

{PRIVATE }

PLAN

_____ REPORT OF THE PROCEEDINGS OF A MEETING
_____ BEFORE THE VILLAGE OF NORTHFIELD
_____ PLAN AND ZONING COMMISSION

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Plan and Zoning Commission taken at the
Northfield Village Hall, Board Room, Northfield, Illinois on
the 5th day of April, 2010, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chair
DAN deLOYS
JOANNA STEIN
CHRIS BROCCOLO
ROBERT CALDWELL
E. LEONARD RUBIN
JOHN DOLAN

MEMBERS ABSENT:

PHILIP JONES
WILLIAM HIELSCHER

ALSO PRESENT:

ANNE E. KANE, Community Development Director

1 CHAIRMAN VASELOPULOS: Good evening, everybody. I'd like to call to
2 order the April 5th, 2010 meeting of the Plan and Zoning Commission. My name
3 is Bill Vaselopulos and I'm the Chairman of the Plan and Zoning Commission.

4 At this point, I would like all the other Commissioners to introduce
5 themselves starting with John.

6 COMMISSIONER DOLAN: John Dolan.

7 COMMISSIONER RUBIN: Len Rubin.

8 COMMISSIONER CALDWELL: Bob Caldwell.

9 COMMISSIONER BROCCOLO: Chris Broccolo.

10 COMMISSIONER STEIN: Joanna Stein.

11 COMMISSIONER deLOYS: Dan deLoys.

12 CHAIRMAN VASELOPULOS: Thank you, everybody. The purpose of tonight's
13 meeting is to conduct a public hearing to consider an amendment to a Special
14 Use for The Happ Inn Bar & Grill at 305 Happ Road. The public hearing format
15 will provide an overview of this proposal and a forum for public comment and
16 input. This Commission is a recommending body only and we will forward our
17 recommendations to the President and the Board of Trustees for the final
18 determination on whether or not to grant this item before us. The Village
19 Board will consider this item being discussed this evening at the next Board
20 meeting which is scheduled for Tuesday, April 20th, 2010 at 7:00 o'clock right
21 here in this boardroom.

22 Tonight's meeting requires that all persons wishing to be heard to enter
23 into testimony on this specific case will be asked to be sworn in. This

1 includes any petitioners, individuals in addition to petitioner, and any
2 interested parties in the neighborhood and property owners. Following the
3 petitioner's presentation and after the Commission has had an opportunity to
4 ask questions or discuss amongst ourselves, then all interested parties will be
5 given an opportunity to speak. Prior to speaking, we would request that all
6 parties step to the microphone and be sworn in and to provide their name,
7 address and interest for the record. These proceedings are being recorded and
8 that is why we are requesting that you speak only at the podium where the
9 microphone is located.

10 The first order of business is to approve the minutes for the, from the
11 February 1st, 2010 meeting. Is there a motion?

12 COMMISSIONER CALDWELL: So moved.

13 CHAIRMAN VASELOPULOS: Second?

14 COMMISSIONER STEIN: Second.

15 CHAIRMAN VASELOPULOS: All those in favor?

16 (Chorus of ayes.)

17 CHAIRMAN VASELOPULOS: Motion carries. Okay, our first order of business
18 today, for our consideration and discussions, is a request for an amendment of
19 Special Use No. 09-1413 to allow for the expansion of the current restaurant
20 space to include an approximate 2,500 square-foot banquet room to host private
21 parties and special events for The Happ Inn Bar & Grill located at 305 Happ
22 Road. The Petitioner is C and D Northfield, LLC.

23 Who is here on behalf of Petitioner? If you would step up, introduce

1 yourself and be sworn in please?

2 MR. HELMER: Good evening, everybody. My name is Nick Helmer, H-e-l-m-e-
3 r.

4 (Witness sworn.)

5 CHAIRMAN VASELOPULOS: Would you like to make a presentation?

6 MR. HELMER: Well, I just, I want to thank everybody for coming out
7 tonight with the big game. I think it's been exactly one year since I was here
8 last when we first came to you for approval of opening our concept of The Happ
9 Inn Bar & Grill. And I think everyone would agree that it's been a great
10 success: a great success from the business standpoint, a great success for the
11 Village, and a great success for the other retailers in our shopping center.

12 We recently had the closing of Sherwin's which was the store next door.
13 I don't know if anybody had any magic pants but they sold the magic pants. And
14 through consultation with different consultants and kind of modifying our
15 business plan, we are here before you today in the hopes of expanding the Happ
16 Inn to include a 2,500 square-foot banquet facility.

17 And I believe we have provided some of the drawings. Parking study I
18 know was a big issue. I have Carlos and Debbie Nieto, the proprietors, here
19 tonight. We have Arthur Mendoza who is our director of operations for the
20 restaurant. And then we also have Luay Aboona from KLOA which is our parking
21 study's consultant. We're here to answer your questions.

22 CHAIRMAN VASELOPULOS: Okay, great. I think I'm going to start the
23 questions off. And as you said, you know, parking is probably going to be a

1 prominent issue, and then go through that, some of the facts and figures that
2 are on the parking study, you know, let's talk about the solutions that are
3 being proposed to deal with some of the heavy periods. And we'll also go
4 through the restaurant itself and the reconfiguration, talk about that just a
5 little bit.

6 I'm going to jump right in myself and talk about the study itself. I'm
7 going to refer to C1 which is the survey with the information on the right-hand
8 side that has the parking key identifying the different parking areas by
9 numbers, 1 through 6. I want to go over some of the numbers because I was
10 looking at them and I have some questions and I frankly have some concerns
11 about a few of them.

12 MR. HELMER: And I'm going to ask Luay to come up because I know enough
13 about parking to know that I should hire an expert in parking to answer some of
14 these questions.

15 CHAIRMAN VASELOPULOS: Sure. And I may be in the same boat, too. If you
16 can identify yourself and be sworn in?

17 MR. ABOONA: Yes. My name is Luay Aboona, A-b-o-o-n-a. I'm a traffic
18 and parking consultant with KLOA.

19 (Witness sworn.)

20 CHAIRMAN VASELOPULOS: Thanks very much for coming out and I'd like to go
21 through some of this. The counts that I see here, just so that we're clear, we
22 can kind of go through this. Number 1 is the main parking area and you've
23 included with that a rear parking area kind of behind the building off the

1 alley.

2 MR. ABOONA: Correct.

3 CHAIRMAN VASELOPULOS: You have 139 plus 6 handicap spaces. I take that
4 to mean that you have 134 in the main lot, 5 in the back that you're proposing
5 to use, and then you also referenced 4 additional employee spaces, right, in
6 the back?

7 MR. ABOONA: Yes.

8 CHAIRMAN VASELOPULOS: So, the 5 and 4, you're going to double-deck them
9 and you're going to create 9 spaces. Number 2 is the annex property which is
10 what I commonly refer to where Soccer & More and Hunan Chef are located. There
11 are 9 spaces there, 8 and 1 handicap. One question off the bat on that one, my
12 understanding is that handicap space is not really to code.

13 MR. ABOONA: Yes, that's, the Staff noted that and we've noted that in
14 the report as well.

15 CHAIRMAN VASELOPULOS: Okay. So, we're going to in essence eliminate a
16 space there, is that how you would understand that?

17 MR. ABOONA: I'm not sure if that's part of the proposal or not, but it
18 is a substandard space that's being utilized, has been utilized over time.

19 CHAIRMAN VASELOPULOS: I think what we will have to do is eliminate one
20 of the spaces because the handicap will require the use of the space that's now
21 designated as handicap and some additional space and that's going to --

22 MR. ABOONA: Yes, if it goes to standard, that's going to have to, yes --

23 CHAIRMAN VASELOPULOS: Okay. Number 3 I want to skip over because that I

1 have a lot of questions on and I want to focus on that last because I have some
2 questions and I also have some ideas of how maybe those issues could be
3 addressed.

4 Number 4 and Number 5 raise a little bit of concern simply because when I
5 counted them up on the actual schematic, I counted number 4 being not 31 but 30
6 and number 5 not being 35 but 36.

7 MR. ABOONA: I can't speak for the schematic, we didn't prepare that.
8 This is an actual inventory of the spaces, we physically count them.

9 CHAIRMAN VASELOPULOS: So, your numbers are by physically counting, not
10 matching up with the schematic.

11 MR. ABOONA: No.

12 COMMISSIONER CALDWELL: Who prepared the schematic?

13 MR. ABOONA: I believe the site architect from Friedman's office.

14 CHAIRMAN VASELOPULOS: So, you were given the schematic?

15 MR. ABOONA: Yes. No, we did not prepare the schematic.

16 CHAIRMAN VASELOPULOS: Okay.

17 MR. ABOONA: So, if there is a one-space discrepancy, you know, it's
18 possible.

19 CHAIRMAN VASELOPULOS: Okay. Okay. So, jumping down below, it says
20 total available NVS parking spaces, 166. My calculations are there would be
21 159 plus the 7 handicap, right?

22 MR. ABOONA: Right.

23 CHAIRMAN VASELOPULOS: Question on the handicap, how is that calculated

1 as a full and legitimate space and treated like all the others? Why is it done
2 that way?

3 MR. ABOONA: Well, it's a parking supply and it's being used legitimately
4 by people that have handicap parking permit.

5 CHAIRMAN VASELOPULOS: But it --

6 MR. ABOONA: You have to provide, state law says you have to provide a
7 certain amount or number of handicap parking spaces as part of the supply.

8 CHAIRMAN VASELOPULOS: Right. But in --

9 MR. ABOONA: And it gets utilized as well.

10 CHAIRMAN VASELOPULOS: Okay. In the calculations, that was treated as a
11 regular space.

12 MR. ABOONA: Yes, it's treated as a supply and demand, part of the same
13 calculation, correct.

14 CHAIRMAN VASELOPULOS: I'm just curious what percentage of the time it's
15 not being used.

16 MR. ABOONA: Well, if you look at the numbers, you know, at least on
17 Friday lunchtime they're being used to the most part. How many of those are
18 available on handicap versus not, I couldn't tell you, but it's just part of
19 the total calculation.

20 CHAIRMAN VASELOPULOS: Yes, it just seems like that would be a concern
21 because it seemed the calculations are based on 166 but the percentage of uses
22 for those 7 would not be the same percentage as the other 159. So, I'd be a
23 little concerned about that.

1 The next number 16, how was that derived? If you could walk us through
2 that?

3 MR. ABOONA: Where? I'm sorry, which column are you --

4 CHAIRMAN VASELOPULOS: The next number down, "Additional NVS spaces
5 during weekday lunch banquets," is 16. I think I know how it is but I just
6 want to make sure.

7 MR. ABOONA: I am not following you, I'm sorry. Which column are you
8 looking at?

9 CHAIRMAN VASELOPULOS: I'm looking at this schematic here.

10 COMMISSIONER BROCCOLO: The far right.

11 MR. ABOONA: Oh, you're looking at the schematic now. I don't have the
12 schematic with me.

13 CHAIRMAN VASELOPULOS: Oh, well, that's where I've been going on for the
14 whole plan. I'm sorry.

15 MR. HELMER: I'm giving him my chart, so I apologize.

16 CHAIRMAN VASELOPULOS: Okay.

17 MR. ABOONA: So, what number are you looking at? I'm sorry.

18 CHAIRMAN VASELOPULOS: Where it says additional spaces towards the bottom
19 of the key, 16 additional NVS spaces during weekday banquets.

20 MR. ABOONA: Oh, those are, yes, those are the 12 valet parking spaces in
21 NVS lot 3. If you look at the top, you see that there are 12 additional spaces
22 and then 4 additional valet spaces on the alley. So, 12 plus 4, that would be
23 an additional 16.

1 CHAIRMAN VASELOPULOS: Okay. That's what I thought but I just wanted to
2 make sure.

3 MR. ABOONA: Right.

4 CHAIRMAN VASELOPULOS: So, going back to number 3 there since you just
5 alluded to it, this is the parking area behind the annex where Soccer & More
6 and Hunan Chef are located. Can you walk me through that? Because I don't
7 understand a couple of things there. I'm a bit concerned about that space and
8 how that was counted.

9 MR. ABOONA: In terms of, I mean, what is it you're not clear about?
10 There's, you know, for example, lunchtime we counted the 6 occupied spaces and
11 there are 6 available.

12 CHAIRMAN VASELOPULOS: You're saying that there are 12 spaces there.

13 MR. ABOONA: Right.

14 CHAIRMAN VASELOPULOS: And you're going to use an additional 12 spaces,
15 you're going to double-deck them.

16 MR. ABOONA: With the valet.

17 CHAIRMAN VASELOPULOS: With the valet.

18 MR. ABOONA: Yes.

19 CHAIRMAN VASELOPULOS: Those 12 spaces are for whom?

20 MR. ABOONA: The original?

21 CHAIRMAN VASELOPULOS: The original 12, not the valet space but the
22 original 12.

23 MR. ABOONA: Those would be for the use of the annex and the units on

1 top.

2 CHAIRMAN VASELOPULOS: Okay. So, how do you propose to use the 12, allow
3 for those 12 spaces to remain and then double-deck 12 spaces on top of that
4 without blocking people in and, you know, things like that.

5 MR. ABOONA: Well, I mean through a valet operation you can do a lot of
6 things with those parked vehicles. They can certainly move them in and out.
7 But also, I would imagine for the unit owners on top, you know, there could be
8 made some arrangements that they possibly could park somewhere else, perhaps in
9 the main lot or in the lot number 2. But you know --

10 CHAIRMAN VASELOPULOS: The way I understand it is, according to this is
11 you would take, according to your documents you would have in essence 4 spaces
12 remaining for the tenants, and then you would take the remaining spaces for the
13 valet.

14 MR. ABOONA: Right.

15 CHAIRMAN VASELOPULOS: But I don't know, how can you then double-deck the
16 4 spaces for the tenants? How can you block them in? I don't see how you can
17 get 24 spaces out of it.

18 MR. ABOONA: I mean, we can certainly look at allowing these tenants to
19 park somewhere else.

20 CHAIRMAN VASELOPULOS: I have a solution but I just wanted to understand
21 what your thinking was and then I'll offer you my solution. Because it doesn't
22 make sense that you can get 24 spaces there without blocking in your own
23 tenants. Or customers are going to Soccer & More or something like that. When

1 I say tenants, I mean the apartments above.

2 (Witness sworn.)

3 MR. WEISS: James Weiss of Friedman Properties. Okay. It turns out that
4 there's only two apartments, and those people actually are employees of the
5 shopping center. One is the chef at the Happ Inn and the other one is our
6 groundskeeper. So, we're really not concerned about them being blocked in or
7 whatever because they can park tandem with each other and know how to get the
8 keys and get in.

