



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

(847) 658-2700 | permits@algonquin.org | www.algonquin.org
2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

NOVEMBER 13, 2023

Roll Call - Establish Quorum

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

Senior Planner Patrick Knapp called the roll to check attendance.

All seven commissioners were present and could hear and be heard:

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

Members absent: None

Staff Present: Senior Planner Patrick Knapp 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 September 11, 2023, Planning and Zoning Commission minutes. A motion was made by Commissioner Sturznickel and seconded by Commissioner Szpekowski to approve the minutes. The motion was approved with a 7-0 vote.

Case Number PZ-2023-23 – Consideration of a Request to Approve a Zoning Map Amendment from B-1 to R-1, 1325 South Main Street

Senior Planner Patrick Knapp informed the Commission that the Petitioner withdrew their request.

Case Number PZ-2023-22 – Consideration of a Request to Issue a Special Use Permit to Allow a Minor Motor Vehicle Repair Facility on Lot 2 of the East Algonquin Subdivision, 1500 East Algonquin Road

Senior Planner Patrick Knapp confirmed that the Public Notice requirement was fulfilled.

Afzal Lokhandwala, the Petitioner and tenant operating the business, gave a verbal background of his request to the Planning & Zoning Commission.

Senior Planner Patrick Knapp gave a presentation stating how the request meets the Standards and Findings of the Zoning Code and that Staff supports the request for the issuance of a Special Use, subject to the conditions in the Staff Report.

Commissioner Kennealy asked Staff to clarify what makes a use a Special Use and if there is a list of Special Uses. Mr. Knapp and Attorney Brandy Quance defined Special Uses and that there is a list of Special Uses in Section 21.12 of the Zoning Code.

Commissioner Szpekowski asked what the typical hours will be for the business. The Petitioner stated that the planned hours are 9:00 am to 5:00 or 6:00 pm.

Commissioner Rasek asked if there were any other locations. The Petitioner stated that they recently closed their other location in Schiller Park and would like to relocate to this location.

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

Richard L. Dufern of 1591 Cumberland Parkway, an adjacent residential property, spoke in support of the issuance of a Special Use Permit. He stated that he met the Petitioner before the meeting and feels the Petitioner will do a great job running the business and that so far they have done a great job of cleaning up the property. He then stated that he was glad to see the building in use and no longer vacant.

Chair Patrician closed the Public Comment portion of the Public Hearing

Chair Patrician asked for a motion. A motion was made by Commissioner Kennealy and seconded by Commissioner Sturznickel to adopt Staff's Findings of Fact as the findings of the Planning & Zoning Commission and to recommend issuance of a Special Use Permit authorizing a minor motor vehicle repair facility on Lot 2 of the East Algonquin Subdivision, 1500 East Algonquin Road, subject to the conditions listed in the staff report for Case Number PZ-2023-22 dated November 6, 2023. The motion carried with a 7-0 vote.

Case Number PZ-2023-21 – Consideration of a request to approve a Final Planned Development and to Issue a Special Use Permit to allow Open Air Dining on Lot 4 of the Enclave, 1731 South Randall Road

Senior Planner Patrick Knapp confirmed that the Public Notice requirement was fulfilled.

Jared Taylor, the Petitioner representing Lazy Dog Restaurants, gave a digital presentation to the Planning & Zoning Commission.

Senior Planner Patrick Knapp gave a presentation stating how the request meets the Standards and Findings of the Zoning Code and that Staff supports the request for a Final Planned Development and the issuance of a Special Use, subject to the conditions in the Staff Report.

Jared Taylor then addressed the Commission to request that they remove Staff's condition that the patio doors be the same color as the main entrance door. Mr. Taylor justified his request by stating that the patio doors are typically red to match the trim of the windows and the trim around the restaurant. He then stated that the patio doors get the most use by guests and servers and need to be frequently repainted. The front door is natural wood and to have the patio doors be the same color as the front door would require a custom paint color for this Lazy Dog location.

Commissioner Sturznickel asked about the menu for Lazy Dog. The Petitioner stated that Lazy Dog has a typical "American Food" menu and then went through the typical items on the menu.

Commissioner Laipert asked if the outdoor patio is used year-round. The Petitioner stated that there are gas and electric heat sources in the patio and that they surround the patio with a clear plastic screen in the coldest months. Dogs are only allowed in the outdoor area, so it is very important in the operation that the outdoor patio is always open.

Commissioner Neuhalfen asked what happens if someone brings a cat. The Petitioner stated that Lazy Dog is intended for dogs only. The Petitioner then stated that dogs are asked to leave that violate the 3 "B"s: Biting, Barking, and Brawling.

Commissioner Szpekowski welcomed Lazy Dog to the Village.

Commissioner Kennealy asked when they plan to open and the Petitioner stated that late summer 2024 would be the earliest. The Commissioner then asked if the color of the door is a dealbreaker. The Petitioner stated that Lazy Dog has already purchased the property so it is not a dealbreaker. The Petitioner then stated that even though it is not a dealbreaker, upper management Lazy Dog does not like the condition and they do not understand the rationale for the condition. The Commissioner then asked Mr. Knapp for the rationale and Mr. Knapp stated that the design review team reviewed building elevations and the team

noted that red patio doors should instead match the color of the front door to be more in character with the entire Enclave PUD. The Commissioner then asked about the color of the other doors in the Enclave PUD and Mr. Knapp stated that the patio doors all matched the front doors of the other buildings.

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

Chris Kempf of 605 Souwanas Trail asked if he brought in his unruly dog, would he be asked to leave and get a free meal. The Petitioner stated that he would be asked to pay for his meal first.

Chair Patrician closed the Public Comment portion of the Public Hearing

The Commission then had an open discussion about the color of the doors and all of the Commissioners felt that they should not be making color recommendations.

Chair Patrician then reminded the Commissioners that if they removed the condition requiring the patio door to be the color of the front door, the Committee of the Whole could always still include that condition and that the Planning and Zoning vote is only advisory.

Chair Patrician asked for a motion. A motion was made by Commissioner Kennealy and seconded by Commissioner Neuhalfen to adopt Staff's Findings of Fact as the findings of the Planning & Zoning Commission and to recommend approval of a Final Planned Development and the issuance of a Special Use Permit authorizing an open-air dining area on Lot 4 of the Enclave, subject to final approval of all plans by staff and the conditions listed in the staff report for Case Number PZ-2023-21 dated November 7, 2023, and remove the condition that the red patio doors shall be the same color as the main entrance door. The motion carried with a 7-0 vote.

New/Old Business

None discussed.

Community Development Report

Senior Planner 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 from Commissioner Rasek and seconded by Commissioner Sturznickel was made. The motion carried on a 7-0 vote. The meeting was adjourned at 8:04 P.M.

Minutes signed by:

Patrick Knapp, Senior Planner