

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
William J. Ganek Municipal Center-Board Room
November 14, 2016
7:30 p.m.**

AGENDA ITEM 1: Roll Call to Establish a Quorum
Present: Commissioners Hoferle, Postelnick, Sturznickel, Laipert, and Szpekowski.

Absent: Chairperson Patrician and Commissioner Neuhalphen.

Staff Members Present: Katie Parkhurst, Senior Planner; and Kelly Cahill, Village Attorney.

Mrs. Parkhurst asked for a nomination for an acting chairperson. Commissioner Sturznickel nominated Commissioner Hoferle. Commissioner Szpekowski seconded the motion and a voice vote noted all ayes.

AGENDA ITEM 2: Approval of Minutes from the September 12, 2016 Meeting.
A motion by Commissioner Sturznickel to approve the September 12, 2016 minutes as presented was seconded by Commissioner Laipert and a voice vote noted all ayes. The motion carried.

AGENDA ITEM 3: Public Comment
There was no one wishing to make any public comment.

AGENDA ITEM 4: Request for Plat of Resubdivision, Final PUD, and Special Use Permit
Case No. 2016-10. Dunkin Donuts at Square Barn Road
Petitioner: Vaishali Katyarmal, Studio Silver Architects

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mrs. Parkhurst called roll to verify a quorum. Present: Acting Chairperson Hoferle; Commissioners Sturznickel, Szpekowski, Postelnick, and Laipert. Absent: Chairperson Patrician and Commissioner Neuhalphen. Mrs. Parkhurst announced a quorum was present.

PETITIONER COMMENTS

Ms. Cahill verified that proper notice of the meeting had been posted, and swore in the petitioners. Mr. Scott Richmond, attorney representing the property seller; Ms. Vaishali Katyarmal, architect; and Mr. Suresh Patel, Dunkin Donuts franchisee were all present. Mr. Richmond introduced the project and explained that his client is selling a portion of the property to Mr. Patel and responsible for the Plat of Subdivision. Ms. Katyarmal gave an overview of the Dunkin Donuts development proposal.

STAFF COMMENTS

Mrs. Parkhurst reviewed her staff report for the Commission. The development in question is located on Lot 2 in the Square Barn Commercial Center. The free-standing Dunkin Donuts will include a drive-through, outdoor seating area, and an indoor seating area. This building will occupy the eastern portion of the vacant lot, adjacent to Walgreens.

COMMISSION QUESTIONS/COMMENTS

Acting Chairperson Hoferle inquired if there were any Commissioner questions or comments.

Commissioner Szpekowski stated the building proposal is very attractive and asked for clarification on the dumpster enclosure location. Mrs. Parkhurst pointed out the location on the site plan.

Commissioner Postelnick questioned how the drive through will function during peak time. Ms. Katyarmal stated the drive through is designed per Dunkin Donuts standard. Even during peak times, the traffic should not stack up to cause any traffic flow concerns. Mrs. Parkhurst illustrated on the site plan the options for traffic stacking.

Commissioner Laipert inquired where the employee parking is located. Ms. Katyarmal stated the parking spaces behind the store are intended for the employee parking.

Acting Chairperson Hoferle inquired where the monument sign would be located and the setback from West Algonquin Road. Mrs. Parkhurst showed the monument sign location is close to West Algonquin Road and positioned for the two lots to share the sign. The setback from West Algonquin Road for the parking lot is 30 feet.

PUBLIC COMMENT

Acting Chairperson Hoferle called for public comments. There were none, so Acting Chairperson Hoferle closed public comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Acting Chairperson Hoferle entertained a motion to approve the request for a Plat of Resubdivision, Final PUD, and Special Use Permit for a Dunkin Donuts on Lot 2 of the Square Barn Commercial Center. Commissioner Szpekowski moved and Commissioner Postelnick seconded a motion to recommend approval of the request, consistent with the plans submitted by the developer, the conditions recommended by staff, and the findings of fact as presented to the Commission.

The Roll Call noted the following: Ayes: Acting Chairperson Hoferle; Commissioners Sturznickel, Laipert, Postelnick, and Szpekowski. Nays: None. Absent: Patrician and Neuhalfen. Motion carried 5-0.

CLOSE PUBLIC HEARING


AGENDA ITEM 5: New/Old Business

There was no new or old business discussed.

AGENDA ITEM 6: Adjournment

A motion to adjourn the meeting was made by Commissioner Szpekowski and seconded by Commissioner Sturznickel, a voice vote noted all ayes. The motion carried and the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,


Katherine T. Parkhurst, AICP
Senior Planner