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PLAN

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

COMMISSION

RE: ROAST 808 - 3350 WEST SALT CREEK LANE - UNIT 115 - PC #25-001
LAND USE VARIATION TO ALLOW BAKERY PRODUCTS, WHOLESALE &
PRODUCTION IN THE B-3, COMPREHENSIVE PLAN AMENDMENT,
VARIATION TO WAIVE TRAFFIC & PARKING STUDY

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 9th day of April, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

RACHEL HITZEMANN, Development Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

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(Gavel pounded.)

CHAIRPERSON CHERWIN: All right, I'll call the meeting to order.
If everybody could stand for the Pledge of Allegiance?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, why don't we go with roll call?
Rachel, you want to do that?

MS. HITZEMANN: Yes.
Dawson.

(No response.)

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Jensen.

COMMISSIONER JENSEN: Here.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: And Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, thank you.

We do have a quorum, so we will proceed with the meeting. Let's
see, first matter, III. Approval of Minutes from March 12th.

Is there a motion?

COMMISSIONER GREEN: I'll make a motion for approval.

CHAIRPERSON CHERWIN: Motion for approval coming from Bruce.

COMMISSIONER DROST: I'll second it.

CHAIRPERSON CHERWIN: We do have a second, motion to approve.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

COMMISSIONER SIGALOS: I've got to abstain; I was not at that meeting.

CHAIRPERSON CHERWIN: All right, John is abstaining. Thanks, John.

COMMISSIONER ENNES: I have a question.

CHAIRPERSON CHERWIN: You know what, Terry, just because I like you,
yes.

COMMISSIONER ENNES: Okay, within the conditions of the minutes, there
was an Item No. 2 that related to -- let me see.

CHAIRPERSON CHERWIN: In the minutes themselves?

COMMISSIONER ENNES: Yes, Condition No. 2, related to a chapter of the
code and the fees thereunder. What are those fees for? We didn't discuss that at the hearing.

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CHAIRPERSON CHERWIN: Tough question.

MR. LYSICATOS: We're just going over it real quick.

COMMISSIONER ENNES: I think it was Chapter 29, fees under Chapter

29.

MR. LYSICATOS: If it was Chapter 29, it shall be Subdivision Code.

MS. HITZEMANN: Subdivision.

COMMISSIONER ENNES: It was Condition No. 2.

MR. LYSICATOS: Okay, we'll be there one sec. Were there multiple

applications --

COMMISSIONER ENNES: I'm sorry?

MR. LYSICATOS: -- because now we have all of the applications under one

set of --

COMMISSIONER ENNES: Yes, it was Chapter 29 of the Village Code.

MS. HITZEMANN: Petitioner must provide all required fees in accordance with the requirements of Chapter 29.

MR. LYSICATOS: Okay, so I think that's basically calling out, excuse me, I believe that's calling out that they have to pay all the requisite subdivision fees. So, when you get your final plat, there is a number of fees, money that you have to put into the bonds for road improvements, things of that nature. So, the Subdivision Code has a whole host of fees for residential units, there is a fee structure for payments to the Park District, to the schools. So, there's a number of fees that are listed in Chapter 29.

COMMISSIONER ENNES: Okay, thank you.

MR. LYSICATOS: You're welcome.

COMMISSIONER ENNES: My apologies.

COMMISSIONER DROST: No, you're fine.

CHAIRPERSON CHERWIN: No, that's okay, good question.

All right, well, thank you for answering that, Michael and Rachel. I guess we can move on then, the minutes have been approved. We'll go to the first matter on the agenda which is, and the only matter, which is the Roast 808.

Rachel have all the public notices been given on that one?

MS. HITZEMANN: They have.

CHAIRPERSON CHERWIN: Good. I'm going to have whoever is going to be speaking on behalf of the Petitioner to come up here.

MS. PARKER: You know, this is going to be a ton of fun. As you know, I had surgery. So, it's going to be Mike and --

CHAIRPERSON CHERWIN: Here, just come on up. What I'm going to ask you to do is we're just going to do a real quick swearing in because you're going to provide some information for us. If you could just do me a favor and raise your hand?

(Witnesses sworn.)

CHAIRPERSON CHERWIN: If you could please just give us your name so that our reporter can, and then spell your last names so that we have it.

MS. PARKER: Anna Parker.

MR. ANZALONE: And Mike Anzalone.

CHAIRPERSON CHERWIN: Mike, can you say that again?

MR. ANZALONE: Anzalone.

CHAIRPERSON CHERWIN: Anzalone, okay. So, yes, if you guys want to

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go ahead, whoever is presenting? You don't have to all stand up; however you want to do that. We have the screens right here, so everything that's up there we can see right here.

MS. PARKER: I did not, I wasn't sure what I was doing here.

Michael, do you want to talk at the mic? I didn't know I was going to have to present the whole thing. Everyone, I just had a really major surgery --

MR. LYSICATOS: To the mic.

MS. PARKER: I had a major oral surgery and they cut my jaw down, so I am not supposed to be talking.

