



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, April 2, 2019
Case #19-13

The Planning and Zoning meeting was called to order by Chairman Caslin at 6:01 P.M.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take roll call.

Present: Chairman Caslin, Commissioners Ventura, Jackson, Freda, Donoval, Cardenas, Walberg.

Absent: None

Also Present: Mihaela Dragan, Building and Zoning Administrator, Peter Pacione, City Attorney, Addy Lozano, Building and Zoning / Planning and Zoning Secretary

Chairman Caslin said the first order of business was to approve the minutes of March 19, 2019, Case #19-11 for 1S550 Rt. 83, Petitioner Oakbrook Dance, LLC for amendment to Ordinance No. 90-30.

Chairman Caslin asked if there was any final discussion.

No final discussions from the Commission.

MOTION Commissioner Jackson moved and Commissioner Freda seconded the motion to approve the minutes of March 19, 2019, Case #19-11 for 1S550 Rt. 83, Petitioner Oakbrook Dance LLC for amendment to Ordinance No. 90-30.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Chairman Caslin, Commissioners Jackson, Freda, Cardenas, Walberg

Nays: None

Absent: None

Abstain: Commissioners Ventura, Donoval

MOTION PASSED WITH A 5-0 VOTE.

Chairman Caslin said the second order of business was to approve the minutes of March 19, 2019, Case #19-12 for 17W699 Roosevelt Road, Petitioner Victoria Ciabattari for special use.

Chairman Caslin asked if there was any final discussion.

No final discussions from the Commission.

MOTION Commissioner Walberg moved and Commissioner Cardenas seconded the motion to approve the minutes of March 19, 2019, Case #19-12 for 17W699 Roosevelt Road, Petitioner Victoria Ciabattari for special use.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Chairman Caslin, Commissioners Jackson, Freda, Cardenas, Walberg

Nays: None

Absent: None

Abstain: Commissioners Ventura, Donoval

MOTION PASSED WITH A 5-0 VOTE.

Chairman Caslin asked all those who will be speaking this evening to please stand up and be sworn in.

Petitioners Sushant Dhadwal, Ritu Dhadwal, and Real Estate representative, William Chatt were sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

William Chatt took to the floor and stated, hello, my name is Bill Chatt, I am from Cervantes Chatt & Prince, the attorney on behalf of the applicant. We are coming under Section 156.021 for a request for special use for a dental office at the address in question. By definition of 156.085 the dental practice is included on the definition of Professional Office and 156.087 mandated that all general offices be on the first floor. The request tonight is a special use for the dental practice to be located in that address which is a single floor. I believe there is some precedent as I have located some addresses in Oakbrook Terrace where there are other Professional Offices that have been permitted under special use to be located on the first floor. Probably the most similar one that operates under the name Dental Town next to Pete's Fresh Market, and that is primarily retail. The

applicants are dentists who are practicing in the near suburbs including Naperville. I think the easier part to address, is I don't think the practice will put any undue burden on any of the traffic or the City's services. It's a dental office there is no extraordinary water usage, there is no need for any additional electric usage. Right now, it is a vanilla box, the applicants have brought a mock of what the inside will look like. If there is any legal questions to address, I can answer them other than that I will let the applicants give you a background of their practice.

Ritu Dhadwal took the floor and stated, hello everyone, we both graduated from New York University, we've been practicing for over six years now, and we are motivated to open our own practice that is warm and welcoming with a modern twist to offer our patients something fresh. A place where health is top priority and their needs are our primary focus, but also where they can achieve the smile of their dreams. We are going to equip our office with all the latest advanced technologies and our goal is to serve patients of all ages and do preventive, cosmetic, restorative, oral surgeon, implants, and invisalign. Hopefully everything goes well, and we can turn our dream into a reality.

Sushant Dhadwal took the floor and stated, hi everyone, I am Sushant Dhadwal, I am the husband and equal partner in this adventure. I am super excited, I hope we get the permit and make our dream into reality. We've been working really hard for the last seven years. We will be applying a lot of new technologies that not a lot of offices offer at the moment.

Chairman Caslin asked if there were any questions or comments from the Commissioners.

Commissioner Walberg commented, I read you will have four offices in the building.

