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PLAN

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

COMMISSION

RE: AURELIO'S PIZZA - 2944 W. EUCLID AVE. - PC#14-021
SPECIAL USE TO ALLOW A RESTAURANT

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
12th day of November, 2014, at the hour of 7:33 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: All right. The next item on the agenda is PC#14-021, Aurelio's Pizza. Is the Petitioner here? Have all the proper notices been given?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Okay. Petitioner, would you raise your right hand so I can swear you in? Anybody else going to testify?

MR. VASSOS: No.

(Witness sworn.)

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

MR. VASSOS: My name is George Vassos, G-e-o-r-g-e, last name V-a-s-s-o-s. I live at 2000 West Mark Terrace in Mount Prospect, Illinois 60056. Did you guys hear me?

CHAIRMAN LORENZINI: Yes.

MR. VASSOS: Want me to repeat that?

COMMISSIONER GREEN: No.

COMMISSIONER ENNES: We got it.

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

MR. VASSOS: I'm here for a special use permit for Aurelio's Pizza Restaurant. It's a franchise from Homewood, Illinois. Pizza, pasta, sandwiches, salads. The restaurant will be approximately 5,100 square feet at 2944 West Euclid Avenue. It consists of 183 seats, and also a request for a patio of 400 square feet with approximately 25 seats.

CHAIRMAN LORENZINI: Okay, thank you. Anything else? Take a seat. Can we have the Staff report please, Latika? When you're ready.

MS. BHIDE: Sorry. Good evening. We have before us tonight Aurelio's Pizza which requires a special use to allow an approximately 5,000 square-foot sit-down restaurant that has about 183 seats indoors and a proposed 25 seats outdoors. They are also requesting a variation from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

As you can see, the proposed site is part of the Esplanade Shopping Center. They are located at the northeast corner of Euclid Avenue and Salt Creek Lane. The Petitioner would be occupying approximately 5,000 square-foot tenant space. The center is overall about 18,600 square feet. There are 115 parking spaces currently. As you can see, they are on the west and south side of the existing building.

If the proposed action is allowed, the Petitioner would convert the said tenant space into a sit-down restaurant, about 1,954 square feet of indoor seating area with a total of 183 seats as shown on the floor plan here. There is also a proposed 400 square feet outdoor area with 25 seats. The Petitioner has indicated that a total of 30 employees would be anticipated during the largest work shift.

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The hours of operation are expected to be 11:00 a.m. to 11:00 p.m., and they will be applying for a liquor license.

If you look at the parking data for the site, there are currently vacancies, about 3,000 square-foot of the tenant space is vacant or about 16 percent. And Savory Salads, which just received approval to go into the center also is not going to be operational either. But calculating the parking, looking at the areas and the parking requirement, the center would be required to provide 128 parking spaces, and they have 115 parking spaces right now. So, it would be a deficit of 13 spaces.

We, Staff was okay with the Petitioner not doing any parking counts at this site just because of the high vacancy right now, it wouldn't have yielded any information. The Petitioner has provided a proposed parking plan to add parking at the center. The proposed plan which is on the dais for you tonight shows 39 parking spaces being added to the north of the existing building. As you can see in the Staff report, Staff does not support installing the 15 parking spaces that are by the drive-through and the garbage enclosure because there is mature landscaping there which would be removed to accommodate that parking. Even without those spaces, they would be adding 24 spaces on the north side, which would more than meet the parking requirement for the site.

Because of the additional impervious surface, they would have to work with Engineering to see if their storm water, they have an MWRD permit to see if any modifications are needed. But that being said, the Staff Development Committee is supportive of this special use subject to the conditions listed about it, that it be limited to 183 seats, 1,954 square feet indoors, and 400 square feet outdoors with 25 seats; that the Staff does not support the installation of the 15 parking spaces just north of the drive-through lane and the garbage enclosure; that parking be installed prior to final occupancy being rented for the restaurant. The Applicant will provide a tree survey and preservation plan and work with Staff to determine, you know, to determine the replacement ratios, and work with Staff with amending their MWRD permit if needed to provide calculations for that, and then comply with all federal, state and Village codes.

CHAIRMAN LORENZINI: Do we have a motion to accept the Staff report?

