

**DOWNERS GROVE LIQUOR COMMISSION  
VILLAGE HALL COMMITTEE ROOM  
801 BURLINGTON AVENUE**

Thursday, October 3, 2019

**I. CALL TO ORDER**

Staff called the October 3, 2019 Liquor Commission meeting to order at 6:30 p.m.

**II. ROLL CALL**

**PRESENT:** Mr. Clary, Mr. Heafner, Mr. Jacobson, Mr. Johnson, Mr. Krusenoski

**ABSENT:** Ms. Flanagan, Chairman Strelau

**STAFF:** Carol Kuchynka, Liaison to the Liquor Commission, Assistant Village Attorney Dawn Didier

**OTHERS:** Santhosh Pillai, Fadi Osmano, Court Reporter

**III. APPOINTMENT OF CHAIRMAN PRO TEM**

In the absence of Chairman Strelau, staff requested a motion to appoint a Chairman Pro Tem for the meeting.

**MR. JACOBSON MOVE TO APPOINT MR. KRUSENOSKI TO ACT AS CHAIRMAN PRO TEM FOR THE OCTOBER 3, 2019 MEETING OF THE DOWNERS GROVE LIQUOR COMMISSION. MR. CLARY SECONDED.**

**VOTE:**

**Aye:** Mr. Jacobson, Mr. Clary, Mr. Heafner, Mr. Johnson, Mr. Krusenoski

**Nay:** None

**Abstain:** None

**MOTION CARRIED: 5:0:0**

Motion Carried.

**III. APPROVAL OF MINUTES**

Chairman Pro Tem Krusenoski asked for approval of the minutes for the August 1, 2019 Liquor Commission meeting and asked members if there were any corrections, changes or additions.

Hearing no changes, corrections or additions, the August 1, 2019 minutes of the Liquor Commission meeting were approved as written.

Chairman Pro Tem Krusenoski reminded those present that this evening's meeting was being recorded on Village-owned equipment. Staff was present to keep minutes for the record and a court reporter was present taking the minutes verbatim.

#### **IV. APPLICATION FOR LIQUOR LICENSE**

Chairman Pro Tem Krusenoski made the following statements:

"The next order of business is to conduct a public hearing for liquor license applications. For the benefit of all present, I would like to state that this Commission does not determine the granting or denial of the issuance of any license. We may, at the end of each hearing, make a finding or recommendation with respect to the application. If necessary, the Commission may adjourn a hearing to a later date in order to have benefit of further information."

"At the conclusion of the hearing, the Commission will summarize its findings and determine any recommendations it wishes to make to the Liquor Commissioner."

"The Liquor Commissioner, who is the Mayor of Downers Grove, will, pursuant to Section 3-12 of the Ordinance, render decisions regarding issuance of available liquor licenses within 60 days."

"Hearings by this Commission are held according to the following format: 1) reading of information pertinent to the application, 2) comments from the applicant, 3) discussion by the Commission, 4) comments from staff, 5) comments from the public, and 6) motion and finding by the Commission."

#### **Doubletree Suites – 2111 Butterfield Road**

Chairman Pro Tem Krusenoski stated that the first order of business was an application hearing for AC Hospitality, LLC d/b/a Doubletree Suites located at 2111 Butterfield Road. He stated that the applicant was seeking a Class "O", full alcohol, outdoor liquor license.

Chairman Pro Tem Krusenoski asked that any individual(s) representing the applicant step forward and be seated. He asked that any individual(s) giving testimony, state and spell their name for the record, indicate their affiliation with the establishment and be sworn in by the court reporter.

Mr. Santhosh Pillai and Mr. Fadi Osmano were sworn in by the court reporter. Mr. Pillai introduced himself as the liquor manager of Doubletree Suites. Mr. Osmano introduced himself as the General Manager of the hotel.

Chairman Pro Tem Krusenoski asked the applicant to present its case.

Mr. Pillai stated that the Doubletree is establishing a new concept for the restaurant at the hotel. He stated that they added a patio to the facility and were seeking approval for a full liquor license for the new outdoor café at the Doubletree.

