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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

COMMISSION

RE: WESTGATE DENTAL - 2900-2990 WEST EUCLID AVENUE; PC# 16-008

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
25th day of May, 2016, at the hour of 7:33 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: Next item on the agenda, let it be shown that Commissioner Dawson is here. Next item on the agenda is Public Hearing Westgate Dental, PC# 16-008. Now, is this Petitioner here?

MR. CAVENAUGH: Yes.

CHAIRMAN LORENZINI: Would you please come forward? We'll swear you in and whosoever is going to testify and anybody else who may be answering questions. Please come forward and we'll swear you all in at once. Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. You may have a seat. Whosoever is going to make the presentation, please stay and state your name, spell it for the court reporter, and your address.

MR. CAVENAUGH: Thank you. My name is Rick Cavanaugh, C-a-v-e-n-a-u-g-h. I'm the president of the Stoneleigh Companies. Stoneleigh Companies is an affiliate of the entity Stonestreet Esplanade that is the owner of the shopping center at the corner of Salt Creek and Euclid. We are also the owners of One Arlington Building over in the Arlington Downs PUD.

We are here tonight, we are --

CHAIRMAN LORENZINI: Just one question.

MR. CAVENAUGH: Sure.

CHAIRMAN LORENZINI: Have you read all the issues that the Planning Department has put on?

MR. CAVENAUGH: Yes, I've read the Staff reports and the replies and the resulting, I think it's five items that are in there.

CHAIRMAN LORENZINI: Do you agree to them?

MR. CAVENAUGH: Yes.

CHAIRMAN LORENZINI: Okay, thank you.

MR. HUBBARD: There's one additional item but I'll highlight that one.

CHAIRMAN LORENZINI: Okay. Please proceed with your presentation.

MR. CAVENAUGH: So, we are the owner of Stonestreet Esplanade which is the Esplanade Shopping Center. We are under contract to sell a portion of the land to Dr. Kics to build the Westgate Dental Center as an addition to the, not an addition to but next to the shopping center which requires a little bit of reworking with our site plan and our traffic flows. We have been under contract for eight or nine months I think and have gone through a lot of different levels of review. We are in support as the seller of the property and support Dr. Kics' proposed use of the property, and the amendments and the changes that are suggested for parking and traffic flow as it relates to the rest of the shopping center.

So, to that end, I'd like to turn that over to Dr. Kics and his team to make their presentation. If there's any question that we as the owner of the property and the Applicant have, I'd be happy to answer them.

CHAIRMAN LORENZINI: Thank you. Can you please state your name and spell it for the court reporter please?

DR. KICS: Peter Kics, K-i-c-s. I'm a dentist here in Arlington Heights. I've been practicing in Arlington Heights for about 14 years, and I am looking to build a new facility on the Euclid Avenue site. I'm here to answer any questions and give our presentation.

CHAIRMAN LORENZINI: State your name and spell it please.

MR. TOBERMAN: My name is Cliff Toberman. I am the civil engineer for the project.

CHAIRMAN LORENZINI: Spell your last name please.

MR. TOBERMAN: I'm sorry. T-o-b-e-r-m-a-n.

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CHAIRMAN LORENZINI: Thank you.

MR. TOBERMAN: So, briefly, we'll do a quick project overview and we'll introduce the design team here as well as we'll review the site plan and briefly go through the quick elevations if you're interested. We can talk a little bit about some of the traffic flow as well, and briefly a little bit about the site design related to stormwater.

CHAIRMAN LORENZINI: A brief overview is fine because we'll ask more detailed questions after you're done.

MR. TOBERMAN: Sure, okay. You're well aware here of the vacant piece of property, a parcel that's on the eastern side of the existing Esplanade. Esplanade to the west, to the east is the existing stormwater detention basin that the Esplanade drains into. We are, we'll be doing the same.

Parking configuration, you could sort of get a view from this. I'm going to keep going through the plan here, sort of from the Village aerial here that was provided. The intent of the design was basically as best as possible do an extension of the parking and circulation and ensure there is a complementary aspect to the Westgate Dental proposed facility to the existing site.

Here is a picture looking north at the Esplanade today. From left is west, to the right is east, and our facility is going to the right there. Here is the vacant parcel that the design has been extensively worked on over the last several months. So, it's slightly over an acre in area.

So, here is an existing survey, ALTA survey for the property detailing out the exact dimensions and so forth. The existing topography today, we do have that, and the existing parking is called out and so forth on the existing plan. Right now, there is a surplus of existing parking at the Esplanade. Briefly, parking studies that were completed show that approximately a maximum of half the parking was used during the study. So, it's actually less than half for the most part being used for right now in that parking lot.

