

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
April 9, 2007**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski

Absent: Commissioner Neuhalfen

Staff Members Present: Jeff Mihelich, Assistant Village Manager; Katherine Thornton, Senior Planner; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the March 12, 2007 Meeting
Chairperson Auger entertained a motion to approve the March 12, 2007 minutes. Commissioner Sturznickel moved and Commissioner Hoferle seconded a motion to approve the minutes as presented. The voice vote noted all the ayes and the motion carried.

Chairperson Auger noted that the following items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for a Preliminary and Final PUD
Case No. 2007-04. Algonquin Shopping Center
- Consideration of a Request for Final Plat of Subdivision
Case No. 2007-07. Wilshire Project

AGENDA ITEM 3: Consideration of a Request for a Preliminary and Final PUD
Case No. 2007-04. Algonquin Shopping Center

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Witte called roll to verify a quorum. Present Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski.

COMMISSION MOTION ON PETITION

Commissioner Szpekowski moved and Commissioner Sabatine seconded a motion to recommend continuing Algonquin Shopping Center to the May 14, 2007 Planning and Zoning Commission meeting in order to allow the developer time to revise the plans and address comments raised during the March 12, 2007 Planning and Zoning Commission meeting. The roll call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski. Motion carried.

**AGENDA ITEM 4: Consideration of a Request for a Preliminary Plat
Case No. 2007-07. Wilshire Project**

OPEN MEETING AND ESTABLISH QUORUM

Ms. Witte called roll to verify a quorum. Present Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski.

STAFF AND COMMISSION COMMENTS

Ms. Thornton gave a brief overview of her memorandum of April 9, 2007. The proposed preliminary plat of subdivision is for the construction of four single-family residential homes in unincorporated McHenry County. The proposed land is within Algonquin's planning jurisdiction, and therefore the Village is required to sign off on the plat of subdivision. The Village does not wish to annex this property at this time, but is asking for the certain infrastructure standards for possible future annexation. Staff does recommend approval of the project with recommendations and conditions listed in the memorandum.

Commissioner Hoferle asked who would be responsible for road maintenance, to which Ms. Thornton stated that the road will be maintained by the Township.

Chairperson Auger asked if the new homeowners would get a letter of awareness stating requirements of conditions if they were incorporated into the Village in the future. The Petitioner agreed that notification to the homeowners could be a condition of approval.

Commissioner Sosine asked if the property was located near the proposed Northern Bypass. Mr. Mihelich stated that it currently is not planned at this location, but that the location of the bypass is under the direction of the McHenry County Division of Transportation.

PETITIONER COMMENTS

Mr. Bill Warren, developer, asked if the recommendation from Public Works to plant additional trees on 40-foot centers could be changed to clusters of additional trees in an effort to keep the rural look. Mr. Mihelich asked that trees be planted in between the clusters, to which Mr. Warren asked that those trees be varied also.

Mr. Warren also noted that staff requested wetland plants be placed in the detention area. He noted that the property is over a gravel pit, which was not advantageous for wetland plants. He suggested native plants.

It was the consensus of the Commission that these requested changes would be acceptable and finalized plans could be submitted to staff.

PUBLIC COMMENT

There was no one wishing to make comments.

COMMISSION MOTION ON PETITION

Commissioner Sturznickel moved and Commissioner Sosine seconded a motion to approve the Preliminary Plat of Subdivision for the Wilshire Project, consistent with the plans submitted by the petitioner and the conditions recommended by staff to include approval of plants in the detention area and clusters of trees along the roadway. The Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 5: New/Old Business

- Status of Milan property
- Wendy's property has been bought, but a new use is not known at this time.

AGENDA ITEM 6: Adjournment

Commissioner Sosine moved and Commissioner Hoferle seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 7:50p.m.

Respectfully Submitted



Susan Witte, Recording Secretary