Chairman Pro Tem Krusenoski asked for comments from the Commission.

Mr. Jacobson asked Mr. Pillai if they had any liquor violations. Mr. Pillai replied no.

Ms. Kuchynka advised that they have held a license since June 16, 2016 and have passed three control buy tests in 2017, 2018 and 2019.

Mr. Heafner noted the good job in passing all the control buy tests.

Mr. Heafner asked about the fence enclosure. Mr. Pillai replied that there will be an entrance to, and emergency exit from, the patio. He added that the area will be monitored by a patio attendant. He stated that they plan to bus the tables quicker than the interior of the restaurant.

Mr. Heafner asked if the fencing was sufficient to prevent patrons from passing drinks in and out and if the area was easily monitored. Mr. Pillai replied that the fence is 36" high. He stated that staff will be monitoring the space.

Ms. Kuchynka asked Mr. Pillai to explain how the entrance to the patio will be regulated. Mr. Pillai replied that all seating will be done by the hostess. He stated that patrons who walk into the restaurant will be escorted into the area. Mr. Osmano added that the seating is all assigned.

Mr. Clary said his question was answered about whether access was limited.

Mr. Clary asked how long they have held a license. Mr. Pillai replied since June, 2016.

Mr. Clary asked Mr. Pillai about his liquor handling experience. Mr. Pillai stated that he has experience for the last four years from their other hotel in West Palm Beach. Mr. Clary asked if they have had any violations. Mr. Pillai replied none.

Mr. Johnson asked how many can be seated in the patio. Mr. Osmano replied that it will vary depending on those who are seated for dining or seated in the lounging area.

Mr. Johnson asked how many tables a server is responsible for. Mr. Pillai replied that servers in the restaurant area are assigned three tables, which they plan to implement on the patio.

Chairman Pro Tem Krusenoski asked if they plan on opening the patio this year. Mr. Pillai replied that they plan to open the patio along with the restaurant re-grand opening event which is scheduled for the Saturday following next. He is aware that they are only allowed to operate the patio through November 15<sup>th</sup>. He stated that it will be utilized weather permitting until then.

Chairman Pro Tem Krusenoski asked if they plan to hold special events on the patio. Mr. Osmano replied that its planned use is the extension of their restaurant.

Chairman Pro Tem Krusenoski asked if the staff attendant is in addition to servers that will be serving the patio. Mr. Osmano replied that the patio attendant will be in addition to the servers.

Chairman Pro Tem Krusenoski asked what the role of the patio attendant is. Mr. Osmano replied bussing of tables and monitoring the area. He stated that their biggest concern in the area is to remove unfinished drinks as soon as patrons leave the tables.

Chairman Pro Tem Krusenoski appreciated their past good record. He stated that they will be tested in the future and recommend that they maintain their diligence and instill the importance of proper liquor service and keep the culture that you take the serving of alcohol seriously.

Chairman Pro Tem Krusenoski asked how often they have staff meetings. Mr. Osmano replied that although this is a new concept they are unveiling, they have strict guidelines for liquor service. He stated that the Fabio Viviani franchise sponsor has higher and stricter standards for servers in which they are expected to operate.

Chairman Pro Tem Krusenoski stated that they should stress the importance of serving liquor day in and day out. Mr. Pillai replied that they hold a daily "stand up" meeting prior to each shift change along with monthly staff meetings.

Ms. Kuchynka stated that Mr. Pillai advised her that new staff is trained upon hire with the new policy and that existing staff went through a re-training with the inclusion of the patio policies.

Chairman Pro Tem Krusenoski asked staff for recommendations or comments pertinent to this application. Ms. Kuchynka replied that issuance of the license is contingent upon installation of the fence, receipt of the Temporary Use permit and receipt of the annual outdoor liquor license fee.

Chairman Pro Tem Krusenoski asked for comments from the public. There were none.