So, actually, and the reason being, real quick, is the complementary businesses that are there right now. The Starbucks is in the morning obviously, and sure enough you have some of the, you have your Subway, you have your Aurelio's a little bit at lunch, I know there's a Wine & Spirits store, I can't recall the name of that, but nicely balanced. I guess one observation from our traffic study and parking study was the balance of the site throughout the day with a little heavy load as you would expect from the Starbucks in the morning. But again this shows, this plan right here you're looking at shows everything on the site today including utilities and so forth.

The design team is Norman J. Toberman & Associates in which I'm a principal. We have the architect based out of Rhode Island, Design Ergonomics. They are not here today. We have Latoria Bros., Mike Latoria sitting in the audience there, as the general contractor. We have the landscaping plan having been developed by Rough Landscaping, and Stoneleigh Companies obviously as the site owner today.

So, the site plan here quickly shows the aisles as best as we could maintained with the existing facility. We're using, again entrances remain the same, the right-in/right-out off of Euclid, the intersection, the full intersection off of Salt Creek Lane. One big change here that's very noteworthy that I think will be a very nice help to the development is to add a second inbound lane to handle the Starbucks push in the morning.

So, at the, let me see if I can get this pointer, oh, you probably can't see the pointer anyway. Actually, 90 percent of the time of our study, there was no problem whatsoever coming in and out through that drive. However, right during the peak, the 7:30 to 8:00, occasionally we'd have a little bit of a queue building up actually in the entrance area, just very sporadically. It would not last long. But in the analysis, by just widening that driveway to

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accommodate vehicles proceeding for the Starbucks queue versus those going into the shopping center. Why it's important is, you know, half head for the drive-through, about half take a right turn and head to park in front of the Starbucks. Some of their decisions is based on how big that queue is in the back in the morning.

So, ultimately, where the shopping center is being pushed a little bit in the entrance is purely in the morning from 7:30 to 8:30. By having that, we'll eliminate and lessen confusion at that point. It's just wide enough now where it's very tight to try to creep a couple of small cars, but by widening that to two lanes will make a big difference. So, that's probably one of the largest changes to that existing Esplanade Center.

The other observation at the Starbucks, with people coming in the entrances, they're in a rush, et cetera, et cetera, the signage, just making it very clear that they understand the signage. So, I think we've added signage. We've tried to put some yield signs in our site plan to slow traffic down at the major, I'll call it the major cross aisles located right off the Starbucks immediately west. We've added some lane striping. We've added some arrows. So, that's trying to address and minimize any, you know, any new, I'll call them new Westgate Dental patients coming into the development from off of the Salt Creek Lane intersection.

The rear of the aisle, the rear aisle of the existing development is actually free and clear with the exception of a little bit in the morning from 7:30 to 8:30 where that queue is building up a little bit outside the actual queue lane for the Starbucks. So, it actually builds in the rear aisle for probably about an hour. But Westgate Dental, the hours of Westgate Dental are 7:00 a.m. to 7:00 p.m., Monday through Friday, and then 9:00 to 5:00 p.m. on Saturday. It's closed Sunday. Dr. Kics could attest that in his practice, probably mid morning to even, you know, even mid afternoon, I would call it at times variable, but the early morning for Dr. Kics at 7:00 a.m. when the Starbucks crowds arrive is not their peak time. So, I guess the nice thing about that is the Starbucks, you know, sort of rules the roost I'll call it a little bit in the morning there at that intersection. But with the two lanes, that will help, we're going to provide for a second lane for any Westgate employees coming through the rear to have that second lane.

Again, Dr. Kics is expecting new patients to be 50 percent from the east, 50 percent from the west. So, that's equal split of traffic coming in on his generation based on his facility. It's, you know, nicely distributed.

CHAIRMAN LORENZINI: Can I just, the new lane you're talking about? Where is it again?

MR. CAVENAUGH: Yes, at the Salt Creek Lane full entrance. You'll see there's two inbound lanes now versus one inbound lane.

CHAIRMAN LORENZINI: Got you, okay.

MR. CAVENAUGH: Okay, I'm sorry. You could see a right turn and a straight through arrow there. I do have pdf drawings. I could open up a site plan and sort of blow it up if you'd care to.

CHAIRMAN LORENZINI: That won't be necessary.

MR. CAVENAUGH: Okay, all right. But again, big improvement there.

Other site plan changes or integration, to help integrate the Westgate facility into the Esplanade, careful attention was paid to the right-in/right-out at Euclid for inbound traffic. Today, in the morning, approximately one-third of, so to give you an idea, 80 percent of the traffic comes in actually from Salt Creek Lane. It's the main driver for the Esplanade. About 20 percent I want to say, I'd have to go back to my numbers exactly, but about 20 percent for the right-in/right-out. So, the load of the right-in/right-out intersection is not very much in fact, and about a third of the inbound today is sort of sneaked back to the Starbucks, okay. That ends up being about one car every few minutes, something like that, in

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the morning peak. But after that, it's virtually, you know, hand counts for across an hour. It's just that morning rush.

