

**COMMITTEE OF THE WHOLE  
SEPTEMBER 17, 2024  
VILLAGE BOARD ROOM  
2200 HARNISH DRIVE, ALGONQUIN  
7:30 P.M.**

Trustee Dianis – Chairperson  
Trustee Smith  
Trustee Brehmer  
Trustee Auger  
Trustee Spella  
Trustee Glogowski  
President Sosine

∞ AGENDA ∞

- 1. Roll Call – Establish a Quorum**
- 2. Public Comment – Audience Participation**  
*(Persons wishing to address the Committee must register with the Chairperson prior to roll call.)*
- 3. Community Development**
  - A. Consider a Major Planned Development and a Plat of Resubdivision or the Algonquin Corporate Campus – Phase 3 Subdivision
- 4. General Administration**
- 5. Public Works & Safety**
- 6. Executive Session (if needed)**
- 7. Other Business**
- 8. Adjournment**



# Village of Algonquin

2200 Harnish Drive, Algonquin, IL  
(847) 658-2700 | [www.algonquin.org](http://www.algonquin.org)

## AGENDA ITEM

<b><u>MEETING TYPE:</u></b>	Committee of the Whole
<b><u>MEETING DATE:</u></b>	September 17, 2024
<b><u>SUBMITTED BY:</u></b>	Patrick M. Knapp, AICP, Director Stephanie Barajas, Planner
<b><u>DEPARTMENT:</u></b>	Community Development Department
<b><u>SUBJECT:</u></b>	Approval of a Major Planned Development and a Plat of Resubdivision

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### **ACTION REQUESTED:**

Plote Property Management, LLC, the “Petitioner”, applied for approval of a Major PUD Amendment and Plat of Resubdivision for the consolidation of Lots 16 through 23 of the Algonquin Corporate Campus – Phase 3 Subdivision located at the southwest corner of Boyer Road and Corporate Parkway as shown in the Final Plat of Resubdivision titled “Final Plat of Resubdivision of Lots 16-23 Algonquin Corporate Campus Phase 3”, referred herein as the “Subject Property”.

### **PLANNING & ZONING COMMISSION REVIEW:**

The Planning and Zoning Commission reviewed the Request at the July 8, 2024, Planning and Zoning Commission Meeting.

During the Public Hearing, one (1) member of the public commented on the project. The topic of discussion generally included concern with the impact and proximity of future development to the existing unincorporated residential properties to the south of the Subject Property. After discussion, the Planning and Zoning Commission accepted (approved 5-0) staff’s findings as the findings of the Planning and Zoning Commission and recommended approval, as outlined in the staff report for case PZ-2024-10 and subject to staff’s recommended conditions.

### **DISCUSSION:**

The Petitioner is amending the existing Planned Development that was approved through Ordinance 2005-O-62 (*An Ordinance Approving the Final Plat of Subdivision and Final Planned Development for the Algonquin Corporate Campus - Phase III*). A Major Amendment is required to approve and reference a new Final Plat of Subdivision.

The Petitioner has not submitted plans for development of the Subject Property. All future buildings proposed on the Subject Property shall come before the Planning & Zoning Commission and the Village Board for final approval of a Final Planned Development.

**STAFF RECOMMENDATION:**

Staff recommends approval of a Major Amendment to Ordinance 2005-O-62 (*An Ordinance Approving the Final Plat of Subdivision and Final Planned Development for the Algonquin Corporate Campus – Phase III*) and approval of a Final Plat of Resubdivision of Lots 16-23 in the Algonquin Corporate Campus Phase 3, subject to the following conditions and final approval of all plans by staff:

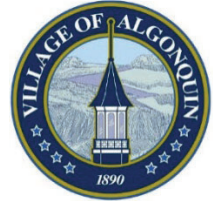
- a. The Final Plat of Resubdivision titled “Final Plat of Resubdivision of Lots 16-23 Algonquin Corporate Campus Phase 3, as prepared by Haeger Engineering, with the latest revision date of August 28, 2024;
- b. All future buildings on Lot 1 of the Final Plat of Resubdivision of Lots 16-23 Algonquin Corporate Campus Phase 3 shall come before the Planning and Zoning Commission and the Village Board for Final Planned Development approval(s).