9 CHAIRMAN VASELOPULOS: How many apartments do you have there?

10 MR. WEISS: Just two.

11 CHAIRMAN VASELOPULOS: Is it two?

12 MR. WEISS: Yes.

13 COMMISSIONER BROCCOLO: It doesn't strike me that there is enough room
14 back there. I know that, I can see --

15 MR. WEISS: We measured back there --

16 COMMISSIONER BROCCOLO: With the dumpsters in there?

17 MR. WEISS: Well, we're going to remove the dumpsters and put in a
18 VertiPack which is a small compactor back there which will be flush against the
19 building. And even from where the VertiPack is over into the fire lane that we
20 would establish because there is not really one existing right there now, there
21 is 20 feet available.

22 CHAIRMAN VASELOPULOS: Because I went there this morning and I measured
23 16 feet with where the dumpsters are currently located. MR. WEISS: Yes,

1 all of those are going to be taken away.

2 CHAIRMAN VASELOPULOS: Where would they be located?

3 MR. WEISS: They're not going to be there.

4 COMMISSIONER deLOYS: So, you're not going to --

5 MR. WEISS: We're not going to have, we're going to have one dumpster
6 that they all share, and that will be up flush against the building. So, once
7 it's flush against the building, there will be plenty of room from where the
8 drains are back and that's, from there over is 20 feet. But we won't have all
9 those --

10 CHAIRMAN VASELOPULOS: So, then I think you have about two feet to work
11 with. This thing you're talking about is what?

12 MR. WEISS: Yes, it's about two feet wide.

13 CHAIRMAN VASELOPULOS: Two feet wide.

14 COMMISSIONER deLOYS: Is there an easement there for the other businesses
15 to get in and the deliveries? Because some of them must have access to that
16 roadway, it's not at all --

17 MS. KANE: They do utilize that for deliveries and whatnot, but I have
18 not seen evidence of an easement on their plat of survey.

19 COMMISSIONER deLOYS: So, how do they go in and out then?

20 MS. KANE: The only one --

21 MR. WEISS: They can still get in and out with the 20-foot roadway, they
22 can cut through there.

23 MS. KANE: The 20-foot fire lane that was appropriately striped and

1 maintained I believe would still provide enough room for the service vehicles.

2 MR. WEISS: Right.

3 MS. KANE: And the garbage trucks that do utilize that. There is a
4 public alley immediately north of that, this parcel which is north of those 12
5 parking spaces that we saw. Then there is a grass area before the fence begins
6 that is Village alley.

7 CHAIRMAN VASELOPULOS: Are you familiar with what she's referring to?

8 MR. WEISS: You're talking about the area --

9 MS. KANE: It's shown right here on your plat of survey.

10 MR. WEISS: You're talking about the area in front of the parking spaces?

11 MS. KANE: Correct, right here.

12 MR. WEISS: Yes.

13 CHAIRMAN VASELOPULOS: So, the north of the parking spaces.

14 MR. WEISS: Right.

15 MS. KANE: You see your fence actually runs on an angle?

16 MR. WEISS: Right.

17 MS. KANE: And so, as you move to the east there is, they encroach about
18 three or four feet onto our alley already, those northern parking spaces.

19 CHAIRMAN VASELOPULOS: It's about 15 feet wide by the length of the 12
20 spaces or even more than the 12 spaces which is what I thought, which was going
21 to be a proposal that I was going to throw out as something that the
22 Petitioners and the Village can look into for you guys to access, create more
23 parking for yourselves. Because I think that's really tight and, frankly,

1 you're kind of basing it on you controlling the tenants which it sounds like
2 you can. But what happens when those guys leave and you have other tenants
3 that aren't working for you?

4 I mean, that's kind of a, you know, temporary thing. I would hope that
5 you guys will be around for a long time and I don't know, you know, that those
6 employees --

7 MR. WEISS: Either way, we can tell the tenants they have to tandem park.
8 We can write it into their lease. And if there were future tenants that
9 weren't working during the day, it really wouldn't be an issue.

10 CHAIRMAN VASELOPULOS: Well, you're also going to be busy at night when
11 they're at home and they have people that visit them I would imagine. That
12 would create --

13 MR. WEISS: Right. Well, we can designate where tenant parking can be
14 any time with residential tenants.

15 CHAIRMAN VASELOPULOS: On the schematic, the two spaces in the middle
16 where they're kind of blocked off, what is that?

17 MR. ABOONA: I think it's just showing two cars parked in those spaces.

18 CHAIRMAN VASELOPULOS: Then you've got not 24 spaces, then you've got 26
19 spaces.

20 MR. ABOONA: Maybe it's --

21 MR. WEISS: That's not a space for those, where the measurements are --

22 CHAIRMAN VASELOPULOS: Where the measurements are, not a space? That's
23 not a space? Okay.

1 COMMISSIONER STEIN: So, there's 24 in there. 12 doubled.

2 CHAIRMAN VASELOPULOS: Okay. Okay, I thought the 18 feet were two
3 spaces, okay.

4 MR. WEISS: No.

5 CHAIRMAN VASELOPULOS: And you're addressing those, because it's not 20
6 feet, you're addressing it with this, a different way to handle the garbage?

7 MR. WEISS: Yes. Yes.

8 CHAIRMAN VASELOPULOS: Can you give us a little more details with that
9 because I'm not familiar with that.

10 MR. WEISS: It's a product that waste management provides. It's called a
11 VertiPack. We use them all the time in the city and they would just provide it
12 and it would actually be more sightly back there, too, because right now you've
13 got probably five or six containers back there.

14 CHAIRMAN VASELOPULOS: Right.

15 MR. WEISS: And this would be one container that all the tenants would
16 share and they'd probably save money in the process.

17 CHAIRMAN VASELOPULOS: Is it, how large is it?

18 MR. WEISS: It's about the size of one container but it gets compressed.

19 CHAIRMAN VASELOPULOS: So, it's a compactor?

20 MR. WEISS: Yes. Same size as one container but it rolls into this
21 contraption that compacts it. And then it just gets picked up like a normal,
22 you know, pickup. It's something that waste management would provide. You
23 know, we use them all the time.

1 COMMISSIONER deLOYS: So, is there grease containers, et cetera, for
2 which any of --

3 MR. WEISS: There is still a grease container that can go on this, you
4 know, more towards this side. There is an area for it. But this would be
5 strictly for the normal waste that's in those containers now.

6 COMMISSIONER deLOYS: And how often is that emptied?

7 MR. WEISS: It could be picked up daily, you know, it's all based on
8 usage.

9 CHAIRMAN VASELOPULOS: Would you entertain talking to the Village, and
10 maybe this isn't for you, but talking to the Village about that green space?

11 MR. WEISS: Sure.

12 CHAIRMAN VASELOPULOS: Creating more parking for yourself?

13 MR. WEISS: Sure, sure. We'll talk to the Village.

14 COMMISSIONER deLOYS: What green space are
15 you --

16 CHAIRMAN VASELOPULOS: And I can't speak for the Village. What Ann was
17 discussing, there is a 15-foot wide by --

18 MS. KANE: It's actually 20 feet, and I'll pass this along.

19 CHAIRMAN VASELOPULOS: Okay, thank you, Ann.

20 COMMISSIONER STEIN: So, where are you talking green space?

21 MS. KANE: This is currently just grass and overgrown trees and shrubs.

22 COMMISSIONER STEIN: Oh, it isn't an actual alley?

23 MS. KANE: No, it's not.

1 MR. WEISS: No, no. It's right up against the highway. It's right up
2 against that, we think it's right up against the property line with the county.

3 COMMISSIONER deLOYS: So, these all are rented out versus other business
4 owners in the area. It sounds like we're favoring one business over everybody
5 else. And parking is an issue for everybody. I know we're trying to address
6 the parking and make this work but it sounds like with the Village parking
7 spots and everything else we're designating that this tenant is getting
8 favored, Friedman versus everybody else, in some respect.

9 MS. KANE: Can I respond to that?

10 COMMISSIONER deLOYS: Please.

11 MS. KANE: I guess my concern was that short term I would see a license
12 agreement being a way to preserve or to maybe allow them to not just tandem
13 park but triple park potentially depending, because it's a 20-foot aisle. My
14 concern long range with the Village Center redevelopment plan is that we do
15 hope to create municipal parking there. In that situation, then hopefully this
16 goes away somewhat and their guests and patrons and employees would have option
17 to park out here. So, that's far down the road.

18 COMMISSIONER BROCCOLO: The long range plan is for the Village to have
19 parking along an alley?

20 MS. KANE: Actually, we would like to acquire, there is a Cook County
21 owned parcel that's north of that alley as well that goes up to the where it
22 goes and curves around the ramp, onto the entrance ramp. It's a remnant parcel
23 from when the Eden's was installed back in the 40's. Cook County owns it, IDOT

1 has jurisdiction to say whether or not the county can lease it to the Village
2 or sell it to us at a very nominal fee. Cook County has indicated a
3 willingness to do so. IDOT continues to put the brakes on in saying that they
4 need to complete drainage studies as part of the Eden's resurfacing that was
5 completed two years ago. They just have not been willing to work with the
6 Village to grant us that.

7 So, it doesn't address your issue or concern about perhaps favored --

8 COMMISSIONER deLOYS: Right. And again, if we look at the west municipal
9 lot, the same thing that they're using now for that valeting, we've got
10 Dominick's people in there, that's pretty full in the daytime. So, if they've
11 got Thursday or Friday events, where are those 25 or 40 cars, where are those
12 going in the daytime since it's already crowded in the middle of the lunch
13 rush?

14 MS. KANE: I guess I want to make sure that the Plan Commission
15 understood that Staff was not supportive of allowing any sort of valets in the
16 municipal parking lots during the daytime hours. We are certainly utilizing
17 those a lot. We are continuing to put more and more of our business employees
18 and referring people to park their staff here in this building -- parking
19 center.

20 We are investing in that this spring. We're going to resurface it and
21 reconfigure it to maximize the parking. I think we'll just eke out another 14
22 or 15 spaces so we'd have about 85 spaces on that lot. I guess during the
23 workday, it's already, you know, heavily utilized and part of the solution is

1 not proposing to use those for valets because I think that it is unfair to
2 designate spaces that should be available for all customers or merchants for
3 one particular business during the workday.

4 On weekends and evenings when there is an apparent available inventory on
5 that lot, we thought it would behoove this business with the Village to
6 encourage that kind of activity. So, it was not during weekdays, on Thursdays
7 or Fridays because we thought that would --

8 COMMISSIONER deLOYS: Okay. Because I think, I mean obviously it's
9 something they were, they're going to be scheduling Thursdays and Fridays, you
10 know, Thursday and Friday lunch hour banquets up to 45 guests which also means
11 there's 20, 30 or 40 cars going out or more, and those cars have got to go
12 somewhere. And on most days, if you drive through at lunchtime, there is not
13 30 or 40 spots in that lot. So, that's, and also we've got the other
14 businesses and --

15 CHAIRMAN VASELOPULOS: Well, I think the parking study illustrated that.
16 You know, during the peak time the parking study showed that there were only I
17 think 9 or so available spaces.

18 COMMISSIONER deLOYS: Right.

19 MS. KANE: Yes. And those only include the additional, these tandem
20 spaces that they really got any sort of incremental increase to allow that
21 valet to take advantage of the 4 or 5 or 9 behind, the 12 or 18 that they were
22 going behind --

23 CHAIRMAN VASELOPULOS: A couple of other issues I'd like to raise

1 regarding this study. By its own admission, it doesn't address the patio and
2 the volume capacity of the patio. How do you suggest there --

3 MR. ABOONA: I'm going to --

4 CHAIRMAN VASELOPULOS: And first, what the numbers would be regarding the
5 patio, how many are going to fit in there, and then let's hear suggestions
6 there.

7 MR. ABOONA: I believe that when we did the parking study, the patio was
8 operational. So, I'll let the restaurant --

9 CHAIRMAN VASELOPULOS: Oh, I'm sorry. I thought it has, it's not
10 operational yet?

11 MR. ABOONA: Originally it was not but I believe it was.

12 MR. MENDOZA: My name is Arthur Mendoza.

13 (Witness sworn.)

14 MR. MENDOZA: The patio was open during those hours. What happens during
15 the winter hours, obviously even though it's heated, there's fewer people that
16 sit out there. And what happens when it gets full as in the last, I'd say
17 within week and a half to two weeks is the patio gets a lot. But that back
18 room, the good time room and the dining room, there is less people because
19 people want to sit where it's nice.

20 Now, once we taper off in the spring, we found, we opened in August and
21 we had it opened as well in September, the patio is the first to fill out seats
22 for you. And then what happens is everybody is waiting for the patio but we
23 still have additional seats inside -- Friday and Saturdays, yes. Saturday

1 night, there's always a wait whether you're in the main dining room, good time
2 room, bar or the patio.

3 So, just to let you know, the patio was open during these counts.

4 CHAIRMAN VASELOPULOS: Do you remember whether it was, it was February
5 which if I'm going to the restaurant I'm not thinking about going to a patio
6 even though it may be heated. Do you remember what the --

7 MR. MENDOZA: It was probably 50 percent full so about 20 people in the
8 patio. Now, the people do realize that when you go to the patio their initial
9 thought is they're not going in that area, but it's 72 degrees in there. So,
10 once they started to find out, we sort of see a few more people come in. Do we
11 ever fully, fully utilize it? We did on Friday night where it was totally full
12 and Saturday nights.

13 CHAIRMAN VASELOPULOS: Okay. The number that was given to you by the
14 Village for cars per person that was used in the study was 0.5. What do you
15 think about that, Luay?

16 MR. ABOONA: Well, initially when we looked at this in the first draft
17 that the Staff saw, we used a larger ratio. We were more looking at three
18 people per car. And the Village came back and thought that maybe that's a
19 little too aggressive and recommended that we look at 0.5.

20 CHAIRMAN VASELOPULOS: So, you were at 0.3?

21 MR. ABOONA: We had more of a 0.3, one-third basically ratio. And the
22 Staff came back and suggested we use 0.5 and also use that 0.5 for the
23 additional employees that the banquet facility would generate.

1 CHAIRMAN VASELOPULOS: My thought, and we'll hear what the other
2 Commissioners have to say or think about that, is that sometimes, and it's hard
3 to put a finger on that because sometimes you'll have birthday parties or bar
4 mitzvahs and people would be dropped off and picked up later and it will be 0.1
5 or 0.2.

6 MR. ABOONA: Right.

7 CHAIRMAN VASELOPULOS: Other times you'll have just the opposite. A
8 business lunch where people are gathering there from all different points and
9 they're driving separately simply because they're businessmen and they don't
10 have other connection prior to the meeting where you would maybe be at 0.8.
11 I'm not a parking expert, but it seems like you can have wild swings depending
12 on what the use is going to be for the room. And it seems like though the use
13 for the room would be more in the business side or more professional side as
14 opposed to a bunch of birthday parties I think.

15 I mean, I don't know, what are your feelings on that?

16 MR. ABOONA: Well, I mean, to a certain extent, you know, the luncheons
17 on a weekday will probably be the case. But here, you're looking at a worst
18 case scenario, you're looking at a scenario where everybody is driving.

19 CHAIRMAN VASELOPULOS: Right.

20 MR. ABOONA: You're looking at a scenario where the banquet facility is
21 operating at full capacity and you're looking at a scenario where it's on a
22 Friday lunch.

