



**Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On June 21, 2022
Village Board Room
2200 Harnish Dr. Algonquin, IL**

AGENDA ITEM 1: Roll Call to Establish a Quorum

President Sosine, Chairperson, called the Committee of the Whole meeting to order at 8:06 p.m.

Present: Trustees Jerry Glogowski, Robert Smith, Laura Brehmer, Maggie Auger, Brian Dianis and President Debby Sosine.

Absent: Trustee John Spella

A quorum was established

Staff Members Present: Village Manager, Tim Schloneger; Public Works Director, Bob Mitchard; Community Development Director, Jason Shallcross; Deputy Police Chief, Dennis Walker; Village Clerk, Fred Martin; and Village Attorney, Kelly Cahill.

AGENDA ITEM 2: Public Comment

None

AGENDA ITEM 3: Community Development

Mr. Shallcross

A. Consider the Annexation, Preliminary PUD Plat, Preliminary PUD Plan, and Rezoning upon Annexation for Westview Crossings (located near Square Barn Road and Dr. John Burkey Drive)

CalAtlantic Group Inc, (a Lennar Corporation), applied for Annexation, Preliminary PUD Plat, Preliminary PUD Plan, and Rezoning upon Annexation for the 59.4 acre property located on the east side of Square Barn Road and across from Dr. John Burkey Drive. The Planning and Zoning Commission reviewed the request and held a Public Hearing for Preliminary PUD Plat, Preliminary PUD Plan, and Rezoning upon Annexation at the May 9, 2022, Planning and Zoning Commission Meeting (See the attached P&Z staff report for Case No. PZ-2022-04). No one from the public made comment at the Public Hearing.

The Planning and Zoning Commission accepted (approved 7-0) staff's findings as the findings of the Planning and Zoning Commission and recommended approval of a 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, approved Rezoning upon annexation wherein the proposed subdivision will be zoned R-2 Residential, and approved a Preliminary Planned 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," as outlined in the staff report for case PZ-2022-04, subject to the following conditions:

- a. That site construction, utility installation, and grading shall not commence until a Final Plat and Final PUD Plan have been approved by the Planning and Zoning Commission and the Village Board in substantial conformity to the Preliminary PUD Plan and Preliminary PUD Plat, a Site Development Permit has been issued by the Village, and water and sanitary sewer permits have been issued by the Illinois Environmental
- b. Protection Agency;
- c. The developer shall dedicate approximately 4.6 acres of their proposed open space areas Outlot C in the center of the Subject Property to the Village for maintenance and ownership as a naturalized area. The developer shall have an ecological firm prepare a design and perform the initial installation and establishment of the native areas for a minimum of three years, prior to turning the land over to the Village;
- d. The Home Floorplans and Elevations, as prepared by Lennar, with the latest revision date of February 28, 2022, shall be revised to remove Elevation "D" and include stone or cultured stone wainscot across the entire front elevation of the "E" Elevations from all home models;
- e. The Petitioner shall address the items in the attached Staff Memorandum dated April 18, 2022, reach out to the local Post Master to see if they prefer individual mailboxes or Cluster Box Units, and provide roadway photometrics in accordance with the Village public street light standards, prior to Final Plat and Final PUD submittal;

- f. The Petitioner shall use conservation design principles in the final design of the naturalized stormwater management area located in outlots C;
- g. The Village will require the provision for a private Owners Association(s) to regulate and maintain the common elements of this development. The developer shall submit, with the Final Plat, a set of restrictive covenants and conditions for the entire development to address issues including, but not limited to, easements and access to common areas, common area property maintenance, stormwater detention, restrictions on the rental of dwellings, the parking of boats and RVs, anti-monotony provisions, and similar restrictions and joint responsibilities between the owners. The covenants shall be subject to review and approval by the Community Development Director prior to recording the Final Plat;
- h. Street names are subject to final review and approval by the Public Works Director and the Huntley Fire Department;
- i. A back-up Special Service Area shall be required for the stormwater detention facilities to be retained and maintained by the subdivision's HOA.

