

CITY OF HIGHWOOD
PLANNING AND ZONING COMMISSION
17 Highwood Avenue
Highwood, Illinois

March 13, 2019
6:30 o'clock p.m.

RE: Consideration of the Petition of
Yoni Marquez for a variance to the City's
Off-Street Parking Requirements
318-320 Green Bay Road, Highwood, Illinois
PIN #16-15-405-032

MEMBERS PRESENT:

FERGUSON MILLS, Chairman

PETER BIAGI - Commissioner

ANTHONY BILOTTI, Commissioner

FRANK CAMPOREALE, Commissioner

PAUL FABRI, Commissioner

PAUL MARTINEZ, Commissioner

CHRIS MAYER, Commissioner

STAFF PRESENT:

HOWARD JABLECKI, City Attorney

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WITNESS:

PAGE:

Yoni and Leslie Marquez

6

EXHIBIT:

There were no additional exhibits entered into the record.

Motion

16

Second

16

Vote

16

1 CHAIRMAN MILLS: Motion to open the meeting.

2 COMMISSIONER MAYER: I second it.

3 CHAIRMAN MILLS: All in favor?

4 (Chorus of ayes.)

5 CHAIRMAN MILLS: Okay. Roman Beluch is
6 absent.

7 Peter Biagi looks like he's here.

8 COMMISSIONER BIAGI: I'm alive.

9 CHAIRMAN MILLS: Tony Bilotti is here.

10 COMMISSIONER BILOTTI: Here.

11 CHAIRMAN MILLS: Frank Camporeale?

12 COMMISSIONER CAMPOREALE: Yes.

13 CHAIRMAN MILLS: Paul Fabbri is here.

14 COMMISSIONER FABBRI: Yep.

15 CHAIRMAN MILLS: Paul Martinez is not.

16 Carolyn Meade is not.

17 Chris Mayer is physically here, and
18 Ferguson Mills is here.

19 So I guess our first issue is the
20 two sets of minutes.

21 COMMISSIONER MAYER: Well, since we have them
22 here, wouldn't we want to get that out of the way
23 or -- It's up to you.

1 MR. CAMPOREALE: They look good to me.

2 CHAIRMAN MILLS: I don't think this will take
3 much time. I reviewed the doggone thing, and
4 although probably due to our own fault, they get a
5 little confusing in the middle part. At the end it
6 makes perfect sense, as I remember it.

7 So motion to approve --

8 COMMISSIONER MAYER: I make a motion to
9 approve the minutes, and we're doing both of them at
10 the same time, November 14th and December 5th or do
11 we have to do them separately?

12 MR. JABLECKI: You could do them at the same
13 time.

14 COMMISSIONER BILOTTI: Here comes Paul.

15 COMMISSIONER CAMPOREALE: I will second that
16 motion.

17 CHAIRMAN MILLS: All in favor?

18 (Chorus of ayes.)

19 CHAIRMAN MILLS: We have to amend the minutes
20 to show that Paul Martinez is present.

21 We can open the public hearing now?

22 MR. JABLECKI: That would be nice.

23 COMMISSIONER MAYER: I'll make a motion to

1 open up the public hearing.

2 COMMISSIONER BIAGI: Second.

3 CHAIRMAN MILLS: All in favor?

4 (Chorus of ayes.)

5 CHAIRMAN MILLS: Okay. You have the floor.

6 First, whatever you need to tell us about your
7 impending enterprise.

8 MR. MARQUEZ: Well, it's going to be like a
9 deli --

10 MR. JABLECKI: Would you state your name?

11 MR. MARQUEZ: My name is Yoni Marquez and
12 Leslie and Nancy. The three of us, we're going to
13 open the place, and it's -- we'll focus on carryout
14 and delivery, and it's going to be like healthy food.
15 It's carryout, you know. It's going to be deli
16 sandwiches; salads, little salads; juices; some of it
17 coffee. It's not going to be like -- We're not going
18 to have a lot of people in the restaurant, in the
19 cafe. It's going to be like three tables only just
20 for waiting.

