



# Village of Algonquin

## COMMUNITY DEVELOPMENT DEPARTMENT

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## PLANNING AND ZONING COMMISSION MINUTES

SEPTEMBER 12, 2022

### Roll Call - Establish Quorum

Commissioner Szpekowski called the meeting to order at 7:00 pm.

Deputy Community Development Director Natalie Zine called the roll to check attendance. Four of the seven commissioners were present and could hear and be heard:

- Commissioner Laipert
- Commissioner Rasek
- Commissioner Sturznickel
- Commissioner Szpekowski, Acting Chair

Members absent: Chair Patrician, Commissioner Kennealy, and Commissioner Neuhalfen

Staff Present: Community Development Deputy Director Natalie Zine, Senior Planner Patrick Knapp, and Attorney Kevin Chrzanowski

### Public Comment

Commissioner Szpekowski asked for public comments. Several members of the Glenloch HOA came to the meeting. Carol Nichols spoke as a representative of the HOA and stated that there are concerns about noise and water pressure from any new developments along East Algonquin Road that back up to the Glenloch Subdivision. She understands that the Car Wash is already approved, but would like any future development to make sure noise and water are studied by the Village. Ms. Nichols also stated that the Glenloch Subdivision residents would like to be continued to be informed of any new development that would impact their subdivision.

### Approval of Minutes

Commissioner Szpekowski asked for approval of the August 8, 2022, Planning and Zoning Commission minutes. A motion from Commissioner Rasek and seconded by Commissioner Laipert to approve the minutes was made. The motion was approved on a 4-0 vote.

### Case Number PZ-2022-09

Consideration of a request to amend Ordinance 2004-O-08 (An Ordinance Granting Zoning Upon Annexation and Approving a Preliminary Planned Development for Certain Property Known as the Cosman/Lundstrom property (Galleria Center)), approval of a Preliminary and Final Plat, a Preliminary Planned Development with respect to a portion of the subject property, a Final Planned Development for Lot 6, and approve a Special Use for a Drive-Through, and a Special Use for Open Air Dining for the Enclave Phase 1

John Schoditsch of Kensington Development Group, the Petitioner, presented an amended Zoning request for Phase 1 of the Enclave along with Preston Funkhouse representing Portillo's.

Mr. Knapp presented the amended case for Village Staff and recommended the Planning and Zoning Commission make a motion to adopt Staff's Findings of Fact and make a positive recommendation.

Commissioner Rasek asked about the location and the proximity to nearby residential. Staff responded that the Enclave Development fronts Randall Road and is not adjacent to residential. The Commissioner also asked if there will be a Barnelli's in the Portillo's. Mr. Funkhouse responded that there would not be a Barnelli's, but that Portillo's would still offer basic salads and pastas.

Commissioner Laipert asked about the landscaping and if it was cohesive and if it would be maintained by the same company. Staff stated that all Enclave landscaping has adhered to the Village's landscape guidelines and the Petitioner stated that landscaping would be the responsibility of the user of the lot. However, some users have opted to use the same landscaper as the landscaper of the common areas.

Commissioner Rasek asked about Lot 7 and what would be constructed. The Petitioner stated that there they are hoping for mixed-use to compliment the Enclave retail. Staff stated that there are no active concepts at this time for Lot 7 and that any development would need to be reviewed by Staff and approved by the Planning & Zoning Commission and Village Board.

Commissioner Szpekowski asked about the interior theme for the Portillo's. Mr. Funkhouse stated that the interior theme would be "garage".

Commissioner Szpekowski called for the public comment to be open. Patricia McLellan asked the Petitioner if any traffic from the Enclave would have direct access to Willoughby Farms. Staff responded that the Enclave Commercial will not have direct access to Willoughby Farms. Commissioner Szpekowski then closed the public comment.

Motion was then made by Commissioner Sturznickel and seconded by Commissioner Laipert to accept the Findings of Fact and recommend an amendment to Ordinance 2004-O-08 and approve the Preliminary and Final Plat of Subdivision titled "Final plat of Subdivision The Enclave", as prepared by Compass Surveying, Ltd., with the latest revision date of August 18, 2022, approve a Preliminary Planned Development Plan for Lots 1 through 5, 6a, 6b and 8, approve a Final Planned Development Plan for Lots 6a and 6b, approve a Special Use for a drive-through on Lots 1 and 8, and approve a Special Use for Open Air Dining on Lots 1, 4, 5, and 8 for the Subject Property located at the Southeast Corner of Randall Road and Commons Drive referred to as the "The Enclave", subject to the conditions outlined in the staff report for Case No. PZ-2022-09 dated September 7, 2022. The motion was approved with a 4-0 vote.

