

PLAN

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

COMMISSION

RE: HIDING PLACE BANQUET HALL - 1863 WEST CENTRAL ROAD - PC #21-008  
SPECIAL USE PERMIT FOR A BANQUET HALL

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 23rd day of June, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson  
LYNN JENSEN  
JOSEPH LORENZINI  
BRUCE GREEN  
GEORGE DROST  
TERRY ENNES  
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner  
JACOB SCHMIDT, Development Planner

CHAIRPERSON DAWSON: All right, we'll call to order. My first in-person Chair meeting, so it's a little crazy.

COMMISSIONER ENNES: Been a long time.

CHAIRPERSON DAWSON: Okay, I don't have to do the COVID statement, look at that. First up would be the Pledge of Allegiance. We actually can stand for the flag, there it is.

(Pledge of Allegiance.)

CHAIRPERSON DAWSON: All right, roll call.

MR. SCHMIDT: Commissioner Cherwin.

(No response.)

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow.

(No response.)

MR. SCHMIDT: Chairwoman Dawson.

CHAIRPERSON DAWSON: Here.

All right, we have, let's see, I'm still trying to get it up. We have minutes from our last meeting.

Any comments, questions? Do we have a motion for approval?

COMMISSIONER ENNES: I'll make a motion to approve the minutes from the last meeting for the two topics.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: We don't have to do roll call, right, anymore? All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: I'll make a note that I am abstaining; I believe I was not present for that.

COMMISSIONER DROST: Yes, me, too.

CHAIRPERSON DAWSON: Okay, so then we can move on to our first item on the agenda.

Have all the public notices been given?

MR. SCHMIDT: Yes, they have.

CHAIRPERSON DAWSON: Okay, let's proceed with the first item which is

the Hiding Place Banquet Hall. Do we have --

MR. SCHMIDT: Yes, the Petitioner is present.

CHAIRPERSON DAWSON: Are they going to be having a -- yes, come on up for your presentation if you have one.

MR. MURATI: Good evening. How's everyone doing? Last time we talked, it was via computers. I'm glad to have it live. The banquet hall, Hiding Banquet Hall --

CHAIRPERSON DAWSON: Sure, before you begin, could you state your name and spell your last name for the record please?

MR. MURATI: Yes, my name is Murat, my last name is Murati.

CHAIRPERSON DAWSON: Could you spell that?

MR. MURATI: M-u-r-a-t-i.

CHAIRPERSON DAWSON: Great, thank you. Go ahead.

MR. MURATI: Since the last time we did it via e-mail, Hiding Banquet Hall, we kind of sent the letters out and everything, and now we're just waiting for this approval. Then we can move forward with the architect and all the process that we need to move forward. If you have any questions, I can answer it. It's going to be Hiding Banquet Hall. It's small to medium size. It will cover everybody's needs, like from the lower to the high standard with all the items of food they need.

CHAIRPERSON DAWSON: Okay, great. So, if you don't have a formal presentation, then we can go ahead and go to Staff report, and then there will be questions for you and we can call you up to address them, unless you have more that wanted to review with us.

MR. MURATI: Well, since the last time we covered everything. I mean there's nothing wrong here what I'm doing. We've been there for 13 years as Toscano. A lot of people recognize us I'm told. What we came up with, because a lot of people have been asking us for a private event which we cannot accommodate because we want it on a Friday or Saturday, this will be meet everybody's needs. Like for if they don't want to go and spend a lot of money, they can come in and we can take care of them, Italian dishes, everything they need. It will be international menu.

CHAIRPERSON DAWSON: Okay, is that all that you wanted to say at this time? It's fine, you'll have plenty of opportunities. We'll be asking questions, not to worry.

MR. MURATI: Please ask questions, I'll be more than happy --

CHAIRPERSON DAWSON: We'll have the Staff report, they'll be running through in detail, it's absolutely fine.

MR. MURATI: Sure, sure. Should I stand here?

CHAIRPERSON DAWSON: You can go ahead and sit down and then we'll call you back up when we have questions. First, we go through Staff report.

MR. MURATI: Absolutely. Thank you.

CHAIRPERSON DAWSON: Thank you.

MR. MURATI: Thank you.

MR. HUBBARD: Chair Dawson, I would advise that you should swear the Petitioner in.

CHAIRPERSON DAWSON: Oops, I forgot that stuff. Come on back up, I'm sorry.

MR. HUBBARD: And then ask if they read the Staff report and agree to any conditions of approval.

CHAIRPERSON DAWSON: Okay, so have you read the Staff report and do you agree with the conditions of approval?

MR. MURATI: Yes.

CHAIRPERSON DAWSON: Okay, and though you did not have a formal presentation, what you just provided to us, do you swear that that was the truth on all matters discussed during the public hearing this evening?

MR. MURATI: Yes, I swear.

CHAIRPERSON DAWSON: Okay, all right, thank you.

Okay, Staff report?

