



# Village of Algonquin

The Gem of the Fox River Valley

## **Planning and Zoning Commission Minutes June 13, 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. Six of the seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Neuhalfen
- Commissioner Kennealy
- 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.

### **Approval of Minutes**

Chair Patrician asked for approval of the May 9, 2022, Planning and Zoning Commission minutes. A motion from Commissioner Sturznickel and seconded by Commissioner Szpekowski to approve the minutes was made. The motion was approved on a 6-0 vote.

### **Public Hearing Case Number PZ-2022-01**

Request for Plat of Consolidation, Rezoning, and Final Planned Development Plan for Riverview Townhomes

Bernard Citron, attorney representing the Petitioner, presented an overview of their request for a Plat of Consolidation, Rezoning, and Final Planned Development Plan for Riverview Townhomes. Village Staff also presented a history and 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 Kennealy asked if the townhomes will be rented or for sale. The Petitioner stated that it would depend on the owner's preference. If all of the units are owned, there would be an HOA. The Commissioner asked if there were traffic concerns and the Petitioner stated that the most up to date version of the Trip Generation manual was used to calculate traffic levels and the amount of traffic was very low for the site. The Commissioner asked if there were construction concerns and the Petitioner stated that construction traffic could be staged on site and that an exhibit was in the Engineering Plans. The Commissioner asked why this was being rezoned to O-T Old Town District and Staff replied that the rezoning is required per Village Code.

Commissioner Szpekowski asked if the driveway width was wide enough and the Petitioner stated that it was twenty-four feet wide and Mr. Knapp stated that that is the required width per Village Code. The Commissioner stated that she had concerns that two units could be sold and one unit leased and the Petitioner stated that that could happen. The Commissioner asked about the interior of the units and the Petitioner stated that the interior is not planned to be customized, but could be if the units are sold.

Commissioner Rasek expressed concerns that the units could be a mix of sold and leased. The Petitioner stated that the units will be high-end and it is unlikely the renters will want to be short term renters.

Commissioner Sturznicke asked if this construction would impact the future river walk and Staff stated that this would not impact the river frontage.

Chair Patrician asked if there would be parking on the street and Commissioner Kennealy replied that parking is prohibited. Mr. Knapp followed up that there will be 4 guest parking spaces and an additional two vehicles can park in each driveway. Chairman Patrician expressed concern with the distance to the Algonquin Road and River Road intersection and the Petitioner replied that they moved the entrance as far north as possible and that vehicles would back up on the site and not the road. The Chairman asked if there was a tree replacement plan and Mr. Knapp replied that the development would be providing replacement landscaping that was acceptable to staff.

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

Commissioner Kennealy stated that he is against the condition that a HUD Crime Free Lease Addendum is required. Mr. Knapp stated that this condition was included because it was approved as a previous condition for the same property. The Petitioner stated that they did not have an issue with the conditioner and Commissioner Neuhalfen stated that he was in favor of the condition.

Commissioner Kennealy made a motion to accept the Findings of Fact as stated in the staff report for Case PZ-2022-01 and conditions outlined in the staff report without the condition to require the inclusion of the HUD Crime Free Lease Addendum. There was no second and the motion failed.

Motion was then made by Commissioner Neuhalfen and seconded by Commissioner Rasek to accept the Findings of Fact as stated in the staff report for Case PZ-2022-01 and to approve the Plat of Consolidation titled "Final Plat of Subdivision Piper Kling Consolidation" as prepared by

Compass Surveying Ltd, with the latest revision date of March 28, 2022, approve Rezoning to O-T Old Town District, and approve a Final Planned Development for the Subject Property located at the Northeast Corner of Algonquin Road and River Road referred to as the “Riverview Townhomes” with the findings of fact and conditions outlined in the staff report. The motion was approved on a 5-1 vote with Commissioner Kennealy voting “Nay”.

**New/Old Business**

No new or old business was discussed.

**Community Development Report**

Staff provided an updated regarding ongoing projects and approved Administrative PUD Amendments.

**Adjournment**

Chairman Patrician asked for a motion to adjourn. A motion from Commissioner Szpekowski and seconded by Commissioner Rasek was made. The motion was approved on a 7-0 vote. The meeting was adjourned at 8:19 P.M.

Minutes signed by:

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Patrick M Knapp, AICP, Senior Planner