



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

MAY 8, 2023

Roll Call - Establish Quorum

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

Senior Planner Patrick Knapp called the roll to check attendance.

Six commissioners were present and could hear and be heard:

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

Members absent: Commissioner Kennealy

Staff Present: Senior Planner Patrick Knapp, and Attorney David Noland

Public Comment

Chair Patrician asked for public comments. No one from the public commented.

Approval of Minutes

Chair Patrician asked for approval of the April 10, 2023, Planning and Zoning Commission minutes. A motion was made by Commissioner Sturznickel and seconded by Commissioner Rasek to approve the minutes. The motion was approved with a 6-0 vote.

Case Number PZ-2023-02 - Consideration of a Request to Approve a Special Use Permit for the Outside Storage of Materials at Building 1 of the NorthPoint Algonquin Corporate Campus. 3031 Broadsmore Drive

Joe Garb or NorthPoint Development gave a presentation outlining the request for outside storage in the rear of 3031 Broadsmore Drive. Senior Planner Patrick Knapp then gave a presentation stating how the request meets the Standards and Findings of the Zoning Code and that Staff supports the request for a Special Use, subject to the conditions in the Staff Report.

Commissioner Szpekowski asked the Petitioner who the new tenant will be and what will they be doing. The Petitioner replied that the new tenant will be LX Housys and that they will be storing empty "A-frame" pallets in the outdoor storage area.

Commissioner Neuhalfen asked if a forklift would be involved in the moving of materials and if it would be parked outside. The Petitioner stated that a forklift would be involved, but that it would be stored inside the building and would enter and exit on the ramp.

Commissioner Sturznickel asked if the brick pattern on the fence is the same as the brick pattern on highway overpasses. The Petitioner responded that it is a similar pattern.

Commissioner Laipert asked Staff how the abandonment of the outdoor storage area is determined. Mr. Knapp replied that Staff would determine abandonment. The Petitioner also stated that the removal of the outdoor storage area is a condition of the lease and that the user would be required to remove the outdoor storage area if they ended their lease. The Commissioner also asked if all users in the building could use this outdoor storage area and the Petitioner stated that it would be only for the use of the tenant that is adjacent to the enclosure.

Chairman Patrician commented that he is concerned that the buildings are large enough to store materials inside and that approving this would set a precedent for allowing outdoor storage. The Chairman stated that his preference is that the materials be stored inside, especially because the rest of the building is vacant at this time.

Commissioner Rasek asked the Petitioner how much of the building is being taken up by the tenant. The Petitioner replied that it is roughly 1/3 of the building.

The Petitioner stated that he understands everyone’s concerns and that they are coming forward with a very nice enclosure that will match the building. Chairman Patrician asked if this is a dealbreaker for the Tenant and the Petitioner stated that it is a dealbreaker.

Commissioner Neuhalfen asked if it is an issue that the exit door will be blocked by the outdoor enclosure. The Petitioner stated that there will still be an emergency door in the enclosure and that there are still other exit doors in the rear of the building.

Chairman Patrician asked if the rear gate of the outdoor enclosure would be locked. The Petitioner stated that the gates could be locked.

Chair Patrician opened the Public Comment portion of the Public Hearing.

There was no one in the audience to come forward.

Chair Patrician closed the Public Comment portion of the Public Hearing

A motion was made by Commissioner Rasek and seconded by Commissioner Sturznickel to approve a Special Use Permit for the outside storage of materials at Building 1 of the NorthPoint Algonquin Corporate Campus. The motion was approved with a 4-2 vote. Chairman Patrician and Neuhalfen voted “No”.

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

Chair Patrician asked for a motion to adjourn. A motion from Commissioner Szpekowski and seconded by Commissioner Laipert was made. The motion was approved on a 6-0 vote. The meeting was adjourned at 7:33 P.M.

Minutes signed by:

Patrick Knapp, Senior Planner