

**VILLAGE OF ALGONQUIN**  
**PLANNING AND ZONING COMMISSION**  
**Held Virtually Due to COVID 19**  
**Meeting Minutes**  
**August 10, 2020**

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

Chair Patrician called the meeting to order at 7:33 pm.

Farnum called the roll, Commissioners present remotely were: Hoferle, Patrician, Sturznickel, and Szpekowski. Commissioners absent were Laipert, Postelnick and Neuhalfen.

*Note: Commissioner Neuhalfen was present but could not be heard when speaking. His votes are recorded as absent for the record, since he could not be heard.*

Staff Members present were: Russ Farnum, Community Development Director, and Brandy Quance, Village Attorney.

Before beginning regular business, Chair Patrician noted this was a virtual meeting and introduced Village Attorney Brandy Quance to provide an overview of the protocols for the meeting.

Quance noted the Village has determined in light of book open emergency and the Governor's gubernatorial order and the Village continuation of proclamation of local disaster, the Village President and the Chair of the Planning and Zoning Commission have determined that an in person meeting is not practical so we are holding this meeting remotely.

The Community Development Director is physically present at the regular meeting location. Quance asked that Commissioners confirm that they can hear all the other members as well as the petitioners so we'll just do that at the roll call notes for the public hearing.

**AGENDA ITEM 2:** Approval of Minutes from the July 13, 2020 Meeting.

Chair Patrician asked for a motion to approve the minutes of the July 13, 2020 meeting. Patrician noted the minutes from the February meeting were not prepared yet and would be ready at the next meeting.

Commissioner Sturznickel made a motion, seconded by Hoferle, to approve the minutes. Motion passed by roll call vote, 4-0-3 (Hoferle, Patrician, Sturznickel, and Szpekowski Aye, Laipert, Postelnick, Neuhalfen Absent).

**AGENDA ITEM 3:** Request for Final PUD and Final Plat Approval, Phases 1 and 2, Trails of Woods Creek

**Case No. 2020-04      Pulte Home Corp. LLC**

Petitioner:              Patti Bernhard, Attorney, and Matt Brolley for Pulte Homes

Patrician asked Farnum for clarification that this was not a public hearing. Farnum confirmed that the Public Hearing had already been held and the zoning for this project granted. This was a follow up action by the Commission.

Patrician asked for the petitioners to present their case and comments. Patti Bernhard, Attorney representing Pulte, introduced herself and presented the project. Matt Brolley introduced himself and noted several of their other design professionals were present to address any questions the Commission may have.

Bernhard noted the zoning and preliminary plats were approved by the Village Board in May and Pulte was now seeking approval of the final plats and plan. The Final Plan and Plats are in conformity with the preliminary plans. The project would be built in 2 phases, with 149 homes in the first phase and 129 homes in the second. All open space would be part of the first phase. Pulte is seeking the affirmative recommendation of the Plan Commission to move forward for approval by the Village Board.

Bernhard noted there were changes to the approved Preliminary that the Board required after the Plan Commission had taken action. She outlined a few of the changes which included removal of the commercial parcel and it worked out well for Pulte and the Village. Pulte will add traffic calming on Fairway View Drive, and the wetlands will be enhanced with 35 acres of overall public park space to be deeded to the Village. Pulte anticipates starting the project yet this fall, and having model homes opening in March 2021.

Chair Patrician thanked Bernhard for the presentation, and asked Farnum for some background. Farnum noted the submission was extensively reviewed by Staff and the review comments were in the Commission packet. There were several changes in the plan that occurred after the Commission had already reviewed the Preliminary PUD, which the Committee of the Whole reviewed twice with substantial more public input. Farnum noted Pulte has been cooperative in planning their project throughout the entire process, then returning with a plan that fulfilled all of the prior conditions of approval.

Farnum noted that Pulte had provided covenants and an HOA, but a backup SSA would still be required. The Public Works Department, Village Engineer, McHenry Division of Transportation, Fire Department, and Village planners had reviewed the submittals and had technical changes but recommended approval subject to five conditions outlined in the Staff Report, including final street names were subject to review and approval by the Fire Department and Village Public Works Department; no work begins prior to appropriate permits being issued; and the developers otherwise comply with the development agreement, and the approved preliminary plan and plats for the Trails of Woods Creek project.

Patrician asked if there were any Commission comments. Hoferle asked why delete the commercial parcel for more residential units. Brolley explained the neighbors had concerns over that use and it worked out better for Pulte and the Village to add five lots there for the model homes. Hoferle asked if the traffic calming would be speed bumps. Brolley explained it would be narrowing the street dramatically at the bike path crossing with brick pavers, similar to Bunker Hill Drive. Hoferle asked for selling prices, Brolley noted they are not finalized yet but generally the Shores would be starting at mid to high 200's and hopefully selling in the low to mid 300's; the Springs would be starting at 350 and closing upwards of 400, and the Estates would be selling around 450.

Sturznickel asked how the flooding at the southwest end of the property was being addressed. Brolley introduced engineer Anthony Falkowski of Cemcon who explained the additional stormwater volume and elimination of constrictions downstream would help get the water out of that area faster. Farnum added the enhanced wetlands and overall drainage system would alleviate that flooding without flooding new land downstream to the east of Fairway View Drive or into Woods Creek.

Sturznickel noted he was glad to see the fences were being replaced on those properties that would lose their fences.

Szpekowski asked if there were to be three separate homeowners associations, or just one. Brolley noted there would be one association with jurisdiction over all three neighborhoods.

Szpekowski asked about the Algonquin Road crossing. Brolley noted it would be a crosswalk with pedestrian signals that ties the trails into the trail north of Algonquin Road. Szpekowski asked about the size of the tree replacements, Brolley introduced their Landscape Architect, Sharon Dickson, who noted the shade trees would be 3” diameter and the decorative or evergreens would be 6 to 8 feet tall. Per Village requirements there would be a large variety of trees, both fast and slow growing, that would be planted throughout the development.

Chair Patrician asked if Commissioner Neuhalphen had any comments. Hearing nothing, Patrician asked if the properties east of the entrance to Frank Road were included and what was planned for them. Brolley clarified those parcels were owned by others and were not part of the project.

With no other Commission questions or input, Chair Patrician asked for public comments. No one raised their hand nor asked to participate. Farnum confirmed no participants had raised their hand.

Patrician asked for a motion on case 2020-04. Sturznickel moved for approval of the request for Final PUD and Final Plats for Phase 1 and Phase 2 of TRAILS OF WOODS CREEK, consistent with the petition submitted by the developer, and the conditions recommended by staff. Second by Hoferle.

Patrician called for a roll call vote, which Farnum called. Motion passed by roll call vote, 4-0-3 (Hoferle, Patrician, Sturznickel, and Szpekowski Aye, Laipert, Postelnick, Neuhalphen Absent).

Chair Patrician called for Old/New Business. Hoferle asked about the status of the downtown project construction, noting LaFox River Drive had a lot going on. Farnum provided an update and noted part of the project includes all new water mains and a new gravity sanitary sewer line that will go all way to the WWTF, and help the Village eliminate several lift stations that are maintenance issues. Farnum noted the project was on schedule but the Village had several years of overall work left.

There being no other business, Patrician asked for a motion to adjourn. Sturznickel moved, second by Szpekowski, to adjourn the meeting. Motion passed by roll call vote, 4-0-3 (Hoferle, Patrician, Sturznickel, and Szpekowski Aye, Laipert, Postelnick, Neuhalphen Absent). Patrician declared the meeting adjourned at 8:17 pm.

Submitted by: \_\_\_\_\_  
Russ Farnum, Community Development Director