

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
July 9, 2012**

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Commissioners Neuhalfen and Zaplatynsky.

Staff Members Present: Russ Farnum, Community Development Director; Katherine Parkhurst, Senior Planner; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the June 11, 2012 Meeting.

Chairperson Patrician entertained a motion to approve the June 11, 2012 minutes. Commissioner Sturznickel motioned and Commissioner Hoferle seconded a motion to approve the minutes as presented. The voice vote noted 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 for a Dental Office (**Case No. 2012-06. Pinehurst Smile Center**)
- Consideration of a Request for a PUD Amendment for 69 Rental Units (**Case No. 2012-07 Riverside Plaza**)

AGENDA ITEM 3: Consideration of a Special Use Permit for a Dental Office.
Case No. 2012-06. Pinehurst Smile Center

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing SLL Management Corporation was Leonard Vihnanek.

Mr. Vihnanek explained the operations of the proposed dental office, Pinehurst Smile Center, to be located at 2176 Lake Cook Road.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mrs. Parkhurst gave a brief overview of her memorandum of July 9, 2012. She explained that a special use permit is required for all medical uses. The dental office will start out with limited hours and expand the hours as the business grows.

Commissioner Szpekowski asked if this office would have the same dentist each day or if dentists would be rotating in and out. Mr. Vihnanek stated it would be the same dentist.

Commissioner Sabatine inquired if x-rays would be done in a special room. Mr. Vihnanek stated all x-ray equipment would be installed and used according to code.

Commissioner Sturznickel asked for clarification on the address. Mrs. Parkhurst stated the address will be 2176 Lake Cook Road.

PUBLIC COMMENT

There was no one wishing to make any comments.

CLOSE PUBLIC COMMENT

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to approve the request for a Special Use Permit for Pinehurst Smile Center. Commissioner Szpekowski moved and Commissioner Sabatine seconded a motion to approve the request for a Special Use Permit consistent with the plans submitted by the petitioner, 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, Sabatine, Sturznickel, and Szpekowski. Nays: None. Absent: Commissioners Neuhalfen and Zaplatynsky. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 4: Consideration of a Request for a PUD Amendment for 69 Rental Units.
Case No. 2012-07. Riverside Plaza

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

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

PETITIONER COMMENTS

Ms. Cahill swore in the petitioner and verified that proper notice of the meeting had been posted. Representing Riverside Plaza was John Breugelmans (developer) and Doug Buster (Bloodgood Sharp Buster Design).

Mr. Breugelmans explained his request for 69 rental units for Riverside Plaza is based on current market conditions and lack of financing available for condo projects. He desires to complete the project and have residents and retailers moved in to make this building beneficial for the community. The proposed 69 units will keep the exterior of the building intact as it is today, only changes will be interior. The quality of the interior finishes in each unit will be high quality allowing the building to draw luxury rental prices and allow the units to be converted to condos in the future if that is desired. All the time and money spent on marketing the condos for sale resulted in four tentative sales. Twelve lending institutions have denied financing the project as condos.

STAFF AND COMMISSION QUESTIONS/COMMENTS

Mr. Farnum gave an overview of his memorandum of July 9, 2012. He explained the history of the project when approved in 2006 and the changes that have taken place since then. The desire of the Village is to have residents living in the Downtown that have disposable income to spend in our community. Mr. Farnum raised some issues that staff would like to see addressed if this project moves forward and reviewed possible conditions.

Commissioner Sturznickel wondered what happened to the public parking in the garage that was agreed to at the time of approval. Mr. Breugelmans explained the Village Board agreed to eliminate that requirement at the time of the settlement agreement. *Commissioner Sturznickel* clarified that the only vehicle access to the building is now on Front Street. *Commissioner Sturznickel* noted that more units would mean more people living in the building which will increase the demand for parking spaces. Mr. Breugelmans explained there are 108 spaces available in the parking garage in the building plus he is working with Ed Wolowiec to lease 40 spaces from Port Edward (the parking lot on the south side of the building). Mr. Breugelmans feels this will be sufficient for the residents and proposed retail uses.