**ATTACHMENTS:**

- Exhibit A. Planning & Zoning Staff Report and Findings of Fact for Case No. PZ-2024-10
- Exhibit B. July 8, 2024, Planning & Zoning Commission Minutes
- Exhibit C. Final Plat of Resubdivision titled “Final Plat of Resubdivision of Lots 16-23 Algonquin Corporate Campus Phase 3”
- Exhibit D. Ordinance 2005-O-62

VILLAGE OF ALGONQUIN – 2200 Harnish Drive, Algonquin, IL 60102

STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT



Stephanie Barajas  
Planner

Patrick M Knapp, AICP  
Director of Community Development

<b>CASE NUMBER:</b>	PZ-2024-10
<b>MEMO DATE:</b>	July 1, 2024
<b>PUBLIC HEARING DATE:</b>	July 8, 2024
<b>PROPERTY ADDRESS/LOCATION:</b>	Southwest corner of Boyer Road and Corporate Parkway
<b>APPLICANT/ PROPERTY OWNER:</b>	Kevin Seay, Plote Property Management, LLC/Plote Investments, LP / David R. Plote, Plote Investments, LP

**REQUEST SUMMARY**

Plote Property Management, LLC, the “Petitioner”, applied for approval of a Major PUD Amendment and Plat of Resubdivision for the consolidation of Lots 16 through 23 of the Algonquin Corporate Campus – Phase 3 Subdivision located at the southwest corner of Boyer Road and Corporate Parkway, as shown in the Final Plat of Resubdivision of “Lots 16-23 ACC-PH3”, referred herein as the “Subject Property”. There are no proposed site improvements at this moment.



<b>Existing Zoning:</b>	B-P, Business Park	<b>Existing Land Use:</b>	Agriculture, Incorporated
<b>Future Land Use Plan Designation:</b>	Business Park/ Light Industrial		
<b>Surrounding Zoning &amp; Land Use</b>	<b>North:</b>	B-P – Business Park – Agriculture	
	<b>East:</b>	B-P – Business Park – Agriculture, Church I-1 – Industrial, Limited – Industrial	
	<b>South:</b>	F – Farming – Unincorporated – Single-Family Homes	
	<b>West:</b>	B-P – Business Park – Stormwater Management Area	

**STAFF RECOMMENDATION**

Staff recommends approval of the Petitioner’s request, subject to the conditions and plans listed in the report, as the request conforms to the Village’s Comprehensive Plan and Future Land Use Map.

**DISCUSSION OF STAFF RECOMMENDATION**

**Request**

*Note that this approval will not approve any physical changes to the Subject Property. Only a change of the lot lines.*

**Amendment to the Planned Development**

The Petitioner is amending the existing Planned Development that was approved through Ordinance 2005-O-62 (*An Ordinance Approving the Final Plat of Subdivision and Final Planned Development for the Algonquin Corporate Campus - Phase III*). A Major Amendment is required to approve and reference a new Final Plat of Subdivision.

**Final Plat of Subdivision**

The original Plat of Subdivision for the Subject Property was platted in a manner that developers could either develop on 1-acre Lots or they could consolidate several Lots to build a larger building. The Petitioner is requesting this consolidation in anticipation of a user using all 8 Lots for one development.

Also note that in 2023, the 55-foot right-of-way of the future Wendt Street south of Corporate Parkway was vacated by the Village through Ordinance 2023-O-13 (*An Ordinance Vacating Wendt Street South of Corporate Parkway*) and given to the property owner, Plote Investments, LP.

Table 1: Breakdown of the acreage of the lots that will be consolidated

<b>Lot</b>	<b>Current</b>
Lot 16	1.01 ac
Lot 17	1.01 ac
Lot 18	1.07 ac
Lot 19	1.74 ac
Lot 20	1.60 ac
Lot 21	1.08 ac
Lot 22	1.07 ac
Lot 23	1.27 ac
Vacated ROW	1.25 ac
Final Lot	11.1 ac

**Next Steps**

The Request by the Petitioner will go to the Committee of the Whole for discussion and advancement to the Village Board. If the Village Board approves the Request, the approving Ordinance and Plat will be recorded.

