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PLAN

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

COMMISSION

RE: SAVORY SALADS - PC #14-017

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
8th day of October, 2014, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

Latika Bhide, Development Planner

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CHAIRMAN LORENZINI: I'd like to call to order the meeting of the Plan Commission. Would you please all rise and repeat the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Take roll call please.

MS. Bhide: Commissioner Cherwin.

(No response.)

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

(No response.)

MS. Bhide: Commissioner Jensen.

(No response.)

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, thank you. The next item on the agenda is approval of meeting minutes from August 27th. Do we have a first and a second?

COMMISSIONER WARSKOW: I make a motion to approve the minutes of August 27th.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

COMMISSIONER SIGALOS: Aye.

COMMISSIONER WARSKOW: Aye.

COMMISSIONER DROST: I'll abstain, I was absent.

COMMISSIONER ENNES: I'll absent.

COMMISSIONER DAWSON: I was absent as well.

CHAIRMAN LORENZINI: So was I, so we can't approve it.

MS. Bhide: We can defer them to the next meeting if we don't have quorum.

CHAIRMAN LORENZINI: All right.

COMMISSIONER DAWSON: Well, we have quorum, we don't have, we can't do the vote.

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay. Next item on the agenda is, we have two public hearings tonight. The first one is Savory Salads, PC #14-017. Is the Petitioner here?

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MR. BUTTITTA: Yes.

CHAIRMAN LORENZINI: Would you please come forward and I'll swear you in? Is anybody else going to testify besides you?

MR. BUTTITTA: No.

CHAIRMAN LORENZINI: Okay. You want to raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Please state your name, spell it, and give your address for the court reporter.

MR. BUTTITTA: My name is Dominic J. Buttitta, Jr., D-o-m-i-n-i-c, middle initial J, Buttitta, B-u-t-t-i-t-t-a, Jr., J-r. My address is 117 South Cook Street, 2nd Floor, Barrington, Illinois 60010. And I'm with the law firm of Carponelli, C-a-r-p-o-n-e-l-l-i, and Buttitta, B-u-t-t-i-t-t-a.

CHAIRMAN LORENZINI: Thank you. Has the Petitioner read the conditions and do you agree to them at this point?

MR. BUTTITTA: Yes.

CHAIRMAN LORENZINI: Okay, thank you. You want to give us a brief overview of your project please?

MR. BUTTITTA: Yes, absolutely. Well, first, let me please, the Commission, I appreciate the opportunity to speak here before you this evening. I will do my best to make this brief with regard to Savory Salads.

As you are aware, Savory Salads applied for a special use permit for the property located at 2932 west Euclid Avenue in Arlington Heights. In case some of you don't know the exact address, it is a shopping center known as the Esplanade, which is located on Euclid Avenue, just down from the Rolling Meadows courthouse, on the backside of Arlington Race Track.

Savory Salads is a boutique dining type of operation. What I mean by boutique dining is they provide homemade Panini sandwiches, and particularly homemade salads with fresh produce that they classify as being fresh and being homemade, and being able to provide that to the consumer. Savory Salads had negotiated with the Esplanade to occupy space at the Esplanade Center with the intention of opening a Savory Salads at that location.

At that current location right now, the majority of the center as it is relatively new is vacant, less a Starbucks, less a Subway, as well as an office for the Esplanade, Stonestreet Esplanade themselves. Basically, we have been able to read the Board's, or the Commission's recommendations. This is purely an application to be able to open a restaurant at that location. The seating area obviously, at the request of the Board, was asked to be limited to 490 square feet indoors with 44 seats, and 280 square feet outdoors with a 24-seat maximum. Savory Salads has no problem and will abide fully by the

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Board's condition with regards to that.

In addition, Savory Salads agrees to comply with federal, state and Village code, regulations and policies. Obviously, in addition to not only being granted the potential granting of the special use permit, Savory Salads also agrees to abide by the procurement of any permits that need to be done for as far as build-out within the location. They'll abide by all Village codes and regulations as far as that's concerned as well.

Simply stated, this is a petition to open a restaurant at 2932 West Euclid and that's why we're here today.

CHAIRMAN LORENZINI: Okay, thank you. Staff report please.

MS. BHITE: Sure. Good evening. Before you tonight is Savory Salads. They are seeking a special use for a restaurant at 2932 West Euclid Avenue in the Esplanade Shopping Center. As you can see, the center is located at the northeast corner of Euclid Avenue and Salt Creek Lane.

CHAIRMAN LORENZINI: Excuse me. Can everybody hear okay? Okay.

MS. BHITE: Would you like me to repeat?

CHAIRMAN LORENZINI: No.

COMMISSIONER DAWSON: We're good.