So, the design for that coming off of, being a patient coming right in is immediately to allow the customer parking right as you get into the Westgate Dental parking lot. So, there's a sign saying take a right as soon as you come in through the entrance, and immediately you're parking, for all customer parking is actually provided right in that lot. If as they cycle through it, for some reason if there isn't parking, you could park across from the building as well against the side of Esplanade. So, the whole goal of this as Dr. Kics has designed his building and likewise is for convenience and comfort to get in and get out of his facility.

So, having the south parking lot available completely for customer parking makes for a very easy experience in and out of this new development. They actually have, employees could actually go out through the rear aisle as well, and the rear aisle is clear in the back for the entire day. So, there is easy outbound through the rear of the Esplanade out to Salt Creek Lane.

The handicap or ADA spaces are located immediately across from the entrance on the west side of the building, and grade is very easy there. We have developed a finished floor elevation virtually identical to the Esplanade. So, there's virtually no grade difference between the two. It makes for a very easy access.

There is also an ADA space provided at the northeast corner of the customer parking lot or the patron parking lot. That is for if there's patients that are maybe more in need of emergency and immediate bypassing the waiting room and everything, as a sort of an emergency area to get into the building at the far east front door. That's only for that reason. That's not a main entrance, it's simply an entrance for that use as well as for emergency for the building.

CHAIRMAN LORENZINI: Mr. Toberman, I'm sure it's a great design but you don't have to explain everything.

MR. TOBERMAN: Okay. Just a couple of highlights here. Just another, in the site plan, another consideration, there are refuse areas in the rear that's shielded, et cetera. Also, one noteworthy point with regard to the design is in these islands, we're doing some infiltration per Metropolitan Water Reclamation District requirements to do stormwater infiltration. Then that I would say highlights the site plan.

Let me just move quickly if there's any -- oh, going the wrong way. Again, you could see in front of you right now, there is a color red version in front of me of the site plan that maybe a little more clearly just shows the site itself. Then, you know, we have our plan elevations. Renderings have been part of the submittal package. Materials, so forth, sort of trying to complement as best as possible with the Esplanade yet be unique in its own rights.

Again, we've talked about the traffic study quite a bit. Most importantly, in terms of traffic, the generation of traffic is about at most eight percent of the morning traffic seen today at the Esplanade, which is, in other words, it's actually not the driver in the morning of the traffic and it lessens to a large degree. You could see really quickly on this chart how the traffic subsides for the development during the day. Those are the traffic statistics, those are the traffic counts. Again, one less driver was ensuring that the fire trucks, semi trucks can negotiate coming in and out of the facility.

Real quick, stormwater detention, about 20 percent credit today is available at the Esplanade for stormwater detention. The rest is being provided on site with a large part of it in the vault, with a little bit of filtration occurring per MWRD requirements in gravel and so forth.

Easy service connects for water and sanitary, they're right there for

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connection and so forth. That is it. We'll be open for questions.

CHAIRMAN LORENZINI: Thank you for grabbing presentation. Staff report, Sam?

MR. HUBBARD: So, as you've heard, the Petitioner would like to construct a 9,817 square-foot dental office building adjacent to the Esplanade Shopping Center at the northwest corner of Euclid and Salt Creek. It's in the B-3 Zoning District.

The Applicant seeks to establish a PUD for the development. This is because they are not subdividing the property. It's just going to be one singular property with two buildings on it. Two principal buildings on one property is required to seek PUD approval. So, that's the reason the Applicant is before you today.

Staff has evaluated the application on a number of fronts and we did not identify any items of significant concern. We would like to note that no variations are being requested with this development, so it does conform to all bulk standards, setbacks and parking requirements. The Applicant has provided a declaration of easements, covenants and restrictions which does provide for cross access and shared parking throughout the entire development. So, you know, the dental office can utilize the Esplanade shopping spaces and vice versa. It also spells out certain requirements for shared maintenance responsibility of utilities and the detention basin. Staff is comfortable with that.

We also request that the Applicant to extend the sidewalk on the western portion of the site to connect from the existing terminus down to the corner of Salt Creek and Euclid. The theory there is that will work with Rolling Meadows to establish a bike path that eventually will be adjacent to the site and connect it to the north, so they will provide that sidewalk connection to the bike path.

With regards to landscaping, it's code compliant. They are not seeking any variances regarding landscape and they've added foundation plantings and parking lot screening at the request of Staff. They're not removing any mature trees of significant importance to accommodate this development.

We did analyze closely the parking and found that they are providing a surplus of 27 spaces relative to code requirements. So, we don't believe there will be a parking issue on the site. As you heard from Mr. Toberman, about roughly 50 percent of the parking spaces are used today, so there is capacity not only for the dental office but for the future users within the shopping center as it begins to lease up to a hundred percent capacity.

They are proposing significant changes to the circulation of the site as you heard as well. Staff believes that the traffic circulation will be adequate in the site through a combination of some of the measures they're proposing, like the additional lane, the entrance to Salt Creek, some stop signs and directional signage, some additional striping on the pavement to slow down vehicles and minimize the potential for pedestrian conflicts.

