



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

(847) 658-2700 | permits@algonquin.org | www.algonquin.org
2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

SEPTEMBER 9, 2024

Roll Call - Establish Quorum

Commissioner Neuhalfen called the meeting to order at 7:02 pm.

Director Patrick Knapp called the roll to check attendance.

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

- Commissioner Neuhalfen
- Commissioner Bumbales
- Commissioner Laipert
- Commissioner Sturznickel
- Commissioner Szpekowski

Member absent: Chair Patrician and Commissioner Rasek

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

Commissioner Szpekowski made a motion to nominate Commissioner Neuhalfen to Chair for the meeting in Chairman Patrician's absence. Commissioner Sturznickel seconded the motion and the motion was approved with a 5-0 vote.

Public Comment

Chair Neuhalfen asked for public comments. One person provided public comment.

Chris Kempf of 605 Souwanas Trail requested that the full Planning & Zoning Commission packet be posted on the website prior to the meeting.

Approval of Minutes

Chair Neuhalfen asked for approval of the August 12, 2024, Planning and Zoning Commission minutes. Commissioner Szpekowski noted an error with Commissioner names in the minutes. A motion was made by Commissioner Sturznickel and seconded by Commissioner Laipert to approve the minutes with revisions. The motion was approved with a 5-0 vote.

Case Number PZ-2024-17 – Consideration of a Request to Approve a Variation for Lot Width

Martyna Lizoń, the Petitioner, gave a verbal request to the Planning & Zoning Commission to recommend approval of a variation for lot width in order to build a single-family house on the Subject Property.

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 Laipert asked if there was sewer and water available for this property. Planner Barajas confirmed that the property would be connected to Village utilities. Commissioner Laipert then asked about the surrounding properties and it was noted by another Commissioner that they looked like smaller properties. Director Knapp explained that the lots were platted in the 1800's and were annexed into the Village in that condition. Commissioner Laipert also asked if the approval of the variation would set precedence for other properties. Planner Barajas responded that each request would have to be reviewed by the Commission. Director Knapp added that there is no precedence for setback reductions.

Commission Bumbales asked if there was a limit on the depth of the house like there was a limit on the width of the house. Planner Barajas explained that there is a thirty-foot rear yard setback requirement. Commissioner Laipert noted that the staff presentation showed the buildable area of the lot. Commissioner Bumbales also asked if there was any concern with the overhead utilities at the front of the lot. Director Knapp answered that this would be a concern for the construction crew.

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

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

Chair Neuhalfen asked for a motion. A motion was made by Commissioner Laipert 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 Variation for Lot Width for the Subject Property also known as Lot 3 in Block 43 in Frank E. Merrill and Company's Algonquin Hills Unit 3, subject to the conditions as outlined in the staff report for case PZ-2024-17 dated September 5, 2024, and final staff approval. The motion carried with a 5-0 vote.

Case Number PZ-2024-19 – Consideration of a Request to Issue a Special Use Permit to Allow an Animal Hospital

Chair Neuhalphen asked for a motion to continue Case Number PZ-2024-19. A motion was made by Commissioner Szpekowski and seconded by Commissioner Sturznickel.

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 Neuhalfen asked for a motion to adjourn. A motion was made by Commissioner Bumbales and seconded by Commissioner Szpekowski. The motion carried on a 5-0 vote. The meeting was adjourned at 7:22 P.M.

Minutes signed by:

Stephanie Barajas, Planner