

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
April 8, 2019**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Patrician, Commissioners Hoferle, Szpekowski, Postelnick, Neuhalfen, Laipert, and Sturznickel.

Absent: None.

Staff Members Present: Russ Farnum, Community Development Director and Ben Mason, Senior Planner

AGENDA ITEM 2: Approval of Minutes from the March 11, 2019 Meeting.

Chair Patrician asked for a motion to approve the minutes of the March 11, 2019 meeting. Commissioner Hoferle made a motion to approve the minutes, second by Commissioner Neuhalfen. Motion was approved by voice vote.

AGENDA ITEM 3: Public Comment

There was no one wishing to make any public comment.

AGENDA ITEM 4: Request for Annexation, Zoning, Preliminary Plat of Subdivision and Preliminary Planned Unit Development for a Mixed-Use Residential and Commercial Development Located at the Northeast Corner of South Randall Road and Longmeadow Parkway

Case No. 2018-19 Algonquin Colosseum

Petitioner: Troy Mertz

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Chair Patrician opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Neuhalfen, Laipert, Sturznickel, Szpekowski, Postelnick and Chair Patrician. A quorum was declared.

PETITIONER COMMENTS

Chair Patrician asked the petitioner to come forward and present his case. Troy Mertz approached and introduced his team, Carrie Hansen and Mike Schoppe from Schoppe Design, Kevin Serafin from Cemcon, Nick Standiford, Attorney from Schain Banks Kenney and Schwarz LTD, and himself. Kelly Cahill noted there was proper notice and swore in the petitioner and his team. Mertz introduced his project and noted he has been a resident of Algonquin for 22 years, and is a developer in the Chicago area. He is currently working on the Gilberts Conservancy and recently worked out the Creeks Crossing development in Algonquin. He owns the 80-acre former Aspen Village parcel and has a contract on the other 39-acre parcel of the property. He envisions creating

a dynamic entertainment hub similar to Rosemont and the project would be a fiber optic networked community.

STAFF COMMENTS

Ben Mason thoroughly reviewed the Staff Report and noted this project complies with the Comprehensive Plan and the mixed use concepts found in the Plan and the Aspen Village project. Mason provided an overview of the development and the criteria for rezoning and PUD's. Mason noted that this was preliminary plat and plan, and many more details would be provided at the final plat and plan review stage. Mason summarized that Staff's recommendation was for approval with the conditions outlined in the Staff Report.

COMMISSION QUESTIONS/COMMENTS

Commissioner Hoferle noted the project had quite a few nice features. Hoferle noted the challenges of the Colosseum project and asked how the Village would control what goes in the entertainment hub. Mertz noted the Entertainment Hub would be built with the first phase of the project and the scope and size of the bands would be part of the programming of that public area by the Village.

Commissioner Szpekowski noted she was confused if that would be Park District or Village and now that is cleared up. She also noted the demand for apartments is exploding, and that the Village needs new projects to be competitive. Szpekowski wanted more division between the apartments and the existing single family homes and the tree lines enhanced.

Commissioner Postelnick noted that with only 500 units there wouldn't be much impact on Westfield or Jacobs for the School District. He noted that would be good for those schools as the enrollment had been dropping, and the revenue and tax benefits help the Village too.

Commissioner Neuhalfen thought the entertainment hub was a great concept but was curious if it was the right location due to the noise. Neuhalfen asked for more information on the school street connection requested for Westfield, and Mertz and Schoppe explained.

Commissioner Laipert asked how the rental units would be controlled. Mertz explained they would be part of the Owners Association which would have minimum standards. Laipert asked about the timeline and Mertz explained he'd like to break ground in 6-12 months and thought this could be built out by the end of 3 years.

Commissioner Sturznickel asked about the Aspen Village project timing being tied to the development in the Galleria. Farnum explained enough had been constructed in the Galleria that there were no more restrictions on this project, and there was even more retail being added with the Colosseum project.

Chair Patrician asked a number of questions about the Entertainment Hub and asked which way the bandshell faced. Mertz noted it was a small bandshell but the idea was it could face either way. Patrician noted pedestrian walkability was important but was concerned about the traffic flow from a major event. For the tree preservation area, who owned the trees? Mertz noted the HOA would own the trees.