21 COMMISSIONER BIAGI: This sounds wonderful.

22 Welcome to opening the restaurant. It's wonderful

23 that you're doing this, and we welcome you to

1 Highwood. Thank you for taking the risk and starting
2 a business here.

3 MR. MARQUEZ: Thank you.

4 COMMISSIONER CAMPOREALE: I think their only
5 shortfall is the parking issues. They don't have.

6 COMMISSIONER MARTINEZ: What sort of hours do
7 you expect to have?

8 MR. MARQUEZ: We'll try to open like early,
9 like 7:00 in the morning. And for the first month we
10 are trying to, you know, close like earlier; but
11 later on, if we get more busy, we try to get like
12 late, 9:00. 9:00 probably.

13 COMMISSIONER CAMPOREALE: 9:00 at night?

14 MR. MARQUEZ: 9:00 at night.

15 MS. MARQUEZ: It will be like 7:00 to 9:00.

16 MR. MARTINEZ: And how long do you think
17 people will be at the business?

18 In other words, when people come to
19 buy sandwiches, how long do you think they would
20 stay?

21 MS. MARQUEZ: They would wait there?

22 MR. MARQUEZ: Well, it depends how long it
23 takes to make. Like five minutes probably.

1 MS. MARQUEZ: Maybe 10, 15.

2 MR. MARQUEZ: No more than 10 minutes.

3 COMMISSIONER MARTINEZ: So it would be -- I'm
4 thinking in terms of parking. It would be really
5 quick.

6 MR. MARQUEZ: Yeah. We're trying to do like
7 mostly delivery too. Like you know, the people in
8 the offices, they don't have a lot of time to have a
9 break, so we are trying to get the food to them. So
10 we're going to do like delivery too.

11 COMMISSIONER MARTINEZ: Do you expect that
12 you'll have like your own delivery vehicles?

13 MR. MARQUEZ: Yes.

14 COMMISSIONER BILOTTI: That's my question
15 too. What are you going to do for delivery, are you
16 going to have your own vehicle somewhere in the back
17 or?

18 MR. MARQUEZ: Yeah, somewhere in the back,
19 and you know, we're trying to use Uber too. Like the
20 Uber is more easier, you know. Probably Uber is
21 better.

22 MR. KOENTIZ-HUDAC: My name is Michael
23 Koentiz-Hudac, the property owner.

1 It was less delivery like a Cluckers
2 truck and more delivery through like Grubhub and Uber
3 Eats and stuff like that or larger deliveries to like
4 companies that would looking to do like a catered
5 event.

6 And then the car, there is no
7 parking in the back, so the parking would have to be
8 out in front or in the back public lots.

9 CHAIRMAN MILLS: For the larger deliveries to
10 the businesses, are you going to use what, a van, an
11 SUV or a box truck?

12 MR. MARQUEZ: It's like a small car. Like a
13 box truck, like a minivan.

14 CHAIRMAN MILLS: There's a big difference
15 between a minivan and a box truck.

16 MS. MARQUEZ: Just a regular minivan. We
17 don't plan on -- For now, at least, we don't plan on
18 doing big orders, you know, that would require us to
19 use a bigger car, so...

20 CHAIRMAN MILLS: The reason for the question
21 was, as just stated, there isn't any parking in the
22 back, and there is parking for cars or a minivan in
23 the front, but nothing bigger than that.

1 MS. MARQUEZ: Right.

2 CHAIRMAN MILLS: So I don't know how you
3 would get it in and out.

4 MR. KOENTIZ-HUDAC: I think that would be
5 something to determine later on if there's a need for
6 it. Currently, in the back, there is also a lot of
7 large box trucks parked as well, so that's something
8 to figure out later on if there's a need. But yeah,
9 I think right now it just sounded like it was just a
10 minivan, at the most.

11 COMMISSIONER MARTINEZ: Would the city be at
12 all willing to do like a -- like stripe off a spot
13 for temporary 15-minute parking?