23 CHAIRMAN VASELOPULOS: Right, right.

1 MR. ABOONA: The chances of that happening are going to be very remote.
2 Typically, if you're going to have a business luncheon that is going to be well
3 attended by business people, it's more likely going to be early week, mid week.

4 And you know, as you go towards the end of the week, you know, it's probably
5 going to get likely that you're going to get that type of a function.

6 So, I think the 0.5 is a very good measure that would cover this wide
7 spectrum of fluctuation from one end to another. And once again, we're looking
8 at a 92-people capacity. You know, chances are, you know, they're probably
9 looking at more of 20, 30, 40, you know, average type of activity at the
10 facility. Not to say that they're not going to get the maximum occupancy but
11 those probably are going to be more likely weekend activities like a bridal
12 shower, a birthday party, a bar mitzvah and those kinds of activities.

13 CHAIRMAN VASELOPULOS: Admittedly, it is hard but we're looking at it
14 from, you know, worst case scenario at times to see what the impact is going to
15 be not just for you guys but the rest of the tenants in the building and the
16 neighboring businesses and the neighboring residents. I think that is a
17 concern that we all have to be mindful of.

18 One thing the study doesn't really address all that well and admittedly
19 it probably is hard to address is what will happen with the other businesses
20 during their peak times? You know, if the ball game is going on, you know, at
21 Seul and everyone is flocking to Seul's to watch it on the TV, what does that
22 do? You know, if there is a Saturday night game and how does that then impact
23 you?

1 I know from first-hand experience, you know, Seul's has a parking
2 facility, parking spaces behind their location. But a lot of people park on
3 the street. A lot of people actually park in your lot, and I don't mean the
4 lot behind the annex, I mean in the main lot, a lot of people park there and
5 then walk across Orchard to Seul's. And I know you've got signs up and things
6 but --

7 MR. MENDOZA: Just to address that, Seul's has been pretty good about if
8 we have an issue with say some of their employees or even customers, they'll
9 come and walk up to us. And if we have an issue, we walk up to them. It's
10 really a good relationship between Seul's and us. We realize a lot of their
11 folks park in our lot, yet we really haven't had an issue other than on a
12 Friday. It's like Christmastime on a Friday at lunch that we have those kinds
13 of issues here and there.

14 Big sports games, we've had, NCAA has been going crazy here the last,
15 what, month. And we've had some of those issues but we work it out with each
16 other, which is kind of nice. We haven't had an issue, they haven't had an
17 issue and we haven't had an issue.

18 To address the question on the groups that come in, we haven't been
19 taking groups -- probably no less than 20 a week, people wanting parties. And
20 it's not the business group, I would say about 90 percent of the groups that
21 are calling are the bridal showers, the birthday parties, the graduations,
22 those kind of deals.

23 Now, we have had in the past a couple of parties from Kraft in which they

1 were dinner functions, and they came at 4:00 o'clock and they left at about
2 7:30. And what we found, I'm not saying this is going to happen on a regular
3 basis, what we found is they came in groups of four because they're right down
4 the street, car pooling and then they went back. That's what we found so far
5 with the groups from Kraft. But who is to say that happens with --

6 CHAIRMAN VASELOPULOS: Right, you don't know and that's, you're the
7 disadvantaged and we're the disadvantaged, too. And I think that's maybe the
8 concern of myself as you can probably tell by the line of my questions. And
9 maybe --

10 MR. ABOONA: And if I may just comment on the Saturday night condition?

11 CHAIRMAN VASELOPULOS: Sure.

12 MR. ABOONA: I mean if you look at the table and look at the surveys that
13 we did, you can see that collectively between the lots of the shopping center
14 and the on-street parking, there are 90 parking spaces available on a Saturday
15 night condition currently. So, there is certainly plenty of capacity available
16 in the area for any additional demands be it from the banquet facility or other
17 events that you referred to.

18 And then on top of that, obviously you've got the municipal lot, and that
19 certainly is almost empty, almost vacant on a Saturday night. So, there is
20 plenty --

21 CHAIRMAN VASELOPULOS: This is the west municipal lot that you're
22 referring to?

23 MR. ABOONA: Yes. The main lot, yes, the west municipal lot.

1 CHAIRMAN VASELOPULOS: The Village did discuss, suggest I should say
2 utilizing some municipal lots during off-peak times for the valet. Do you have
3 any thoughts on that? Would you entertain that? I don't know if you're --

4 MR. ABOONA: I'm not the one who should speak towards that in terms of
5 the usage and arrangements with the Village. But for Saturday, even for Friday
6 night time, we feel that there is adequate parking available in the main lot,
7 in the NVS lots as well as the on-street parking that we don't necessarily need
8 to rely on the west municipal lot for any surplus parking.

9 CHAIRMAN VASELOPULOS: Going back to your counts, the 166 includes the
10 spaces designated for one of your tenants, Hunan Chef.

11 MR. ABOONA: Yes.

12 CHAIRMAN VASELOPULOS: Why would you do that? Why would you include
13 someone else's spaces for your count?

14 MR. ABOONA: It's counted as part of supply as well as demand because the
15 car was there so it's counted both ways.

16 COMMISSIONER deLOYS: Doesn't that mean you have a higher demand than
17 what you're saying, because Hunan Chef has some of these spots you've got to
18 account for, for their own business, right? I mean they've got how many, I
19 don't know how many Hunan Chef gets off the top of my head but they've got to
20 have three or four spots at a minimum that they get on a regular basis. So,
21 where are their customers going to go?

22 MR. ABOONA: Well, but that's part of the supply and demand when we went
23 out there during lunchtime.

1 COMMISSIONER deLOYS: Right, but you're using them --

2 MR. ABOONA: If their customers are there, we counted them as part of the
3 demand.

4 COMMISSIONER deLOYS: Right, but you're using that count for the new
5 facility also.

6 MS. KANE: They are counting them as occupied spaces though during the
7 two-day survey and I think that's sort of where this discomfort is coming from.

8 And I'll say most parking studies are just a couple of days of surveys looking
9 at half-hour slots of really what is the existing parking demand without this
10 use and then projecting what is the anticipated parking.

11 And I guess I just want to clarify with Luay that he says that there are,
12 on Friday evenings there's 31 spaces that are available. I'm looking at Table
13 1 on page 4 of the KLOA study, that Friday evening at 7:00 p.m. on Northfield
14 Village Square parking center, lots 1, 2 and 3, there is availability of 31
15 spaces. If it was really being utilized to its full capacity even with the, I
16 guess less than conservative parking ratio of 0.5 per occupant, it's projected
17 that there would be 49 parking spaces.

18 So, you're saying that there may be 18 parking spaces that have to
19 utilize the surrounding on-street lots or east lot or public right of way. And
20 that's what really causes the concern for Staff is that a business would be
21 using for commercial enterprise public spaces or municipal spaces when other
22 customers can't. So, that raises --

23 MR. ABOONA: The public spaces, you're referring to the on-street parking

1 spaces, correct?

2 MS. KANE: Right.

3 MR. ABOONA: I mean, but that's what those spaces are there for.

4 MS. KANE: But not for --

5 COMMISSIONER deLOYS: Which are pretty busy during the day --

6 MR. ABOONA: But this is nighttime we're talking about, dinnertime.

7 COMMISSIONER deLOYS: Well, still --

8 MR. ABOONA: There are 30 spaces available at dinnertime at 7:00 o'clock,
9 on-street parking spaces.

10 COMMISSIONER deLOYS: You know, at Seul's most evenings that's pretty
11 crowded with dinner crowd --

12 MR. ABOONA: Right, well, most of them are on Mount Pleasant, yes, you're
13 right --

14 CHAIRMAN VASELOPULOS: Mount Pleasant has residences abutting up against,
15 on the south side of Mount Pleasant. I was there last night in preparation for
16 this just looking around and three-quarters of the spaces were full. And
17 those, I would imagine, are residences. And what happens when we have a big
18 game and people are coming over and watching the game at their friend's house
19 and the townhouses there on Mount Pleasant? You know, you could have some
20 guests there. I guess it just, you know, you can tell there are a lot of
21 concerns that I have regarding a variety of some of the numbers and how the
22 loads will be handled and things like that.

23 I know, I'm curious, being a parking expert, when you offer a valet, how

1 many people actually use it? A lot of the tone here was we're going to
2 emphasize the valet on all the banquet meetings or whatever, we're going to
3 tell everyone you've got a valet and stuff like that. But it is ultimately the
4 customer's choice. I know personally I choose not to use a valet. Any idea
5 about that? Because I don't think everyone will use that.

6 MR. ABOONA: Well, I mean that's very true. I mean the restaurant
7 currently offers complimentary valet for the customers and, you know, they
8 don't get a high usage unless obviously the weather is inclement. You know,
9 with the valet, the emphasis is going to be, with the banquet the emphasis is
10 going to be there, you know, when the organizers come and try to book the room
11 for an event. That's going to be, you know, they're going to be told to use a
12 valet.

13 I think the fact of demand and supply is going to dictate that these
14 people are going to end up using the valet especially on a Friday lunch when
15 there isn't that much parking available in the main lot. And given the fact
16 that they know that there is valet available that is free, you know, they would
17 probably be more inclined to use it than otherwise.

18 COMMISSIONER BROCCOLO: Does the restaurant reserve some of the spaces
19 within the existing parking for the valet?

20 MR. ABOONA: I think for Friday nights and Saturday nights they --

21 MR. MENDOZA: Friday and Saturday nights, that first row, there's no
22 number on that, that first row along, on the opposite side of Orchard.

23 CHAIRMAN VASELOPULOS: To the north.

1 MR. ABOONA: Yes.

2 CHAIRMAN VASELOPULOS: So, there's 15 spaces there.

3 MR. MENDOZA: That row --

4 CHAIRMAN VASELOPULOS: The entire row?

5 MR. MENDOZA: Yes. We just rope that off. Looking at Fridays and
6 Saturdays, I believe the running average is about 15 to 20 cars and that's it
7 per night. So, there's always available parking there and people are still
8 able to find parking even though --

9 COMMISSIONER BROCCOLO: Ann, could you help me reconcile the table that
10 you had in your materials that you gave us? You talked about the zoning
11 requirement being 205 spaces and 140 existing.

12 MS. KANE: Yes. I just wanted, I wanted the Plan Commission to
13 understand if it was under today's parking requirements of the current zoning
14 code what the parking, what our zoning code would dictate that this property
15 provide, and that's 205 parking spaces. As you saw on the history, a parking
16 variance was granted by the Zoning Board back in 2000, December of 2000, that
17 runs with this property in perpetuity unless, you know, it goes into major
18 redevelopment allowing just 121 parking spaces.

19 What I'm not able to figure out is how they got from the 121 they were
20 granted a variance to reduce it to back up to the 140. I believe some of that
21 might stem from the fact that some of the perimeter parking spaces are actually
22 partially in the Village's right of way especially along Mount Pleasant down at
23 the south. Those spaces are halfway in the Village's right of way if you were

1 to draw a line along that southern row of parking. But those numbers still
2 don't get me to 140. I was not able to --

3 COMMISSIONER BROCCOLO: Doesn't that highlight the issue though if we
4 were to approve this today, presumably your zoning requirements are based on
5 some appropriate ratios given the use, you'd need 205 spaces?

6 MS. KANE: Yes, but I do want to say in defense of a mixed use
7 development, it's all predicated on the fact that there are offsetting peak
8 demands. And you know, when Lori's Shoes is drawing its customers, it's
9 ideally not, you know, either early morning or mid afternoon when the
10 surrounding restaurants are not necessarily drawing their customers. And the
11 dance school is their clientele, you know, after school hours when the lunch
12 hour has wrapped up from the Happ Inn and Three Tarts.

13 COMMISSIONER BROCCOLO: I understand it's a guide but --

14 MS. KANE: It's a guide, and ideally, you know, you do want to see some
15 mixture of these uses and not have to park it at full. I think it's good that
16 some variance was granted because you can see that there are oftentimes vacant
17 spots out there, you know, available parking. And so, I think we're, right now
18 we're pretty darn close to that nice balance of the mixture of tenants, the
19 parking demand that's there. You can see that there are times where --

20 COMMISSIONER BROCCOLO: Yet we're being asked to add 40 --

21 MS. KANE: I'm sorry?

22 COMMISSIONER BROCCOLO: We're being asked to add --

23 MS. KANE: Yes.

1 COMMISSIONER BROCCOLO: Or accommodate 40 some more cars.

2 MS. KANE: Yes. And I think that they've tried to work to find solutions
3 with this tandem parking and perhaps the alley behind the annex and potentially
4 triple parking with the valet, a certain number of spaces. I've spoken with
5 their Corporation Counsel today about, you know, even leasing spaces from other
6 properties in the Village Center area that I know do not utilize parking during
7 the weekdays, trying to find solutions because as Staff's report says, you
8 know, we think it is a good use. It's drawing people, patrons to our downtown.
9 I think the whole Plan Commission sees that as a positive thing. We just want
10 to make sure it's done at the right balance so it's not squashing out the other
11 wonderful mix of tenants that we enjoy.

12 Does that answer your question on the parking? I'm sorry.

13 COMMISSIONER BROCCOLO: Yes.

14 COMMISSIONER STEIN: Well, Ann, also I have a question on the Village
15 Engineer notes.

16 MS. KANE: Yes, on the C1?

17 COMMISSIONER STEIN: She has zero parking in the back by the --

18 MS. KANE: Yes.

19 COMMISSIONER STEIN: What they call as --

20 MS. KANE: Because none of those spaces are striped, Joanna. So, it was,
21 you know, an engineer wants to see striped parking spaces that are clearly
22 delineated for the users, whether they be for valet or employees. One concern
23 --

1 COMMISSIONER BROCCOLO: When they revised the study they eliminated those
2 spaces.

3 MS. KANE: Pardon me?

4 COMMISSIONER BROCCOLO: Didn't they revise the study after they received
5 your comments and those spaces are not being counted?

6 MS. KANE: Actually they revised it and counted five of them towards lot
7 1 of Northfield Village Center. I will say we reviewed it with our Fire
8 Prevention Inspector because there were egress doors and dumpsters located
9 there. It's difficult to see on this plan. It may show up on that plat of
10 survey. But there is a nice four-foot concrete walkway that surrounds the
11 perimeter of that building at that location. And that's really all you need
12 for an emergency egress.

13 COMMISSIONER BROCCOLO: Okay.

14 MS. KANE: You need the door to be able to open and let the occupants
15 out.

16 CHAIRMAN VASELOPULOS: But that space also calls, the schematic here also
17 calls for that area to utilize three spaces in front of the dumpsters that have
18 a sign that says No Parking, the dumpsters that are enclosed by the fence. How
19 will that be addressed?

20 MR. WEISS: You're talking about behind the main building?

21 CHAIRMAN VASELOPULOS: Behind the main building, the nine proposed spaces
22 there where you're going to double park the nine spaces. Three of the spaces,
23 the ones furthest to the north are in front of the existing dumpster where the

1 doors are and there is a specific sign saying don't park.

