



# Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

## PLANNING AND ZONING COMMISSION MINUTES

MARCH 11, 2024

### Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:02 pm.

Deputy 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 Laipert
- Commissioner Rasek
- Commissioner Sturznickel
- Commissioner Szpekowski

Members absent: Commissioners Kennealy and Neuhalfen

Staff Present: Senior Planner Patrick Knapp and Attorney David Noland

### Public Comment

Chair Patrician asked for public comments. No one from the public commented.

### Approval of Minutes

Chair Patrician asked for approval of the December 11, 2023, Planning and Zoning Commission minutes. A motion was made by Commissioner Sturznickel and seconded by Commissioner Laipert to approve the minutes. The motion was approved with a 5-0 vote.

**Case Number PZ-2024-02 – Consideration of a Request to Approve a Resubdivision, a Final Planned Development, a Zoning Map Amendment from B-1 Business, Limited Retail Zoning District and R-3 Two Family Dwelling Zoning District to O-T Old Town Zoning District, and issue a Special Use Permit to allow Open-Air Dining**

Deputy Director Patrick Knapp confirmed that the Public Notice requirement was fulfilled.

Deputy Director Patrick Knapp, representing the Village, the Petitioner and Owner of the Subject Property, gave a digital presentation to the Planning & Zoning Commission.

Commissioner Sturznickel asked who owned the alley next to Cattleman's'. Staff responded that the Village owned the alley.

Commissioner Laipert asked if there would be any type of barrier in the rear. Staff responded that there would be a parking lot curb preventing vehicles from driving into the outdoor dining area.

Commissioner Rasek asked about the rear fence design. Staff responded that the village desires that the rear fence match the fencing already used downtown.

Commissioner Szpekowski asked about landscaping. Staff responded that the former bank building will be on its own parcel and that the only opportunity for landscaping is foundation landscaping in the front. The village already landscapes the planters surrounding the former bank and the new parking lot will include landscape islands. Staff also responded that they would report back to engineering that they should try and maximize the amount of landscaping in the rear parking lot design.

Chair Patrician asked if the building would have a common association. Staff responded that that would be up to the building owner.

Commissioner Laipert asked about the outdoor lighting. Staff responded that the village has a dark sky ordinance and that all lighting in the village is required to point downwards.

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

Robert Benjamin, a Trustee of the Congregational Church of Algonquin, 109 Washington Street, stated that he is concerned with the lack of fencing and the amount of sound. He is also concerned about the impact of different events that the church hosts. He then stated that he desires to fully enclose the outdoor dining with a wall.

Cara Teuber, 314 La Fox River Drive, stated that she is concerned about noise and wants the outdoor dining to be completely enclosed with a wall.

Cathy Neuhalfen, 740 Saratoga Circle, spoke on behalf of her husband, Planning & Zoning Commissioner Neuhalfen who could not attend. She stated that they support the improvements but do not support the preferred developer's purchase proposal.

Jeff Jolitz, 409 South Harrison Street, stated that he is concerned about the noise and the amount of existing drinking in town. He stated that drinking glasses are left all over downtown. He stated that the outdoor dining should be completely enclosed with a wall.

Mike Teuber, stated that he is concerned about noise and lighting.

Chair Patrician closed the Public Comment portion of the Public Hearing

Commissioner Szpekowski stated that she is concerned about drinking glasses being left on the ground

Commissioner Laipert asked if a bigger wall could be built. Staff stated that a larger wall would take up outdoor dining space and could not be extended into the proposed parking area.

Commissioner Rasek asked if it was possible to deny the special use request for outdoor dining. Staff and the Attorney responded that this outdoor dining complies with the only standards, that it not be located in the front, and that it cannot be denied, only conditioned.

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

*Note that audience participants began talking from their seats and some did not fill out Audience Participation Cards. Below there may be misspellings of names.*

Christopher Lariat and Erin Rednour stated that he wouldn't want blind spots for safety reasons.

Mike Teuber and Jeff Jolitz stated that they want the outdoor dining in the front or side. Staff stated that there is no room in the front and that the Special Use Code states that outdoor dining not be located in the front.

Chris Kempf stated that he is worried that the village won't construct the plan as stated

Michelle Kopetsky, a downtown business owner, stated that she is excited about this project and believes it will be beneficial to the downtown.

Erin Renthower stated that they were concerned about noise.

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

Chair Patrician stated that he thinks that an accommodation for sound and lighting seems reasonable.

Commissioner Rasek stated that he supports the request, but would like to see additional screening with sound and light abatement.

Chair Patrician asked for a motion. A motion was made by Commissioner Rasek and seconded by Commissioner Szpekowski to adopt Staff's Findings of Fact as the findings of the Planning & Zoning Commission and to recommend approval of a Plat of Resubdivision titled "South Harrison Street Parking Lot Resubdivision", as prepared by Christopher B. Burke Engineering, LTD., and last revised December 22, 2023, approve a Final Planned Development Plan, a Zoning Map Amendment from B-1 Business, Limited Retail Zoning District and R-3 Two Family Dwelling Zoning District to O-T Old Town Zoning District, and issue a Special Use Permit authorizing an open-air dining area at 221 South Main Street, subject to the conditions listed in the staff report for Case Number PZ-2024-02 dated

March 4, 2024, and approval of all plans by staff, and to add the conditions that the special use permit for open-air dining include additional sound abatement, light mitigation, and landscape screening. The motion carried with a 5-0 vote.

### **New/Old Business**

None discussed.

### **Community Development Report**

Deputy 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 Sturznickel and seconded by Commissioner Laipert. The motion carried on a 5-0 vote. The meeting was adjourned at 8:50 P.M.

Minutes signed by:

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Patrick Knapp, Deputy Director