



# Village of Algonquin

The Gem of the Fox River Valley

## **Planning and Zoning Commission Minutes May 9, 2022**

### **Roll Call - Establish Quorum**

Chair Patrician called the meeting to order at 7:00 pm.

Community Development Deputy Director Natalie Zine called the roll to check attendance. All seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Neuhalphen
- Commissioner Kennealy
- Commissioner Laipert
- Commissioner Rasek
- Commissioner Sturznickel
- Commissioner Szpekowski

Members absent: None

Staff Present: Community Development Deputy Director Natalie Zine, Senior Planner Patrick Knapp, and Attorney Brandy Quance

### **Public Comment**

Chair Patrician asked for public comments.

### **Approval of Minutes**

Chair Patrician asked for approval of the March 14, 2022, Planning and Zoning Commission minutes. A motion from Commissioner Kennealy and seconded by Commissioner Rasek to approve the minutes was made. The motion was approved on a 7-0 vote.

### **Public Hearing Case Number PZ-2022-04**

Request for Preliminary Planned Development Plat, Rezoning Upon Annexation, and Preliminary Planned Unit Development Plan for Westview Crossing

John McFarland, the Petitioner, presented an overview of their request for Preliminary Planned Development Plat, Rezoning Upon Annexation, and Preliminary Planned Unit Development Plan Subject Property. Village Staff also presented an overview of the request.

Commissioner Rasek asked about the need for a crossing guard and the Petitioner responded by stating that the Huntley School District would bus students in Westview Crossing.

Commissioner Szpekowski asked about the landscaping on the perimeter of the development. Rich Olson, representing the Petitioner in regards to landscaping, responded that the landscaping would be emphasized along a berm separating Westview Crossing and Square Barn Road. The Petitioner also stated that landscape screening between single-family residential uses is not typical, but they are accommodating the neighbors to the east and north with larger lots and 2 trees in the rear.

Chair Patrician asked about the continuation of the berm along Square Barn Road to the coves in the south. The Petitioner stated that they would take a look at the berm and make sure it transitions properly.

Commissioner Kennealy requested info about the timeline for the project. The Petitioner stated that the project would begin construction later this year with the first home construction starting next Spring. The full buildout would be approximately 4 years. Commissioner Kennealy also asked about the common areas and asked for clarification on which areas were public and which were going to be maintained by the HOA. The Petitioner stated that the park and naturalized detention would be dedicated to the Village Of Algonquin and the rest would be maintained by the HOA.

Commissioner Laipert asked where people will park when they visit the public park. The Petitioner stated that the park is meant to be a local neighborhood park and is built with the intention that residents walk. The Petitioner did note that there will be available on-street parking. Commissioner Laipert was also concerned about only two entrances to the subdivision and the risk of vehicles backing up. The Petitioner stated that the warranted traffic signal will allow the residents to safely exit the subdivision.

Chair Patrician asked about the anti-monotony provisions. The Petitioner stated that they have standards and would have staff review the standards prior to Final Approval.

Chair Patrician called for the public comment to be open. No one from the audience commented.

Commissioner Kennealy requested additional information regarding HOAs and stated his disapproval of HOAs. Staff was directed to get back to Commissioner Kennealy on the cost for the Village Of Algonquin to maintain all of the outlots.

Motion was made by Commissioner Rasek and seconded by Commissioner Laipert to accept the Findings of Fact as stated in the staff report for Case PZ-2022-04 and to approve the Preliminary PUD Plat titled “Preliminary Subdivision Plat and P.U.D. for Westview Crossing”, as prepared by Cemcon, Ltd, with the latest revision date of March 29, 2022, approve Rezoning upon annexation wherein the proposed subdivision will be zoned R-2 Residential, and approve a Preliminary Planned Unit Development Plan for the Subject Property located on the east side of Square Barn Road and across from Dr. John Burkey Drive referred to as the “Westview Crossing,” with the findings of fact and conditions outlined in the staff report. The motion was approved on a 7-0 vote.

**Public Hearing Case Number PZ-2022-07**

Request for an Amendment to Ordinance No. 2001-O-16 to authorize an Expansion of Rosen Hyundai on Lot 3 of the Rosen, Rosen, Rosen Subdivision

Dan Shapiro, the Petitioner, and Dave Olufs, the Engineer, presented an overview of their request for a Major Amendment to the approved PUD for Subject Property. Village Staff also presented an overview of the request.

Commissioner Laipert asked the Petitioner for more information on EV Chargers and Battery storage. The Petitioner talked about the need for the future shed to handle the transformers and also the need for a storage room that is accessible from both the outside and the maintenance area.

Commissioner Szpekowski asked about the impacts to Smiles on Algonquin. The Petitioner stated the Smile on Algonquin would not be impacted and that their parking would not be impacted.

Chair Patrician called for the public comment to be open and Chris Kemp asked the Petitioner why they blocked the cross access to the bank south of the property. The Petitioner stated that having the cross access open created a hazard to people looking at vehicles for sale due to vehicles cutting through the parking lot. Staff responded that this is a private property matter and that the Bank could take Rosen to court if they have an issue with the cross access being blocked.

Motion was made by Commissioner Kennealy and seconded by Commissioner Sturznickel to accept the Findings of Fact as stated in the staff report for Case PZ-2022-07 and to approve an amendment to Ordinance 2001-O-16 on Lot 3 of the Rosen, Rosen, Rosen subdivision with the findings of fact and conditions outlined in the staff report. The motion was approved on a 7-0 vote.

**Public Hearing Case Number PZ-2022-08**

Request for Final Planned Unit Development Plan and Special Use for a Drive Through for the Polish Slavic Federal Credit Union on Lot 1 of the Algonquin Galleria – Phase 1

Dennis Lindell, the Petitioner, presented an overview of their request for a Final PUD and Special Use for the Subject Property. Village Staff also presented an overview of the request.

Commissioner Laipert asked the Petitioner if they planned on having two drive-through lanes in the future. The Petitioner stated that there are no plans to expand the drive-through.

Commissioner Szpekowski stated that this was an appropriate use for this location.

Chair Patrician called for the public comment to be open. No one from the audience commented.

Motion was made by Commissioner Szpekowski and seconded by Commissioner Sturznickel to accept the Findings of Fact as stated in the staff report for Case PZ-2022-08 and to approve a Final PUD and Special Use authorizing a drive-through facility on Lot 1 of the Algonquin Galleria – Phase 1 Resubdivision No. 1 with the findings of fact and conditions outlined in the staff report. The motion was approved on a 7-0 vote.

**New/Old Business**

No new or old business was discussed.

**Community Development Report**

Ms. Zine let the Planning and Zoning Commission know that the NorthPoint Development was issued an early grading permit and an RFQ was out for responses to redevelop the Algonquin State Bank.

**Adjournment**

Chairman Patrician asked for a motion to adjourn. A motion from Commissioner Rasek and seconded by Commissioner Sturznickel was made. The motion was approved on a 7-0 vote. The meeting was adjourned at 9:19 P.M.

Minutes signed by:

---

Patrick M Knapp, AICP, Senior Planner