**FINDINGS OF FACT**

The Planning and Zoning Commission shall review the Standards & Findings of Fact (Section 21.11.E of the Algonquin Zoning Ordinance) and 1) accept them without changes, 2) accept with changes, or 3) reject the findings. The Planning and Zoning Commission should use the Findings of Fact to guide their recommendation to the Village Board on the petitioner’s request.

The Petitioner finds that no dwelling units, new buildings, demolition, or addition of off-street parking are proposed by this amendment. There is no proposed change in use of the lots. No new open space or recreational facilities are proposed and any currently standing provisions for maintenance of existing open space will remain

in place. As this is an existing business park planned development, landscape including trees, shrubs, and an earthen berm are pre-existing as required throughout the site.

Staff finds that the Petitioner’s request meets the intent of the Zoning Code and the approval will not negatively impact the health, safety, and general welfare of persons working or residing in the area.

**STAFF RECOMMENDATION**

Staff recommends approval of a major Amendment Ordinance to 2005-O-62 (*An Ordinance Approving the Final Plat of Subdivision and Final Planned Development for the Algonquin Corporate Campus – Phase III*) and approval of a Final Plat of Resubdivision of Lots 16-23 in the Algonquin Corporate Campus, consistent with the findings of fact outlined in this report, and subject to the conditions listed below. Based on these findings, Staff recommends that the Planning and Zoning Commission make a motion to adopt Staff’s findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. “To adopt Staff’s findings as the findings of the Planning Zoning Commission and to approve a Major Amendment to Ordinance 2005-O-62 and approve the 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, as outlined in the staff report for case PZ-2024-10, subject to the following conditions and final staff approval:
  - a. The 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;
  - b. All future buildings on Lot 1 of the Final Plat of Resubdivision of Lots 16-23 ACC-PH3 shall come before the Planning and Zoning Commission and the Village Board for Final Planned Development approval(s).”

The Village Board’s decision is final for this case.

I concur:



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Patrick M Knapp, AICP  
Director of Community Development

**Attachments:**

- Exhibit A. Final Plat of Resubdivision titled “Final Plat of Resubdivision of Lots 16-23 ACC-PH3”, Plat of Survey
- Exhibit B. Ordinance No. 2005-O-62
- Exhibit C. Ordinance No. 2023-O-13



# Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

(847) 658-2700 | [permits@algonquin.org](mailto:permits@algonquin.org) | [www.algonquin.org](http://www.algonquin.org)  
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:

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Stephanie Barajas, Planner





ORDINANCE NO. 2005-0-62

*PASSED AND APPROVED BY:*

THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF ALGONQUIN,  
MCHENRY AND KANE COUNTIES, ILLINOIS

AT THE VILLAGE BOARD MEETING HELD ON  
THE 15 DAY OF November, 2005

*PUBLISHED IN PAMPHLET FORM BY THE AUTHORITY OF THE  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ALGONQUIN*

*PREPARED BY:* Village Staff

*REVIEWED BY:*

H. David Rogers, Village Attorney  
Zukowski, Rogers, Flood & McArdle  
50 Virginia Street  
Crystal Lake, IL 60014

## **ORDINANCE NO. 2005 - O - 62**

### **An Ordinance Approving the Final Plat of Subdivision and Final Planned Development for the Algonquin Corporate Campus – Phase III**

WHEREAS, the Village of Algonquin, McHenry and Kane Counties, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the VILLAGE OF ALGONQUIN, McHenry and Kane Counties, Illinois as follows:

SECTION 1: That the final plat of subdivision and final development plan for Phase III of the Algonquin Corporate Campus, which consists of the following documents and conditions, are hereby approved:

