

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
April 8, 2013**

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

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

Absent: Commissioners Neuhalfen and Sturznickel.

Staff Members Present: Russ Farnum, Community Development Director; Katie Parkhurst, Senior Planner; Kevin Chrzanowski, Village Attorney; and Paul Bourke, Village Engineer.

**AGENDA ITEM 2:** Approval of Minutes from the March 11, 2013 Meeting.

Chairperson Patrician entertained a motion to approve the March 11, 2013 minutes. Commissioner Sabatine motioned and Commissioner Hoferle 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 Annexation, Rezoning to R-1, and Preliminary Plat and Preliminary PUD (**Case No. 2013-06. River Ridge Estates**)

**AGENDA ITEM 3:** Consideration of a Request for Annexation, Rezoning to R-1, and Preliminary Plat and Preliminary PUD  
**Case No. 2013-06. River Ridge Estates**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Mr. Chrzanowski swore in the petitioner and verified that proper notice of the meeting had been posted. Representing AK Group was Mr. Greg Pantos; Randy Bus, Cemcon Engineering; and Tony Divizio, Divizio Associates.

Mr. Greg Pantos gave an overview of the River Ridge Estates project, 26 acres, 26 homes, in two phases. Mr. Pantos highlighted the improvements that have been made in this plan over the

previous plan from several years ago. Water and sewer will be installed for the development, the road in phase 1 curves to follow the grade changes, is accessible to all vehicles and does not exceed the 12% Village standard. River Ridge Estates plans to connect to the Prairie Path subdivision with two road connections and for water and sewer. A complete tree inventory has been done on the property which revealed many of the trees are not high quality nor good species. Overall tree loss will be minimal as only trees in the right-of-way and a few on each lot for the house will be removed. There will be 37 good quality trees removed for the road. Mr. Pantos stressed the value of the property for him as a developer, for the future homeowners and for the community are the trees. All the homes will be custom built and work with the site. The Village will receive some open space land and a bike path in phase 2. All utilities will be installed in the ROW and front yards to preserve more trees. All homeowners will receive information about living in a conservation design. Stormwater system will collect all the water that is currently sheet draining off the site onto adjacent properties. Due to topography in phase 1 no sidewalks will be installed as they cannot be done safely. A bike path will be installed in phase 2 to connect North River Road to the trail system in the Prairie Path development. Plans for the waterfront include stabilizing the shoreline, putting in a walkway, and installing boat slips.

Mr. Tony Divizio, architect, explained that each two-story home will be a minimum of 3,000 square feet and ranches will be a minimum of 2,500 square feet. All homes will have 3-car garages and walk out basements. The starting price for the custom built homes will be \$750,000. Earth tone material will be used on all elevations.

#### **STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mr. Russ Farnum gave a brief overview of his memorandum of April 5, 2013. He noted that staff recommends approval of this plan as it is very different from the Riverwoods on the Fox plans. There are still engineering issues that need to be finalized, so the proposal is only for preliminary approval at this time. Mr. Farnum noted that a back-up SSA would be required so if the homeowner association fails to maintain the common areas, the Village can step in and tax the residents to pay for the cost of maintenance. This project can move forward before Prairie Path but does need to tie into the Prairie Path once that development occurs. Mr. Farnum reviewed the Findings of Fact and recommended approval of the preliminary development plans.

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

*Commissioner Hoferle* stated these plans are a tremendous improvement over the past proposal. He likes the density and the requirement of the footprint review prior to a building permit being issued to preserve more trees. Commissioner Hoferle stated the boat structures are too big and blocks the views of the river. He also stated concerns about this project moving forward before the Prairie Path development.

*Commissioner Szpekowski* concurred with Commissioner Hoferle, likes the overall project, the house designs are nice, does not like the boat docks, and concerned of tree loss. Commissioner Szpekowski inquired about the industrial area currently on the property. Mr. Pantos stated the

industrial property has been there since the early 1980's. The boat docks will not be green and white as shown on the photo and he can lower the roof.

*Commissioner Sabatine* asked if there is any industrial waste of concern on the property. Mr. Pantos stated a Phase 1 and Phase 2 environmental study were done and the IEPA has signed off on the property. Commissioner Sabatine inquired if lots will be sold or if Mr. Pantos will build the homes. Mr. Pantos stated he will be the builder. Commissioner Sabatine asked for clarification on the location of the bike path and sidewalk. Mr. Pantos stated there are not any sidewalks and the bike path is in phase 2 only.

*Commissioner Zaplatynsky* inquired if the conservation education information would also be included in the covenants for the property. Mr. Pantos stated yes, each homeowner would be provided a handout plus it will be in the covenants.

*Chairperson Patrician* inquired if a monthly fee has been established for the homeowner association. Mr. Pantos stated no. Chairperson Patrician asked what agency approves the streambank stabilization. Mr. Pantos stated the US Army Corp would be responsible. Chairperson Patrician asked how the homeowners will be allowed to use the boat slips and if there is maximum house size. Mr. Pantos stated the homeowners will purchase a boat slip if they wish to have one and there is not a maximum house size it would be based on setbacks. Chairperson Patrician asked how the tree survey for each lot would be enforced. Mr. Farnum stated it would be a condition of a building permit.

*Commissioner Hoferle* wondered if golf carts would be allowed or had been considered as people will want to haul stuff to their boat. Mr. Pantos stated that there are a few parking spaces on the new road closer to North River Road for this purpose.