Hearing the testimony given in this case, Chairman Pro Tem Krusenoski asked for a recommendation from the Commission concerning its finding of "qualified" or "not qualified" with respect to the applicant with regard to their Class "O" liquor license application.

**MR. CLARY MOVED TO FIND AC HOSPITALITY, LLC D/B/A DOUBLETREE SUITES LOCATED AT 2111 BUTTERFIELD ROAD QUALIFIED FOR A CLASS "O" FULL ALCOHOL, OUTDOOR LIQUOR LICENSE. MR. JACOBSON SECONDED.**

**VOTE:**

**Aye:** Mr. Clary, Mr. Jacobson, Mr. Heafner, Mr. Johnson,  
Chairman Pro Tem Krusenoski

**Nay:** None

**Abstain:** None

**MOTION CARRIED: 5:0:0**

Mr. Osmano stated that Fabio Viviani appeared on Season 3 and 4 of Top Chef. He added that this is Viviani's first restaurant expansion into the suburbs which will be located in their hotel.

**V. NEW BUSINESS**

Chairman Pro Tem Krusenoski asked if there was any discussion, update from staff or comments from the Commission regarding any new business.

Ms. Kuchynka advised the Commission that she received a request to make available an additional Class R-3 liquor license for on- and off-premise consumption. She stated that the applicant, The Foxtail, who

is set to appear before the Commission at next month's hearing, is seeking this license class. She stated that a part of their operation will be to host dinners and pair them with special wines which they plan to offer for sale after the dining experience for off-premise consumption. She stated that they would like the ability to have both on-premise and off-premise sales.

Ms. Kuchynka advised that the Village recently added the Class R-3 license to accommodate Cooper's Hawk Restaurant & Winery on- and off-premise sales. She stated that when the license was created, it was limited in number. She stated that the owners of The Foxtail are the owners who operate Cadence and who previously operated The Lemon Tree Grocer. She stated that The Lemon Tree Grocer had an on- and off-premise license with the primary business being a grocery store and have liquor handling experience in both regards.

Ms. Kuchynka asked the Commission for a recommendation on increasing the number of Class R-3 licenses from one to two.

Chairman Pro Tem Krusenoski had no objection to allowing another license. Ms. Kuchynka stated the Village typically will issue a limit on newly created license types. She stated that in this instance, the main and principal business will be the operation of a restaurant with incidental wine sales. She stated that restaurant and hotel licenses are unlimited in number.

**MR. CLARY MOVED TO INCREASE THE NUMBER OF CLASS R-3 ON- AND OFF-PREMISE CONSUMPTION LIQUOR LICENSES FROM ONE (1) TO TWO (2). MR. JACOBSON SECONDED.**

**VOTE:**

**Aye:** Mr. Clary, Mr. Jacobson, Mr. Heafner, Mr. Johnson,  
Chairman Pro Tem Krusenoski

**Nay:** None

**Abstain:** None

**MOTION CARRIED: 5:0:0**

**VI. OLD BUSINESS**

Chairman Pro Tem Krusenoski asked if there was any discussion, update from staff or comments from the Commission regarding any old business.

Ms. Kuchynka referred to the August and September month end reports. She advised that Cooper's Hawk Restaurant & Winery opened to the general public.

Chairman Pro Tem Krusenoski noticed a stall in the opening of Wasabi on Main Street. Ms. Kuchynka reported that they encountered some building issues and their opening will be pushed back.

Ms. Kuchynka advised that the Downers Grove Wine Shop has reopened as WAGs Wine Shop. She stated that they have submitted a floor plan change to the Mayor. She stated that they will be adding a 3-compartment sink, which will expand their food item offerings, they removed a few bar stools and added two tables.

Ms. Kuchynka advised she has two applications on file and noted there will be a meeting on November 7th.

Chairman Pro Tem Krusenoski asked about Commission membership changes. Ms. Kuchynka replied that Chairman Strelau and Ms. Flanagan were absent due to other engagements, however, Mr. Johnson has replaced Ms. Pietrucha as her term expired August 31<sup>st</sup>. The group welcomed Mr. Johnson.