2 MR. WEISS: We're going to move that dumpster to the back and get rid of
3 that corral there.

4 CHAIRMAN VASELOPULOS: Okay.

5 COMMISSIONER STEIN: So, how many spaces are you counting back there if
6 you tandem park?

7 MR. WEISS: Seven, total of seven.

8 CHAIRMAN VASELOPULOS: I think that it's nine I believe.

9 MR. ABOONA: We have four additional.

10 CHAIRMAN VASELOPULOS: Four, four and one on the far north end, right?

11 MR. ABOONA: Right. So, four additional.

12 CHAIRMAN VASELOPULOS: Yes. Before we move on to the space that's out,
13 the build-out space that's out there, just a couple of questions on that. I
14 just want to make a couple of overview parking observations. I think, you
15 know, I think some things need to be addressed. I think you guys have provided
16 some answers that are good answers. I think we have also suggested some ideas.
17 But normally when these things are brought before us, we make slight
18 modifications to it, you know, that you guys agree to, we put it in there and
19 then we send it for the board.

20 Some of these things I think frankly need to be hatched out a little bit
21 more before I personally would be willing to, not that I want to reject this, I
22 just don't think it's fully complete for us to entertain, to tell you the
23 truth. But that's on the parking side. On the floor plan, I just had a couple

1 of brief questions of the restaurant itself, the floor plan of the restaurant.

2 The partition, the movable partition wall, how is that going to be
3 utilized? I'm assuming that's when you're using the bar and not the large
4 banquet room? But if you're using the large banquet room, that partition will
5 not exist, the partition will be pulled back?

6 MR. MENDOZA: Yes and no.

7 CHAIRMAN VASELOPULOS: And the reason is then the bathroom situation is
8 my next question. So, if you can address that whole thing?

9 MR. MENDOZA: Okay. If we have a large party, then that party -- and
10 they're going to utilize the bathroom. And I believe we have the, there's a
11 bathroom in the banquet as well.

12 CHAIRMAN VASELOPULOS: Yes, just a single --

13 MR. MENDOZA: So, there's a large -- they have access to the main
14 bathrooms we have, the one with the -- which is handicap accessible. Now, as
15 far as the other partition, if we're not utilizing that room,
16 right --

17 CHAIRMAN VASELOPULOS: The large one or the small one?

18 MR. MENDOZA: The large, this is the large one. The small one with the
19 bar, it's our intention especially on Fridays and Saturdays because when it's
20 late people are always drinking in that front area, to give them an alternate
21 area to -- where there's a bar and they -- bar food. We're not serving dinner
22 there, just drinks and, you know, appetizer type things while they wait for
23 their table.

1 CHAIRMAN VASELOPULOS: Would the appetizers be full menu appetizers? Or
2 is it a bowl of peanuts kind of thing?

3 MR. MENDOZA: It would be right -- appetizer menu thing. It would be as
4 if you were to go to a restaurant, in the appetizer section --

5 CHAIRMAN VASELOPULOS: Okay. Would you have TV's in that area?

6 MR. MENDOZA: Yes, we will. We're putting TV's in that area and another
7 big screen in that big area so that if somebody does utilize that area for a
8 small banquet, that everyone --

9 CHAIRMAN VASELOPULOS: But on Friday night, Saturday night when the game
10 is going on, people can just park there for a couple of hours and watch the
11 game and drink?

12 MR. MENDOZA: If they chose to.

13 CHAIRMAN VASELOPULOS: Yes, okay. That wasn't spelled out anywhere. Did
14 I miss that? I apologize if I did but I didn't see that anywhere.

15 MR. MENDOZA: I don't believe so.

16 CHAIRMAN VASELOPULOS: Because that goes towards the counts and things
17 that we were talking about.

18 MR. HELMER: I don't think it was in our original request also as we've
19 fleshed out the different issues and quite frankly as we've seen how the
20 business actually operates, that partition door will always be closed unless we
21 have a full banquet. The intent was to use this pre-function seating as an
22 overflow area if the front bar is full. And that happens not very often.

23 MR. MENDOZA: Usually the biggest days are Fridays and Saturdays and

1 they're waiting there anyways -- the space.

2 CHAIRMAN VASELOPULOS: What is code for number of bathrooms if you are
3 closing that off and you're using that banquet space with that one toilet
4 there? What's code on that?

5 MR. HELMER: We would never be using the banquet space without that front
6 bar area, the smaller area. On the nights there are banquets, that will not be
7 used as an overflow area for the restaurant.

8 CHAIRMAN VASELOPULOS: So, if I understand correctly, every time you use
9 the banquet the wall will be open?

10 MR. HELMER: Absolutely.

11 CHAIRMAN VASELOPULOS: Is that what you're saying?

12 MR. HELMER: Yes.

13 CHAIRMAN VASELOPULOS: Okay, sorry. Okay.

14 MR. MENDOZA: And then we'll use that front bar area as a pre-function --

15 CHAIRMAN VASELOPULOS: Yes. Cocktail area.

16 MR. MENDOZA: Yes. A couple of tables with counters and chairs.

17 CHAIRMAN VASELOPULOS: Would you ever entertain flip-flopping the current
18 banquet room that you have with the new banquet room you're proposing? Meaning
19 that the new banquet room becomes a sitting dining room and the smaller banquet
20 room is the banquet room because you would have more capacity in the larger,
21 new banquet room that you're proposing?

22 MR. HELMER: No, not at this time. If we can just clarify, flip-flopping
23 the new small room with the new big room or the existing --

1 CHAIRMAN VASELOPULOS: The existing, I'm sorry, what is it called, that
2 existing?

3 MR. MENDOZA: The good time room.

4 CHAIRMAN VASELOPULOS: The good time room, yes. I knew it had a name, I
5 forgot what it was, it was a catchy name. Yes.

6 MR. HELMER: So, we're having a banquet in the good time room?

7 CHAIRMAN VASELOPULOS: And utilizing the new banquet room in the far back
8 as regular dining.

9 MR. HELMER: No.

10 CHAIRMAN VASELOPULOS: Because that increases your capacity.

11 MR. HELMER: No, absolutely not. We have no intention of doing that.

12 MR. MENDOZA: Yes, based on the kitchen usage right now, if we were to
13 just swap those, the increase in capacity for that larger room, there is a
14 different menu for the banquets. It's a much easier menu there. They have
15 choices between beef or seafood or chicken, that if we were to just offer our
16 regular menu in the banquet room, the current kitchen could not handle the
17 capacity on that.

18 CHAIRMAN VASELOPULOS: I see. And why didn't you, obviously we've raised
19 a whole ton of parking issues so this question sounds stupid, okay, but did you
20 contemplate using, accessing the rest of the vacant space that is available,
21 303, on the schematic?

22 MR. WEISS: No, because we have another retail that's looking at that
23 space, the front portion.

1 CHAIRMAN VASELOPULOS: I know it's not pertinent here but what's the
2 retail that's looking
3 at --

4 MR. WEISS: It's not signed yet.

5 CHAIRMAN VASELOPULOS: Type of business? You can't speak to it at this
6 time, that's fine, I understand. Thank you.

7 MR. MENDOZA: Plus, on my aspect, it costs more per square foot because -
8 - is there.

9 CHAIRMAN VASELOPULOS: Sure it is, it does cost more.

10 COMMISSIONER STEIN: I have a somewhat unrelated question and it struck
11 me when that partition wall is closed, is that a legal exit? In other words,
12 don't you have to have two exits out of a room? Two egresses?

13 MS. KANE: Yes. And I will say that these are just, you know, sketch
14 drawings, they're not working drawings. And obviously our Fire Prevention
15 Bureau would look at that in detail to make sure that the appropriate egresses
16 are provided. So, your concern when the partition wall is closed, when it's
17 being used for this waiting area during regular dining times --

18 COMMISSIONER STEIN: It's an enclosed room with one exit door.

19 MS. KANE: Yes, there's usually a door there.

20 MR. MENDOZA: Our partition has a door. If you've seen these partitions,
21 they have a door --

22 COMMISSIONER STEIN: Oh, okay.

23 MR. MENDOZA: If you need to, they can, there would just be a door --

1 COMMISSIONER STEIN: And then the larger room has a door that goes out to
2 the back and then a door that goes to the front?

3 MR. MENDOZA: Yes, it's got one into that alley and one into the hall --

4 MR. HELMER: Yes, our intent would certainly be to retain an architect to
5 do a full set of building plans that would include requiring, you know, meeting
6 all the code requirements. And we actually have several different options
7 there.

8 CHAIRMAN VASELOPULOS: Any other Commissioners have any other questions?

9

10 COMMISSIONER BROCCOLO: I'll just reiterate Bill's concern about the
11 parking. I don't see that that annex parking is legitimate. It just seems too
12 tight to me. Now, I'm not an expert like our Fire Marshal is but it's just
13 I've been back there, I was there just earlier tonight, it just seems so tight
14 there's just going to be some problems there. I wonder if that's a legitimate
15 quantity to use in the analysis.

16 MR. HELMER: Well, and like we said a year ago, number one, we have a
17 common goal with the Village to have a successful business. Number two, the
18 last thing we want as a business is for somebody to come their first time, have
19 a miserable experience with their car and never come back. If they tell their
20 friends and they tell their friends, the next thing we know we're out of
21 business. So, we are certainly open to working with the Village on whether --
22 the back easement area.

23 You know, from our perspective, the sooner we could open for business,

1 the sooner we get approved, the better. From a business perspective, we'd
2 rather see how things are going and then go back to the City and ask for extra
3 parking spaces. But certainly we are here today for your approval.

4 CHAIRMAN VASELOPULOS: Any other comments from any Commissioners before
5 we open up to the audience?

6 COMMISSIONER RUBIN: Well, I only have one quick comment, and that is
7 that if the Village has not yet expressed its gratitude that Happ Inn has
8 opened and is thriving in its location, we should, because it has resulted in
9 nothing but benefit to the Village as well as some of us who are customers and
10 like the food. So, my own feeling is that this meeting should not be construed
11 as attempting to throw roadblocks into the plans of the owners but rather to
12 attempt to work with them to get everything worked out so that the business
13 stays, thrives and even expands further.

14 MR. HELMER: Thank you. And it's certainly a testament to the Debbie and
15 Carlos.

16 COMMISSIONER RUBIN: By the way, I guess I should amend my remarks by
17 saying I don't speak for the entire Village, but nevertheless.

18 CHAIRMAN VASELOPULOS: But it's a point very well taken. Joanna?

19 COMMISSIONER STEIN: No, I'd just like to address the actual parking
20 survey. It seems like the problem really is Friday at lunch. In other words,
21 it's already eased up by dinner. And I would hate to be dependent on this on-
22 street parking for a banquet at your facilities, or even the west lot, that's
23 the Village lot because that's pretty well utilized during the day.

1 So, from what I can tell, my first question is this was done in February
2 which is in fact the second slowest restaurant month in the year, second to
3 January.

4 MR. MENDOZA: The weekend that the numbers were counted were actually
5 Valentine's Day weekend.

6 MR. ABOONA: It was the weekend after.

7 COMMISSIONER STEIN: It was the weekend afterwards.

8 MR. ABOONA: Well, we compared that with the sales data and the number of
9 people that went to the restaurant on weekends -- and the numbers were very
10 close.

11 COMMISSIONER STEIN: For the restaurant.

12 MR. ABOONA: Yes.

13 MR. MENDOZA: We've been fortunate enough that, I know a lot of
14 restauranters in the Village, in the area, we really haven't dropped off much
15 as compared to everybody else. So, we've been very lucky. Our business has
16 maintained some pretty good numbers, even during slow restaurant months.

17 COMMISSIONER STEIN: Yes. Well, there were only two spaces available
18 during that day of the survey at Friday lunch in the lot. And I know I've been
19 in that lot a lot, there is no place to park.

20 MR. MENDOZA: Fridays is a tough act but I think they brought that up to
21 everybody. Thursday I'm not concerned as much because it's not that busy on
22 Thursdays. Fridays is the biggest day, it's lunch because even during the
23 evening hours there's plenty of spots to be had during the evening hours.

1 COMMISSIONER STEIN: Well, if this survey is, you know, a good view of
2 what's actually there, yes, the pressure is off by dinner. But so, I just want
3 to review with Ann, what is your alternative at Friday lunch? It's just to put
4 a limit on the number of patrons that could come to a private party?

5 MS. KANE: Yes, that was one solution that we thought if we really kind
6 of constrained the number of guests, but again that was based on that 0.5
7 parking ratio per occupant, you know. So, it --

8 COMMISSIONER STEIN: Because there is no room at Friday lunch right now.

9 MS. KANE: I'm sorry?

10 COMMISSIONER STEIN: If you, I mean if this is accurate, in that lot
11 there is no room for two cars.

12 MS. KANE: That's correct, but they would have to provide valet and
13 ideally potentially provide that valet parking to the tandem parking spaces
14 that are created in the rear area near Enaz and the annex that we've raised the
15 other issues with.

16 COMMISSIONER STEIN: And the east lot.

17 MS. KANE: No, not in the east municipal lot.

18 COMMISSIONER STEIN: You can't use, okay.

19 MS. KANE: No, not during --

20 COMMISSIONER STEIN: The north lot.

21 MS. KANE: Yes, their own north lot, owned by Friedman Properties.

22 COMMISSIONER STEIN: So, normal restaurant patrons would be able to use
23 the valet also?

1 MS. KANE: Correct.

2 COMMISSIONER STEIN: What about people going to Lori's when there is no
3 parking in there?

4 MR. MENDOZA: They could use it as well.

5 COMMISSIONER STEIN: Anybody using that can use the valet parking?

6 MR. MENDOZA: They can use the valets. It's complimentary. We don't --
7 receipts.

8 CHAIRMAN VASELOPULOS: Any patron of any business in that shopping mall
9 can use the valet?

10 MR. MENDOZA: When the valets come, when they come to the valet, the
11 valet -- going to ask are you eating at the Happ right now. Right, so if --
12 Friday, we're going to try to make it easy for everybody so that they can park
13 their vehicles. So, if we have a valet out there, if they come to the Happ,
14 then they get ticketed their ticket and they drop their car and they're just
15 going to go back to the Happ to pick up their car.

16 Now, are there a lot of people who are going to do that? Probably not.

17 COMMISSIONER STEIN: Because most people wouldn't know they would be able
18 to do that.

19 CHAIRMAN VASELOPULOS: They wouldn't think that they could do that.

20 COMMISSIONER STEIN: The thing is if you have an event say at 11:00 and
21 people drive and there's parking places in the lot, they are not going to
22 valet. They're going to take all the parking places. So, then when you have
23 patrons or other people, other patrons of the building come at noon and the lot

1 is full, and I think it's excellent, I just, it would be nice to be able to
2 publicize the fact that your valet service is for anybody using the Northfield
3 Center.

