



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

OCTOBER 10, 2022

Roll Call - Establish Quorum

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

Senior Planner 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 Neuhalphen
- Commissioner Rasek
- Commissioner Sturznickel
- Commissioner Szpekowski

Members absent: None

Staff Present: Senior Planner Patrick Knapp and Attorney Brandy Quance

Public Comment

Chair Patrician asked for public comments. No one from the public gave comment.

Approval of Minutes

Chair Patrician asked for approval of the September 12, 2022, Planning and Zoning Commission minutes. Commissioner Sturznickel noted that Chair Patrician was mentioned instead of Commissioner Szpekowski as the commissioner that opened the meeting and asked for public comment. A motion from Commissioner Kennealy and seconded by Commissioner Szpekowski to approve the minutes with the noted change was made. The motion was approved with a 7-0 vote.

Public Hearing Case Number PZ-2022-20

Consideration of a Request to amend Ordinance 2004-O-44 (An Ordinance Issuing A Special Use Permit and Approving a Final Plat of Subdivision For Phase II of the Algonquin Commons Retail Center) and approval of a Final Plat of Resubdivision for the Algonquin Commons

Kristen Bruns, the Petitioner representing the Algonquin Commons, presented the request for the amendment to the Planned Development and also approval of a Final Plat of Resubdivision.

Mr. Knapp presented the case for Village Staff and recommended the Planning and Zoning Commission make a motion to adopt Staff's Findings of Fact and make a positive recommendation.

Commissioner Neuhalfen asked the Petitioner why they are making the request. The Petitioner responded that the resubdivision was strictly for financial purposes. The Commissioner also asked if they were ensuring access to Lot 3 and the Petitioner responded that a perpetual cross-access easement was added to the Plat.

Commissioner Kennealy asked what was going to be built on Lot 3. The Petitioner and Mr. Knapp responded that Ashley Furniture Building was already on the lot and that there would be no physical changes to the Algonquin Commons.

Chair Patrician asked if there would be any changes to Lot 3 and the Petitioner responded that there were no physical changes planned with this request.

Chair Patrician called for the public hearing to be open. No one from the public gave comment. Chair Patrician then closed the public hearing.

Motion was then made by Commissioner Kennealy and seconded by Commissioner Rasek to accept the Findings of Fact and recommend an amendment to Ordinance 2004-O-44 and approve the Final Plat of Subdivision titled “Final Plat of Subdivision Algonquin Commons Resubdivision No. 1”, as prepared by Jacob & Hefner Associates, with the latest revision date of October 3, 2022, for the Subject Property located west of Randall Road between County Line Road and Corporate Parkway referred to as the “Algonquin Commons”, subject to the conditions outlined in the staff report for Case No. PZ-2022-20 dated October 3, 2022. The motion was approved with a 7-0 vote.

Public Hearing Case Number PZ-2022-21

Consideration of a Final Planned Development and Special Use for Minor Motor Vehicle Repair for Belle Tire

Mr. Knapp informed the Commission that the Petition requested their public hearing be continued to the next Planning and Zoning Commission meeting.

Chair Patrician asked for a motion to continue the public hearing to the next Planning and Zoning Commission meeting. A motion was made by Commissioner Sturznickel and seconded by Commissioner Szpekowski to continue to the public hearing. The motion was approved with a 7-0 vote.

New/Old Business

No new or old business was discussed.

Community Development Report

Staff informed the Commissioners that the November Planning and Zoning Commission meeting would be a Special Meeting held on November 7, 2022, at 7:00 pm.

Staff held an open discussion with the Planning and Zoning Commission on the possibility of moving the Planning and Zoning Commission meetings to the first Monday of the month. All Commissioners except for Commissioner Szpekowski said that they could attend the first Monday

of the month. Commissioner Szpekowski said that she could not attend the April through July meetings.

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 Szpekowski and seconded by Commissioner Laipert was made. The motion was approved on a 7-0 vote. The meeting was adjourned at 7:31 P.M.

Minutes signed by:

Patrick M Knapp, AICP, Senior Planner