- A. That site construction, utility installation and grading shall not commence until a Site Development Permit has been issued by the Village and all offsite and onsite utilities serving the subject property shall be underground, and water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency;
- B. IEPA permits shall be phased in accordance with the development and approval from the Village. Construction only permits shall be issued for the installation of the main sewer lines. Each individual building shall apply for a separate permit for connection to the sewer system at the time of construction for each building;
- C. Architectural plans as prepared by Direct Design, with the latest revision date of October 29, 2004 shall be revised to incorporate any comments from the August 29, 2005 and September 6, 2005 Teska Associates memorandums. The townhomes shall have full dimensional face brick as a major material on the front elevations and side elevations; cedar siding; windows in the garage doors; 12-inch overhanging eaves around the entire building; cedar shutters, trim and corner boards; and interesting rooflines. Lot 2 shall be revised to include a three-unit townhome building;
- D. All marketing materials shall clearly identify all planned or proposed bicycle paths, open spaces, park spaces, wetlands, commercial and industrial areas, and the off-site extension of Loren Drive. Draft marketing materials shall be submitted to the Community Development Department to verify accuracy of information. In addition, the purchasers of every residential unit within the development shall sign a Letter of Awareness regarding all open spaces, wetlands, fence construction standards, commercial and industrial areas and the off-site extension of Loren Drive as noted above. Said Letter of Awareness shall be prepared and approved by Village staff, however, distribution, execution, recording, and compliance of said letters by each property owner shall be the responsibility of the developer;
- E. All office and industrial buildings shall follow the design guidelines stated in the March 2001 "Development Program and Market Strategy for the Algonquin Business Park" report. Each building shall come before the Planning and Zoning Commission and Village Board for final PUD approval;

- F. The developer shall be required to obtain necessary permits from all appropriate agencies prior to issuance of any permits that will impact the wetlands or floodplains. All wetland mitigation fees and Woods Creek Ecosystem Fees shall also be paid prior to the issuance of any permits. Wetland mitigation shall be done at Ted Spella Community Park;
- G. The Algonquin Corporate Campus Phase III Engineering Plans prepared by Haeger Engineering, with a latest revision date of October 13, 2005; the Park View Villa Engineering Plans prepared by Haeger Engineering, with a latest revision date of dated October 13, 2005; the Park View Villa Stormwater Pollution Prevention Plan prepared by Haeger Engineering, with a latest revision date of October 9, 2005; and the Algonquin Corporate Campus Phase III Stormwater Prevention Plan prepared by Haeger Engineering, with a latest revision date of October 9, 2005; which shall be reviewed to ensure the incorporation of the comments noted in the July 19, 2005 and September 6, 2005 memorandums from EquiPoise, the August 1, 2005 and September 6, 2005 memorandums from Schefflow Engineers, the August 29, 2005 and September 6, 2005 memorandums from Teska Associates, and the August 1, 2005 and September 8, 2005 memorandums from Public Works. The bike path along Corporate Parkway shall be on the south side of the street. The stormwater run-off from the streets shall tie into the stormwater system. The stormwater run-off from roof drains and backyards for residential lots backing up to wetland areas, shall flow directly into the wetlands;
- H. The developer shall construct Loren Drive from County Line Road through the subject property and further extend Loren Drive off-site to make a connection to the Par Drive/Reserve Drive intersection. Plans shall be reviewed and approved by the Public Works Director and Village Engineer prior to construction;
- I. The Algonquin Corporate Campus Phase III Landscape Plans as prepared by Williams Design Group, with the latest revision date of October 17, 2005; the Park View Villa Landscape Plans dated October 17, 2005; and the Tree Preservation Plan as prepared by Williams Design Group, with the latest revision date of October 14, 2005, which shall be reviewed to ensure the incorporation of the comments from the July 19, 2005 and September 6, 2005 EquiPoise memorandums, the August 1, 2005 and September 6, 2005 Schefflow Engineers memorandums, the August 29, 2005 and September 6, 2005 Teska Associates memorandums, and the August 1, 2005 and September 8, 2005 Public Works memorandums. The landscaping plans along the boulevard shall be revised to add additional plantings adjacent to the proposed trees. Each individual property owner within the Corporate Campus section will be required to submit a landscape plan at the time of final approval;
- J. The entry monument signs shall be constructed as shown on the landscape plans. The signs shall be constructed with limestone and ledgerrock as indicated on the elevations. Individual sign permits shall be required for Community Development Department staff review and approval prior to construction;
- K. The developer shall prepare covenants to address issues including, but not limited to, cross-access, cross-parking, stormwater detention facility maintenance, fence construction standards, boulevard maintenance, shared property maintenance, shared refuse enclosure and similar joint responsibilities between the owners, and the covenants shall be submitted to the Assistant Village Manager and Village Attorney for review and approval;