4 COMMISSIONER BROCCOLO: That's a great idea.

5 MS. KANE: And maybe there could be something of the signage. I know
6 that Nick and I spoke about the sign, you know, the Architecture Commission
7 would have some conditions.

8 COMMISSIONER STEIN: Because that's excellent, yes.

9 MS. KANE: That is something that would open it up and not hurt
10 subsequent, you're right, if at 11:00 o'clock Friday, lunch on a Friday, it
11 gets underway it could fill up.

12 COMMISSIONER STEIN: You know, if you see a place you're going to take
13 it.

14 MS. KANE: I agree.

15 COMMISSIONER BROCCOLO: Ann, I'm still not clear with where those 40 cars
16 go.

17 MS. KANE: If there's 45 individuals --

18 COMMISSIONER BROCCOLO: If there's a banquet.

19 MS. KANE: Yes, let's say Friday at lunch there's 45 guests -

20 CHAIRMAN VASELOPULOS: There is no place for them to go.

21 MS. KANE: There's 22 parking, 22 vehicles theoretically that are
22 generated by the parking ratio that Staff recommended.

23 COMMISSIONER BROCCOLO: Okay. So, we're going to limit the capacity.

1 MS. KANE: Capacity, not the number of vehicles. So, let's, even if we
2 bump it up to 23 cars and the 2 that are created by the 2 additional employees
3 that are necessary to serve this function, so that brings us to 25 cars. There
4 were the additional I believe 18 spaces because of their parking, and the
5 survey showed that there were 6 spaces being utilized behind the annex. So,
6 there were 6 available and 12 additional with the tandem. So, that's 18 there.

7
8 And actually Staff counted all 9 of the parking spaces behind Enaz as new
9 spaces because none of them were striped. Well, their survey showed that
10 occasionally there were a couple of spaces back there. It was grouped into the
11 overall whole lot.

12 COMMISSIONER BROCCOLO: Between those two.

13 MS. KANE: So, 6, 12 and 9 gave us the 27 spaces, and we're creating 25
14 vehicles. So, that's why, I mean, I really still feel --

15 COMMISSIONER BROCCOLO: Is the restriction just for Friday at lunchtime?

16 MS. KANE: Pardon me?

17 COMMISSIONER BROCCOLO: Is the restriction just for Friday at lunchtime?

18 MS. KANE: There was another restriction that suggested because Friday
19 evening again showed that they were quite close, and these are, you know,
20 suggestions, not a perfect science, suggested limiting the number of guests on
21 Friday evenings to 75. And that's because there were 31 spaces, excuse me, 31
22 spaces available on site, plus, presumably these additional 21.

23 COMMISSIONER BROCCOLO: Well, again on Friday night they could use the

1 municipal lot. You could figure out something else.

2 MS. KANE: And that's why I said anything above those 75, let's work out
3 a deal that you're using our municipal lot because I wanted to encourage that.

4 COMMISSIONER BROCCOLO: I think our only issue as Joanna said is this
5 lunchtime.

6 MS. KANE: Weekday lunches, yes.

7 COMMISSIONER DOLAN: And out of those 18, wouldn't 5 of those actually be
8 taken away because of they added that -- vacancy?

9 MS. KANE: I'm sorry? You're at Friday at lunch and you're saying -- I
10 was looking at just the main lot number 1 where they show there's 2 available
11 parking spaces. Actually when I went through their study at the very back,
12 their detailed appendix study with the pink stripes showing their peak hours, I
13 totaled up each of the individual sublots that created the Northfield Village
14 Square main lot. And there was an available inventory of 5 parking spaces
15 based on their numbers.

16 COMMISSIONER STEIN: In all the parking lots?

17 MS. KANE: No, just in the front of the Happ Inn's main parking field.

18 COMMISSIONER STEIN: This doesn't go far enough north. But if that bank
19 development proceeded -- ice cream store and Starbucks, where do they park?

20 MS. KANE: Well, they're no longer having the ice cream store or
21 Starbucks.

22 COMMISSIONER STEIN: I know that.

23 MS. KANE: And they do provide adequate parking on site in their --

1 COMMISSIONER STEIN: And that's totally separate from anything we're
2 showing here?

3 MS. KANE: That's correct. It's due west of the 12 spaces. But I will
4 say at some point that we have preserved an easement across their lot that
5 takes us to this back area to a couple of alleys. And I see that the
6 westernmost parking space that's behind the Northfield Village Square annex is
7 actually located in an alley of the Village's, you know. It's Village right of
8 way but we haven't, it's not improved as of now and we haven't enforced. We've
9 allowed them to utilize the parking deck there as they have for years. But as
10 some point if we do see redevelopment, I would anticipate that area will be
11 reconfigured and hopefully providing a lot more parking.

12 COMMISSIONER deLOYS: With regards to the traffic study, you used
13 February. Is that representative of the entire year? Or I mean, it seems like
14 more people come out in the summertime and want to go out and sit in the
15 outdoor. There are going to be people double stacking. So, isn't your parking
16 numbers in the summertime going to be a lot higher than they are in February?
17 And how do we accommodate that then?

18 MR. MENDOZA: Yes, I can't, I would say right now we found when we opened
19 up in August, right, August 10th, we found that a lot of the local residents
20 ride their bikes and walk to our restaurant, all right. So, those people,
21 during the wintertime, they drive. When we first opened, that parking lot on
22 any given night would be, obviously on a Monday much busier -- always have
23 these big sales and then kind of drop off. But right now based on our current

1 numbers, we're kind of maintaining.

2 I wish I could show you last week, last week wasn't normal for everybody.

3 It probably was our worst week ever, and that parking lot we had so many
4 spaces. So, February is pretty representative of the rest of what we've
5 already experienced.

6 COMMISSIONER deLOYS: In your short period of time so far. Because
7 obviously word is going to get out more and you are going to probably generate
8 hopefully, knock on wood, but this will generate more traffic and that means
9 more cars.

10 MR. MENDOZA: That's what we're hoping. The reason why we looked at this
11 whole thing to begin with was we were getting a lot of phone calls. If you
12 look around the North Shore, there's not a whole lot of banquet space available
13 unless you go to -- the way it is. Everyone is, you know -- perfect little
14 meeting spot. So, what we're trying to do is create a banquet facility that is
15 not going to have the banquet for 125 because we don't want that, we can't do
16 it.

17 COMMISSIONER deLOYS: Because that's where my fear is, is that the
18 numbers although they might be representative of one particular weekend, it
19 might not be representative of the entire time. And I know that's hard to plan
20 in goal and all that forecast, but if you are on the low side and your numbers
21 are going to get a lot higher, where is everybody going to go? And that feeds
22 off on the public spots and then everybody is parking everywhere else and it's
23 going to get ugly potentially. So, hopefully it doesn't happen but, you know,

1 I think that's something we have to look into. It's like what if it's higher?

2 CHAIRMAN VASELOPULOS: Any other comments from the audience?

3 (Witness sworn.)

4 MR. WARGA: My name is George Warga, W-a-r-g-a. I'm a Village Trustee
5 and I used to work with this fine group of people. It certainly sounds like,
6 you know, we're trying to figure out something that we really can't put a
7 finger on. I don't know how anybody is ever going to be able to do that no
8 matter how many studies you do.

9 I think if the Petitioners, which they seem very willing, can work out
10 the valet situation, because again I reflect on my experiences going downtown
11 in the City, it's just like there is no parking but there is valet and that
12 works out for people at fine establishments and during busy years that there is
13 valet and it's properly publicized. And it's especially gratifying to hear
14 somebody say, hey, and it's okay for anybody shopping here, because that's what
15 shoppers need to know, for the other tenants to know that they can also utilize
16 that, that that's publicized that they're willing to do that.

17 It sounds like the only thing you can possibly do is say, hey, we can
18 take care of this no matter what happens. So, if something is in the agreement
19 along that line, to me that seems like the reasonable solution. And that has
20 to be able to be enforced in some way to say, hey, we can work that out,
21 because I don't know how we're ever going to figure it out, and yet we want to
22 encourage the business because they've been a wonderful tenant and addition to
23 our Village.

1 CHAIRMAN VASELOPULOS: What do you think about the option of entering
2 into an agreement about leasing some, the valet leasing some space from the
3 Village municipal lot?

4 MR. WARGA: From the Village? Well, I think that's great if that's part
5 of the solution. I think that's a wonderful idea, it's agreeable and
6 reasonable to do. That's a fair arrangement. That's my comment.

7 COMMISSIONER deLOYS: That would be on Thursdays and Fridays or weekdays?
8 Or how does that work?

9 MR. WARGA: I don't --

10 COMMISSIONER deLOYS: Logistically I'm just trying to understand how.

11 MR. WARGA: That I don't know.

12 MS. KANE: Yes, I guess I still have this concern that there is just not
13 the capacity in the municipal lots on the weekdays. I have, you know, there's
14 the Village Center residences. I brought the aerial map because if you look at
15 the municipal lot that we're all familiar with next to Dominick's, the west
16 lot, you'll see just south of it a large vacant lot that's empty everyday,
17 every evening, and it's owned and -- not owned but it's under the control of
18 the Village Center residences, the condominium building at 308 Happ Road. I'm
19 not sure of the history of how that developed, but they, as the Village leased
20 a portion of the ComEd right of way for the construction of the municipal lot,
21 apparently at some time I believe when the Village Center, when Otis Associates
22 redeveloped that, they probably needed to acquire additional parking to make
23 something work. And now it's just left in the hands of the homeowners

1 association and it's really not utilized.

2 If you look at the aerial map, there's two or three cars in there, when
3 at the same time the Northfield Village Center parking lot is full at that
4 time. So, I drive through it occasionally just to monitor what's going on.
5 There's just large pot holes and not more than two or three vehicles at any
6 given time in that 45-space lot. So, I had mentioned it to their Corporation
7 Counsel as a possible relief mechanism just for the weekday parking, you know.

8 That might be a solution.

9 You know, their valets are going to be in pretty darn good shape but, you
10 know, I think the idea of opening the valet up to all the patrons is great.
11 The valet would just need a legitimate place to put that vehicle for that time
12 that goes, you know, I don't want to see them double, triple parking, you know.

13 I've lived around places in the city by Lincoln Park where, you know, the
14 valet would steal a spot as soon as one pulled out.

15 So, I don't expect that kind of behavior here. I know we can certainly
16 control that with Friedman Properties and Debbie and Carlos. So, I'm not
17 concerned about that but we need the valet to have a place to put those cars
18 particularly during the weekdays.

19 MR. WARGA: I think we can put the onus on the Petitioner to provide that
20 and there is some flexibility in that that there is control so that if we see,
21 which would be great, the fact that it's being utilized, great, that's great.
22 Well, now they have to provide more valet. If it's busier on, you know,
23 Thursdays -- what if it gets busy, well, then they have to accommodate that.

1 The onus is on them to provide that and I'm sure they are very willing because
2 their business is doing better.

3 So, I see it as a pretty simple solution. And as Ann mentioned about
4 that lot back there, it's always empty -- it's such a waste of space. It's
5 like hopefully some day when -- gets resolved and maybe IDOT will actually play
6 ball with us and try to give us control of the property that Cook County could
7 let us have, too. So, things will be changing hopefully as, you know, you're
8 looking 5, 10, 15 years down the road. But nonetheless, as far as this space,
9 you know, make sure that they can have control of it and provide relief when
10 it's needed.

11 So, that's all I would like to say, thank you.

12 COMMISSIONER STEIN: You're welcome. No, I think we're trying to make
13 this work. It is just a question of where are you going to put 30 more cars
14 when there were 2 spaces available. Who uses that north lot normally? Do you
15 know? Do we know?

16 MS. KANE: I think some of the employees of the tenants and I believe
17 that the residents of the apartments above.

18 COMMISSIONER STEIN: And that are employees of the Happ Inn.

19 MS. KANE: One is an employee of the Happ Inn it sounded like, I just
20 learned this evening, and the other one is an employee of Friedman Properties.

21

22 COMMISSIONER STEIN: Because it sounds like we're relying on that lot
23 pretty heavily for the valet parking, using tandems so you could have 20

1 spaces.

2 MS. KANE: Yes. Yes, and I think what Chairman Vaselopulos brought up is
3 that we can't have tenants or employees of those businesses expecting to, you
4 know, tandem or triple park their cars and ask their neighbors to get out of
5 their way when they're leaving work or coming back, you know. So, we do need
6 to preserve a certain number of those spaces for easy in and out traditional
7 parking spaces that access right on to the fire lane. And maybe we need to
8 look at how the northern two rows of parking are configured so that the valet
9 can get them out without disturbing the traditional 12 parking spaces that are
10 the first row. Does that make sense? Joanna?

11 COMMISSIONER STEIN: Somewhat. The spaces that are behind the building,
12 are they not for any other use besides valet parking? In other words, are
13 there people going to be parked there if they're striped and they look like
14 parking places? Is it going to be signed so --

15 MS. KANE: No, some of them are already currently used by tenants and
16 employees, you know, of the --

17 COMMISSIONER STEIN: No, I mean the ones back by the dumpster behind the
18 building.

19 MS. KANE: Those are also used by --

20 CHAIRMAN VASELOPULOS: The 9 behind the building along the alley.

21 COMMISSIONER STEIN: 9 when you do them in tandem.

22 CHAIRMAN VASELOPULOS: When you double deck, yes.

23 COMMISSIONER STEIN: Yes. But are there cars there anyway? In other

1 words, are you just --

2 CHAIRMAN VASELOPULOS: I think there are a couple of employee cars there,
3 right?

4 MR. MENDOZA: Usually it's my car because it's really the management --

5 COMMISSIONER STEIN: Okay. So, you can pick up maybe 5 or 6 in the back
6 there.

7 CHAIRMAN VASELOPULOS: Well, they're saying 9. I think, would you
8 employees still be in those spaces or would that be total, all 9 would be
9 available for customers?

10 MS. KANE: For valet.

11 CHAIRMAN VASELOPULOS: For valet, yes, yes, I actually meant valet.

12 MR. MENDOZA: We're -- three vehicles back there because, all right, the
13 reason why is because we want to -- so when we leave the building it's a safe
14 zone -- back there.

15 MS. KANE: Well, you know, a condition of this approval as conditions of
16 other restaurants in the Village Center now are stipulating that all employees
17 of both the restaurant and the banquet hall facility would utilize the
18 municipal lot. So, it might be that you have to utilize the east municipal
19 lot. I know there has been some discussion with Village representatives about
20 getting appropriate illumination in that lot in conjunction with working with
21 Friedman Properties because it's not necessarily as well illuminated as we
22 would like. The east lot, that's between the veterinarian clinic and DWS lot.

23 CHAIRMAN VASELOPULOS: Any other comments from the audience? Sure, step

1 on up.

2 MR. NIETO: My name is Carlos Nieto. I'm the owner of the restaurant and
3 I just want to let you know that we are really, we are working really hard in
4 trying to make this, you know, the parking lot work. We are here really to
5 make it perfect for everybody. Also for us, we want Happ people, you know, to
6 find parking in the parking lots so they can keep coming and dining. So, we're
7 going to make it, you know, work. I think a banquet room sounds like a big
8 room but really it's a private room. So, the dining room people when they're
9 dining in the restaurant, it's an hour and a half, usually an hour and a few
10 minutes. On my resident parking, that is worth two hours.

