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

COMMISSION

RE: EGG HARBOR RESTAURANT - 140 EAST WING STREET - PC# 16-006  
AMENDMENT OF SPECIAL USE

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 13th day of April, 2016, at the hour of 7:42 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Village Planner

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CHAIRMAN LORENZINI: The next item on the agenda is Egg Harbor Restaurant, PC# 16-006. Have all the proper notices been given, Sam?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Is the Petitioner here?

MR. THOMA: Yes.

CHAIRMAN LORENZINI: Anybody else who's going to testify, come up. If it's just you, that's fine.

MR. THOMA: I don't know if anybody else will. If you'll have questions of --

CHAIRMAN LORENZINI: Okay, we can always bring them in. Would you raise your right hand so I can swear you in?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Please state your name and spell it, give an address.

MR. THOMA: My name is David Thoma, T-h-o-m-a. Address is 234 James Street in Barrington, Illinois.

CHAIRMAN LORENZINI: Thank you. Have you read all the conditions in the petition?

MR. THOMA: Yes.

CHAIRMAN LORENZINI: And you agree to them?

MR. THOMA: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you please give a brief presentation of what your project is?

MR. THOMA: Yes. I am the architect for Egg Harbor. I've had the great privilege of working for Egg Harbor for almost 30 years now. We're, this is kind of a milestone project because with the work we just recently did on the existing restaurant, I've got my fingerprints on every restaurant Egg Harbor owns, so this one was done before we started doing the design and construction for them. But with this, with the remodeling we did and the proposed expansion, I have completed the circle.

So, we're asking to, there's no changes to the exterior, all changes are interior. If you've been in Egg Harbor in the last few weeks, you'll know that we just recently finished a remodeling of the existing restaurant. After more than 25 years of operation, there was a time for a little bit of a refreshment, you know, refreshing everything and we cleaned up the kitchen and put in new finishes and made some other improvements, brought up some of the finishes in the dining room to Egg Harbor standards today, and now are asking to expand into what was a retail space, Fannie May Candy Shop, which will be moving out.

It's about 1,000 square feet, a little bit less. We're essentially going to turn that into a dining room. We're going to remove five existing booths from the restaurant, essentially move them over to the expansion area, so there's no net gain at that point. Where those five booths are is going to be an expanded hostess stand and a barista coffee bar, just a coffee station where coffee drinks and other drinks are prepared and then brought to the tables. Then, in the expansion area, besides those five booths we moved over, we're going to add another 25 seats. So, that dining room will add a net of 25 seats to the restaurant.

It's about 3,800 square-foot restaurant now, it will go to 4,800 with this addition. 750 square feet of that, it's actually about a 950 square-foot expansion, will be dining

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room, and the remaining will be a storeroom. That's it in a nutshell. If you have questions?

CHAIRMAN LORENZINI: We'll get to that later on.

MR. THOMA: Okay.

CHAIRMAN LORENZINI: Thank you. Staff report please.

MR. HUBBARD: So, the subject property has an existing special use permit issued in 1988 that allowed the current Egg Harbor Restaurant to locate in the space close to three decades ago. The Petitioner, as you've heard, would like to expand the restaurant to the space next door, which therefore requires an amendment to the existing special use permit. The expansion would yield an extra 25 seats which would help to ease wait times during peak breakfast and lunch hours. So, this will be an approximately 25 percent increase in floor area and 20 percent increase in the overall number of seats.

We're excited to see the success of a long-time local business and we're supportive of the expansion. We've been working with the Petitioner on parking permits for employees to park in the nearby parking garage. I believe he was unaware of the discounted rates for downtown businesses. So, in an effort to help ease any parking shortages, we're recommending that he direct all employees, full-time employees, to park in the garage via monthly or quarterly parking passes. This is a condition of approval and the Applicant is aware and has agreed to comply. We believe this should help mitigate any parking issues. Due to the prevalence of downtown parking spaces in both the garage, the streets and in nearby parking lots, we believe parking will not become an issue with this expansion.