The project did go before the Design Commission last evening and moved forward with a recommendation of approval. There were some minor conditions of approval added to that such as more of a mix of plantings including evergreens to provide for year-round screening, some larger plantings to provide a better, higher screen of the building, and then some minor architectural changes. So, Staff has added an additional condition that wasn't highlighted in the Staff report but is on the motion sheet today just to ensure that the landscape plan be consistent with the recommendations of the Design Commission.

So, that pretty summed things up. We're in support of this project and I'd be happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Is there a motion to include the Staff report into the public record?

COMMISSIONER GREEN: I'll make that motion.

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CHAIRMAN LORENZINI: Second?

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, we'll go to the questions from the Commissioners now. Lynn, would you like to start?

COMMISSIONER JENSEN: Sure. I'd like to ask Dr. Kics a few questions.

CHAIRMAN LORENZINI: Please come back to the podium so we can hear your answer.

COMMISSIONER JENSEN: I was having a little trouble getting the scale and nature of your operations, and I had to pull things from the traffic report and from your floor plan. It looks like you have 19 treatment offices, one client treatment office, and in the traffic report, they said they that 17 of those operatories would be used at one time. It indicated you had six employees. I'm having trouble making sense out of it. How many dentists are we talking about at one time?

DR. KICS: Six dentists, not six employees. It's going to vary on the time and, you know, the availability of our scheduling. One of my goals that we're trying to be able to do is convenience and comfort. So, what we're trying to do is set up an operation that people could come in, you would call up that day, have availability immediately. So, if you wanted to come in for any sort of service, we'll have it for you almost as an on-call type of a situation. So, we're going to be staffing accordingly as we develop, as the business grows.

So, it's not just for coming in that day. If you actually come in for, say cleaning and you need to have something done, we're going to have the availability for that. Again, it's more of the comfort and convenience to make sure that you could have whatever you need.

COMMISSIONER JENSEN: Let's suppose you're operating in an optimal way. How many dentists would you have at any one time using those 19, or the 17 that you indicate would probably be used?

DR. KICS: Well, a fair amount of those are going to be hygienists as well doing cleanings. So, at this point, I'd imagine there would be four at the maximum. But the other option we're going to be doing as well is also staggering because our hours are going to be, again for convenience, from 7:00 to 7:00.

COMMISSIONER JENSEN: So, the four dentists would probably, each of the dentist would use either two or three operatories which you envision?

DR. KICS: Correct.

COMMISSIONER JENSEN: Okay, and then are these dentists that are local already in Arlington Heights? Or are they coming or joining --

DR. KICS: They're going to be coming on, or if there's somebody in Arlington Heights that wants to come join my group, I'd more than welcome them.

COMMISSIONER JENSEN: But you're anticipating four or five new dentists probably will be added to the mix?

DR. KICS: Correct, yes.

COMMISSIONER JENSEN: So, the total with the dentists and the assistants and the hygienists, how many employees would you imagine would be at any given peak level, what would that come to?

DR. KICS: Each peak time, we are anticipating about 20. So, there's a total amount of probably, if my calculations go on, it's about 45 total employees but only 20 at a

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certain time. That may be more of shift changes during the different times of the day.

COMMISSIONER JENSEN: Okay, then it seems to me that that section of the traffic report needs to be redone because it indicates there are six employees which would suggest those are dentists, hygienists and everybody. They add the six employees to the 17 in and out, or 34 in and out of the patients and say there are going to be 40 trips at the peak hour. So, it looks like that's wrong because you're going to have 20 people probably at any peak hour, maybe more. So, that would need to be redone. I don't know whether it will actually cut into the parking you have to provide. It sounds like you've got enough adequate parking. But I think that needs to be cleaned up in the report at a minimum.

Do you have any idea how many dentists there are in Arlington Heights with a population of 75,000?

DR. KICS: I believe there's 65 is the last I, I mean I don't have the exact number but --

COMMISSIONER JENSEN: Sure, no, that's fine.

DR. KICS: 65.

COMMISSIONER JENSEN: Okay, so this is really adding another four or five wouldn't be a problem in terms of the market saturation or anything.

DR. KICS: Correct. Well, the other aspect of things is that the American Dental Association, approximately 50 percent of Americans do not see a dentist regularly, okay. So, the reality is that there's many, many people who don't come in. So, from a population of 70,000, 35,000 regularly go, quite a few more of that 35,000 doesn't.

The other aspect of it, too, is that I plan to be drawing from not just the Arlington Heights area. That's one of the reasons we picked the location. It's from Rolling Meadows, from Palatine, from Barrington, from all the way around. So, not only, Mount Prospect, from everything, so we plan to be drawing more and more of these people. Again, I'm going to be trying to accommodate many of the people who don't want to come in, give them a reason to come in. People who do have problems, some people want to come in for one time, we take care of their problem, they might not come back again for two years. But the fact is we want them to know we're there. So, we plan to be drawing in from quite a few of the area, so not just in Arlington Heights, and that's one of the reasons we picked our location by 53 and Euclid.