MR. SCHMIDT: Certainly. The address of the subject property is 1863 West Central Road. The proposed use is a banquet hall. The site is zoned B-2 General Business District, and the requested action is a special use permit to allow a banquet hall in the B-2 district. Special use permits are required for banquet halls within the district. The Comprehensive Plan designates the site as commercial. The proposed use is compatible with this designation. No variations are required as part of this petition.

The subject site is at the southeast corner of Central Road and Old Wilke Road. It is also accessible from Wilke Road through the Senior Center site immediately east. The site is developed with 271 parking spaces, 202 of which are in front and 69 are behind the building. The Petitioner is not proposing any changes to the site as part of this petition, and no issues were identified with the existing site maintenance or landscaping during the Plan Commission review process.

The Petitioner has provided a written response to the special use permit justification criteria. With respect to the first criterion, the Petitioner has noted that in the process of conducting his business, he's noted that there is a need for banquet hall services. The Petitioner also noted this in a market summary that he did provide as required by code. With respect to the second criterion that the case will not under any circumstances be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, the Petitioner stated that they will continue to strictly obey the guidelines and regulations to ensure the safety and good health of patrons and residents. With respect to the third criterion that the proposed use will comply with the regulations and conditions specified by the ordinance and the Village Board, they say that they will fully comply both with any conditions or regulations of the ordinance and with the regulations and conditions granted as part of authorization from the Village Board. Staff believes that these responses are satisfactory.

The banquet hall would have 142 seats total, 126 of which are indoor and 16 of which are outdoor. The banquet hall would share a kitchen with Toscana, though it should be noted that the banquet hall will be a separate business with a separate license both for the business and for liquor service; 45 dedicated staff members would be dedicated to the business.

With respect to required parking, per code a total of 215 spaces would be required for all uses within the shopping center. The site currently is improved with 271 total spaces, resulting in a code-required parking surplus of 56 parking spaces. No bicycle parking is required as part of this petition, and no traffic and parking study is required as the proposal comprises less than 500 square feet in floor area and is located along a major or secondary arterial street, that being Central and Wilke.

Staff has prepared, however, an anticipated parking demand analysis based on industry standards to see what the anticipated parking would be from this use.

The parking assessment identified that peak parking demand would occur on weekdays at 2:00 p.m. when 209 total parking spaces on the site would be occupied. Again, as the subject site is improved with 271 spaces, there would be a functional site surplus of 62 parking spaces under this scenario. Staff believes, bearing this in mind, that the site has adequate parking capacity to meet the demand of the existing businesses and the proposed banquet hall.

In conclusion, the Staff Development Committee recommends approval of the application subject to three conditions:

1. The first being that for the outdoor seating, a separation of five feet is provided between the outdoor tables and the edge of the sidewalk including any obstructions.
2. The second being that the banquet hall indoor capacity shall be limited to 145 guests. This does exceed the number of seats proposed; however, per Building Code, technically 145 guests could be located within the banquet hall. Therefore, that should be the limit for guests within the banquet hall.
3. The third being that the Petitioner shall comply with all applicable federal, state, and Village regulations and policies.

This concludes my presentation. If there are any questions, I'm happy to answer.

CHAIRPERSON DAWSON: Thank you, Jake.

Commissioners, do I have a motion to include the Staff report into the record?

COMMISSIONER SIGALOS: So moved.

CHAIRPERSON DAWSON: Second?

COMMISSIONER GREEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, do we have any initial questions for Petitioner or Staff before we open up to public commentary?

COMMISSIONER SIGALOS: I had a question. I see you've taken over the space that was vacated from Sam's Restaurant.

MR. MURATI: Correct, half of it.

COMMISSIONER SIGALOS: Are you going to be leasing the entire space but only occupying a portion of it?

MR. MURATI: No, I'm only taking up a portion of it. I'm not taking the whole thing.

COMMISSIONER SIGALOS: Okay, so your lease is only for the portion that you're taking.

MR. MURATI: Correct. The other one, the Clearbrook will use it.

COMMISSIONER SIGALOS: Oh, Clearbrook is going to use the remainder of the space?

MR. MURATI: Correct.

COMMISSIONER SIGALOS: Okay, and then I see you would put on outdoor seating. Would that be located on the sidewalk in front of your restaurant, or where would that outdoor seating be?

MR. MURATI: We've been, the outdoor seating, had it from the past from

LeGRAND REPORTING & VIDEO SERVICES

Chicago & Roselle, Illinois - Miami & Orlando, Florida

(630) 894-9389 - (800) 219-1212

Toscano, just add another three tables in front of Sam's.

COMMISSIONER SIGALOS: Okay, so just like you had before?

MR. MURATI: Yes, and we kind of got the permit for that.

COMMISSIONER SIGALOS: Right. I have no other questions. I think it's great. I love your restaurant.

MR. MURATI: Thank you.

COMMISSIONER SIGALOS: And glad to see you providing a banquet facility.

MR. MURATI: Thank you.