- L. The Algonquin Corporate Campus Phase III Final Plat of Subdivision as prepared by Haeger Engineering, with the latest revision date of October 13, 2005 and the Park View Villa Final Plat of Subdivision dated October 13, 2005 which shall be reviewed to insure the incorporation of the comments from the August 1, 2005 and September 6, 2005 Scheflow Engineers memorandums, the August 29, 2005 and September 6, 2005 Teska Associates memorandums, and the August 1, 2005 and September 8, 2005 Public Works memorandums. Separate outlots shall be created for the wetland parcels and stormwater parcels. The wetlands and stormwater management facilities shall be owned and maintained by the Home Owners or Business Associations. The Plats shall also indicate all Village utility easements, street names, building setback requirements, specifically for setbacks from the major roadways, the distance between townhome buildings, acreage amounts for the business park lots, total site, and no direct access to Boyer Road from lots 1-5 shall be permitted. The outlots listed in the residential plat shall include a note that these are not buildable lots. Both plats shall include a dedication to the Village of Algonquin for Boyer Road right-of-way;
- M. The developer shall work with Village staff regarding the needed modifications to the existing overhead utilities lines along the entire length of the subject property along Boyer Road. Said modifications must occur prior to the issuance of any temporary or final certificate of occupancy for the first building developed on the subject property;
- N. The developer shall be responsible for the costs of any turn lane requirements or traffic control devices along Boyer Road, Loren Drive and Corporate Parkway as determined by the Village of Algonquin, and those improvements noted in the November 2, 2004 Traffic Planning Study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc, and the improvements shown on the Boyer Road Improvements Plans as prepared by Haeger Engineering with a latest revision date of October 13, 2005. All transportation related improvements must be completed and approved by the Village prior to the issuance of any temporary or final certificate of occupancy for the first building developed on the subject property. All stops signs shall be installed by the developer per the direction of the Algonquin Police Department and as noted in the memorandum dated December 28, 2004. All streets within the townhome portion shall be posted at 25 miles per hour;
- O. Fence construction standard, for fences built by homeowner's on their private property, shall be included in the covenants for all yard areas that are immediately adjacent to wetland and open space areas. Said private fencing shall be flat black, wrought iron replica style fencing, a maximum of four (4') in height and the fence shall be at least forty (40%) percent permeable by light and air when viewed perpendicular to the plane of the fence, as determined by calculating the surface area of the slats, posts, bars or other solid materials in relation to the effective surface area of the apertures. All fence standards shall be included with the Homeowner's Association covenants and letters of awareness, listing the fence standards shall be provided to the purchasers of all lots. For all common areas or publicly owned properties where wetlands area present, the developer/builder shall install a split rail fence four feet from the wetland boundary to minimize encroachment. A typical fence section detail shall be submitted for review and approval by the Community Development Department. Once the fence detail is approved by the Community Development Department, it shall be specifically referenced in the Covenants.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.



SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.


Aye: Trustees: Jim Steigert, Barbara Read, John Spella, Bob Smith, Jerry Glogowski, and Brian Dianis

Nay: None

Absent: None

Abstain: None

APPROVED:

  
\_\_\_\_\_  
Village President John C. Schmitt

(SEAL)

ATTEST:   
\_\_\_\_\_  
Village Clerk Gerald S. Kautz

Passed: November 15, 2005

Approved: November 15, 2005

Published: November 16, 2005

Prepared by:  
Village Staff

Reviewed by:  
H. David Rogers, Village Attorney  
Zukowski, Rogers, Flood & McArdle  
50 Virginia Street  
Crystal Lake, Illinois 60014