COMMISSIONER JENSEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: Okay, a voice vote. All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. The Petitioner, have you read the requirements she just mentioned?

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MR. VASSOS: Yes, sir.

CHAIRMAN LORENZINI: Do you agree with them?

MR. VASSOS: Yes, sir.

CHAIRMAN LORENZINI: Okay, very good. Okay. Let's go to questions from the Commissioners. Commissioner Cherwin, you want to start?

COMMISSIONER CHERWIN: No questions at this time.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I think it's a great project. My only question, I just saw for the first time this proposed parking in the north side. That would be primarily for employees that work there? Because again, they only access these doors from the south elevation, correct?

MR. VASSOS: Yes, sir.

COMMISSIONER SIGALOS: I guess the landlord is not here, the owner of the property. But why would not that parking be put on the east side of the building? That could be used both for customers as well as, and I guess maybe you can answer it. I mean that would be a question to the landlord or owner of this property, but that also belongs to the shopping center, correct? That property to the east?

MS. BHIDE: Correct. And my understanding is that that was designed as an outlot, so at some point in the future that could be developed, that open land to the east.

MR. VASSOS: The vacant land to the east is an outlot and that's about an acre. I know that, and they plan on, they would like to provide it as an outlot. But when that happens, I think only 3,500 square feet could go there, there will be more parking available when they do lease that out.

COMMISSIONER SIGALOS: Parking for that outlot structure?

MR. VASSOS: Yes.

COMMISSIONER SIGALOS: Okay. That's all. The rest of it I think is an excellent use for this space.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: How many Aurelio's are in Arlington Heights?

MR. VASSOS: Zero.

COMMISSIONER DROST: So, you're going to be the first one, right?

MR. VASSOS: Yes, sir.

COMMISSIONER DROST: And to do a great job of --

MR. VASSOS: I plan on it.

COMMISSIONER DROST: Of fine cuisine. And is it going to be mostly Arlington Downs people? Is there sort of a consideration when you were looking at this site to be able to draw off of the activity that is --

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MR. VASSOS: That was part of it.

COMMISSIONER DROST: Yes. And is there any issues when you were reviewing the site on, there's a number of other food establishments there, any cannibalization of the --

MR. VASSOS: There's no issues with me.

COMMISSIONER DROST: -- cooperative and everybody's going to share food at some point.

MR. VASSOS: At the center you mean?

COMMISSIONER DROST: Well, I mean there's a wine shop, there's the Subway Submarine, there is the Savory Foods and, you know, there's a couple of other --

MR. VASSOS: I think it all works well together.

COMMISSIONER DROST: Does it? Okay. So, it's going to be --

MR. VASSOS: And none of them sell pizzas. I mean Subway has some type of pizza deal.

COMMISSIONER DROST: Yes.

MR. VASSOS: That my daughter loves but I don't.

COMMISSIONER DROST: Good. Well, I think it's a great project to fill that space up. We're looking to get more activity there and help the Village and help yourself.

MR. VASSOS: Thank you.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I have no questions. I think it's a good use.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I think it's a good use also. I have a question, kind of out of curiosity. Are you doing the buildout? Is that on your dime?

MR. VASSOS: Yes.

COMMISSIONER ENNES: Can I ask about how much you're investing here? It looks like a significant improvement.

MR. VASSOS: I don't have the final plans yet. I haven't priced out buildout. I'm meeting with architects I think by Friday for my design review and all that. But it's going to be roughly 800 to a million dollars.

COMMISSIONER ENNES: Okay. It looks expensive, there's a lot going in.

MR. VASSOS: \$800,000 to a million dollars, I'm sorry.

COMMISSIONER DROST: Really?

COMMISSIONER ENNES: I think it would be great and I'm looking forward to it. So, I'm good.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I don't have any further questions. I think it's a good project, I'm supportive of it.

CHAIRMAN LORENZINI: Just to go back to an earlier question, so you're building additional parking on the north but all

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the access is to the south. So that's, maybe I missed the answer, so that's going to be for employees?

MR. VASSOS: Okay. The plan is, yes, and I don't know, my landlord, Stone Street Esplanade, who are also the gentlemen developing the Downs, they own the center, too, they are adding the parking to the rear of the building as the landlord.

CHAIRMAN LORENZINI: Okay. Where is the nearest Aurelio's?