CalAtlantic Group Inc, (a Lennar Corporation), the "Petitioner", applied for Annexation, Preliminary PUD Plat, Preliminary PUD Plan, and Rezoning upon annexation for the 59.4 acre property located on the east side of Square Barn Road and across from Dr. John Burkey. The property is currently unimproved, agricultural land that is zoned A1-Agricultural, and is located in unincorporated McHenry County. Their proposal includes 150 single family home lots, a public park with a playground, 3 stormwater management areas, and related improvements including public utilities, public roads, sidewalks, a multiuse path along Square Barn Road, and a traffic signal at Square Barn Road and Dr. John Burkey Drive.

Future Process Required – The Petitioner will be required to resubmit for Final PUD and Final Plat approval once the Annexation, Preliminary PUD, Preliminary Plat, and Rezoning are approved by the Village Board. The final submittal must be in substantial conformity to the Preliminary PUD Plan and Preliminary PUD and address any concerns in the Staff Memorandum dated June 15, 2022.

Concept Plan Changes/History – Westview Crossing presented their concept site plan to the Committee of the Whole on December 14, 2021. Between that Committee of the Whole meeting and the Petitioner's official submission, there were a few major changes. These changes include:

- The addition of a traffic signal on Square Barn Road due to existing needs.
- Moving the large stormwater management area located along the entire southern portion of the subdivision to the southeast corner. This stormwater management area needed to be relocated due to the slope of the property.
- Removal of the landscape buffer behind the north and east lots. The landscape buffer was removed because it interfered with public utilities and overflow stormwater. As a compromise, the developer enlarged these lots and is including two evergreen trees along the rear property lines.
- A revised street layout.

Rezoning – All adjacent property surrounding the Westview Crossing subdivision is zoned R-1E which requires the largest minimum lot size and setbacks. However, there are adjacent lots that are zoned R-1E that do not meet the required lot size and setbacks of the R1-E Zoning District and some that do not even meet the bulk requirements of the R-2 Zoning District which allows for the smallest lot size. The lot sizes proposed in the Westview Crossing subdivision are proposed to be zoned R-2 and all lots in the subdivision would meet the setbacks and lot sizes minimum as shown in Tables 2 & 3 of the Staff Memo to the Planning and Zoning Commission. To enhance the compatibility with adjacent residential, the lots along the north and eastern periphery of Westview Crossing have been enlarged.

Engineering – Proposed public roadway improvements include the extension of Dr. John Burkey Drive and White Deer Drive into the proposed subdivision as well as three additional public roads which total approximately 1.5 miles of new public roadway. Square Barn Road will also be improved to an urban cross-section along the entire length of the subdivision. The existing multiuse path will be extended from Dr. John Burkey Drive to Reserve Drive along the east side of Square Barn Road. The Petitioner is proposing three stormwater management facilities in the Westview Crossing subdivision which will total approximately 11 acres. The facility in the center of the subdivision is proposed to be a naturalized wet bottom management area and will be dedicated to the Village of Algonquin for future ongoing maintenance.

Trustee Concerns:

Brehmer, will the natural area divided by a split rail fence be accessible for maintenance, subdivision sign will be similar to Glenloch and set off the right of way, materials for roadway, street names should be reviewed, complimented the development.

Glogowski, lot sizes of 50 feet width may be too small, road width, won't allow for parking on both sides, no bike path in the plan, and traffic will be feeding back into the adjoining subdivision

Auger, Sidewalks will be on both sides of the street, no bike path.

Smith, nice playground, home price range is expected to be \$400,000 to \$600,000, ranch models are a nice addition, confirmed that driveways will be asphalt with concrete approaches, landscaping maintenance by homeowners, and bike path along Square Barn Road.

Dianis, thanked developers for working with staff, park dedication won't take place until the development is built out, inquired about ranch home accessibility.

Sosine, concerned about the size of the entrance signage and code variance, all homes will be wired for high speed internet, the brick facing will look nice.

Following discussion, it was the consensus of the Committee to move this item forward to the Village Board for approval.

B. Consider the Final PUD Plat, Final PUD Plan, and Rezoning for Riverview Townhomes (located near Algonquin Road and River Road)

Ed Kling, Inc., is requesting approval of a Final PUD Plat, Final PUD Plan, and Rezoning for the 0.32 acre property located at the northeast corner of Algonquin Road and River Road to allow for the consolidation of two (2) parcels into one, rezoning of the Subject Property from B-1 Limited Retail to O-T Old Town District, and construction of three (3) attached townhomes with guest parking.