CHAIRPERSON CHERWIN: Okay, well, somebody else do it.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Yes, share responsibility here.

COMMISSIONER DROST: Have the good-looking guy do it.

MS. PARKER: That's why I had the guys here, but I didn't want to miss it.

MR. GIANDONATO: My name is Michael Giandonato.

CHAIRPERSON CHERWIN: Go ahead, Michael.

MR. GIANDONATO: I swear to tell the truth.

CHAIRPERSON CHERWIN: Michael, why don't you just do me a favor? That's a tough one, why don't we spell that?

MR. GIANDONATO: G-i-a-n-d-o-n-a-t-o.

CHAIRPERSON CHERWIN: Okay, thank you. That's helpful.

MR. GIANDONATO: Thank you.

CHAIRPERSON CHERWIN: So, what we'll do here is if you want to just give a presentation, you know, it doesn't have to be, you know, however you wanted to do it. You've got the slides here, we can see. If you want to talk to some of those for a few minutes, and then what we'll do is we'll ask the Staff to kind of explain their side of it for us.

MR. GIANDONATO: Sure, yes.

CHAIRPERSON CHERWIN: And then if we have questions, we may, you know --

MR. GIANDONATO: Yes. Not quite sure on what I'm supposed to say in the presentation. I can speak in generalities.

MS. HITZEMANN: It's a little difficult because it's not a PowerPoint.

MR. LYSICATOS: Oh, okay. Is it a Pdf?

MS. HITZEMANN: Yes, it's a Pdf.

CHAIRPERSON CHERWIN: Oh, yes, you can just scroll each page.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Like that, you can just scroll it. We'll see it. Does that work?

MS. HITZEMANN: I can scroll it. You can just --

CHAIRPERSON CHERWIN: So, next slide if you want to move.

MR. GIANDONATO: Sure, yes. Yes, so Roast 808 is, I would classify it as a boutique roasting company that imports exotic or custom beans that are catered and tailored to specific tastes, whether it's Ethiopian blend or Nicaragua, Costa Rica, Colombia. What you're looking at the slide is the older location in Rolling Meadows. I had the pleasure and opportunity of spending some time with Anna and her son building this business over the past five, six years and, fortunate but unfortunate, vacating out of that location and looking to better and expand into Arlington Heights.

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We think that this particular business brings a unique experience to the community here that is not present where Anna, when she can talk, she could teach folks how to roast coffee. The space could be used for learning how to create artisan blends and create a nice experience. Hopefully, I'm doing you justice here.

MS. PARKER: You do.

MR. GIANDONATO: I didn't know exactly what --

MS. PARKER: Are you able to read that?

MR. GIANDONATO: No, guys, I hit my mid-40's and I lost my vision here.

COMMISSIONER DROST: You can, and sight is --

MR. GIANDONATO: Yes, it's not good.

COMMISSIONER DROST: It's a bummer.

MR. GIANDONATO: Yes, I can't read text anymore.

MS. PARKER: I'm going to force myself to say it. So, I only do small batch roasting. It's a totally different type of coffee roasting. I import only specialty beans and I only roast 20 pounds at a time to ensure that every batch is cooked to perfection. When you scale up, you really lose control. It's similar to cooking steak on a skillet, if you put eight steaks in there, you're not going to get an even cook. If you put two, you're going to get an even cook, you're going to be able to control it.

My inspiration to open this business five years ago was I couldn't find a good cup of coffee anywhere. Dunkin' Donuts was the only coffee I could drink, and I said to my son, I said I think we got a shot at this. I think we should start learning. So, we started researching and traveling to all the different coffee roasters, you know, within a 20-mile radius of here. Experience, Dot Coffee, I tried their espresso, nothing was good. The acidity, it would hurt my stomach, I couldn't drink it, and I said we've got to provide something better for our community and create something like coffee that would be able to get the community together to, you know, gather around coffee and networking, connect everything.

So, for Rolling Meadows, what I would do is I would host all of the mayor meetings. I would host all of the networking meetings and their monthly meetings at no charge to the village in an effort to connect new businesses that were going to come into the village so that we could grow as a team as opposed to an individual unit.

Hope that gives you kind of a better, this is the roaster and that's me roasting my first batch five years ago. What I offer is a private label for corporations, campaigns, it could be anything really. I make private label coffee; I design a coffee label. Dr. Glazer, I'm not sure if you're familiar with him, his office is in Arlington Heights and he was one of the first private labels that I did. The campaign was amazing. He was trying to kick off a product that he licensed with my coffee for body scrub with the coffee grounds, and it took off and it was incredible. I realized there was something big there.

So, I started to do private labels. I've done over 50 private labels for different companies, corporations, even individuals as, you know, family Christmas gifts or whatnot, wedding favors. You name it, I've done it. I've taken coffee to another level.

I also integrated with Harper College for two years and hosted the Young Entrepreneurs Academy at Roast 808, teaching these college students who are interested to come into the coffee industry how it works, how to source it, what a coffee bean is and just giving them all this education and then an opportunity at no charge to have a hands-on experience roasting. This is what I want to create here in Rolling Meadows, or I mean, Arlington Heights. I'm so, so sorry.

