

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
August 13, 2018
7:30 p.m.**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: None

Staff Members Present: Ben Mason, Senior Planner, and Kevin Chrzanowski, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the July 9, 2018 Meeting.

A motion by Commissioner Hoferle to approve the July 9, 2018 minutes as presented was seconded by Commissioner Laipert and a voice vote noted all ayes. The motion carried.

AGENDA ITEM 3: Public Comment

There was no one wishing to make any public comment.

AGENDA ITEM 4: Request for Final Plat of Subdivision

Case No. 2018-10 Spectrum Senior Living

Petitioner: Mike Longfellow, Spectrum Acquisition Algonquin

OPEN PUBLIC MEETING AND ESTABLISH QUORUM

Mr. Mason called roll to verify a quorum. Present: Commissioners Hoferle, Szpekowski, Postelnick, Laipert, Neuhalfen, Sturznickel and Chairperson Patrician. Mason announced a quorum was present. Chairperson Patrician opened the public meeting and asked for petitioner comments.

PETITIONER COMMENTS

Representing the petitioner was Mike Longfellow, developer, David Shaw, attorney, and Stephen Cross, engineer. Mr. Longfellow explained Spectrum received Preliminary PUD approval for a senior living development last year for the 30-acre parcel they purchased on Harnish Drive, west of Oakridge Court shopping center. Spectrum intends to come back in for Final PUD approval of their senior living development on Lot 1 later this year, and has been updating the design and floor plan of their project to reflect new trends in senior housing. In the mean-time Spectrum is requesting Final Plat of Subdivision approval to move forward with some of the property's infrastructure improvements, most significantly the extension of Millbrook Drive through the property north to Harnish Drive.

Chairperson Patrician then asked for Staff Comments.

STAFF COMMENTS

Mason reviewed his staff report for the Commission. The 30.34-acre property was annexed last year in May 2017. The developer received Preliminary Plat and Preliminary PUD approvals for a senior living facility on Lot 1 and future multi-family residential on Lots 2 and 3. The developer will be required to revise the engineering, landscape and lighting plans submitted for the Millbrook Drive construction to

address Staff comments, as well as record the plat of subdivision and post a Letter of Credit as security for the proposed site improvements prior to the Village issuing any permits.

COMMISSION QUESTIONS/COMMENTS

Chairperson Patrician inquired if there were any Commissioner questions or comments.

Commissioner Hoferle asked why Spectrum is splitting up their requests for Final Plat and Final PUD approvals, to which Mr. Mason stated the developer would like to start on the site infrastructure improvements prior to construction of the senior living facility on Lot 1, and therefore the plat with all the necessary future right-of-way and easement dedications needs to be recorded prior to the Village issuing any permits.

Chairperson Patrician asked why staff is recommending the condition that no construction on the multi-family parcels shall be permitted prior to construction of the senior living facility commencing on Lot 1, to which Mr. Mason stated it is to be consistent with the Preliminary PUD approval of Spectrum as the senior living petitioner, with multi-family on the remaining lots as a future development possibility.

PUBLIC COMMENT

Chairperson Patrician called for public comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for Final Plat of Subdivision for Spectrum Algonquin Subdivision. Commissioner Hoferle moved and Commissioner Postelnick seconded a motion to recommend approval of the request consistent with the petition submitted by the property owner and the conditions recommended by staff in the August 13, 2018 Community Development memorandum.

The Roll Call noted the following: Ayes: Commissioners Laipert, Neuhalfen, Szpekowski, Postelnick, Sturznickel, Hoferle and Chairperson Patrician. Nays: None. Absent: None.
Motion carried 7-0.

AGENDA ITEM 5: Request for a Final PUD Amendment

Case No. 2018-12 Huntley School District 158

Petitioner: Mark Altmayer, School District 158

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mr. Mason called roll to verify a quorum. Present: Commissioners Hoferle, Szpekowski, Postelnick, Laipert, Neuhalfen, Sturznickel and Chairperson Patrician. Mason announced a quorum was present. Chairperson Patrician opened the public hearing and asked for petitioner comments.

PETITIONER COMMENTS

Mr. Chrzanowski verified that proper notice of the meeting had been posted. Ms. Chrzanowski swore in the petitioners. Representing the petitioner was Mark Altmayer and Doug Renkosik, School District 158 and Ed Switzer, Forefront Power. Mr. Altmayer explained that in the school district's ongoing efforts to be fiscally responsible and environmentally friendly, it is partnering with Forefront Power to seek grant funding for the installation of large-scale solar facilities on their school campus properties. The

school district estimates it will save approximately \$4 million in energy costs over the next 20 years. Mr. Altmayer stated he visited with most of the neighboring residents directly adjacent to the Square Barn Campus property to explain the project and there were no objections.