PUBLIC COMMENT

Chair Patrician then opened the floor to Public Comment.

Janis Jasper of 2120 Tracy Lane noted that open land is dwindling and we had plenty of time to consider this project. This project has 510 units compared to the previous 225 units in Aspen Village.

Cynthia Kanner, 920 Susan Court, stated apartment costs were too high and asked who could afford that rent? The road to Westfield School should be a path, and Prairie Crossing in Grayslake should be used as a model for development. Kanner questioned the need for more retail.

David Rodriguez of 1940 Cosman compared the R-1 zoning to R-5. He thought the Entertainment Hub was inconsistent with what was planned when residents moved into the area. Rodriguez thought there was enough empty buildings and apartments.

Arnold Klehm of 17N371 Binnie Lakes Trail asked if there was water and sewer.

Patrick Giancomino of 2234 Barrett Drive asked if other developments filling would drive rents down. Giacomino was very concerned about the security of school kids walking on the paths to Westfield. He noted concerns about the HOA taking care of the tree preservation area.

Scott DeMuth from 1460 Lancaster noted the Willoughby Farms Park Extension doesn't meet the Village Parks and Trails Plan.

Cindy Conomikes of 2228 Barrett wants to keep the R-1 zoning and objected to having rental townhomes. Comemikes noted that 300 apartments would need at least 1100 parking stalls. She is a teacher so she knows apartments generate a lot more students than houses.

Dean Conomikes said the land was already zoned and had concerns with apartments and increased traffic. He noted it is smarter to buy that rent and felt the entertainment hub should be down by the Fox River and not in their neighborhood. Nowhere in Algonquin are there apartments in a single family neighborhood.

Chris (last name not provided on comment form) of 2936 Talaga noted this was not like Rosemont and we didn't want to be like them, we should focus on jobs.

Steven Flesch, 940 Kensington, noted he just bought his house and if he had known apartments would be in his neighborhood he would have eliminated Algonquin as a choice.

Peggy Roberts of 12 Arbordale Court was concerned about that many rentals and Willoughby Country Homes was already 25% rentals and how much could we take?

Neil Davis 1870 Haverford noted Illinois was losing residents because of the high real estate taxes.

Amy Heading, 2244 Barrett questioned the need for apartment buildings, especially without industry and jobs like in Schaumburg or Rosemont.

Kudus Badmus, 1960 Cosman raised 4 children in Westview and did not plan on living in Algonquin, but the community is renting too much and the benefit is only 5% to the neighbors and no one considers about how it detracts from the neighbors.

Kathy Lossau, 4 Sheffield Court stated this land was inappropriate for a residential area and a battle of the bands would be an absolute nightmare.

Lisa Davis of 1870 Haverford Drive stated all these people would be more congestion and the Commons is insane now.

CLOSE PUBLIC COMMENT

That being the last person that wanted to speak, Chair Patrician closed the public hearing and asked for Commission comments and discussion.

Commissioner Hoferle stated he thought this plan was the best use of space. It had wetlands to refill the water tables and followed the Comprehensive Plan.

Commissioner Szpekowski noted she still had some concerns about the rental townhomes.

Commissioner Neuhalphen stated that the Village didn't allow LED signs and wanted to make a motion to remove the LED sign from the plan.

Commissioner Postelnick thought it was a great project and was going to be better than the Watermark at the Grove.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion on the request.

Commissioner Sturznickel made a motion to approve the Request for Annexation, Zoning, Preliminary Plat of Subdivision and Preliminary Planned Unit Development for a Mixed-Use Residential and Commercial Development Located at the Northeast Corner of South Randall Road and Longmeadow Parkway, consistent with the plans submitted by the Petitioner, the findings of fact listed in the April 8, 2019 Community Development Memorandum, and with the conditions recommended by Staff. Second by Commissioner Postelnick.

Chairperson Patrician called for a voice vote on the Motion: AYE: Hoferle, Szpekowski, Postelnick, Neuhalphen, Laipert, Sturznickel and Patrician. NAY: None. Motion passed, 7-0.

AGENDA ITEM 5: New/Old Business
None.

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting was seconded and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 10:25p.m.

Respectfully Submitted,

Russell W. Farnum, AICP
Community Development Director