

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
February 11, 2013**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Patrician; Commissioners Hoferle, Szpekowski, Sturznickel, and Zaplatynsky.

Absent: Commissioners Neuhalfen and Sabatine.

Staff Members Present: Katie Parkhurst, Senior Planner; Ben Mason, Senior Planner; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the January 14, 2013 Meeting.

Chairperson Patrician entertained a motion to approve the January 14, 2013 minutes. Commissioner Hoferle motioned and Commissioner Zaplatynsky seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

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

- Consideration of a Request for a PUD Amendment and Plat of Re-subdivision for the Coves Phase III (**Case No. 2012-11. Coves III**)
- Consideration of a Request for Annexation and Zoning to R-1 (**Case No. 2013-01. 916 South Main Street**)

AGENDA ITEM 3: Consideration of a PUD Amendment and Plat of Re-Subdivision for Coves Phase III
Case No. 2012-11. Coves III

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mrs. Parkhurst called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Absent: Commissioners Neuhalfen and Sabatine.

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Plote Homes was Ryan Trottier and Dan Sheppard.

Mr. Ryan Trottier explained Plote Homes started the Coves Phase III development in 2004 and constructed 19 out of the 156 approved townhome units. Due to the downturn in the housing

market, Plote desires to change future units to single family homes. The petition is for 22 townhomes and 65 single family homes (plus the existing 19 townhomes) for a total of 106 units. Mr. Trottier reviewed the sample architectural elevations explaining Plote may or may not be the builder; however, the quality of the elevations would be required for all builders. Mr. Trottier explained that engineering details are being worked through with Public Works and the Village Engineer and with his engineer.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Parkhurst gave a brief overview of her memorandum of February 11, 2013. She explained that Mr. Trottier has been very cooperative in working with staff to address the majority of staff's comments already and he has also been working to address resident concerns with the change of product type. Staff recommends approval with the findings of fact and conditions listed in the memorandum.

Chairperson Patrician inquired if there were any Commissioner questions or comments.

Commissioner Hoferle expressed support for the site recommendations outlined in Teska's memorandum, to which Ms. Parkhurst indicated a majority of those changes have already been incorporated in the new, updated site plan Commissioners received with their meeting packets. He then asked if the existing Kingsmill Court cul-de-sac would be retained, to which Ms. Parkhurst indicated that the cul-de-sac layout is preferred as it is consistent with the original subdivision design and reduces curb cuts on the adjacent Par Drive.

Commissioner Szpekowski inquired about Lot 50, to which Ms. Parkhurst clarified that lot did not meet village design standards and has been removed from the updated site plan.

Chairperson Patrician asked how reducing the number of units, and changing to single-family homes, will make the subdivision more marketable. Mr. Trottier explained that the price differential between single-family homes and townhome units has become quite minimal in recent years, which has resulted in buyers opting to pay for the slightly higher cost of a single-family house. Mr. Shepherd noted that Plote Homes has recently converted subdivisions in Gilberts and Lake in the Hills, from townhome to single-family product, and both developments have had an increased absorption rate.

Chairperson Patrician asked what the average square footage and price points would be for a single-family home, to which Mr. Trottier stated the average square footage will be approximately 2,500-2,800 square feet and prices will start just below \$300,000. He then asked what timeframe is anticipated for build-out of the development, to which Mr. Trottier indicated final engineering will take another 2-3 months, site infrastructure could be installed/reconfigured possibly as early as late summer, and the goal would be to apply for building foundation permits in late 2013 or early 2014. Mr. Trottier noted that full build-out of the subdivision is estimated to take a total of approximately 3 years.

Chairperson Patrician asked about zoning and lot size, to which Ms. Parkhurst indicated the existing R1-E zoning allows for single-family and will continue in full force and effect for the

overall subdivision. She explained that the development is also a Planned Unit Development, which allows for flexibility with regard to lot sizes and therefore some lots will be smaller than the standard minimum requirements.

PUBLIC COMMENT

Chairperson Patrician opened up the hearing for public comment, and began by disclosing that unrelated to the scope of this petition, he owns a vacant lot in the adjacent Coves II subdivision, at 1080 Kingsmill Drive.

Mr. Arnold Rutkowski, 1195 Kingsmill Drive, stated he was the first homebuyer in the Coves III subdivision and expressed his support for the changes the developer is proposing.

Ms. Elizabeth Dalton, 3805 Monterey Circle, stated that she lives in one of the existing townhome units that back up to Lot 127. She indicated the plans for developing the vacant lot show a distance of 26 feet to her townhome and asked if the setback could be increased for the single-family lot. Mr. Adam Sattler, 3803 Monterey Circle, also requested consideration of increasing the setback between the existing townhome building and the future building footprint on Lot 127. Ms. Parkhurst indicated the 26-foot distance between units in this situation exceeds the standard 12-foot minimum requirement between the new single-family home units. Mr. Trottier explained that through a previous conversation with the townhome residents, he has already increased the setback by 5 feet and the 26-foot distance between units is consistent with the setback that would have been provided should the subdivision have continued to be built-out as townhomes. Ms. Dalton submitted a letter from another neighbor requesting increasing the setback between their townhome and the future adjacent single-family home. The developer indicated that in addition to the 5-foot increase in the setback that has already been incorporated into the site plan, they will also explore landscape screening between the lots.