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This is the proposed new location. You know, it's ready to be moved in. I just need the grant from the Village to be okay with the land use variation. Those are the different origins I offer, there are eight of them. And yes, I think I just heard the word tariff?

COMMISSIONER DROST: Oh, no.

MS. PARKER: Oh, I was going to say the tariffs might hurt me, but I'm not giving up.

CHAIRPERSON CHERWIN: Thank you. Is there anything else at this point or shall we turn it over to Staff? We may have some questions to follow-up. Was there anything else you wanted to say before we turn it over to Staff?

MS. PARKER: I love Arlington Heights and I really want to be here, and I want to give everyone my coffee.

CHAIRPERSON CHERWIN: Well, thank you. So, at this point, if you guys want to take a seat again, that's fine. We'll come back to you with some questions.

MR. ANZALONE: I just have a quick thing to add. Once we get into what the variances and stuff are, we have questions on why they are what they are, so the culture of what's happening here overall.

CHAIRPERSON CHERWIN: Okay.

MR. ANZALONE: Okay, so we just have some backup information for it, plus we have the drawings here to show you what we're doing to the space which is basically just painted the space and reusing it.

CHAIRPERSON CHERWIN: Okay, yes, we'll talk about that part unless you want to --

MR. ANZALONE: Okay, yes. The variations and stuff they're asking for, we don't think --

CHAIRPERSON CHERWIN: Do you want to bring them up at this point or you want to --

MR. ANZALONE: It's however you guys want to do it; it's up to you.

MS. HITZEMANN: Are you talking about the conditions that we're asking for?

MR. ANZALONE: No, the actual, because it shows on here you got it set as a bakery? This is not a bakery at all, this is not a public space. This is not open to the Village, open to the public space.

MS. HITZEMANN: So, the classification is Bakery Products, Wholesale and Production, so this would be classified as the Bakery Production. Unfortunately, we don't have, it's the closest classification we have to what Anna is doing, and that's why it has to fall under this specific use.

MR. ANZALONE: So, the question I have for that is, the place that's directly next door, what's it called? Chilean Corporation?

MS. PARKER: Yes.

MR. ANZALONE: They basically do the same exact thing, but with seasonings. So, they didn't go through all this stuff to do that. So, that's the question we're asking.

MS. HITZEMANN: Yes, I'm not aware of that. We'd have to look into it.

MR. ANZALONE: Okay, so I guess we're not setting a precedence here, and that's what we're getting at, I guess. So, the store next door to them does exactly the same thing, just with seasonings as opposed to she's doing it with coffee grounds. What's that?

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CHAIRPERSON CHERWIN: Okay, well, why don't we let the Staff kind of present their thing and then we can bring this issue up later and --

MR. ANZALONE: Yes, okay.

COMMISSIONER DROST: And figure it out, yes.

CHAIRPERSON CHERWIN: Thank you.

MS. HITZEMANN: All right, thank you, Mr. Chair.

So, the subject property is located at 3350 West Salt Creek Lane.

The Petitioner is Anna Parker who is the business owner. The proposal tonight is for a small batch coffee roaster in the B-3 General Business District. The requested zoning action tonight is for a land use variation to allow bakery products, wholesale and production use in the B-3 district; a Comprehensive Plan amendment from 'offices only' to 'mixed use'; and a variation to waive the required parking and traffic study.

Bakery products, wholesale and production is only allowed in the M-2 district currently, so a land use variation is required for this roaster to operate in this location. Since the Comprehensive Plan currently lists the property as 'offices only,' the Comp Plan will need to be amended to 'mixed use.' This is consistent with the property to the north and south of the subject property, as you can see on this map. All of those properties are mixed use, as well as with the office market declining, we suspect that other buildings will need to be changed to mixed use down the road. So, it's likely that all of this we may see as mixed use at some point in the future potentially.

Ms. Parker will rent a 2,983 square-foot unit in the office complex space for a roaster and tasting area. The owner of the building is aware of this petition and is supportive of the use within the building.

Roast 808 has one employee and is open from 8:00 a.m. to 5:00 p.m. Local coffee pickups will be between 8:00 a.m. and 4:00 p.m. on Wednesdays, with other pickups scheduled in advance. Ms. Parker also intends to host special events and classes which will be held in the off-peak hours. The event and class sizes will have 15 people or less typically.

The coffee roaster itself will have industry standard exhaust systems as well as afterburners which will help eliminate odors and fumes. The Building Department has requested that the roaster be nationally licensed by a testing laboratory. Staff has listed this as a condition, and the license will need to be done prior to obtaining a business license. I've been in contact with Ms. Parker who has indicated that she has started that process already if not has already finished it, but she'll need to provide that evidence for us.