14 Because right now, I think the
15 parking in the area there is all two-hour parking. I
16 mean, during you peak restaurant times it fills up.
17 And so do you know if there's any talk about, you
18 know, making it kind of like a parking for 15 minutes
19 to run in and --

20 MR. JABLECKI: I don't believe there's been a
21 request. I mean, it's something that could be
22 requested if a need arises, and the city would take a
23 look at that on an individual basis as to whether it

1 is warranted.

2 COMMISSIONER MARTINEZ: But, I mean, it's a
3 possibility, like it could be done?

4 MR. JABLECKI: There is other places.

5 MR. KOENTIZ-HUDAC: Cluckers has one that
6 just went in in that area, so it's obviously not a
7 Cluckers spot, but it could be something similar to
8 that. Because you're right, especially in the
9 evening time, there is cars parked there all night.
10 And you've got Froggy's there as well that has an in-
11 and out service too. And that customer, they're
12 going in all of the time, in and out.

13 COMMISSIONER MARTINEZ: When Little Caesars
14 was that a year ago?

15 COMMISSIONER MAYER: It's been a while.

16 COMMISSIONER MARTINEZ: In the Pool Plaza,
17 they had a similar thing, where they wanted short --
18 very short-term parking.

19 COMMISSIONER CAMPOREALE: Oh, Little Caesars?

20 COMMISSIONER MARTINEZ: Right.

21 COMMISSIONER BIAGI: Is this going to be for
22 mainly lunch or is it for dinner as well or
23 delivering sandwiches for a company's dinner or

1 something? Is it mainly lunch?

2 MR. MARQUEZ: It's mainly lunch.

3 COMMISSIONER BIAGI: That eliminates a lot of
4 anybody's questions, because the night traffic there
5 would be much greater than at lunchtime, you know,
6 type of thing, so...

7 CHAIRMAN MILLS: The request for a 15-minute
8 parking stripe off slot is worth thinking about
9 though, because I think it would be to your
10 advantage. If it's two-hour parking, people will
11 stay there for two hours. That blocks that from your
12 use.

13 COMMISSIONER BILOTTI: My question would be,
14 do people have to order by phone first or they could
15 walk in off the street and buy something too?

16 MS. MARQUEZ: They could walk in and buy
17 something.

18 COMMISSIONER BILOTTI: Undoubtedly, some
19 people are just going to say let's get something to
20 eat and try to park and come in. You'll have things
21 pre-made or?

22 MS. MARQUEZ: Yeah.

23 COMMISSIONER BILOTTI: Or you'll make them on

1 the spot?

2 MS. MARQUEZ: We'll make them on the spot,
3 but it wouldn't be something that will take long to
4 make.

5 COMMISSIONER BILOTTI: Sandwiches and salads?

6 MS. MARQUEZ: Yeah.

7 COMMISSIONER BILOTTI: What's your specialty?

8 MS. MARQUEZ: Well, like he said, mainly
9 sandwiches and salads. You know, pretty fast stuff
10 like deli. It will be mostly fresh, so...

11 COMMISSIONER BILOTTI: Sounds good. I'm
12 hungry already.

13 MR. JABLECKI: So the only thing that -- The
14 use is permitted. It's just the parking issue. The
15 staff memo has the calculation what the shortfall is.
16 Based on their use, the number of spots required per
17 square feet, the number of spaces per people and
18 square footage areas, the total shortfall is 19
19 spaces. It's just over 18, but the code requires us
20 to round up. So the shortfall is 19 spaces at the
21 \$150 a space parking shortfall fee. That equates to
22 \$2,850 in parking shortfall.

23 COMMISSIONER BIAGI: Is this something that

1 the city would like to, you know, give a new and
2 young starting business a little leg up and reduce
3 this and just call it 2500 or something like that?

4 MR. JABLECKI: I mean, ultimately, the City
5 Council is the decision maker on this. The
6 recommendation comes from this body, but...