So, again, we're very excited to see this move forward and are supportive of the project.

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

COMMISSIONER JENSEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, good. Questions from the Plan Commission? Jay, would you like to start this one?

COMMISSIONER CHERWIN: Sure. Similarly, I talked to the Petitioner in the Plat and Sub and, you know, I was pleased with what they had to say. I think parking was the one issue that we talked about. It sounds like you've found a resolution in trying to optimize that. But I'm totally for it, I think it's a great business. Really excited to see them expand in Arlington and look forward to the continued success. So, I'm fine with it.

CHAIRMAN LORENZINI: Thank you. George?

COMMISSIONER DROST: Yes, I'm supportive of the Petitioner. I think taking over the Fannie May space probably is less dangerous to all of our health, and it's probably a good use. The speech would be, you know, they've been good neighbors for such a long time, I think everybody has been to Egg Harbor in their lifetime here as Arlington Heights residents, and it's a welcome addition to the downtown neighborhood, and I'm supportive of the project.

One question I have of Mr. Thoma, do you have a relative named

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Greg?

CHAIRMAN LORENZINI: Would you come back forward

please?

COMMISSIONER DROST: You have to speak into the microphone. Do you have a relative named Greg?

MR. THOMA: I do.

COMMISSIONER DROST: Does he have a place, was he in the restaurant business?

MR. THOMA: No.

COMMISSIONER DROST: No, okay, and no Chicago connections then.

MR. THOMA: No.

COMMISSIONER DROST: Okay, I just was wondering if this was a family type of thing.

MR. THOMA: No, it's not.

COMMISSIONER DROST: We'll pick up on that later. I'll leave that as a mystery for you.

CHAIRMAN LORENZINI: Mr. Thoma, would you please stay up there just in case there's other questions?

MR. THOMA: Sure.

CHAIRMAN LORENZINI: I assume that's not going to affect your vote, Commissioner Drost.

COMMISSIONER DROST: No, it will not, in fact it would have enhanced it if he answered yes. I'm neutral now.

CHAIRMAN LORENZINI: Lynn, any questions?

COMMISSIONER JENSEN: I was in Plat and Sub and I think we worked through most of the details. I'm very happy with this. I'm a frequent customer, I'd be glad to see the extra space.

CHAIRMAN LORENZINI: Thank you. Terry?

COMMISSIONER ENNES: I've got to say the slide show made it a little more difficult since I haven't been home for dinner yet. No, I'm a supporter.

I do have one question though in regard to, there is reference made in here about parking in the adjacent Metra lot. Do we have an overhead or something you can me where that is? I never realized that retail customers could park there.

MR. HUBBARD: I don't believe there's an overhead in the slide show. There should be an aerial in the packet that went out. I'm not sure if it encompasses --

COMMISSIONER JENSEN: Well, if they want to pay a fee, they could park there obviously.

COMMISSIONER GREEN: No, there's open parking here after 5:00 o'clock.

COMMISSIONER JENSEN: Just not for lunch which is their big thing.

COMMISSIONER GREEN: Well, I only know when I go there to pick up --

COMMISSIONER ENNES: This says there's public parking that's also available in the parking lots adjacent to the Metra train station. Oh, adjacent to the Metra, is anybody aware of that?

MR. STAPLETON: I'd like to answer.

CHAIRMAN LORENZINI: Yes, sir, would you like to come forward please?

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Give your name, spell it please.

MR. STAPLETON: My name is Todd Stapleton and I'm one of the managers at Egg Harbor Café.

CHAIRMAN LORENZINI: How do you spell your last name?

MR. STAPLETON: S-t-a-p-l-e-t-o-n. The Metra lot was used when they were redoing some parking upstairs, redoing the building, the parking garage upstairs. So, some of the employees did park across the street at the Metra, but other than that we never really go over there. But they were paid parking as well, so I think that was just during the renovation of upstairs.

