



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

JULY 8, 2024

Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:01 pm.

Director Patrick Knapp called the roll to check attendance.

Five of the seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Bumbales
- Commissioner Laipert
- Commissioner Neuhalfen
- Commissioner Rasek

Members absent: Commissioners Sturznickel and Szpekowski

Staff Present: Director Patrick Knapp, Planner Stephanie Barajas, and Attorney Brandy Quance

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 8, 2024, Planning and Zoning Commission minutes.

A motion was made by Commissioner Neuhalfen and seconded by Commissioner Laipert to approve the minutes. The motion was approved with a 5-0 vote.

Case Number PZ-2024-10 – Consideration of a Request to Approve a Major Planned Development Amendment and a Final Plat of Resubdivision.

Director Patrick Knapp confirmed that the Public Notice requirement was fulfilled.

Kevin Seay, the Petitioner, gave a verbal request to the Planning & Zoning Commission to recommend approval of a Major Planned Development Amendment and a Final Plat of Resubdivision at the Southwest corner of Boyer Road and Corporate Parkway.

Director Patrick Knapp gave a digital presentation to the Planning & Zoning Commission stating that Staff supports the request with the conditions outlined in the Staff Report.

Commissioner Laipert asked if there would be one building and how many stories are planned. The Petitioner responded that an industrial building will be proposed. The Commissioner then asked if the vacated road was still needed. The Petitioner responded that the road was no longer needed and that the proposed building will be in the middle with parking along the perimeter. The Petitioner stated that the request is only for lot consolidation and the request for the development of the site will be a separate zoning request.

Commission Neuhalfen asked who the user will be. The Petitioner responded that Cratos Industrial will be the potential developer.

Brad Madison, representing Cratos Industrial from St. Charles, IL, provided a brief history of Cratos Industrial. He stated that if this case is approved, they plan on submitting an application for the approval of an industrial building at the Subject Property.

Commissioner Patrician asked about the certainty of the project and the status of the contract. The Petitioner responded that they have agreed to the terms of the contract with Cratos Industrial. He also stated that once they are under contract, Cratos Industrial will begin the engineering and design process.

Commissioner Neuhalfen asked about the location of the curb cuts. The Petitioner responded that the curb cuts would be on Corporate Parkway only.

Commissioner Bumbales asked where the other Cratos Industrial buildings were located. Mr. Madison responded with a location in Gilberts off of IL Route 72 and in St. Charles, IL.

Chair Patrician asked if the business would be for distribution, assembly, or another use. Mr. Madison responded that it would be a warehouse.

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

Bill Sanders of 19N374 Boyer Rd, West Dundee, IL stated that his property is adjacent to the Subject Property and that Wendt Street ends at his property line. He asked about the impact

of this development on his property. Director Knapp responded that Wendt Street was already vacated by the Village in 2023. The Petitioner further explained that Wendt Street will no longer be constructed. Mr. Sanders asked if there would be an entrance off of Boyer Road. Director Knapp responded that the request before the Commission is solely for lot consolidation. He also stated that a site plan will be reviewed by the Commission once it is submitted for zoning. Mr. Sanders expressed a concern with the proximity of the development to his house. Director Knapp responded that the development will need to meet the requirements of the Landscape Code and that adjacent land uses like residential are taken into consideration during the review process. Mr. Madison responded that there will not be a parking area adjacent to Mr. Sanders' property and that there may be a need for stormwater detention there.

Ryan Trottier of Plote Homes LLC further explained that the Wendt Street right-of-way was originally platted in 2005 for a future road. He also stated that they decided to vacate the right-of-way of Wendt Street once it was known that it did not need to be constructed. He explained that the only request at the moment is for the consolidation of lots. He also explained that the existing detention areas may not be enough for a new development. He stated that the contract purchaser, Cratos Industrial, does not propose the construction of a new public road.

Chair Patrician noted that the boundary between Algonquin and West Dundee addresses is between the Subject Property and Mr. Sanders' property.

Bill Sanders reapproached and asked about the Boyer Road extension project. He expressed concern about truck traffic. Director Knapp responded that it is a Village project and it is unrelated to the Petitioner's request. The Petitioner stated that there is a long-term plan for this area for connectivity and that they feel that Boyer Road makes sense as a truck route.

Chair Patrician stated that this petition is unrelated to the Boyer Road expansion project. He also stated that it would be likely that increased traffic would occur regardless of this consolidation. Director Knapp addressed Mr. Sanders' concerns with future development by reiterating that it would require further review and approval through the Commission. Chair Patrician stated that Mr. Sanders' would be notified of any future development petition and that both the Commission and the Village Code take into consideration adjacent land uses.

Chair Patrician closed the Public Comment portion of the Public Hearing

Commissioner Rasek asked what the potential area of the building may be. Mr. Madison responded that it would be 150,000 square feet.

Chair Patrician asked Director Knapp if there was a road bordering the southern lot line of the Subject Property. Director Knapp confirmed that there is no road proposed with this request.

Chair Patrician asked for a motion. A motion was made by Commissioner Rasek and seconded by Commissioner Neuhalfen to adopt Staff’s findings as the findings of the Planning and Zoning Commission and to recommend approval of a Major Amendment to Ordinance 2005-O-62 and a Final Plat of Resubdivision titled “Final Plat of Resubdivision of Lots 16-23 ACC-PH3”, as prepared by Haeger Engineering, with the latest revision date of April 22, 2024, for the Subject Property located at the Southwest corner of Boyer Road and Corporate Parkway, subject to the conditions as outlined in the staff report for Case Number PZ-2024-10, dated July 1, 2024, and final staff approval. The motion carried with a 5-0 vote.

New/Old Business

None discussed.

Community Development Report

Director Patrick Knapp 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 was made by Commissioner Rasek and seconded by Commissioner Neuhalfen. The motion carried on a 5-0 vote. The meeting was adjourned at 7:34 P.M.

Minutes signed by:

Stephanie Barajas, Planner