

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
June 10, 2013**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Neuhalphen and Zaplatynsky.

Staff Members Present: Russell Farnum, Community Development Director; Ben Mason, Senior Planner; Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the April 8 and May 13, 2013 Meetings.

Chairperson Patrician entertained a motion to approve the April 8 and May 13, 2013 minutes. Commissioner Szpekowski motioned and Commissioner Sabatine seconded a motion to approve the minutes as presented.

The voice vote indicated 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. 2013-08. Chicago Bread LLC – Panera Bread)

AGENDA ITEM 3: Consideration of a Request for a Special Use Permit...
Case No. 2013-08, Chicago Bread LLC – Panera Bread.

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mr. Farnum called the roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Sabatine, Szpekowski, and Sturznickel. Absent: Commissioners Neuhalphen and Zaplatynsky.

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Chicago Bread and Panera were Jason Berg of Chicago Bread and Mark Berklund, an Attorney with HK Group.

Berg noted that Chicago Bread owned over 33 Panera stores in the Chicago area. Twelve years ago when this store was built, Panera didn't really have a drive through concept, and they are now discovering drive throughs enhance customer service and increase sales between 20 and 30

percent. They recently added a drive through to their facility in Round Lake Beach and increased sales by 25%. This also relieves operations inside as they can take more time on their customers that come in, and also relieves parking issues as quick-pick-up customers do not have to park. Berg added that adjacent restaurants have no concerns and support the request.

Attorney Berklund noted that the drive through is an addition to the business and does not change the sit-down nature of the interior of the restaurant. He walked the Commission through how the request meets the three requirements of a Special Use Permit as outlined in the Zoning Ordinance.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Chair Patrician asked Senior Planner Ben Mason for the Staff Report. Mason reviewed the June 10, 2013 Community Development Memorandum and noted the traffic study indicated there were no parking issues. Staff recommended the petitioner obtain letters of support from the adjacent restaurants prior to Board review of the petition. Mason noted Staff recommended approval of the request subject to the conditions outlined in the memo.

Commissioner Hoferle was concerned about the trash enclosure being large enough but noted the increase in accessibility to the site was positive and Panera had done a nice job of managing the traffic flow. Commissioner Szpekowski noted she'd like to see the letter of support from the adjacent restaurants. Commissioner Sabatine asked about vehicle stacking in the drive through, Berg noted it was for eight vehicles. Sabatine asked about the crowded south driveway and Berg explained how the changed improve traffic flow in and out of that driveway.

Chair Patrician thought the drive layout and stacking were perfect but asked about priority in the operations of the restaurant. Berg noted that drive throughs improve their interior service times because the drive through orders go directly to the kitchen, bypassing the counter staff.

Commissioner Szpekowski asked if the restaurant would close during the remodeling. Berg noted they would be operational during the remodeling... Construction would take 8-10 weeks... and would occur mostly during off-hours. Panera would like to be done by Thanksgiving.

PUBLIC COMMENT

Chair Patrician opened the meeting to public comments. There being none, Chair Patrician asked for a Commission motion on the petition.

COMMISSION MOTION ON PETITION

Commissioner Hoferle made a motion to recommend approval of the request for a Special Use Permit for a Drive Through for Panera Bread, consistent with the petition submitted by the property owner, the findings of fact listed in the June 10, 2013 Community Development Memorandum and the conditions recommended by Staff. The motion was seconded by Commissioner Sturznickel.

Mr. Farnum called a roll call vote and the motion passed 5 aye, 0 nay, 2 absent.

CLOSE PUBLIC HEARING

Chair Patrician closed the public hearing.


AGENDA ITEM 4: New/Old Business

- Huntington Drive retaining wall block went to the contractor that bid on the project.
- Nothing new on Riverside Plaza.

AGENDA ITEM 5: Adjournment

Commissioner Sturznickel made a motion to adjourn the meeting and Commissioner Szpekowski seconded and a voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:15 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Russell W. Farnum", followed by a long horizontal flourish.

Russell W. Farnum, AICP Community Development Director/Recording Secretary