#### **VII. COMMENTS FROM THE PUBLIC**

There were none.

#### **VIII. ADJOURNMENT**

Concluding business for the evening, Chairman Pro Tem Krusenoski called for a motion to adjourn.

Mr. Clary moved to adjourn the October 3, 2019 meeting. The meeting was adjourned by acclamation at 6:52 p.m.

APPROVED 11-4-19

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MINUTES  
OCTOBER 7, 2019**

**CALL TO ORDER:**

Chairman Rickard called the October 7, 2019 meeting of the Plan Commission to order at 7:00 PM and led in reciting the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Mr. Boyle, Mr. Dmytryszyn, Ms. Gassen, Ms. Johnson, Ms. Majauskas, Mr. Maurer, Mr. Patel, Ms. Rollins, Ch. Rickard

**ABSENT:** Ex. Officio Members Davenport, Livorsi & Menninga  
**A quorum was established.**

Ch. Rickard reminded everyone present to silence any electronic devices during the meeting, and noted that copies of the Agenda are available on the shelves at either side of the Chamber.

**STAFF:** Jason Zawila, Planning Manager  
Gabriella Baldassari, Development Planner

**VISITORS:** Robert Paul, and Michael Cuomo, Automotive LLC, 2300 Wisconsin Ave.

**APPROVAL OF MINUTES: Sept. 9, 2019 meeting**

**Ms. Gassen moved, seconded by Ms. Rollins to approve the minutes for the September 9, 2019 meeting.**

**The Motion to approve the minutes passed by Voice Vote with an abstention by Ms. Majauskas due to her absence from the meeting.**

Ch. Rickard reviewed the procedures to be followed for the one scheduled public hearing, explaining that the Plan Commission is strictly a recommending body. The purpose of the meeting is to gather facts, information and testimony on items on the Agenda. The Plan Commission's decision is not final, but is strictly a recommendation to the Village Council for the Council's final decision. He said a report would be forwarded to the Council with a Motion to recommend approval, recommend approval with refinements, or recommend denial of the petition. The Village Council makes all final decisions.

Meeting procedures are as follows:

The Petitioner will present its case to the Plan Commission, followed by questions to the Petitioner by Commission members.

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The Public will then have an opportunity to make comments before the Commission regarding the case under consideration. Chairman Rickard asked that each speaker provide his or her name and address for the record.

Following presentations by the Public, a member of the Community Development Department will present Staff's report.

Upon completion of presentations by the Staff and the Public, the Petitioner will have the opportunity to question statements made or provide a closing statement.

The Chairman will then close the public hearing portion of the meeting, and the Commission will review the information provided and ask questions of the speakers.

Upon completion of the Plan Commission's deliberation, a Motion will be made containing a recommendation to the Village Council regarding the case.

Ch. Rickard then asked everyone who intended to speak on the petition before the Commission to rise and be sworn in.

## **PUBLIC HEARINGS**

**19-PLC-0020: A petition seeking Special Use approval to operate a personal vehicle repair and maintenance business. The property is currently zoned M-1, Light Manufacturing. The property is located on the north side of Wisconsin Avenue, approximately 500 feet west of Belmont Road, commonly known as 2300 Wisconsin Avenue, Unit 318, Downers Grove, IL (PIN 08-12-407-006). Robert D. Paul, Jr., Petitioner and MacNeil Real Estate Holdings, Owner.**

### **Petitioner's Presentation:**

Mr. Robert Paul of 74107 Seminole Court, Woodridge, IL and Michael Cuomo of 1260 Andrews Avenue, Downers Grove, IL introduced themselves as petitioners. Mr. Paul said they are starting a small boutique-type repair shop at 2300 Wisconsin Avenue, Suite 318. It is a personal repair facility for high-end cars, particularly German cars. It provides an alternative to pricey vehicle service. He said that they have always wanted to have such a business in Downers Grove. He said all work will be performed indoors, and the facility will be kept secure. Vehicles will be stored overnight for security reasons and business will be conducted by appointment only. There are no foreseeable events that would effect public safety and health of surrounding people. It is anticipated to be a small shop with three spaces for cars.

