



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

(847) 658-2700 | permits@algonquin.org | www.algonquin.org
2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

FEBRUARY 10, 2025

Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:00 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 Bumbales
- Commissioner Neuhalfen
- Commissioner Sturznickel
- Commissioner Szpekowski

Member absent: Commissioner Laipert and Commissioner Rasek
Please note that Commissioner Rasek arrived at the meeting at 7:24 PM.

Staff Present: Director Patrick Knapp, Planner Stephanie Barajas, and Attorney Matthew Walters

Public Comment

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

Approval of Minutes

Chair Patrician asked for approval of the January 13, 2025, Planning and Zoning Commission minutes. A motion was made by Commissioner Sturznickel and seconded by Commissioner Neuhalfen to approve the minutes. The motion was approved with a 5-0 vote.

Case Number PZ-2025-01 – Consideration of a Request to Approve Zoning Text Amendments to Sections 21.3 Definitions, 21.4 General Provisions, 21.6.C Old Town District Permitted Uses, and 21.12 Special Uses

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

Planner Barajas gave a digital presentation to the Planning & Zoning Commission and requested a positive recommendation of the zoning text amendment changes.

Commissioner Neuhalfen asked whether the Special Use Permit requirement will impact the sale of cigarettes in restaurants or bars in the O-T District. Planner Barajas explained that a Special Use Permit will be required only for establishments that derive more than 50% of sales from tobacco and related products.

Commissioner Szpekowski asked for clarification on the public entrance requirements for massage establishments. Planner Barajas explained that the purpose is to increase visibility to allow an unobstructed view from the outside, especially for police.

Chair Patrician requested further clarification regarding the transparency requirement and the overall layout of massage establishments. Planner Barajas clarified that the entire establishment and treatment areas do not have to be visible from the outside, only the reception area. She explained that the Algonquin Police Department has a massage license program and that they have strict requirements for the layout of the establishment.

Chair Patrician asked about the rationale behind updating the language. Director Knapp explained that several issues prompted the update and that staff worked closely with the Algonquin Police Department to have consistent requirements for massage establishments. Chair Patrician then requested clarification on how best practices are identified. Planner Barajas responded that staff conducted research on other municipal codes and also examined how zoning regulations can be used to provide additional review of the location and appearance of massage establishments.

Chair Patrician asked about the certification process for massage therapists. Planner Barajas explained that the Algonquin PD ensures that every massage therapist working in an establishment is certified by the State and they also conduct background checks as part of the massage license process. She added that the Algonquin PD is also working on an amendment to the Municipal Code in response to several issues.

Commissioner Sturznickel inquired about medical uses. Planner Barajas explained that medical uses like physical therapy are excluded from the Special Use Permit requirement, as noted in the definition for Massage or Massage Therapy. Chair Patrician then asked if PD confirmed that massage therapists in medical settings are licensed. Planner Barajas explained that massage is not the principal use in medical settings. Attorney Walters clarified that medical uses may have different requirements for providers. Planner Barajas

further clarified that staff will confirm if massage is the principal or accessory use of a business to determine if a special use permit is required.

Commissioner Sturznickel asked if there was an existing issue with massage establishments. Planner Barajas confirmed there are multiple establishments in the village and explained that special use permit requirements do not prohibit the use, but provide a means for additional review. Director Knapp reiterated that staff has collaborated with PD to address ongoing issues.

Commissioner Bumbales asked about the requirements for existing businesses. Planner Barajas explained that existing businesses do not need a special use permit unless there is a change in ownership or location. Chair Patrician then asked if an existing business with a change of ownership is exempt from the transparency requirement. Planner Barajas confirmed that they are not exempt.

Chair Patrician asked about where massage establishments are not permitted. Planner Barajas responded that they are not permitted in residential, business park, and office districts. Chair Patrician asked if this is the same for tobacco businesses. Planner Barajas confirmed that both uses are prohibited in the same districts. Director Knapp commented that there are no existing tobacco or massage establishments in those districts.

Chair Patrician asked if there have also been issues with tobacco businesses. Director Knapp explained that both PD and the Manager's Office have observed several issues, and that code enforcement is often involved due to lighting and signage violations.

Chair Patrician asked why the uses were not prohibited if they were problematic. Director Knapp responded that the special use requirement is a first attempt to regulate and that if issues persisted, staff would consider next steps like density restrictions or prohibition.

Commissioner Rasek arrived at 7:24 pm.

Chair Patrician inquired about the number of massage establishments in the village. Planner Barajas responded that there were at least five at the beginning of 2024 and Director Knapp explained that a number of them closed in the last year. Chair Patrician commented that the amendment addresses public safety and regulates businesses that have been a nuisance. Director Knapp added that they drain public resources with the staff time that is involved in addressing violations.

Chair Patrician asked about the process of updating the language in the future. Planner Barajas confirmed that a public hearing is required for all Zoning Code text amendments. Director Knapp added that staff presents text amendments as required, often due to new trends.

Commissioner Rasek asked if cannabis is included in the text amendment. Director Knapp responded that recreational cannabis dispensaries are prohibited in the village. Commissioner Rasek then commented that alternative cannabis products are sold in some

tobacco businesses. Director Knapp explained that the State regulates those products and they may prohibit certain products in the future. Chair Patrician commented that regulations are frequently updated.

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 for a motion. A motion was made by Commissioner Szpekowksi and seconded by Commissioner Neuhalfen to recommend approval of an amendment to Sections 21.3 Definitions, 21.4 General Provisions, 21.6.C Old Town District Permitted Uses, and 21.12 Special Uses, as outlined in the staff report for PZ-2025-01. The motion carried with a 6-0 vote.

New/Old Business

None discussed.

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 6-0 vote. The meeting was adjourned at 7:39 P.M.

Minutes signed by:

Stephanie Barajas, Planner