COMMISSIONER JENSEN: Sure. Very good, thank you. Now, a couple of questions or comments for Staff. Sam, it seems to me we probably need something in the report that actually describes, you know, the operation and the number of employees. We typically have that so that you can then have a context for this. I think the Board would find it useful because I had to go to the traffic report to find out that they were going to use six employees which clearly is wrong. They're going to have at least 20 people, dentists, hygienists and others there all at one time. That would change some of the analysis, probably won't materially affect the outcome but will change the analysis in the traffic report.

The other thing is we typically require some kind of a small scale market study. I think Dr. Kics did a wonderful job of laying out how he envisions his facility will meet the needs of not only the Arlington Heights residents but others around the area. So, it seems to me we need a small section in there that basically says, hey, we've done at least a little back-of-the-envelope calculation, we're going to have four to five dentists and it should actually be beneficial, you know, for the supply of dentists in the entire region. That would be helpful. I don't know if you amend this before you go to the Board but I think they might need that context because I had a little trouble as I was going through this trying to piece it all together. That's all I have.

CHAIRMAN LORENZINI: Mary Jo, any questions?

COMMISSIONER WARSKOW: No questions.

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CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I do have a couple of questions. Sam, I'm not really familiar with the term zoning lot. Is that a tax parcel?

MR. HUBBARD: Yes, tax parcel, yes.

COMMISSIONER ENNES: Okay, then I have a question for Mr. Cavanaugh, if you would come up?

MR. CAVENAUGH: Sure.

COMMISSIONER ENNES: So, if I understand this transaction, you own the shopping center, you have an expansion pack which you have now sold to --

MR. CAVENAUGH: Not yet. We're under contract to sell, we have not sold yet, yes.

COMMISSIONER ENNES: Okay. So, if you get everything approved, then hopefully that will all go through?

MR. CAVENAUGH: Yes.

COMMISSIONER ENNES: So, you're selling them this parcel. They're going to use your ingress and egress as that's not actually on their parcel, is that correct?

MR. CAVENAUGH: It's right at the edge of what would be the property line between their parcel and our parcel.

COMMISSIONER ENNES: If you're selling it, why are you not subdividing this parcel off?

MR. CAVENAUGH: Well, that's a good question. The parcel right now, we bought it originally in 2012, included not only the building but the outparcel and the detention easement to the east which is controlled by MWRD. Last year, we did a tax parcelization to break it into three parcels because our assessor is aggressive and likes to tax the detention areas if it was a fully leased retail. So, we are at that point that we had to break that up.

Now, if we went and subdivided this lot, each lot would have to provide its own egress and access, would have to have setbacks, would have side yard setbacks, would have utility easement requirements. The way this center was built, all the utilities come across the front and the back of the building from Salt Creek Lane. So, to get to those, you have to provide the access through our parcel for the utilities for this. In fact, the building was originally designed so that there would be an addition to the center, you know, just basically tacked on to the wall. But the difficulty becomes if anyone drives to the Starbucks there, as you turn in, you make kind of a roundabout way to get to the back of that, and you have semis that come in for deliveries at different times of the day, and with the fire truck access, it's four-way turns to get around the corner.

With this plan, that is becoming much more gradual and has a better access without having to go around the dental center. We wouldn't have, Dr. Kics wouldn't have been able to have the size of the parcel, the size of the building that he has, if he had been adjacent to or if we had come in and tried to attach the buildings or set them apart within separate parcels.

COMMISSIONER ENNES: And still get there, okay.

MR. CAVENAUGH: So, separate owners but same plat, zoning lot.

COMMISSIONER ENNES: Right.

MR. CAVENAUGH: To do that, you have to have a PUD by the Village requirements.

COMMISSIONER ENNES: But it's very unusual to have two owners on the same tax parcel.

MR. CAVENAUGH: Well, it's not the same tax parcel. It will be, Dr. Kics will have his own tax parcel, and we will own the center and the detention easement, or

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Stonestreet Esplanade. We have a cross easement agreement that shares access, signage, maintenance, lighting costs, all the snowplowing and things like that, which we will manage. Then we will work out together how to best, you know, control and manage the flow with trash and timing.

COMMISSIONER ENNES: So, you said you had it subdivided into three tax parcels, one for the detention, one for --

MR. CAVENAUGH: We did a tax subdivision, a tax parcel subdivision, we didn't do anything official with the Village. It was filing it with the county to create some of these separate tax parcels.

COMMISSIONER ENNES: Okay, which leads me back to Sam. It isn't the same tax parcel, so why does it have to be a PUD?

