



# Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

(847) 658-2700 | [permits@algonquin.org](mailto:permits@algonquin.org) | [www.algonquin.org](http://www.algonquin.org)  
2200 Harnish Drive, Algonquin, IL

## PLANNING AND ZONING COMMISSION MINUTES

NOVEMBER 11, 2024

### Roll Call - Establish Quorum

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

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 Patrician
- Commissioner Bumbales
- Commissioner Laipert
- Commissioner Szpekowski

Member absent: Commissioner Rasek and Commissioner Sturznickel

Staff Present: Director Patrick Knapp, Planner Stephanie Barajas, and Attorney Brandy Quance

### Public Comment

Chair Patrician asked for public comments. There was no public comment.

### Approval of Minutes

Chair Patrician asked for approval of the October 14, 2024, Planning and Zoning Commission minutes. A motion was made by Commissioner Laipert and seconded by Commissioner Bumbales to approve the minutes. The motion was approved with a 5-0 vote.

**Case Number PZ-2024-17 – Consideration of a Request to Issue a Special Use Permit to allow an Animal Hospital**

Director Knapp announced that the petitioner withdrew this case. No further action was required.

## **Case Number PZ-2024-23 – Consideration of a Request to Issue a Special Use Permit to allow a Dog Grooming, Training, and Daycare Business**

Planner Barajas confirmed that the Public Notice requirement was fulfilled.

Zachary Holland, the Petitioner, gave a PowerPoint presentation to the Planning & Zoning Commission to recommend the issuance of a Special Use Permit for a dog grooming, training, and daycare business on the Subject Property. The Petitioner provided a signature list of support from Algonquin residents and neighboring businesses.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission stating that Staff supports the request with the conditions outlined in the Staff Report.

Commissioner Szpekowski asked the Petitioner for his business plan and if he planned on being hands-on if he lived so far. The Petitioner responded yes and explained that he planned to move if the business was successful. Commissioner Szpekowski also commented that she understood why a dedicated pet relief area would not work on the Subject Property. The Petitioner responded that he would like to do a fenced area. Chair Patrician suggested he reach out to the owner of the property. Director Knapp commented that there are significant challenges with the site for a fenced area.

Commissioner Laipert asked about the entrance of the unit so that the dogs would not leave. The Petitioner responded that the unit would be split into separate rooms and that there would be two sets of doors separating the dogs from the outside to ensure their safety. Commissioner Laipert asked about overnight stays and the Petitioner responded that there would be no overnight stays. Commissioner Laipert then asked where the grooming would take place and the Petitioner explained how the unit would be divided.

Chair Patrician asked about noise control and the prevention of dog attacks. The Petitioner responded that the program that they teach helps control noise. He also explained that they would not accept aggressive dogs. Chair Patrician asked if the flushing of pet waste was a concern with staff. Director Knapp answered no.

Commissioner Bumbales asked about the construction of the existing walls for noise control. Director Knapp responded that a site visit and review of the building plans would provide more information. Commissioner Bumbales commented that there could be more of a guarantee.

Commissioner Laipert asked about dog behavior during thunderstorms. The Petitioner responded that confident trainers and a controlled environment would prevent bad behavior.

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

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

Chair Patrician asked if the Subject Property was the right location for the business given the limited outdoor space. The Petitioner responded yes.

Chair Patrician asked for a motion. A motion was made by Commissioner Laipert and seconded by Commissioner Bumbales to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend the issuance of a Special Use Permit authorizing a Dog Grooming, Training, and Daycare business for the Subject Property located at 220 Eastgate Drive, subject to the conditions as outlined in the staff report for Case Number PZ-2024-23, dated November 7, 2024, and final staff approval. The motion carried with a 5-0 vote.

## **New/Old Business**

Director Knapp provided an update in response to a public comment made at the October 14<sup>th</sup> P&Z meeting regarding the posting of the meeting packets online. Director Knapp clarified that while meeting packets are not required to be posted online, they are available to the public upon request and can be obtained by contacting the Community Development Department. Commissioner Bumbales shared a concern with transparency. Chair Patrician asked if they were viewable or if they needed a FOIA request to view. Director Knapp confirmed that they are viewable without a FOIA request.

## **Community Development Report**

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 Szpekowski and seconded by Commissioner Bumbales. The motion carried on a 5-0 vote. The meeting was adjourned at 7:22 P.M.

Minutes signed by:

---

Stephanie Barajas, Planner