MR. VASSOS: The nearest Aurelio's from here is Addison, Illinois.

CHAIRMAN LORENZINI: Really, okay. Because I used to work in Hazel Crest, so I'm familiar with the original and it's very good. So, welcome.

MR. VASSOS: The one in Homewood?

CHAIRMAN LORENZINI: It's a good project. Yes, yes.

MR. VASSOS: Well, thank you very much.

CHAIRMAN LORENZINI: Okay. Any questions from the audience? If not, any further questions or deliberations or motion from the Commissioners?

COMMISSIONER GREEN: Yes, I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#14-021, a Special Use to allow a 5,075 square-foot sit-down restaurant that has a total indoor seating area of 1,954 square feet and indoor seating capacity of 183 seats, and an outdoor seating area of 400 square feet and outdoor seating capacity of 25 seats; a Variation from Chapter 28, Section 6.12-1(2) (A) from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

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 November 6, 2014:

1. Seating area shall be limited to 1,954 square feet (indoors) with 183 seats, and 400 square feet (outdoors) with 25 seats maximum.
2. Staff does not support the installation of the 15 parking spaces that are located just north of the drive-through lane and the garbage enclosure, as that would require the removal of existing mature landscaping.
3. The proposed parking shall be installed prior to final occupancy being granted for the restaurant. The proposed parking must meet all ordinance requirements such as landscaping.
4. The Applicant shall provide a tree survey and preservation plan and work with Staff to determine the replacement ratio

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- at building permit.
5. As part of the permit application, the Applicant will provide calculations to show the additional volume of required detention that will be generated by additional parking spaces. The existing site was permitted under MWRD Permit #08-076. The calculations for the existing site should be reviewed by the engineer and any modification to the MWRD permit shall be coordinated with the MWRD through the Village's Engineering Department.
6. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Okay, we have a motion from Commissioner Green, second from Commissioner Sigalos. Can we have a roll call vote please?

MS. BHIDE: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. BHIDE: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. BHIDE: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. BHIDE: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. BHIDE: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. BHIDE: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. BHIDE: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, you got a unanimous approval. Congratulations. Any date going to the Trustees yet? No?

MS. BHIDE: No, but I will touch base with the Petitioner.

CHAIRMAN LORENZINI: Okay, all right. Thank you. Okay, that concludes the public hearings. Any other business, Latika?

MR. VASSOS: Thank you, gentlemen.

COMMISSIONER ENNES: Thank you, good luck.

COMMISSIONER DROST: You're welcome, good luck.

COMMISSIONER JENSEN: When are you going to open?

MR. VASSOS: I'm planning as soon as I get in front of the Board here, but I need a three-month buildout, so I'm planning by March 15th.

COMMISSIONER DROST: St. Patrick's Day, or St. Joseph's Day on the 19th.

MR. VASSOS: March Madness, before March Madness.

COMMISSIONER DROST: March Madness, good.

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COMMISSIONER SIGALOS: Good thinking.

COMMISSIONER DROST: You're looking at the market which is good.

MR. VASSOS: I'd like to be open for Super Bowl but it's not going to happen.

CHAIRMAN LORENZINI: Thank you.

MR. VASSOS: Thank you gentlemen.

CHAIRMAN LORENZINI: Any other business, Latika, or any the Commissioners have? If not --

COMMISSIONER GREEN: Next meeting?

COMMISSIONER JENSEN: The next meeting is?

MS. BHIDE: December 10th would be the next meeting. The one the day before Thanksgiving is canceled. As of this date, I do not have any projects for the Plan Commission, but there's still time to meet the deadline. So, I'll keep you guys updated.

CHAIRMAN LORENZINI: So, December 10th is the next schedule. You said there isn't anything on the agenda at this point?

MS. BHIDE: As of this point, I don't have anything on the agenda for that meeting.

CHAIRMAN LORENZINI: Okay.

MS. BHIDE: But I'll let, there's still time to meet the notification deadline. I'll let you guys know.

CHAIRMAN LORENZINI: Okay, thank you. Okay, anything else?

COMMISSIONER DROST: I make a motion to adjourn.

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor, aye.

(Chorus of ayes.)

(Whereupon, the meeting was adjourned at 9:17 p.m.)