



# Village of Algonquin

The Gem of the Fox River Valley

## **Planning and Zoning Commission Minutes February 14, 2022**

### **Roll Call - Establish Quorum**

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

Community Development Director Jason Shallcross called the roll to check attendance. All seven commissioners were present and could hear and be heard:

- Chairman Patrician
- Commissioner Neuhalfen
- Commissioner Kennealy
- Commissioner Laipert
- Commissioner Rasek
- Commissioner Sturznickel
- Commissioner Szpekowski

Members absent: None

Staff Present: Community Development Director Jason Shallcross, Community Development Deputy Director Natalie Zine, Senior Planner Patrick Knapp, and Attorney Kevin Chrzanowski

### **Approval of Minutes**

Chair Pratician asked for approval of the December 6, 2021 Planning and Zoning Commission minutes. A motion from Laipert and seconded by Neuhalfen to approve the minutes was made. The motion was approved on a 7-0 vote.

### **Public Comment**

Commissioner Neuhalfen asked for public comments.

### **Public Comment Case Number PZ-02-22**

Request for Plat of 1<sup>st</sup> Resubdivision and Final Planned Development for the NorthPoint Algonquin Corporate Campus

Christian Evangelista of NorthPoint Development, the Petitioner, verbally presented a brief overview of the NorthPoint Algonquin Corporate Campus to be located at the southwest corner of Longmeadow Parkway and Randall Road. This project was approved for Annexation, Zoning, and Preliminary Planned Development on November 17<sup>th</sup>, 2021. Village Staff also presented an overview of the site plan, grading, and elevations.

Commissioner Laipert asked how the landscaping would be installed. The Petitioner responded that the landscaping at Buildings 1 & 2 would be installed and also the landscaping along the roads and detention basins. The remaining areas would be covered in grass until the remaining buildings would be built.

Chair Patrician called for public comment to be open – Staff Member Patrick Knapp read a letter from Ben Mason of 1200 L W Besinger Drive, Carpentersville, IL 60110, Community Development Director for the Village of Carpentersville, requesting additional landscaping on the west side of the NorthPoint Algonquin Corporate Campus. The Petitioner responded that there is landscaping provided and a considerable distance between the residential in Carpentersville and the industrial buildings. Jason added that the developer and village are also working with Kane County Division of Transportation to plant additional trees in the parkway.

Motion was made by Kennealy and seconded by Sturznickel to accept the Findings of Fact as stated in the staff report and to approve the Final Plat of Resubdivision titled “Final Plat of 1<sup>st</sup> Resubdivision of Algonquin NorthPoint Corporate Campus”, as prepared by Manhard Consulting LTD, with the latest revision date of January 25, 2022, and Final PUD for Lots 2 and 5 and Outlots A and B of the 1<sup>st</sup> Resubdivision of Algonquin NorthPoint Corporate Campus, as outlined in the staff report for case PZ-02-22, subject to the conditions outlined in staff’s report. The motion was approved on a 7-0 vote.

#### **New/Old Business**

No new or old business was discussed.

#### **Adjournment**

Chairman Patrician asked for a motion to adjourn. A motion from Neuhalphen seconded by Laipert was made. The motion was approved on a 7-0 vote. The meeting was adjourned at 7:25 P.M.

Minutes signed by:

---

Patrick M Knapp, AICP, Senior Planner