The parking requirement for this use is one space per two employees, plus one for any vehicles used in the operation of the business. Assuming there is one vehicle, the parking requirement will be two spaces, making the total complex requirement 141 spaces. The current site has 157, resulting in a 16-space surplus. Since there is a surplus in spaces and the access to the site remains unchanged, Staff supports the Applicant's request to waive the traffic and parking study. Two bicycle parking spaces will need to be installed on the property as part of the building permit.

The Staff Development Committee recommends approval of the application subject to those conditions that are on the slides and are listed in the Staff report. That concludes my presentation unless you have any questions.

CHAIRPERSON CHERWIN: Thank you, Rachel.

Is there a motion to submit the Staff report into the record?

COMMISSIONER JENSEN: So moved.

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CHAIRPERSON CHERWIN: Can I get a second?

COMMISSIONER GREEN: Second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. So, the Staff report is submitted.

I would ask the Petitioner, were you able to read the Staff report ahead of time, and do you have any objections to the four conditions that were placed on your development? I think that's what you want to talk about?

MS. PARKER: I do not. The only condition is the bike rack, to install two bicycle racks?

MS. HITZEMANN: Yes, so that would be on the owner and we'll work with them to get that done.

MS. PARKER: Okay, outside of that, no.

CHAIRPERSON CHERWIN: All right, thank you. Well, we'll see if the Plan Commissioners here have any questions. We'll start with Mr. Jensen.

How do you feel about bike racks?

COMMISSIONER JENSEN: I'm not going to speak to bike racks.

COMMISSIONER DROST: It's a racking issue.

COMMISSIONER JENSEN: I was very impressed with this proposal when you came before the Conceptual Plan Review Committee.

MS. PARKER: Thank you.

COMMISSIONER JENSEN: So, I think it's a wonderful project. I really don't have any questions other than the one we sidestepped which is are you still going to be financially feasible with the tariffs? Although we don't know whether they're going to have one today, tomorrow or whatever, but you know, you might face something of, well, depending on where you get your beans, of 10 percent or more, what's that going to do to your ability to be financially viable?

MS. PARKER: I love that question. So, I have been working tirelessly trying to start this up and we have secured a distribution for the green beans. So, I will be good for at least two years. Yes, it was very difficult, but I did it.

COMMISSIONER JENSEN: Yes, I think it's a great project. I'm very supportive.

MS. PARKER: Thank you.

COMMISSIONER SCHURTZ: This is not a retail space?

MS. PARKER: No.

COMMISSIONER SCHURTZ: Can we get your, can we buy your coffee? You make me want coffee.

MS. PARKER: Yes. Yes, you absolutely can. So, in Rolling Meadows, and I know, you know, this Village is a little different with being open to the public, it took me about two years before I was getting customers finding me on Google and coming to the front door. If I was roasting, I wouldn't be able to hear the door bell. So, I have someone and I will eventually be able to have people come in. So, yes, if you, you know, sent an e-mail or you had reached out or called the phone number, left a voicemail, I will definitely set up a time for you to kind of take a

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small little tour and see everything.

COMMISSIONER SCHURTZ: I'm very supportive of this, too. I think it's great.

MS. PARKER: Thank you. And you can also buy the coffee online.

COMMISSIONER SCHURTZ: Good. Good to know.

MS. PARKER: And Walmart.com, guys, just got into Walmart.com. Yes, I did it.

CHAIRPERSON CHERWIN: That's great.

Next one, Joe?

COMMISSIONER LORENZINI: No questions really. I think it's a good project. At first, I thought it was going to be like a little restaurant, but you've clarified everything for me so it makes a lot more sense now.

MS. PARKER: Yes.

COMMISSIONER LORENZINI: I'm going to talk to Dr. Glazer; I've been going to him and my family.

MS. PARKER: You know him.

COMMISSIONER LORENZINI: I've been a patient of his and he never brought this up to me so I have to go talk to him.

MS. PARKER: You'll have to tell him. Tell him you got to meet Anna Parker and he'll go, you know, he'll give you a whole earful.

COMMISSIONER LORENZINI: Okay, nice project. Thank you.

MS. PARKER: Thank you.

COMMISSIONER GREEN: I think it's a great project, and I just don't understand why you're afraid of the smell of roasting coffee.

MS. PARKER: I'm not afraid of the smell.

COMMISSIONER GREEN: I can't even imagine that.

MR. ANZALONE: It smells good.

COMMISSIONER GREEN: I know it does. I can't imagine. Maybe you could put that in a bag and sell it or something. Anyway, it's a great project.

MS. PARKER: Thank you. I was thinking of contacting Jelly Belly and having them make a Roast 808 bean.

COMMISSIONER GREEN: There you go.

MS. PARKER: What do you think of that?

COMMISSIONER GREEN: Good ideas.

CHAIRPERSON CHERWIN: All right, why don't we go down here?

John, what do you think?

COMMISSIONER SIGALOS: No, I was, you know, I heard your presentation at the Conceptual Plan Review Committee, I'm fully supportive of yours. I just had a question. Your facility in Rolling Meadows you said, that's closed? You're not there any longer?