MS. BHITE: The shopping center is approximately 18,000 square feet. It has 115 parking spaces. Other tenants at the center include Starbucks. There is a Subway. At this time, approximately 53 percent or 9,800 square feet of the tenant space is currently vacant.

Savory Salads which serves salads, sandwiches, Paninis and soups will be occupying approximately 1,756 square feet of the tenant space. They have indicated that the restaurant will be open Monday to Friday, from 8:00 a.m. to 8:00 p.m., and Saturdays between 8:00 a.m. and 6:00 p.m. They will be closed on Sundays. They will not be applying for a liquor license. And the maximum number of employees at any one time will be 8.

This plan just shows you their location within the center. On the floor plan, you will see that they have approximately 490 square feet of indoor seating area with 44 seats, and an outdoor seating patio area of about 280 square feet with 24 seats. They have indicated that deliveries to the restaurant are expected to occur once a day, and trash and refuse collection will occur once a week.

Per the zoning ordinance, a traffic study is not required based on the square footage at the center, but a parking analysis is needed. Staff supports not requiring a parking count just because of the high vacancy at the center, so parking counts wouldn't really yield any information. Based on their indoor and outdoor seating area, they require a total of 17 parking spaces. As you can

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see from the chart, there is a surplus of 22 spaces at the center at this time.

Just some pictures of the overall center and the specific suite that Savory Salads would occupy.

And then the recommended conditions would be that seating area be limited to 490 square feet indoors with 44 seats, and 280 square feet outdoors with 24 maximum seats, and that they comply with all federal, state, Village codes, regulations and policies.

CHAIRMAN LORENZINI: Okay, thank you. Could we have a motion to --

COMMISSIONER DROST: I'll make the motion to accept the report.

COMMISSIONER DAWSON: Second.

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. All right. Next, we'll go to questions from the Commissioners. Commissioner Sigalos, would you like to start?

COMMISSIONER SIGALOS: Thank you. I attended the Plat & Sub meeting on this Savory Salads and I think it's a good use. I really don't have any questions at this point. So, I'll pass it on to my fellow Commissioners.

CHAIRMAN LORENZINI: Thank you. Commissioner Dawson?

COMMISSIONER DAWSON: I also don't have any questions. It looks like a great use for the site.

COMMISSIONER DROST: I think it's a wonderful use for the site. I don't have any questions at this time.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I might as well ask a question. Is Savory Salads an independent or is it a chain operation?

MR. BUTTITTA: Again, Dominic Buttitta on behalf of Savory Salads. Savory Salads is a family-owned operation. They have one other current location located in the town of Barrington. This would be their second location. So, it's family-run, it's not a franchise.

COMMISSIONER ENNES: Operating under the same name?

MR. BUTTITTA: Yes.

COMMISSIONER ENNES: And new shopping center? We don't have any problems with islands or landscaping and all trash enclosures are in the back for the food establishment?

MS. BHIDE: Yes.

COMMISSIONER ENNES: No, I think it's a great use of the

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property and looking forward to the new tenant.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: I, too, am very supportive. I think it's a great use on the property. A lot of vacancies, so glad to see something move in, something that I think will be beneficial to the new tenants over in the high rise.

My only question, not to the Petitioner, to the Village is what is the pedestrian traffic flow between that shopping center and the new development?

MS. BHITE: You know, they would have to cross Salt Creek Lane which is not a major, heavily traveled road. I don't think there is a crosswalk there to cross at this point. But I'm sure that's something the Engineering Division can monitor.

COMMISSIONER WARSKOW: Okay, yes. That would be my only comment is as we get more tenants in that area, more that are attractive to that new development, that we look into pedestrian safety in that area.

CHAIRMAN LORENZINI: Thank you. I, too, think it's a good project, especially since that area has a lot of vacancies right now, and it sounds like a good use for it.

So, having said that, now we go to the public for any comments or questions from the public in the audience. Does anybody have any questions on this particular project?

Okay. Seeing none, we'll go back to the Commissioners for final questions and deliberation. Any questions?

COMMISSIONER DROST: No. I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC #14-017, a Special Use to all a 1,756 square foot sit-down/carry-out restaurant that has a total indoor seating area of 490 square feet with 44 seats and an outdoor seating area of 280 square feet with 24 seats.

This approval is contingent upon compliance with the recommendations of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated October 2, 2014:

- 1. Seating area shall be limited to 490 square feet (indoors) with 44 seats, and 280 square feet (outdoors) with 24 seats maximum.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Thank you. Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Roll call please.

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MS. BHIDE: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. BHIDE: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. BHIDE: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. BHIDE: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. BHIDE: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. BHIDE: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations. This, you got a unanimous vote, but again we're just advisory. The Board of Trustees has the final say so on matters such as this.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:42 p.m.)