



# Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

## PLANNING AND ZONING COMMISSION MINUTES

SEPTEMBER 11, 2023

### Roll Call - Establish Quorum

Commissioner Neuhalfen called the meeting to order at 7:00 pm.

Senior Planner Patrick Knapp called the roll to check attendance.

Six commissioners were present and could hear and be heard:

- Commissioner Kennealy
- Commissioner Laipert
- Commissioner Neuhalfen
- Commissioner Rasek
- Commissioner Sturznicke
- Commissioner Szpekowski

Members absent: Chair Patrician

Staff Present: Senior Planner Patrick Knapp and Attorney Brandy Quance

Commissioner Szpekowski made a motion to nominate Commissioner Neuhalfen to chair the meeting in Chairman Patrician's absence. The Motion was seconded by Commissioner Laipert. The motion was approved with a 6-0 vote.

### Public Comment

Commissioner Neuhalfen asked for public comments. No one from the public commented.

### Approval of Minutes

Commissioner Neuhalfen asked for approval of the August 15, 2023, Planning and Zoning Commission minutes. A motion was made by Commissioner Sturznicke and seconded by Commissioner Rasek to approve the minutes. The motion was approved with a 6-0 vote.

### Case Number PZ-2023-18 – Consideration of a Request to Issue a Special Use Permit to Allow a Daycare Center on Lot 2 of the Winding Creek Center

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

Marta Truskolaska, the Petitioner and Attorney representing the owner of 123 Learning Center Co, gave a brief verbal request that the Planning & Zoning Commission recommend issuance of a Special Use Permit to allow a Daycare Center to operate on the Subject Property.

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 Special Use Permit, subject to the conditions in the Staff Report.

Commissioner Neuhalfen opened the Public Comment portion of the Public Hearing.

There was no one in the audience to come forward.

Commissioner Neuhalfen closed the Public Comment portion of the Public Hearing

Commissioner Laipert noted that the use has not changed, so she has no reason to not recommend the request.

Commissioner Neuhalfen 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 to allow 123 Learning Center Co to operate a daycare center on the Subject Property, subject to the conditions listed in the staff report for Case Number PZ-2023-18 dated September 1, 2023. The motion was carried with a 6-0 vote.

**Case Number PZ-2023-14 – Consideration of a Request to Approve a Final Planned Development and to Issue a Special Use Permit to Allow Open Air Dining and a Drive-Through on Lot 3 of the Enclave**

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

Dan Rea, the Petitioner and owner of Lot 3, gave a digital presentation and requested that the Planning & Zoning Commission recommend approval of the Final PUD and Special Uses for Open Air Dining and a Drive-Through.

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 Final Planned Development and Special Uses, subject to the conditions in the Staff Report.

Commissioner Kennealy asked if there is a Lot 4 submittal. The Petitioner stated that Lazy Dog will be going in to Lot 4. Staff clarified that Lazy Dog is in concept review with Staff and has not submitted a Development Petition. The Commissioner than asked if there are any other committed users south of Portillo’s. The Petitioner responded that they do not yet have users for the Lots south of Portillo’s. The Commissioner than asked if the drive aisles

were wide enough for two-way traffic. The Petitioner and Staff stated that the widths were wide enough.

Commissioner Szpekowski asked for a clarification on the outdoor dining areas. The Petitioner clarified that the areas are separated. The Commissioner then asked which way they were facing and the Petitioner stated they were facing Randall Road. The Commissioner then asked if there was landscaping around the outdoor dining areas and Staff brought up the landscape plan to show the landscaping around the dining areas.

Commissioner Rasek asked if both users were needed to make this deal work and the Petitioner stated that two users were needed for this stand alone building. The Commissioner then asked if the Chipotle to the north was corporate and the Petitioner stated that both are corporate owned.

Commissioner Laipert asked about how the timing is determined when you order from Chipotle. The Petitioner stated that there is an algorithm that determines your wait time based on what is ordered.

Commissioner Kennealy asked if there are concerns with overlapping uses and parking shortages. The Petitioner stated that the parking requirements are met and that there will likely be unused parking spaces due non-overlapping operating hours of the adjacent businesses.

Commissioner Sturznickel asked if the outdoor area would be enclosed in the winter. The Petitioner stated that they would not be enclosing the area.

Commissioner Neuhalfen encouraged First Watch to have earlier hours for breakfast.

Commissioner Neuhalfen opened the Public Comment portion of the Public Hearing.

There was no one in the audience to come forward.

Commissioner Neuhalfen closed the Public Comment portion of the Public Hearing

Commissioner Neuhalfen asked for a motion. A motion was made by Commissioner Rasek and seconded by Commissioner Laipert to adopt Staff’s Findings of Fact as the findings of the Planning & Zoning Commission and to recommend approval of a Final Planned Development, the issuance of a Special Use Permit authorizing a drive-through, and the issuance of a Special Use Permit authorizing two open-air dining areas on the Subject Property, subject to final approval of all plans by staff and the conditions listed in the staff report for Case Number PZ-2023-14 dated September 1, 2023. The motion was carried with a 6-0 vote.

**New/Old Business**

None discussed.

## **Community Development Report**

Staff provided an update regarding ongoing projects and Village Board approvals of Planning and Zoning cases.

## **Adjournment**

Commissioner Neuhalfen asked for a motion to adjourn. A motion from Commissioner Szpekowski and seconded by Commissioner Sturznicke was made. The motion carried on a 6-0 vote. The meeting was adjourned at 7:46 P.M.

Minutes signed by:

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Patrick Knapp, Senior Planner