MS. PARKER: I am no longer there, correct.

COMMISSIONER SIGALOS: Okay, and if I remember right, at the Conceptual Plan Review, you had mentioned you bought new equipment which will mitigate any odors?

MS. PARKER: You are correct.

COMMISSIONER SIGALOS: So, I mean, again, I personally like the way coffee smells, but have you ever had like complaints in your previous location?

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MS. PARKER: Never, not one. Not one. The airflow off of the Expressway right there where the unit is, it's enough to pull it. If you burn, you don't smell anything. Traditionally, when you're doing like bulk, you know, mass production, of course you're going to smell the coffee roasting, but when it's a small batch, you don't, but I did pay for an internal afterburner.

COMMISSIONER SIGALOS: Right.

MS. PARKER: So, it would burn off any chaff.

COMMISSIONER SIGALOS: Yes, I remember you mentioned that at the previous meeting.

MS. PARKER: For two reasons. One, what it does is it, you know, helps to protect any chaff fire that may happen within the stack. That's number one, and then number two, there is no smell, almost none.

COMMISSIONER SIGALOS: Okay, so again, you're basically closed to the public for sale, but if somebody calls you and makes a specific appointment, time, whatever, to come in, you would sell coffee to --

MS. PARKER: That's correct.

COMMISSIONER SIGALOS: Let's say if I come in, again, you'll sell coffee to me?

MS. PARKER: Absolutely.

COMMISSIONER SIGALOS: But not just coming in, I've got to make an appointment?

MS. PARKER: Yes, until I'm, you know, up and running and open on Wednesdays, you are more than welcome to come in between 8:00 and 4:00. I do not charge for the coffee. I want you to try every one of my origins. So, I do free tasting in an effort to sell the bags.

COMMISSIONER SIGALOS: I have no further questions. I am very supportive of your project.

MS. PARKER: Thank you.

COMMISSIONER ENNES: I think it sounds like a good project. Could we get the floor plan?

MS. HITZEMANN: Yes.

COMMISSIONER ENNES: So, I'm a little confused. So, you do food processing, roasting coffee?

MS. PARKER: If that's what you want to classify it, yes, food processing.

COMMISSIONER ENNES: And it's not retail, but at some point you want to be open to the public?

MS. PARKER: I'd like to be open for customer orders. So, on the website, it will --

COMMISSIONER ENNES: Do you have a tasting area?

MS. PARKER: I do.

COMMISSIONER ENNES: You have tables for, I don't know, classes or something?

MS. PARKER: Yes.

COMMISSIONER ENNES: So, and we're only requiring two parking spots?

MS. PARKER: Correct.

MS. HITZEMANN: Correct, per the code.

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COMMISSIONER ENNES: Two parking spots, but when you have --

COMMISSIONER GREEN: There's surplus.

COMMISSIONER ENNES: What?

CHAIRPERSON CHERWIN: There's a surplus.

MS. PARKER: There's a surplus of 16.

MS. HITZEMANN: So, the two parking spaces is based on like the classification of the code. The use is bakery products and so it requires one space per two employees plus one space per operational vehicle, so we've rounded that to two. There is an additional surplus of spaces on the site, so if she did expand and required a higher number of parking spaces, the site would be able to accommodate that, but that, we're just basing it on the parking requirements of her current operation.

COMMISSIONER ENNES: Okay, I just find it conflicting to be, you know, a commercial use and yet eventually it's going to, it's not commercial?

MS. HITZEMANN: So, it's currently not, we're not classifying it as a commercial use because she is mainly just roasting there. She is holding those classes and special events after hours which does not interfere with the other uses in that complex. So, if the spaces weren't, if she needed extra spaces, they would be unoccupied during that time.

COMMISSIONER ENNES: Okay.

MS. HITZEMANN: However, we're not classifying it as commercial retail because she is not open to the public for, you know, the everyday normal hours, et cetera. She has to, they'd have to be order online to come and pick up or schedule in advance to come and pick up. So, it's not a typical retail operation.

COMMISSIONER ENNES: Okay, so she's not going to require that now, but she'd like to develop to that.

MS. HITZEMANN: Possibly, yes.

COMMISSIONER ENNES: If she wants to change that to retail, does she have to come back in?

MS. HITZEMANN: She would have to come back in or find a different site, yes.

COMMISSIONER ENNES: Okay, I support it. I think it's a great idea.

MS. PARKER: Thank you.

COMMISSIONER ENNES: You could be the next, well, you don't want to be the next Gloria Jean's, but the next small batch Gloria Jean's.

MS. PARKER: I could be.

COMMISSIONER ENNES: Yes. Yes, she did okay.

MS. PARKER: Thank you.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes. The general point or the question that was asked was bakery qualification. I think, and maybe Rachel or Michael can speak to this particular issue, is that we have an ongoing process here of re-looking at our ordinances and our designations. We recognize there's economic forces that have come and technological forces, and we do have to kind of keep up with the Joneses really and, you know, this information society has really changed it a lot. So, maybe you want to speak to that as to what the Village is doing and we're not sitting on our hands.