11 So, you know, the parking will be moving all the time. And I appreciate,
12 you know, thinking of it not only for us but for neighbors. Thank you.

13 CHAIRMAN VASELOPULOS: Thank you.

14 COMMISSIONER deLOYS: Thank you. Can we make a recommendation within our
15 18 or whatever amendments that Friedman and the restaurant continue to work
16 towards an agreement with that lot, open lot so we can have a permanent
17 solution besides double or triple stacking in the north lot line --

18 MS. KANE: It's certainly within your purview. I don't think we can hold
19 the private owners, you know, we can't hold the homeowners association to agree
20 to it.

21 COMMISSIONER deLOYS: Right, I understand that.

22 MS. KANE: But we can encourage Friedman Properties --

23 COMMISSIONER deLOYS: Exactly, that was my point, to encourage them to go

1 forward and to come up with a more permanent solution that would, at least
2 weekdays, offer a better solution to handle the parking overflow. I'll feel
3 much more comfortable personally if that was there. I don't know if anybody
4 else feels that way.

5 CHAIRMAN VASELOPULOS: Let me throw out a few things and a few thoughts
6 so we can discuss them and I could hear everyone else's, all the other
7 Commissioners' opinions like what Dan just said. I think, this is just for the
8 audience, I think all of us really are, like Len said, we really appreciate the
9 restaurant. It's, you know, let's face it, for roughly ten years that was, you
10 know, either dead space or restaurants coming and going. And it seems like
11 this is actually doing very well.

12 So, I think everyone in the room wants to figure this out and make it
13 happen. So, I think we have two options. One, we amend, you know, starting at
14 number 19 which isn't here and start amending this lot because we've touched on
15 three or four important points that we've made that we would want concessions
16 made and things to iron out. Or secondly, we in essence table this, let the
17 Village work with them and hash out a few of these issues in a more concrete
18 fashion.

19 The valet, what I think is new was how that little bar space is going to
20 be used, I don't think that was spelled out anywhere, and then let them come
21 back to us. Because I think everyone wants this to work and I don't think
22 anybody, and again I'm speaking for myself so the rest of you please correct me
23 if I'm wrong as I'm kind of summarizing what I think is the opinion here, I

1 don't think anybody wants to just outright just deny this and not make this
2 work, because they have been a big boost to the area, to the mall, to the whole
3 downtown area. But there are a lot of concerns and a lot of issues that we've
4 all, you know, discussed today.

5 So, that's how I view it. Commissioners, anything anyone wants to raise?

6 COMMISSIONER BROCCOLO: I agree with that. I think there are too many
7 open issues now, just the kind of concerns that I think it's better served to
8 work with Ann and her Staff to give it more definition.

9 COMMISSIONER CALDWELL: I think we need to get it buttoned down just a
10 little tighter and then move forward. Everyone here, again I'm not speaking
11 for everybody, but everyone wants to move forward.

12 MR. HELMER: Well, I guess our only concern from our perspective is we're
13 never really going to know for sure. I mean are we looking to add 20 parking
14 spots somewhere, whether it be adjacent land or municipal land? Are we looking
15 for 30 spots or are we looking for one to one? I'd like to at least have some
16 kind of guideline as to what our goal is. I mean, we have a parking consultant
17 that we retained based on these different areas that we think we have enough as
18 it is. The Friday lunch is obviously the concern. So, I don't know if we can
19 be any more specific.

20 COMMISSIONER STEIN: I don't think we have to be specific on the parking
21 places. But the petition should include a discussion of the bar area and the
22 fact that it has become really a part of the restaurant when there are no
23 banquets. In other words, if you read through the petition, it sounds like it

1 belongs with the banquet facility only, and that should be in the language that
2 it is part of the restaurant except when there are banquets, and then it's part
3 of the banquet usage. And then I think there has to be more of a description
4 of the valet and when it's going to be used, what is going to trigger the use
5 of it, the fact that everybody, it would be wonderful if in your petition it
6 said that everybody that is using that entire facility is welcome to use the
7 valet if the lot is full.

8 You know, I think we can start taking amendments on here but it would be
9 nice to have the petition a little cleaner itself.

10 CHAIRMAN VASELOPULOS: Amendments that we would add right now would in
11 essence, or stipulations, asking you right here and now to in essence agree to
12 them as you go before the Village Board that if we loaded this up with
13 amendments, we're saying okay, this works with these additional amendments, and
14 then you're taking that to the Village Board. They appear to me to be
15 substantial amendments and I don't know if you're going to agree to all of
16 them. And that needs, personally I think that needs to be hashed out with the
17 Village Staff.

18 I mean, we could go ahead and throw in a whole ton of amendments I guess
19 and --

20 COMMISSIONER CALDWELL: I wouldn't do that tonight.

21 MR. HELMER: And what we really need now from our investors' perspective,
22 business perspective, is to start the plan and building a permanent
23 application. And I don't know that we can do that if we table it with some

1 recommendations. If we do have a longer list of amendments, can we go in for a
2 building permit right away with the proper plans?

3 MS. KANE: Certainly you can always do that. It's at your own risk. We
4 would not be able to issue the permit until a final decision is made at the
5 Board level. We could issue it the morning after the Board meeting when the
6 Plan and Zoning Commission's recommendation is received.

7 I think what I'm hearing here from the members of the Commission is find
8 a way to iron out these details, return to you next month. And I think we will
9 need a motion so that we don't have to republish this hearing so that at a date
10 certain, the next meeting is on May 3rd, with those issues to be addressed, we
11 would work diligently to iron out all those issues, engage in some
12 conversations with some of the private property owners. And so, I think, I
13 don't want to speak for the Commission but I think it would be money well spent
14 is getting going on construction drawings because those are not always the
15 fastest turnaround. And we would certainly be happy to do the plan review.

16 CHAIRMAN VASELOPULOS: So, the Village will be willing to start
17 entertaining their permit applications.

18 MS. KANE: Absolutely.

19 CHAIRMAN VASELOPULOS: And so we don't have to, because I understand his
20 question or his concern.

21 MS. KANE: We don't want to delay them more. Yes.

22 CHAIRMAN VASELOPULOS: You know, you don't want to start the ball after
23 the Village Board, you know.

1 MS. KANE: Yes, if this is the way that --

2 CHAIRMAN VASELOPULOS: Because that's a month down the road or maybe
3 longer.

4 COMMISSIONER RUBIN: But then we meet, and they still have to go before
5 the Board at its meeting which would be later in May.

6 MS. KANE: That's correct.

7 COMMISSIONER RUBIN: How much later is that?

8 MS. KANE: They meet on the third Tuesday of May which would probably be
9 the 16th of May. 3rd is the first Monday.

10 COMMISSIONER RUBIN: So, theoretically they would not be able to start
11 construction until late in May.

12 MS. KANE: Correct. I guess, have they even started on construction
13 drawings, because that's not necessarily a fast turnaround. I'd ask how soon
14 do you think you would be submitting full working drawings?

15 MR. HELMER: Next week.

16 COMMISSIONER RUBIN: That's what I thought.

17 CHAIRMAN VASELOPULOS: What's your construction plan?

18 MR. HELMER: Construction plan? As far as --

19 CHAIRMAN VASELOPULOS: When you would start building out.

20 MR. HELMER: As soon as we get approval.

21 MS. KANE: Yes, but plan review as you know, Jim, having gone through it
22 a number of times, you know, first round of review comments is about three
23 weeks, and then we get comments to the architect, they turnaround the plan in a

1 couple of weeks. So, it's generally a four to six-week process from initial
2 submittal to being able to issue a permit. So, even if you've got the plans
3 the next week, that takes us to April 12th. You know, we're getting close to
4 allowing you to --

5 MR. HELMER: So, we lose a month.

6 CHAIRMAN VASELOPULOS: No, I don't think we're saying that. I think what
7 we're saying is that you start the ball rolling now, the Village starts looking
8 at it now and you don't lose that month. You don't submit them in May, you
9 submit them now. Ann was suggesting or pointing out you're not going to get
10 approval, let's say everything was approved today, let's say this is the
11 Village Board and we're approving it today and you submit the plans now. It's
12 going to be four to six weeks before you can start anyways.

13 MR. HELMER: But can we submit those plans next week --

14 MS. KANE: Absolutely, please do.

15 MR. HELMER: If we don't, even if we don't have --

16 MS. KANE: Yes. Your biggest risk will be that you'll be covering some
17 of the Staff time to complete that plan review but it's nominal compared to the
18 investment going into building out the space and taking on this new business
19 venture. And we're happy to do that.

20 CHAIRMAN VASELOPULOS: We want to present something clean, as clean as
21 possible to the Village Board. There are some issues at the Board level about
22 parking, a lot of issues that they have, concerns that they have about parking.

23 I think it behooves your petition to be as clean as possible before the Board

1 because it's possible we pass something today and the Board says exactly what
2 we're saying and now you've lost a couple of weeks.

3 MR. HELMER: Well, and then the flip side is I'm not sure if we're going
4 to go ahead and spend the money, \$20,000-\$30,000 if we're going to go forward
5 at the risk of dealing with private landowners. We have not had a lot of
6 success if we -- having an easement behind Hunan Chef. I've been trying for
7 two years for somebody at Seul's to talk to me. They do use the alley behind
8 our building. We pay for insurance that covers their people coming through.
9 There is wear and tear on our drive area that they're not, they don't want to
10 take any responsibility for.

11 I hesitate to have to rely on those people spending tens of thousands of
12 dollars. Certainly if there is an option to work with the City first, that's
13 our first choice.

14 MS. KANE: I just don't have an available inventory of parking to offer
15 to you during these days I guess. I'm not trying to think of any business
16 around there that does have an available -

17 COMMISSIONER RUBIN: Let me ask. Is it possible procedurally for us to
18 give preliminary approval to some aspects of this subject to a submission later
19 of the items that we think need cleaning up so that that will give the
20 Petitioner the ability to begin moving forward? In other words, instead of
21 waiting until we get all of the amendments in place and then, you know,
22 approving something down the road or at the next meeting which is a month from
23 now, we can give the Petitioner something tonight that will at least help and

1 help to shorten that time period? I don't know, I'm asking.

2 COMMISSIONER STEIN: Well, we don't give approval, that's one problem.

3 COMMISSIONER RUBIN: Yes, well, you know what I mean.

4 COMMISSIONER STEIN: The Board does.

5 CHAIRMAN VASELOPULOS: We give a recommendation.

6 COMMISSIONER RUBIN: That's right, okay. So, change my word to
7 recommendation.

8 CHAIRMAN VASELOPULOS: Yes. Well, in essence, I think that's what we do
9 when we make amendments to this. And I think, I don't think there is any
10 middle ground there. Either we're making a recommendation to the Board to
11 approve it with the 18 amendments that have already been added and whatever we
12 add on now, or -- well, we have three options I guess. Or we could say no to
13 this whole thing, or we don't act on it and recommend and move this to the next
14 meeting, the May, what date would that be?

15 MS. KANE: May 3rd.

16 CHAIRMAN VASELOPULOS: May 3rd.

17 COMMISSIONER RUBIN: It was just a question I had.

18 CHAIRMAN VASELOPULOS: George?

19 MR. WARGA: Can we, because what I hear you saying is, you know, there is
20 a concern about timing and to some private property and certainly, you know, we
21 can certainly respect that. And it's certainly the ideal to do that but I
22 would think that there's ways around the valet situation again saying, okay,
23 let's put something in there with the valet, that there is some flexibility in

1 increasing the usage of valet and making sure that the access to the other
2 tenants is accessible, you know, the shopping center tenants. I certainly
3 wouldn't say that you have to put that as a permanent condition, that it has to
4 be some type of contract anywhere. I don't see that as a reasonable demand but
5 it's certainly nice to do that.

6 CHAIRMAN VASELOPULOS: Contract on what?

7 MR. WARGA: Behind trying to get use from that homeowners/condos'
8 parking.

9 CHAIRMAN VASELOPULOS: Yes, I don't think that's an issue. It's an idea.

10 COMMISSIONER deLOYS: I was looking at it in the long term.

11 MR. WARGA: Yes, it's a nice long term solution.

12 COMMISSIONER deLOYS: Versus double parking --

13 MR. WARGA: I would think it would be in their best interest to do that.

14 COMMISSIONER deLOYS: Right, agreed. Agreed.

15 MR. WARGA: But I don't know if, as we've heard it expressed--

16 COMMISSIONER deLOYS: Whatever that long term solution is that's better.

17 But I think right now you've got a temporary solution at best which might be
18 full of problems, and we're hoping not to have problems. So, if all is well
19 and see that you do get that good word of mouth when people come and want to
20 come in and it grows and then you've got to take more space and we're all
21 happy. But what that real solution is I think we need to keep talking and
22 figure that out.

23 MR. WARGA: Why not, I think there is some interest to say, hey, we can,

1 and certainly we don't want them coming to the Board and having it rejected,
2 you know, that type of thing. That's certainly a waste of people's time to
3 come there, and it's also, this is the place that they hash it out. So, can we
4 name the amendments that we're looking at, identify those right now, see how
5 you feel about them, and maybe we can move forward and have it close enough
6 that if something that needs to be tweaked, can we tweak at the Board level if it
7 needed to be tweaked?

8 MS. KANE: Of course, the Board always has that ability.

9 MR. WARGA: Yes. So, we can tweak it at that meeting a little bit but,
10 you know, if we're narrowing this down, I would suggest let's name the concerns
11 and see. Certainly tying it in with private property is not going to be
12 something that they can agree to say absolutely that they're going to do that,
13 they can't. That's just unreasonable. So, if you can take a stab at them, they
14 can move forward. Does that sound reasonable?

15 COMMISSIONER RUBIN: It does to me.

16 COMMISSIONER STEIN: Well, I'm looking at this, the problem really is Friday,
17 Friday lunch. And we could put, it should be more clear when is the valet
18 going to be used? Is it going to be used for every event, every private event?
19 Is it going to be used every Friday lunch weekly?

20 CHAIRMAN VASELOPULOS: I think it says it in there. They're planning on
21 using the valet all the time. They're definitely going to use the valet during
22 banquets.

23 COMMISSIONER DOLAN: Can you say no banquets on Fridays? No banquets

1 Fridays during lunch?

2 COMMISSIONER STEIN: You could say no banquets.

3 CHAIRMAN VASELOPULOS: Well, I don't know if they would agree to that.

4 COMMISSIONER STEIN: What is in there right now is a restriction of 45
5 guests for a lunch, Friday lunch.

6 COMMISSIONER DOLAN: That might be an easy way out of it, you know.

7 MS. KANE: Or weekday lunch.

8 MR. WARGA: Can I suggest flexibility and maybe, you know, as long as, I
9 don't see that, I would hope it would be agreeable to the Petitioner that we
10 have flexibility in saying, hey, you know, this isn't working, you know, unless
11 you increase the valet service and do this with the valet service, well, then,
12 otherwise we've got to say the banquet has got to stop right now. I mean it's
13 certainly in everybody's interest that that works that way. They certainly
14 aren't going to do well if they don't have parking.

