

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
Algonquin Village Hall Board Room  
October 8, 2007**

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

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

Staff Members Present: Jeff Mihelich, Assistant Village Manager; Ben Mason, Planner and Kelly Cahill, Village Attorney.

**AGENDA ITEM 2:** Approval of Minutes from September 10, 2007 meeting

Chairperson Auger entertained a motion to approve the September 10, 2007 minutes. Commissioner Szpekowski moved and Commissioner Sabatine seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

Chairperson Auger noted 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. 2007-15. Family Dental.**
- Discussion  
**East Bank Land Use Opportunities Plan**

**AGENDA ITEM 3:** Consideration of a Request for a Special Use Permit  
**Case No. 2007-15. Family Dental**  
Petitioner: Dr. Elizabeth Pajak, Dentist

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Ms. Mazan called roll to verify a quorum. Present: Chairperson Auger; Commissioners: Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel and Szpekowski. Attorney Cahill noted that proper legal notice was provided in accordance with State Statutes and Village ordinances. She then swore in the petitioner.

## **PETITIONER COMMENTS**

Representing Family Dental was Dr. Elizabeth Pajak, Dentist. Dr. Pajak submitted a petition for a Special Use Permit for a dental office in the Eastgate Court Retail Center, which is located at the northwest corner of Algonquin Road and Eastgate Court. The Village Board approved the final development plans for the retail center in 1998. The proposed tenant space is 120 Eastgate Court, which is located in the southeast building on the site. Dr. Pajak is of Polish descent and speaks fluent Polish which would accommodate many Polish speaking residents.

## **STAFF AND COMMISSION COMMENTS**

Mr. Ben Mason gave an overview of the highlights of the petition.

A dental office is considered a medical office use, therefore requiring a special use permit. The dental office's hours of operation will be 9:00 AM – 6:00 PM on Monday and Thursday; 11:00 AM – 8:00 PM on Wednesday; and 9:00 – 2:00 PM every other Saturday. This office will employ one dentist plus one assistant/secretary. Additional staff and a hygienist may be added as business grows. The dental office expects seven to ten patient visits per day during normal business hours.

The Eastgate Court Retail Center consists of two multi-tenant commercial buildings and a stand-alone restaurant building (Nero's Pizza). The entire retail center has cross parking, so patrons can utilize any of the 98 spaces. A dental office usually requires six spaces per every 1,000 square feet. Considering the mix of tenants known at this time, the parking should be sufficient.

The staff recommended findings of fact for granting the special use permit include:

- The proposed use is appropriate and desirable in this location and will be compatible both with the Comprehensive Plan designation and surrounding uses.
- The proposed use of this site will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values.
- The proposed use will comply with all zoning requirements of the Village and the conditions stipulated as part of the approval.

Recommendation of staff is approval of the Special Use Permit with the following conditions:

- All medical waste shall be disposed of properly
- The dental office use shall comply with all code requirements for a medical office. A set of building plans shall be submitted for review and approved by the Village's Building Department prior to a Certificate of Occupancy being issued.
- A sign permit shall be applied for and review by Community Development Department staff.

*Commissioner Patrician* asked where the next closest dental office is located. Mr. Mihelich stated that there is at least one additional dental office along East Algonquin Road, at least one in the Old Town District, and several along Randall Road. Commissioner Patrician asked if the dental office would accept insurance and Dr. Pajak state that her office will accept PPO Plans.

*Commissioner Szpekowski* stated as a resident of Algonquin and of Polish descent, a dental office which Polish speaking staff is a good idea and will be great for the surrounding residents.

#### **PUBLIC COMMENT**

There was no public comment.

#### **CLOSE PUBLIC COMMENT**

#### **COMMISSION MOTION ON PETITION**

*Commissioner Sturznickel* moved and *Commissioner Szpekowski* seconded a motion to recommend approval of the request for a Special Use Permit for Family Dental consistent with the plans submitted by the petitioner, the conditions recommended by staff and the findings of fact presented to the Commission. The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners Hoferle, Neuhalfen, Patrician, Sabatine, Sturznickel and Szpekowski. Nays: None. Motion carried with a vote of seven to zero.

#### **AGENDA ITEM 4: Discussion of East Bank Land Use Opportunities**

##### **PETITIONER COMMENTS**

Representing the Village of Algonquin, Mr. Mihelich presented a PowerPoint presentation which was a concept land use opportunities plan for the East Bank neighborhood. The project area includes the east side of the Fox River, along River Road, from Ridge Street (south of Route 62) north to the Village limits.