*Commissioner Sabatine* inquired if the detention ponds will slowly release water to the Fox River. Mr. Pantos stated it will take about 48 hours for the pond to release all the water. Mr. Bourke stated the rate of release will be no more than it is today.

## **PUBLIC COMMENT**

Chairperson Patrician opened the meeting for public comments. Mr. Chrzanowski swore in each individual before they made comments.

Thomas Hayward, Jr, Chairperson of Terra Cotta Realty Co, 3703 South Route 31 Crystal Lake—Mr. Hayward stated he and Mr. Bill Kennedy own the Prairie Path subdivision, which was approved by the Village in 2004 with 130 lots and has received a few extensions on the approval as they wait for the market conditions to improve. They object to the River Ridge Estates project as presented due to the negative impacts it will have on the Prairie Path development. The proposed two road connections impact the required open space area and a wetland, impacts 5 single family lots, and the utilities that have already been planned. There have not been any discussions on who will pay for all these changes. They object to the proposal due to the adverse impacts on Prairie Path.

Mr. Bill Kennedy, KP Algonquin LLC, 14 Executive Court, South Barrington—Mr. Kennedy stated it is more than the 5 lots that are impacted, it will be the entire development as the road connection will now make this a cut-through for traffic trying to avoid East Algonquin Road. The impact to property values is a concern. Mr. Kennedy stressed they are not in favor of the proposed development due to the impacts on the Prairie Path development.

Mr. Farnum commented that there will be both positive and negative impacts to the Prairie Path development and all the details need to be worked out before Mr. Pantos comes in for final approval.

Mr. Al Gafka and Mrs. Sheryl Gafka, 1843 North River Road—Mr. Gafka read 2 letters from neighbors that could not be in attendance at the meeting, the neighbors live at 1915 and 1925 North River Road. The concerns with the proposed development include: water runoff onto adjoining properties, the number of natural springs in the area, loss of mature trees, more vehicles on North River Road, and wildlife habitat loss and disruption. Mrs. Gafka stated she is most concerned about the proposed detention pond that is located above their home. Who will be responsible for ensuring this water will not flood her property and if there is a problem who does she call. Both Mr. and Mrs. Gafka expressed concerns about the new road looking like Starr Drive. Mrs. Gafka inquired about the number of trees being cut down.

Mr. Rick Huckabay and Mrs. Jerry Huckabay, 1825 North River Road—Mr. Huckabay stated there is no property maintenance done on the site now which is creating the spread of low quality trees. He feels the River Ridge development will be a benefit to the area. Mrs. Huckabay stated North River Road is not in good shape, the Village does not enforce property maintenance in the area, and the proposed development will only help improve things as more residents move in to maintain the area. Mrs. Huckabay stated she sees this new development as a solution to stormwater issues currently on North River Road.

Mr. Mike Brennan, 400 Santa Barbara, Arlington Heights—Mr. Brennan applauds this development and feels it is a great for Algonquin.

Chairperson Patrician closed the public comments.

*Commissioner Sabatine* noted the Prairie Path was not required to put in stub streets to adjacent properties and scrub trees are not worth saving.

*Commissioner Zaplatynsky* mentioned tagging the trees so people understand which are good and which are scrub.

*Chairperson Patrician* noted it is the overall feel of the tree canopy that is hard to replace.

*Commissioner Szpekowski* inquired about addressing some of the homeowner concerns. Mr. Pantos stated the water is currently flowing off the property onto adjacent properties now. Once the stormwater system is installed the water will be collected on his property and piped to the River. The detention pond is located where it is due to the grades on the site and this will collect

the most water. The stormwater collection will improve existing conditions by containing the water and releasing it in a controlled fashion. The roads will be public roads built to Village standards.

*Commissioner Zaplatynsky* inquired if the stormwater plans could be shared in a format that the neighbors could understand. Traffic signs could be installed to limit turn movements if that becomes necessary.

*Commissioner Hoferle* asked for clarification from staff on the review procedure for moving this project forward. Mr. Farnum explained the proposal is in for preliminary approval. The next step, after the Planning and Zoning Commission recommendation, is the annexation agreement negotiation, and Village Board approval. Assuming the project gets approval, then Mr. Pantos would spend more money to work out all the technical details and engineering plans and work with adjacent property owners. The project will come back before the Planning and Zoning Commission and Village Board for final approval.

#### **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion on the request for Annexation, Zoning to R-1, and Preliminary PUD and Preliminary Plat for River Ridge Estates. Commissioner Hoferle moved and Commissioner Sabatine seconded a motion to approve the request for Annexation, Zoning to R-1, and Preliminary PUD and Preliminary Plat for River Ridge Estates 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, Sabatine, Szpekowski and Zaplatynsky. Nays: None. Absent: Commissioners Sturznickel and Neuhalphen. Motioned carried.

#### **CLOSE PUBLIC HEARING**


##### **AGENDA ITEM 4: New/Old Business**

- Huntington Drive closure as part of the construction on the Western Bypass.
- Biaggi's monument sign.
- Mr. Paul Bourke explained that the stormwater system will be reviewed carefully by his office once final engineering plans are submitted. It will be recommended to upsize the pipes to handle larger storm events without impacting the neighboring property.
- Clear cutting done at southeast corner of Randall Road and Longmeadow Parkway.

##### **AGENDA ITEM 5: Adjournment**

Commissioner Szpekowski made a motion to adjourn the meeting and Commissioner Sabatine seconded and a voice vote noted all ayes. The motion carried, and the meeting was adjourned at 9:30pm.

Respectfully Submitted,



Katherine T. Parkhurst, AICP Senior Planner/Recording Secretary