

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
November 14, 2011**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sabatine, Szpekowski, Sturznickel and Zaplatynsky.

Absent: None.

Staff Members Present: Russ Farnum, Community Development Director; Katherine Parkhurst, Senior Planner; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the October 10, 2011 Meeting.

Chairperson Patrician entertained a motion to approve the October 10, 2011 minutes. Commissioner Hoferle motioned and Commissioner Sabatine seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

Chairperson Patrician noted that the following items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for a Special Use Permit. (Case No. 2011-13. Starbarks Dog, Inc.)

AGENDA ITEM 3: Consideration of a Request for a Special Use Permit.
Case No. 2011-13. Starbarks Dog, Inc.

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Ms. Nix called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sabatine, Sturznickel, Szpekowski and Zaplatynsky. Absent: None.

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Starbarks Dog, Inc. was Al Grzybek and Andrea McCarthy Grzybek, owners.

Mr. Grzybek gave a brief overview of the proposed business.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Parkhurst gave a brief overview of her memorandum of November 14, 2011. She explained that the proposed business will be a dog daycare. The plans include three (3) parking spaces onsite for customers and two (2) in a garage for employees; an outdoor relief area limited to four

(4) dogs outside at a time; and a maximum of fifteen (15) dogs for overnight stays. Normal business hours will be Monday-Friday, 7 am to 6 pm and weekends by request. Village staff recommends approval of Starbarks Dog, Inc.

Commissioner Sabatine wondered if overnight boarding was not approved for the veterinarian business located across the street.

Commissioner Zaplatynsky asked if customers will enter the business from Route 31, to which Mr. Grzybek explained that customers will have to turn onto Edward Street from Route 31, then into the business.

Commissioner Sturznickel stated that overnight care was not approved initially for The Dog Waggin. Mrs. Parkhurst explained that was The Dog Waggin's choice; they did not petition for overnight care initially.

Commissioner Hoferle expressed some concerns with the proposed parking. Mr. Grzybek assured there will be plenty additional parking just past the building. Commissioner Hoferle then asked if the petitioners have experience in this type of business, to which Mr. Grzybek said yes.

Commissioner Neuhaufen wondered how the rooms for the dogs would be laid out inside the building. Mr. Grzybek explained that the upstairs level will be for boarding dogs and the downstairs level will be used for the daycare.

Chairperson Patrician asked if there is a demand in the area for dog daycares, to which Mr. Grzybek said yes. He explained that Starbarks Dog, Inc. will offer a more "homey" environment rather than the typical commercial type found at dog daycares. Chairperson Patrician asked for details regarding the drop off traffic. Mr. Grzybek said he anticipates an average of fifteen (15) dogs being dropped off during this two hour time period. Chairperson Patrician then asked if unruly dogs will be taken in, to which Mrs. Grzybek said no. Finally, Chairperson Patrician expressed concern with customers parking across the street and walking across Route 31. Mrs. Parkhurst explained that this is an option for customers; however, it is not recommended due to the constant, heavy traffic on Route 31.

PUBLIC COMMENT

Ms. Cahill swore in Dr. Mark Marcheski. Dr. Marcheski wondered if the provisions on his nearby veterinarian business are also going to be applied to Starbarks Dog, Inc. Mrs. Parkhurst said yes. Dr. Marcheski then asked if special use conditions are dropped upon sale of a property. Mrs. Parkhurst explained that if the same type of business continues operating within six (6) months out of a building where that type was already approved and operating, the use stays with the property.

Ms. Cahill swore in Carrie Sypherd. Ms. Sypherd asked how to address potential future noise complaints, to which Mrs. Parkhurst directed her to contact the Village once the business gets established if there are concerns.

Commissioner Sturznickel wondered if Ms. Sypherd anticipates conflict with her clients coming and going from her business and the drop off schedule for Starbarks Dog, Inc. Ms. Sypherd said no.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for Starbarks Dog, Inc. Commissioner Sturznickel moved and Commissioner Hoferle seconded a motion to approve the request for a Special Use Permit for Starbarks Dog, Inc., consistent with the plans submitted by the petitioner, the conditions recommended by staff and the findings of fact as presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sabatine, Sturznickel, Szpekowski and Zaplatynsky. Nays: None. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: New/Old Business

- Cary gravel pits
- Riverside Plaza
- Hobby Lobby
- Rosen Hyundai
- No Limit Arcade

AGENDA ITEM 5: Adjournment

Chairperson Patrician entertained a motion to adjourn the meeting. Commissioner Sturznickel motioned and Commissioner Hoferle seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,



Kimberly Nix, Recording Secretary