there will be an out lot with a landscape buffer with a berm between the homes and the road as well as a bike path along the north side of the road connected to Barrett Drive.

Commissioner Rasek asked if there was a sidewalk on the northside of Longmeadow Parkway to connect to the bike path and Chair Patrician responded there was a bike path on the southside of the road that goes to Randall Road.

Ms. Jasper commented that the bike path connection from Longmeadow Parkway to Stonegate Road was nice. She then asked if the Stonegate Road construction was going to be completed first and where the model home was going to go. Petitioner McFarland responded that construction will occur in phases per the plans and that the model homes are on lots 35 and 36.

Chris Kempf, 605 Souwanas Trail, asked about the jog in the lot line along Longmeadow Parkway. Petitioner McFarland responded that it was a stormwater management basin in the Kane County right-of-way.

Commissioner Sturznickel asked if the public will be able to access Stonegate Road during construction if it is built. Petitioner McFarland responded that they would have to work with the Public Works Department on when they can open the road.

Commissioner Bumbales asked how long the entire construction will take. Petitioner McFarland responded that it will be around four years in total.

Chair Patrician asked if there will be a berm where the landscaping will be installed behind the existing homes. Petitioner McFarland responded no.

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

Chair Patrician asked for a motion. A motion was made by Commissioner Laipert and seconded by Commissioner Rasek to recommend approval of the Final Plat titled “Final Subdivision and PUD for Algonquin Meadows Subdivision”, as prepared by Mackie Consultants, LLC, and revised June 24, 2024, and approve a Final Planned Unit Development Plan 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-2024-12, dated August 9, 2024, and final staff approval. The motion carried with a 6-0 vote.

New/Old Business

None discussed.

Community Development Report

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 Sturznickel and seconded by Commissioner Szpekowski. The motion carried on a 6-0 vote. The meeting was adjourned at 8:02 P.M.

Minutes signed by:

Stephanie Barajas, Planner