



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

MARCH 13, 2023

Roll Call - Establish Quorum

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

Director Jason Shallcross 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: Community Development Director Jason Shallcross, 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 January 9, 2023, Planning and Zoning Commission minutes. A motion from Commissioner Struznickel and seconded by Commissioner Rasek to approve the minutes. The motion was approved with a 7-0 vote.

Case Number PZ-2023-03

Consideration of a Request for a Zoning Map Amendment from B-1 Business Limited Retail to R-1 One-Family Dwelling for 1311 Merrill Avenue

Mr. Knapp gave the background of why Staff supports the rezoning of 1311 Merrill Avenue. No Petitioner was present so Staff presented the Petitioner's Development Petition for the record.

Commissioner Kennealy asked how the property was constructed in the first place if it was zoned B-1. Mr. Shallcross responded that we do not have records as to why it was allowed to be built, but that each home has been requesting a rezoning one by one along Merrill Avenue.

Commissioner Sturznickel asked if Bill Hellyer, the Petitioner, owns the property. Mr. Knapp responded that Mr. Hellyer is a Trustee of the Trust that owns the property.

Commissioner Nuehalfen asked if the vacant lot south of this parcel should be rezoned. Staff responded that this lot would need to come back as a separate request.

Chair Patrician called for the public hearing to be opened. No one from the public commented. Chair Patrician then closed the public hearing.

A motion was then made by Commissioner Laipert and seconded by Commissioner Sturznickel to approve the rezoning for 1311 Merrill Avenue. The motion was approved with a 7-0 vote.

Case Number PZ-2021-18

Consideration of a Request to amend Ordinance 2003-O-44 and Ordinance 2004-O-44 and as amended as Ordinance 2010-O-39 and Ordinance 2022-O-42 for the Algonquin Commons

Zach Huffman of Ethos Workshop gave a presentation that outlined the Algonquin Commons proposal. Mr. Knapp then gave a presentation on the request and why Staff supports the amendment to the approved Algonquin Commons Planned Development.

Commissioner Sturznickel asked how long it would take to finish the project. Mr. Huffman stated that they would like start in the summer. Mr. Shallcross added that site work could be completed as soon as next summer and The Link could take two years to construct.

Commissioner Laipert asked if the park would be owned by the Village of Algonquin. Mr. Shallcross responded that the park ownership is still being discussed. The Commissioner added that she is concerned about deliveries and access being blocked. Mr. Shallcross responded that the closures of The Street are only temporary and that there is still rear access using the existing trash enclosure areas.

Commissioner Nuehalfen stated that he likes the concept and likes that there are garage doors that can open in weather allows. The Commissioner also asked about how they got the names “The Link, The Street, The Playground, and The Field”. Mr. Huffman and Staff replied that they are catchy names that the Public could recognize. The Commissioner also stated that he likes that they are pursuing a regional attraction.

Commissioner Rasek expressed concern that some businesses near The Link could be displaced. Staff showed the Commission the site and building plans and how existing businesses would either be relocated, not be impacted, or could have new, direct access to The Link.

Commissioner Szpekowski asked why there is an existing black fence along the parking lot. Mr. Shallcross responded that it is only in place to funnel pedestrians to the crosswalks and that Staff does not have a strong opinion on whether the fence remains in place.

Commissioner Kennealy requested more information about the stormwater management changes. Ms. Bruns from Jacob & Hefner Engineering explained that the removal of the ponds near Bulldog Ale House and Randall Road will need to be offset by expanding the pond in the rear of Trader Joe’s. The Commissioner asked if there are any concerns about the elimination of the pond. Mr.

Shallcross responded that the ponds were not well taken care of and that Staff supports the removal of the ponds.

Chair Patrician asked if Staff supports more than two businesses on the monument sign. Staff responded that the Algonquin Commons has a specific sign package and that this shopping center is set farther back and has many more users than any other shopping center in the Village. The Commissioner also asked if there was fencing around The Playground. Mr. Shallcross responded that there is fencing on the north and south sides and that there are openings on the east and west sides of The Playground.

Commissioner Rasek asked if the fencing would keep a car from driving into The Playground. Staff responded that they have requested information from the Petitioner regarding the fencing and that they are looking at other prevention measures like bollards.

Chair Patrician asked if the parking along Randall Road is too close to the road. Mr. Shallcross responded that the only place to provide additional parking is along Randall Road over the existing ponds. Mr. Shallcross also responded that their proposed parking setback is average when compared to other parking lots along Randall Road. Mr. Shallcross also reiterated that there will still be a berm and that the existing plants will either be transplanted or replaced.

Chair Patrician called for the public hearing to be opened. No one from the public commented. Chair Patrician then closed the public hearing.

Commissioner Kennealy asked if the garage doors are going to be required to be closed at all times, like an auto user. Staff responded that it is up to the staff of the Algonquin Commons. There are no immediately adjacent neighbors and there will not be auto-centric noises. Staff also reiterated that the Village's noise ordinance would still be in effect.

Chair Patrician asked if there is a way for the Algonquin Commons to have a late concert. Staff responded that there is an established method for the Algonquin Commons to apply for a Special Event Permit.

A motion was then made by Commissioner Kennealy and seconded by Commissioner Rasek to approve amending Ordinance 2003-O-44 and Ordinance 2004-O-44 and as amended as Ordinance 2010-O-39 and Ordinance 2022-O-42 for the Algonquin Commons. 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 Sturznickel and seconded by Commissioner Szpekowski was made. The motion was approved on a 7-0 vote. The meeting was adjourned at 7:14 P.M.

Minutes signed by:

Patrick Knapp, Senior Planner