Commissioner Sabatine stated his concern is also about parking. Mr. Breugelmans explained that each tenant will get one parking space included in their rent. Additional spaces may be rented by the tenants. There will be 12 spaces in the garage set aside for the management of the retail spaces. *Commissioner Sabatine* asked if overflow parking will be in the Village lot a few blocks away. Mr. Buster explained that guests and patrons to the retail establishments can use the parking at Port Edward and/or the municipal lots and on street parking.

Commissioner Szpekowski raised a concern that the agreement with using Port Edward parking is not signed and available for review. Mr. Breugelmans explained the parking remains the same whether the building is condos or rental. The peak demand times for the residential and retail will be different and therefore will not cause any issues.

Commissioner Hoferle congratulated Mr. Breugelmans for bringing this project this far forward. He stated the trade off on approval was one level of the parking was to be for public use, this was to make up for the loss of parking that the building was consuming. The idea of using Port Edward parking lot is a good idea. Mr. Breugelmans explained 12 spaces in the garage plus 40 at Port Ed provide 52 spaces, just 2 short of the 54 in the garage that was originally proposed.

Commission Hoferle stated he would like to see the agreement and layout of the parking at Port Edward prior to approval.

Chairperson Patrician stated he understands the market conditions today, a short term economic issue, but does not want to create a long term economic problem; therefore a change from owner-occupied to rental-occupied needs to be thoroughly evaluated. *Chairperson Patrician* inquired as to the asking prices for the condo units. Mr. Breugelmans stated the prices ranged from \$212,000-\$450,000 depending on the size of the unit and view of the river. *Chairperson Patrician* asked what happens if only 54 units are approved for rental or financing is not available. Mr. Breugelmans stated he has two offers for financing apartments now. Mr. Buster stated the 69 units are critical to meet pro-forma requirements. *Chairperson Patrician* inquired if the building could be split, some rental, and some condos. Mr. Breugelmans explained a mixed building will not get financing. A rental building will get financing and tenants and start generating property tax for the Village.

PUBLIC COMMENT

Ms. Cahill swore in each person wishing to make comments before they spoke.

Jim Huber, 101 North Main Street, The Texan BBQ—Mr. Huber raised concerns about parking, but more specifically about the access to his restaurant during construction. Cement trucks are blocking vehicle access on Front Street now for the sidewalk installation and he has concerns about when construction takes place for adjusting the parking garage ramps and elevation of Front Street. Mr. Farnum explained preliminary engineering work has been done but he does not have details available today to address the specific issue. Village staff will coordinate construction with adjacent property owners as the project moves forward.

Trish Kannon Lloyd, 127 Division Street—Ms. Kannon Lloyd stated she has worked in the rental/condo industry for 15 years. She distributed handouts to the Commission members and Mr. Breugelmans to back up her statements. She is concerned about the parking shortage, deadlines missed by the developer, and questioned if there was a market for rentals. She stated local luxury apartment complexes in nearby and neighboring communities were not full and those have more amenities included in the rental prices. She raised a question about government subsidized housing, stated the marketing for the condos was flawed, and questioned adding more traffic to the congested intersection. She asked the Commission to not give more concessions to the developer and to do what is right for the Village, keep the building condos. Mr. Breugelmans and Mr. Buster stated Tracy Cross and Associates, a very reputable firm, has done market research and determined rentals will do well in this area. The marketing efforts did generate a lot of interest in the project; however, not sales. There is no intention for the project to have subsidized housing.

Tony Bellino, 214 Washington Street—Mr. Bellino was 100% for the condo project when approved. He feels the units could be made smaller, drop the prices and the condo market is viable now. Parking can be solved by talking to other property owners in the area and purchasing their property for parking. Mr. Breugelmans noted that Mr. Bellino is a realtor so it

would benefit him in the project were condos and reminded everyone that banks will not finance a condo project at this time.