COMMISSIONER ENNES: It doesn't say these are paid but maybe they are.

MR. STAPLETON: Those are definitely paid.

COMMISSIONER ENNES: I have no other questions.

MR. STAPLETON: Thanks.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: We had this, we went through this in the Plat and Sub, and as long as you can keep the employees out of that parking lot in the front of your store, that really helps a lot because it's always so tight to get in there. I think it's a great thing you're doing.

CHAIRMAN LORENZINI: Thank you, Bruce. Yes, I also like the project and I think it's a good thing.

Sam, one question, it says Petitioner shall purchase monthly parking permits. How many? Do we specify how many they need to buy?

MR. HUBBARD: We didn't specify because, you know, employee counts can fluctuate over time, so we didn't want to stick a hard and fast number on it. We just said for full-time employees.

MR. STAPLETON: I can answer more on that?

CHAIRMAN LORENZINI: Would you come back to the front please?

MR. STAPLETON: For the month of April, we purchased 15 passes. Ironically, we found that 10 to 12 employees either walk to work or take Metra from other areas or bus. We were kind of surprised at the number. Most of the people who would need passes are servers and we actually purchased passes for them. So, we bought I think 15, I have the receipt in my pocket, and I haven't given them all out because not everyone required them.

CHAIRMAN LORENZINI: Okay, thank you. Okay, that's all the questions from the Commissioners. Does anybody in the audience have any comments, questions, concerns? If not, we'll close the public comment portion and turn it back to the Commissioners for any further comments.

COMMISSIONER DROST: I'm going to try to make the right motion this time.

**A motion to recommend to the Village Board of Trustees approval of PC# 16-006 to amend the existing Special Use #88-14 to allow expansion of the Egg Harbor Café Restaurant into the adjacent storefront including 25 additional seats.**

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

LeGRAND REPORTING & VIDEO SERVICES  
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1. **The Petitioner shall purchase monthly parking permits from the Village for employee parking in the Village-owned 'North Garage.'**
2. **The Petitioner shall comply with all applicable federal, state and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER ENNES: I'll second that.

CHAIRMAN LORENZINI: Thank you. Roll call vote

please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, congratulations. You've received unanimous approval. Is there a date when it's going to go to the Board of Trustees yet?

MR. HUBBARD: Also May 2nd.

CHAIRMAN LORENZINI: May 2nd, okay, thank you. Okay, congratulations.

Moving on, there is nothing else officially on the agenda. Is there any other business anybody has?

COMMISSIONER DROST: Are we going to have a meeting on the 27th?

MR. HUBBARD: I do not believe, no, there will be no meeting on the 27th.

COMMISSIONER DROST: None scheduled or published --

MR. HUBBARD: None scheduled. Plat and Sub yes, Plan Commission no.

COMMISSIONER DROST: Okay, good. Thank you.

CHAIRMAN LORENZINI: Okay, great. Anything else? Or a motion to adjourn?

COMMISSIONER DROST: This is your first solo, isn't it, Sam? Without the Enright connection?

MR. HUBBARD: Yes.

COMMISSIONER DROST: Congratulations.

CHAIRMAN LORENZINI: 25 minutes, it's a record.

COMMISSIONER DROST: Yes, which is good, keep it up.

MR. HUBBARD: Thank you.

CHAIRMAN LORENZINI: Motion to adjourn?

COMMISSIONER JENSEN: I move we adjourn.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

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CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: We're done, thank you.

(Whereupon, the above-mentioned petition was adjourned  
at 7:56 p.m.)

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STATE OF ILLINOIS       )  
                                      ) SS.  
COUNTY OF K A N E       )

I, ROBERT LUTZOW, depose and  
say that I am a direct record 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.

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ROBERT LUTZOW

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 2016.

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