15 So, why not leave that flexibility in there instead of saying, okay,
16 we've got to have it like this and we've got to figure everything out to the T
17 right now. Put it in the amendment that there is always that flexibility. I
18 think that gives us more control.

19 COMMISSIONER STEIN: Right, well, that was my question.

20 MR. WARGA: It gives us flexibility and control in working with them as
21 we move forward because we're not going to be able to --

22 COMMISSIONER BROCCOLO: Well, you know, John made a, Commissioner Dolan
23 made a good idea. If they want this decision tonight, then I'd be fine with

1 saying okay, let's not, let's deal with the Friday afternoon issue at another
2 time. And then I would say that the Staff needs to figure out for the valets
3 to use the municipal lot because they're not full in the evening. That's what
4 I do find the best.

5 COMMISSIONER deLOYS: Are we going to be able to put any sort of language
6 that says that at a certain date we're able to review this after we've studied
7 the parking for three months, six months, whatever it is and come up with an
8 equitable solution based on the needs of the mall, of the restaurant, of the
9 Village, et cetera?

10 MS. KANE: Yes, if a condition of the ordinance does not contain
11 numerical numbers, you could, so let's say number 19, the condition becomes
12 "until further studies," there are no, you know, whether it be just Friday I'm
13 not sure because we don't have Thursday numbers, Friday lunch events scheduled
14 until such time that, you know, we're able to understand really how this is
15 functioning.

16 COMMISSIONER BROCCOLO: Well, that brings up the point of why it's worth
17 delaying if we don't know what the Thursday numbers are or the Wednesday
18 numbers.

19 MS. KANE: But their parking study only looks at their real peak which is
20 Friday lunch hours.

21 COMMISSIONER BROCCOLO: I mean, can the manager comment on --

22 MR. MENDOZA: I can give you the number at lunch, yes, during a Thursday
23 compared to a Friday. A typical Thursday lunch is anywhere from 150 to 175 for

1 us. I'd say the whole Friday lunch number of guests is 200 to 225. So,
2 there's 50 in total which is huge.

3 MS. KANE: And so, if we refrain from putting numerical numbers in there,
4 we can revisit that matter with either, you know, through a referral by the
5 Village Board back to the Plan Commission which I would like to do that and
6 hash it out here again rather than requiring another, if we had to go through
7 another public hearing, it was our intention not to force them to pay for it
8 but just to send out the notice which is painful enough and the mailings to the
9 surrounding property owners. If we don't have a number in there, we just talk
10 about Friday at lunch, I believe we could just come back here and have the
11 discussion in six months or whatnot and that's what one of our conditions, the
12 condition is not in there, we've talked about it in the memo saying initial
13 approval for just 45. But perhaps if they want the decision tonight, the
14 initial approval is for no functions on Fridays at lunch.

15 COMMISSIONER DOLAN: And one of the gentlemen said that Friday is usually
16 filled at these types of things anyway. They're usually earlier in the week.

17 MR. MENDOZA: Most of our business, yes. We do garner 10 to 15 right now
18 but we do that with the existing space.

19 COMMISSIONER deLOYS: Well, I personally, if we would review it in six
20 months, I would feel comfortable moving forward with some tweaking potentially
21 with some of the other things we discussed. So, and then we have a chance to
22 study it further and make adjustments down the line.

23 COMMISSIONER BROCCOLO: Study what? The Friday afternoon issue?

1 COMMISSIONER deLOYS: Or the weekdays if we want to study, but Friday
2 obviously specifically.

3 MR. MENDOZA: Yes, Friday in all of the studies is the main day. That's
4 the sticky one. Now, if you're saying, you know, in order to be able to
5 approve, from my point of view, I'd say, you know what, if you want to look at
6 this and do your studies -- six months for Friday, I think we're willing to say
7 I'm okay with Friday so long as we can revisit it, all right, because it's
8 Friday days, not night because at night we don't have an issue on parking based
9 on all the studies. It's Friday day, that's the biggest issue that we're all
10 stuck on right now.

11 Now, am I going to lose some banquets? More than likely. But you know,
12 so long as I know that we can revisit it and it's an option that we can try to
13 work something out. We have no issue with it.

14 COMMISSIONER deLOYS: We may well be able to range your number from 45 to
15 whatever, we also might -- potentially.

16 COMMISSIONER DOLAN: Yes, maybe in that time you'll strike an agreement
17 with the apartments and --

18 COMMISSIONER deLOYS: Or north --

19 COMMISSIONER DOLAN: And maybe you don't even have to wait six months.

20 COMMISSIONER deLOYS: Or north of Willow Road, there's a number of office
21 buildings. Some of them aren't as utilized parking-wise either. So, there's
22 other options potentially.

23 COMMISSIONER DOLAN: But at this least way you get it through today.

1 COMMISSIONER CALDWELL: So, should I make a motion?

2 CHAIRMAN VASELOPULOS: One second. Anyone else? Any other comments?
3 Audience, any other comments? Would the Petitioners like to say anything else?

4 MR. MENDOZA: The valet right now we currently have on Thursdays and
5 Friday nights -- and so our intent is to have valet any time we schedule a
6 banquet. If there are no banquets scheduled, there is no need for us to do
7 valet.

8 COMMISSIONER STEIN: Thursday and Friday nights or Friday and Saturday
9 nights?

10 MR. MENDOZA: I'm sorry, you're right, that's Friday and Saturdays.

11 COMMISSIONER STEIN: Friday and Saturday.

12 MS. KANE: And I guess I just want to point out because tonight was
13 really the first time or this afternoon when they brought it to my attention in
14 an e-mail that they plan to utilize the 700 square-foot pre-event waiting area,
15 I really haven't hashed through how many more tables are going to be in there.
16 They're really expanding the dining area from the existing I believe 2,150
17 that was approved in the original ordinance, an additional 700 feet for this
18 room. And as he indicated, that they could sit in there, drink some beers,
19 order appetizers which I'll tell you this office will be there on Friday
20 evenings during appetizers and taking up a bunch of tables, and what that
21 impact, we'll walk over but not everyone else will, impacts on parking, you
22 know. So, that really now we've created, oh, my God, I don't remember what
23 their current square footage of their dining area is exclusive of the outdoor

1 patio and the bar area. I believe there's 21 -- I'm sorry, 2,150 on page 2,
2 the current request.

3 The current special use ordinance does not allow their dining areas to
4 expand above the 2,150. They are here this evening requesting the banquet room
5 and also to use approximately a 700 square-foot room in addition to banquet
6 events for additional overflow waiting area, bar and later casual fare dining.

7 And I just, none of the parking study has shown what's the incremental
8 increase. I know those folks are there generally waiting but now it's going to
9 perhaps create even more people waiting.

10 COMMISSIONER deLOYS: So, should we recommend that the Village Board
11 review that on a continuing basis? Or what would you recommend?

12 MS. KANE: I'd like to see the table configuration, how that's going to
13 work out, what vehicles is going to draw.

14 COMMISSIONER BROCCOLO: So, Staff is not ready to recommend that.
15 They've got to look at it.

16 MS. KANE: Yes, because it's not part of their petition.

17 CHAIRMAN VASELOPULOS: Do the Petitioners have some comments on what Ann
18 just said? I see some, did you have a --

19 MR. HELMER: I do not believe that we anticipate additional patrons in
20 the restaurant because of this additional 700 square feet. The concern is when
21 you first come in on a busy night, it is jam-packed and it is harder for the
22 people, waiting people and getting them to their tables.

23 CHAIRMAN VASELOPULOS: You have a busy reception area. You want to all

1 slow them --

2 MR. HELMER: Right. We're trying to relieve that --

3 MS. KANE: If it was just waiting, I would not have a concern. If
4 they're going to sit at the bar and there's TV's and now you have wait staff
5 back there --

6 CHAIRMAN VASELOPULOS: Yes, having TV's in there.

7 MS. KANE: That's a different, that's not just a waiting area. So, that
8 just is a concern that --

9 COMMISSIONER STEIN: It could be a destination is what we're saying.

10 CHAIRMAN VASELOPULOS: Yes, it could be a meeting area.

11 COMMISSIONER STEIN: It could be a destination. Go to the bar and order
12 appetizers.

13 MR. MENDOZA: We're only looking to have that on Fridays and Saturdays
14 because we have those huge crowds. So, you know -- waiting for us --

15 CHAIRMAN VASELOPULOS: Did you have something else? Would you identify
16 yourself?

17 MRS. NIETO: Yes. I'm Debbie Nieto, one of the owners.

18 (Witness sworn.)

19 MRS. NIETO: Again, I want to reiterate what Carlos said and thank you
20 all so much for allowing us to come to Northfield because it's been really a
21 wonderful experience for all of us. And I think, I know all of our neighbors
22 are very happy, Peach Tree Place, everybody, Mario's, everybody.

23 I just wanted to say that, honestly, I don't think we are going to be

1 using that extra bar. We just wanted to be able to make people comfortable.
2 But to be honest, I don't think people would want to be over there when all of
3 the activity is in the main bar. So, that really is just an area for the
4 private parties.

5 And as far as the lunches on Fridays, I hope we're that busy on a Friday,
6 that we need more valet for everybody coming in that area. We would be happy
7 to accommodate all of the stores including us. So, thank you all. Thanks. If
8 I can answer anything else, I'm happy to.

9 COMMISSIONER DOLAN: Well, I think one of the concerns is that if you do
10 have TV's back there, that people would come in to get away from the crowd and
11 camp out --

12 MRS. NIETO: Right, but honestly, John, those TV's were going to be
13 placed there for the private parties, not for people utilizing that bar area
14 for waiting.

15 COMMISSIONER deLOYS: So, you're not going to have a Hawks game on on a
16 Friday night and a playoff game where you're going to have 50 or 100 people,
17 whatever, crowded in there watching the game?

18 MRS. NIETO: I sure we hope we all 50 or 100 people.

19 COMMISSIONER deLOYS: But I mean that creates a lot more traffic and
20 density.

21 MS. KANE: Perhaps if we limit the wait staff back there? You may have
22 the bartender there but no wait service, would that be acceptable so that it
23 really is a waiting area and it's not becoming almost, you know, a 33 percent

1 expansion of the restaurant with table seating area. That's just a concern as
2 I mentioned earlier.

3 CHAIRMAN VASELOPULOS: In essence, I think that means then no hors
4 d'oeuvres. I think that they're planning on serving hors d'oeuvres.

5 MR. MENDOZA: Typically if you're a guest and you're -- and you're
6 waiting, you're looking to get something to drink whether it be a cocktail or
7 soft drink, whatever. And -- room, chances are that small space is going to
8 probably house I would guess 20, 30 people there possibly. So, if I have one
9 bartender, I don't want to have more than one during the evening, and I'm
10 waiting, you as the customers see right now it takes a while for us to get
11 drinks out even if it's a soft drink, then chances are you're not going to come
12 back. And it is really trying to provide a service that's -- tray service.
13 And if I can't do that with a cocktail personnel there, then -- have a wait --
14 Fridays are and we're busy, we have an hour and a half wait, one minute seems
15 like 10, then we have some people screaming at us. We're trying to --

16 COMMISSIONER DOLAN: Well, we understand that though. No, what we're
17 just saying is that people come in and camp out because there's a bar back
18 there and comfy chairs and TV's where they can watch the game.

19 COMMISSIONER deLOYS: And I can speak to personal experience, you go to a
20 number of restaurants in the area, in your Morton's -- with the dining areas
21 jammed, you're like, you know, I'll stay in the bar for a while, get some
22 appetizers, get two or three, stay for an hour and you leave just like you had
23 dinner. So, it does wind up being a destination. And if you're having

1 appetizers, people will do that, especially if you have sports on there.
2 That's our concern, and it does increase your capacity.

3 MS. KANE: I guess my concern would be alleviated by the fact that they
4 mentioned that it would be only on Friday and Saturday evenings that this would
5 be utilized when valet was being provided. So, again hopefully in the next
6 couple of weeks we can enter
7 into --

8 COMMISSIONER deLOYS: If there's no banquet events.

9 MS. KANE: Yes, if there is no banquet event going on but I understand
10 that you are providing valet service on Friday and Saturday nights regardless
11 of banquet events, and so if we're successful in working out some sort of
12 agreement for public parking spaces.

13 COMMISSIONER deLOYS: So, we can put something in there that the pre-
14 event room is only utilized on Friday and Saturday nights when there's no
15 banquets and you're okay with that?

16 MR. HELMER: Yes, absolutely.

17 COMMISSIONER STEIN: Should that be part of the motion or should it be a
18 condition? Could you just add that verbiage to the motion?

19 MS. KANE: I think we're placing it as a condition at best but it should
20 be part of the motion as a new condition to add to the recommendation.

21 COMMISSIONER RUBIN: So, number 19 or number 20.

22 CHAIRMAN VASELOPULOS: 21 or 22?

23 MS. KANE: I'm not sure where we are.

1 COMMISSIONER STEIN: We haven't added any yet.

2 CHAIRMAN VASELOPULOS: All right. I think we've hatched it all out
3 unless I'm mistaken, we don't need to re-review this stuff over and over again.

4 COMMISSIONER STEIN: Well, quickly though, if you want to take condition
5 4 which is banquet events scheduled for Thursday and Friday lunch hours should
6 be kept at a maximum of 45 and what we have decided is that we are asking them
7 to refrain from having banquet events on Friday lunch.

8 COMMISSIONER DOLAN: For six months.

9 COMMISSIONER STEIN: Until further study.

10 MS. KANE: So, is the Petitioner willing to limit it to 45 on Thursdays
11 for the short term so when we revisit this whole matter--

12 MR. MENDOZA: Thursdays, the numbers I don't think reflect that we need
13 to but --

14 MS. KANE: Unless you want to provide us parking counts where --

15 CHAIRMAN VASELOPULOS: Is that supposed to be Thursday and Friday or
16 Friday and Saturday?

17 COMMISSIONER STEIN: No, Thursday.

18 CHAIRMAN VASELOPULOS: That was the intention?

19 COMMISSIONER STEIN: The problem is the daytime.

20 MS. KANE: Towards the end of the week, weekday lunches.

21 CHAIRMAN VASELOPULOS: Okay, I see.

22 MR. MENDOZA: Thursdays, then, you know, let's keep it at 45 on Thursdays
23 right now. But I'd like to revisit it --

1 MS. KANE: Yes. If the majority of them are between 20 and 50, Staff
2 does not feel we will restrain you to such a great degree.

3 CHAIRMAN VASELOPULOS: So, that means keeping Friday banquets?

4 MS. KANE: I'm sorry?

5 COMMISSIONER STEIN: No, they --

6 MS. KANE: Thursdays will be limited to 45.

7 CHAIRMAN VASELOPULOS: Just Thursday. And Friday is eliminated?

8 MS. KANE: No Friday yet.

9 CHAIRMAN VASELOPULOS: Until further, until subsequent study. Len, do
10 you want to take a crack at it? Or are you backing off which I fully
11 understand?