MR. HUBBARD: It's PUD because it's the same lot of record, so it's all one lot as a platted lot. So, the property lines are all one lot but they are, you know, you can have one platted lot and have different tax parcels on the lot.

COMMISSIONER ENNES: Okay, well, then that's different from a zoning lot in the tax parcel because you now have three tax parcels.

MR. HUBBARD: So, it will be three zoning lots in a sense, one lot of record.

COMMISSIONER ENNES: So, the two principal buildings don't occupy a single zoning lot, they occupy two.

MR. CAVENAUGH: It's my belief that there is one zoning lot because the zoning covers the entire parcel. We have three separate tax parcels, and in order to share access, utilities, parking, and maintenance of the facility, in order to do that we have to do a PUD on the development.

COMMISSIONER ENNES: I'm definitely not an expert on the PUDs but the PUDs that we have done and reviewed typically have one owner, common use, and multiple buildings.

MR. HUBBARD: You're right. Instead of single zoning lot, it should be lot of record.

COMMISSIONER ENNES: Okay. I'm just trying to save you some trouble, guys.

MR. CAVENAUGH: Lack of legal expertise.

COMMISSIONER ENNES: No, that's okay. That makes a lot more sense to me.

One other question, so on the detention pond, is that being expanded?

MR. CAVENAUGH: No. The detention pond is maintained as is. Dr. Kics is building an underground vault to store and hold stormwater that will then be released into the detention.

COMMISSIONER ENNES: On his parcel?

MR. CAVENAUGH: On his parcel underneath the parking lot.

COMMISSIONER ENNES: Parking lot, okay.

MR. CAVENAUGH: Right. So, right now all that flows through the stormwater to that detention, and he's picking up, we have excess stormwater for what we need. But with his building and surface area, it creates additional stormwater demand, and the standards are different today than they were when this was built in 2009.

COMMISSIONER ENNES: It's a major topic in town.

MR. CAVENAUGH: Yes, it is.

COMMISSIONER ENNES: That's all I have, thank you.

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CHAIRMAN LORENZINI: If you haven't figured it out, Commissioner Ennes is our assessment expert. Bruce?

COMMISSIONER GREEN: Thank God, Commissioner Jensen answered all my questions because I was concerned about the numbering of operating rooms here and the number of employees. So, I got that cleared up. Thank you.

CHAIRMAN LORENZINI: Jay?

COMMISSIONER CHERWIN: I guess a question I had, I had seen this in Plat & Sub so I agree, you know, most of my questions were answered. But one thing we talked a little bit about were traffic controls and the parking lot, we looked at the traffic surveys in terms of the numbers. But the only area I had a concern with was like between the buildings, the easternmost side of the Esplanade building, and so you have a dozen or so parking spaces with people walking then across the street, across the drive, I'm sorry, into the dental office. Mr. Cavanaugh, I think you explained that, and correct me if I'm wrong, but I believe the trucks for deliveries would be coming in off the right-in/right-out and sort of through that between the buildings around, is that correct?

MR. CAVENAUGH: Generally, their delivery trucks, and it's primarily Starbucks and Subway that have the larger amount really which we also, as one of the owners, we have some delivery trucks, one or two per day. Starbucks has the largest delivery truck, they used to park out in front of the building, and so we provided a sidewalk in back to get better access to the backdoor. Now, we force them to go around the back and we have scheduled them so that they get in non-peak hours for those deliveries which is usually between 10:00 and 11:00 o'clock in the morning and around 2:30 to 4:00 in the afternoon.

COMMISSIONER CHERWIN: But that would be, but you do anticipate those coming in to the right-in, correct?

MR. CAVENAUGH: Yes, and they will follow that path in front of the dental building and come around to the back.

COMMISSIONER CHERWIN: So, my only concern would be that those would still be, I would think for a dental practice, you know, if we're going to have customers there and they're going to be using those convenient parking spots, so I guess my only question would be are we comfortable with the speed controls and traffic controls through that little corner over there, whether it's a speed bump or, you know, I'm sure signage or whatever. But that's my concern, when you go to the dentist, you probably have a lot of children and stuff sometimes that you have in the car, you know, regular traffic going through of course, but then you add to that potentially some truck traffic which isn't a huge volume but, you know, maybe a little bit more intense, just to make sure that we have, that we're comfortable with the protections that we have there.

MR. CAVENAUGH: The bulk of the parking in the dental center is actually in front over that area, I mean I'm not sure of the exact numbers but a large part of it. All the employees will be in the back, where all the employees for the shopping center are now parked where built those additional, I think it's 35 or 36 spaces last year before we got the Aurelio's approval.

COMMISSIONER CHERWIN: Yes.