MS. HITZEMANN: Yes. We're in the process of looking at our code and the uses and amending the Zoning Code to kind of simplify it and --

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COMMISSIONER DROST: Contemporize it.

MS. HITZEMANN: Yes, contemporize it. We have a lot of zoning uses that are very specific that may not be relevant in this day and age, and so it is a process that we're looking at. We just haven't gotten there yet.

COMMISSIONER DROST: Yes, you might not want to go into coffee roasting and tattoos, you know. It's tricky, so, you know, to that point, you can step off the ledge a little bit.

MS. HITZEMANN: Yes, and to that point, you know, we don't want to make any uses that are super-specific either. So, it's kind of a fine line of not being too broad, but not being too specific either, and so that's part of our analysis as well.

COMMISSIONER DROST: Yes, but this is exciting, you've got a lot of enthusiasm. You know, you're smart with inviting the mayor and council members and public officials to, you know, invite to taste Roast 808. How did you come up with the name? What's the story there? Do you have a marketing branding person?

MS. PARKER: I love that question. So, 808 is an angel number and I am Catholic; I was raised Catholic. I didn't want to bring religion necessarily into the logo itself or into the brand, but I wanted it to reflect me. The angel number 808 stands for endurance, prosperity, and basically overcoming all obstacles.

I felt that it would be a wonderful moniker for the brand to be a number of coffee as opposed to a name. You know, what's in your cup? Dunkin'. What's in your cup? Starbucks. What's in your cup? Caribou. What's in yours? 808. It sounds cool; it sounds hip; I like it.

Then the angel wings and the triangle on the logo represent, you know, mind, body and spirit, Father, Son and Holy Spirit. So, I was able to pull in, you know, my religious background with that and make this a guiding light to the brand.

COMMISSIONER DROST: Yes, that's a good explanation, thank you. From a marketing standpoint where you couldn't find cup of coffee around here --

MS. PARKER: I couldn't.

COMMISSIONER DROST: Wal-Mart is going to be selling your product which is amazing.

MS. PARKER: They are.

COMMISSIONER DROST: Did you go downtown to Bentonville to do this or how did you --

MS. PARKER: No.

COMMISSIONER DROST: Tell us.

MS. PARKER: They called me, which blew my mind. I got the phone call in Target and I did not, I thought it was fake. I'm like there is no way. So, as I'm talking, I'm putting the lady on speaker and then typing the phone number to see if it's actually Wal-Mart corporate. She's telling me she e-mailed me, I said we haven't, there's no e-mail in here. She goes, oh, no, I e-mailed you. I said please forgive me here, but there are a ton of scams out there, I just, I really don't believe it. She was I'll give you my e-mail right now, and I typed her e-mail in and sure enough it was Wal-Mart corporate.

They are initiating a new campaign. She knows someone from Chicago that had my coffee and she was staying there for the weekend. So, what she did was she looked up the coffee, tried the coffee at her friend's place, fell in love with it, and she put me in a lottery to be pulled for this new Wal-Mart campaign called Local Finds. It's all local artisan

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food producers, you know, down to soaps and candles that they're launching, which is very exciting.

COMMISSIONER DROST: Sounds like the 808 angel hit the mark.

MS. PARKER: See? You see, yes, it did.

COMMISSIONER DROST: To the point I was raising about coffee, you know, that you're sort of a coffee snob because you can't find a good cup of coffee here, what about educating some of our coffee shops in Arlington Heights? Do something very, very local. Coco and Blue, for instance, you know.

MS. PARKER: I love that.

COMMISSIONER DROST: Maybe set up this part, and I'm not trying to work your business plan, but there's a little bit of, you know, excitement here.

MR. ANZALONE: Yes, we talked about that.

MS. PARKER: I have opened five cafes by helping the owners consult on how to open a coffee shop, taught them where to place everything, went in there myself and marked everything off on the floor where their counters are going, where their espresso machine should be, where their sink should be for coffee, you know, making, brewing the coffee. It took off.

Hampshire Social is probably one of my greatest accolades that I can show. It's in Hampshire, Illinois. They do a private label with me; it's called 124 State which is the address of the building. I do a car show there every summer and they are just killing it. I mean, it's 808 coffee, but it's Hampshire Social's brand, and the place, if you've ever had an opportunity to go, it's incredible. It took us four months to build that out, but it's beautiful.

So, yes, exactly what you're saying, I would love to be able, 10 years of research and knowledge on coffee, and to keep it in here does nobody any good. I want to share it.

COMMISSIONER DROST: Yes. It's interesting because Michael Brown who has Coco and Blue, he's opening another coffee shop in our neighboring community of Mount Prospect. So, something good does occur in Arlington Heights that we can share. So, welcome to the neighborhood.

MS. PARKER: Thank you. Thank you so much.

COMMISSIONER ENNES: Do you make a cold brew?

MS. PARKER: I do.

COMMISSIONER ENNES: All right.

MS. PARKER: Oh, do I have a cold brew for you.

