



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

NOVEMBER 7, 2022

Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:00 pm.

Deputy Director Natalie Zine 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: Community Development Director Jason Shallcross, Deputy Director Natalie Zine, and Attorney Kevin Chrzanowski

Public Comment

Chair Patrician asked for public comments. No one from the public gave comment.

Approval of Minutes

Chair Patrician asked for approval of the October 10, 2022, Planning and Zoning Commission minutes. A motion from Commissioner Rasek and seconded by Commissioner Szpekowski to approve the minutes with the noted change was made. The motion was approved with a 7-0 vote.

Case Number PZ-2022-19

Consideration of a Request for Approval of a Final Planned Development for Portillo's

Melissa Balcerak, the Petitioner representing the Portillo's, presented the request for approval of the Final Planned Development for a Portillo's on Lot 8 of the Enclave.

Mr. Shallcross presented the case for Village Staff and noted that the only difference between the preliminary and final site plan is that the site needed to be altered to accommodate a larger supplier vehicle. Staff recommended the Planning and Zoning Commission make a motion to make a positive recommendation.

Commissioner Laipert asked staff about the monument sign and if it complies. Mr. Shallcross stated that there is a condition that will cover all of the monument signs in the Enclave so that the all conform.

Chair Patrician asked if traffic control will be needed. Staff responded that there is ample space for drive-through stacking on site and that a stacking plan will be provided prior to their final approval.

Chair Patrician called for public comment. No one from the public gave comment. Chair Patrician then closed the public comment.

Commissioner Sturznickel asked if Portillo's is trying to make the drive through quicker? He added that on a recent trip to Crystal Lake it was quicker to walk inside. The Petitioner responded that Portillo's continues to refine their process after Covid.

Motion was then made by Commissioner Rasek and seconded by Commissioner Sturznickel to approve the Final Planned Development for Portillo's on Lot 8 of the Enclave, subject to the conditions outlined in the staff report for Case No. PZ-2022-19. The motion was approved with a 7-0 vote.

Public Hearing Case Number PZ-2022-21

Consideration of a Request for Approval of a Preliminary Planned Development, Final Planned Development, and Special Use for an Oil Change and Minor Vehicle Repair Facility for Belle Tire

Christopher Enright, the Petitioner representing Belle Tire, presented the case for Belle Tire. Mr. Enright gave background of Belle Tire and how they have worked with Staff to improve the appearance of the building.

Mr. Shallcross presented the case for Village Staff and noted that Belle Tire has been a pleasure to work with and has addressed many of Staff's comments. Staff recommended the Planning and Zoning Commission make a motion to accept Staff's findings and make a positive recommendation.

Commissioner Kennealy asked if there is any concern that a tire store will be mixed with restaurants? Mr. Shallcross responded that this is a complimentary use and will allow for shared parking among the Enclave Development.

Commissioner Szpekowski asked for a confirmation that the vehicle bays will face the southside of Raising Cane's. Mr. Shallcross confirmed that they bays will face Raising Cane's.

Commissioner Rasek asked if Belle Tire will be open seven days a week. The Petitioner responded that Belle Tire will be closed on Sundays.

Chair Patrician thanked the Petitioner for accommodating Staff's exterior elevation comments. The Chair then asked Staff to elaborate on Condition "F" which requires the overhead doors to be closed. Staff stated that this is a typical condition of automotive users in the village. The Petitioner stated that the building does not have air conditioning in their vehicle bay areas and that they keep the doors open during hot days.

Commissioner Kennealy asked the Petitioner if they could elaborate on what percent of their business is minor automotive repair. The Petitioner stated that a majority of the services they offer beyond purchasing a tire are services related to tires - like brakes, shocks, struts.

Chair Patrician asked Staff why minor automotive uses are not allowed to front Randall Road. Staff stated that it was based on the noise and appearance impacts and that Belle Tire has gone above and beyond to minimize their impacts and blend into the Enclave Planned Development.

Chair Patrician called for the public hearing to be open. No one from the public made comment. The Commissioner then closed the public hearing.

Motion was then made by Commissioner Kennealy and seconded by Commissioner Sturznickel to accept the Findings of Fact and recommend approval of the Preliminary Planned Development, Final Planned Development, and a Special Use authorizing a minor motor vehicle repair facility for Belle Tire on Lot 2 of the Enclave, subject to the conditions outlined in the staff report for Case No. PZ-2022-21. The motion was approved with a 7-0 vote.

New/Old Business

No new or old business was discussed.

Community Development Report

Staff 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 Sturznickel and seconded by Commissioner Laipert was made. The motion was approved on a 7-0 vote. The meeting was adjourned at 7:47 P.M.

Minutes signed by:



Natalie Zine, Deputy Director of Community Development