12 COMMISSIONER DOLAN: Do you have something ready to go, Dan?

13 COMMISSIONER deLOYS: No, I do not.

14 COMMISSIONER RUBIN: All right. Then I will take a crack at it.

15 CHAIRMAN VASELOPULOS: And we will assist.

16 COMMISSIONER RUBIN: **The Plan and Zoning Commission moves to approve and**
17 **recommend to the Village Board for approval a Special Use Amendment to allow**
18 **The Happ Inn Bar & Grill to establish and operate a 2,500 square-foot banquet**
19 **room facility at 305 Happ Road in The Shops at Northfield Village Square retail**
20 **center, in accordance with the Petitioner's Application and Supporting**
21 **Materials, date stamped received March 26, 2010, subject to the following**
22 **conditions:**

23 1. **The Special Use Amendment shall be personal and limited to the**

1 Petitioner, C and D Northfield, LLC. Upon change in or transfer of
2 ownership of the restaurant/banquet room facility, the Special Use shall
3 lapse. Change in ownership shall occur when the Petitioner and any
4 corporation, partnership or other business entity in which the Petitioner
5 owns 100 percent of the stock and/or assets, shall in the aggregate own
6 less than 51 percent of the restaurant/banquet room facility. The 51
7 percent minimum ownership requirements shall apply regardless of whether
8 the restaurant/banquet room facility is owned by a corporation,
9 partnership or other business entity.

10 2. An approval pursuant to any requested review by a Village consultant,
11 staff member, Board or Commission shall be an approval of only those
12 items specified in any motion, resolution, and ordinance, or written
13 report. Under no circumstances shall such an approval be deemed to be
14 the approval of any other matter by virtue of the fact that those other
15 matters may appear on the supporting documents such as a site plan,
16 engineering plan, or plat that was the subject of the review. Neither
17 shall any such written approval be deemed to be an approval of any
18 matter, which is within the jurisdiction of any other Village consultant,
19 staff member, Board or Commission or any County, State or Federal Agency.

20 3. Special Use 09-1413 shall remain in full force and effect unless
21 expressly amended by this action.

22 4. Banquet events scheduled for Thursday lunch hours shall be capped at a
23 maximum of 45 guests and there shall be no Friday banquet events pending

- 1 a revisit of this condition within six months of opening.
- 2 5. Banquet events scheduled for Friday evenings shall be capped at a maximum
3 of 75 guests or the Petitioner should enter into an Agreement with the
4 Village for the exclusive use of 10 parking spaces for valet use for
5 events with a guest count that exceeds this cap.
- 6 6. The Petitioner shall require that all employees (restaurant and banquet
7 facility) use the municipal parking lot facilities in the area.
- 8 7. Any exterior signs or facade changes are subject to the review and
9 approval of the Architectural Commission.
- 10 8. A Plan depicting the valet operations, including all temporary signage,
11 shall be subject to the review and approval of the Architectural
12 Commission.
- 13 9. The early warning fire detection system shall be extended into the new
14 space, including manual pull stations and audiovisual aids.
- 15 10. The new tenant separation wall shall be two-hour rated minimum.
- 16 11. The posted Fire Lane at the rear (east elevation) of the building shall
17 be maintained at a clear 20-foot width with no obstructions (i.e., parked
18 vehicles, refuse enclosures, et cetera).
- 19 12. The Fire Lane at the rear (north elevation) of the Annex building shall
20 be posted and be maintained at a clear 20-foot width with no obstructions
21 (i.e., parked vehicles, basement access stairs, et cetera).
- 22 13. The tandem parking spaces and Fire Lane at the rear of the Annex shall be
23 striped and the reserved spaces for tenants shall be appropriately

1 signed.

2 14. Prior to consideration of this request by the Village Board, the
3 Petitioner shall submit an executed Owners Acknowledgment of
4 Modifications to the Outdoor Dining Patio.

5 15. The handicap accessible parking space located at the Northfield Village
6 Square Annex property shall be properly signed and striped in accordance
7 with Illinois Accessibility Code.

8 16. The banquet room facility shall not expand beyond the 2,500 square feet
9 illustrated on the floor plan or be converted for regular restaurant
10 table service without an Amendment to this Special Use.

11 17. Complimentary valet service must be provided for all banquet facility
12 events and event guests shall be instructed in advance to utilize the
13 complimentary valet operations.

14 18. Valet service is strictly prohibited from using parking spaces in the
15 adjoining public rights-of-way and may only utilize public space in the
16 municipal lots subject to a formal agreement with the Village of
17 Northfield.

18 19. The restaurant use of the 700 square-foot pre-event area should be
19 limited to Friday and Saturday evenings when valet service is provided.

20 20. Valet service shall be provided during Friday dinner hours and Saturday
21 dinner hours at a minimum and shall be made available to customers of the
22 other tenants in the building with appropriate signage.

23 COMMISSIONER RUBIN: Off the record for a moment. Help me with some

1 words here. So that --

2 COMMISSIONER STEIN: Banquet events scheduled for Thursday lunch hours
3 shall be capped at a maximum of 45 guests and banquet events scheduled for
4 Friday lunch -- oh, and there shall be no Friday banquet lunch until further
5 study.

6 COMMISSIONER RUBIN: Correct. Did you get that?

7 MS. KANE: Yes. I'm sorry, did I hear until it's revisited?

8 COMMISSIONER RUBIN: Until --

9 COMMISSIONER STEIN: Further study or --

10 COMMISSIONER RUBIN: Pending further study.

11 COMMISSIONER BROCCOLO: Do you want a date?

12 COMMISSIONER RUBIN: No.

13 MS. KANE: I'd like it to come back within six months.

14 COMMISSIONER RUBIN: Okay. And a revisit of this condition.

15 MS. KANE: Because I want that stated at tonight's public hearing so that
16 members of the public know that this will be reexamined and reconsidered --

17 COMMISSIONER RUBIN: Within --

18 COMMISSIONER STEIN: So, there shall be no Friday banquet events for six
19 months.

20 COMMISSIONER RUBIN: Are we saying within six months?

21 MS. KANE: Within six months, yes.

22 COMMISSIONER RUBIN: Yes, okay.

23 MS. KANE: And we will probably end up sending out courtesy notices just

1 to --

2 MR. MENDOZA: Within six months from --

3 MS. KANE: From the Village Board approval.

4 MR. MENDOZA: So, by the time we get it off, you have probably two months

5 --

6 MS. KANE: It's going to take four months for build out? Well, why don't
7 we say within six months of opening? We want to understand how it's operating
8 so within six months of opening.

9 COMMISSIONER RUBIN: Within six months of opening, yes. Is that clear so
10 far?

11 MS. KANE: Within six months.

12 CHAIRMAN VASELOPULOS: Within six months. If we can do it sooner, that
13 would be great. I should say if we can do it within six months. The outside
14 date would be the six-month period.

15 COMMISSIONER RUBIN: Now, someone has to help me with number 19.

16 COMMISSIONER STEIN: Well, what do you want to put first? Do you want to
17 put the valet service description or do you want to put the use of the 700
18 square-foot bar area? In other words, the restaurant use of the 700 square-
19 foot bar area or whatever we're calling it. What are we calling that?

20 MS. KANE: Pre-event room.

21 COMMISSIONER STEIN: Pre-event, I knew there was something. The
22 restaurant use of the 700 square-foot pre-event area should be limited to
23 Friday and Saturday evenings. Isn't that what we said?

1 COMMISSIONER deLOYS: When there is not a banquet.

2 COMMISSIONER STEIN: Where there is not a banquet.

3 COMMISSIONER RUBIN: Good.

4 COMMISSIONER STEIN: That's what we said, right?

5 COMMISSIONER RUBIN: Right.

6 COMMISSIONER STEIN: And then the other one is valet service shall be
7 provided, this would be 20 then, during Friday lunch and dinner hours and
8 Saturday dinner hours. We didn't think it was required for Saturday mornings,
9 I don't think.

10 COMMISSIONER BROCCOLO: We did not and we didn't specify the lunch for
11 Friday either. Since we're not going to do banquets --

12 MR. MENDOZA: We're not doing banquets so there is no reason --

13 COMMISSIONER STEIN: Oh, that's right. So, for Friday dinner hours, and
14 Saturday dinner hours, for all private banquets.

15 COMMISSIONER deLOYS: At a minimum.

16 CHAIRMAN VASELOPULOS: And shall be made available for --

17 COMMISSIONER STEIN: And shall be made available to the other tenants of
18 the building.

19 COMMISSIONER deLOYS: With signage.

20 COMMISSIONER CALDWELL: With signage reflecting.

21 COMMISSIONER RUBIN: Actually to customers of the other tenants in the
22 building with appropriate signage.

23 COMMISSIONER STEIN: So, there won't be, yes, there won't be that many at

1 dinner.

2 COMMISSIONER deLOYS: And the other tenants, that they are going to --

3 MS. KANE: It may be utilized during Tuesday, Wednesday, Thursday events
4 when valet is provided when a banquet event --

5 COMMISSIONER STEIN: When there is a banquet, yes.

6 CHAIRMAN VASELOPULOS: Len, have you completed your motion?

7 COMMISSIONER BROCCOLO: Ann, do we need to encourage an agreement with
8 the Village about using the municipal lots?

9 CHAIRMAN VASELOPULOS: That's number 18.

10 COMMISSIONER BROCCOLO: Well, prohibited from using them during the day,
11 that doesn't really encourage that an agreement be put in place.

12 CHAIRMAN VASELOPULOS: I don't know that we need --

13 COMMISSIONER BROCCOLO: Okay.

14 MS. KANE: Number 18 is not restricted to daytime at all. We don't want
15 valet using on-street parking spaces daytime or in the evening time. I think
16 they are agreeable to that. And I would like to encourage them to work
17 something out because condition number 5 in here --

18 COMMISSIONER STEIN: 5 is your --

19 MS. KANE: It says Friday nights if you go above 75 participants in the
20 event, that you need to have a certain amount. I came up with 10 because that
21 was just based on the 0.5 parking ratio was enough to accommodate that excess
22 above and beyond to give some comfort, you know, with the patio opening,
23 whoever the future tenant of the vacant Sherwin's. So, I would like to

1 continue to work towards that, and as I mentioned to Nick, I don't even know if
2 there needs to be a financial component of any sort of agreement.

3 COMMISSIONER STEIN: I was going to ask you, is that agreement --

4 MS. KANE: We need a hold harmless and insurance and whatnot. And at
5 some point in the next --

6 COMMISSIONER STEIN: So, it's not a formal lease.

7 MS. KANE: No.

8 CHAIRMAN VASELOPULOS: No.

9 COMMISSIONER RUBIN: All right. So, can you distill for me what the
10 final wording is? Do we all know?

11 COMMISSIONER deLOYS: So, whatever the agreement will be, the initial --
12 conditions as we just worked out 1 through 20.

13 COMMISSIONER RUBIN: Right.

14 MS. KANE: Then I guess I want to ask -- about language number 19, the
15 pre-event room. What was your language again there?

16 COMMISSIONER STEIN: Oh, the restaurant use, meaning not banquet use.
17 Restaurant use at the 700 square-foot pre-event space be limited to Friday and
18 Saturday evenings.

19 MS. KANE: When valet service is provided.

20 COMMISSIONER STEIN: Right.

21 COMMISSIONER RUBIN: Right.

22 COMMISSIONER deLOYS: Right.

23 MS. KANE: That was number 19. Number 20 would be that valet service be

1 provided for all banquet events, that's already in here and I think if you just
2 modify one of these conditions --

3 COMMISSIONER STEIN: I was looking for that.

4 MS. KANE: Number 17, complimentary valet service must be provided for
5 all banquet facility events and event guests shall be instructed in advance to
6 utilize these operations.

7 COMMISSIONER deLOYS: And then we need to amend it to say --

8 MS. KANE: And made available to --

9 COMMISSIONER RUBIN: Right, right. That was part of it.

10 MS. KANE: And open to the customers of the other tenants.

11 COMMISSIONER STEIN: Well, we're also adding non-banquet nights, right,
12 Friday and Saturdays.

13 MS. KANE: That's true. So, we'll keep it as a separate -- condition.

14 CHAIRMAN VASELOPULOS: Do we want to add anything about that parking
15 behind the Northfield annex to exploring that green space dedicated alley with
16 the Village?

17 COMMISSIONER BROCCOLO: Well, that and then the gentleman described that
18 new garbage system which I don't think was in the motion.

19 MS. KANE: No, the VertiPack, that was new information tonight. So, if
20 they are to tandem park back there or valet park, whether it be tandem or
21 triple pack, were able to come up with a license agreement for the use of that
22 alley.

23 COMMISSIONER DOLAN: I don't know that it's necessary because if they're

1 going to come back to us with, you know, parking --

2 COMMISSIONER BROCCOLO: Yes, that's one issue, but the other issue is we
3 still need to maintain, make sure there's enough room for the fire alley behind
4 there. Now, what came up in tonight's meeting is that they're going to
5 reconfigure the garbage enclosures or dumpsters.

6 MS. KANE: A tandem can only occur back there if they maintain that 20-
7 foot fire lane clearance. If there's not sufficient space for that with the
8 easement access of this new VertiPack installation, that they will not be able
9 to tandem park back there and they'll be relying more on municipal overflow
10 parking lot.

11 CHAIRMAN VASELOPULOS: Okay, well, that needs to be another condition
12 then.

13 COMMISSIONER DOLAN: Isn't that already in there?

14 MS. KANE: I tried to address that in condition number --

15 COMMISSIONER DOLAN: Is that 11?

16 MS. KANE: 12, behind the annex building. That it must be posted and
17 maintained at a clear 20-foot distance. If they can't maintain the 20-foot,
18 then --

19 CHAIRMAN VASELOPULOS: Okay. So, you don't need, it's addressed, yes.
20 Do I hear a second?

21 COMMISSIONER DOLAN: Second.

22 CHAIRMAN VASELOPULOS: All those in favor?

23 (Chorus of ayes.)

1 CHAIRMAN VASELOPULOS: All those opposed?

2 (No response.)

3 CHAIRMAN VASELOPULOS: Motion carries. Thank you. Any other business,
4 Anne, that you want to discuss?

5 MS. KANE: No, I don't think so.

6 CHAIRMAN VASELOPULOS: Motion to adjourn?

7 COMMISSIONER CALDWELL: So moved.

8 COMMISSIONER BROCCOLO: Second.

9 CHAIRMAN VASELOPULOS: All those in favor?

10 (Chorus of ayes.)

11 CHAIRMAN VASELOPULOS: Motion carries. Thank you very much.

12 (Whereupon the above meeting concluded at 9:15 p.m.)

13

14 Approved 6/1/10

15

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, TONI BURRESS, 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.

TONI BURRESS

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2010.

NOTARY PUBLIC