CHAIRPERSON DAWSON: Commissioner Ennes? Commissioner Drost?

COMMISSIONER ENNES: Mr. Murati, you're going to be running two separate businesses, is that correct? You're going to have Toscana, and the banquet hall will be a separate business?

MR. MURATI: I was told by the financing and from the lawyers it will be the best.

COMMISSIONER ENNES: That it will be best for you?

MR. MURATI: Correct.

COMMISSIONER ENNES: Except you're going to share the kitchen. The kitchen from Toscano is initially going to be doing all the cooking for the banquet hall?

MR. MURATI: Absolutely for the beginning, because it requires another kitchen. Down the road, I'll probably, they have a space in the back, they can give it to me if I really get busy enough and needs to --

COMMISSIONER ENNES: Okay, the landlord could give you the kitchen that was --

MR. MURATI: Yes, he has another portion in the back they've been using by the bank maintenance people. They have no use for that.

COMMISSIONER ENNES: Okay, I also think it's a good project. Glad to see you succeeding over there.

MR. MURATI: Thank you, and I think I'll do the best for Arlington Heights.

COMMISSIONER ENNES: Yes.

COMMISSIONER DROST: Yes, the question for you is what are you hiding there?

MR. MURATI: Well, technically, this Hiding Banquet Hall was kind of because we're in hiding space, but down the road we might change it to International Banquet Hall, because we are international.

COMMISSIONER DROST: You're marketing, so you'll get yourself out there, but again, congratulations for kind of going against the pandemic and all the frightening things that have happened to restaurateurs.

MR. MURATI: I really appreciate it.

COMMISSIONER DROST: How is the Toscano business overall?

MR. MURATI: It's been pretty good. I'd like to thank everyone in town. They've really supported us in this pandemic. We were doing only to go, certainly times we were closed, but everybody helped us and we survived.

COMMISSIONER DROST: Well, thumbs up.

MR. MURATI: Thank you. Thanks to everybody in Arlington Heights.

COMMISSIONER GREEN: I have no questions. I think it's a great fit for

what you're doing, and by all means move forward.

MR. MURATI: Thank you.

COMMISSIONER GREEN: Best of luck.

MR. MURATI: I appreciate it.

COMMISSIONER LORENZINI: I agree, it's a great operation and I expect it to continue that way.

MR. MURATI: Thank you very much.

COMMISSIONER JENSEN: I've enjoyed your restaurant over the last decade or two, and I think this will be a great fit for that space.

MR. MURATI: Thank you, thank you.

CHAIRPERSON DAWSON: Okay, well, with that, we'll open up for public commentary. I know we've quite a few people in the audience, not sure if anyone is here for this agenda item.

So, if you could, by a show of hands, let us know if anyone is here to speak out on this agenda item?

(No response.)

CHAIRPERSON DAWSON: Seeing none, we will close the public commentary.

So, with that, do we have any --

COMMISSIONER DROST: I'll make a motion if you want, just to move it along.

CHAIRPERSON DAWSON: Sure.

**A motion to recommend to the Village Board of Trustees approval of PC #21-008, a Special Use permit for the Hiding Place Banquet Hall in the B-2 Zoning District.**

**This recommendation is subject to the following conditions:**

- 1. For outdoor seating, the Petitioner shall provide a minimum separation of five feet between the outdoor tables and the edge of the sidewalk (or other obstructions).**
- 2. Banquet hall indoor capacity shall be limited to 145 guests/patrons.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

MR. MURATI: Thank you very much.

CHAIRPERSON DAWSON: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: All in favor or roll call, Jake?

MR. SCHMIDT: Roll call.

CHAIRPERSON DAWSON: Roll call, there we go.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.  
MR. SCHMIDT: Commissioner Lorenzini.  
COMMISSIONER LORENZINI: Yes.  
MR. SCHMIDT: Commissioner Sigalos.  
COMMISSIONER SIGALOS: Yes.  
MR. SCHMIDT: Chairwoman Dawson.  
CHAIRPERSON DAWSON: Yes.

So, with that, congratulations. You have a recommendation from this board. We're just a recommending body, so your next step would be to go to the Village Board of Trustees.

Do we have any information on when that might be on their agenda?

MR. SCHMIDT: Not as of yet --

CHAIRPERSON DAWSON: Not yet.

MR. SCHMIDT: -- but as soon as we have an open date, I will let the  
Petitioner know.

CHAIRPERSON DAWSON: Jake will let you know. Congratulations, thank

you.

MR. MURATI: Thank you very much.

(Whereupon, at 7:45 p.m., the above-mentioned public meeting was adjourned.)



STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF KANE     )

I, RON LeGRAND, SR., depose and say that I  
am a digital court reporter doing business in the State of Illinois; that  
I reported verbatim the foregoing proceedings and that the foregoing  
is a true and correct transcript to the best of my knowledge and ability.

\_\_\_\_\_  
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 2021.

\_\_\_\_\_  
NOTARY PUBLIC