MR. CAVENAUGH: So, you know, those parking spots across certainly are convenience spots and we are, you know, observant to try to make sure that traffic flows smoothly as well as we don't have any conflicts. Like kind of across the whole center now, because there is not as many parking spots right in front of all the businesses, a lot of the people park in that middle section and they are walking across and sometimes, you know, that gets to be a little bit conflicting. We haven't had, you know, we haven't had in the four-and-a-half years or three-and-a-half years we've owned this, we haven't had any incidents or accidents or people

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getting hit or, you know, traffic with people bombing through the site really quick.

So, I think the signage that has been asked for and the pavement markings and the way that it slows down and the islands that have been put in are going to naturally slow down that kind of Indianapolis 500 that comes around the corner or so right now.

COMMISSIONER CHERWIN: Good, that's my question. Thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: Just to follow with what Jay was saying as far as this drive along the east side of the existing Esplanade shopping mall and the west of the new building, I know we brought it up in Plat & Sub, I mean wouldn't it make sense to flip-flop the parking spaces and put those adjacent to Dr. Kics' building and have the drive go straight through on the east of the Esplanade parking?

MR. CAVENAUGH: I'm going to let Mr. Toberman answer that because as the engineer he dealt with that and dealt with all the grades and changes.

MR. TOBERMAN: Good question. The truck turning and fire truck turning templates necessitate with the geometrics, the site geometrics, necessitate to keep the aisle closer to the building for those. If you go to the truck turning exhibits which I can turn to if I have to here to demonstrate why that's, and there's a second reason. Let me go back here.

COMMISSIONER SIGALOS: No, I saw the truck turning diagrams.

MR. TOBERMAN: Yes, there we go.

COMMISSIONER SIGALOS: I guess I didn't quite understand why they wouldn't work if the --

MR. TOBERMAN: It's that large grade. So, if you look at the northwest corner of this facility, you could see as it tries to make the truck turn to the left or west behind the Esplanade, you could see how we need that wide. As a trailer will be turning, it's dragging its rear behind, and you could see it just barely getting by the island as it is. Again, that's with the aisle or that drive pushed as far east as we can, it can't go any farther to the west. In other words, you would never be able to make that turn for a fire truck or semi.

COMMISSIONER SIGALOS: I understand. I was really thinking of, I could envision people coming westbound on Euclid to go into the Starbucks coming through that, drive through that side of the building and then to Starbucks drive-through. I'm just trying to eliminate the crossing of people coming out of their cars in those parking spaces and crossing that. But it sounds like that traffic is lighter at this time when the dental office is open at 9:00 o'clock and most of the Starbucks traffic is earlier in the morning at 7:30 to 8:00 o'clock.

MR. TOBERMAN: That's a really important point to be made because it is, it's just during that peak, morning peak where about every three minutes, four minutes there is a car that's taking the split. Again, we have signage directing, and we'll see if they change behavior, so that's another story. But we have signage directing the Starbucks traffic west preferably.

Another important point is with that parking on the west side across the entrance. That could be employee/dentist/professionals, meaning they're there for several hours. So, they're not, but the ADA will be crossing that spot, period, across from that entrance per ADA accessibility requirements, close to that entrance. So, I think we can mitigate it a little bit by maybe having the dental professionals even, and again customers can fill up the south lot. The employees, if it really gets, you know, that rear lot is probably the last spot for the employees actually because they're going to want to be convenient, too, although there is the backdoor in the back for the employees.

But I suspect, you know, we are over-parked. At the end of the day, we're over-parked for this facility. Therefore, the preference will be those customers in front, ADA. If the dentist or hygienist take up those spots, then you don't have to worry about the

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cross traffic.

COMMISSIONER SIGALOS: Well, with your entrance on the west side of the building, I see many of the patients wanting to use those west parking stalls.

MR. TOBERMAN: Well, if there's professionals already parked there, there's no space. So, again the whole idea is to get right immediately as you come in off of Euclid, a right turn right there. Or if they're cycling in from Salt Creek Lane, they'll come right through the aisle. Everybody will probably come through and say, well, I want to get as close as I can, right, at the end of the day, but there's sufficient parking in that south lot. They could easily, there's good visibility as they pull in and there will be signs, customer parking.

COMMISSIONER SIGALOS: Thank you, Mr. Toberman, that answered my question. Thank you.

MR. TOBERMAN: Sure.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I have no questions.

CHAIRMAN LORENZINI: Dr. Kics, a couple of questions. So, you're going to have up to six dentists. How many are you going to start with?

DR. KICS: I'm sorry, say that again?

CHAIRMAN LORENZINI: You're going to have up to six dentists someday or at some day?

DR. KICS: No, not at the same time.

CHAIRMAN LORENZINI: Okay, but you --

DR. KICS: Total employed dentists, yes, that's the plan.

CHAIRMAN LORENZINI: Six, and how many are you going to start with?

DR. KICS: There's just going to be three of us to begin with.

CHAIRMAN LORENZINI: How many hygienists to start with and how many total eventually?

DR. KICS: We're going to start with three, and eventually potentially six. Again, that's going to be spread out throughout the day.