Sushant Dhadwal answered, we are doing a buildout with two offices at the moment and as we get busier we will add two more offices. Primarily she will be working four days at this location and I will be there two days, as we build up our office, we might split the days. There is going to be one dentist at a time.

Commissioner Walberg asked, so a dentist, hygienist, and receptionist?

Ritu Dhadwal answered, yes, receptionist, manager, a hygienist later on, and a back assistant.

Commissioner Walberg also asked, how about parking?

Sushant Dhadwal answered, for parking we are okay with the seven parking spots. That pretty much suffices our office. We did reach out to Wendy's, which is the neighboring store, we spoke with the manager and she said she has no issues with our employees sharing the parking spaces. If it was two dentists perhaps that would be an issue, but having only one dentist I think we will be okay with parking.

Commissioner Cardenas asked, are you going to have any imaging equipment?

Sushant Dhadwal answered, yes we will.

Commissioner Cardenas asked, will it need a special room?

Ritu Dhadwal answered, the one we are looking at is very new it is the latest model, it does not require any extra room or a lot of space it is mounted on the wall.

Commissioner Donoval asked, how long will it take for the buildout?

Sushant Dhadwal answered, the contractor has given me the time of middle or end of August.

William Chatt added, that is on the proposed lease they have to get it done by a certain amount of time.

Commissioner Freda commented, the trend seems to be dental offices moving into retail spots, you will be the forth one in that four corner area. Stan's Donuts, when they opened you couldn't find a parking space, so I'm wondering you are going to be right next door, that's going to be interesting.

William Chatt commented, I had extensive discussions with the consul for the owner, we are guaranteed seven spots, he did say the initial opening was overwhelming.

Sushant Dhadwal also added, I did speak with the Vice President of Operations for Stan's Donuts he assured that there will be no conflicts with the parking. They are busy from 6:00am to 9:30am, our proposed opening time is 10:00am to 1:00pm then probably an hour of lunch and that's when they are busy again. I think when they have their drive through open that will probably take 60% to 70% of their traffic, and their clients are coming in for 5 to 10 minutes.

Commissioner Freda added, you can ask the owner for designated parking spaces.

William Chatt answered, we did try that that is the first thing we asked.

Chairman Caslin added, I have a couple of brief comments, parking number one was a curiosity because even today as the grand opening is over, that lot is still full. I hope he has good business but I hope it doesn't affect your business. The other question I had was on the railing in front of the building, he has an outdoor table set up, is it going to infringe on your entry way?

Sushant Dhadwal answered, no, I did ask they said they are going to have a patio outside. I think most of the parking spaces that are being used now is because they don't have the drive through open. I think they tend to get busier after 6:00pm and at that time we will be closing our office.

Commissioner Freda asked, do you have any idea who the other tenants will be and what their demands might be?

William Chatt answered, no, in speaking with the landlord, I believe there was discussion of a breakfast and lunch restaurant, but I don't believe a lease has been executed yet.

Building and Zoning Administrator Dragan added, as you know Stan's Donuts is now open, hopefully as soon as they open the drive less parking spaces will be occupied. There is also discussion, and at this time we received the building permit for a gaming café to occupy the unit next to the dental office.

Sushant Dhadwal added, we also spoke to Specialty's Café, who is now closed, but they also have no problem with sharing the parking lot with our employees.

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MOTION Commissioner Jackson moved and Commissioner Freda seconded to approve Case #19-13 for special use.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Chairman Caslin, Commissioners Ventura, Jackson, Freda, Donoval, Cardenas, Walberg

Nays: None

Absent: None

MOTION PASSED WITH A 7-0 VOTE.

Building and Zoning Administrator Dragan added, the Letter of Recommendation will be placed on the Agenda for April 9, 2019, City Council meeting at 7:00 pm., and the next Public Hearing will be April 16, 2019, at 6:00 pm.

MOTION Commissioner Cardenas moved and Commissioner Freda seconded the motion to adjourn the meeting.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 7-0.

Chairman Caslin adjourned the meeting at 6:20P.M.

Respectfully submitted by,

Addy Lozano

Building and Zoning / Planning and Zoning Secretary