Chairperson Patrician then asked for Staff Comments.

STAFF COMMENTS

Mason reviewed his staff report for the Commission. The School District is requesting an Amendment to the 2003 Final PUD approval for the Square Barn Campus, which originally required that all on-site utilities be underground. Forefront Power has two locations proposed on the Square Barn Campus, one will be located at the southwest corner of the property and the other will be north of the district's Administration building. Rather than set a precedent for future solar farms in the village, the solar installations proposed by the school district would be accessory to – and in support of – the energy power needs of the on-site School Campus, which is the primary use of the property as previously approved in its 2003 Final PUD approval. Security fencing is proposed at a maximum six feet in height, which is consistent with village code. Landscaping shall be added to the west side of Location 1 and the west and south sides of Location 2 to include a dense mix of evergreen, deciduous and decorative trees.

COMMISSION QUESTIONS/COMMENTS

Chairperson Patrician inquired if there were any Commissioner questions or comments.

Commissioner Hoferle asked for background on the history of Forefront Power and why the village hasn't seen solar facility petitions until now, to which Mr. Switzer explained Forefront was formed recently but operates under parent company Mitsui which has many years' experience developing solar facilities across the country. Mr. Renkosik noted the timing of the school district's petition is driven by the Future Energy Jobs Act which was passed in December 2017 and provides tax credits to operators such as Forefront to construct and manage solar facilities for clients such as municipalities and school districts. Commissioner Hoferle asked why the solar panel units have a height of twelve feet, to which Mr. Switzer explained that is the optimal height to capture the necessary solar energy from the sun as well as minimize the footprint of the overall installation.

Commissioner Szpekowski suggested increasing the security fence height to 8 feet tall.

Commissioner Postelnick asked if the solar energy generated by this project would serve the larger community or just the school campus itself, to which Mr. Altmayer explained the proposed facilities would benefit only their school campuses.

Commissioner Laipert asked who is liable for any damage to the solar panels such as from a hail storm, to which Mr. Switzer stated Forefront Power as the operator would be responsible for any necessary repairs.

Commissioner Sturznickel asked how the power is stored, to which Mr. Switzer explained there will be underground transmission lines from the solar installation locations to the school which will be equipped with a converter to change the power from DC to AC for use in the buildings. Commissioner Sturznickel asked what happens at the end of the twenty-year lease, to which Mr. Altmayer stated the school district could buy the facilities outright from Forefront, or extend the contract for an additional number of years, or require Forefront to remove. Based on initial projections, the school district believes it could be financially beneficial to purchase the installations from Forefront at some point between 15 and 20 years.

Chairperson Patrician asked what if Forefront Power were to walk away from their obligation to operate and maintain the facilities, to which Mr. Altmayer stated the school district is aware of this remote possibility as a worst case scenario and understands its obligation as the underlying property owner to pay for the removal of the facilities. Chairperson Patrician asked if the conditions staff is recommending for fence and landscape upgrades are acceptable to the petitioner, to which Mr. Switzer and Mr. Altmayer confirmed yes.

Chairperson Patrician asked if there was consensus from the Commission to support member Szpekowski's suggestion to increase the height of the fence to 8-feet, to which the majority of commissioners indicated the landscape screening would be sufficient.

PUBLIC COMMENT

Chairperson Patrician called for public comments.

Chris Kempf, 605 Souwanas Trail, asked what is the distance to the residential neighborhood to the north, to which Mr. Altmayer stated approximately one-quarter mile. Mr. Kempf asked whether the \$4 million savings to the school district would be the total for all three school campuses including ones in Lake in the Hills and Huntley, to which Mr. Altmayer stated yes the savings estimate is for all three locations combined.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for Final PUD Amendment for solar facilities at Huntley School District 158 Square Barn Campus. Commissioner Postelnick moved and Commissioner Sturznickel seconded a motion to recommend approval of the request consistent with the petition submitted by the petitioner, the findings of fact listed in the August 13, 2018 Community Development memorandum and the conditions recommended by staff.

The Roll Call noted the following: Ayes: Commissioners Laipert, Neuhalfen, Szpekowski, Postelnick, Sturznickel, Hoferle and Chairperson Patrician. Nays: None. Absent: None. Motion carried 7-0.

AGENDA ITEM 6: New/Old Business

There was no other business discussed.

AGENDA ITEM 7: 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 9:05p.m.

Respectfully Submitted,

Benjamin A. Mason, AICP