Over the past few years, the Commission has received petitions for this neighborhood particularly along North River Road. None of the petitions were approved by the Village Board and it became apparent there is no collective vision for this part of the Village and with this in mind, staff has worked with the Village's planning consultant (Teska Associates) to develop the land use opportunities plan for the area.

Mr. Mihelich described the unique challenges, characteristics and opportunities present in the area. He then summarized the plan including planned roadway connections, trail extensions, river walk, and potential mixed use, riverside commercial, row home and single family home opportunities. He also described staff's recommendation to leave the "cottage neighborhood" alone and stressed the desire to preserve as many trees as possible.

##### **STAFF AND COMMISSION COMMENTS**

Staff recommended that the Planning and Zoning Commission conduct a cursory review of the concept plan of the East Bank Land Use area and provide general comments regarding the plan. Staff also noted that no formal action is necessary from the Commission at this time. Staff will use the opportunities plan as direction for future development proposals in the study area. If developers decide to move forward with formal petitions in the study area, then additional public hearings will be held before the Planning and Zoning Commission.

*Chairperson Auger* asked who would own and maintain the river walk area to which Mr. Mihelich stressed that the Village of Algonquin would maintain a public river walk.

*Commissioner Sabatine* asked if Short Street and its connection to North Hubbard Street is a concept only and Mr. Mihelich said it was only a concept.

*Commissioner Hoferle* asked about potential financial incentives to developers for projects in this area including infrastructure assistance. Mr. Mihelich noted that incentives have not been contemplated but recapture agreements for infrastructure improvements could be considered.

*Commissioner Szpekowski* commented that the East Bank Plan was similar to a comprehensive plan but has more detail.

*Chairperson Auger* asked about the zoning in the area along Route 62. Mr. Mihelich stated the area is predominantly zoned R-2 single-family residential.

*Commissioner Patrician* asked if any residents would be displaced and to that, Mr. Mihelich, stated approximately 15-20 people would be displaced from the existing apartment complex along Algonquin Road. Commissioner Patrician also stated there is a marina and the Algonquin Hotel present now in this area and also asked if any trees cut down would be replaced. Mr. Mihelich said that tree replacement would be required.

## **PUBLIC COMMENT**

Steve and Corin Nomikoudis, 114 North Hubbard Street, stated the topography of the land drops off steeply and would be difficult to develop. Since they built their home, they like the neighborhood the way it is and would not like any change. They have the newest house in the area and has a historic look to it. The couple is concerned about tree preservation, and there would be more trees demolished due to home construction. Hubbard Street is a quiet street where it is relatively safe to raise a family and they do not want it to change.

Neil Costello, 111 North Hubbard Street, stated the traffic is not a problem, but if Short Street becomes a road, there will be more traffic as more motorists will find a shortcut through their neighborhood. Neil Costello also noted that most of the property along the Fox River is private property now. If some property would be developed into small office or retail spaces, there would be no place to park. He also does not like the idea of a river walk and is concerned about tree loss.

Another resident living in the area did not like the idea of connecting River Road and Highland Avenue through Short Street. Any resident in the area can access a traffic signal on Eastgate Avenue by cutting through some private property of a strip mall. The resident also asked about additional passages over the Fox River which Mr. Mihelich stated the western bypass and Longmeadow bridge are still long range projects. Jeff Mihelich also stated that IDOT would have to do a feasibility study on traffic patterns to install or not install additional traffic signals in the area. The resident also stated there would be more clogging of roadways and concentration should be aimed at fixing existing problems.

There were no additional comments from the audience.

**AGENDA ITEM 6: New/Old Business**

Comments brought up were:

- Algonquin Commons
- Illinois Arts Council Award To Algonquin as an "Art Friendly Community"
- JC Penney's building is moving fast.
- Others coming up in Galleria are Dania, Brunswick and Pot Belly which is now open.

**AGENDA ITEM 7: Adjournment**

*Chairperson Auger* entertained the motion to adjourn. *Commissioner Hoferle* moved and *Commissioner Patrician* seconded a motion to adjourn the meeting. The motion carried and the meeting was adjourned at 8:57 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Gloria Mazan" followed by a small mark that appears to be "1/10".

Gloria Mazan, Recording Secretary

