



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On September 17, 2024
Village Board Room
2200 Harnish Dr. Algonquin, IL

Trustee Dianis, Chairperson, called the Committee of the Whole meeting to order at 7:48 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees, Jerry Glogowski, John Spella, Laura Brehmer, Brian Dianis, Maggie Auger, Bob Smith, President, Debby Sosine and Clerk, Fred Martin.

A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Nadim Badran, Public Works Director; Tim Cooney, Deputy Chief of Police; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Public Comment

Kevin Seay of Plote Properties presented their Plat of Resubdivision in the Algonquin Corporate Campus

AGENDA ITEM 3: Community Development

Mr. Schloneger:

A. Consider a Major Planned Development and a Plat of Resubdivision of the Algonquin Corporate Campus – Phase 3 Subdivision

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”.

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.

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 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).

It is the consensus of the Committee to move this on to the Village Board for approval.

AGENDA ITEM 4: General Administration

None

AGENDA ITEM 5: Public Works & Safety
None

AGENDA ITEM 6: Executive Session
None

AGENDA ITEM 7: Other Business
None

AGENDA ITEM 8: Adjournment
There being no further business, Chairperson Dianis adjourned the meeting at 7:52 p.m.

Submitted: _____
Fred Martin, Village Clerk