COMMISSIONER DROST: Yes, but actually that's an important point because you missed one opportunity here is to bring us a cup of coffee and you didn't do that.

MS. PARKER: Mr. Drost, guess what, on that first meeting, I brewed coffee for everyone and everyone got a gift bag.

CHAIRPERSON CHERWIN: I had it; it was good.

COMMISSIONER DROST: I missed it, okay. Thank you.

MS. PARKER: This appointment, due to the surgery, I did not prepare. So, I am sorry, I did not prepare coffee.

CHAIRPERSON CHERWIN: I can attest to it, it's excellent.

MS. PARKER: Thank you.

COMMISSIONER DROST: Back to the point, go ahead.

CHAIRPERSON CHERWIN: Yes, back to the point. So, I think it's a great

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project. I liked it in the Conceptual.

So, yes, I mean, the thing with the odors is, I mean, I love the smell of coffee, I'm fine with it but, you know, we do have to be careful with odors because that happens from time to time, unexpected things happen when maybe production ramps up. So, I think that's the reason that that's in there, and the Village has to have some level of control over it or else, you know, it could turn nasty if the Village has no way of helping control if there's complaints.

The bike rack is a condition in there. What is the practical, I mean, is this really going to be of use for anybody in this shop, having a bike rack?

MS. PARKER: I did not put that in here.

CHAIRPERSON CHERWIN: No, I know you didn't; trust me.

MS. PARKER: No. No, sir, I do not believe people are going to be riding their bicycles to my coffee shop, no.

CHAIRPERSON CHERWIN: Yes, I think it's a relatively impractical thing that we do, but we do it because that's what the --

COMMISSIONER ENNES: Bike Commission wants.

COMMISSIONER DROST: Bike Commission.

CHAIRPERSON CHERWIN: Yes, even though it makes zero sense. So, let's see. Yes, I think I don't have any questions. I think that it's a good project. I'm really happy for you. It sounds like you've done a great job and you've gotten some good, you know, you've given a lot and hopefully you're getting some back now and, you know, it's obviously come full circle.

So, I'm really excited for you. I think it's going to be a good project. I think this area is going to be interesting. We just have to have some flexibility because of the others in that area, so --

MS. PARKER: Sure.

CHAIRPERSON CHERWIN: -- we have to be accommodating. I will tell you, I'm not a big fan of this whole land use variation thing that we do here, but that's kind of where we sit and I'm okay with it.

I know that we talked about a neighboring site or whatever in terms of what their approvals were, but I would say, you know, we are where we are here. You know, I don't like to re-litigate that kind of the process of anything assuming things go well here and the next step with the Board regardless of what a neighbor might have gotten or might have had to go through. So, that would be my advice on it.

Yes, Lynn?

COMMISSIONER JENSEN: Just one more question. So, you've stressed that you're a small scale roasting.

MS. PARKER: Correct.

COMMISSIONER JENSEN: When you have success because you are bringing a lot of energy and a lot of creative ideas through marketing, when you're successful, can this thing be scaled up?

MS. PARKER: It can be scaled up, but it's going to take a lot more roasters.

COMMISSIONER JENSEN: So, you're going to keep the nature of it being small roast even though you might have to have many small roasters?

MS. PARKER: Yes.

COMMISSIONER JENSEN: I see.

MS. PARKER: And the reason being is I tried, in lieu of not having the unit,

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the old roastery, I had to roast somewhere, so I tried using other facilities to see if I could, you know, rent roasteries and be able to still produce. Cannot do it. 100-pound roaster, even 50 pounds, it doesn't taste the same.

COMMISSIONER JENSEN: Interesting.

MS. PARKER: So, I have a little secret here, and it's a golden nugget and I did not want to let it go.

CHAIRPERSON CHERWIN: So, I think, yes, I mean, I think my only concern would be we want to, you know, provide you with some flexibility so that you can, if you have to get another roaster or whatever, and then we go from roasting 20 pounds a day to, if it's three roasters, being able to roast 60 pounds a day, and so that is, you know, my only concern would be, you know, and I think we're covering it here with No. 3, practical steps to minimize and mitigate odors on the property, but you know, if we do wrap this thing up, we just want to make sure, I mean, it's not really an industrial location where a lot of stuff is going on. There's going to be a development to the east going in and to the south more stuff. So, we just need to be mindful of that.

MS. PARKER: Of course.

CHAIRPERSON CHERWIN: And do it in a way that's, you know, we want them to grow their business, but we also don't want to be in a situation where, you know, someone is complaining about odors which has happened in the area, not, you know, currently, I think. So, we just have to be mindful of that.

MS. PARKER: If I can speak to that really quick? I will not, the unit, the current unit is too small for multiple roasters. So, no, I would be opening a whole another location.

CHAIRPERSON CHERWIN: Yes, all right. That's great. That helps clear it.

MS. PARKER: Yes.

CHAIRPERSON CHERWIN: Because I think it seems like that's the case, but we just want to make sure it stays manageable. So, that's my only concern and question. I think we've got some precautions in place.

