

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

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

Present: Chairperson Auger; Commissioners: Patrician, Sabatine, Sturznickel and Szpekowski

Absent: Commissioners: Hoferle and Neuhalphen

Staff Members Present: Jeff Mihelich, Assistant Village Manager, Ben Mason, Planner and Kelly Cahill, Village Attorney

Jeff Mihelich introduced the new Commissioner, Jim Patrician and Gloria Mazan, the new recording secretary.

**AGENDA ITEM 2:** Approval of Minutes from May 14, 2007 meeting

Chairperson Auger entertained a motion to approve the May 14, 2007 minutes. Commissioner Sabatine moved and Commissioner Sturznickel seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

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

- Consideration of a Request for a Final Plat of Subdivision and Preliminary/Final PUD.  
**Case No. 2007-10. Lowe Drive.**
- Consideration of a Request for a Preliminary and Final PUD  
**Case No. 2007-04. Algonquin Shopping Center.**

**AGENDA ITEM 3:** Consideration of a Request for a Final Plat of Subdivision and Preliminary /Final PUD.  
**Case No. 2007-10. Lowe Drive**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Mazan called roll to verify a quorum. Present: Chairperson Auger; Commissioners: Patrician, Sabatine, Sturznickel and Szpekowski. Attorney Cahill noted that proper legal notice was provided in accordance with State Statutes and Village ordinances. She then swore in the petitioner.

### **PETITIONER COMMENTS**

Mr. Bruce Hawkins, Aspen Homes, and Mr. Tom McCabe, Seton Engineering, gave a brief overview of two homes he would like to build on Lowe Drive. There are three lots, approximately 35' x 120' deep that they would like to make into two lots to accommodate these homes. The main issue is the floodplain. There will no basements in these homes only a crawl space in which flood water will pass through and evaporate naturally. Mr. Bruce Hawkins also said some trees will be removed due to construction; however, new trees will be planted to replace them or a fee in lieu will be required consistent with the Village's tree preservation code. The trees near the park next to the property will remain.

### **STAFF AND COMMISSION COMMENTS**

Mr. Ben Mason gave an overview of the staff memorandum dated July 6, 2007 recommending approval of the request for Final Plat of Subdivision and Preliminary and Final PUD for the Lowe Drive Subdivision. Highlights included the proposed plat of subdivision for the purpose of consolidating three substandard lots creating two larger lots on Lowe Drive. Two new homes will be constructed on the property. The homes will be approximately 3,000 square feet in size with a projected value of \$650,000 to \$700,000. The existing home will be demolished. The property is located on the east side of Lowe Drive, north of Wildwood and south of Melvina in Algonquin Hills Subdivision. The property is zoned R-2 Residential. Both new homes are to have "flow-thru" foundation systems for flood water to pass through. The proposed finished floor elevation would be three feet above the base flood elevation. Prior to the issuance of a building permit, the Village Engineer shall review and approve building plans and the developer shall submit correspondence from the Federal Emergency Management Agency (FEMA) confirming the agency has reviewed the plans for new residential construction.

*Commissioner Szpekowski* commented the proposed architecture of the homes are beautiful, but wanted to know if there are any issues affecting the adjacent properties. To answer, Jeff Mihelich stated flood waters entering a crawl space would not affect the floodplain. *Commissioner Szpekowski* continued asking about the small park adjacent to the property. This park is owned by the Algonquin Hills Homeowners Association. The developer will do as much as possible to save as many trees on the property.

*Chairperson Auger* asked if this was in the historic district and it is not.

*Commissioner Sabatine* stated these proposed homes would be an asset to the area, and wanted to stress the tree replacement program wherein the developer will replace any trees taken out or pay cash for them. The crawl space was another issue. It was stated from the developer, Bruce Hawkins, that the base will be 2" concrete with slush coat in the crawl space. In addition, one home will have a three car garage and the other will be a two car garage.

*Commissioner Patrician* questioned if the surrounding homes all have crawl spaces. These homes do have crawl spaces with venting systems. He also questioned the pier ownership which does belong to the Homeowners Association along with the public beach. The Association charges a fee for the use of boat slips on the pier.

*Commissioner Sturznickel* questioned a comment made earlier about the size of the surrounding houses. The lot sizes range from 4,000 to 24,000 feet. He also asked if there would be any special treatment for mold and the moisture barrier would eliminate any mold. It was asked if there were deed restrictions in the area regarding this and Bruce Hawkins stated his attorney would investigate.

#### **PUBLIC COMMENT**

There was no one wishing to comment.

#### **CLOSE PUBLIC COMMENT**

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

*Commissioner Szpekowski* moved and *Commissioner Sabatine* seconded a motion to recommend approval of the request for a Final Plat of Subdivision and preliminary and final planned development for the Lowe Drive Subdivision consistent with the findings of fact presented. The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners Szpekowski, Sabatine, Patrician and Sturznickel. Nays: None. Motion carried with a vote of five to zero.

#### **AGENDA ITEM 4: Consideration of a Request for a Preliminary and Final PUD Case No. 2007-04. Algonquin Shopping Center**

#### **OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Mazan called roll to verify a quorum. Present: Chairperson Auger, Commissioners Patrician, Sabatine, Sturznickel and Szpekowski.

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

*Commissioner Patrician* moved and *Commissioner Sabatine* seconded a motion to continue the request for Algonquin Shopping Center to the August 13, 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 and in subsequent meetings with village staff. A Roll Call noted the following: Ayes: Chairperson Auger; Commissioners Patrician, Sabatine, Sturznickel and Szpekowski. Motion carried.

#### **AGENDA ITEM 7: New/Old Business**

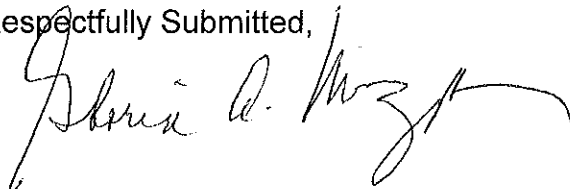
- Road Construction – Phase I of the Algonquin Road widening project should be completed this Fall.
- Esplanade – update on progress

- Galleria – update on new tenants
- Lakeland Development – they have been doing a nice job of cleaning up the Main Street Commons property.
- Schedule for Waste water treatment plant

**AGENDA ITEM 8:** Adjournment

Chairperson Auger entertained the motion to adjourn. *Commissioner Sabatine* moved and *Commissioner Patrician* seconded a motion to adjourn the meeting. The motion carried and the meeting was adjourned at 8:15 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gloria A. Mazan", with a stylized flourish at the end.

Gloria Mazan, Recording Secretary