

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
May 8, 2017
7:30 p.m.**

AGENDA ITEM 1: Roll Call to Establish a Quorum
Present: Chairperson Patrician, Commissioners Laipert, Neuhalfen, Postelnick, Sturznickel, and Szpekowski.

Absent: Commissioner Hoferle.

Staff Members Present: Russ Farnum, Community Development Director; Ben Mason, Senior Planner; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the April 10, 2017 Meeting.
A motion by Commissioner Neuhalfen to approve the April 10, 2017 minutes as presented was seconded by Commissioner Sturznickel and a voice vote noted all ayes. The motion carried.

AGENDA ITEM 3: Public Comment
There was no one wishing to make any public comment.

AGENDA ITEM 4: Request for a Final PUD Amendment and Plat of Resubdivision
Case No. 2017-04 Glenloch Subdivision
Petitioner: Bill Robinson, CalAtlantic

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mr. Mason called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Laipert, Neuhalfen, Postelnick, Sturznickel, and Szpekowski. Absent: Commissioner Hoferle. Mr. Mason announced a quorum was present.

PETITIONER COMMENTS

Ms. Cahill verified that proper notice of the meeting had been posted, and swore in the petitioner. Representing the petitioner were Bill Robinson, CalAtlantic; Anthony Martini, Mackie Consultants; J.L. Cherwin, MPS Law.

Mr. Robinson summarized that CalAtlantic is proposing to build out the Glenloch subdivision as an age-restricted community and is requesting a few modifications to the original PUD approval to make the development more marketable. The changes include converting the remainder of the townhome lots to single family homes on flex lots, adding the age restriction to the new single family flex lots, eliminating plans for an affordable condominium building, and relocating the community clubhouse to a more central location within the subdivision. Overall, the residential unit count will decrease from the 162 that were originally approved down to 146. All the new homes will be single-story ranch houses, ranging in size from 1220 to 2170 square feet. The one townhome building and two single family homes that the previous developer built but were never occupied will remain.

STAFF COMMENTS

Mr. Farnum summarized Community Development's staff memorandum. He reiterated the developer's proposal for building out the subdivision, which would involve all new single family home construction due to the lack of a market for townhomes. The entire development would be age-restricted 55 and over. The developer is requesting slightly smaller side yards to accommodate their range of models, and staff supports the proposed reduction from 7 to 5 ½ feet setbacks from the side lot lines which will still comply with building and fire codes. Additionally, the front yards on the flex lots will be reduced from 30 to 25 feet in order to accommodate the ranch home footprints; staff does not have concerns about the slightly shorter driveways as the homes all will have attached garages and it is likely the senior residents will have fewer cars than the average single family household with kids. In lieu of the developer building the affordable condominium building, the village negotiated for the developer to instead install a watermain interconnect to Carpentersville which is a project that will be a significant benefit to the village's infrastructure needs. This development will be the first in the village to add sprinkler heads inside the homes, with one in the furnace room and a second in the garage or kitchen.

COMMISSION QUESTIONS/COMMENTS

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

Commissioner Sturznickel asked for clarification on the flex lot design, to which Mr. Robinson explained each initial parcel can accommodate up to three single family homes and the first house to be built helps to determine the size and property lines of the other two house lots.

Commissioner Laipert asked if the homes will have basements, to which Mr. Robinson explained the homes will either be built on slabs, have basements, or offer walk outs. Commissioner Laipert asked what are the minimum and maximum lot sizes, to which Mr. Martini stated the lot widths will range from 46 to 61 feet wide. Commissioner Laipert asked what if a buyer wants a smaller model home on a larger lot, to which Mr. Martini explained a database matrix has been created to provide homebuyers with a list of potential house models that can be built on each lot and Mr. Robinson clarified that the village's anti-monotony standards will also be taken into consideration when informing buyers about options for each lot.

Commissioner Postelnick asked what will happen to the one townhome building that was constructed by the previous developer, to which Mr. Robinson explained it will remain as part of the subdivision as it is in good condition.

Commissioner Szpekowski asked what the price range will be for the homes, to which Mr. Robinson said the average sale price is anticipated to be around \$235,000. Commissioner Szpekowski asked about the materials that will be used on the homes' exteriors, to which Mr. Robinson explained there will be brick and siding and Mr. Farnum clarified that the materials will be consistent with the original PUD approval which required brick on the front facades and allowed vinyl siding on the sides and rear of the homes. Commissioner Szpekowski asked why the developer is requesting narrower side yards, to which Mr. Farnum stated the proposed ranch homes have a larger footprint than the original townhome units.

Chairperson Patrician asked what amenities will be in the community clubhouse, to which Mr. Robinson explained there will be a meeting room, kitchen, fitness center and there will also be outdoor spaces.

Chairperson Patrician asked if staff is comfortable with the smaller front yards the developer is proposing on the flex lots, to which Mr. Farnum stated yes 25 feet will still provide sufficient depth for the driveways and it is unlikely parking would become an issue.

PUBLIC COMMENT

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

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for Final PUD Amendment and Plat of Resubdivision for Glenloch. Commissioner Postelnick made a motion and Commissioner Sturznickel seconded a motion to recommend approval of the request for Final PUD Amendment and Plat of Resubdivision, consistent with the plans submitted by the petitioner, the findings of fact listed in the staff report and the conditions recommend by staff with the changes to those conditions as stated: the front yard setbacks shall not be less than 25 feet on the replatted townhome "Flex Lots" and Lot 19; side yard setbacks shall not be less than 5½ feet for all lots.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Laipert, Neuhalfen, Postelnick, Sturznickel and Szpekowski. Nays: None. Absent: Hoferle. Motion carried 6-0.

CLOSE PUBLIC HEARING

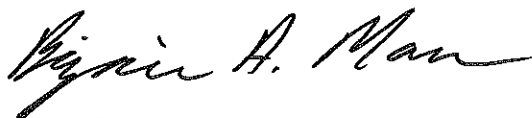
AGENDA ITEM 5: New/Old Business

Commissioners asked staff for updates on Longmeadow Parkway and Riverside Plaza.

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting was made by Commissioner Neuhalfen and seconded by Commissioner Szpekowski, a voice vote noted all ayes. The motion carried and the meeting was adjourned at 8:05 p.m.

Respectfully Submitted,



Benjamin A. Mason, AICP
Senior Planner