COMMISSIONER ENNES: Are we ready for a motion?

CHAIRPERSON CHERWIN: I was going to ask. Would anybody like to make a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #25-001, a Land Use Variation to allow Bakery Products, Wholesale and Production (Coffee Roaster) in the B-3 district; a Comprehensive Plan Amendment to reclassify the subject property as 'mixed use'; with the following Variation:

1. To Chapter 28 of the Municipal Code, Section 6.12, *Traffic Engineering Approval*, to waive the required parking and traffic study.

This recommendation is subject to resolution of the following:

1. The Petitioner shall obtain a nationally approved certification for the roaster prior to issuance of a business license.
2. Building owner shall install a bike rack with at least two spaces at the time of

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building permit.

3. **The Applicant will take all practicable steps to minimize and mitigate odors emanating from the property.**
4. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER ENNES: **And I would recommend that condition No. 2 be excluded.**

CHAIRPERSON CHERWIN: You know, can I just put that aside? I just totally failed to open it up to the public comment. I'm so sorry. Procedural error. I got so excited about the Sumatra coffee.

Is there any member of the public here? I'm going to open this up for public comment before we make a vote on that motion.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: But is there a comment from the public?

COMMISSIONER ENNES: Good catch.

PUBLIC COMMENTARY FOR PC #25-001

MR. MOENS: Thank you, Chair, for catching that little thing there, and the motion has not been made I assume on this?

CHAIRPERSON CHERWIN: That is correct.

MR. MOENS: There's no second, okay. Yes, I would ask that you keep the bike rack requirement in there. I ride my bike anywhere. If I would like to visit, I would have to ride my bike there. So, I would ask that you comply with the Municipal Code to keep the bike rack in this application. Thank you.

CHAIRPERSON CHERWIN: Thank you.

All right, anybody else from the public that I can't see?

(No response.)

CHAIRPERSON CHERWIN: No, all right. Well, we will close the public comment and I will continue to ask Mr. Ennes to, I am unpausing his motion.

So, why don't you --

COMMISSIONER ENNES: I'm a bike rider also, but I would make the motion as stated and we can approve or disapprove.

CHAIRPERSON CHERWIN: Okay, thank you.

MR. LYSICATOS: Just to clarify, the motion as stated is to exclude Condition No. 2?

COMMISSIONER ENNES: Yes.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: Okay.

CHAIRPERSON CHERWIN: Okay, so the motion is on the floor.

Is there a second?

COMMISSIONER GREEN: I would second that.

CHAIRPERSON CHERWIN: Okay, so the motion on the floor --

COMMISSIONER GREEN: Exactly the way it was stated.

CHAIRPERSON CHERWIN: So, that is the motion on the floor and to

APPROVED

exclude No. 2.

Why don't we do a roll call vote, Rachel?

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Aye, with comment.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Jensen.

COMMISSIONER JENSEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, motion passes. There is a comment.

COMMISSIONER DROST: Yes, and it's on the bike rack in deference to Mr. Moens. I voted to exclude it because it just makes common sense. We don't want you injured on these busy highways, on Euclid and stuff. Yes, I mean, it's, you have to look at the impact, and there are areas where bike racks are totally compatible, but there's other places that they're not. So, we have to kind of apply a, again, common sense to what really will be used and does it really serve the public. So, that's my comment.

CHAIRPERSON CHERWIN: Okay, thank you for your comment.

Congratulations to the Petitioner. We are a recommendation body so this is not the final approval, but you do have a positive recommendation from us. Your next step will be at the Village Board, and Rachel will help guide you to the next steps and the timing for that. So, thank you, congratulations. I hope your mouth feels better and wish you a lot of luck with this.

COMMISSIONER GREEN: Good luck.

COMMISSIONER DROST: Yes.

MS. PARKER: I appreciate all of you. Thank you so much.

COMMISSIONER DROST: You're welcome.

CHAIRPERSON CHERWIN: All right, happy roasting.

MR. ANZALONE: Thank you so much, guys.

MS. PARKER: I can't wait for you to come in.

COMMISSIONER ENNES: Just because we excluded the bike rack, just because we excluded it doesn't mean you can't put it in if you want to.

MS. PARKER: Oh, do they make single bike racks?

COMMISSIONER DROST: Yes, they call it hitch --

MS. PARKER: Just kidding, guys.

CHAIRPERSON CHERWIN: All right, so there is no other public hearing. Other business, there's nothing. I will, at this time, I guess open it up to public comment in general, unrelated.

APPROVED

(No response.)

CHAIRPERSON CHERWIN: There is no public comment.

So, I think we'll, is there a motion to adjourn?

COMMISSIONER DROST: I'll make that motion to adjourn.

COMMISSIONER JENSEN: Second.

CHAIRPERSON CHERWIN: Okay, all in favor of adjourning?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Meeting is

adjourned.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Thanks, everybody.

(Whereupon, at 8:14 p.m., the public hearing on the above-mentioned petition was adjourned.)