



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

AUGUST 8, 2022

Roll Call - Establish Quorum

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

Community Development Director Jason Shallcross called the roll to check attendance. Five of the seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Kennealy
- Commissioner Neuhalfen
- Commissioner Rasek
- Commissioner Sturznickel
- Commissioner Szpekowski

Members absent: Commissioner Laipert

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

Public Comment

Chair Patrician asked for public comments. No one from the public made a comment.

Approval of Minutes

Chair Patrician asked for approval of the July 11, 2022, Planning and Zoning Commission minutes. A motion from Commissioner Sturznickel and seconded by Commissioner Rasek to approve the minutes was made. The motion was approved on a 6-0 vote.

Case Number PZ-2022-14

Request for Final Plat and Final Planned Development for Westview Crossing

John McFarland, Petitioner, gave a presentation to the Commission requesting approval of the Final Plat and Final Planned Development for Westview Crossing.

Mr. Knapp presented the case for Village Staff and recommended that the Planning and Zoning Commission make a motion to approve the Final Plat and Final planned Development.

Commissioner Struznickel asked about landscaping. The Petitioner replied that the individual lots would be fully landscaped.

Commissioner Neuhalfen asked about traffic signal timing. The Petitioner explained that the signals will arrive next summer and that they would be installed when school was not in session.

The Commissioner restated that he meant the timing of the signal itself and the Petitioner explained that the timing would be initially calculated by a traffic engineer and then the village would be in control of the signal for any future adjustments.

Commissioner Szpekowski stated that she was concerned about cut-through traffic and the Petitioner explained that the traffic study indicated that these concerns were minimal and that any cut-through traffic would only be local traffic. The Commissioner also explained that she did not like the idea of Centralized Box Units for mail, but staff explained that the location is up to the Post Office and not the village.

Commissioner Kennealy asked what would occur if they installed mailboxes instead of Centralized Box Units for mail. Staff explained that the Post Office could choose to not deliver the mail.

Chair Patrician called for the public comment to be open. No one in the audience stepped forward for public comment. Chair Patrician then closed the public comment.

Commissioner Kennealy once again stated his opposition to HOA's and does not like that the Village continues to create HOA's.

Commissioner Kennealy made a motion to accept the Findings of Fact as stated in the staff report and approve the Final Plat titled "Final Plat for Westview Crossing", as prepared by Cemcon, Ltd., with the latest revision date of August 2, 2022, and approve a Final Planned Development Plan for Westview Crossing, subject to the conditions outlined in the staff report for Case No. PZ-2022-15. Commissioner Sturznickel seconded the motion. The motion was approved on a 6-0 vote.

Public Hearing Case Number PZ-2022-14

Request for an Amendment to Sections 21.3 Definitions, 21.9.G B-2 Business District Permitted Uses, 21.12 Special Uses, and 21.18 Public Hearings.

Mr. Knapp, representing the Village, gave a presentation to the Commission requesting changes to the Village's Zoning Code.

Commissioner Patrician asked if the Daily Herald and Northwest Herald were owned by the same company. Commissioner Szpekowski replied that they were not.

Ms. Quance made a comment that Staff should look again at 21.12.C.36 as she noticed that a period was missed.

Chair Patrician called for the public comment to be open. No one from the public made comment. Chair Patrician then closed the public comment.

Motion was then made by Commissioner Kennealy and seconded by Commissioner Szpekowski to recommend approval of the text amendments to Section 21.3 Definitions, Section 21.9.G B-2 Business District Permitted Uses, Section 21.12 Special Uses, and Section 21.18 Public Hearings as outlined in the staff report which will correct inconsistencies in formatting, create a new section

in Chapter 21.12 titled “Additional Information”, move additional Special Use text into the “Additional Information” section, and add the Daily Herald as an acceptable newspaper for Public Notice. The motion was approved with a 6-0 vote.

New/Old Business

No new or old business was discussed.

Community Development Report

Staff provided an update regarding ongoing projects and Village Board approvals of Planning and Zoning cases.

Adjournment

Chairman Patrician asked for a motion to adjourn. A motion from Commissioner Sturznickel and seconded by Commissioner Szpekowski was made. The motion was approved on a 6-0 vote. The meeting was adjourned at 8:00 P.M.

Minutes signed by:

Patrick M Knapp, AICP, Senior Planner