### **Public Hearing Case Number PZ-2022-16**

Consideration of a Final Planned Development for Cooper's Hawk.

Dan Bernatek of Cooper's Hawk, the Petitioner, presented Cooper's Hawk request for approval of a Final Planned Development.

Mr. Knapp presented the case for Village Staff and recommended the Planning and Zoning Commission make a motion to approve the request as the submittal substantially conformed to the preliminary submittal.

Commissioner Laipert asked what the hours of Cooper's Hawk will be. The Petitioner stated that the hours will most likely be Sunday-Thursday 11 am – 10 pm and Friday-Saturday 11 am – 11 pm. The Commissioner then asked if there would be any classes. The Petitioner stated that classes would be a good idea and that he would look into the idea.

Commissioner Rasek asked about their timeline for opening. The Petitioner stated that they would like to begin construction as soon as possible.

Commissioner Szpekowski called for the public comment to be open. No one from the public made comment. The Commissioner then closed the public comment.

Motion was then made by Commissioner Rasek and seconded by Commissioner Sturznickel to recommend approval of the Final Planned Development for Cooper's Hawk on Lot 5 of the Enclave, subject to the conditions outlined in the staff report for Case No. PZ-2022-16 dated September 7, 2022. The motion was approved with a 4-0 vote.

#### **Public Hearing Case Number PZ-2022-17**

Consideration of a Final Planned Development for BJ's Restaurant and Brewhouse.

Joan Leguay from BJ's, the Petitioner, presented BJ's request for approval of a Final Planned Development.

Mr. Knapp presented the case for Village Staff and recommended the Planning and Zoning Commission make a motion to approve the request as the submittal substantially conformed to the preliminary submittal.

Commissioner Rasek asked if BJ's would brew their beer on site. The Petitioner replied that beer would not be brewed on site.

Commissioner Sturznickel asked if BJ's brews their own beer and brings it to this site. The Petitioner stated that they do.

Commissioner Szpekowski called for the public comment to be open. No one from the public made comment. The Commissioner then closed the public comment.

Motion was then made by Commissioner Laipert and seconded by Commissioner Rasek to recommend approval of the Final Planned Development for BJ's Restaurant and Brewhouse on Lot 4 of the Enclave, subject to the conditions outlined in the staff report for Case No. PZ-2022-17 dated September 7, 2022. The motion was approved with a 4-0 vote.

**Public Hearing Case Number PZ-2022-18**

Consideration of a Final Planned Development for Raising Cane's.

Crystal Ferrell and Dustin Johnson from Raising Cane's, the Petitioner, presented Raising Cane's request for approval of a Final Planned Development.

Mr. Knapp presented the case for Village Staff and recommended the Planning and Zoning Commission make a motion to approve the request as the submittal substantially conformed to the preliminary submittal.

Commissioner Laipert asked if there would be any runners in the drive-through for Raising Cane's, similar to Portillo's. The Petitioner responded that they do use runners.

Commissioner Szpekowski asked if there are any concerns with the drive-through backing up. The Petitioner stated that 49 vehicles can be stacked on their site without impacting the frontage road.

Commissioner Szpekowski called for the public comment to be open. No one from the public made comment. The Commissioner then closed the public comment.

Motion was then made by Commissioner Rasek and seconded by Commissioner Sturznickel to recommend approval of the Final Planned Development for Raising Cane's on Lot 1 of the Enclave, subject to the conditions outlined in the staff report for Case No. PZ-2022-18 dated September 7, 2022. The motion was approved with a 4-0 vote.

**New/Old Business**

No new or old business was discussed.

**Community Development Report**

Staff provided an update regarding ongoing projects and Village Board approvals of Planning and Zoning cases.

**Adjournment**

Commissioner Szpekowski asked for a motion to adjourn. A motion from Commissioner Rasek and seconded by Commissioner Laipert was made. The motion was approved on a 4-0 vote. The meeting was adjourned at 8:20 P.M.

Minutes signed by:

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Patrick M Knapp, AICP, Senior Planner