Mr. John Matustik, 1091 Grayhawk Drive, stated he is the President of the Coves II Homeowners Association. He asked about the installation of a bike path along Reserve Drive, the timing of final road surfacing, and wanted to ensure a 2007 stormwater agreement between Coves phases II and III will remain in effect should the remainder of phase III be converted to single-family units. Mr. Trottier indicated he would be willing to work with the homeowner groups of both phases II and III to update the stormwater agreement if necessary and he explained that he would follow the road construction requirements outlined by the village's Public Works Department. To address Mr. Matustik's interest in having the bike path on Reserve Drive installed before full build-out of the subdivision, Mr. Trottier mentioned that he would look at the design feasibility of relocating the bike path to the south side of Reserve Drive, which could theoretically involve less conflict with utilities and additional driveways that will be constructed as the subdivision is completed.

Chairperson Patrician closed the public comments.

Commissioner Hoferle inquired generally about the subdivision's lot sizes and proposed building pads. Ms. Parkhurst stated that the single-family homes will meet required setbacks and lot width minimums; she also emphasized that while some lots have a greater depth than others,

variances for accessory structures or uses such as decks, pools, and sheds would not be granted in the future on the smaller lots.

Chairperson Patrician asked for confirmation that it is the developer's intention to retain the Kingsmill Court cul-de-sac, to which Mr. Trottier said yes. He also asked for verification that the developer has met recently with homeowners association for the existing townhomes in Coves III, to which Mr. Trottier said yes. Lastly, *Chairperson Patrician* asked if the developer was comfortable it could address and satisfy the various conditions recommended by the village's Public Works Department and Village Engineer, to which Mr. Trottier indicated yes and noted that he had recently met with Village Staff to go through their comments and that there are only a couple items that his team will need to look into further, for example, curb replacement and whether some of the existing curb may be salvageable.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a PUD Amendment and Plat of Re-subdivision for the Coves III. Commissioner Sturznickel moved and Commissioner Hoferle seconded a motion to approve the request for a PUD Amendment and Plat of Re-subdivision consistent with the plans submitted by the petitioner, the conditions recommended by staff and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Commissioners Neuhalfen and Sabatine. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Consideration of a Request for Annexation and Zoning to R-1
Case No. 2013-01 916 South Main Street

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mrs. Parkhurst called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Absent: Commissioners Neuhalfen and Sabatine.

PETITIONER COMMENTS

Ms. Cahill verified that proper notice of the meeting had been posted. Representing the Village of Algonquin and the property owners was Katie Parkhurst.

Mrs. Parkhurst explained that as the Village and County mapping systems improve it is easier to highlight properties that have unique boundaries. The Village approached the property owners, Margaret and Walter Clesle, to inquire about annexing one of their two parcels into the Village. The Clesle's own two adjacent parcels of land; one parcel is currently within Algonquin's Village boundary and one parcel is outside of the boundary. Both lots are improved with a house and detached garage. To avoid further confusion on which lot is within the Village and which is not, the Village desires to annex the lot. Both of the lots will be zoned R-1, consistent with the current use of the lots and the surrounding properties.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Parkhurst gave a brief overview of her memorandum of February 11, 2013. Staff recommends approval with the findings of fact and conditions listed in the memorandum.

Chairperson Patrician inquired if there were any Commissioner questions or comments.

Commissioner Hoferle asked if the proposed R-1 zoning is consistent with the surrounding area, to which Ms. Parkhurst stated that there are residential neighborhoods both east and west of the subject property and that operating a commercial business on the property would be challenging due to the driveway's grade and elevation change from Route 31.

Commissioner Zaplatynsky asked how one of the property's two parcels could have remained unincorporated, to which Ms. Parkhurst mentioned that modern mapping software is much better at identifying single lots that may have unintentionally been left outside the village boundaries over the years.

PUBLIC COMMENT

Chairperson Patrician called for public comments. There was no one wishing to make any comments. Chairperson Patrician closed the public comments.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for Annexation and Zoning upon Annexation to R-1 and for rezoning from B-1 to R-1 for 916 South Main Street. Commissioner Szpekowski moved and Commissioner Zaplatynsky seconded a motion to approve the request for Annexation, zoning upon annexation to R-1, and rezoning from B-1 to R-1 for 916 South Main Street consistent with the plat submitted, the conditions recommended by staff and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Commissioners Neuhalfen and Sabatine. Motioned carried.

CLOSE PUBLIC HEARING

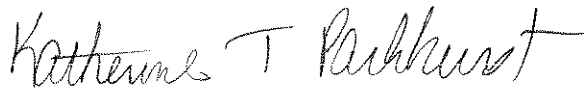
AGENDA ITEM 5: New/Old Business

- Mr. Ben Mason, Senior Planner, noted that a public hearing for the village's Downtown Planning Study will be held the following Monday, February 18 at 7:00pm. He distributed hard copies of the draft study and recommended commissioners read through the document in advance of the meeting.

AGENDA ITEM 6: Adjournment

Commissioner Sturznickel made a motion to adjourn the meeting and Commissioner Hoferle seconded and a voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:45pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Katherine T. Parkhurst". The signature is written in dark ink and is positioned above the printed name.

Katherine T. Parkhurst, AICP
Senior Planner/Recording Secretary