

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
William J. Ganek Municipal Center-Board Room  
September 8, 2014**

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

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

Absent: Commissioners Neuhalfen and Sabatine.

Staff Members Present: Ben Mason, Senior Planner and Kelly Cahill, Village Attorney.

**AGENDA ITEM 2:** Approval of Minutes from the August 11, 2014 Meeting.

A motion to approve the August 11, 2014 minutes as presented, received a second and a voice vote noted all ayes. 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 Final PUD and Special Use Permit  
**Case No. 2014-09. Thornton's Gas Station**
- Consideration of a Request for a Special Use Permit  
**Case No. 2014-11. Burnt Toast, 2520 Bunker Hill Drive**

**AGENDA ITEM 3:** Consideration of a Request for a Final PUD and Special Use Permit  
**Case No. 2014-09. Thornton's Gas Station**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**COMMISSION MOTION ON PETITION**

Chairperson Patrician noted that the developer is in the process of updating the plans, to address staff comments. He then entertained a motion to continue the hearing to the October 13, 2014 Planning and Zoning Commission meeting.

Commissioner Sturznickel moved and Commissioner Szpekowski seconded a motion to continue the request for a Final PUD and Special Use Permit for Thornton's Gas Station located at the northwest corner of Compton Drive and East Algonquin Road to the October 13, 2014 Planning and Zoning Commission meeting in order to allow the developer time to address staff comments.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Neuhalphen and Sabatine. Motioned carried.

**AGENDA ITEM 4:** Consideration of a Request for a Special Use Permit  
**Case No. 2014-11. Burnt Toast, 2520 Bunker Hill Drive**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

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

**PETITIONER COMMENTS**

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Burnt Toast was Konstantinos Drivas, owner, 9980 Carlisle, Lakewood, IL. Mr. Drivas explained that he is proposing to add an outdoor patio at the restaurant, to provide another dining option for his customers in the warm weather months.

**STAFF AND COMMISSION QUESTIONS/COMMENTS**

Mr. Mason gave a brief overview of his memorandum of September 8, 2014. Outdoor dining is allowed in the subject B-2 zoning district, though requires a Special Use Permit if designed for more than 12 customers. He explained that the patio would be located on the east side of the building, in existing green space. Access to the patio will be from within the building, rather than from the surrounding sidewalk or parking lot, per liquor code requirements. A fence and landscaping will be installed around the perimeter.

*Chairperson Patrician* inquired if there were any Commissioner questions or comments.

*Commissioner Zaplatynsky* asked what the purpose of a fence gate would be, if access is to be limited to the door/entrance from inside the building. Staff indicated the patio would need to comply with applicable building and liquor code requirements, and a gate would be installed for exit purposes only in the event of an emergency.

**PUBLIC COMMENT**

Chairperson Patrician called for public comments. There was no one wishing to make any comments.

**COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for Burnt Toast, 2520 Bunker Hill Drive. Commissioner Hoferle moved and Commissioner Sturznickel seconded a motion to approve the request for a Special Use Permit, consistent with 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, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Neuhalphen and Sabatine. Motioned carried.

## **CLOSE PUBLIC HEARING**

### ***AGENDA ITEM 5:*** New/Old Business

Per the commission's interest, staff provided brief updates on the following: Rt. 31 Bypass; Riverside Plaza; TIF District; Randall Road.

### ***AGENDA ITEM 6:*** Adjournment

A motion to adjourn the meeting received a second, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Ben Mason".

Ben Mason  
Senior Planner/Recording Secretary