Ed Wolowiec, 20 West Algonquin Road, Port Edward Restaurant—Mr. Wolowiec stated he has seen many changes over the 60 years that he has been in Algonquin. He knows a lot of time and money has been invested into the Riverside Plaza project and he would like to see it completed. Residential units will be good for business. He confirmed that he and Mr. Breugelmans are working on a parking agreement.

Klara Cukova, 8 South Main Street, Martini's on Main—Ms. Cukova stated her main concern is safety in the area. She would like to see the project developed with the high-end condos as originally presented; she does not feel a transient population will be good for the area. If the condo prices were dropped, people would purchase them. She questioned what happened to the original financing that would have allowed the project to move forward. Mr. Breugelmans stated banks will not finance condo projects. He also stated that a management company would be active on site and leases will specify that no more than two occupants per bedroom are permitted.

Joanne Paice, 2602 Christie Drive—Ms. Paice stated the building should have been torn down when it was rotting away. She has been a realtor in Florida for 20 years and has seen the ups and downs of the market. Rental would be a good way to keep this building alive.

Wayne Ritt, 1527 Lowe Drive—Mr. Ritt agreed parking is an issue with the project. His major issue was Mr. Breugelmans coming to town and calling historic structures shacks. While some are in need of repair that is no reason to demolish everything and forget the history of the community. Mr. Ritt feels this shows Mr. Breugelmans is only interested in his project and not the greater good of the community.

Phil Maksymonico, 109 North Main Street—Mr. Maksymonico is concerned with parking for the project. Specifically, he stated there is no guest parking and this will impact other businesses in the area as guests park in lots for other businesses. He also noted that rental prices are too high as people can purchase a home for that monthly fee. The project needs to be able to stand economically and he questioned the demand for high-end rentals. He inquired what happens if the project turns undesirable, and then the community is left with it. Mr. Breugelmans stated he had a study done that indicates there is a viable rental market.

CLOSE PUBLIC COMMENT

Commissioner Hoferle stated they have heard all different parking numbers tonight and he would like clarification on the number of parking spaces actually available and the number needed per Village code.

Commissioner Szpekowski asked about the status of the Esplanade apartments. Mr. Farnum stated the developer is trying to get financing for the project to start this year.

Commissioner Sturznickel stated there was a similar project in Elgin that was designed for condos and is now all rentals.

Chairperson Patrician stated the need to weigh all the facts carefully before a decision is reached because this will impact the community for many years. He asked the Commissioners what information they needed to make an informed decision. The Commission asked for the following information from staff and/or the petitioner:

- Parking clarification-actual spaces
- Amount of retail space
- Parking agreement with Port Edward
- Proposed number of people per unit
- Parking standards-what is required and what is provided
- Number of handicap spaces
- Guarantee or proof of willingness to finance the project from a lending institution
- Explanation of Fair Housing program and the 80-20 program.
- Is there opportunity for parking in other locations?
- An understanding of the construction of the parking ramp/road corrections that are needed and how this will impact surrounding property/business owners.

COMMISSION MOTION ON PETITION

Chairperson Patrician entertained a motion to continue the request for a PUD Amendment for 69 rental units for Riverside Plaza. Commissioner Sturznickel moved and Commissioner Hoferle seconded a motion to continue the request for a PUD Amendment for 69 rental units for Riverside Plaza to the August 13, 2012 Planning and Zoning Commission meeting with request for further information as requested. The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Sturznickel, Sabatine and Szpekowski. Nays: None. Absent: Commissioners Neuhaufen and Zaplatynsky. Motioned carried.

CLOSE PUBLIC HEARING

AGENDA ITEM 5: New/Old Business

- Edgewood Drive construction

AGENDA ITEM 6: Adjournment

Chairperson Patrician entertained a motion to adjourn the meeting. Commissioner Szpekowski motioned and Commissioner Hoferle seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 10:00 p.m.

Respectfully Submitted,


Katherine Parkhurst
Senior Planner/Recording Secretary