CHAIRMAN LORENZINI: Okay, that's all I have. Is there any questions from anybody in the public? Any questions anybody has?

Questions from Audience

MR. TOBERMAN: I wanted to address the traffic study with your concern about the six in place. The base assumption is that when you have 20 or so patients coming and going in the hour, or even less than that, actually six less than that, the employees are there, in other words the employees are arriving early preparing those operatories. So, you have an employee arrival and then a larger push during the peak hour. That's the critical thing. Our study looks at peak hours in the morning certainly being the most major use of that Esplanade facility. Not necessarily Westgate Dental at that time with the peak, their peak will be a little bit later.

So, I think that's why when you look at the traffic reports, it's not as if the employees are coming at the same time and the same rush. They're there being made ready for their scheduling of patients. So, the arrivals are a little bit different.

I've been conservative in assuming the worst case that all those, the most customers arrive right during the peak rush of the Starbucks, so I've been extra conservative actually. That's really, I would say to be fair to Dr. Kics, they're arriving later after that Starbucks when that peak occurs in the morning at 9:00 o'clock range, so as that's subsiding. The Starbucks does a quick subside, too, surprisingly, it really tails off. So, I'll just

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leave it at that.

COMMISSIONER JENSEN: Well, since you did, I think then probably for clarity, you might want to take a look at that paragraph because the paragraph suggests that there are 17 patients coming in and in the same time frame of these six employees.

MR. TOBERMAN: I've got a late arrival of employees, so it's sort of a late, but it's not clear, I agree.

COMMISSIONER JENSEN: The way it's written, it suggests there are only six employees and that's why you get the 40 visits. So, I think this needs to be reworked, and I'll make some more comments after we take our vote and, you know, just for Sam's consideration. So, I think you have addressed it but I just think you need to clarify your writing.

MR. TOBERMAN: Sure, understood. One last comment, I just remembered, you know, when you back-check all these numbers with the traffic institute, they have plenty of studies of medical and dental, sure enough, sure enough, you know, I did it independently looking at his operatory rooms and then I said, well, let's go back-check it with what the traffic institute has in their numbers, and sure enough we were right on the head for a medical facility, for arrivals and departures called trips combined for a peak hour. So, I thought, you know, and they examined some very large facilities, too. We're probably at the lower end of their studies and you look at their graphs, and it's based on square foot. The traffic will look at square foot of a medical facility and take it from there, so we're at the low end of their studies. But the nonetheless, it hit the numbers pretty close.

CHAIRMAN LORENZINI: Thank you. Any question from the public? Comments? Okay, if none, we'll close the public comment portion and go back to the final questions or deliberations from the Commissioners. Susan, do you have anything?

COMMISSIONER DAWSON: No.

CHAIRMAN LORENZINI: Nothing?

COMMISSIONER DAWSON: Let's just say no.

CHAIRMAN LORENZINI: Jay? No more comments? We'll take a motion.

COMMISSIONER DAWSON: Sure, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-008, a Preliminary and Final PUD to allow a new 9,817 square-foot dental office building on the east side of the Esplanade Shopping Center.

This approval is subject to the following conditions:

- 1. Approval of an MWRD permit for stormwater.**
- 2. Recording of the declaration of easements, covenants, and restrictions prior to the building permit issuance.**
- 3. Payment of all engineering fees and deposits prior to appearance before the Village Board for final PUD approval.**
- 4. All trees shown as "dead" on Sheet T-1 (Tree Preservation Plan) shall be removed.**
- 5. All plans are subject to Design Commission approval and any conditions of approval as recommended by the Design Commission.**
- 6. The Petitioner shall comply with all applicable federal, state, and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER GREEN: I'll second that.

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CHAIRMAN LORENZINI: Can we have roll call vote please?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Lynn?

COMMISSIONER JENSEN: Yes, I just wanted to actually recap the things that I said in questioning. I think that it would be very helpful for there to be a section or two written down somewhere by Dr. Kics or whoever is putting the proposal together that explains the scale and nature of the operation and the number of dentists and so forth. Then that should probably be summarized in some fashion in the report that goes forward to the Board by Staff. I think we also, you did a nice job of explaining how you looked at the market, I think there needs to be something in there that gives the Board some context of how you look at the market, in bringing four to five new dentists in the market, and how it serves the larger group. So, I think those would be good things to provide context to the Board.

I think this is a very good project. I'm very supportive of it. Once you clarify a few of the technical issues, you know, I certainly have no problems with it. I think it's a good project.

CHAIRMAN LORENZINI: Thank you, Lynn. Congratulations, you received a unanimous approval. This is just advisory to the Board of Trustees. They have the final say-so. Is there a date scheduled yet, Sam?

MR. HUBBARD: We're looking tentatively at June 20th.

CHAIRMAN LORENZINI: Thank you and good luck.

(Whereupon, at 8:24 p.m., the above-mentioned petition was concluded.)