BOARD/COMMISSION REVIEW

The Planning and Zoning Commission reviewed the request and held a Public Hearing for Final PUD Plat, Final PUD Plan, and Rezoning at the June 13, 2022, Planning and Zoning Commission Meeting (See the attached P&Z staff report for Case No. PZ-2022-01). No one from the public made comment at the Public Hearing.

After some discussion regarding the traffic patterns/concerns and the condition to require a HUD crime free lease addendum on all leases, the Planning and Zoning Commission accepted staff's findings as the findings of the Planning and Zoning Commission and recommended approval of the zoning requests (approved 5-1) subject to the following conditions:

- a. That site construction, utility installation, and grading shall not commence until all comments are addressed in the attached Staff Memorandum dated June 3, 2022, the retaining walls are designed by a Structural Engineer Licensed in the State of Illinois, a Site Development Permit has been issued by the Village, and water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency;
- b. Any satellite dishes or other appurtenances shall be restricted to the east or north walls, and shall not be visible from Algonquin Road or River Road;
- c. Leases shall be of a minimum term of 12 months and the owner shall include the HUD Crime Free Lease Addendum;
- d. Prior to any sale of individual units on the property, either a condominium declaration or covenants shall be prepared to regulate the maintenance and use of common areas, and shall be submitted to the Village for review and approval.

DISCUSSION:

History – The Planning and Zoning Commission held a public hearing on October 12, 2020, and unanimously approved a four (4) townhome project on the Subject Property. During the discussion at the Committee of the Whole meeting on October 20, 2020, the Committee of the Whole recommended that the development group revise their plans with the following improvements:

- Revised development showing less density
- Address the concerns pertaining to traffic, stormwater runoff, and grading
- Request rezoning to O-T
- Following the October 2020 Committee of the Whole Meeting, the original Petitioner walked away from the project. The current Petitioner is now pursuing the development and had been directed by Staff to modify the 2020 proposal by:
- Reducing the overall density from four (4) to three (3) townhomes

- Providing guest parking on-site and efficient site circulation
- Addressing grading and stormwater concerns
- Improving the River Road access by moving the curb cut/access further north
- Providing an upscale design as well as increasing the architectural elements on the south elevation with brick and stone.

All of these conditions were understood by the new Petitioner and have been incorporated in the Petitioner's submittal.

Rezoning – The current zoning of the Subject Property is B-1 Limited Retail and is surrounded by residential on the north and east sides of the property, commercial on the south side of the property across Algonquin Road, and vacant property owned by IDOT on the west side of the Subject Property. Due to the slope, location, and size of the Subject Property, commercial use is not a viable option. The Petitioner is seeking to rezone the Subject Property as O-T Old Town Zoning District as required by the Village Code and by the direction given by the Village Board and Staff. The proposed townhomes meet all bulk regulations in the O-T Old Town Zoning District except for the minimum rear yard requirement, and that deviation from code is only six inches.

Engineering – The three townhomes are accessed on River Road by a single twenty-four-foot (24') wide driveway that leads to three (3) twenty-foot (20') long driveways and four (4) guest parking spaces. A five-foot (5') to nine-foot (9') tall retaining wall is required along the north and east sides of the Subject Property to stabilize the soil behind the townhomes.

In terms of water and sanitary sewer service, each townhome will have a separate connection to the watermain located under River Road and the sanitary sewer located in the parkway. All stormwater will be collected onsite and connect to the existing storm sewer under River Road. A Traffic Impact Study was prepared by Eriksson Engineering Associates, LTD. (EEA) which analyzed the traffic impacts of the proposed development. EEA concluded that the development of the three (3) townhomes would not adversely impact the level-of-service of area intersections due to an average of only twenty (20) daily vehicle trips generated by the development.

Landscaping – The landscaping includes screening along River Road and Algonquin Road and additional plantings on the site. Dwarf Burning Bushes, Korean Boxwood, Japanese Yews, America Arborvitaes, Victory Golden Privets, and a berm are proposed to screen the development and guest parking from the surrounding roadways. Additional plantings on the site include Knockout Roses, a Honey Locust tree, an Ornamental Pear tree, a Red Oak tree, and a Techny Arborvitae. A Red Maple tree is proposed in the parkway.