7 COMMISSIONER BIAGI: Well, we want to welcome
8 and promote and everything is what I would say, yeah.

9 MR. JABLECKI: I mean, you guys know the
10 amount of the \$150 fee was reduced significantly from
11 what it used to be. It used to be something like
12 1,500 bucks a spot. So those fees used to be pretty
13 high. So they've reduced it down with that in mind.
14 But again, this is -- Ultimately, the staff's
15 recommendation is that the shortfall be applied, the
16 twenty-eight fifty, and that that be part of the
17 recommendation to the City Council.

18 COMMISSIONER CAMPOREALE: I will make a
19 motion to go with the staff recommendation.

20 COMMISSIONER MAYER: I second.

21 MR. JABLECKI: Before we get to that point,
22 we would need to open any other public comment?

23 COMMISSIONER BILOTTI: Yes.

1 COMMISSIONER MAYER: I have a question.

2 Where does the -- It says goes to
3 parking shortfall fund, right?

4 MR. JABLECKI: I believe that's correct.

5 COMMISSIONER MAYER: So what is that? Are
6 they building a --

7 COMMISSIONER CAMPOREALE: I think it's to
8 maintain the existing, the maintenance.

9 MR. JABLECKI: It's probably a better
10 question for Scott. I mean, the parking shortfall
11 fund is probably never going to get high enough to
12 build a parking garage, but I think it goes to
13 maintaining parking spaces, trying to create areas
14 for new parking.

15 COMMISSIONER BILOTTI: It's maintaining the
16 infrastructure that we have.

17 COMMISSIONER MAYER: Thank you.

18 COMMISSIONER MARTINEZ: I think the thing
19 that maybe we should mention also is that I believe
20 it was Mr. Pagotti (phonetic) came back a few years
21 back and talked to us about some of the other
22 restaurants are looking at a big parking shortfall.
23 The point he made that bears repeating is that

1 because of the parking situation, part of our job is
2 to make sure that -- because we want businesses to do
3 well, and we want you guys to have great customer
4 flows, but the parking is an issue. So part of
5 coming here is to make sure that everyone is aware
6 that parking is a problem, and it can be tight. As
7 long as you're comfortable with it, that's important.

8 MR. JABLECKI: So I don't believe there is
9 any other public comments. We just need a motion to
10 close the public hearing.

11 COMMISSIONER BILOTTI: So moved.

12 COMMISSIONER MAYER: Second.

13 CHAIRMAN MILLS: All those in favor?

14 (Chorus of ayes.)

15 MR. JABLECKI: Then any further discussion
16 amongst the Board?

17 (No response.)

18 MR. JABLECKI: Now you can make the motion to
19 recommend approval.

20 There are conditions in the staff
21 recommendation that it be subject to the twenty-eight
22 fifty assessment. That the petitioner's required to
23 comply with all appropriate requirements proposed,

1 standard conditions, and that the petitioner is
2 required to bear all costs of the zoning proceedings.

3 COMMISSIONER CAMPOREALE: I make that motion
4 per staff recommendations.

5 COMMISSIONER MAYER: Second that motion.

6 MR. JABLECKI: Do you want to do a roll call?

7 CHAIRMAN MILLS: Fabbri?

8 COMMISSIONER FABBRI: Yes.

9 CHAIRMAN MILLS: Camporeale?

10 COMMISSIONER CAMPOREALE: Yes.

11 CHAIRMAN MILLS: Martinez?

12 COMMISSIONER MARTINEZ: Yes.

13 CHAIRMAN MILLS: Mayer?

14 COMMISSIONER MAYER: Yes.

15 CHAIRMAN MILLS: Bilotti?

16 COMMISSIONER BILOTTI: Yes.

17 CHAIRMAN MILLS: Mills, yes.

18 MR. JABLECKI: This will go to the City
19 Council next Tuesday.

20 A motion to adjourn.

21 COMMISSIONER MAYER: Motion to adjourn.

22 COMMISSIONER CAMPOREALE: Second.

23 (The meeting concluded at 6:41 p.m.)