Ms. Majauskas asked how they would get their business. Mr. Paul replied through general advertising and people they know in the car industry. His father owned a shop in Bridgeview and there is an existing client base from that business. He further responded regarding disposal of oil and fluids, saying that they work with a company that picks up disposal barrels of the fluids.

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Mr. Paul further stated that they would not have any tires or inventory on the premises, and that most deliveries would be small scale. They have three spots leased outside of the building for deliveries of customers. Their general plan is to keep one day for oil changes, and another day for other services. They don't anticipate a lot of traffic entering or leaving the premises. Regarding the three stacked cars, Mr. Paul said they would be in the shop.

Ch. Rickard called upon the public to make any comments regarding this petition at this time. There were no comments from the public.

**Staff's Presentation:**

Ms. Baldassari, Development Planner with the Village, said that the property is located north of Wisconsin and west of Belmont. Staff has applied conditions of approval with this site which are consistent with other vehicle uses at the 2300 Wisconsin location and Staff finds that the petition complies with the Special Use criteria and therefore recommends that the Plan Commission provide a positive recommendation to the Village Council to approve this special use for personal vehicle repair and maintenance at 2300 Wisconsin Avenue, Unit 318 subject to the recommended conditions for approval.

In response to Ms. Gassen's inquiry, Ms. Baldassari stated that the conditions of approval are consistent with conditions placed on other vehicle establishments and are included as a means of maintaining continuity for service businesses of this type.

It was noted that a similar petition to this was approved within the last year. Staff noted that this was the fourth similar petition within the last 18 months.

Ms. Majauskas asked if the type of business requires the Special Use, and Mr. Zawila stated it relates to the type of business in an M-1 District. A question was raised as to the number of parking spots. Ms. Baldassari responded that with two service bays, the petitioner is required to have six parking spaces. The site will be able to accommodate the six required spaces from the 150 parking spaces currently located at the site.

Ms. Gassen said this appears to be a good use for the site.

Ms. Majauskas said her concern is that the parking spaces are not restricted to the particular business use. Mr. Zawila said there are restricted spaces provided for specific tenants or users. More of the parking concerns have to do with the south side of the development near Alter Brewing.

Mr. Paul said that there would be no issue with test drives. He thanked the Commission.

There being no further discussion, Ch. Rickard closed the opportunity for further public comment.

**Commission Deliberation:**

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Ch. Rickard asked if the Commissioners had any comments regarding this proposal. It was recognized by the Commission that this is an allowed Special Use, and is permitted by the Village. A Commissioner noted he is happy to see this become a destination for car enthusiasts.

**Ms. Gassen stated that based on the petitioner's submittal, the Staff report, and the testimony presented, she finds that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest, and therefore moves that the Plan Commission recommend to the Village Council approval of 19-PLC-0025, subject to the following conditions:**

- 1. The Special Use shall substantially conform to the Staff report, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances;**
- 2. All test-drives are limited to arterial streets as defined by the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue and Main Street;**
- 3. The use is allowed a maximum of two total service bays.**

**Motion seconded by Commissioner Maurer.**

**AYES: Gassen, Maurer, Boyle, Dmytryszyn, Johnson, Majauskas, Patel, Rollins, Ch. Rickard**

**NAYS: None**

**The Motion passed unanimously**

Mr. Zawila introduced new Commissioners, Mr. Dmytryszyn and Mr. Patel. He then provided updates on previous Plan Commission cases, noting there were two petitions for next month's meeting.

There being no further discussion, Ch. Rickard called for a Motion to adjourn.

**Ms. Gassen moved to adjourn the meeting, seconded by Ms. Johnson.  
The Motion carried unanimously by voice vote.**

**Ch. Rickard adjourned the meeting at 7:26 PM.**

Respectfully submitted,

Tonie Harrington,  
Recording Secretary  
(transcribed from mp3 recording)