Due to the required grading of the Subject Property, all existing trees will need to be removed. A tree survey indicates that there are twelve (12) existing trees on the Subject Property with four (4) in good condition, five (5) in fair condition, and three (3) in poor condition. Of the fair and good condition trees, six (6) are desirable trees but the tree survey letter notes that the trees are overcrowded and not well maintained. The Public Works Department has approved the removal of all existing trees as a part of the overall landscape plan.

Townhome Elevations – The roof of the proposed townhomes will consist of architectural shingles and a portico over the front balcony located above the garage will be metal. The first and second floor elevations will be wrapped in tan plank siding and the third floor will have shake siding. The west and south elevations of the basement will be covered in stone veneer in a similar manner to the 2020 submittal and the north basement elevation will be covered in plank siding. Due to the Subject Property's location in the Old Town District, a Certificate of Appropriateness (COA) is required to be issued before a building permit can be issued. The Subject Property had a COA hearing at the February 9, 2022, Historic Commission meeting where the Historic Commission recommend a COA with the condition that the Petitioner add vertical elements and hardware on the garage doors that imitate carriage house doors and incorporate non-removable mullions on the front windows. The Petitioner accepted the changes and included these elements in their latest architectural drawings.

RECOMMENDATION:

Staff recommends approval of the Final PUD Plat, Final PUD, and Rezoning as outlined in the staff report for case PZ-2022-01, subject to the following conditions, attachments, and staff approval of final engineering plans:

- a. The Final PUD Plat and Final PUD shall be in conformance with the Plat of Consolidation, the Architectural and Landscaping plans, and the Engineering Plans. These plans and documents shall be revised to address and satisfy all outstanding comments in the Staff Review Memo dated June 3, 2022;
- b. That site construction, utility installation, and grading shall not commence until all comments are addressed in the attached Staff Memorandum dated June 3, 2022, the retaining walls are designed by a Structural Engineer Licensed in the State of Illinois, a Site Development Permit has been issued by the Village, and necessary water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency;

- c. Any satellite dishes or other appurtenances shall be restricted to the east or north walls, and shall not be visible from Algonquin Road or River Road;
- d. Leases shall be of a minimum term of 12 months and the owner shall include the HUD Crime Free Lease Addendum;
- e. Prior to any sale of individual units on the property, either a condominium declaration or covenants shall be prepared to regulate the maintenance and use of common areas, and shall be submitted to the Village for review and approval.

Trustee Concerns:

Brehmer, Will the townhomes be rented or purchased, developer said it depends on the market at the time, retaining walls will be maintained by owners, traffic impact on the area, and tree removal is necessary to complete the development

Glogowski, there will be a HOA, liked the landscaping plan, asked that the retaining wall design be verified by a structural engineer, ok with proposed parking

Smith, Sales versus rental of units are not decided, concerned about the privacy at the rear of the buildings, no pricing available at this time, but expected to be \$450,000 depending on labor and materials, concerns about construction traffic during the build process, and staff to monitor the compliance with the hours of construction

Dianis, asked about storm water runoff, staff said it is not an issue

Auger, thanked developers for working with staff

Sosine, the current site looks run down, thanked developers for the project

Following discussion, it was the consensus of the Committee to move this item forward to the Village Board for approval.

AGENDA ITEM 4: General Administration

Mr. Schloneger,

To support the Village's growing data storage requirements, it has been budgeted in fiscal year 2023 to replace the current backup solution (at 95% capacity) to a device that is capable of storing twice the amount of data (36 Terabytes). This solution will support the Village's projected data growth trend over the next 5-years.

The backup solution carries a one-time cost of \$29,589.11. The backup device carries recurring costs not to exceed \$21,411. Due to inflation, we are verifying price on recurring charges.

These expenses were previously approved as part of the fiscal year 2023 budget, however, as this amount is beyond administrative spending authority, it is recommended the Village Board formally approve this purchase by Resolution.

Following discussion, it was the consensus of the Committee to move this item forward to the Village Board for approval.

AGENDA ITEM 5: Public Works & Safety

None

AGENDA ITEM 6: Executive Session

None

AGENDA ITEM 7: Other Business

None

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Sosine adjourned the meeting at 9:03 p.m.

Submitted:

Fred Martin, Village Clerk